wollongong
city of innovation

BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

Council Meeting will commence at the conclusion of the Public Access Forum (commencing at 6:00pm) or at 6:30 pm, whichever is earlier.
If there is no Public Access forum the Council meeting will commence at 6:00 pm

Monday 25 May 2026

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 Owners
3 Civic Prayer / Civic Statement
4 Apologies and Applications for Leave of Absence by Councillors or attendance by audio visual link for Councillors
5 Confirmation of Minutes
6 Disclosures of Interests
7 Petitions and presentations
8 Call of the agenda
9 Lord Mayoral Minute
10 Urgent items
11 Reports to Council
12 Reports of committees
13 Items laid on the table
14 Notices of Motions(s)/Questions with Notice
15 Notice of Rescission or Alteration motions
16 Late Business Item
17 Confidential Business
18 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 David Haden
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

In accordance with clause 3.36 of Council's Code of Meeting Practice, 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

Meeting opened at 6:15 PM

Monday 20 April 2026

Present

Lord Mayor – Councillor Tania Brown (in the Chair)
Deputy Lord Mayor – Councillor Linda Campbell
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor David Haden
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
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 (Acting)	Sarah Taylor
Chief Financial Officer	Brian Jenkins
Manager Customer + Business Integrity	Todd Hopwood
Manager Commercial Operations + Property	Roisin OSullivan
Manager City Strategy	Luke Musgrave
Manager City Works	Matthew Bennett
Manager Community Culture + Engagement	Sue Savage
Manager Infrastructure Strategy + Planning (Acting)	Jerah Fox
Manager Open Space + Environmental Services (Acting)	Vanni De Luca
Manager Project Delivery	Jeremy Morgan
Manager Regulation + Enforcement	Corey Stoneham
Manager Sport + Recreation	Mark Berriman
Land Use Planning Manager	David Green

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CLOSED SESSION

ITEM C1 CONFIDENTIAL: Land Swap of Part of Council Operational Land - being part Lot 3 DP 1313641, Cleveland Road, Cleveland in lieu of Compensation Payable

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)(c) (d(i)) of the Local Government Act, 1993, as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

ITEM 1 - OATH OR AFFIRMATION OF OFFICE

In accordance with Section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are required to take an Oath or make an Affirmation of Office at or before the first meeting of the council after they are elected. At this time, Councillor David Haden, having been elected by countback provisions, made an Affirmation of Office, before the General Manager.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 23 MARCH 2026

25 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, 23 March 2026 (a copy having been circulated to Councillors) be taken as read and confirmed noting the correction of typographical errors to Item 17 and the Lord Mayoral Minute.

CONFLICTS OF INTERESTS

Councillor Linda Campbell declared a not-significant, non-pecuniary conflict for Item 19 – Notice of Motion – Councillor Ann Martin – Pedestrian Safety Strategies in the LGA, as she lives in proximity to the one of the streets mentioned. As the item calls for an additional report and investigation, Councillor Campbell advised she would remain in the meeting during debate and voting on the item.

Councillor Ann Martin declared a not-significant, non-pecuniary conflict for Item 6 – Public Exhibition - Draft Planning Agreements Policy (2026), 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 item.

Councillor Whittaker declared a not-significant, non-pecuniary conflict for Item 19 – Notice of Motion – Councillor Ann Martin – Pedestrian Safety Strategies in the LGA, as she lives in proximity to the one of the streets mentioned. As the item calls for an additional report and investigation, Councillor Whittaker advised she would remain in the meeting during debate and voting on the item.

Councillor Quinn declared a not-significant, non-pecuniary conflict for Item 13 – Proposed Disposal of Part 1 Nolan Street, Berkeley, being Lot 1921 DP 1307842, as he has family who reside in proximity to the property in the report. Councillor Quinn advised he would remain in the meeting during debate and voting on the item.

Councillor Kit Docker declared a not-significant, non-pecuniary conflict for Item 5 – Public Exhibition – Disability Inclusion Action Plan 2026-2028, as he works as a Disability Support Worker. Councillor Docker advised he would remain in the meeting during debate and voting on the item

Councillor Kit Docker declared a pecuniary conflict for Item 4 – Special Entertainment Precincts – Grant Opportunity, as he owns property adjacent to one of the proposed precincts. Councillor Docker advised he would depart the meeting during debate and voting on the item.

Councillor Andrew Anthony declared a not-significant, non-pecuniary conflict for Item 7 – Public Exhibition – Tourism Accommodation Planning Proposal, as he is a foundation life member of the Wollongong Hellenic Club, which owns land referred to in the report. As he is not involved in any decision-making of the club in relation to any proposed rezoning, Councillor Anthony advised he would remain in the meeting during debate and voting on the item.

ARRIVAL OF COUNCILLOR

During declarations of Conflicts of Interests, Councillor Ryan Morris arrived to the meeting, the time being 6:21 pm.

CALL OF THE AGENDA

26 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Whittaker that the staff recommendations for Items 6, then 8 to 17 inclusive be adopted as a block.

ITEM 2 - PUBLIC EXHIBITION - OUR WOLLONGONG OUR FUTURE - DRAFT DELIVERY PROGRAM 2025-2029 AND OPERATIONAL PLAN 2026-2027

27 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Campbell that Council endorse the Draft Delivery Program 2025-2029 and Operational Plan 2026-2027, including the Draft Budget 2026-2027, Draft Infrastructure Delivery Program 2026-2027 to 2029-2030, and Draft Revenue Policy, Rates, Annual Charges and Fees 2026-2027, to be placed on public exhibition from 22 April to 19 May 2026.

ITEM 3 - WOLLONGONG COUNCIL SUBMISSION - TRANSPORT FOR NSW E-MICROMOBILITY SHARING SCHEMES REFORM

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

1 Council note the release of the NSW Government's e-micromobility sharing schemes reform and acknowledge both the positive elements and concerns associated with the proposed draft regulatory framework and draft guidance material as outlined in the Report and draft submission.

2 Authorise the General Manager to finalise and make minor editorial edits to the attached draft submission and forward the submission to Transport for NSW.

3 The General Manager write to the Minister for Roads and the Minister for Transport outlining Council's concerns and the changes required to ensure the regulatory framework for e-micromobility sharing schemes is safe, effective and aligned with local needs.

DEPARTURE OF COUNCILLOR

Due to a disclosed conflict of interest, Councillor Docker departed the meeting at 7:02 and was not present for the debate nor voting on Item 4. Councillor Docker returned to the meeting at 7:17 at the conclusion of Item 4.

ITEM 4 - SPECIAL ENTERTAINMENT PRECINCTS - GRANT OPPORTUNITY

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

1 A grant application be submitted to the NSW Government Special Entertainment Precinct Kickstart Grant Program Round 2.

2 Subject to funding, Council endorse:

a The establishment of a Special Entertainment Precinct within the Wollongong CBD, consistent with the requirements of the Special Entertainment Precinct Guidelines.

b The establishment of a Special Entertainment Precinct Working Group to guide the development and implementation of the Special Entertainment Precinct.

c The investigation of Purple Flag accreditation for the same defined precinct area, including the preparation of a Purple Flag self-assessment report as required under the grant program.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 4, Councillor Haden departed and returned to the meeting, the time being from 7:04 pm to 7:06 pm.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 4, Councillor Anthony departed and returned to the meeting, the time being from 7:07 pm to 7:08 pm.

ITEM 5 - PUBLIC EXHIBITION - DISABILITY INCLUSION ACTION PLAN 2026-2030

30 COUNCIL'S RESOLUTION - RESOLVED UNANIMOULSY on the motion of Councillor Campbell seconded Councillor Hayes that Council endorse the draft Disability Inclusion Action Plan 2026-2030 for public exhibition from 22 April to 20 May 2026 inclusive.

ITEM 6 - PUBLIC EXHIBITION - DRAFT PLANNING AGREEMENTS POLICY (2026)

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Whittaker that the draft Planning Agreements Policy 2026 be endorsed for exhibition, for a minimum period of 28 days.

ITEM 7 - PUBLIC EXHIBITION - TOURISM ACCOMMODATION PLANNING PROPOSAL

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

1 The Tourism Accommodation Planning Proposal be prepared to encourage the development of additional accommodation offerings, as outlined in Attachment 1.

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

3 Following 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 its plan-making delegations to finalise the Local Environmental Plan amendment, following the post-exhibition report.

An AMENDMENT was MOVED by Councillor Anthony seconded Councillor Docker that -

1 The Tourism Accommodation Planning Proposal be prepared to encourage the development of additional accommodation offerings, as outlined in this report, subject to the following amendments:

   a That the land known as Tumbling Waters Retreat (Stanwell Tops) not be rezoned to SP3 Tourist and instead be zoned C3 Environmental Management.

   b That “Hotel or Motel Accommodation” be permitted on the site as an additional use via a site-specific provision in Schedule 1 of the Local Environmental Plan, consistent with other existing tourism accommodation sites in this proposal; and

   c That a maximum building height of 9 metres apply to the site.

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

3 Subject to Gateway determination, the Planning Proposal be exhibited for a minimum period of 28 days.

4 Receive a further report following public exhibition.

5 Advise the NSW Department of Planning, Housing and Infrastructure that Council seeks to exercise its plan-making delegations to finalise the Local Environmental Plan amendment following the post-exhibition report.

Councillor Anthony’s AMENDMENT on being PUT to the VOTE was LOST.

In favour Councillors Anthony, Docker and Stuart

Against Councillors Hayes, R Martin, Quinn, D Brown, Haden, A Martin, Campbell, Whittaker, Morris and T Brown

Councillor D Brown's MOTION was then PUT to the VOTE and was CARRIED to become the RESOLUTION.

In favour Councillors Hayes, R Martin, Quinn, D Brown, Haden, A Martin, Campbell, Whittaker, Docker, Stuart, Morris and T Brown

Against Councillor Anthony

ITEM 8 - LEASE OF FAIRY MEADOW SURF LIFE SAVING CLUB

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council authorises a 21-year lease of premises known as Fairy Meadow Surf Life Saving Club and part Boatshed buildings located at Part Lots 1 & 2 DP 347972, Thomas Dalton Park, Elliotts Road, Fairy Meadow.

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

3 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the Local Government Act 1993 to the Lease documentation.

ITEM 9 - LEASE TO THIRROUL SURF LIFE SAVING CLUB

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council authorises a 21-year lease of premises known as Thirroul Surf Life Saving Club building located at part Lots 32 and 33 Sec 3 DP 2185, (Crown Reserve R89099), and part Lot 1 DP 964636 (Community Land) Cliff Parade, Thirroul.

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

3 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the Lease documentation.

ITEM 10 - LEASE TO WOONONA SURF LIFE SAVING CLUB

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council authorises a 21-year lease of premises known as Woonona Surf Life Saving Club building located on Part Lot 7300 (Crown Reserve 1127998), Nicholson Park, Kurraba Road, Woonona.

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

3 Authority be granted to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the Lease documentation.

ITEM 11 - LEASE BEACHSIDE RESTAURANT STUART PARK

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council approves the issuing of the lease for the Beachside Restaurant at Stuart Park, Part Lot 3 DP 1136814 North Wollongong to GWCHO Enterprises Pty Ltd (ABN 33 695 566 851), noting that the original tender submission was made under the trading name The Grounds of Alexandria.

2 Council authorises the General Manager to execute future lease agreements with a newly established entity in circumstances where the entity named in the tender has created a new company for the sole purpose of operating leased premises, provided that all of the following conditions are satisfied:

   a The new entity is established for the purpose of operating the business at the Council property subject to the tendered lease.

   b There is no material change to the beneficial ownership, control, or key personnel responsible for delivering the tendered proposal.

   c The tender evaluation outcome, scoring, and assessment remain materially unchanged.

   d The new entity meets all financial, insurance, and compliance requirements applicable to the original tenderer.

   e Any additional risk mitigation measures deemed necessary by Council (such as personal guarantees, security bonds, or parent company guarantees) are obtained.

   f The variation does not alter the commercial terms, scope, or obligations of the tendered lease.

   g The General Manager is satisfied that the change does not compromise probity, transparency, or the integrity of the tender process.

ITEM 12 - PROPOSED GRANT OF EASEMENT FOR SUPPORT OVER LOT 1 DP 657171 WEST DAPTO ROAD, STREAM HILL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council resolves to grant an easement for support of half a metre wide and 421 metres long over Council land known Lot 1 DP 657171 as shown in Attachment 1 and 2 of this report.

2 The applicant will be responsible to pay compensation to Council for the grant of the easement.

3 The applicant be responsible for all costs relating to the easement including valuation, survey, plan registration and legal costs, and any other costs incurred in relation to the granting of the easement.

4 Approval be granted to affix the Common Seal of Council and/or delegation pursuant to section 377 of the *Local Government Act 1993* to the survey plan, Section 88B Instrument and any other documentation required to give effect to this resolution.

5 The General Manager be authorised to execute any documents to give effect to this resolution.

ITEM 13 - PROPOSED DISPOSAL OF PART 1 NOLAN STREET, BERKELEY, BEING LOT 1921 DP 1307842

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 Council authorises the sale and transfer of its ownership interest in Lot 1921 DP 1307842 to the owner of 1 Nolan Street, Berkeley.

2 The General Manager be authorised to approve the sale strategy and finalise the sale price and the terms of the sale.

3 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 14 - TENDER T1000222 - EMBANKMENT STABILISATION 1A WINTON PLACE, FAIRY MEADOW

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

1 a In accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*, Council decline to accept any of the tenders received for embankment stabilisation at 1A Winton Place, Fairy Meadow and resolve to enter into negotiations with one or all of the tenderers 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 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.

ITEM 15 - OUTCOME OF NEGOTIATION PROCESS - N1000037 (TENDER T1000224) - NORTH WOLLONGONG BEACH SEAWALL STAGE 2

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Whittaker that Council receive and note the report on the procurement process followed and note the engagement of The Civil Experts Pty Ltd for the Construction of the North Wollongong Beach Seawall – Stage 2, in the sum of $10,562,137.76 (including GST).

ITEM 16 - FEBRUARY 2026 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

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

ITEM 17 - STATEMENT OF INVESTMENT - FEBRUARY 2026

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 26)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Whittaker that Council receive the Statement of Investment for February 2026.

ITEM 18 - RESPONSE TO NOTICE OF MOTION - REVIEW OF HOTSPOTS FOR FINES

32 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Hayes seconded Councillor R Martin that the report be noted.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 18, Councillor Campbell departed and returned to the meeting, the time being from 7:56 pm to 7:58 pm.

ITEM 19 - NOTICE OF MOTION - COUNCILLOR ANN MARTIN - PEDESTRIAN SAFETY STRATEGIES IN THE LGA

33 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor A Martin seconded Councillor Campbell that Wollongong City Council Investigates strategies to make Cowper Street, Military Road and other streets in Port Kembla safer by working in partnership with Transport for NSW, NSW Police, road users and residents to improve road safety and promote positive driver behaviours among car, motorbike and electric bike users in Port Kembla and across the broader Local Government Area.

Acknowledging the actions already taken and underway, the following be actioned by Council -

1 Request of NSW Police an increased police presence in the areas identified, especially on weekends.

2 Request Transport for NSW (TfNSW) utilise their speed cameras in and around the suburbs, extending to the city of Wollongong, Windang, and other known speeding locations.

3 Council utilise available resources to educate the local community on road safety by targeting children, parents, young adults and electric bike users.

4 In response to the concerns raised by the local community, a report is to be provided to Councillors on the potential benefits and costs for the installation of:

   a Traffic calming devices in and around the areas adjacent to King George Park, the Port Kembla Skate Park and up to Hill 60, such as chicanes, planting of verges of native grasses, small trees, and the use of speed humps where practical (away from residential streets).

   b Pedestrian crossings adjoining both car parks adjacent to the Port Kembla Beach and swimming pool.

   c Traffic calming at the northern end of Cowper Street on the hill leading to the car parks.

   d Intersection improvement options for the intersection of Cowper Street, Military Road and Olympic Boulevarde.

5 Council to send advocacy letters to NSW Police and the Environmental Protection Authority (EPA) supporting the enforcement of hooning activities at night.

6 Council write to TfNSW seeking proactive funding for the upgrade of Darcy Road and Military Road (a State Corridor).

A PROCEDURAL MOTION was MOVED by Councillor Docker seconded Councillor Quinn that Councillor A Martin be granted an additional 2 minute to address the meeting in relation to Item 19.

ITEM 20 - QUESTION WITH NOTICE - REGARDING THE CURRENT WEST ASIA WAR INDUCED FUEL CRISIS

34 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Stuart seconded Councillor Docker that Council note the response from staff.

A PROCEDURAL MOTION was MOVED by Councillor Docker seconded Councillor A Martin that Councillor Stuart be granted an additional 1 minutes to address the meeting in relation to Item 20.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 20, Councillor R Martin departed and returned to the meeting, the time being from 8:25 pm to 8:26 pm.

ITEM 21 - QUESTION WITH NOTICE - TOWRADGI PARK FACILITES

35 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Hayes seconded Councillor R Martin that Council note the response from staff.

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 a land swap of part of Council operational land in lieu of compensation payable.

Prior to putting the Motion to the vote, the Lord Mayor advised the meeting that Item C1 relates to a report to Council regarding a land swap of part of Council operational land in lieu of compensation payable and that it is classified as Confidential for the following reasons –

Section 10A(2)(c) (d(i)) of the *Local Government Act 1993,* as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

In accordance with Section10A (4) of the *Local Government Act*, the Lord Mayor invited members of the gallery to make representations to the Council meeting as to whether this part of the meeting should be closed.

No submissions were received from the members of the gallery.

36 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Quinn seconded Councillor Stuart that -

1 This item be considered in Closed Session under Section 10A 2(c) (d(i)) of the L*ocal Government Act 1993* as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

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 8:36 pm.

ITEM C1 - LAND SWAP OF PART OF COUNCIL OPERATIONAL LAND - BEING PART LOT 3 DP 1313641, CLEVELAND ROAD, CLEVELAND IN LIEU OF COMPENSATION PAYABLE

37 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Quinn seconded Councillor Morris that -

1 Council compulsorily acquires an area of approximately 10,504m² of part of Lot 3 DP 1313641, as shown in Attachment 1 of this report, being land vested in Wollongong City Council, pursuant to s7B of the *Land Acquisition (Just Terms Compensation) Act 1991* and gives this land in compensation to the owner of Lot A DP 156446 pursuant to s64 of the *Land Acquisition (Just Terms Compensation) Act 1991*, in lieu of monetary compensation payable for the following required acquisitions:

a Proposed acquisition of Lot 14 in DP 1313881 being part of Lot A DP 156446 comprising an area of 8,700m².

b Proposed acquisition of Lots 10,11 and 12 in DP 1313881 being part of Lot 59 DP 1125379 and part of Lot 1 DP 156208 comprising an area of 8m², 249m², and 37m².

c Proposed acquisition of Lot 9 in DP 1313881 being part of Lot 2 DP 730326 comprising an area of 406m².

d Proposed acquisition of Lots 7 and 8 being part of Lot 1 DP 730326 comprising an area of 1,100m², and 8m².

2 Council pays all costs associated with the Land Swap, including preparation of a boundary adjustment plan/plan of acquisition in registrable form, and the respective property owners legal and valuation costs, and any property adjustment works necessary as part of the Project in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

3 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.

38 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Docker seconded Councillor Stuart that the meeting move out of Closed Session and into Open Council.

Council resumed into Open Session at 8:37 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 36).

THE MEETING CONCLUDED AT 8:40 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 25 May 2026.

Chairperso

ITEM A LORD MAYORAL MINUTE - ACKNOWLEDGING THE PASSING OF EMERITUS PROFESSOR KEN MCKINNON AO

Emeritus Professor Ken McKinnon AO was the Vice Chancellor of the University of Wollongong from 1981 to 1994. He was a widely respected academic administrator and leader who was instrumental in the development of the University of Wollongong.

As the second Vice Chancellor of the University, he laid the foundations for a period of significant growth that transformed the university and the lives of countless students, staff and researchers.

Along with his wife, Suzanne Walker, Ken continued to support the University of Wollongong through philanthropic contributions and by giving generously of his time and energy as a champion of the University and of the broader Wollongong region.

RECOMMENDATION

Wollongong City Council acknowledges the recent passing of Emeritus Professor Ken McKinnon AO and the significant contribution he made to education, public life and the development of the University of Wollongong. We extend our condolences to Mrs Suzanne Walker and family.

ATTACHMENTS

There are no attachments for this report.

ITEM 1 DRAFT QUARTERLY REVIEW STATEMENT MARCH 2026

On 30 June 2025, Council adopted the new Our Wollongong Our Future 2035 Community Strategic Plan, Resourcing Strategy 2025–2035, and Delivery Program 2025–2029 and Operational Plan 2025–2026. This Quarterly Review Statement is the third quarterly review under the new Delivery Program.

The Quarterly Review Statement outlines progress towards the achievement of Council's Strategic Planning documents, in particular, the Delivery Program 2025–2029 and Operational Plan 2025–2026. The Statement addresses the financial and operational performance of Council and includes the Budget Review Statement.

RECOMMENDATIONS

1 Council adopt the draft Quarterly Review Statement March 2026.

2 The proposed budget adjustments from the Capital Budget ($2.0M) be transferred to Strategic Projects Restricted Asset.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Draft Quarterly Review Statement March 2026

BACKGROUND

Council's draft Quarterly Review Statement March 2026 outlines the operational performance of Council's Strategic Planning documents – the Delivery Program 2025-2029 and Operational Plan 2025-2026.

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

Significant events and highlights during the quarter include:

- The Wollongong Regional Tennis Centre at Beaton Park opened in February 2026, delivering a facility for the city's sporting future.
- The first phase of the Cleveland Road upgrade at Fowlers Road, West Dapto was completed, delivering a four-lane road, new drainage, lighting and a shared path.
- Renewal works at Helensburgh Memorial Pool were completed, returning the facility to service with upgraded pools, concourse and plant equipment.
- A Gateway Determination was received for Stage 1 of the City Centre Urban Design Framework Planning Proposal, progressing plans to transform the Wollongong Central Business District, with exhibition scheduled next quarter.
- The Creative Wollongong Short Film Festival achieved a record sell-out of 1,000 tickets, while the inaugural Keira Laneways Live attracted up to 3,000 attendees and strong support from businesses and the community.
- Council secured $482,658 through the New South Wales Government's Greening Our City program to accelerate urban greening, including street trees, shade planting and tiny forests.
- The Reconciliation Action Plan 2026–2028 was finalised and noted by Council in March 2026, with planning also progressing for the 2026 Illawarra Indigenous Business Expo under new community leadership through Bimbala Collective.

CONSULTATION AND COMMUNICATION

Preparation of the draft Quarterly Review Statement involved input from all Council Divisions and review by the Executive Management Committee and Senior Leadership Team.

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.	Corporate Strategy

FINANCIAL IMPLICATIONS

Following the December Quarterly Review, Council reported a budgeted Operating Result [pre capital] surplus of $11.3M and a deficit Funds Result of $19.6M. This review proposes a negative movement of $12.8M in the Operating Result [pre capital], resulting in a revised operating deficit of $1.5M. Despite this deterioration in the operating position, the Funds Result improves marginally by $57K.

The deterioration in the Operating Result [pre capital] is primarily attributable to a reclassification of expenditure from Capital Expenditure to Operating, with $13.4M transferred to Materials, Services and Other Expenses. This adjustment ensures that costs associated with infrastructure work in progress are treated appropriately and capitalised in accordance with relevant accounting standards and policies. While this reallocation does not impact on Council's overall net Funds Result, it adversely affects the Operating Result [pre capital] due to the timing and classification of expenses.

Offsetting impacts within the review include proposed marginally higher operating revenues, Other Revenues, User Fees and Charges, and additional operating grants, partially offset by an increase in Employee Costs. Employee cost movements largely reflect the reallocation of existing budgets to support priority initiatives, particularly within Information Management and Technology to strengthen Council's capability and cybersecurity.

Further adjustments reflected in this review include the rephasing of operating and capital funded projects into future periods and the deferral of significant Planning Agreement contributions of $17.3M, most notably relating to Calderwood.

CONCLUSION

The draft Quarterly Review Statement March 2026 provides an overview of Council's performance for the third quarter of the 2025-2026 financial year. It demonstrates progress against the Delivery Program 2025-2029 and Operational Plan 2025-2026 and is presented to Council for consideration and adoption.



Image: Austinmer Sunrise

Wollongong City Council

Quarterly Review Delivery Program 2025-2029 and Operational Plan 2025-2026

January – March 2026

wollongong
city of innovation



Image: Aboriginal Smoking Ceremony,
Sculpture in the Garden, Wollongong Botanic Garden

Acknowledgement of Country

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

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Image: Coledale Beach

General Manager's Message

This Quarterly Review Statement (January to March 2026) provides an update on our progress with implementing the Delivery Program 2025–2029 and Operational Plan 2025–2026. Service updates are grouped under the four Community Goals from the Our Wollongong Our Future 2035 Community Strategic Plan, along with Council's internal Support Services. These goals reflect what our community told us matters most: a sustainable city and an inclusive, connected and vibrant community.

This Delivery Program supports major new infrastructure projects and asset renewal to meet the needs of our growing community, while providing opportunities for local contractors, suppliers and businesses. This quarter, we have continued to focus on getting the basics right while balancing the delivery of significant projects.

Work progressed on upgrades to footpaths, roads and stormwater infrastructure, alongside planning for two new community centres and libraries in Helensburgh and Warrawong. These projects, together with ongoing investment in active transport options, demonstrate Council's commitment to building safe, inclusive and liveable neighbourhoods.

Highlights from this quarter include:

- The Wollongong Regional Tennis Centre at Beaton Park opened in February 2026, delivering a facility for the city's sporting future.
- The first phase of the Cleveland Road upgrade at Fowlers Road, West Dapto was completed, delivering a four-lane road, new drainage, lighting and a shared path.
- Renewal works at Helensburgh Memorial Pool were completed, returning the facility to service with refurbished pools and concourse, upgraded amenities including Changing Places, and new lifeguard shelter, pool plant and equipment.
- A Gateway Determination was received for Stage 1 of the City Centre Urban Design Framework Planning Proposal, progressing plans to transform the Wollongong Central Business District, with exhibition scheduled next quarter.
- The Creative Wollongong Short Film Festival achieved a record sell-out of 1,000 tickets, while the inaugural Keira Laneway Live event attracted up to 3,000 attendees and strong support from businesses and the community.
- Council secured $482,658 through the New South Wales Government's Greening Our City program to accelerate urban greening, including street trees, shade planting and tiny forests.
- The Reconciliation Action Plan 2026–2028 was finalised and noted by Council.

We remain mindful of the economic pressures facing households and the rising costs of service delivery. Council continues to manage its budget responsibly while navigating the ongoing impacts of severe weather events.

Since 2019, seven natural disasters have been declared, causing significant damage to community assets and infrastructure. Recovery work continues to influence Council's financial outlook, but we remain committed to maintaining organisational sustainability and managing resources responsibly.

Customer service also remains a key priority. We are investing in improving your experience with Council, whether you are contacting us about a service, booking a community facility or receiving information about a project in your area. We remain committed to being the best possible local government authority we can be to make Wollongong a great place to live, work and play.

Quarterly Reviews are an important way of keeping our community informed, providing a transparent account of Council's financial position and progress against our plans.

I would like to thank all staff and the community for their contributions to the achievements identified in this Quarterly Review Statement. This Review will inform the Annual Report, due in November 2026.

Greg Doyle | General Manager



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

About this Report

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

Regular reporting provides transparency and helps keep the community informed about the delivery of Council's plans, highlighting achievements as well as any changes or delays. While Council aims to deliver all services as planned, adjustments may be required due to a range of external or operational factors. This report provides a regular opportunity to share progress updates with our community.

This Quarterly Progress Review reflects activities and outcomes against the Delivery Program 2025-2029 and Operational Plan 2025-2026 for the March 2026 quarter.

Council's services form the foundation of the Delivery Program and Operational Plan. These services are grouped under their best fit community goal. Internal services are included as a group called Support Services to reflect their role in supporting the delivery of all goals.

Council monitors its service delivery as part of a continuous improvement approach informed by community feedback, with a focus on improving efficiency and outcomes for the community.

Progress is reported through this Quarterly Review Statement and annually through the Annual Report. Council also tracks long-term progress towards the Community Strategic Plan through the State of our City Report. These reports are available on Council's website:
https://www.wollongong.nsw.gov.au/council/council-documents/csp/progress-reports





Reporting against the Delivery Program 2025-2029 and Operational Plan 2025 - 2026

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

Community Strategic Plan

Resourcing Strategy

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

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

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

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

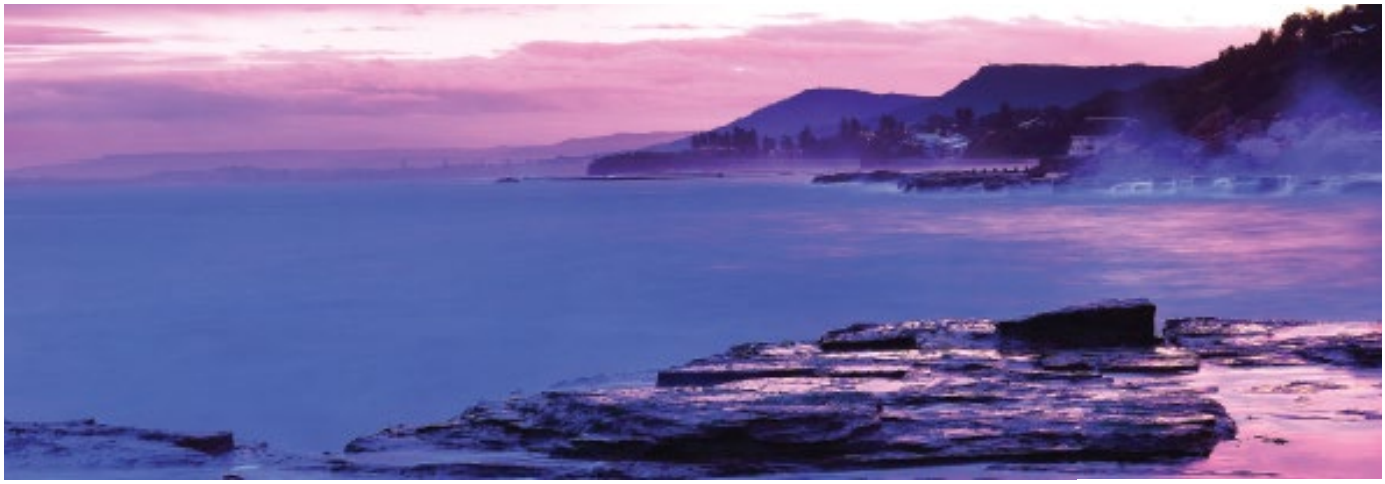


Image: Coledale Beach

Summary of Progress by Goal
Status of Actions for March 2026 Quarter

Status	Goal 1	Goal 2	Goal 3	Goal 4	Support Services	Overall %
On-Track/ Complete Action is progressing or achieved as planned	100% *(17/17)*	100% *(24/24)*	100% *(22/22)*	96% *(51/53)*	93% *(13/14)*	97.7% *(127/130)*
Deferred A decision has been made to reschedule the timing of the project or actions	0% *(0/17)*	0% *(0/24)*	0% *(0/22)*	2% *(1/53)*	7% *(1/14)*	1.5% *(2/130)*
Not scheduled to commence The action was not due to commence during the reporting quarter	0% *(0/17)*	0% *(0/24)*	0% *(0/22)*	0% *(0/53)*	0% *(0/14)*	0% *(0/130)*
Delayed Unforeseen event has changed the timing of a project or action	0% *(0/17)*	0% *(0/24)*	0% *(0/22)*	2% *(1/53)*	0% *(0/14)*	0.8% *(1/130)*

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

March Quarter Highlights




The Tiny Forest at O'Briens Road Figtree first planted in October 2025, received its first weed control and maintenance session conducted by the Figtree Lions Club in February.





The Green Team educated over 400 students during University of Wollongong's O Week Festival about what goes in each bin with games of Recycling Bingo!



The Wollongong Outdoor Sunset Cinema was held at the Wollongong Botanic Gardens, with the season concluding on 28 March 2026.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Botanic Garden and Annexes

Responsibility *Manager Open Space and Environmental Services*

About this Service

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

Quarterly Progress Update

The Botanic Garden recorded 111,413 visitors during the quarter. A total of 51 members of the Friends of the Botanic Garden contributed 1,091 volunteer hours, supporting a range of activities across the site.

The Nursery produced 12,136 new plants and distributed 13,787 plants, with all stock comprising locally sourced native species. Greenplan continued to attract strong community interest, with more than 862 customers purchasing a total of 5,758 plants during the period.

Annex inspections and scheduled maintenance activities were completed as planned.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver Botanic Garden visitor programs, interpretation, education, events, and priority actions	On-Track	A range of visitor programs, events and priority actions were delivered during the quarter. The Sunset Cinema season ran from 11 December 2025 to 28 March 2026, and the Seniors Festival was held over two weeks in March, featuring free buggy tours and Tai Chi classes. Greenplan sales continued on a monthly basis, with an additional Saturday sale held during the quarter. The Botanic Garden supported palm conservation through its living collection, sharing a total of 81 conservation-rated palms with other botanic gardens. These included plants propagated from seed collected within the Garden's display collection and Palmetum, as well as sourced seed, along with specimens better suited to alternative climates following local trials. Recipient organisations included Hunter Region Botanic Garden (39 palms), North Coast Regional Botanic Garden, Coffs Harbour (16 palms), Royal Tasmanian Botanic Garden (24 palms), and Royal Botanic Gardens Victoria, Melbourne (two palms).

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Botanic Garden and Annexes Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement priority actions from the Botanic Garden Masterplan	On-Track	The Japanese Bridge repair tender closed and was assessed. A Request for Proposals process closed 29 January 2026, with proposals currently under assessment prior to being reported to Council.
Manage the Mount Keira Summit Park in accordance with the Plan of Management	On-Track	Planning for vegetation management works at Mount Keira (Djeera) Summit Park progressed during the quarter. Works will include the removal of dead trees around the car park, management of vegetation encroachments along the entry road, and targeted pruning to improve views from the lookout.
Deliver priority actions from the Urban Greening Program	On-Track	Council secured $482,658 in funding from the New South Wales Government through the Greening Our City program to accelerate Urban Greening works over the next two years. The Botanic Garden Nursery will play a key role in supporting delivery, with locally sourced native stock continuing to be produced and distributed through the Greenplan program and broader urban greening initiatives. Progress on funded planting activities will be reported in future Quarterly Reviews.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Environmental Services

Responsibility *Manager City Strategy*

About this Service

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

Quarterly Progress Update

Key activities this quarter included the launch of Round 2 of the Community Renewables Program, endorsement of seven public electric vehicle charging sites following community consultation, and continued integration of ecologically sustainable development objectives across the Development Control Plan. Progress also continued on the Energy Equity Plan and operational net zero acceleration program, alongside regional engagement through clean energy partnerships, events and grant applications.

Environmental support for Development Assessment and Certification included assessment of development applications, preparation of contaminated land management plans, collaboration with the New South Wales Environmental Protection Agency at Coomaditchie Lagoon, Warrawong and Port Kembla, and expert witness involvement in Land and Environment Court matters relating to contamination, groundwater and biodiversity.

Coastal management, water quality and biodiversity outcomes included advancement of the Wollongong Coastal Management Program, endorsement of the Stage 2 Coastal Hazards Risk Assessment, and progression of the Aboriginal Coastal Cultural Values assessment. Implementation of the Lake Illawarra Coastal Management Program continued, including the Mullet Creek Estate Champions program, alongside progress on the West Dapto Biodiversity Certification Agreement, water quality monitoring across Lake Illawarra and local beaches, and integration of Water Sensitive Urban Design Principles across Council operations.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement priority actions in the certified Coastal Management Program for Lake Illawarra including progressing the Entrance Options Study	On-Track	Key activities included progressing an audit of 15 gross pollutant traps to improve stormwater quality and advancing streamflow monitoring in collaboration with State agencies and research partners. Community and cultural outcomes were supported through the Marine Estate Champions program, with 36 participants attending a workshop and field trip focused on lake health, alongside the creation of a short film for the Creative Wollongong Short Film Festival. Following completion of the Entrance Options Study in November 2024, Council continues to advocate for the New South Wales Government to resource and undertake a Strategic Business Case for a long-term management solution. An informing study to identify unavoidable emergency and medium-term protection works along the Windang foreshore has been completed, with Council working with New South Wales Crown Lands to progress delivery.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Environmental Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Carry out sustainability and environmental education programs	On-Track	Council continued to deliver sustainability education initiatives during the quarter, including the Go-Electric campaign to promote household electrification and energy-saving seminars delivered with community groups to help residents reduce household energy costs. Bushcare and natural area programs included community plantings across multiple sites, six Bushcare Summer Walks, cultural heritage training delivered with the Illawarra Local Aboriginal Land Council, and delivery of the Gudjaga-Laali Junior Rangers Program focused on cultural connection to Country. As part of the Lake Illawarra Coastal Management Program, the Marine Estate Champions Program continued in partnership with the New South Wales Government. Council also presented 'Underwater Wildlife Detectives' through the Shellharbour Nature Talks series, sharing findings from recent environmental DNA studies and actions supporting lake health. Waste education and engagement continued over summer, with 485 groups engaged through 1,946 conversations. A Household Chemical CleanOut event was delivered in March, supported by a targeted promotional campaign, alongside 13 community pop-up events and new signage at Community Recycling Centres to improve wayfinding and education.
Deliver commitments made under the Global Covenant of Mayors including the implementation of Council's Climate Change Mitigation Plan 2023-2030	On-Track	A key highlight was the launch of Round 2 of the Community Renewables Program, building on the success of the 2025 program which engaged more than 300 households and achieved full uptake of the virtual power plant offering. Planning for expanded public electric vehicle charging infrastructure progressed, with seven sites endorsed by the Local Traffic Committee following community consultation. Council also maintained its Global Covenant of Mayors badges through ongoing community climate action, including meeting enhanced energy equity requirements, and continued progress on the Energy Equity Plan to support an inclusive clean energy transition. Implementation of ecologically sustainable development objectives continued following endorsement of Chapter A2 of the Development Control Plan, with further work underway across Chapters B1, E7 and D16. Regional engagement included participation in the Made in the Illawarra expo, partnership with Electrify Illawarra on a Community Energy Action Program grant application, and involvement in Climate Action Week.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Environmental Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Prepare and deliver the Wollongong Coastal Management Program	On-Track	Work on Stage 2 of the Wollongong Coastal Management Program is nearing completion. The Coastal Hazards Risk Assessment was finalised and endorsed by Council on 23 March 2026 and is now available on Council's website to inform the Coastal Management Program and development assessment. The Aboriginal Cultural Values and Risk Assessment, being prepared in partnership with the Illawarra Local Aboriginal Land Council, is also nearing completion and will identify risks to cultural values and propose appropriate management actions. Work is continuing to finalise a complementary coastal social and environmental risk assessment. A summary of Stage 2 outcomes will be published on the project webpage. The next stage will focus on developing management options to address identified risks, in consultation with the community.
Update and deploy the Urban Greening Strategy Action Plan 2025-2029	On-Track	Council secured $482,658 in funding from the New South Wales Government through the Greening Our City program, supporting accelerated delivery of the Urban Greening Strategy Action Plan over the next two years. Discussions are underway with key community stakeholders regarding their involvement in grant-funded projects. The funding will support a mix of initiatives including tiny forests, woodland and verge plantings, street trees and shade trees along active transport corridors, and additional planting across parks, sportsgrounds and public open spaces to increase tree canopy cover. Street tree planting will prioritise residential areas and key walking and cycling routes.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Floodplain Management and Stormwater Services

Responsibility *Manager Infrastructure Strategy and Planning*

About this Service

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

Quarterly Progress Update

A total of 186 customer requests relating to stormwater were completed this quarter, reflecting ongoing demand for maintenance, investigation and service response activities. Two storm events resulted in rainfall exceeding 70 millimetres within a 24-hour period, leading to localised drainage issues in several areas. These were investigated and recorded to inform future maintenance and upgrade priorities. Core activities, including inspections, minor works coordination and customer engagement, continued as planned, with overall service delivery remaining on track.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Develop and implement the Floodplain Risk Management Plans	On-Track	This quarter focused on completing key technical milestones and progressing floodplain studies toward adoption and exhibition. The final Wollongong CBD Floodplain Risk Management Study and Plan was completed and is being reviewed prior to formal adoption by Council. The draft Floodplain Risk Management Study and Plan for Brooks Creek and Minnegang Creek, Kully Bay and Hospital Creek was completed and is progressing to the Floodplain Risk Management Committee – Southern Area for endorsement ahead of public exhibition. Engagement with the New South Wales Government continued, including discussions with the Department of Climate Change, Energy, the Environment and Water regarding the pipeline of studies and mitigation projects for submission to the 2026 Floodplain Management Grant program.
Plan and design new stormwater infrastructure	On-Track	Several detailed stormwater designs were completed this quarter to support construction delivery and network renewal. Three projects were finalised and handed over to construction teams, including pipe reconstruction works at Thirroul Road, Kanahooka, Railway Avenue, Austinmer, and Redgum Forest Way, Figtree. Stormwater easement requirements for future projects were also reviewed in collaboration with Council's legal team, improving clarity around approval pathways and supporting more efficient delivery by reducing delays associated with land access.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Natural Area Management

Responsibility *Manager Open Space and Environmental Services*

About this Service

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

Quarterly Progress Update

Bush restoration and volunteer support contracts were awarded utilising the current tender panel for natural areas restoration and volunteer support. Workplace Health and Safety and Environment inductions were conducted for all contracts and works. An external audit was successfully completed on Volunteer Workplace Health and Safety management processes. Continuing support was provided to 50 Bushcare and Dunecare groups across the Local Government Area, including best practice workshops, bird watching walks and cultural heritage workshops.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement annual bushfire hazard reduction works program for Asset Protection Zones on Council managed lands	On-Track	Council maintained 80 Asset Protection Zones within the Helensburgh-Stanwell Tops, and Scarborough–Mount Pleasant focus areas. Implementation also commenced on the Morrison Avenue, Wombarra Asset Protection Zone. Ecological burns are scheduled for Purrungully Woodland, Horsley, Wiseman Park, Gwynneville and Alanson Avenue, Bulli.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Waste Management

Responsibility *Manager Open Space and Environmental Services*

About this Service

Deliver high quality, value for money, sustainable, customer focused municipal waste services including collection services and the Whytes Gully Wollongong Waste and Resource Recovery Park.

Collections services include general waste, recycling, Food Organics Garden Organics (FOGO), kerbside on-call and community drop off events scheduled throughout the year, and education activities for the community are aimed at awareness of these services and opportunities to encourage responsible waste diversion actions.

Litter and public bin collection at 1,300 locations and cleaning of public toilet facilities.

Deliver key actions identified in the Wollongong Waste and Resource Recovery Strategy 2024-2034.

Quarterly Progress Update

Council's decision on the Domestic Waste Tender has been communicated to all tenderers and Contract Documents finalised for execution.

Planning has commenced for future tenders including mixed recycling, Revolve Community Recycling Centre operations and Food Organics and Garden Organics.

Construction of the new landfill cell is nearing completion, with handover to operations expected during the June 2026 quarter.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Educate, incentivise, and continue to deliver waste diversion programs aligned with problematic and high emissions waste streams	On-Track	The Household Chemical CleanOut event held on 22 March 2026 was supported by an extensive promotional campaign including radio advertising, direct mail, social media and community pop-up events. Council education officers also participated in kerbside bin audits focused on Food Organics and Garden Organics participation, supporting ongoing behaviour change toward responsible waste diversion.
Continue to develop and implement the landfill gas management system at Whytes Gully	On-Track	The landfill gas system at Whytes Gully abated 4,705 tonnes of carbon dioxide equivalent emissions over the past three months.
Develop and deploy Emergency and Natural Disaster Waste Management Plan	On-Track	The drafting of an Emergency and Natural Disaster Waste Management Plan is underway.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Waste Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Provide opportunity for the community to participate in the diversion of problematic and high emissions waste streams	On-Track	A Household Chemical CleanOut event was held on 22 March 2026 at JJ Kelly Park, Wollongong, providing residents with a safe and accessible opportunity to dispose of hazardous and problematic household waste. Preparations included site safety assessments, traffic management planning and community communications to support a smooth and well-attended event.
Transition to a circular economy through the update of the service delivery model within the Community Recycling Centre, per the Wollongong Waste and Resource Recovery Strategy 2034	On-Track	Large volumes of expended polystyrene continue to be processed through the Community Recycling Centre. Expanded e-waste services have been popular with the community with over 82 tonnes of material being diverted during the quarter.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
1.1 Number of visitors to Wollongong Botanic Garden	360,000 per annum	251,358 (YTD)	341,441[1] (YTD)
1.2 Residents' average satisfaction score with Botanic Garden	Maintain	4.60*	*4.60* #
1.3 Number of participants in environmental education programs	4,000 per annum	2,561 (YTD)	5,188[2] (YTD)
1.4 Number of participants in environmental programs	Increase	15,885 (YTD)	28,726[2] (YTD)
1.5 Number of engagements in environmental programs	At least 85,000 per annum	New Measure	182,511 (YTD)
1.6 Residents' average satisfaction score with environmental programs and education	Increase	3.40*	*3.30* #
1.7 Percentage reduction in Council's greenhouse gas emissions	100% by 2030	13%[3] reduction since 2021	22%[4] reduction since 2021
1.8 Number of hours worked by volunteers in Bushcare, Dunecare and FiReady sites	Increase	10,259 (YTD)	8,370 (YTD)
1.9 Number of participants in Council tree planting activities	Increase	New Measure	2,716[5] (YTD)
1.10 Ratio of trees planted versus trees removed on public land	2 : 1 minimum	Not available	19: 1 (YTD average)

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[1] Excludes Gate 1 main pedestrian entrance for September 2025

[2] Transitioned to a new service delivery model.

[3] Data from 2023-2024 financial year (data collected annually).

[4] Data from 2024-2025 financial year (data collected annually).

[5] An administrative error resulted in incorrect data being reported in December 2025. The data has since been corrected to reflect participant numbers.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
1.11 Residents' average satisfaction score with protection of our natural environment	Increase	3.30*	*3.40* #
1.12 Number of participants in waste education programs (formal and online)	Increase	New measure	33,412 (YTD)
1.13 Percentage of residential waste diverted from landfill	Increase	49% (annual result)[6]	54% (annual result)[6]
1.14 Percentage of contamination in Food Organics Garden Organics bin	Less than 10% *(contract figure)*	1.4%	1.5%
1.15 Percentage of contamination in recycling bin	Less than 10% *(contract figure)*	10.3%	10.4%
1.16 Percentage of material diverted from landfill via recycling and FOGO kerbside bins	Increase	56% (YTD average)	54% (YTD average)
1.17 Residents' average satisfaction score with Domestic Waste Collection service (i.e. red bin)	Maintain	4.40*	*4.30* #
1.18 Residents' average satisfaction score with Recycling Waste collection service (i.e. yellow bin)	Maintain	4.30*	*4.20* #

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[6] Data reflects a 12-month period from 1 April to 31 March.

GOAL 1 | WE ARE A SUSTAINABLE AND CLIMATE RESILIENT CITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
1.19 Residents' average satisfaction score with Green Waste (including FOGO collection service i.e. green bin)	Maintain	4.40*	*4.30#*
1.20 Residents' average satisfaction score with public bin collection	Maintain	4.00*	*3.90#*
1.21 Residents' average satisfaction score with waste disposal depot facilities	Maintain	3.80*	*4.00#*
1.22 Residents' average satisfaction score with street cleaning	Maintain	3.60*	*3.40#*

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

To learn more about how we're tracking, our Delivery Program Measures Dictionary outlines definitions, targets, trends, baseline and current data (where available), along with data sources and how often they're collected. The dictionary can be found on Council's website:

Home | Council| Council Documents| Our Wollongong Our Future| Delivery Program and Operational Plan

https://www.wollongong.nsw.gov.au/__data/assets/pdf_file/0020/286004/Delivery-Program-2025-2029-Measures-Dictionary.pdf

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

March Quarter Highlights





The first phase of the three-stage Cleveland Road upgrade was completed. The stretch of Fowlers Road, West Dapto was upgraded to include road widening from two to four travel lanes, full kerb and gutter construction, stormwater drainage and street lighting and a new shared path. Right: Lord Mayor of Wollongong Councillor Tania Brown and Council staff inspect the final stages of line-marking at Fowlers Road.



Council welcomed the announcement from The Hon. Paul Scully, Minister for Planning and Public Spaces MP, of the finalised masterplan for Warrawong Parklands. The Parklands site covers 32 hectares and is on King Street Warrawong, near Lake Illawarra, and Kully Bay.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Development Assessment

Responsibility *Manager Development Assessment and Certification*

About this Service

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

Quarterly Progress Update

Council continues to assess a diverse range of development applications, including childcare, hotel accommodation and medical uses.

This comprised the lodgement of one application to modify a development that includes a 140 place childcare centre and the determination of two development applications for childcare centres with a combined capacity for 184 places. One application to modify a development that includes a 123 room hotel was lodged.

There was strong interest in applications relating to health facilities with one development application and one modification application lodged and three applications determined, including one modification.

Process improvement continued to be a focus for development assessment times and customer service, including implementations from the Customer Experience Service Optimisation. A customer survey on updated development information was undertaken in March 2026, with outcomes to be considered during the June 2026 quarter.

Pre-lodgement advice was provided to a variety of stakeholders to support the lodgement of well considered development applications. Council also continued to provide a service as a Principal Certifying Authority for buildings and subdivisions as an alternative option to the private sector.

Council worked with the Design Review Panel to achieve design excellence through providing advice on four matters during the quarter. Work with the Wollongong Local Planning Panel saw the Panel consider and determine six matters during the quarter, while the Southern Regional Planning Panel had no determinations or briefings during the quarter.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Progress outcomes resulting from the Service Optimisation review of customer experience in accessing information related to Development Assessment	On-Track	The Service Optimisation Project post-implementation customer experience survey was developed and sent to 2,445 external customers to provide feedback on updated development information designed to enhance the customer experience. The survey was sent out on 17 March 2026 and is open for three weeks until 6 April 2026. Outcomes from the survey will be considered during the June 2026 quarter.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Development Assessment Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Administer the Design Review Panel in relation to key sites or significant development	On-Track	The Design Review Panel provided advice on four matters during the March 2026 quarter. Panel engagement continues to support design excellence outcomes in the assessment of significant Development Applications, with pre-lodgement involvement helping to resolve design issues early in the process.
Administer the Wollongong Local Planning Panel	On-Track	The Wollongong Local Planning Panel determined six matters during the March 2026 quarter. Council continues to support the Panel's functions, including preparation of assessment report and coordination of Panel meetings in accordance with statutory requirements.
In conjunction with the Department of Planning, Housing and Infrastructure, administer the Southern Regional Planning Panel	On-Track	There were no determinations or briefings before the Southern Regional Planning Panel during the March 2026 quarter. Council continues to maintain its administrative responsibilities in support of the Panel's functions.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Emergency Management

Responsibility *Manager Infrastructure Strategy and Planning*

About this Service

The service provides support in the planning and preparation for significant emergencies that may impact the safety and security of residents and visitors to the city. This involves Council's operational response to support Emergency Service Agencies during incidents and emergencies.

Quarterly Progress Update

Council continued to meet its core emergency management responsibilities, supporting both the Local Emergency Management Committee and the Local Rescue Committee to undertake their core functions.

Council's Emergency Management and Resilience Lead has provided support to New South Wales State Emergency Services, Ambulance and Rural Fire Service during recent storms and heavy rainfall, heatwave conditions and extreme fire danger rating days. Council also continues to participate in ongoing disaster adaptation planning.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Develop and deploy a Disaster Adaptation pilot and collaborate with the NSW Government on implementation	On-Track	Council continues to participate in regular project control group functions for the delivery of the Disaster Ready Fund Round Two projects led by the Illawarra Shoalhaven Joint Organisation, which includes the ongoing disaster adaptation planning. Council has been invited to be involved with a Disaster Resilience Social Asset Assessment led by the Reconstruction Authority.
Partner with the State Emergency Service to upgrade Wollongong Unit facilities at Montague Street	On-Track	New South Wales State Emergency Services and Council are refining the proposed scope of works for the upgrade of the Montague Street, North Wollongong facility.
Continue to advocate for policy reform and funding from the State and Federal Governments to support disaster recovery and future resilience	On-Track	Council was unsuccessful in its application under round three of the Disaster Ready Fund. Feedback has been requested to inform future submissions. A new action has been established to develop a regional disaster adaptation plan, supporting ongoing advocacy for funding to strengthen resilience and reduce disaster risk. The plan will include locally focused actions and outcomes. A review of the Illawarra Emergency Management Committee, involving Wollongong, Shellharbour and Kiama councils, has commenced, with a focus on strengthening recovery arrangements.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Land Use Planning

Responsibility *Manager City Strategy*

About this Service

Land Use Planning manages the plans, policies and certificates assisting our community to understand the role and function of lands within Wollongong Local Government Area.

The team develop longer term strategies and plans to ensure we live, work, and play sustainably, protecting what we value and ensuring development contributes to great places for our community.

Quarterly Progress Update

Council continued to progress key strategic priorities, including housing initiatives, CBD planning, West Dapto planning and delivery, and partnerships across significant precincts.

Council resolved to finalise the Planning Proposal for land at Crown and Church Streets, Wollongong, supporting additional hotel accommodation and growth of the visitor economy. Work also progressed towards finalising the Flinders Street, North Wollongong Urban Design Framework following exhibition.

Reviews of several Development Control Plan chapters continued, including Chapters B1 – General Residential, E7 – Waste Management and D16 – Development in West Dapto. A Planning Proposal to finalise minor technical amendments to an endorsed instrument also progressed.

Amendments to the Local Environmental Plan were completed to classify certain community events as exempt development, streamlining approvals for low impact activities, and to permit use of 190 Military Road, Port Kembla as a café, supporting local activation.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement key priorities of the Wollongong Housing Strategy 2023	On-Track	Work continued on planning for housing delivery in new release areas, with a focus on infrastructure coordination and advocacy for funding. Council maintained engagement with industry bodies including the Property Council of Australia and the Urban Development Institute of Australia. Centres planning progressed through the Flinders Street Precinct Urban Design Framework, incorporating increased residential capacity, and initial work commenced with the Department of Planning, Housing and Infrastructure to update planning controls for the Wollongong Health precinct. Social and affordable housing remained a focus, with ongoing work on the Homes New South Wales Planning Proposal at Gwynneville. Council endorsed its submission on the Bellambi Point Planning Proposal on 23 March 2026, seeking an increased proportion of social and affordable housing and outlining Council's position on key planning, environmental and community matters. The Department of Planning, Housing and Infrastructure has requested further analysis to support progression of the draft Affordable Housing Contributions Plan and Planning Proposal, and the review and uplift of medium density controls in well-located areas. Council is considering these requirements, including the need for consistency between State and local planning frameworks. State housing policy initiatives, including Housing Delivery Authority determinations, continued to be monitored, with ongoing engagement in State Significant Development Application processes.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Land Use Planning Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Partner with external agencies on regionally significant precinct planning projects	On-Track	Work continued on regionally significant precincts and strategic planning initiatives in partnership with State agencies and key stakeholders. This included commencing work with the Department of Planning, Housing and Infrastructure to update planning controls for the Wollongong Health Precinct, and ongoing engagement with BlueScope to explore opportunities for its lands precinct. The New South Wales Government announced funding for Venues New South Wales to progress planning for redevelopment of the Wollongong Entertainment Centre and Stadium, and released the Warrawong Parklands Master Plan, with Council continuing to collaborate on these initiatives. Collaboration with Homes New South Wales continued on planning proposals to upzone land at Gwynneville and the Bellambi Point urban renewal project. Council endorsed its submission to the Bellambi Point Planning Proposal on 23 March 2026, reflecting its position on key planning, environmental and community matters. The Department of Planning, Housing and Infrastructure remained a key stakeholder in regional land use planning, including through the Illawarra Shoalhaven Urban Development Program and preparation of the Draft Illawarra Shoalhaven Regional Plan 2026. Council also continued engagement with Transport for New South Wales to align land use planning with current and future transport investment across the region.
Review and finalise the Local Strategic Planning Statement	Complete	On 28 July 2025 Council adopted the Local Strategic Planning Statement 2025-2045, a 20-year land use planning vision for the Local Government Area. The Statement identifies key planning priorities focused on protecting and retaining many elements that make Wollongong unique, as well as embracing the future with the aim to support healthy communities and liveable places. The Statement is used to guide land use planning across the city and will inform changes to planning controls.
Prepare stage 1 implementation of the City Centre Urban Design Framework	On-Track	Council received a Gateway Determination from the Department of Planning, Housing and Infrastructure on 18 March 2026 for Stage 1 of the City Centre Urban Design Framework Planning Proposal. The determination requires referral to the New South Wales Rural Fire Service for 28 days prior to public exhibition. Engagement with the Rural Fire Service has occurred, with public exhibition scheduled to commence next quarter, including targeted notification and face-to-face engagement with property owners, businesses and residents. This follows Council's earlier resolution to progress Stage 1 of the City Centre Urban Design Framework and submission of the Planning Proposal package in December 2025.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Land Use Planning Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Undertake studies to inform the periodic review of the West Dapto Development Contribution Plan	On-Track	Progress was made this quarter on the West Dapto Water Management Master Plan, a key technical study to inform the next review of the West Dapto Development Contributions Plan. A consultant brief was issued to market, a preferred provider has been selected, and the project is now underway. Both this study and the West Dapto Infrastructure and Development Strategy will remain priorities for the remainder of 2025–2026, with their findings jointly informing the contributions plan review process.
Develop a Local Infrastructure and Development Strategy for the West Dapto Urban Land Release Area	On-Track	This project is intended to guide prioritisation of infrastructure delivery to support growth throughout the West Dapto Urban Release Area. The project moved into its second phase during the quarter, with work underway on a methodology to support prioritisation across competing infrastructure needs and development fronts. Staff expect to prepare a final Strategy in the form of an Infrastructure and Development Framework during the 2026 calendar year.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Memorial Gardens and Cemeteries

Responsibility *Manager Commercial Operations and Property*

About this Service

This service provides memorial, burial and funeral service facilities at six sites across the Local Government Area. These include Wollongong Memorial Gardens, Wollongong Lawn Cemetery, Wollongong Cemetery, Bulli Cemetery, Scarborough Cemetery and Helensburgh Cemetery. The service also maintains three non-operational sites of historical and cultural significance. These include Berkeley Pioneer Cemetery, Settler's Cemetery and Waterfall General Cemetery.

Quarterly Progress Update

As part of the Cemetery Interment Scheme, Wollongong Memorial Gardens staff continued structural integrity testing of 28,000 monuments, with the program expected to take up to one year to complete and undertaken on a five-year cycle. A review of the scheme's administrative components was also completed to ensure ongoing compliance.

The Memorial Gardens hosted the Crematoria and Cemeteries Association Grave Safe Training program, with 22 participants from across the state, including five Council staff, attending sessions at Ribbonwood and Wollongong Lawn Cemetery.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Manage the commercial operations of the Wollongong Memorial Gardens and cemeteries	On-Track	A calendar of events has been established across all cemeteries, with an expanded focus on volunteer days at Wollongong, Scarborough, Helensburgh cemeteries, and the Wollongong Memorial Gardens. These initiatives, alongside memorial services, support community connection and promote awareness of available services. Reservation demand across all sites remains strong for both burials and ash placements, supported by the development of new garden and beam locations.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Property Services

Responsibility *Manager Commercial Operations and Property*

About this Service

This service manages over 325 commercial leases and licenses and 800 parking licenses on behalf of Council. It includes the management, development, maintenance, and disposal of Council owned property in order to meet Council's statutory requirements and contribute to the expansion of Council's revenue base. Leases and licenses also ensure the effective management and coordination of community and business use of Council's public spaces, buildings, and facilities.

Quarterly Progress Update

Council progressed a number of key property matters this quarter, including the exchange of contracts for the disposal of land at Lot 16 Range Place, Bulli, with settlement to occur next quarter and the submission of an application to the Minister for Local Government seeking consent to lease the North Wollongong Beach Café and Kiosk. An easement was also finalised at Figtree Sports Club to provide access to flood-mitigation devices.

Leasing activity remained strong across the property portfolio, with all 14 units at Kembla Terraces now fully occupied following the completion of the lease for Unit 8 this quarter. A new residential tenancy was also entered into for 71 Farrell Road, Bulli achieving an increased rental return, while Italian Social Welfare Organisation Wollongong (ITSOWEL) entered into a new commercial rental agreement at 135 Corrimal Street, Wollongong. In addition, a tender process was completed for the Ice-Cream Van site at Flagstaff Hill, resulting in the appointment of a new operator who is now trading.

Council's city centre car parks continued to perform strongly, with demand and occupancy remaining high throughout the quarter.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Identify and implement business improvement initiatives to deliver commercial returns on Council's property portfolio	On-Track	Property Management continued to improve business processes, including streamlining the OneCouncil Property system with a focus on the parking portfolio, ongoing use of a real estate platform to advertise properties for lease, and updating the Outdoor Dining Guidelines.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Regulatory Compliance

Responsibility *Manager Regulation and Enforcement*

About this Service

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

Quarterly Progress Update

Council responded to a high volume of compliance and regulatory requests during the quarter, including 658 abandoned vehicles, 1,017 parking incidents, 546 illegal dumping reports and 205 stray animals, along with matters such as overgrown properties, footpath obstructions, hoarding and animal complaints. Five fines were issued for breaches of the Public Spaces (Unattended Property) Act in relation to abandoned vehicles. Of the illegal dumping reports received, 206 related to known hotspot locations and were investigated through the proactive surveillance program. Education remained the primary approach, supported by enforcement action where required.

Development and environmental compliance activities included managing more than 300 requests relating to potential breaches of the Environmental Planning and Assessment Act and Protection of the Environment Operations Act. Investigations addressed unauthorised works, pollution incidents, land use compliance, vegetation removal and stormwater issues, with enforcement action taken where necessary.

The swimming pool safety program continued, with 44 compliance certificates issued and 96 requests responded to. Education initiatives included targeted campaigns, inclusion of safety information with rates notices, and distribution of materials across childcare centres, Council facilities and local suppliers.

Animal Care and Impounding Services supported 108 dogs and 237 cats during the quarter, with 123 animals adopted, 209 placed in foster care and 37 transferred to rehoming organisations. At quarter end, 123 animals remained in care. Community engagement continued to grow, with the Wollongong Pet Connection platform exceeding 3,700 followers and ongoing collaboration with rehoming partners.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Complete feasibility studies to inform future companion animal care and rehoming operations	On-Track	Work continued to inform long-term options for delivery of Council's Animal Care and Impounding service, with a draft feasibility report received and currently under review. An internal review of the first two years of the service was also undertaken, alongside visits to a range of facilities to understand different service delivery approaches and inform future planning.
Carry out proactive surveillance and inspection program of known dumping hot spots	On-Track	A total of 206 investigations of illegal dumping incidents were conducted during the quarter. As a result, four verbal clean up directions and three cautions/warnings were provided, and 11 fines totalling $136,500 were issued.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Regulatory Compliance Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Target compliance of subdivision and residential building sites for sediment and erosion control, hours of operation, waste management (including storage and management of building materials), and dust control	On-Track	The Building Sites Compliance Program continued to ensure building sites met environmental and development requirements, with a focus on erosion and sediment control, waste management, permitted hours of operation and overall site compliance. During the quarter, more than 118 inspections were undertaken, resulting in six fines issued under relevant legislation, over 25 verbal warnings, and correspondence to Private Principal Certifiers to address identified issues. Education and industry engagement remained a key focus, including ongoing collaboration with the Master Builders Association and engagement with Circular Plastics Illawarra to explore more sustainable building materials and practices.
Maintain a proactive compliance program for companion animals in public places, including beaches, foreshore areas, and parks	On-Track	Council staff conducted 690 patrols of beaches and foreshore areas and 502 patrols of parks to monitor dog and owner behaviour. Education remained a key focus, with 236 discussions or verbal warnings issued during beach patrols and 82 during park patrols. A total of 109 fines were issued for companion animal offences, including registration breaches.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Transport Services

Responsibility *Manager Infrastructure Strategy and Planning*

About this Service

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

This service also includes provision of road safety, traffic and integrated transport planning support, and advice. Road Safety Education Programs and change behaviour programs are a critical activity implemented across all aspects of our transport services.

Quarterly Progress Update

The Safer Routes to School program continued, including site audits, engagement with schools and preparation of a costed action list to support advocacy with Transport for New South Wales and the Department of Education. Funding was secured for two pedestrian safety projects at Nolan Street, Berkeley and Jacaranda Avenue, Figtree, including speed cushions, lighting, a new footpath and bus stop upgrades.

Council submitted seven applications to the Australian Government Black Spot Program and three applications to the Get New South Wales Active Program, with outcomes pending. A total of 309 National Heavy Vehicle access requests were processed, with ongoing work to implement the Heavy Vehicle Automated Access Program to streamline approvals.

Council continued to contribute to the New South Wales Roads Act review through submissions, workshops and participation in the peer reference group, advocating for more efficient and contemporary approaches. Three Local Transport Forum meetings were held, with matters referred to New South Wales Police and process improvements implemented, alongside coordination of a high number of event approvals, including Anzac Day.

A total of 290 requests from the community, Councillors and Members of Parliament were responded to, with key themes including e-bike management, speeding, school safety and demand for improved footpath networks. Ongoing collaboration with Transport for New South Wales continued across major regional projects, including Mount Ousley, Bulli Bypass, the Wollongong Health Precinct and BlueScope lands.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Collaborate with the New South Wales Government to fund and deliver the Safe Routes to School Program	On-Track	The Safer Routes to School working group continued engagement with school communities, holding four meetings during term one and finalising four reports for Thirroul Public School, Thirroul, St Columbkille's, Corrimal, St Joseph's, Bulli and Mount Ousley Public School, Fairy Meadow. A further five draft reports are with schools for comment, with 22 investigations currently underway. Infrastructure improvements progressed, including traffic calming at Berkeley West Public School, Berkeley, and traffic calming and minor path works at Nareena Hills Public School, Figtree. Design is underway for three additional grant-funded projects, with construction scheduled before the end of the calendar year. A new school zone was installed at Wollongong Flexible School, Towradgi, following Council advocacy to Transport for New South Wales. Works are also scheduled to renew signs and line marking at Woonona Public School, Woonona, Bulli Public School, Bulli, Hayes Park Public School, Kanahooka and Coniston Public School, Coniston.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Transport Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Develop and implement the Integrated Transport Strategy	On-Track	Infrastructure projects identified in the Transport Strategy and Wollongong City Centre Movement and Place Plan have been added to Council's Infrastructure Request List for assessment, and prioritisation for future funding. The strategic directions are informing submissions to Transport for New South Wales, including the Illawarra Shoalhaven Strategic Regional Integrated Transport Plan and draft e-micromobility regulations.
Review the management of road signage as part of the Service Optimisation Program	On-Track	The end-to-end work management review of road and regulatory signage is nearing completion. Key activities included process mapping from identification through to replacement, review of customer request processes, clarification of roles and responsibilities, peer review and preparation of a draft report. Next steps include consultation on the findings and proposed actions with Council's Executive team and Councillors.
Work with the NSW Government to deliver the Bourke Street Virginia Street to Cliff Road, Wollongong, shared path	On-Track	Council is working with Transport for New South Wales to deliver this project. The Project is listed in Council's Draft Infrastructure Delivery Program 2026-2027 to 2028-2029 for design during 2027-2028.
Implement actions from the Wollongong Cycling Strategy 2030	On-Track	Work continued on scoping and delivering projects within the Infrastructure Delivery Program, including community engagement to inform project development and delivery of funded shared pathway and cycling initiatives at Coledale, Military Road, Port Kembla and Elliotts Road, Fairy Meadow, as well as bike parking improvements. The Throsby Drive, Gwynneville cycleway was completed, providing a key connection to the Wollongong City Centre, with construction of the Grand Pacific Walk, Austinmer and Murray Road, East Corrimal pathways set to commence. A targeted stakeholder workshop was held for the Lake Illawarra Shared Path Plan, with feedback reviewed during the quarter to inform a public document and implementation plan to improve the cycling network. Council also continued its commitment to the Union Cycliste Internationale (UCI) Bike City program through education initiatives, collaboration with Destination Wollongong and delivery of cycling infrastructure.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
2.1 Number of undetermined development applications	250	226	230
2.2 Percentage of undetermined development applications over 90 days	20%	19%	13%
2.3 Average net determination days for development applications	100	New measure	71
2.4 Residents' average satisfaction score with planning controls for development in your local area/town centre	Increase	2.80*	*2.80* #
2.5 Occupancy rate of commercial buildings	90%	98% (YTD average)	99% (YTD average)
2.6 Percentage of regulatory programs/patrols undertaken versus programmed/statutory	100%	New measure	100% (YTD average)
2.7 Percentage of residents aware of Council's animal care and impounding service	Increase	New measure	53%#
2.8 Residents' average satisfaction score with domestic animal control in public places	Minimum score of 3.75	3.50*	*3.40*#
2.9 Residents' average satisfaction score with maintenance of local roads	Increase	2.80*	*2.80*#
2.10 Residents' average satisfaction score with maintenance of footpaths	Minimum score of 3.75	New measure	*3.10* #
2.11 Residents' average satisfaction score with maintenance of cycleways	Minimum score of 3.75	New measure	*3.60* #
2.12 Residents' average satisfaction score with maintenance of shared use paths	Minimum score of 3.75	New measure	*3.40*#

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

GOAL 2 | WE HAVE WELL PLANNED, CONNECTED, AND LIVEABLE PLACES

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
2.13 Residents' average satisfaction score with availability of footpaths	Minimum score of 3.75	New measure	*3.30* #
2.14 Residents' average satisfaction score with availability of cycleways	Minimum score of 3.75	New measure	*3.60* #
2.15 Residents' average satisfaction score with availability of shared paths	Minimum score of 3.75	New measure	*3.40* #
2.16 Length (lineal metres) of pathways renewed at end of life	Decrease in lineal metres assessed as Condition 5[1]	New measure	Annual measure *(data available as at 30 June 2026)*
2.17 Length (lineal metres) of newly constructed pathways	Increase	New measure	Annual measure *(data available as at 30 June 2026)*

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[1] Wollongong City Council Internal Data.

To learn more about how we're tracking, our Delivery Program Measures Dictionary outlines definitions, targets, trends, baseline and current data (where available), along with data sources and how often they're collected. The dictionary can be found on Council's website:

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https://www.wollongong.nsw.gov.au/__data/assets/pdf_file/0020/286004/Delivery-Program-2025-2029-Measures-Dictionary.pdf

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

March Quarter Highlights





Recipients in the City of Wollongong Awards (left). Citizen of the Year awarded to H. Phong Le OAM and Teresa Tran OAM pictured with Lord Mayor of Wollongong Councillor Tania Brown (right).







Lord Mayor Councillor Tania Brown, Member for Wollongong The Hon. Paul Scully MP and local business owners launch Keira Laneway Live. Some featured artists pictured as part of the free live performances.



The 2026 Creative Wollongong Short Film Festival saw a record-breaking number of submissions with the 2026 winners announced at an event held in March 2026.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Arts and Culture

Responsibility *Manager Community Culture and Engagement*

About this Service

Provide support and showcase arts and creative industries, and community participation in creative life and celebrate our unique places and spaces.

Quarterly Progress Update

The Creative Wollongong Studios open day was held on 28 March 2026, welcoming the community into the Lower Town Hall studios to meet artists, view works in progress and enjoy live music. The Creative Wollongong Short Film Festival also achieved a full sell-out of 1,000 tickets despite a weather-related postponement, showcasing local filmmakers and supported by industry partners and guest judges.

Major events delivered during the quarter included Australia Day celebrations and Keira Laneways Live, which activated Keira Lane, Wollongong, for the first time and attracted strong attendance and positive feedback from businesses.

Wollongong Art Gallery delivered nine exhibitions attracting 11,926 visitors, alongside 19 public programs with 1,058 attendees and 28 education programs engaging 1,729 participants. Collection outcomes included 63 acquisitions and two loans to other institutions. Digital engagement remained strong, with 1,494 e-newsletter subscribers, 42,898 website visits and a social media reach of 247,100, generating 3,059 interactions.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Contribute to the vibrancy, growth and sustainability of the 24-hour economy through programming, partnerships, policy reform and advocacy	On-Track	Council continued its representation on the 24 Hour Economy Commissioner's Advisory Group and participation in the Night Time Economy Councils' Committee, providing input on the New South Wales Government's vibrancy reforms. Internal working group discussions progressed, including ongoing work on Special Entertainment Precincts and sharing findings from the Wollongong Live Music Report. Support was provided to Uptown District groups, including regular engagement with CBD stakeholders and assistance with Round Four Uptown Grants applications. This engagement informed delivery of the Wollongong CBD Parking Campaign, including updated website content, a new parking map and targeted messaging to support visitation and day and night-time activity. Council also contributed to the New South Wales Live Music Inquiry led by Sound New South Wales.
Deliver community cultural development festival	On-Track	Council was advised in February 2026 its application to Multicultural New South Wales was successful, with funding allocated at a reduced level compared to 2025. Planning has commenced, including workforce, logistics, budget and programming through internal working groups.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Arts and Culture Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement actions from the Cultural Plan – Creative Wollongong 2024-2033	On-Track	The Creative Wollongong Studios Open Day was delivered on 28 March 2026, providing public access to studio spaces and supporting artist engagement as a key action under the Cultural Plan. The Creative Wollongong Short Film Festival was delivered to a sold-out audience of approximately 1,000, demonstrating strong community appetite for locally produced screen content. Planning is underway for the annual Creative Dialogues event on 20 June 2026, exploring the theme of ecology, arts and the future through workshops, talks, panel discussions and live performance at Wollongong Town Hall. The Making Waves project debrief report was also finalised during the quarter. Arts and cultural activities continued to be promoted through Council's digital channels, including the Creative Wollongong Facebook page and monthly newsletter.
Implement the funding agreement with Illawarra Performing Arts Centre Limited	On-Track	Illawarra Performing Arts Centre commenced 2026 with strong attendance, including a sold-out season of Bluey, attracting large numbers of families. First Nations company Joel Bray Dance presented Garabari at Wollongong Town Hall and Dapto Ribbonwood Community Centre, delivering an immersive performance that was well received by audiences and students through associated workshops. Merrigong Theatre Company also delivered its first outdoor production in partnership with the University of Wollongong, with The Comedy of Errors performed over two weeks in February to strong audience response. Total visitation for the quarter included 8,976 attendees at the Illawarra Performing Arts Centre, 7,216 at Wollongong Town Hall and 2,189 across external venues (Dapto Ribbonwood Centre and University of Wollongong).

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Arts and Culture Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement the 'Animating Wollongong: Public Art Strategy 2022-2032'	On-Track	Public art maintenance works were completed ahead of the Keira Laneway Live event, including remediating vandalised murals in Keira Lane, Wollongong. Refreshed carved wooden railings at Hooka Creek, Berkeley (*Place of Healing*) and Alison Page's *Six Daughters of the West Wind* at Mount Keira, were also completed. Progress continued on major public art projects, with draft designs approved for Alison Page's *Magari* at MM Beach, Port Kembla, a collaborative work with Coomaditchie scheduled for installation in June 2026. Creative Roads was appointed to deliver the atrium artwork at the Southern Suburbs Community Centre and Library, with artists Jason Phu and Sarah Contos shortlisted to develop concept designs. Preparations also progressed for the laneway entrance artwork, incorporating paving, metal screens and audio elements reflecting community stories. The Public Art Advisory Panel was reconvened and held its first meeting at the Towri Centre, Wollongong Botanic Garden, bringing together members with diverse expertise to guide future projects.
Implement priorities from Framing our Future: Wollongong Art Gallery Strategic Plan 2020-2025	On-Track	Wollongong Art Gallery delivered a strong program during the quarter, presenting nine exhibitions and attracting 11,926 visitors. A total of 47 education and public programs engaged 2,787 participants, including 28 education and family programs and tours with 1,729 participants, representing the highest quarterly program attendance on record. The exhibition program featured a mix of local, national and First Nations artists, alongside collection and community gallery exhibitions. Key events included the HIVE Festival, which attracted 1,249 attendees, and fully subscribed school holiday and after-school programs. School and community engagement remained strong, alongside targeted accessibility initiatives. Digital engagement continued to grow, with e-newsletter subscribers increasing by 32 per cent year-on-year and open rates rising by 4.8 per cent. Website content attracted 42,898 visits, with social media reach of 178,800 on Facebook and 68,300 on Instagram, generating high levels of audience interaction.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

City Centre Management

Responsibility *Manager Community Culture and Engagement*

About this Service

From Wollongong Station to the Wollongong Foreshore, City Centre Management supports the activation of the Wollongong Central Business District and works with partners to improve its attractiveness and increase visitation. This service delivers a range of activation, marketing, and placemaking strategies/initiatives and works with a range of business stakeholders to identify opportunities for collaboration. This service also ensures the smooth operation of the City Centre and, particularly, Crown Street Mall which is funded by the Wollongong Mall Special Rate.

Quarterly Progress Update

City Centre engagement continued during the quarter, including support for CBD Uptown District groups through regular meetings and preparation of support letters for round four Uptown Grants applications.

The Keira Laneway Live pilot event was delivered in March 2026, attracting between 2,500 and 3,000 attendees and generating positive feedback from businesses and the community.

Operational activities included increased coordination to address rough sleeping, working with the Wollongong Homeless Hub, local businesses and partner agencies to support positive outcomes. A targeted, week-long initiative was also delivered in collaboration with local police to address anti-social behaviour in key locations including Burelli Street, Globe Lane, and Crown Street Mall, Wollongong.

The Wollongong Live Music Report was finalised, with Council continuing its representation on the Night Time Economy Councils' Committee and Place Networking group.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver an integrated marketing campaign that reflects the 'city experience'	On-Track	A Parking Campaign was launched to promote the Wollongong CBD as an accessible and affordable destination. Messaging highlighted free evening and weekend parking, low-cost hourly rates, and savings through the CellOPark app. A new Parking Hub was developed on the Wollongong CBD website to centralise information and improve access to Council and private parking options. The campaign was delivered through targeted digital advertising, organic content and coordinated event messaging, with collaboration across Uptown Precincts and local businesses to broaden reach and encourage visitation.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

City Centre Management Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver increased City Centre marketing and activation initiatives to support the local and regional economy	On-Track	Blue Sky Events was appointed as the operator for Crown Street Markets, with continued collaboration to support logistics, Council-led activations and delivery of diverse market offerings, including street food and local makers, to enhance vibrancy and visitor experience. Promotion of the Wollongong CBD continued through an always-on marketing approach, supported by targeted campaigns for key events including City Skate: The Roller Remix, Lunar New Year and Keira Laneway Live, driving visitation and activity. Digital engagement remained strong, with the CBD website attracting 28,000 page views and 2,300 outbound clicks to local businesses and event operators. Social media activity achieved a reach of 155,700 on Facebook and 43,000 on Instagram, supporting increased visibility and economic outcomes for local businesses.
Implement a range of activation initiatives across the City Centre Precincts	On-Track	The Lunar New Year event attracted strong attendance, with visitors enjoying Lion Dance performances and market offerings, alongside popular additions such as face painting. The Roller Remix activation drew additional visitors to Crown Street Mall, Wollongong during the January 2026 school holidays, while planning also commenced for the City Skate event scheduled for April 2026. A live site was established in Globe Lane, Wollongong to screen the Matildas' opening game of the Asian Football Confederation Women's Asian Cup, creating a strong community atmosphere and supporting activation of the city centre.
Develop and implement Placemaking projects	On-Track	The *Live@Lunch* program continued across four Crown Street, Wollongong locations, featuring 32 local artists. Planning also progressed for the Wander Jazz Trail, with six CBD venues confirmed and the Wollongong Conservatorium of Music engaged to curate the program. A vibrant entertainment program supported the Keira Laneway Live event, showcasing a mix of contemporary bands and DJs, while busking activity continued across the city centre. Council maintained representation on key industry and government groups, including the Night-Time Economy Councils' Committee, Place Networking Group and the New South Wales Special Entertainment Precincts Community of Practice.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Economic Development

Responsibility *Director Planning and Environment*

About this Service

This service promotes sustainable economic development across the Wollongong Local Government Area through implementation of the Economic Development Strategy 2019-2029. The service contributes to a number of economic development programs and initiatives in partnership with business, government, the University of Wollongong, and a range of business and industry stakeholders.

Quarterly Progress Update

Council staff facilitated business and investor enquiries during the quarter through Invest Wollongong, while the monthly business e-newsletter continued to perform strongly across the Local Government Area. Free Business Advice Sessions delivered in partnership with Service New South Wale continued to be well utilised, responding to ongoing demand in a challenging economic environment.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver the Economic Development Strategy 2019-2029	Complete	The Economic Development Strategy 2019–2029 has been delivered. A mid-term review confirmed all three strategic objectives were achieved, including the creation of 10,500 net new jobs four years ahead of schedule. Council adopted the new Economic Development Strategy 2025–2035 on 15 December 2025, transitioning from delivery of the previous strategy to implementation of the new one.
In partnership with NSW Government and the University of Wollongong, deliver the Invest Wollongong program	On-Track	Council facilitated 26 business and investor enquiries during the quarter, ranging from support for local businesses to assistance with larger investment opportunities through Invest Wollongong. The monthly business e-newsletter continued to perform strongly, with distribution to more than 26,000 contacts across the Local Government Area and an average open rate of 40 per cent. In partnership with Service New South Wales, free Business Advice Sessions were introduced to support local businesses. These sessions have been well utilised to date and will continue throughout the year, responding to ongoing demand for support in a challenging economic environment.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Economic Development Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Collaborate with external agencies on regional economic development and tourism initiatives	On-Track	The Lord Mayor continued to lead advocacy in partnership with Illawarra Shoalhaven, Wingecarribee and South West Sydney councils through the 'Local Government Eight' collaboration. This regional partnership focuses on improving connectivity, supporting the visitor economy, and enabling housing and job growth. Key priorities include strengthening recognition of the region's economic contribution to Greater Sydney and New South Wales, increasing visitation, and improving connections between Port Kembla, the Western Sydney Aerotropolis and Western Sydney Airport.
Complete a mid-term review of the Economic Development Strategy 2019-2029	Complete	Council completed a mid-term review of the Economic Development Strategy 2019–2029. The review confirmed that all three strategic objectives have been achieved, including creating 10,500 net new jobs, four years ahead of schedule. Of the 56 action items, 84 per cent have been completed or are underway, with 16 per cent yet to commence. The review findings informed the development of a new Economic Development Strategy 2025–2035, which was endorsed by Council on 15 December following a public exhibition process.
Develop and deploy an updated funding agreement with Destination Wollongong	On-Track	Work continued with Destination Wollongong on finalising the 2026-2031 funding agreement, with a draft expected for review in April 2026.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Engagement, Communications and Events

Responsibility *Manager Community Culture and Engagement*

About this Service

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

Quarterly Progress Update

Communications, marketing, events and engagement activities focused on high-visibility campaigns, seasonal messaging and community connection. Visual outputs included signage installations at Beaton Park Tennis Centre, Gwynneville, and Lakeside Leisure Centre, Kanahooka, billboards at Windang and Wollongong Art Gallery exhibition installations, alongside audio visual coverage and design support for key programs and campaigns.

Council channels promoted the swim season, beach safety and summer events, transitioning to sustainability messaging encouraging uptake of Food Organics Garden Organics. Sport and recreation initiatives were also highlighted, including the opening of the Wollongong Regional Tennis Centre at Beaton Park, Gwynneville, new amenities at Thomas Gibson Park, Thirroul, and updates to pools, rock pools and sporting fields ahead of the winter season.

Community engagement was delivered through *Let's Talk* sessions across beaches, pools, sports venues and playgrounds, including targeted consultation in Helensburgh to inform the Community Centre and Library project.

Major events included Australia Day celebrations at Flagstaff Hill, Wollongong, attracting up to 10,000 attendees, as well as the Citizenship Ceremony, City of Wollongong Awards, Seniors Festival and Lord Mayor's Afternoon Tea Dance. The quarter concluded with the Keira Laneway Live Event, which attracted between 2,500 and 3,000 attendees.

Applications for community funding programs closed on 31 March 2026, with assessment and recommendations to be progressed in the next quarter.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Develop and deliver an organisational Brand Strategy	On-Track	Recommendations on improving functional and emotive brand performance are being shared and finalised. This includes recommendations for visual identity, messaging and positioning.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Engagement, Communications and Events Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver a diverse range of community engagement opportunities to receive feedback and guide Council's services	On-Track	Opportunities for community input were provided across a range of projects, including the draft Play Spaces Strategy, draft Aquatics and Indoor Sports Strategy, draft Beach Services and Surf Sports Strategy, Grand Pacific Walk Coledale, improvements to pedestrian connections around Corrimal Train Station, and the future Helensburgh Community Centre and Library. Several plans and policies were placed on public exhibition, including the Draft Community Safety Plan 2026–2031, land reclassification associated with the Stewart Street East car park, the Wollongong Land and Property Review Planning Proposal, Draft Ethical Conduct Investigations Framework Policy, and the West Dapto Minor Amendments Planning Proposal. Targeted engagement was undertaken with local Aboriginal communities on the Helensburgh Community Centre and Library design. Broader community engagement included *Let's Talk* sessions in Helensburgh and pop-up sessions across Stanwell Park, Austinmer, Thirroul, Corrimal, Stuart Park, North Wollongong, Dapto and Port Kembla. A dedicated Let's Talk Helensburgh session was also held in March 2026 to present concept designs for the project.
Deliver civic activities which recognise and celebrate the city's people	On-Track	Council delivered a range of civic and community events during the quarter. Australia Day celebrations were held across the foreshore, culminating in a fireworks display attended by an estimated 10,000 people. The City of Wollongong Awards were held at the University of Wollongong Innovation Campus, North Wollongong, receiving 77 nominations across nine categories and recognising individuals and organisations contributing to the community. As part of Seniors Week, the Lord Mayor's Afternoon Tea Dance was hosted at Wollongong Town Hall. Council also hosted the annual Illawarra Academy of Sport Scholarship Reception at WIN Stadium, Wollongong, celebrating local emerging athletes.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Engagement, Communications and Events Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Host six major events reflecting priority sectors and contribute to the acquisition and management of signature events	On-Track	Destination Wollongong supported six major events and one high-performance training camp during the quarter, spanning the sports, outdoor and arts and technology sectors. This included the Ford Women's New South Wales Open golf tournament, which was broadcast to domestic and international audiences. Other supported events included the Illawarra Folk Festival, Battle of the Countries Rugby League carnival, MMJ Aquathon, Hockey New South Wales Indoor Men's Masters State Championships and the Hockey New South Wales Regional Challenge, alongside a training camp for the Greater Sydney Western Giants.
Prepare and implement a Major Events Strategy	On-Track	Procurement for the project was completed, with a provider appointed in February 2026. An inception meeting has been held with key stakeholders, and engagement activities are scheduled across March and April 2026. A review of existing documentation is also underway.
In partnership with the NSW Government's Permit Plug Play Pilot Program, implement initiatives that simplify and reduce the cost of holding street-based events for local community and business groups	On-Track	The updated Event Application form is now live, with procurement of a new online booking system expected to be finalised by the end of April 2026. Infrastructure improvements were delivered to support events, including installation of new water taps and fountains in King Street, Thirroul and Wentworth Street, Port Kembla, as well as new power access in King Street, Thirroul and Keira Lane, Wollongong, and upgrades to existing power at Port Kembla and Lower Crown Street. A pilot event was delivered in Keira Lane on 22 March 2026, attracting between 2,500 and 3,000 attendees across the afternoon.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Tourist Parks

Responsibility *Manager Commercial Operations and Property*

About this Service

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

Quarterly Progress Update

A key focus during the quarter was holiday van compliance, with all 200 sites undergoing annual inspections to ensure adherence to regulatory requirements and minimum standards. Site holders were also required to provide updated engineering certification to confirm the structural integrity of vans and associated structures, supporting safety across the parks.

A new apprentice commenced as part of Council's Cadets, Apprentices and Trainees program, gaining experience across a range of tourist park operations and supporting workforce development.

Favourable weather conditions contributed to strong performance during the quarter, with year-to-date income more than $100,000 above the same period last year. However, ongoing increases in fuel costs are showing early indications of reduced travel demand, which may impact visitation in coming months.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Manage Council's three commercial tourist parks at Bulli, Corrimal and Windang to optimise service delivery and contribute to Council's financial sustainability	On-Track	A marketing plan was developed for the tourist parks, focusing on social media engagement and delivery. This builds on the successful establishment of the parks' social media presence, which has grown to almost 1,000 followers and provides a cost-effective platform to promote campaigns to an engaged audience.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
3.1 Number of Crown Street Mall inbound people movements via public domain entrances	Increase	2,374,929 (YTD)	2,385,835 (YTD)
3.2 Residents' average satisfaction score with graffiti prevention and removal	Maintain	3.40*	*3.30* #
3.3 Number of visitors to the Wollongong Art Gallery	Increase	34,542 (YTD)	37,358 (YTD)
3.4 Residents' average satisfaction score with Wollongong Art Gallery exhibitions	Minimum score of 3.75	New measure	*3.80*#
3.5 Number of visitors to the Illawarra Performing Arts Centre and Town Hall	Increase	86,900 (YTD)	82,079 (YTD)
3.6 Residents' average satisfaction score with Illawarra Performing Arts Centre and Town Hall	Maintain	4.30*	*4.30*#
3.7 Number of visits to Wollongong City Council's website	Increase	New measure	2,717,507 (YTD)
3.8 Residents' average agreement score with the statement 'it is easy to find information on Council's website'	Increase	3.60*	*3.60* #
3.9 Percentage of residents using Council e-newsletter, social media channels and website to get information	Increase	New measure	Annual measure *(data available as at 30 June 2026)*
3.10 Percentage growth in audiences using Council-owned channels (e.g. e-newsletter, social media, website) to get information	Increase	New measure	20.3%[1] since July 2025
3.11 Percentage of residents participating in Council community engagement activities	Increase	47%*	*37%* #

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[1] December 2025 data represented the average growth per quarter. The calculation of this measure has been updated to reflect the growth over the financial year.

GOAL 3 | WE FOSTER A DIVERSE ECONOMY, AND WE VALUE INNOVATION, CULTURE, AND CREATIVITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
3.12 Residents' average satisfaction score with Council informing the community about its services and facilities	Minimum score of 3.75	3.10*	*3.30#*
3.13 Number of new business enquiries/ engagements	120 per annum	New measure	62 (YTD)
3.14 Number of jobs located within the Wollongong Local Government Area	Increase	102,957[2]	Annual measure *(data available as at 30 June 2026)*
3.15 Occupancy rate of tourist park powered sites	Greater than 50%	53% (YTD average)	53% (YTD average)
3.16 Occupancy rate of tourist park cabins	Greater than 65%	68% (YTD average)	66% (YTD average)
3.17 Percentage of tourists satisfied with Council's tourist parks (Bulli, Corrimal and Windang)	Greater than 85%	New measure	92% (YTD average)

*Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[2] National Institute of Economic and Industry Research (NIEIR) ©2025. (2023/24 data).

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https://www.wollongong.nsw.gov.au/__data/assets/pdf_file/0020/286004/Delivery-Program-2025-2029-Measures-Dictionary.pdf

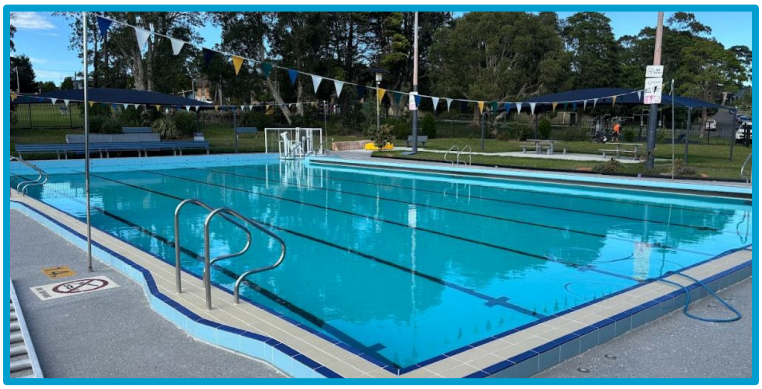
GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

March Quarter Highlights





The first designs for the new Helensburgh Community Centre and Library were revealed. The sustainable, low carbon, climate-resilient design includes a library double the current size, a 200+ seat hall and auditorium and space for co-working, functions and events.



The newly refurbished Helensburgh Pool reopened to the public on 21 February, with concourse resurfacing and improved lighting, installation of shade sails, handrails, seating and bike racks.



The Wollongong Regional Tennis Centre at Beaton Park was opened in February. It includes world class courts, new shade structures, seating and parking, the Centre is a transformational project for the

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Aged and Disability Services

Responsibility *Manager Community Culture and Engagement*

About this Service

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

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

Quarterly Progress Update

Council continues to support older people and people with disability through the delivery of the Disability Inclusion Action Plan strategies, engagement on the development of the new Disability Inclusion Action Plan, a range of community projects and programs such as Seniors Festival, Tech Savvy Seniors and advocacy.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Support the delivery of programs providing social connection for older people and their carers	Complete	Social support services previously delivered by Council for older people and their carers were transitioned to local aged care service providers from 1 December 2025.
Prepare a transition plan to exist Social Support Services prior to 30 June 2027 to ensure effective and appropriate transition of service users to new services	Complete	In late June 2025, the Department of Health, Disability and Ageing was formally notified of Wollongong City Council's decision to transition its social support services to local aged care providers by 30 November 2025. Transition tasks were undertaken, including engagement with all clients and volunteers. The new providers commenced on 1 December 2025.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Aquatic Services

Responsibility *Manager Sport and Recreation*

About this Service

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

Quarterly Progress Update

Council's pools and beaches experienced a busy summer period, with peak attendance in January supported by extended operating hours and additional lifeguard coverage. School swimming carnivals were hosted across community pools in February and March 2026.

Three Council lifeguards were recognised with a New South Wales Ambulance Community Award in March 2026, following their response to a cardiac arrest incident at Thirroul Beach, where their rapid intervention and teamwork helped save the life of a young surfer.

The Trial Summer School Holiday Voucher Program was delivered at Corrimal and Dapto pools, with approximately 700 additional vouchers issued compared to the previous year, reflecting increased awareness and participation.

Helensburgh Pool reopened in February 2026 following refurbishment works, with the swim season extended by four weeks. Service disruptions were experienced at Continental Pool, North Wollongong, due to infrastructure issues associated with draining and refilling, with work ongoing to minimise impacts.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Develop and deploy the Beach Services and Surf Sports Strategy	On-Track	The initial community engagement period for the Beach Services and Surf Sport Strategy concluded in February 2026. During this phase, council received over 600 submissions through a combination of online surveys, written responses and face-to-face engagement activities. A draft Engagement Report is currently being prepared. This will be followed by internal stakeholder engagement and Councillor input, which will begin exploring emerging themes and directions to inform the development of the draft Strategy.
Implement funded actions from the Beach and Foreshore Access Strategy 2019-2028	On-Track	Procurement for Stage 2 of the North Beach Sea Wall Project has been completed, with the contract awarded to the preferred tenderer. Construction commenced in March 2026 and will enhance overall site accessibility. The project is scheduled for completion by March 2027.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Aquatic Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Work with the North Wollongong Surf Life Saving Club to explore storage options	On-Track	An option for surfboat storage at Guest Park, Fairy Meadow has been provided to North Wollongong Surf Life Saving Club, with discussions continuing during the quarter. The Club has identified a revised priority, focusing on additional beach-based storage for surf sport boards and operational equipment. Ongoing engagement is focused on identifying practical solutions that respond to the Club's operational needs, while considering site constraints and approval requirements. This change in scope has impacted project timeframes, with further work progressing to align outcomes with the Club's current priorities.
Progress concept plans, investigations, and detailed designs for a Community Recreation & Aquatic Centre in Cleveland to service the Southern Suburbs	On-Track	Development of the Aquatic and Indoor Sports Strategy is underway to guide future provision of facilities in the West Dapto and Southern Suburbs areas. The Strategy is anticipated to be completed by mid-2026, with implementation actions to be considered and prioritised following its completion.
Develop and deploy the Aquatic and Indoor Sport Strategy	On-Track	The initial community engagement phase for the Aquatic and Indoor Sports Strategy concluded in February 2026, with more than 1,500 submissions received through surveys, written feedback and face-to-face activities. Review of the background report is underway, with a draft Engagement Report expected shortly. The project will then progress to internal and Councillor engagement to explore emerging themes and inform development of the draft Strategy.
Plan, design and undertake renewal works at Council's Community, Commercial Pools and Ocean Rock Pools in accordance with the Infrastructure Delivery Program	On-Track	Renewal and upgrade works at Helensburgh Memorial Pool were completed during the quarter, with the facility returned to service. The project included refurbishment of the main and toddlers' pools, resurfacing of the pool concourse, upgrades to the plant room and replacement of ageing equipment. Additional improvements included installation of a new shade structure, upgraded lighting, new handrails, seating and bike racks, enhanced accessibility through improved parking and pathway connections, and upgrades to shaded seating, picnic areas and lifeguard facilities.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Aquatic Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement funded actions from The Future of Our Pools Strategy 2014-2024 including facility upgrades	On-Track	The Future of Our Pools Strategy 2014–2024 has been largely implemented, with significant upgrades delivered across the city including improvements to amenities at Port Kembla Pool, renewal of the Corrimal Pool concourse, heating system replacement at Dapto Pool, new infrastructure at Continental Pool, and the completion of Helensburgh Memorial Pool renewal in February 2026. Accessibility has been enhanced through the provision of mobile disability lifting devices at five community pools, alongside broader facility upgrades and improved learn to swim opportunities. Additional initiatives included partnerships with local artists to enhance pool environments and ongoing asset planning to guide future upgrades. Development of a new Aquatic Facilities and Indoor Sports Strategy is now underway and will build on these achievements, guiding future investment over the next 20 years including planning for the proposed West Dapto Leisure and Community Recreation Centre.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Community Facilities

Responsibility *Manager Libraries and Community Facilities*

About this Service

This service manages and operates 76 Council-owned community facilities across the Wollongong Local Government Area. This includes Neighbourhood Centres Senior Citizens Centres, Childcare Centres, Libraries, Community Centres and Community Halls.

Quarterly Progress Update

Community participation and facility hire increased following the January 2026 holiday period, with 16 new regular hirers welcomed and five fee waivers processed. A diverse range of community events and activities were hosted across facilities, reflecting strong and inclusive community use.

Progress continued on major facility projects, including design development for the Helensburgh Community Centre and Library, with preliminary designs presented to Councillors and the community, and a pre-development application meeting completed. Construction also progressed on the Southern Suburbs Community Centre and Library, with ground improvement works finalised and piling completed, alongside ongoing stakeholder engagement.

Upgrades and refurbishment works progressed across several district and community facilities, including Corrimal, Dapto Ribbonwood and Thirroul community centres, as well as improvements to a range of halls and community buildings. Maintenance and asset improvements continued, supported by inspections of licenced facilities and approval of works to enhance these sites.

The transition of Stanwell Park Children's Centre to Big Fat Smile was finalised, with the new service commencing in February 2026.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Plan and deliver a new Community Centre and Library at Warrawong to serve Wollongong's southern suburbs	On-Track	Construction of the Southern Suburbs Community Centre and Library progressed during the quarter, with bulk earthworks largely completed, piling and pile caps finalised, and work underway on the lift pit and underground services. The floor slab is anticipated to be poured during the June 2026 quarter. Car park works also progressed, with bulk earthworks completed, service coordination finalised, materials ordered and construction of the western retaining wall underway. The Stakeholder Reference Group held its first meeting for the calendar year.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Community Facilities Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Plan and deliver a new Community Centre and Library to meet the needs of the community in Helensburgh and surrounding suburbs	On-Track	Design development for the Helensburgh Community Centre and Library progressed, with preliminary designs presented to Councillors prior to broader community engagement. A series of engagement activities were delivered across February and March, including in-person sessions, an online webinar and pop-up events, attracting strong participation from the community. Digital engagement was also significant, with social media content reaching more than 33,000 views and generating high levels of interaction. The engagement period concluded on 1 April 2026. A pre-development application meeting was also held with the project team, designer and Council planners to support progression of the project.
Deliver 'Places for People' Forward Directions Plan 2023-2036 (Implementation Plan)	On-Track	The Places for the Future Social Infrastructure Future Directions Plan 2023–2036 continues to be implemented, with the majority of identified projects either underway or completed. The plan provides a strategic framework to guide the planning, maintenance and renewal of community facilities across the Local Government Area.
Progress planning and renewal of community facilities across the portfolio	On-Track	Planning and renewal works progressed across a range of community facilities during the quarter. Completed works included the Western Suburbs Community Preschool kitchen upgrade and improvements at Helensburgh Community Rooms. Design and approvals advanced for several projects, including Balgownie Community Centre roof replacement, Figtree Community Hall, Port Kembla Community Hall Stage Two refurbishment and Wollongong Senior Citizens Centre upgrades. Contractor procurement is underway for works at Otford and Wongawilli Community Halls, with appointments expected by the end of the financial year. Preliminary works also commenced for the demolition of Pioneer Community Hall, Wollongong.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Community Programs

Responsibility *Manager Community Culture and Engagement*

About this Service

Community programs deliver support to people living in the Wollongong Local Government Area. These services deliver community programs, building community capacity and wellbeing.

Quarterly Progress Update

Council convened the Children and Family Services interagency meeting, attended by more than 70 participants, and delivered the annual National Aboriginal and Islanders Day Observance Committee (NAIDOC) Week grants program, with $10,000 made available to community organisations.

Community safety initiatives included delivery of graffiti prevention murals in Keiraville and Gwynneville, completion of 23 development application referrals, and five safety audits across Thirroul, Wollongong, Lake Heights and West Dapto. Additional Crime Prevention Through Environmental Design advice was provided for a range of locations, including Beaton Park Leisure Centre, Gwynneville, Burelli Street, Crown Street and the Blue Mile, Wollongong. The Alcohol Free Zone review, including signage audit, was also completed.

A range of homelessness initiatives were progressed, including strengthening partnerships with Homes New South Wales and the National Disability Insurance Scheme to support coordinated responses. This included support for the 2026 Street Count, planning for a multi-agency response at City Beach Dunes, Wollongong, delivery of community-based activities, and ongoing sector engagement to improve outcomes for people experiencing homelessness.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Review and deliver the 'Innovate' Reconciliation Action Plan	On-Track	The Aboriginal Reference Group met in February 2026 and the Reconciliation Action Plan Working Group met in March 2026. The Reconciliation Action Plan 2026–2028 was finalised, noted by Council on 23 March 2026 and submitted to Reconciliation Australia. Resources to support National Reconciliation Week 2026 were also shared with staff. Planning progressed for the 2026 Illawarra Indigenous Business Expo, with event leadership transitioning to Bimbala Collective. Sponsorship and nomination processes commenced, supported by internal and external planning meetings ahead of the July 2026 event.
Deliver a range of community development activities and programs that focus on diversity, access, inclusion, and capacity building	On-Track	Council supported distribution of the Low-Cost and Free Meals pamphlet and participated in Food Futures Taskforce initiatives and the Food Relief and Rescue network to strengthen community food support. Representation continued at the Prevention of Older Persons Abuse group, supporting coordinated responses to this issue. Council also facilitated the second Afrikan Workers Forum network meeting, providing a platform to address community needs and explore partnership opportunities.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Community Programs Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement strategies to embed Child Safe standards	On-Track	Council participated in the Local Government Child Safe Working Group and developed the Child Safe Implementation Plan 2026 to guide child safety initiatives across the organisation. The Plan has been finalised and distributed to the Working Group. A submission was also provided to the New South Wales review of the Working with Children Check, and rollout of the Child Safe training module continued across the organisation.
Deliver the Disability Inclusion Action Plan 2020 2025	On-Track	The Community Advisory Group met for a second time, with members providing feedback on the draft Disability Inclusion Action Plan, which has been incorporated into the updated document. Council supported disability inclusion initiatives through participation in the Illawarra Disability Expo on 26 March 2026, alongside 40 organisations, engaging with the community and promoting inclusive services. Work also progressed on social procurement initiatives, including planning for a community workshop in May 2026, development of a car-washing social enterprise in partnership with Flagstaff, and exploration of support opportunities with iAccelerate. Updates to Council's social enterprise webpage are underway, with two local social enterprises supported to achieve verification.
Initiate opportunities and projects to support the community	On-Track	The ClubGRANTS program opened on 1 February 2026 and will close on 31 May 2026, providing funding to support initiatives that improve outcomes for low income and disadvantaged communities. Council also delivered the National Aboriginal and Islanders Day Observance Committee (NAIDOC) Week grants program, with $10,000 available to community organisations. The Connecting Neighbours Grants program was also offered, attracting a diverse range of applications to support activities that build community connection.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Community Programs Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Prepare and deliver a new Community Safety Action Plan 2026-2030	On-Track	The Community Safety Plan 2026–2030 was endorsed for public exhibition by Council on 23 March 2026, with exhibition running from 25 March to 23 April 2026. Delivery of the current 2021-2025 plan continues in parallel during the transition period, with key activities reported separately.
Deliver the Community Safety Action Plan 2021 2025	On-Track	Graffiti prevention initiatives included delivery of murals at Keiraville and Gwynneville bus shelters, supported by media and social promotion. Future mural locations were also scoped, alongside development of a new resource to guide property owners, and participation in a graffiti service optimisation review. Community safety activities included completion of audits at priority locations, including Woodward Memorial Park, Thirroul, and Smith Street, Wollongong, and signage audits across seven suburbs to support the Alcohol Free Zone review. The review was finalised with recommendations to improve clarity and enforceability, with a report prepared to support re-establishment of Alcohol Free Zones. Council continued active participation in key safety networks, including the Illawarra Committee Against Domestic Violence, Wollongong Liquor Accord, Community Drug Action Team and the Local Government Community Safety and Crime Prevention Network. Council also chaired the Community Safety Interagency and progressed planning for 2026 initiatives, including Reclaim the Night, Domestic Violence Speed Networking and the 16 Days of Activism campaign.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Corporate Strategy

Responsibility *Chief Financial Officer*

About this Service

Corporate Strategy responds to the community's needs from engagement, prepares, monitors, and reports on Council's progress to our community, coordinates research and performance measurement, and carries out strategic and business improvement projects.

Quarterly Progress Update

The December Quarterly Review was adopted by Council on 23 February 2026, providing the community with a range of updates and reporting Council's progress on the implementation of the Delivery Program and Operational Plan.

Significant progress was achieved on the preparation of the draft Delivery Program 2025-2029 and Operational Plan 2026-2027. These important planning documents will be presented to 20 April Council meeting for endorsement to be placed on public exhibition from 22 April to 19 May 2026.

The Project Management Framework continues to be implemented and promoted throughout the organisation. Work is underway to develop a tailored training program for Project Sponsors.

A number of internal research surveys were supported during the quarter and performance measurement and reporting remained a focus. Support continued across the organisation to embed a new performance measurement framework, which commenced from 1 July 2025.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Coordinate Council's Service Optimisation Program	On-Track	The first Service Optimisation initiative, focusing on the Development Application (DA) customer interface, has been completed, with all recommendations successfully implemented. Customer Service optimisation is progressing well through a staged delivery approach. Implementation of the Customer Service – Rates recommendations is underway using a phased approach and is being monitored through the Service Optimisation tracking system. The Customer Service – Pits and Drains review has been completed, and recommendations have been finalised and scheduled for implementation. The second stage of Customer Service Optimisation commenced in the second quarter. The Graffiti Service Optimisation is currently underway, and the Public Bins service scope is being finalised in preparation for commencement. Service Optimisation for the end-to-end Road and Regulatory Signage process has been completed, with recommendations developed and currently pending endorsement.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Corporate Strategy Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Coordinate the review and preparation of Council's Delivery Program and Operational Plan	On-Track	Significant progress has been achieved during the quarter, with the Draft Delivery Program 2025-2029 and Operational Plan 2026-2027 nearing finalisation for public exhibition. This includes the draft Budget 2026-2027, draft Infrastructure Delivery Program 2026-2027 to 2029-2030 and draft Revenue Policy, Rates, Annual Charges and Fees 2026-2027. A Council report was prepared for 20 April Council meeting seeking Council's endorsement of the draft Plans to be placed on exhibition. Preparations for community engagement and communications to be undertaken during the exhibition period (22 April - 19 May 2026) were finalised.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Integrated Customer Service

Responsibility *Manager Customer and Business Integrity*

About this Service

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

Quarterly Progress Update

Council continues to embed customer service as a core part of its operations, supported by the updated Customer Service Policy and Charter. These updates establish clear service standards and align with broader customer experience objectives.

This work also distinguishes between service delivery and the overall customer experience, informing development of the Customer Experience Strategy and supporting a consistent, customer-focused approach across Council.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Review Council's customer service and engagement channels with a focus on inclusion, participation and the overall customer experience	On-Track	The Customer Requests interface was updated during the quarter, with a review of the online portal dashboard underway to improve accessibility and user experience. Collaboration was strengthened across Communications and Community Development, with delivery of Easy Read and Diversity and Inclusion training. Inclusion has also been identified as a key focus for the upcoming Customer Experience Strategy.
Review the customer service journey across targeted, high priority operations as part of the Service Optimisation Program and identify opportunities for improvement	On-Track	Council continues to review high-priority customer service journeys through the Service Optimisation Program, with insights informing key actions in the upcoming Customer Experience Strategy. Incremental improvements to high-volume customer requests are also being implemented to enhance the overall customer experience.
Prepare and implement customer experience strategy	On-Track	Development of the Customer Experience Strategy is progressing well, with the first draft nearing completion following engagement with Executive and Councillors. The next phase will focus on incorporating feedback and progressing early engagement to support adoption of the Strategy.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Leisure Centres

Responsibility *Manager Sport and Recreation*

About this Service

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

Quarterly Progress Update

Lakeside and Beaton Park Leisure Centres recorded continued growth in participation and usage during the quarter. Group exercise occupancy remained strong, averaging 79 per cent at Beaton Park and 71 per cent at Lakeside, reflecting an increase on the previous quarter.

Gym visits increased to 26,197, while pool admissions rose to 16,723 and athletics track attendance reached 13,280 visits, demonstrating strong seasonal demand. Membership also grew, with average total membership reaching 4,455, compared to 4,187 for the same period last year.

The Learn to Swim program remained a key strength, with enrolments increasing to 2,007 members by March. Participation in tennis and squash at Lakeside remained steady, with a slight increase supported by school holiday activity and favourable weather conditions.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Undertake detailed design planning for the Beaton Park Aquatic and Recreation Centre	On-Track	Analysis of feedback from previous stakeholder engagement has been completed and shared with relevant Council staff to inform the next phase of work. Concept plans are being finalised, incorporating stakeholder and internal feedback, and will be prepared for presentation to Council in 2026 in line with the adopted Master Plan process.
Review and implement industry leading technologies to provide cost effective and efficient and seamless experience for customers	On-Track	Following completion of the tender process, implementation planning is underway for a new online booking system, representing a key step towards a more efficient and customer-focused platform for community facilities and services. Service improvements continued with the introduction of an overflow call handling system, increasing responsiveness and reducing wait times during peak periods.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Libraries

Responsibility *Manager Libraries and Community Facilities*

About this Service

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

Quarterly Progress Update

Library collections continued to experience strong demand, with physical loans exceeding 240,000 for the quarter and online loans surpassing 90,000. Customer reservations are also expected to exceed 55,000, reflecting sustained growth in usage. Collection development remained responsive to demand, with targeted acquisitions supporting high-use materials and diverse community interests.

Operational activities included community engagement through events such as the Lifeline Book Fair, ongoing collection maintenance, and an audit of Street Libraries.

Local Studies completed digitisation of the Illawarra Mercury Image Index, reaching approximately 34,000 pages, with the next phase to focus on transcription. Additional digitisation and cataloguing work continued, alongside community-focused initiatives such as a successful LGBTQIA+ collection drive and the launch of new online content.

A diverse program of events and activities was delivered across libraries, including author talks, family and early literacy programs, school holiday activities and Seniors Festival events, supporting strong community participation and engagement.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver tailored library programs to facilitate access and participation of people with disability	On-Track	Libraries delivered a range of inclusive programs supporting people with disability during the quarter, including events for International Day of People with Disability and a Social Night for adults aged 18 and over. Ongoing programs such as Quiet Hour provided low sensory spaces across multiple libraries, while initiatives including Vision Impaired Yarners and Pride Connect supported connection and inclusion for diverse community members. Programs such as Knit Stitch Yarn also continued to attract participation from people with disability and their carers.
Deliver library programs that recognise, reflect and celebrate the cultural diversity of our community	On-Track	Library programs continued to reflect and support the cultural diversity of the community. Initiatives included language support through Mango Languages help sessions and regular English conversation groups, as well as partnership programs with the Multicultural Communities Council of Illawarra, including weekly Let's Chat sessions and activities supporting newly arrived communities. Cultural programs also included creative and educational workshops, such as shell art activities celebrating First Nations culture alongside broader cultural traditions, the Burrabin Art Workshop as part of Multicultural March, and sewing programs supporting African refugee women.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Parks and Sports Fields

Responsibility *Manager Sport and Recreation*

About this Service

This service operates more than 1,300 parks, reserves and open space areas including 220 playing fields, seven outdoor fitness stations, nine turf wickets, and 154 playgrounds across the Wollongong Local Government Area and includes Russell Vale Golf Course. Provision of passive access to community parks and playgrounds, and affordable and equitable access to sports fields and facilities. Service planning for diverse public amenity and recreational opportunities. These services are supported through facilitating casual hire and bookings of parks and sports fields. Twenty-two sports fields are licensed by volunteer or semi-professional sporting clubs.

Quarterly Progress Update

Council continued development of a new 20-year Play Strategy, with initial community engagement completed in late January 2026. The Strategy will guide future renewal of play spaces across the Local Government Area and identify actions to enhance play experiences for the community. Outcomes from engagement will inform the draft Strategy, with a report to be presented to Council mid-year ahead of public exhibition.

The quarter also marked the completion of the summer sports season and the commencement of winter pre-season training. In January 2026, Council hosted the Greater Western Sydney Giants training camp, which included an open training session, Australian Football League Super Clinic and player signing session. In February 2026, North Dalton Park hosted a Cricket Australia Second Eleven match between New South Wales and Victoria.

A digital landowner's consent application form is also being trialled, streamlining application processes for sporting clubs and associations and improving transparency and customer experience.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement Landscape Masterplan recommendations for Hill 60 Reserve, Port Kembla	On-Track	Council staff are finalising designs of the precinct lower car park, and finalisation of the Hill 60 Tunnels report to be presented to Council in 2026.
Increase percentage of tree cover and vegetation in passive recreation areas aligned with Urban Greening Strategy and Climate Change Adaptation Plan	On-Track	As at the 2025 canopy survey, urban tree canopy cover across the city is 27.5 per cent. This represents an overall increase of 3.6 per cent since the commencement of the urban greening program in 2018. During the quarter, 70 trees were removed and 81 trees planted across Council's open spaces. These figures relate to public trees. Planting activity is reduced over the summer period, with a focus on maintaining and watering trees established in previous seasons to support successful growth and establishment.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Parks and Sports Fields Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement the Landscape Masterplan for Stuart and Galvin Parks, North Wollongong.	On-Track	Council continued to progress the Aboriginal Heritage Impact Permit application. This work remains ongoing and is a key requirement to enable future test excavations and archaeological investigations. Completion of the Aboriginal Heritage Impact Permit process and associated studies will inform the staging and delivery of works required to implement the adopted master plan.
Implement the adopted Masterplans including: Figtree Oval Recreational Masterplan; King George V Oval; Port Kembla; and Cringila Hills Recreation Masterplan	On-Track	Works at King George V Oval, Port Kembla, have been completed, including installation of a new shelter with two picnic settings and a barbeque. These upgrades improve the functionality and amenity of the park for community use. Tender specifications for the redevelopment of the sportsfield amenities building at Figtree Oval, Figtree, have been finalised. The project, which is partially grant funded, is expected to be released to market shortly, enabling the next stage of delivery to proceed.
Progress the development of the Lang Park Masterplan	Delayed	Progress of the Lang Park Masterplan has been delayed pending further clarity on the New South Wales Government's planning framework for the WIN Entertainment Centre and Stadium Precinct. Council is currently working with relevant stakeholders to understand the implications for Lang Park and to ensure future planning aligns with the broader precinct vision. The timing of next steps will be informed by these discussions to support a coordinated and integrated approach.
Progress the planning and development of a Wollongong City Centre Skate Park	On-Track	Council has prepared a functional brief to support delivery of the City Centre Skate Park at MacCabe Park and the Northern Suburbs skate park at Thirroul. Tender specifications are currently being finalised, with procurement expected to commence next quarter. This work represents a transition from site selection and community engagement to the detailed design and delivery phase of the projects.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Parks and Sports Fields Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Deliver complementary infrastructure to support increased visitation and activation resulting from the Illawarra Escarpment Mountain Bike Network	On-Track	Council worked closely with New South Wales National Parks and Wildlife Service on the development and approval process for the Balgownie Mountain Bike Network. Community information sessions are planned for next quarter, with tendering to follow. Work is also underway with New South Wales National Parks and Wildlife Service to plan complementary infrastructure to support the network. Specifications are being progressed and locations finalised for supporting infrastructure associated with the Mountd Kembla Trails, aligning with further track works planned by New South Wales National Parks and Wildlife Service over the next 12 months.
Subject to Transport for NSW plans for the proposed Bulli Bypass, undertake detailed design planning for Bulli Showground and future use	Deferred	The Bulli Showground Master Plan has been deferred to allow for further consideration of previous community engagement outcomes and supporting materials. This work will inform updates to the proposed Master Plan, which is anticipated to be presented to Council for endorsement in 2026. Transport for New South Wales continues planning investigations to improve traffic flow and connectivity around the Bulli Town Centre. These investigations will be monitored to support alignment between transport planning and future outcomes for Bulli Showground.
Collaborate with Destination Wollongong and the Australian Baseball League to establish Wollongong as a home base location for a National Baseball League team	Complete	Baseball Australia has advised Wollongong is not currently being considered as a location for a future Australian Baseball League home base in the short to medium term. Council will continue to work with state and national baseball organisations as part of the Sportsfields and Sporting Facilities Strategy review over the next 12 months.
Identify and collaborate with sporting clubs and associations on future planning priorities	On-Track	Council continued engagement with a range of sporting associations, building on discussions from the previous quarter. An update on current projects and upcoming works was provided to the Sports Facilities Reference Group. Work is underway with the New South Wales Office of Sport to trial and provide feedback on a new digital planning tool. The tool will support identification of future facility needs, gaps and opportunities across the Local Government Area, informing longer-term strategic planning for sporting infrastructure.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Parks and Sports Fields Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver funded and sportsfield irrigation and drainage infrastructure projects	Complete	Drainage works at JJ Kelly Park, Wollongong and St James Park, Coledale have been completed as part of this year's Infrastructure Delivery Program.
Deliver amenities upgrade at Figtree Oval, Figtree	On-Track	Project specifications and supporting documentation have been drafted and finalised. Subject to completion of this work, the project is planned to proceed to market in the June 2026 quarter for procurement.
Install funded sportsfield lighting at priority locations in accordance with the Sportsgrounds and Sporting Facilities Strategy 2023-2027	On-Track	Works have progressed on the Towradgi Sportsfield floodlighting project following award of the tender in the December 2025 quarter, with construction now underway on site. The Ocean Park, Woonona floodlighting project has completed the tender process and is currently under evaluation, with submissions being assessed to inform next steps.
Support the Illawarra Stingrays Football Club with establishing a home ground location at Lakelands Oval, Dapto by delivering funded drainage upgrades, finalising a long-term licence and supporting the Club with carrying out their grant funded works	Complete	Works are now complete and this site is in operation by the Illawarra Stingrays.
Establish a suite of policies and licence agreements to guide the usage of sporting space and infrastructure by both unstructured recreation activities and structured sport	On-Track	Council continued to develop policies and supporting documentation to guide the use of sporting spaces and infrastructure for both structured sport and informal recreation. This includes updates to wet weather sportsfield closure procedures, which are scheduled for implementation next quarter. Targeted support has also been provided to sporting clubs regarding signage approvals, improving clarity of processes and consistency across sites. Work on broader policy and licence documentation will continue, informed by ongoing engagement with clubs and operational requirements.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Parks and Sports Fields Continued

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Adopt a set of minimum standards for the design and construction of new sports amenity buildings	On-Track	Council staff presented to the Sports Facilities Reference Group on relevant sporting association guidelines, historical provision, and the current condition and capacity of existing facilities. The session also included discussion on emerging needs and priority considerations across sporting clubs and codes. Following this engagement, proposed facility standards will be finalised and provided to the Sports Facilities Reference Group ahead of the next meeting, with consideration and adoption planned for the June 2026 quarter.
Deliver amenities upgrade at Thomas Gibson Park, Thirroul	Complete	This project has been delivered and is in operation for the 2026 winter season.
Implement the Sportsgrounds and Sporting Facilities Strategy 2023-2027	On-Track	Following Council's adoption of the Sports Facilities Grants Program in the December 2025 quarter, funding agreements have been issued to successful sporting clubs. Council is working with clubs to support delivery of funded infrastructure projects and ensure works progress in line with grant conditions and agreed timeframes. This work represents the implementation phase of the program and supports the objectives of the Sportsground and Sporting Facilities Strategy, delivering improvements to sporting infrastructure across the Local Government Area.
Implement recommendations of the Public Toilet Strategy 2019-2029 to improve accessibility	On-Track	Accessibility improvements to public toilet infrastructure continue to be delivered through Council's Infrastructure Delivery Program. When public amenities and toilet facilities are renewed or replaced, facilities are upgraded to contemporary standards - including accessibility requirements under Disability Discrimination Act. Council will commence a review of the Public Toilet Strategy during 2026-2027 to ensure it remains aligned with Council's adopted Asset Management Plan and future service planning priorities.
Prepare the Bellambi Foreshore Precinct Plan	On-Track	Concept site plans are being prepared in response to the Homes New South Wales Planning Proposal and to consider the Wollongong Coastal Management Program Stage 2 Coastal Hazard Risk Assessment Report.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Public Health and Safety

Responsibility *Manager Regulation and Enforcement*

About this Service

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

The service provides environmental and public health related assessment and referrals as part of the development assessment process. It also involves the development of environmental and public health policies, community education programs, and customer information.

Quarterly Progress Update

A range of Public Health and Safety services were delivered during the quarter, including inspections of onsite wastewater systems, skin penetration and beauty premises, and cooling towers.

Council staff inspected 30 skin penetration and beauty businesses and 64 cooling towers. Customer requests were received throughout the quarter and responded to in a timely manner.

The onsite wastewater management program continued, with inspections undertaken across the Local Government Area. A total of 26 approvals to install onsite wastewater systems were issued, along with one additional installation approval.

Implementation of the school zone parking program continued, with a focus on improving safety for school children. More than 193 patrols of primary schools were conducted, with fines issued where appropriate for illegal and unsafe parking.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Inspect all medium and high-risk retail food premises annually	On-Track	The Food Safety Program was delivered throughout the quarter, with Council staff undertaking inspections of food businesses to confirm compliance with the requirements of the Food Act. This program forms part of Council's ongoing partnership with the New South Wales Food Authority to protect public health and ensure food safety across the community. More than 575 inspections were conducted across the Local Government Area, including fixed, temporary and mobile food businesses. Seven Improvement Notices were issued under the Food Act to support compliance and protect public health. In addition to scheduled inspections, Council staff responded to 98 Customer requests relating to food businesses, ensuring concerns were investigated and addressed in a timely manner.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Public Health and Safety Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Maintain inspection programs for public swimming pools, places of shared accommodation and, mortuaries	On-Track	Three public swimming pool inspections and five inspections of shared accommodation premises were completed. Inspections of sex industry premises have been scheduled and will be finalised in the coming months.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Youth Services

Responsibility *Manager Community Culture and Engagement*

About this Service

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

Council funds the Neighbourhood Youth Work Program in Port Kembla and Berkeley to support the needs of young people in the community.

Quarterly Progress Update

A program of recreation, cultural and education activities continued for young people aged 12 to 24 at Wollongong Youth Centre and across the Local Government Area.

Sector support was provided through coordination of the Wollongong Youth Network, along with funding and support for the Neighbourhood Youth Work Program.

Local high schools and alternative education settings were engaged to promote Youth Services activities, programs and events.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver a range of youth development opportunities with a focus on engagement, inclusion, skill development, sector development, and support.	On-Track	A range of youth development opportunities were delivered, including Bellambi Connect, Dapto Connect, Bundaleer Connect, Teenz Connect, Dungeons and Dragons, Be Proud and Empowered, Rainbow League, and work readiness and wellbeing workshops. School holiday activities included workshops in film making and stop motion, street art, a Dungeons and Dragons tour, sewing and robotics. Youth in Fashion was delivered during the term in partnership with local designer Beth Gobran, supporting young people to design and create sustainable fashion items.
Provide opportunities for young people to develop skills, experience, and exposure in creative industries	On-Track	The Young Artist in Residence delivered workshops for young people during the school holidays and through the Crafts and Chat program. The artist also continued development of a collaborative artwork during the January workshops, with the final piece scheduled for launch during Youth Week in April. Through Our Lens – Youth Week Edition was delivered in partnership with young people from Elouera Autism Spectrum Disorder Support Unit at Illawarra Sports High School, contributing photographic works aligned to the Youth Week theme, Dream. Dare. Do. The Youth Services Open Day was held in January, showcasing the Youth Centre and a range of services available to young people. The event was well attended, with new participants and families engaging with programs and activities. Regular weekend workshops were also delivered, providing opportunities for young musicians to record their music.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
4.1 Number of visitors to Council commercial heated pools (Beaton Park, Corrimal, Dapto)	At least 180,000 per annum	210,484[1] (YTD)	330,179[2] (YTD)
4.2 Residents' average satisfaction score with Council commercial heated pools (Beaton Park, Corrimal, Dapto)	Maintain	4.10*	*4.10#*
4.3 Residents' average satisfaction score with public swimming pools (free) (Continental, Port Kembla, Berkeley, Unanderra, Thirroul, Helensburgh)	Maintain	4.10*	*4.10 #*
4.4 Residents' average satisfaction score with patrolled beaches	Maintain	4.50*	*4.40#*
4.5 Residents' average satisfaction score with tidal rock pools	Maintain	4.20*	*4.30 #*
4.6 Residents' average satisfaction score with lifeguard services	Minimum score of 3.75	New measure	*4.40 #*
4.7 Number of hours Council managed district centres are used (Thirroul, Corrimal and Dapto)	Increase	24,369 (YTD)	28,202 (YTD)
4.8 Number of visitors to Council managed district centres (Thirroul, Corrimal and Dapto)	Increase	146,325 (YTD)	152,527 (YTD)
4.9 Residents' average satisfaction score with managed district centres (Thirroul, Corrimal and Dapto)	Maintain	4.30*	*4.10#*
4.10 Residents' average satisfaction score with customer service centre	Maintain	3.90*	*3.70 #*
4.11 Percentage of customer enquiries resolved at the first point of contact	Increase	New measure	75% (YTD average)

*Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[1] Data includes Corrimal and Dapto (excludes Beaton Park).

[2] Data tracking higher due to absence of usual two week shutdown at Corrimal Pool in July 2025.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
4.12 Percentage of customer requests actioned within 10 working days	80%	New measure	75% (YTD average)
4.13 Residents' average satisfaction score with leisure centres (Beaton Park, Lakeside)	Maintain	3.90*	*4.00* #
4.14 Number of visitors to Council libraries	Increase	269,712[3] (YTD)	403,000 (YTD)
4.15 Number of active library members	Increase	New measure	66,792[4]
4.16 Number of physical and digital library loans	4.36 per capita per annum	4.72 per capita 1,038,610 (YTD) Total Loans	4.65 per capita 1,022,520 (YTD) Total Loans
4.17 Number of participants in library learning programs	Increase	38,353 (YTD)	44,966 (YTD)
4.18 Number of library learning programs	Increase	1,864 (YTD)	2,133 (YTD)
4.19 Residents' average satisfaction score with libraries	Maintain	4.40*	*4.30* #
4.20 Residents' average satisfaction score with library services	Maintain	4.20*	*4.30* #
4.21 Residents' average satisfaction score with parks and open spaces	Minimum score of 3.75	New measure	*4.20*#
4.22 Residents' average satisfaction score with sports fields and facilities	Minimum score of 3.75	New measure	*3.90* #
4.23 Residents' average satisfaction score with children's playgrounds	Increase	3.90*	*3.90*#
4.24 Residents' average satisfaction score with Russell Vale Golf Course	Maintain	4.20*	*3.90* #

*Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

[3] Result for the period 1 October to 31 March 2025 as data unavailable for 1 July to 30 September 2024 due to a system outage.

[4] December 2025 data was reported incorrectly. The correct number of active library members at end of December 2025 was 64,405.

GOAL 4 | WE HAVE A HEALTHY, RESPECTFUL, AND INCLUSIVE COMMUNITY

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
4.25 Residents' average satisfaction score with condition/cleanliness of public toilets	Minimum score of 3.75	3.00*	*3.00* #
4.26 Residents' average satisfaction score with the location/availability of public toilets	Minimum score of 3.75	New measure	*3.10* #
4.27 Number of participants in programs and activities delivered to young people through the youth centre	24,000 per annum	19,559 (YTD)	19,671 (YTD)

* Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

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Home | Council| Council Documents| Our Wollongong Our Future| Delivery Program and Operational Plan
https://www.wollongong.nsw.gov.au/__data/assets/pdf_file/0020/286004/Delivery-Program-2025-2029-Measures-Dictionary.pdf

SUPPORT SERVICES

March Quarter Highlights



Tar Crew from the South Depot took part in manual handling training in February.





A twelve-month trail of license plate recognition software to scan parking zones has commenced to support fairer and more consistent parking compliance, improved turnover in high demand areas and better parking access for the community.

SUPPORT SERVICES

Employee Services

Responsibility *Senior Manager People and Culture*

About this Service

Council's Employee Services provides support, advice and information to staff, including Staff Talent Identification and Talent Management, Preventative Health and Wellbeing initiatives, and ongoing Capability development. Employee Services provides tools and resources supporting Employee Relations, Change Management and Payroll Services. Our service fosters a safe and equitable work environment through the adoption of Diversity and Inclusion and Remuneration and Benefits programs with a focus on skill development enhancing the employee experience.

Quarterly Progress Update

In line with the Workforce Management Strategy 2025–2029, Council progressed initiatives to strengthen organisational capability and support effective service delivery to the community.

Work continued to optimise digital human resource systems, improving efficiency and providing more accessible and user-friendly tools for staff. Targeted leadership development programs and expanded wellbeing initiatives were also progressed to support a skilled, engaged and resilient workforce. These initiatives contribute to building an inclusive and capable organisation, delivering positive outcomes for employees and the community.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver Council's Equal Employment Opportunity Management Plan	On-Track	Council continued to progress the Equal Employment Opportunity Management Plan, embedding diversity, equity and inclusion across workforce practices. Three apprenticeships were supported, including one opportunity targeted for Aboriginal and Torres Strait Islander peoples. Engagement with the Australian Human Rights Commission progressed through the Equality at Work pilot program, with the General Manager attending the Equality at Work Chief Executive Officer Forum. An Employer Partnership Agreement was established with JobAccess to support disability employment outcomes. Council was also recognised as a Carer Inclusive Workplace under a Commonwealth Government initiative. Leadership capability was strengthened through a workshop including a focus on neurodiversity in the workplace, supporting awareness and inclusive practice across the organisation.

SUPPORT SERVICES

Employee Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement the Workforce Management Strategy 2025-2029	On-Track	Council continued to implement the Workforce Management Strategy 2025–2029, with activity across all focus areas to support a capable, inclusive and future-ready workforce. Neurodiversity Celebration Week initiatives were delivered, including a leadership awareness session and promotion of accessible technology resources to support workplace adjustments. Leadership capability development continued through Leaders Connect and Deep Dive sessions, alongside progress on onboarding and learning pathways and expansion of eLearning opportunities. Preventative health initiatives included accreditation of 10 Mental Health First Aid Officers and re-accreditation of the 2023 cohort, development of new safety and Work Health and Safety eLearning modules for rollout during the June 2026 quarter, consultation and testing of the psychosocial hazards procedure, and continued rollout of the Occupational Violence Program, including de-escalation training and establishment of a champion model.
Refresh Council's Talent Strategies	On-Track	Council continued work to build a skilled and diverse workforce that reflects and supports our community. Recruitment activities are underpinned by tailored Talent Strategy Briefs, helping ensure roles are filled through fair, inclusive and consistent hiring processes. A planned and strategic approach to recruitment has been implemented across divisions, with a strong focus on improving candidate experience and accessibility. Work is also continuing to strengthen inclusive pathways into Council, including further development of vocational education and training opportunities, alongside broader cultural inclusion initiatives.

SUPPORT SERVICES

Employee Services Continued

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Deliver Safety and Wellbeing Programs	On-Track	Implementation of the Work Health and Safety Management System continued during the quarter, alongside delivery of health and wellbeing programs. Strategic Safety Team meetings were held to review and progress Work Health and Safety procedures, including endorsement of new procedures, updates to existing procedures and integration of additional procedures into the Work Health and Safety Management System. The Managing Psychosocial Hazards Procedure progressed through Senior Leadership Team consultation, with education planned for managers to support work area specific risk assessments in line with the Codes of Practice. Mandatory Work Health and Safety training continued, including First Aid, Our Safety for Leaders and introduction to the Work Health and Safety Management System. The Occupational Violence Program also progressed, with training delivered in high-risk work areas and development of targeted training resources. Operational work focused on reviewing risk assessments for high-risk areas and progressing rollout of the 11 critical risks, including traffic management and powered plant, with implementation to continue during the June 2026 quarter.

SUPPORT SERVICES

Financial Services

Responsibility *Chief Financial Officer*

About this Service

Wollongong City Council is a large and diverse organisation that provides services from the funding it receives from its community through rates, grants, fees, and charges. Financial Sustainability, conservation of Council's capital and operational efficiency are aims of this service. This is achieved through financial strategy, policy, budgets and controls; while ensuring Council meets its taxation obligations, investment return, and internal and external reporting that provides transparency about decision-making. A key focus of the service is to maintain a high level of customer service to its internal and external stakeholders.

Quarterly Progress Update

The December 2025 Quarterly Review of financials was completed, alongside development of the draft Budget 2026-2027 and review of the Long Term Financial Plan. The draft Budget 2026-2027 will be placed on public exhibition as part of the draft Delivery Program 2025-2029 and Operational Plan 2026–2027.

Monthly financial and investment reports were provided to Council. Planning has commenced for the 2026 Audited Annual Financial Statements in collaboration with Council's Audit Service Partner, EY.

More than 71,000 rates instalment notices were issued in accordance with the Revenue Policy, with March 2026 quarter receipts in line with forecasts.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Review the rating structure to align to legislative changes	Deferred	Council has reviewed its rating structure and pricing as part of the Integrated Planning and Reporting process and determined its Revenue Policy based on that review (adopted 30 June 2025). The rating structure remained unchanged as the anticipated legislative change, that is required to provide further relevant options for Council, has not been progressed.
Progress outcomes from the Service Optimisation review to enhance the rates customer experience	On-Track	A number of initiatives are underway following the Service Optimisation review to improve the rates customer experience. Development of an online Rates Calculator is well progressed and is expected to be available from 1 July for the new rating period. Improvements to communication templates are being implemented, an updated Direct Debit form is nearing completion, and Electronic Funds Transfer refund payments are currently being tested to replace cheque payments. Other initiatives are progressing as planned, while the review of the debt recovery process is delayed awaiting resourcing.

SUPPORT SERVICES

Governance and Administration

Responsibility *Manager Customer and Business Integrity*

About this Service

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

Quarterly Progress Update

A range of essential corporate support services were provided to the organisation, including front line customer contact centre, procurement, fleet management and stores services as well as governance and risk management services. Core activities are on track and within budget. During the quarter, the statutory process was managed relating to the resignation of Councillor Tiana Myers and the conduct of the countback election to elect a new Councillor to represent Ward 3.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Deliver the Internal Audit Program	On-Track	The 2025-2026 internal audit program is well underway and is currently on track to be completed by 30 June 2026.
Administer the Destination Wollongong 2021-2026 Funding Agreement	On-Track	Council continues to work closely with Destination Wollongong on administering the Funding Agreement for 2021- 2026. Discussion occurs quarterly on Key Performance Indicators and achievements, with discussion regarding major projects occurring on a regular basis.
Deliver Council's advocacy program, including seeking funding support and legislative reform to achieve the best possible outcomes for our community	On-Track	Engagement continued with key Ministers, local Members of Parliament and government agencies on a range of advocacy matters. Key activities included development of an advocacy priorities document, preparation of a submission to the New South Wales Government ahead of the 2026 Budget, and establishment of the Local Government Eight (LG8) partnership. This partnership brings together eight councils across the Illawarra Shoalhaven and South West Sydney to strengthen regional advocacy and deliver coordinated outcomes for communities.

SUPPORT SERVICES

Information Management and Technology

Responsibility *Chief Digital and Information Officer*

About this Service

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

Quarterly Progress Update

Support continued for Council operations and the community, including responding to Government Information (Public Access) requests, progressing enhancements to the OneCouncil system including the 2025B upgrade, delivering cyber security improvements, and responding to closed circuit television footage requests.

The Enterprise Booking Project reached a major milestone with completion of the procurement phase. Implementation across Libraries, Sport and Recreation, and Events is scheduled to commence next quarter.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Implement the Cyber Security Strategy	On-Track	Phase 1 implementation (alignment with Australian Signals Directorate Essential 8 Maturity Level 1) is in-progress. This work focuses on strengthening fundamental protections to reduce the risk of cyber security incidents, protect Council systems and information, and support the safe delivery of services to the community.
Pilot and expand the use of robust SMART technologies across Council	On-Track	The Intelligent Defect Management system has been fully implemented and embedded into business as usual processes. At Barina Park, Lake Heights, installation of sensors, trenching and cabling for the declared dams monitoring system has been completed. Flood event alerting processes have been validated, with email notifications operational and short message service functionality pending vendor onboarding. Real time analytics have been developed to support monitoring during flood events and post event analysis, with final project sign off subject to on-site simulation testing. People counting has been implemented across Council pools, with real time analytics improving visitation accuracy. Implementation across Community Centres has also been completed, with validation against booking information and live footage, and dashboards now available to end users via the existing closed circuit television network. The Mobile Enforcement System trial commenced on 23 February 2026 across Wollongong, North Wollongong, Fairy Meadow, Keiraville and Gwynneville, with early data indicating improved parking compliance. Scoping has also commenced for a parking meter transformation project, alongside digital wayfinding works at Stuart Park, North Wollongong.

SUPPORT SERVICES

Information Management and Technology

Operational Plan 2025 - 2026 Update		
Actions	**Status**	**Comment**
Implement the Operational Security Strategy	On-Track 	Actions within the Operational Security Strategy are either completed or well progressed. An updated Operational Security Strategy will be developed during 2026-2027.

SUPPORT SERVICES

Infrastructure Strategy and Support

Responsibility *Manager Infrastructure Strategy and Planning*

About this Service

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

Quarterly Progress Update

Development of the new Infrastructure Delivery Program for 2026–2027 to 2029–2030 has commenced, with the draft program proposed for public exhibition following Council endorsement for the period 22 April to 19 May 2026.

Asset data collection for open space, recreation and swimming pool assets has been completed, with revaluations of these asset classes now underway.

Opportunities to secure external funding to support delivery of the Infrastructure Delivery Program continued to be pursued. More than $2 million in funding applications were submitted for projects including Stuart Park Northern Amenities, North Wollongong, and Crown Street Upgrade (north side), Atchison Street to Globe Lane, Wollongong.

The outcome of Council's December 2025 application to the New South Wales Government's Low Cost Loan Initiative remains pending. The application seeks $25 million as an interest subsidised loan to support Stage 5 of the West Dapto Road Upgrade, with the outcome expected in April or May 2026.

Operational Plan 2025 - 2026 Update

Actions	Status	Comment
Update Council's Asset Management Plan to maintain optimum investment in Council's asset portfolio	On-Track	An Asset Steering Committee has been established to provide oversight of asset management priorities. Key actions are being informed by the Open Space and Pool Infrastructure revaluation project, supporting an evidence-based approach to future investment and planning.
Implement the Asset Management Improvement Program	On-Track	Implementation of the Asset Management Improvement Program continued during the quarter. A maturity assessment of asset management practices has been completed to complement the Asset Management Plan 2025–2035. A consolidated actions register has been developed, bringing together improvement actions identified through the Asset Management Plan and maturity assessment to guide program delivery.

SUPPORT SERVICES

Measuring Success

Measure	Target/ Desired Trend	March 2025	March 2026
S.1 Average days to pay creditors	7 days	6.5 (YTD average)	7.6 (YTD average)
S.2 Residents' average satisfaction score with Wollongong City Council's overall performance	Increase	3.50*	*3.40* #
S.3 Formal Government Information Public Access applications processed within 20 days	100%	97.7% (YTD average)	100% (YTD average)

*Data from Wollongong City Council Community Satisfaction Survey 2023.

Data from Wollongong City Council Community Satisfaction Survey 2025.

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Budget Review Statement

March 2026

Introduction

The Quarterly Budget Review Statement provides financial information and updates to the Council and the community on income and expenses in comparison with the approved annual budget. It outlines the Original Budget and year to date spend, as well as proposed variations to the budget and future year forecasts that have been identified in the quarter.

Changes to Council's income and expenses occur throughout the financial year due to both external and internal factors. This report provides the mechanism to communicate such changes to Councillors and the community in a transparent manner. The Quarterly Budget Review Statement is composed of the following budget review components:

1 Income and Expenses and Capital Budget Commentary

2 Income and Expenses Statement

3 Summary of Variations – Operational and Capital

4 Budget Review Cash and Investments Position

5 Budget Review Key Performance Indicators

6 General Manager Approved Tenders

7 Statement by the Responsible Accounting Officer

Appendix 1 – Capital Project Reports by Asset Class

Appendix 2 – Quarterly Budget Review Statement (legislative reporting format)

Income and Expenses and Capital Budget Commentary

This Budget Review includes proposed estimates of income and expenses for 2025-2026 financial year. The Income and Expenses Statement can be found in Table 1 - Income and Expense Statement.

Commentary: Following the December Quarterly Review, Council reported a budgeted Operating Result [pre-capital] surplus of $11.3 million and a deficit Funds Result of $19.6 million. This review proposes a negative movement of $12.8 million in the Operating Result [pre-capital], resulting in a revised operating deficit of $1.5 million. Despite this deterioration in the operating position, the Funds Result improves marginally by $57K.

The deterioration in the Operating Result [pre-capital] is primarily attributable to a reclassification of expenditure from Capital Expenditure to Operating, with $13.4 million transferred to Materials, Services and Other Expenses. This adjustment ensures that costs associated with infrastructure work-in-progress are treated appropriately and capitalised in accordance with relevant accounting standards and policies. While this reallocation does not impact on Council's overall net Funds Result, it adversely affects the Operating Result [pre-capital] due to the timing and classification of expenses.

Offsetting impacts within the review include proposed marginally higher operating revenues, Other Revenues, User Fees and Charges, and additional operating grants, partially offset by an increase in Employee Costs. Employee cost movements largely reflect the reallocation of existing budgets to support priority initiatives, particularly within Information Management and Technology to strengthen Council's capability and cybersecurity.

Further adjustments reflected in this review include the rephasing of operating and capital funded projects into future periods and the deferral of significant Planning Agreement contributions of $17.3 million, most notably relating to Calderwood. These timing changes affect the profile of Grants and Contributions, restricted asset movements, and the Capital Program, with detailed explanations provided in the Summary of Variations and Appendix 1.

A table of variations is included in the report below.

Capital Budget Statement

The Capital Budget Statement provides the Original and proposed Capital Budgets. Additional Project Capital Budget Reports and variations by asset classes are provided in Appendix 1.

Commentary: Through the March Quarterly Review, Capital Expenditure to date and forecast to year end has been assessed to validate accounting treatments. Approximately $13.4 million of expenditure has been identified as operational under current accounting principles, requiring transfer of actual costs and budget from the Capital Budget to Operating Budget. Importantly, these budget transfers do not alter the scope or deliverables of any of the projects, nor do they impact cost to Council. These costs were predominantly from non-repeatable activities such as the removal of unsuitable material during construction of the new Southern Suburbs Community Centre and Library and significant works to relocate utilities not owned by Council (Sydney Water, Endeavour Energy, etc.) as part of the West Dapto Road upgrade project. In addition, $4.9 million of Capital Expenditure budget has been moved to 2026-2027 given timing of construction works. In addition, $4.9 million of Capital Expenditure budget has been re-phased to 2026–2027 to reflect the revised timing of construction activities. While project delivery timeframes remain unchanged, the re-phasing ensures budgets are aligned with the expected timing of expenditure.

These proposed budgets adjustment results in a $18.3 million reduction in the Capital Budget. An additional $2.0 million is proposed to be removed from the Capital Budget and re-allocated to the Strategic Project Restricted Account, reducing the overall Capital Budget to $106.7 million. Council achieved capital expenditure at the end of March 2026 of $77.5 million which is 86.8% of the phased budget for March 2026 of $89.3 million.

A summary of the details of reportable changes to the 2025-2026 Capital Program Budget is attached in Appendix 1.

Income and Expense Statement

Table 1

Wollongong City Council
March Quarter 2026
Income and Expense Statement

	2025/2026 Original Budget $'000	2025/2026 Current Budget $'000	Proposed v Current Variance $'000	2025/2026 Proposed Budget $'000	2025/2026 Actual YTD $'000
Income From Continuing Operations					
Rates and Annual Charges	258,973	259,833	(0)	259,833	192,835
User Charges and Fees	40,870	41,245	53	41,298	31,245
Interest and Investment Revenues	6,240	12,255	(0)	12,255	8,218
Other Revenues	6,334	6,380	150	6,531	4,259
Rental Income	7,553	7,811	(88)	7,723	5,334
Grants & Contributions provided for Operating Purposes	28,960	19,518	139	19,657	16,763
Grants & Contributions provided for Capital Purposes	70,216	73,317	(16,342)	56,975	27,030
Other Income:					
Profit/Loss on Disposal of Assets	0	28,516	0	28,516	18,896
Total Income from Continuing Operations	**419,147**	**448,875**	**(16,088)**	**432,787**	**304,579**
Expenses From Continuing Operations					
Employee Costs	169,238	174,787	121	174,908	129,056
Borrowing Costs	1,028	1,125	0	1,125	687
Materials & Services	103,104	95,290	12,907	108,197	64,194
Other Expenses	26,217	24,516	13	24,529	18,718
Depreciation, Amortisation + Impairment	88,185	88,484	0	88,484	64,720
Labour Internal Charges	(23,041)	(17,381)	(0)	(17,381)	(12,725)
Non-Labour Internal Charges	(2,497)	(2,529)	(0)	(2,529)	(1,345)
Total Expenses From Continuing Operations	**362,235**	**364,291**	**13,041**	**377,332**	**263,305**
Operating Result	**56,912**	**84,584**	**(29,129)**	**55,455**	**41,274**
Operating Result [pre capital]	**(13,304)**	**11,267**	**(12,787)**	**(1,520)**	**14,244**
Funding Statement					
Net Operating Result for the Year	56,912	84,584	(29,129)	55,455	41,274
Add back :					
- Non-cash Operating Transactions	108,577	80,929	7	80,936	60,520
- Restricted cash used for operations	11,963	13,364	8,278	21,642	7,128
- Income transferred to Restricted Assets - Operating	(6,445)	(17,557)	(2,122)	(19,680)	(10,747)
- Income transferred to Restricted Assets - New Assets	(50,087)	(93,788)	16,342	(77,446)	(55,638)
- Payment of Right of Use Leases	(514)	(514)	0	(514)	(316)
- Payment of Accrued Leave Entitlements	(16,354)	(18,404)	0	(18,404)	(15,463)
Borrowings repaid					
Advances (made by) / repaid to Council	0	(240)	0	(240)	(292)
Funds Available from Operations	**104,052**	**48,373**	**(6,625)**	**41,749**	**26,465**
Income transferred to Restricted Assets - Existing Assets	(9,080)	(9,080)	0	(9,080)	(6,810)
Proceeds from sale of assets	5,610	30,399	0	30,399	23,992
Restricted Assets used for Asset Replacement	1,399	7,875	368	8,243	5,114
Funds Available for Asset Replacement	(66,437)	(63,922)	8,203	(55,719)	(35,634)
Available Funds Applied to New, Upgraded & Expanded Assets	**35,544**	**13,645**	**1,946**	**15,591**	**13,126**
Capital Budget Statement					
Assets Acquired - Replacement	(66,437)	(63,922)	8,203	(55,719)	(35,634)
Assets Acquired - New, Upgraded & Expanded Assets	(72,728)	(62,825)	11,998	(50,827)	(41,714)
Payment from Tip Rehabilitation Provision	(250)	(250)	60	(190)	(159)
Contributed Assets	(5,871)	(5,871)	0	(5,871)	0
Funded From :-					
- Funds Available for Asset Replacement	66,437	63,922	(8,203)	55,719	35,634
- Available Funds Applied to New, Upgraded & Expanded A	35,544	13,645	1,946	15,591	13,126
- Internally Restricted Cash	8,898	10,120	(1,027)	9,093	6,578
- Borrowings	0	0	0	0	0
- Grants for New Assets	6,017	(3,013)	(5,690)	(8,703)	3,339
- Developer Contributions	22,345	21,739	(7,150)	14,589	14,626
- Other Externally Restricted Cash	400	944	(207)	737	764
- Other Capital Contributions	5,871	5,897	127	6,024	224
TOTAL FUNDS SURPLUS / (DEFICIT)	**226**	**(19,615)**	**57**	**(19,558)**	**(3,216)**

Summary of Variations – Operational and Capital

This section outlines the variations recommended through the March Quarterly Review, by financial statement line item, as detailed in Table 1 – Income and Expense Statement. Positive variances represent favourable movements, indicating an improvement in the Funds Result, while negative variances represent unfavourable movements, indicating a deterioration in the Funds Result.

The recommended budget variations include the following material items:

Variations	Net by Type $'000
User Fees and Charges The increase in User Fees and Charges primarily relates to minor pricing and operational adjustments within Corrimal and Bulli Tourist Parks. These increases are fully offset by corresponding movements in Materials and Contracts expenses.	53
Other Revenues & Rental Income The increase reflects adjustments to parking infringement penalties and revisions to lease income within Commercial Properties to align with updated lease agreements. The Commercial Property adjustments are the primary driver of the improvement in the Funds Result.	62
Grants & Contributions (Operating) The increase is primarily attributable to grant funding secured for the 2026 Culture Mix Festival within Community, Cultural and Engagement.	139
Employee Costs The increase in Employee Costs primarily reflects a reallocation of budget from Materials, Services and Other Expenses to support the delivery of specific initiatives. The principal adjustment relates to Information Management and Technology to strengthen Council's information technology capability, including enhanced cybersecurity measures.	(121)
Materials, Services & Other Expenses The increase in Materials, Services and Other Expenses primarily reflects a reallocation of budget from Capital Expenditure to Operating Expenditure ($13.4 million). This adjustment ensures that costs incurred on capital projects are classified appropriately and capitalised in accordance with relevant accounting principles. The reallocation moves funding to the correct expense category and has no impact on the overall Funds Result; however, it does adversely affect the Operating Result (pre-capital). The corresponding fund offsets are outlined below. Additional adjustments relate to the rephasing of funded project expenditure into future periods ($0.5 million). These include the Bulli Showground Master Plan ($0.1 million), Stormwater Quality Management ($0.1 million), Coastal Management Program ($0.1 million), Stormwater Asset Management System ($0.1 million), and the Feasibility Study for a Synthetic Football Pitch in the Northern Suburbs ($0.1 million).	(12,920)
Operating Result [pre capital] Variation	**(12,787)**
Grants & Contributions (Capital) The decrease mainly relates to Calderwood Planning Agreement Contributions ($17.3 million), which have been rephased from the current year into future years. This is partially offset by a non-recurrent increase of $1.0 million in Capital City-Wide Developer Contributions.	(16,342)
Restricted Cash used for Operations The increase in restricted cash used for operations primarily relates to the transfer of capital funding to the operating result following the reclassification of Capital Expenditure to Operating Expenditure ($8.6 million). This is partially offset by $0.3 million associated with the rephasing of	8,278

Variations	Net by Type $'000
funded projects into future periods, including Coomaditchie Lagoon projects (aerators, vegetation management and water quality) and the Stormwater Asset Management System.	
Income transferred to Restricted Assets – Operating This adjustment reflects increases to Strategic Projects Restricted Account ($2.0 million), Section 7.12 Developer Contributions ($1.0 million), and Culture Mix Festival funding ($0.1 million).	(2,122)
Income transferred to Restricted Assets – New Assets The decrease primarily reflects the rephasing of Planning Agreement contributions ($17.3 million), partially offset by an increase in Section 7.12 Developer Contributions ($1.0 million).	16,342
Funds Available from Operations	**(6,625)**
Capital Program Movements within the Capital Program primarily reflect reflects a reallocation of budget from Capital Expenditure to Operating Expenditure ($13.4 million), the rephasing of works into future years ($4.9 million), and reductions proposed to be transferred to the Strategic Projects Restricted Account ($2.0 million). Further details are provided in Appendix 1.	20,260
Capital Funding The reduction in Capital Funding to be applied to capital works reflects adjustments aligned with changes to the Capital Program. Further details, including funding sources, are provided in Appendix 1.	(13,578)
Funds Result	**57**

Budget Review Cash and Investments Position

The Budget Review Cash and Investments Position (Table 2) shows the Original and proposed estimates for cash and investment positions, Available Cash and Available Funds.

Cash and Investment holdings forecasts have increased by $0.05 million compared to the Adopted Budget mainly associated with the improvement in the Funds Result, therefore, the Available Funds forecast increased from $17.3 million to $17.4 million.

The following table shows the movements in the projections of available funds for the 2025-2026 financial year as a result of the proposed changes through the September Quarterly Review.

Table 2

Wollongong City Council
27 March 2026
Cash, Investments and Available Funds

	Actual 2024/25 $M	Original Budget 2025/26 $M	Revised Budget 2025/26 $M	Actuals YTD March 2026 $M
Total Cash and Investments	**214.5**	**206.3**	**243.7**	**260.7**
Less Restrictions:				
External	103.2	105.3	114.9	112.3
Internal	67.6	86.2	103.6	101.9
CivicRisk Investment	3.7			3.7
Total Restrictions	174.5	191.6	218.6	217.9
Available Cash	**40.0**	**14.7**	**25.1**	**42.8**
Adjusted for :				
Payables	(27.5)	(32.6)	(30.1)	(24.7)
Receivables	30.2	32.7	32.5	17.5
Other	3.8	1.9	(10.1)	7.7
Net Payables & Receivables	6.5	2.0	(7.6)	0.5
Available Funds	**46.5**	**16.7**	**17.4**	**43.4**

All investments held at 27 March 2026 were invested in accordance with Council's Investment Policy. Bank reconciliations have been completed as at 27 March 2026. Year to date cash and investments are reconciled with funds invested and cash at bank.

Table 3

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 27 March 2026

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	**203,452**	247,522
User Charges & Fees	**27,782**	39,909
Interest & Interest Received	**7,177**	9,061
Grants & Contributions	**49,346**	97,659
Bonds, deposits and retention amounts received	**173**	167
Other	**21,902**	31,727
Payments		
Employee Benefits & On-costs	**(118,434)**	(153,952)
Materials & Contracts	**(73,230)**	(126,741)
Borrowing Costs	**(93)**	(141)
Other	**(21,504)**	(22,192)
Net Cash provided (or used in) Operating Activities	**96,571**	123,019
Cash Flows From Investing Activities		
Receipts		
Sale of Investments	**33,338**	50,649
Sale of Infrastructure, Property, Plant & Equipment	**29,892**	2,068
Payments:		
Purchase of Infrastructure, Property, Plant & Equipment	**(79,651)**	(89,795)
Deferred Debtors & Advances Made	**(292)**	-
Net Cash provided (or used in) Investing Activities	**(98,787)**	(117,306)
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	**-**	(657)
Repayment of Finance Lease Liabilities	**(223)**	(370)
Net Cash Flow provided (used in) Financing Activities	**(223)**	(1,027)
Net Increase/(Decrease) in Cash & Cash Equivalents	**(2,439)**	4,686
plus: Cash & Cash Equivalents - beginning of year	**49,586**	44,900
plus: Investments on hand - end of year	**213,576**	164,301
Cash & Cash Equivalents and Investments - year to date	**260,723**	213,887

Table 4

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 27 March 2026

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Total Cash & Cash Equivalents and Investments - year to date	**260,723**	213,887
Attributable to:		
External Restrictions (refer below)	**112,306**	103,184
Internal Restrictions (refer below)	**101,879**	67,583
Unrestricted	**46,538**	43,121
	260,723	213,887
External Restrictions		
Developer Contributions	**70,954**	73,967
RMS Contributions	**1,287**	402
Specific Purpose Unexpended Grants	**21,323**	13,381
Special Rates Levy Wollongong Mall	**1,156**	1,062
Special Rates Levy Wollongong City Centre	**94**	94
Unexpended Loans	**1,009**	973
Domestic Waste Management	**9,107**	6,033
Private Subsidies	**3,081**	2,898
Housing Affordability	**3,189**	3,120
Stormwater Management Service Charge	**1,106**	1,254
Total External Restrictions	**112,306**	103,184
Internal Restrictions		
Property Investment Fund	**5,674**	5,532
Strategic Projects	**42,761**	31,700
Sports Priority Program	**1,051**	856
Car Parking Stategy	**1,619**	1,372
MacCabe Park Development	**(37)**	2,190
Darcy Wentworth Park	**18**	18
Garbage Disposal Facility	**5,445**	5,982
West Dapto Development	**44,672**	19,259
Natural Areas	**173**	173
Lake Illawarra Estuary Management Fund	**503**	501
Total Internal Restrictions	**101,879**	67,583

Budget Review Key Performance Indicators

The long term forecasts presented below are indicative of our existing budgeted position. Council has a continuous budget process that revises the long term forecasts in line with quarterly changes and resets assumptions and indices annually or where new information leads to an immediate requirement to change the indices.

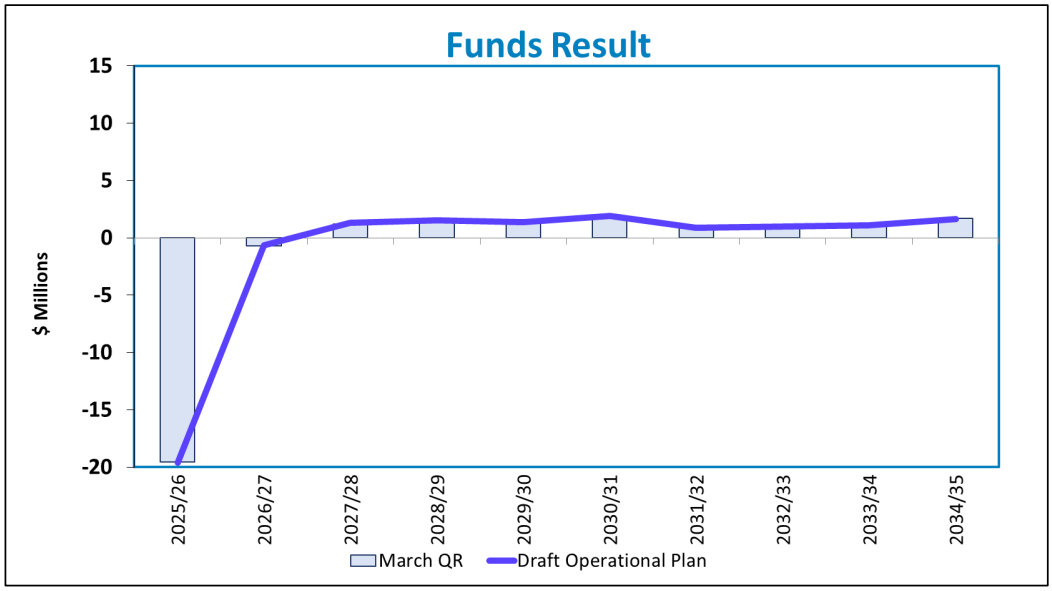
Indicator 1 – Total Funds Result

Definition: The Total Funds Result provides an indication that the forecast budgets for the 10 year period are affordable and that cash can be managed to ensure that payments can be made as required. By holding a level of Available Funds and planning for near breakeven or better funds results, Council can maintain this position into the future so long as it also maintains its assets to ensure they are fit for purpose. The total funds result is inclusive of financial cash flow and movements in Restricted Assets.

Commentary on Current Result: The forecast Funds Result was reduced at the September Quarterly Review to reflect three items: the early payment of 50% of the 2025-2026 Financial Assistance Grant ($11.4 million), the transfer of $7.9 million in favourable end-of-year funds to the Strategic Projects Restricted Asset, and a $0.5 million increase recognised in the December Quarterly Review. The movement in the March Quarterly Review is equal to the Funds result change noted above.

Across the Long Term Financial Model, the Funds Result has had a minor improvement mainly associated with the increase in Rates Revenue.

Graph 1

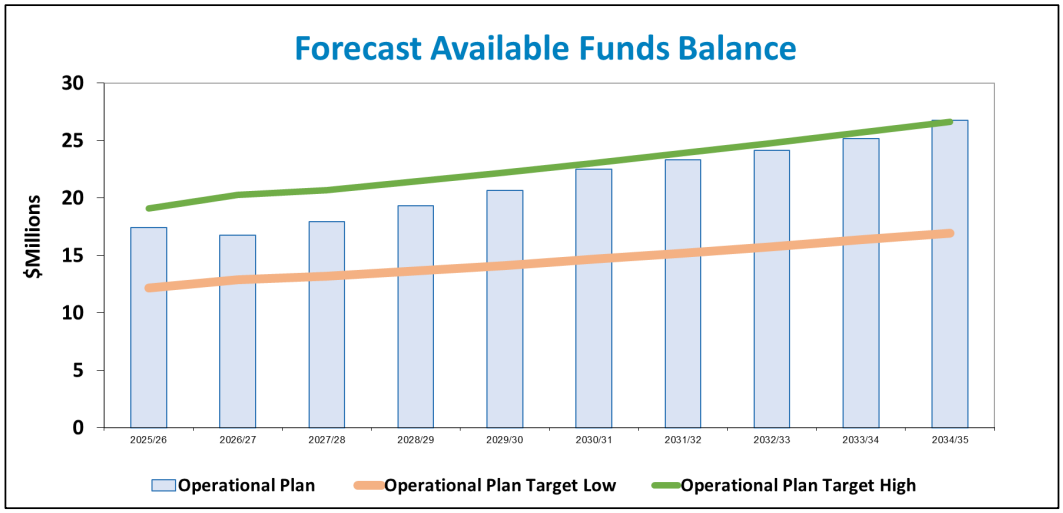


Indicator 2 - Available Funds

Definition: Available Funds are the uncommitted funds of an organisation that assist in meeting the short term cash requirements, provide contingency for unexpected costs or loss of revenue and provide flexibility to take advantage of opportunities that may arise from time to time.

Commentary on Current Result: Council's Financial Sustainability Policy has a target to achieve and maintain an Available Funds position between 3.5% and 5.5% of operational revenue [pre capital]. The target range for Available Funds at March 2026 is between $12.2 million and $16.9 million (lower range) and between $19.1 million and $26.6 million (upper range) over the life of the Long Term Financial Plan. The proposed forecast currently provides for Council to mostly remain within the target range across the Long Term Financial Model except in 2034-2035 where the upper threshold is exceeded by $0.1 million.

Graph 2

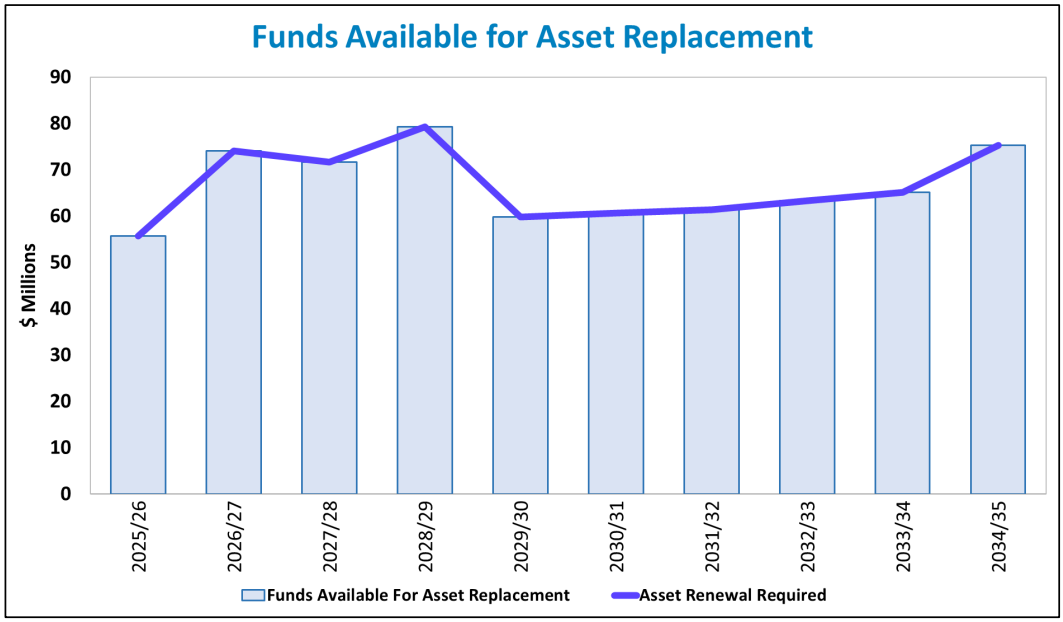


Indicator 3 – Aset Management Replacement Ratio

Definition: The Asset Management Replacement Ratio measures the estimated cost of required asset replacement over the period and indicates the level to which funds are available from operations to complete these works. Council's Financial Sustainability Policy prioritises the requirement to at least provide sufficient funds to replace assets as they fall due. The Asset Management Strategy and Plans are used to determine the amount required for Asset Replacement. So long as Council is producing sufficient revenue to cover its operating costs and have remaining funds available, that coupled with proceeds from asset sales and Restricted Assets can fund the required asset replacements, the ratio would be one to one. Should Council not meet this funding requirement it would not be able to replace assets as required which would not meet the sustainability requirements.

Commentary on Current Result: The following graph shows the forecast Funds Available for Replacement against the Asset Renewal Requirements. This indicator remains in line with the current target.

Graph 3



General Manager Approved Tenders

The following tenders were approved by the General Manager during the March Quarter of 2025-2026:

Tender Number	Description	Party	Date Awarded	Value (inc GST)	Cumulative value of all contracts - 12 Month
T1000234	Crown Street Mall Markets	Blue Sky Events Pty Ltd	22-Jan-26	Schedule of rates	0
T1000229	Employment Assistance Program	Acacia Connection Pty Ltd	9-Jan-26	$222,723.00	0

Responsible Accounting Officer Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

It is my opinion that the Quarterly Budget Review Statement for Wollongong City Council for the Quarter ended 27 March 2026 indicates that Council's projected financial position at 30 June 2026 will be *satisfactory* at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Brian Jenkins
Responsible Accounting Officer
Wollongong City Council

Appendix 1 – Capital Project Reports by Asset Class

CAPITAL PROJECT REPORT

as at the period ended 27 March 2026

	$'000		$'000			$'000	
	CURRENT BUDGET		PROPOSED BUDGET			VARIATION	
ASSET CLASS PROGRAMME	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING	YTD EXPENDITURE	EXPENDITURE	OTHER FUNDING
Roads And Related Assets							
Traffic Facilities	3,332	(1,873)	1,608	(998)	929	(1,724)	875
Public Transport Facilities	123	0	68	0	65	(55)	0
Roadworks	17,907	(5,447)	18,129	(5,204)	12,189	221	243
Bridges, Boardwalks and Jetties	1,980	(360)	1,944	(410)	989	(36)	(50)
TOTAL Roads And Related Assets	**23,343**	**(7,680)**	**21,748**	**(6,612)**	**14,171**	**(1,594)**	**1,068**
West Dapto							
West Dapto Infrastructure Expansion	19,406	(19,406)	11,424	(11,424)	14,570	(7,982)	7,982
TOTAL West Dapto	**19,406**	**(19,406)**	**11,424**	**(11,424)**	**14,570**	**(7,982)**	**7,982**
Footpaths And Cycleways							
Footpaths	8,168	(4,703)	8,603	(4,704)	4,547	435	(0)
Shared Paths	5,216	(2,925)	3,857	(1,121)	2,723	(1,360)	1,804
Commercial Centre Upgrades - Footpaths and Cyclew	281	0	441	0	402	160	0
TOTAL Footpaths And Cycleways	**13,665**	**(7,628)**	**12,900**	**(5,825)**	**7,671**	**(765)**	**1,803**
Carparks							
Carpark Construction/Formalising	1,025	(77)	1,043	(78)	624	18	(0)
Carpark Reconstruction or Upgrading	358	0	259	0	201	(99)	0
TOTAL Carparks	**1,382**	**(77)**	**1,301**	**(78)**	**825**	**(81)**	**(0)**
Stormwater And Floodplain Management							
Floodplain Management	1,768	(1,398)	1,561	(1,191)	1,463	(207)	207
Stormwater Management	7,558	(1,705)	7,886	(2,255)	2,874	328	(550)
Stormwater Treatment Devices	820	(400)	834	(472)	926	14	(72)
TOTAL Stormwater And Floodplain M	**10,146**	**(3,502)**	**10,281**	**(3,918)**	**5,264**	**135**	**(416)**
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	845	0	845	0	175	(0)	0
Administration Buildings	1,284	0	1,122	0	203	(162)	0
Community Buildings	27,426	(13,969)	19,119	(10,991)	13,674	(8,307)	2,977
Public Facilities (Shelters, Toilets etc.)	10	0	20	0	14	10	0
TOTAL Buildings	**29,566**	**(13,969)**	**21,107**	**(10,991)**	**14,066**	**(8,459)**	**2,977**
Commercial Operations							
Tourist Park - Upgrades and Renewal	320	0	65	0	41	(255)	0
Memorial Gardens and Cemeteries - Upgrades and Re	480	0	243	0	205	(237)	(0)
Leisure Centres & RVGC	400	0	212	0	208	(188)	0
TOTAL Commercial Operations	**1,200**	**0**	**520**	**0**	**454**	**(680)**	**(0)**
Parks Gardens And Sportfields							
Play Facilities	1,602	(275)	1,409	(75)	428	(193)	200
Recreation Facilities	344	(240)	370	(240)	353	27	0
Sporting Facilities	1,558	(1,077)	1,169	(695)	836	(389)	382
TOTAL Parks Gardens And Sportfiel	**3,504**	**(1,592)**	**2,948**	**(1,010)**	**1,617**	**(555)**	**582**

CAPITAL PROJECT REPORT

as at the period ended 27 March 2026

	$'000		$'000			$'000	
	CURRENT BUDGET		PROPOSED BUDGET			VARIATION	
ASSET CLASS PROGRAMME	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING	YTD EXPENDITURE	EXPENDITURE	OTHER FUNDING
Beaches And Pools							
Treated Water Pools	4,643	(3,156)	3,369	(3,156)	3,840	(1,274)	(0)
TOTAL Beaches And Pools	**4,643**	**(3,156)**	**3,369**	**(3,156)**	**3,840**	**(1,274)**	**(0)**
Waste Facilities							
Whytes Gully New Cells	7,875	(7,875)	8,243	(8,243)	8,707	368	(368)
TOTAL Waste Facilities	**7,875**	**(7,875)**	**8,243**	**(8,243)**	**8,707**	**368**	**(368)**
Fleet							
Motor Vehicles	1,190	(617)	1,190	(617)	808	(0)	(0)
TOTAL Fleet	**1,190**	**(617)**	**1,190**	**(617)**	**808**	**(0)**	**(0)**
Plant And Equipment							
Mobile Plant (trucks, backhoes etc.)	200	0	200	0	94	0	0
Fixed Equipment	3,228	(782)	3,228	(782)	482	0	0
TOTAL Plant And Equipment	**3,428**	**(782)**	**3,428**	**(782)**	**576**	**0**	**0**
Information Technology							
Information Technology	1,425	0	1,425	0	993	0	0
TOTAL Information Technology	**1,425**	**0**	**1,425**	**0**	**993**	**0**	**0**
Library Books							
Library Books	1,404	0	1,404	0	1,103	0	0
TOTAL Library Books	**1,404**	**0**	**1,404**	**0**	**1,103**	**0**	**0**
Public Art							
Art Gallery Acquisitions	107	0	153	(46)	133	46	(46)
TOTAL Public Art	**107**	**0**	**153**	**(46)**	**133**	**46**	**(46)**
Land Acquisitions							
Land Acquisitions	2,705	(2,705)	2,709	(2,709)	2,709	4	(4)
TOTAL Land Acquisitions	**2,705**	**(2,705)**	**2,709**	**(2,709)**	**2,709**	**4**	**(4)**
Non-Project Allocations							
Capital Project Contingency	2,010	0	2,586	0	0	576	0
TOTAL Non-Project Allocations	**2,010**	**0**	**2,586**	**0**	**0**	**576**	**0**
GRAND TOTAL	**126,997**	**(68,989)**	**106,736**	**(55,411)**	**77,507**	**(20,260)**	**13,578**

Budget variations being recommended include the following capital items:

Variations - Capital	Net by Type $ 000's
Traffic Facilities • **Expense portion and rephase Road Safety Program funding for The Avenue Local Area Traffic Management as line marking installation was impacted by vehicles parked in the area.** • **Introduction of Transport Integrated Placemaking grant funding for:** o **Hill Street; Connection to Railway Station (delivery this** financial year **and potentially carried over to** 20**26**-20**27)** o **Railway Street; Refuge Crossing (on track for delivery as per IDP** (**Infrastructure Delivery Program**)) • **Introduction of Road Safety grant funding for new projects for:** o **Duff Parade Pedestrian Facilities and Cawley Street Pedestrian Crossing Safety improvements. These projects have been introduced to fund additional elements of the Murray Road Shared Path project which had already been introduced into budget** o **Northcliffe Drive bus stop and footpath** • **Introduction of additional** Transport for New South Wales (**TfNSW**) **grant funding (School Zone Infrastructure) for:** o **Nolan Street Traffic Calming (project completed)** o **Jacaranda Avenue Traffic Calming (project completed)** • Rephase Strategic Projects Reserve funding to 2026-2027 for Wollongong Foreshore Legacy (project on track for completion in 2026-2027 as per Council's draft IDP)	(1,724)
Public Transport Facilities • Rephase projects from 2025-2026 to 2026-2027, with the aim to commence construction in 2025-2026. o Northcliffe Drive opposite Jackson Ave o Northcliffe Drive after Caroona Street o Staff Road opposite Maynes Parade **This rephasing will allow for the review of the bus shelter contract to occur this calendar year.**	(55)
Roadworks • **Projects completed early, with unspent contingency and / or provisional sums being returned to Capital Contingency include:** o **Helen Brae Avenue; McLean Avenue to End** o **Burke Road; Burrell Cr (North) to Mount Brown Road** • **Rephase budget to accelerate projects from** 2026-2027 **to** 2025-2026 **due to pavement condition. All Projects on-track for delivery in** 2025-2026**.** o **Dymock Street; Hopewood Cr to Dawson Street** o **Aristo Cr; Jobson Avenue to End** o **Garden Avenue; #21 to Murray Park Road** o **Balfour Street; Alexander Street to #32** o **Cater Street; Lawrence Hargrave Drive to Morrison Avenue** o **Salisbury Street; End to Hertford Street** • **A portion of the budget was expensed for:** o **Harry Graham Drive; High Street to Morans Road** o **Lady Penrhyn Drive; Berkeley Road to Prince of Wales Avenue (South)** • **Reallocate budget for Northcliffe Drive; Denise Street to Lake Heights Road. Project is on track to be completed** 2025-2026. • **Rephase budget from** 2025-2026 **to** 2026-2027 **for:** o **Mangerton Road; Rowland Avenue to Norman Street – delays due to the design review by Sydney Water. There is a risk to an old Sydney Water main running under this road. A change to timing is proposed post draft IDP exhibition.**	221
Bridges, Boardwalks and Jetties	(36)

Variations - Capital	Net by Type $ 000's
• Introduction of NSW Boating Infrastructure Maintenance Grants Program (BIM) Round 1 funding for Bellambi Boat Ramp Jetty. Project on track for completion in 2026-2027 as per Council's IDP. • Rephase budget from 2025-2026 to 2026-2027 for Kawasaki Bridge, Botanic Gardens. Project still on-track for delivery in 2026-2027.	
West Dapto Infrastructure Expansion • Re-phasing of West Dapto Developer Contributions funding for Bong Bong Road - Station Street Traffic Lights. Project delivery rephased for delivery across 2026-2027 and 2027-2028 due to delays in approvals from Sydney Trains and planned requirement to undertake a value engineering assessment. • Minor rephasing of West Dapto Developer Contributions & grant funding sources for the following projects – all still on-track as per the December QR). o Stage 1 - Darkes Town Centre Sporting and Community Hub o Stage 2 - Darkes Town Centre Sporting and Community Hub o Cleveland Road Upgrade Stage 2 & 3 o Stage 2-4 – West Dapto Road Upgrade o Stage 5 - West Dapto Rd Upgrade • A portion of the budget was expensed for: o Stage 2-4 - West Dapto Road Upgrade due to significant relocation of utilities and contamination. o Cleveland Road Upgrade Stage 1	(7,982)
Footpaths • Allocate additional budget to Burrelli Street; Continuous Footpath Treatments. Project was completed in 2025-2026. • Remove Transport Integrated Placemaking (TIP) funding from Railway Cr; missing link to Station. These were works completed on TfNSW land and the works have been expensed. Works were fully funded by TfNSW. • Introduce additional Disaster Recovery funding (AGRN1012) for: o Cabbage Tree Lane Scour Repairs (project completed in 2026-2026) o 127 Lawrence Hargrave Drive, Austinmer (project will carry-forward for delivery in 2026-2027 and this has been reflected in Council's exhibited 2026-2026 to 2029-2030 IDP. Delay associated with waiting on approval from funding provider. • Allocate budget to the following Footpaths Renewal projects: o Fairy Meadow - Town Centre Surrounds o Hospital Road, No.29 to Princes Hwy o Southern Cycleway, Fern St to Tennis Court o Warrawong - North of Town Centre o Koonawarra - Lakeside Drive and surrounds o Warrawong South Footpaths - East of King Street o Warrawong South Footpaths - West of King Street o Lake Heights - Flagstaff Road and surrounds o Berkeley - Town Centre surrounds • Allocate additional budget to complete Burelli Street; continuous footpath treatments • A portion of the budget was expensed for: o Market Street; Continuous Footpath Treatments o Railway Parade to Traffic Island	435
Shared Paths • Rephase Transport Integrated Placemaking (TIP) funding for Murray Road; Duff Parade to Cawley Street. Project remains on-track for delivery in 2026-2027 as per Council's IDP. • Reallocation of budget to fund final project costs: o Princes Hwy; Colleary Road to Bellambi Lane o Throsby Drive; Foley Street to Flinders Street • Introduction of budget to accelerate delivery of Stuart Park, Internal Shared Path project with works forecast to be largely completed in 2025-2026.	(1,360)

Variations - Capital	Net by Type $ 000's
• Rephase Developer Contributions for Bourke Street, North Wollongong Train Station to Virginia Street. Project still on-track for delivery in 2026-2027. • Rephase Get NSW Active Program funding from 2025-2026 to 2026-2027 for Grand Pacific Walk - Austinmer Stages 1 to 3. Project still on-track for delivery in 2026-2027 as per Council's IDP.	
Commercial Centre Upgrades - Footpaths and Cycleways • Reallocation of additional budget for Warrawong Town Square. Overall budget for projects relating to Southern Suburbs Library and Community Centre has remain on-track.	160
Floodplain Management • Introduction of additional Stormwater Levy funding for The Avenue, Debris Control Structure. Project remains on-track for completion in 2025-2026.	(207)
Stormwater Management • **Introduction of additional budget to accelerate:** o **175 Brokers Road, Pipe (timing for contractor to mobilise to site has yet to be confirmed but it is unlikely that project will be completed in full during** 2025-206**. A carry-over amount has been included in Council's draft IDP in** 2026-2027**.** o **Byarong Creek, Embankment Repairs, Valley Drive Pipe (on track for completion** 2025-2026**)** o **3-5 Branch Avenue, Figtree (on track for completion** 2025-2026**)** o **67 Thirroul Road, Pipe (on track for completion** 2025-2026**)** • **Introduction of budget for project 580 Princes Highway, Woonona-Pipe Reline/Partial reconstruction due to a significant sinkhole that was formed.** • **Introduction of** TfNSW **funding for Old Port Road, Culvert Refurbishment. Project is on-track for delivery as per Council's IDP.** • **Remove Disaster Recovery funding from completed project Cleveland Road, Headwall Reconstruction (project completed in** 2025-2026**) as completed under budget.** • **Rephase Disaster Recovery funding (AGRN1012) from** 2025-2026 **to** 2026-2027 **for 1A Winton Place - Damaged sheet pile wall. Delay was due to waiting for approval from the funding body.** • **Reallocation of budget to the projects below:** o **128 Burke Road, pipe reline** o **19 Karrabah Cr, pipe reline** o **223 Northcliffe Drive (Berkley), pipe reline**	328
Administration Buildings • Rephase budget from 2025-2026 to 2026-2027 for Admin Building Air Conditioning. Project still on-track for delivery in 2026-2027.	(162)
Community Buildings • **Return unspent contingency from completed projects:** o **Thomas Gibson Park Amenities** o **Bulli Beach Café Roof and External Works** • **Rephase budget from** 2026-2027 **to** 2025-2026 **to accelerate projects:** o **Corrimal Community Centre Hall Refurbishment and HVAC to begin construction earlier than forecast.** o **Helensburgh Community Centre and Library to continue design work** • **Rephase budget from** 2025-2026 **to** 2026-2027 **for the following projects (all of which remain on track for delivery in** 2026-2027**):** o **Otford Community Centre Refurbishment** o **Thirroul Library Study Room and Cafe Upgrade** o **Wongawilli Hall Refurbishment** o **Port Kembla Community Centre Stage 2** o **Gateway Centre Waterproofing** o **North Dalton Park Amenities Roof** o **Hollymount Park Western Change rooms (This will be a post exhibition IDP amendment)** o **Southern Suburbs Community Centre and Library** o **New Multipurpose Facility, Beaton Park** • **Rephase construction budget for Corrimal Tourist Park Lights and Poles from** 2025-2026 **to** 2027-2028 **to align with delivery of lighting projects at two other Tourist Park sites. This has been reflected in Council's draft IDP.**	(8,307)

Variations - Capital	Net by Type $ 000's
• **A portion of the budget was expensed for:** ○ **Southern Suburbs Community Centre and Library due to asbestos and unsuitable material.**	
Tourist Park - Upgrades and Renewal Rephase budget from 2025-2026 to 2026-2027 for Tourist Park Cabins - 2025-2026. Project remains on track for delivery in 2026-2027.	(255)
Memorial Gardens and Cemeteries - Upgrades and Renewal Rephase budget from 2025-2026 to 2026-2027 for Wollongong Lawn Cemetery, Condolence Room & Amenities. Project remains on track for delivery in 2026-2027.	(237)
Play Facilities • Rephase budget from Windang Foreshore Playground to Windang Tourist Park Playground. Design budget remains allocated to the Windang Foreshore Playground in 2026-2027 to continue work to identify and confirm the site for a new playground within the foreshore precinct. • Rephase Developer Contributions funding from 2025-2026 to 2026-2027 for Wollongong City Centre Skate Park. Project remains on track for completion in 2026-2027.	(193)
Sporting Facilities • Remove unallocated Sports Facilities Grants funding for 2025-2026. • Rephase budget from 2025-2026 to 2026-2027 for New Sports field Lighting - Ocean Park. Additional budget will be added to this project in 2026-2027 based on the received tender price.	(389)
Treated Water Pools **Return budget from contingency and provisional items from completed Helensburgh Pool Upgrade project.**	(1,274)

Whytes Gully New Cell
• Introduction of additional Waste Reserve funding for:
  ○ New Cell Stage 2B-2, Whytes Gully
  ○ Sewer Upgrade, Whytes Gully
• Rephase Waste Reserve funding for the following projects (all remain on-track for delivery).
  ○ Helensburgh Former Landfill Rehabilitation
  ○ Greenhouse Park Former Landfill Environment Remediation
  ○ New Landfill Cell Stage 2B-3, Whytes Gully
	368

Contingency **All budget movements are from, or to the Capital Contingency to balance program budgets unless noted otherwise.**	576
Variation	**(20,260)**

Appendix 2 – Quarterly Budget Review Statements (legislative reporting format)

Note: The schedules below are templates provided by the Office of Local Government that display a fixed reporting date of 31 March 2026 for the March Quarterly Review. This is unable to be altered by councils. However, the financial data presented in this report reflects Council's monthly reporting cycle that concluded on 27 March 2026. As a result, the dates shown on the templates differ from the reporting period of the underlying financial information.

QBRS FINANCIAL OVERVIEW

Wollongong City Council

Budget review for the quarter ended 31/03/26

DESCRIPTION		Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
Net Operating Result before grants and contributions provided for capital purposes	General Fund	-55,711	-13,304	23,926	1,326	0	11,948	-13,469	-1,520	11,784	14,245
	Water Fund	0	0	0	0	0	0	0	0	0	0
	Sewer Fund	0	0	0	0	0	0	0	0	0	0
	Consolidated	-55,711	-13,304	23,926	1,326	0	11,948	-13,469	-1,520	11,784	14,245
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	**Consolidated**	**87,858**	**145,097**	**24,737**	**3,616**	**0**	**173,450**	**-29,512**	**143,939**	**-1,158**	**105,995**
Borrowings	Total borrowings						0		0	0	
Liquidity	External restrictions	103,184	105,259	9,615	10,384	0	125,258	-21,966	103,292	-1,967	112,306
	Internal Allocations	67,583	107,811	17,364	-16,920	0	108,255	1,217	109,472	1,661	101,879
	Unallocated	43,120	-213,070	-26,979	6,536	0	-233,513	20,749	-212,764	306	46,538
	Total Cash, Cash Equivalents and Inv	**213,887**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**260,723**
Capital	Capital Funding	101,760	139,415	0	-12,429	0	126,986	-20,250	106,736	-32,679	77,507
	Capital Expenditure	101,760	139,415	0	-12,428	0	126,987	-20,250	106,736	-32,679	77,507
	Net Capital	**0**	**0**	**0**	**-0**	**0**	**-0**	**0**	**-0**	**-0**	**0**

		Opening Balance As at 1 July 2025 $000's	Total Cash Contributions Received As at this Q $000's	Total Interest Earned As at this Q $000's	Total Expended As at this Q $000's	Total Internal Borrowings (to)/from As at this Q $000's	Held as Restricted Asset As at this Q $000's	Cumulative balance of internal borrowings (to)/from As at this Q $000's
Developer Contribution	Total Developer Contributions	73,967	9,498	2,628	15,129	0	70,963	0

Income and Expenses Budget Review Statement
Wollongong City Council
Budget review for the quarter ended 31/03/2026
General Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME										
Rates and Annual Charges	247,516	258,973	693	166		259,832		259,832	859	192,835
User Charges and Fees	40,074	40,870	87	288		41,245	53	41,298	428	31,245
Other Revenue	6,748	6,334	-17	63		6,380	150	6,530	196	4,259
Grants and Contributions - Operating	31,646	28,960	-9,506	64		19,518	139	19,657	-9,303	16,763
Grants and Contributions - Capital	45,473	70,216	811	2,290		73,317	-16,342	56,975	-13,241	27,030
Interest and Investment Income	9,756	6,240	4,865	1,150		12,255		12,255	6,015	8,314
Other Income	9,430	7,553	133	126		7,812	-88	7,724	171	5,334
Net gain from disposal of assets	0	0	28,516	0		28,516		28,516	28,516	18,896
Total Income from continuing operations	**390,643**	**419,146**	**25,582**	**4,147**	**0**	**448,875**	**-16,088**	**432,787**	**13,641**	**304,676**
EXPENSES										
Employee benefits and on-costs	153,272	146,197	8,695	2,123		157,015	512	157,527	11,330	116,331
Materials & Services	110,545	100,607	-6,222	-1,616		92,769	12,899	105,668	5,061	62,849
Borrowing Costs	1,144	1,028	96	0		1,124		1,124	96	687
Other Expenses	31,548	26,217	-1,724	23		24,516	13	24,529	-1,688	18,814
Net Loss from Disposal of Assets	6,276	0				0		0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**302,785**	**274,049**	**845**	**531**	**0**	**275,425**	**13,424**	**288,848**	**14,799**	**198,681**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**87,858**	**145,097**	**24,737**	**3,616**	**0**	**173,450**	**-29,512**	**143,939**	**-1,158**	**105,995**
Depreciation, amortisation and impairment of non financial assets	98,096	88,185	0			88,185	299	88,484	299	64,720
Operating result from continuing Operations	**-10,238**	**56,912**	**24,737**	**3,616**	**0**	**85,265**	**-29,811**	**55,455**	**-1,457**	**41,275**
Net Operating Result before grants and contributions provided for capital purposes	**-55,711**	**-13,304**	**23,926**	**1,326**	**0**	**11,948**	**-13,469**	**-1,520**	**11,784**	**14,245**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year results

The quarterly recommended changes to the revised budget are to include:
1) an explanation for the recommended changes and any impact this will have on the Operational Plan, Delivery Program and Long Term Financial
2) any impacts of year to date expenditure on recommended changes to budget

Explanations are to be in plain English and in a style that is easily understood by readers of non-financial information.
The narrative is important in understanding why budget changes are necessary.

Capital Budget Review Statement
Wollongong City Council
Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
CAPITAL FUNDING										
Rates & other untied funding	57,598	55,583	-3,625	-3,990		47,968	-6,672	41,296	-14,287	7,686
Capital Grants & Contributions	31,394	63,314	17	-8,860		54,471	-12,713	41,758	-21,556	33,374
Reserves - External Restrictions	93	400	364	180		944	-207	737	337	764
Reserves - Internally Allocated	10,608	14,508	3,244	242		17,994	-659	17,336	2,828	11,692
New Loans						0		0	0	
Proceeds from sale of assets	2,067	5,610		0		5,610		5,610	0	23,992
Other						0		0	0	
Total Capital Funding	**101,760**	**139,415**	**0**	**-12,429**	**0**	**126,986**	**-20,250**	**106,736**	**-32,679**	**77,507**
CAPITAL EXPENDITURE										
WIP						0		0	0	
New Assets	36,440	72,728		-2,515		70,213	-11,988	58,226	-14,502	35,634
Asset Renewal	65,320	66,437		-9,914		56,523	-8,263	48,261	-18,176	41,714
Other		250				250		250	0	159
Total Capital Expenditure	**101,760**	**139,415**	**0**	**-12,428**	**0**	**126,987**	**-20,250**	**106,736**	**-32,679**	**77,507**
Net Capital Funding - Surplus /(Deficit)	**0**	**0**	**0**	**-0**	**0**	**-0**	**0**	**-0**	**-0**	**0**

Notes

Original Budget +/- approved budget changes in previous quarters = REVISED Budget

Revised Budget +/- recommended changes this quarter = PROJECTED year results

Where the **Total Capital Funding** and the **Total Capital Expenditure** values do not match an explanation is to be provided.

Carry over funding from previous year should be identified and any proposed carry forwards into next financial year are to be explained.

The quarterly recommended changes to the revised budget are to include:

1) an explanation for the recommended changes and any impact this will have on the Operational Plan, Delivery Program and Lon

2) any impacts of year to date expenditure on recommended changes to budget

Explanations are to be in plain English and in a style that is easily understood by readers of non-financial information.

The narrative is important in understanding why budget changes are necessary.

Cash and Investments Budget Review Statement

Wollongong City Council

Budget review for the quarter ended 31/03/2026

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
Total Cash, Cash Equivalents & Inves	**213,887**					**0**		**0**	**0**	**260,723**
EXTERNALLY RESTRICTED										
Water Fund						0		0	0	
Sewer Fund						0		0	0	
Developer contributions - *General*	73,967	73,895	8,498	1,867		84,260	-17,300	66,960	-6,935	70,954
Developer contributions - *Water*						0		0	0	
Developer contributions - *Sewer*						0		0	0	
Transport for NSW Contributions	402					0		0	0	1,287
Domestic waste management	6,033	8,596	-307	670		8,959	-342	8,617	21	9,107
Stormwater management	1,254	639	-272	-218		149	664	813	174	1,106
Other	21,528	22,129	1,696	8,065		31,890	-4,988	26,902	4,773	29,852
Total Externally Restricted	**103,184**	**105,259**	**9,615**	**10,384**	**0**	**125,258**	**-21,966**	**103,292**	**-1,967**	**112,306**
Cash, cash equivalents & investments not subject to external restrictions	**110,703**	**-105,259**	**-9,615**	**-10,384**	**0**	**-125,258**	**21,966**	**-103,292**	**1,967**	**148,417**
INTERNAL ALLOCATIONS										
Employee entitlements						0		0	0	
Strategic Projects	31,700	21,485	14,809	6,034		42,328	2,000	44,328	22,843	42,761
Insert nature of allocation						0		0	0	
Insert nature of allocation						0		0	0	
Insert nature of allocation						0		0	0	
Insert nature of allocation						0		0	0	
Other	35,883	86,326	2,555	-22,954		65,927	-783	65,144	-21,182	59,118
Total Internally Allocated	**67,583**	**107,811**	**17,364**	**-16,920**	**0**	**108,255**	**1,217**	**109,472**	**1,661**	**101,879**
Unallocated	**43,120**	**-213,070**	**-26,979**	**6,536**	**0**	**-233,513**	**20,749**	**-212,764**	**306**	**46,538**

agreement that restricts their use.
allocations are at the discretion of council.

Developer Contributions Summary

Wollongong City Council

Budget review for the quarter ended 31/03/2026

Purpose	Opening Balance	Developer Contributions Received									Interest Earned	Interest Earned	Interest Earned	Monetary Amounts Expended	Monetary Amounts Expended	Monetary Amounts Expended	Internal Borrowings (to)/from	Internal Borrowings (to)/from	Internal Borrowings (to)/from	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from
	As at 1 July 2025	Cash Q1	Cash Q2	Cash Q3	Non-Cash Land Q1	Non-Cash Land Q2	Non-Cash Land Q3	Non-Cash Other Q1	Non-Cash Other Q2	Non-Cash Other Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	As at this Q	As at this Q
	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's
Drainage	18,188	89	139	49							259	190	223							19,137	
Roads	-5,292	544	1,012	366							-84	-79	-122	2,154	3,679	2,571				-12,059	
Traffic facilities																				0	
Parking																				0	
Open space	7,302	131	292	111							104	78	94		10	-0				8,102	
Community facilities	1,604	2	4	2							23	17	19							1,671	
Other	-1,393	439	19	7							-18	-11	-14	68	112	140				-1,291	
Total S7.11 Under plans	**20,409**	**1,206**	**1,467**	**535**	**0**	**0**	**0**	**0**	**0**	**0**	**283**	**196**	**199**	**2,223**	**3,800**	**2,710**	**0**	**0**	**0**	**15,560**	**0**
S7.11 Not under plans	401	0	0	0							6	4	5							416	
S7.12 Levies	46,616	2,470	1,867	1,068							679	493	569	354	3,806	2,163				47,439	
S7.4 Planning agreements	6,541	223	233	430							73	65	56	18	9	46				7,548	
S64 Contributions																				0	
Other																				0	
Total Developer Contributi	**73,967**	**3,899**	**3,567**	**2,033**	**0**	**0**	**0**	**0**	**0**	**0**	**1,041**	**758**	**829**	**2,595**	**7,615**	**4,919**	**0**	**0**	**0**	**70,963**	**0**

Notes

All developer contributions received are to be disclosed, and distinguished as cash or non cash. Recognition occures when council gains control over the asset (cash or non cash).

Councils have obligations to provide facilities from contribution revenue levied on developers under the provisions of s7.4, s7.11 and s7.12 of the *Environmental Planning and Assessment Act 1979*.

Developer contributions may only be expended for the purpose for which the contributions were required, however council may apply contributions according to the priorities established in work schedules for the contribution pl

"*Monetary Amounts Expended*" should only include monetary expenditure. Enter positive value when expended. The amounts recorded under "Non-cash Land" and "Non-cash Other" are not included in "Monetary Amounts Expended", as

Glossary and Naming Conventions

Term	Definition of Explanation
Current Budget	Current Budget, as revised and adopted by Council.
Original Budget	Adopted Budget as at the adoption of the Operational Plan in June 2025.
Proposed Budget	Revised budget proposed before Council at the current quarterly budget review. Once adopted by Council, this will become 'Current Budget'.



On Dharawal Country, from the mountains to the sea, we value our natural environment, we respect each other, our 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 of innovation

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

ITEM 2 DRAFT SUBMISSION NSW STATEWIDE COMMUNITY PARTICIPATION PLAN

The NSW Department of Planning, Housing and Infrastructure (DPHI) is replacing individual Council Community Participation Plans with a single Statewide Community Participation Plan (SCPP). The draft SCPP has been placed on public exhibition for feedback.

Council acknowledges the aim of the State government to establish a consistent notification and engagement approach for planning processes across the State and supports the SCPP's focus on community participation at the strategic stages of the planning process. However, it is our experience that community members tend to engage more at the development application stage when development proposals are more immediate and tangible.

The SCPP proposes that a range of development types will be exempt from public exhibition requirements, including most residential development types, if they are fully compliant with environmental planning instruments and the development control plan. Council officers are concerned that this approach will reduce the opportunity for community participation and introduce inefficiency into the development assessment process. In particular, it would:

- Introduce a 14-day notification period to low impact "fast track" developments with minor non-compliances that Council currently does not notify
- Require a preliminary assessment to identify if a development proposal is fully compliant if it hasn't been appropriately disclosed by the applicant, resulting in notification later in the assessment process and potentially longer determination timeframes
- Remove notification requirements for compliant development, even for higher impact development such as residential flat buildings, shop top housing, commercial developments and tourist accommodation. This would remove the opportunity for the community to raise matters that may benefit from design improvements
- Introduce additional complexity and uncertainty in interpretation of notification requirements for specific proposals
- Create unrealistic expectations from community members who wish to participate in the development assessment process even if a DA is not notified.

A draft submission has been prepared as an attachment to this report to make DPHI aware of Council's concerns and to request consideration of matters raised in the finalisation of the SCPP.

RECOMMENDATION

The draft submission on the draft Statewide Community Participation Plan (Attachment 2) be finalised by the General Manager and submitted to the NSW Department of Planning, Housing and Infrastructure.

REPORT AUTHORISATIONS

Report of: Mark Adamson, Manager Development Assessment and Certification
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 NSW Department of Planning, Housing & Infrastructure - Draft Statewide Community Participation Plan
2 Draft Council Submission - Comments on the Draft Statewide Community Particpation Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
the Act	Environmental Planning and Assessment Act 1979
CPP	Wollongong City Council's Community Participation Plan
DA	Development Application
DPHI	NSW Department of Planning, Housing and Infrastructure
draft SCPP	Draft Statewide Community Participation Plan
SEPPs	State Environmental Planning Policies
Wollongong DCP	Wollongong Development Control Plan 2009
Wollongong LEP	Wollongong Local Environmental Plan 2009

BACKGROUND

On 1 March 2018, amendments to the *Environmental Planning and Assessment Act 1979* (the Act) commenced, including a requirement for all Councils to prepare a Community Participation Plan (CPP). The purpose of a CPP is to provide a single document that the community can access that sets out all of Council's community participation requirements under the planning legislation, including all minimum mandatory exhibition timeframes. This includes exhibition requirements for development applications, Planning Proposals and draft Planning Policies.

To note, the CPP applies to planning functions under the *Environmental Planning and Assessment Act*, and not to other exhibition requirements of Council.

On 18 November 2019 Council adopted the Wollongong CPP, followed by an update to the CPP on 31 July 2023.

On 24 November 2025 the *Planning System Reforms Act 2025* was adopted and is being commenced via a series of proclamations. A future proclamation will replace the requirement for Council prepared CPPs with a single State-wide CPP.

The draft Statewide Community Participation Plan (SCPP) has been prepared by the NSW Department of Planning, Housing and Infrastructure and was released for review and comment between 8 April and 3 June 2026. The Department notes that there are over 100 CPPs across the State, which causes confusion due to the different approaches and requirements of each Council. The Department indicates that a single Statewide CPP will give communities a clearer way to have their say on planning decisions, regardless of where they live.

PROPOSAL

The draft SCPP has been prepared to meet the mandatory requirements outlined in Division 2.6 of the *Environmental Planning & Assessment Act 1979* for community participation, which NSW Councils and planning authorities must comply with. If adopted, Council cannot be inconsistent with the SCPP, including by introducing greater notification requirements for DAs to those listed in the Plan.

The draft SCPP emphasises the importance of upfront consultation during the preparation of strategic plans, which set the direction and establish objectives to deliver a liveable, productive and sustainable planning framework in NSW. The draft SCPP suggests that community input at the early strategic planning stage results in better community understanding of how their area will change over time. This means that when development is planned and occurs in an area, there is less confusion and more consensus about what is changing.

Council supports this focus on engagement at the strategic phase of the planning process, however in our experience, community members are more likely to engage at the development phase. Communities are very active in responding to development applications in their neighbourhoods and frequently raise relevant planning concerns that feed into the assessment process.

Having regard to development applications, the draft SCPP proposes development listed in Table 6 that meet all relevant planning controls will not require exhibition. Specifically:

- Is permissible in the relevant zone; and
- Meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policies; and
- Does not include a 4.6 variation with respect to a Local Environmental Plan and/or State Environmental Planning Policy.

Compliant Table 6 development types include a range of residential development types including alterations and additions to dwellings, single-storey and two-storey dwellings, dual occupancies, attached dwellings, moveable dwellings, secondary dwellings, rural workers dwellings, group homes, exhibition homes and villages, demolition (excluding heritage items), residential flat buildings and shop top housing.

The range of other compliant Table 6 development types include commercial developments; industrial retail outlets; community, health, education, recreation and other infrastructure; and tourist and visitor accommodation. These development types typically generate public interest.

Officers agree that non-compliant DAs (except for low impact development with minor non-compliances) should be notified. However, the removal of public exhibition requirements for the range of residential and other development types described above, where they are fully compliant with Wollongong LEP, Wollongong DCP and State Environmental Planning Policies (SEPP), would preclude adjoining and surrounding neighbours and businesses from participating in the assessment process. Even when compliant with the planning controls, development proposals may have impacts on neighbours that would benefit from consideration of design solutions to reduce or mitigate impact.

DAs lodged for more complex types of development such as residential flat buildings and shop top housing often have variations to either Wollongong LEP, Wollongong DCP and/or SEPPs that are not identified up front by the applicant. In these circumstances, a preliminary assessment would be required to determine if public exhibition is required. This would result in exhibitions being delayed to later in the assessment process and a potential increase in determination timeframes. The receipt of public submissions requiring consideration at a time when the assessment is well progressed may also create the need to re-assess elements of the proposal which would be inefficient.

It is likely that, even if a DA is not notified, Council will receive feedback from neighbours if they are aware that a DA has been lodged. Community members will expect their feedback to be considered even if it is not technically a submission to a public exhibition process, which will be a challenging situation for both Council and community members to manage.

In the case of very low impact development such as minor alterations and additions to a dwelling, the draft SCPP will add an additional burden of neighbour notification where none currently exists where there are only minor DCP non-compliances. This will add at least an additional 14 days to a routine assessment which is usually completed in a fast-tracked process. The delay may be greater if minor non-compliances are identified through the assessment process leading to notification later in the process.

The SCPP will require a pre-commencement of works notification to adjoining neighbours 7 days before works commences on a residential flat building or shop top housing development that was not notified during the assessment process. This pre-commencement neighbour notification is likely to result in community concern and representations given that development consent would have already been granted and there is no opportunity to influence the development outcome.

CONSULTATION AND COMMUNICATION

The draft SCPP was reviewed by Council's Development Assessment & Certification Division in consultation with City Strategy and Community Development and Engagement teams.

Council officers also attended an online forum for NSW councils which was conducted by DPHI. Concerns expressed in this report were raised by Councils during this session, including the concern regarding identification of non-compliances during the ongoing assessment process and the need to revisit notification midway through an assessment.

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.	Development Assessment & Certification

Council's Community Engagement Strategy includes reference to the CPP within the broader context of Council engagement activities. Housekeeping amendment to this Strategy may be required to correctly reference the SCPP once finalised and commenced.

RISK MANAGEMENT

At present, third party appeals against Council's determination of DAs are extremely rare. However, if the draft SCPP in its present form is adopted, it has the potential to expose Council to third party appeals where an element of interpretation is involved in decisions about notification requirements for individual applications.

CONCLUSION

Council appreciates the aim of the State government to establish a consistent notification and engagement approach for planning processes across the State and supports the SCPP's focus on community participation at the strategic stages of the planning process.

However, in its present form the draft SCPP would introduce notification requirements for low impact DAs and preclude community involvement in DAs for a range of applications that comply with relevant planning controls. It would also introduce notification requirements that depend on prior identification of compliance which may result in lack of clarity, duplication of assessment and longer assessment times in some cases.

It is recommended that Council make a submission to DPHI to provide feedback and request consideration of matters raised in the finalisation of the SCPP.

Department of Planning, Housing and Infrastructure

Draft Community Participation Plan

April 2026



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Draft Community Participation Plan

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Secretary's foreword



A message from Kiersten Fishburn

We know that planning works best when it reflects what communities need and value. Local knowledge plays a vital role in shaping strategic plans and assessing development proposals.

The *Planning System Reforms Act 2025* lays the foundation for a modern planning system that is faster, fairer and focused on outcomes. One of its key commitments is creating a single statewide Community Participation Plan for all councils and planning authorities.

This plan brings consistency to consultation timeframes across NSW. It ensures communities have a strong voice in the planning system and sets clear expectations that engagement should match the scale and impact of a proposal or strategic plan.

We also understand that the planning system can seem complicated or daunting. That's why this plan aims to make participation easier. It explains the different ways you and your community can get involved at both the local and state level. It also encourages planning authorities to consult widely so decisions reflect your values, priorities and concerns.

Good participation must be accessible to everyone. The plan emphasises the importance of engaging respectfully with Aboriginal communities and people from culturally and linguistically diverse backgrounds. Everyone should be able to navigate a planning system that works for them.

Planning authorities will still develop their own engagement strategies. These strategies outline how they will work with their communities and ensure local context guides their approach.

This Community Participation Plan applies to the planning functions of the Minister for Planning and Public Spaces, the Department of Planning, Housing and Infrastructure and its Secretary, as well as all councils and relevant planning authorities across NSW.

Planning should be a partnership with people who know their communities best. The plan sets out how and when you can share your views, alongside the many other factors that inform planning decisions, and the development of plans and projects.

I hope you find this plan a useful and helpful guide to participate in planning in NSW.

A Statewide Community Participation Plan

What is a Community Participation Plan?

A Community Participation Plan (CPP) sets out how and when planning authorities will engage the community and stakeholders in decision-making processes related to planning decisions.

This plan will be used by multiple planning authorities including the Department of Planning Housing and Infrastructure (the Department), local councils and other planning authorities. It is designed to clearly outline how and when the community can participate in planning decisions and processes, and when planning authorities exercise their relevant planning functions.

The plan has been prepared by the Secretary of the Department of Planning, Housing and Infrastructure to meet the mandatory requirements outlined in Division 2.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for community participation which planning authorities must comply with.

Our commitment to community participation

Consistency and proportionality are key to the success of community participation. The new Community Participation Plan will standardise consultation timeframes across all planning authorities, ensuring that engagement is consistent and tailored to the scale and impact of proposals.

The Plan is intended to be used as a reference tool for people wanting to know how and when they can participate in planning matters. The community is broadly defined as anyone affected by, or interested in, NSW's planning system including individuals, groups, organisations and government bodies.

Public exhibition timeframes

The Community Participation Plan emphasises the importance of upfront consultation during the preparation of strategic plans, which set the direction and establish objectives to deliver a liveable, productive and sustainable planning framework in NSW. Input at the early strategic planning stage results in better community understanding of how their area will change over time. This means that when development is planned and occurs in an area there is less confusion and more consensus about what is changing.

Planning functions have different exhibition requirements depending on the scale and impact of a plan or development. These different functions often include planning framework matters such as amendments to planning legislation and policies, strategic planning matters such as creating or amending regional plans, and local and state development assessment matters. For example, low impact development listed in Table 6 that meets relevant planning controls will not be required to be exhibited.

Requirements in tables 5, 6, 7 and 8 are mandatory requirements for public participation.

Council and Agency Engagement Strategies

Further information on how different planning authorities such as councils and NSW Government agencies will specifically engage with their community and stakeholders on planning matters can be found in the relevant authority's engagement strategy.

This includes engagement strategies for determining authorities which are separate to this Community Participation Plan and can continue to outline specific mechanisms and tools for how that planning authority will engage with communities and stakeholders.

Importantly, this will ensure that harder-to-reach audiences, including young people, people living with disabilities, the elderly, those living in rural areas, Aboriginal and Torres Strait Islanders and culturally and linguistically diverse people, can engage effectively.

An engagement strategy prepared by a planning authority must be consistent with the Community Participation Plan, the community participation objectives and the requirements under any other Act or legislation. An engagement strategy must not specify timeframes for exhibition of planning functions.

Independent Planning Commission

The Independent Planning Commission is the declared consent authority for certain State Significant Development applications.

Unlike a typical consent authority, some of the ordinary consent authority functions of the Commission are carried out by the Planning Secretary (through the Department of Planning, Housing and Infrastructure) on behalf of the Commission. Among these functions are, at section 4.6(d) of the *Environmental Planning and Assessment Act 1979*, "carrying out the community participation requirements of Division 2.6 [of the EP&A Act]".

As part of its commitment to public engagement, the Commission will typically conduct further processes in addition to the formal statutory community participation requirements that are already carried out on its behalf by the Department. Some of these processes are mandatory – the Commission must conduct a public hearing when directed to do so by the Minister – while others are discretionary but standard practice. For example, the Commission will always accept written submissions on matters on which it is deliberating, and may, in certain circumstances, also conduct stakeholder meetings, public meeting or local meetings.

The Commission's Engagement Strategy sets out in more detail the public engagement undertaken by the Commission.

Community participation objectives

Community participation is an essential part in the planning process and is integral to improving the design of projects, promoting built and cultural heritage including Aboriginal cultural heritage, informing decision-making and building confidence in the planning system.

This can be achieved by:

- Facilitating discussion between stakeholders so they can hear each other's concerns and ideas
- Creating opportunities for upfront discussions that can reduce potential disputes
- Assisting decision makers identify community concerns
- Utilising local knowledge and expertise
- Empowering local communities in the planning process

Community participation principles in section 2.23(2) of the EP&A Act have been considered when developing the community participation objectives in this CPP. These objectives are included below and are used when engaging with the community and stakeholders on planning matters.

Open and Inclusive — Planning authorities will keep the community informed and promote equitable participation. This includes incorporating culturally appropriate practices where relevant and conducting engagement in a safe environment so that all community members can join in.

Easy to Access — Planning authorities will advise the community early about how and when they can participate and will make materials and events easy to access by hosting these activities at convenient times and locations.

Relevant — Planning authorities will clearly identify what aspects of the project can be discussed and ensure as many community members as possible can participate. Engagement activities will acknowledge previous community input and be tailored to the context—such as location, application type, assessment stage, and earlier engagement—as well as the scale, nature, and impacts of the proposal.

Timely — Planning authorities will start community participation as early as possible and continue it for an appropriate period, providing regular project updates so people stay informed.The community will be given reasonable time to provide feedback, and authorities will maintain ongoing engagement through local networks.

Meaningful — Planning authorities will clearly explain how community feedback influenced decisions and be upfront about what aspects of a plan the community can shape. Decision makers will engage directly, provide relevant responses, and genuinely consider all input.

Participating in planning functions

Planning functions

Planning authorities use several participation methods to ensure communities are informed of planning functions and can have their say on planning matters that are relevant to them.

The planning functions are:

State Planning Framework

Setting the rules and regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policies (SEPPs)

Strategic Planning

How my region and community will change over time

- Regional or District strategic plans
- Local strategic planning statements (LSPSs)
- Local Environmental Plans (LEPs) and Planning Proposals to amend or create a new LEP
- Masterplans for urban renewal areas
- Development Controls Plans (DCPs)
- Contribution Plans
- The Community Participation Plan

Development Assessment

Development that may impact where I live and work

- State significant projects
- Regionally significant development
- Local development
- Designated development
- Nominated integrated development
- Threatened species development
- Division 5.1 Environmental impact assessment
- Complying development

Further detail on how to participate for each planning function and the relevant exhibition timeframes are provided below.

State planning framework – setting the rules and regulations

Acts, regulations and policies set the structure for the NSW planning system, providing a regulatory framework for planning decisions, including the assessment of development applications, making planning instruments and strategic planning.

You may be asked to provide feedback on the following:

- the *Environmental Planning and Assessment Act 1979*
- the *Environmental Planning and Assessment Regulation 2021*, and
- State Environmental Planning Policies (SEPPs)

Case study – Providing feedback on a housing policy change

- Yao was reading the morning news when he came across an announcement from the NSW Government that it would soon be easier to build more types of housing in places with access to good infrastructure.
- Within the article was a link to the Department of Planning, Housing and Infrastructure's website, which had further information on how different types of development would now be supported around well-established town centres and infrastructure.
- Yao was supportive of these changes, and happy he would get a chance to give his feedback on the policy, as he currently found himself living further from the parts of the city with services and jobs.
- He was worried that since he didn't understand technical planning language, that he would not be able to contribute to the discussion, but he found helpful infographics, videos and plain-English guides on the webpage.
- The Department had prepared an Explanation of Intended Effect (EIE). This document outlined the proposed changes to what was now permissible, and indication of where the changes would apply across NSW.
- Yao submitted feedback through a guided form and subscribed to updates on the policy.
- When the policy was finalised, he was able to go back on the website and read a 'What we heard' document and see how everyone responded, and that he had the chance to contribute to an important change.

Participating in State planning framework changes

Table 1: Legislative amendments that you may be asked to provide feedback on

 **Stay informed**	 **Have your say**	 **Implementation**
NSW Government will undertake targeted stakeholder engagement in the development of framework changes. • Engage with the NSW Government about how and when you can provide feedback.	NSW Government may release draft policy and planning changes for public feedback. • Visit the NSW Planning Portal to access and read the draft changes. • Prepare your submission and lodge it via the NSW Planning Portal during the public exhibition period.	NSW Government considers feedback and releases final changes following approval. • The final policy is adopted and posted on the NSW Legislation website.
 **The Environmental Planning and Assessment Act 1979 (EP&A Act)**		
The EP&A Act sets the structure for the NSW planning system. It is the principal legislation regulating land use in NSW and allows plans to be made to guide the process of development and regulate competing land uses.	The Department develops legislative changes as needed. The NSW Government determines if public exhibition is required and sets a timeframe.	Changes to the Act are enacted through **a bill in Parliament**. These changes are notified on the NSW Legislation website. Visit the NSW Planning website for supporting information.
 **The Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)**		
The EP&A Regulation sets out how the procedural matters and requirements of the EP&A Act are carried out, including the provisions planning authorities must follow when assessing development applications.	The Department develops regulation changes as needed. The Minister determines if public exhibition is required and sets a timeframe.	Once finalised, the changes are made to the regulations These changes are notified on the NSW Legislation website. Visit the NSW Planning website for supporting information.

Stay informed	Have your say	Implementation
State Environmental Planning Policies (SEPPs)		
Environmental planning policies for state significant or statewide planning matters. They inform how land can be developed and how natural resources can be used, managed and conserved in NSW. SEPPs are also the mechanism the NSW Government uses when undertaking state-led rezoning.	The Department will make SEPP changes as needed. A draft Explanation of Intended Effects **may be exhibited** unless decided otherwise due to the urgency, scale or nature of the proposal.	Once finalised a SEPP is made to give effect to the changes, These changes are notified on the NSW Legislation website. Visit the NSW Planning website to view supporting information and guidance.

Strategic planning - how my region and community will change over time

Strategic planning helps guide how places grow, change and are protected. It is the foundation for how governments influence the shape of communities, determine where homes are built, where jobs are located, and how services and infrastructure connect across the State and how the environment is conserved.

Early engagement builds community confidence in the planning system, provides greater transparency about how decisions are made and ensures that potential concerns and priorities are explored proactively.

The Community Participation Plan aligns with the object of proportionality by encouraging and strengthening early, meaningful community consultation at the strategic planning stage. This ensures the focus of engagement is targeted on identifying issues and priorities that can be addressed prior to development assessment.

Case study: Providing feedback on the Sydney Region Plan

- Myriam sees a post pop up on her social media account about a new plan called the Sydney Region Plan.
- The post says that the Government is looking for the community to have their say on how Sydney will grow and transform over the next 20 years.
- The post has a link to the NSW Planning website which has copies of the draft Sydney Region Plan as well as some simple survey questions to fill out.
- Myriam responds to the survey questions and then uses the statewide CPP linked on the website, to help her provide planning focused feedback about the draft Sydney Region Plan.
- Myriam would like to see more housing near the local train station as she has been renting but wants more opportunities to buy a home.

Participating in strategic planning

Table 2: Strategic plans that you may be asked to provide feedback on

 **Stay informed**	 **Have your say**	 **Implementation**
A planning authority will undertake targeted stakeholder engagement in the development of each plan. • Community participation may begin before exhibition. • Sign up for mailing lists to stay informed once a draft plan is released, and project plan updates.	A planning authority will exhibit a draft plan for feedback. • Visit the planning authority's website to access and read the draft plan. • Prepare your submission and lodge it during the public exhibition period.	A planning authority will consider feedback and releases a final plan following approval. • The final approved plan is posted on the planning authority's website.
 **Draft regional and district strategic plans**		
Plans developed to support future community needs in regions and districts across NSW. These include plans for homes, jobs, community infrastructure and a healthy environment.	These plans are developed by the NSW Government and updated every 5 years. A draft plan will be exhibited for a **minimum of 60 days**.	The Minister will make a final plan for publication on the NSW Planning website.
 **Draft local strategic planning statements (LSPS)**		
Plans that detail the vision for land-use in a local area, special character values, and how change will be managed into the future.	These statements are developed by councils and updated every 7 years. A draft plan will be exhibited for a **minimum of 60 days**.	The Planning Secretary endorses an LSPS for publication on the NSW Planning website and the relevant council's website.

Stay informed	Have your say	Implementation
Masterplans for urban renewal areas		
Plans that set a future direction for areas by creating new communities that build on local character and provide updated housing, work, recreation and business opportunities.	A planning authority develops a masterplan for a precinct, in response to strategic direction. A draft plan may be **exhibited for 42 days**, unless decided otherwise due to the urgency, scale and nature of the proposal.	A planning authority adopts the masterplan for publication on their website.
Planning Proposals to amend or create a new Local Environmental Plan (LEP)		
Planning proposals create and amend LEPs which guide planning decisions for local government areas. They do this through zoning and development controls, which informs how land can be used.	A planning authority or proponent can instigate changes to an LEP. A planning proposal will be exhibited for a **minimum of 28 days** or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required	The local plan-making authority undertakes assessment of the planning proposal. Once finalised, an LEP is made to give effect to the proposal.
Draft development control plans (DCP)		
Plans that provide detailed planning and design guidelines to support the planning controls in a LEP.	A council may draft or require a DCP to be prepared. A draft plan will be exhibited for a **minimum of 28 days.**	A planning authority finalises the plan for publication on the NSW Planning website and the relevant council's website.

 **Stay informed**	 **Have your say**	 **Implementation**
 **Draft contributions plans**		
These plans enable consent authorities to levy contributions for public amenities and services required to support development.	A council prepares a draft contributions plan as needed. A draft plan will be typically exhibited for a **minimum of 28 days.**	Council approves and adopts the plan. They can be accessed on the NSW Planning website and the relevant council's website.
 **Draft Community Participation Plan (CPP)**		
The plan outlines how and when community participation is undertaken when relevant planning authorities exercise their planning functions.	The Planning Secretary prepares a draft CPP as needed. A draft plan will be exhibited for a **minimum of 28 days**.	The Planning Secretary publishes the plan on the NSW Planning website.

Development assessment – development that may impact where I live and work

Development assessment functions are undertaken by several planning authorities who make decisions on proposals in accordance with the relevant development standards and controls. This includes both state significant development applications and development applications assessed by councils (local development).

Exhibition requirements for development assessment are proportionate to the level of impact a project will produce. Development specified in Table 6 will be exempt from exhibition requirements if the development complies with the controls set out in the relevant council's LEP and DCP. These set out the rules for a local area and have been consulted on with communities.

Case study: My neighbour is doing works under a complying development pathway

- Matt receives a letter in the mailbox from the next-door neighbour who is building a deck at the back of their house.
- The letter states that construction of the deck extension will begin in 7 days' time.
- Matt is concerned about noise at night during construction, so he contacted the local Council who showed him the conditions that required construction to be carried out during the day. This is a relief for Matt as he enjoys reading at night and cannot focus if there is noise.
- 7 days later Matt notices that construction has started, however by the time he comes home from work he does not hear any construction noise and is able to read peacefully without any distractions.

Case study: Learning about a solar farm in my local area

- There has been a post on a community social media group that a solar farm is proposed near Anne's local town, with many comments objecting to the idea.
- This is the first time she's heard of the project and is curious, so goes online to check if there are any project documents available for her review.
- Anne discovers that the energy company is intending to host webinars next week to introduce locals to their proposal. This is suitable for Anne as she has two young children and is glad, she can join in from home.
- Upon joining the webinar, she discovers that the project is still in early development and a formal application is yet to be lodged. This puts her mind at ease.
- It is also explained that for larger scale projects, such as renewable energy, the State Government assesses their environmental impact, as they are important to the State.
- The community is being engaged as part of preparing the application, and Anne is encouraged to sign up for project updates to find out when the project moves through different stages of the planning process.
- Anne will also be able to submit formal feedback when an environmental impact statement is lodged, and the formal exhibition process opens. It is important to be able to do this, as the submissions will be considered by the NSW Government as part of its assessment of the project.

Participating in development assessment

Table 3: Development types that you may be asked to provide feedback on

 **Say informed**	 **Have your say**	 **Implementation**
An applicant submits an application to the relevant planning authority. • Community participation may begin before exhibition. • Sign up for mailing lists to stay informed when an application is submitted, and project plan updates.	A planning authority may exhibit an application for feedback. • Visit the planning authority's website to access and read the proposal. • Prepare your submission and lodge it during the public exhibition period.	A planning authority will consider feedback and determine the application • The decision, final approved plans and supporting documents are published on the planning authority's website.
State Significant Projects		
Development of a large scale and economic value, environmental sensitivity, or deemed significant by the Planning Minister. This includes state significant developments and state significant infrastructure.	Application is lodged with the NSW Government. Early engagement may occur before the formal exhibition period. Development will be exhibited for a **minimum of 14 or 28 days** (depending on the type of development).	The Planning Minister or the Independent Planning Commission will determine the application and publish a decision and assessment report on the NSW Planning Portal
Regionally Significant Development		
Certain development applications of a large economic value, scale and/or complexity. Regional planning panels are made up of independent experts that decide whether to approve a development.	Application is lodged with Council who refers the application to the NSW Government. Development will be exhibited for a **minimum of 14 days**.	The Council prepares a recommendation and assessment report for the Panel. The Panel determines the application and publishes the decision on the NSW Planning Portal.

Say informed	Have your say	Implementation
Development exempt from notification and public exhibition		
Certain development in a locality that meets relevant planning controls. *Table 6 lists these development types*	Council undertakes a preliminary review to determine if the proposal is in this category. Application is **exempt from exhibition.**	The Council assesses and determines the application. The final decision is published on the Council website.
Local Development		
The most common type of development applications in NSW. Projects range from home extensions to medium sized commercial, retail, and industrial developments.	Application is lodged with Council. Development will be exhibited for a **minimum of 14 days**.	The Council assess and determines the application and publishes the decision on the Council website. Where the application is contentious or exceeds variations, the application may be determined by the local planning panel.
Council-related Development Applications where council is the consent authority		
Councils regularly lodge development applications as an applicant to complete their own projects and achieve outcomes for the community. This includes development such as parks, affordable housing and toilet blocks, as well as commercial proposals.	Council lodges the application and declares how the conflict will be managed. Development will be exhibited for a **minimum of 28 days.**	The Council assesses and determines the application and publishes the decision on the Council website.

 Say informed	 Have your say	 Implementation
 **Development Applications with additional environmental considerations**		
Designated development is a category of development that involves a higher level of assessment and scrutiny due to the potential risk it poses to the environment. **Nominated integrated development** is development that requires certain approvals (such as a permit or license) from a NSW Government agency before it can be carried out. **Threatened species development** is a category of development that affects threatened species and requires a species impact statement. **An Environmental Impact Statement** is required if an activity will have a significant impact on the environment. The EIS assess the economic, environmental and social impacts of a project.		Development will be exhibited for a **minimum of 28 days.**
 **Complying Development**		
Complying development is a fast-tracked application process that combines planning and construction approval for straight forward residential, commercial and industrial development. These developments are assessed and determined by a council or a registered certifier without the need for a development application.		Development is **exempt from exhibition.** Adjoining neighbours are notified 7 days prior to commencement of works being carried out.
 **Exempt Development**		
Some minor building renovations or works don't need any planning or building approval. This is called exempt development. Exempt development is very low impact development that can be done for certain residential, commercial and industrial properties. Examples of exempt development include decks, garden sheds, carports, fences, repairing a window or painting a house.		Development is **exempt from exhibition.**

Getting involved

Guidance on getting involved

Getting involved in the development of strategic plans or providing feedback on proposed developments is a great way for the community to have a meaningful say in how their local area changes over time.

It ensures future development reflects community needs, creates well designed neighbourhoods including public open space and raises ideas that may improve projects before they are approved.

Most importantly, it ensures a transparent and fair planning system so that communities across NSW feel heard and reflected in the spaces that they live and work in.

Notification

If you are directly impacted by a proposal, you may receive a notification during the public exhibition period that provides information on how to view a proposal and how to lodge a submission. This notification may include:

- a letter
- an email
- an on-site notice

For broader engagement, the following engagement tools may be used to inform of projects happening in your area including:

- drop in sessions
- public meetings
- reference groups
- website content or, social media notification
- community newsletters and emails
- updates to subscribers via the NSW Planning Portal.

What is an exhibition period?

The *Environmental Planning and Assessment Act 1979* sets out minimum community participation requirements for the public exhibition of certain planning matters.

During a public exhibition period all relevant documentation is made publicly available, and the community is invited to make a submission outlining their views on the draft policy, plan or project.

Why should I make a submission?

When making a final decision, consideration is given to the points raised during the public exhibition period, which may result in changes to the project to protect amenity or environmental impacts. In some cases, the number of submissions on a development application determines who the final consent authority is.

The community will be informed about how submissions were considered in decision-making. A report will summarise issues raised during the public exhibition period and describe how community views influence decision making.

How to write a submission

To have your say on a project you must lodge a submission before the close of the exhibition period. Submissions may be made online through the relevant planning authority's website, or in some instances a letter may be accepted. When making a submission you will be required to include:

- your full name and address
- the name of the application and the application number
- whether you 'support', 'object to' the project, or if you are simply providing comment on the project
- the reasons why you support or object to the project

Ideally a submission should be specific to the type of project or development that is being publicly exhibited. The contents of a submission may be a general response to the project, and not technically detailed. You do not need to be a specialist to have your say. Table 4 provides guidance on how you may write an effective submission.

All persons who lodge a submission are required to declare any relevant political donations and/or gifts in accordance with Section 10.4 of the *Environmental Planning and Assessment (EP&A) Act 1979*.

A submission will only be accepted if it is made directly to council or the relevant planning authority. Submissions will not be accepted or acknowledged if received through third party websites.

Table 4: Guidance on writing an effective submission

The consent authority will consider impacts, including:	An effective submission is:
• Consistency with planning controls • Any overshadowing Impacts • Obstruction of views • Privacy • Visual impacts • Traffic and access • Stormwater and runoff • Odour, noise and light pollution • Environmental impacts.	• Unique • Clear and concise • Captures local perspectives • Relevant, • Evidence based • Not disrespectful, and does not use abusive language.

Staying up to date

There are many ways to subscribe to news and announcements about development in your local area. You can sign up for alerts on specific projects such as planning proposals or new major projects and state significant development in your local government area.

Draft plans and policies are included on the Department of Planning, Housing and Infrastructure's Have Your Say website. On this website you can filter the status of projects on exhibition and provide your feedback on these plans.

The Independent Planning Commission website provides details of any projects lodged with them and more information on how you can participate in any public meetings or hearing processes.

Councils provide details of development applications and planning proposals that have been lodged in their local government area via the applications trackers on their websites.

Planning alerts on the NSW Planning Portal

You can subscribe to receive email alerts and stay up to date about the progress of applications.

Planning Proposals – amendments to local environmental plans or large proposals

https://www.planningportal.nsw.gov.au/news-alerts

Major Projects – State significant projects

https://www.planningportal.nsw.gov.au/major-projects/services/subscribe-notifications

Exhibition timeframes

Mandatory minimum public exhibition timeframes in the EP&A Act

Requirements in tables 5, 6, 7 and 8 are mandatory requirements for public participation.

Table 5: Mandatory minimum public exhibition timeframes in the EP&A Act

Strategic planning	
Planning function	**Exhibition timeframe**
Draft Community Participation Plan	28 days
Planning proposals for local environmental plans subject to a gateway determination*	28 days or as specified by the gateway determination which may determine, due to the minor nature of the proposal, that no public exhibition is required
Draft development control plan	28 days
Draft contribution plans	28 days
Draft local strategic planning statements	28 days
Draft regional or district strategic plans	45 days
Development assessment	
Planning function	**Exhibition timeframe****
Application for development consent (other than for complying development certificate, for designated development, State significant development or a development type listed in Table 6, Table 7 and Table 8	14 days
Application for development consent for certain residential State significant development *** including: • Housing development carried out by certain public authorities (Planning Systems SEPP Schedule 1, Section 26) • In-fill affordable housing (Planning Systems SEPP Schedule 1, Section 26A) • Build-to-rent housing (Planning Systems SEPP Schedule 1, Section 27)	14 days

• Seniors housing (Planning Systems SEPP Schedule 1, Section 28) • Development in accelerated TOD precincts (Planning Systems SEPP Schedule 2, Section 19) • Development declared SSD under Section 4.36(3) of the EP&A Act that includes residential accommodation	
Application for development consent for targeted assessment development, including any amended application under the pathway	14 days, unless a different period is specified in a state environmental planning policy
Application for modification of development consent required to be publicly exhibited by the regulations	14 days
Application for the review of a determination or decision of a consent authority (Division 8.2 review) where the application has been amended pursuant to section 8.3(3) of the EP&A Act	Exhibition timeframe is the same as the original application
Application for development consent for all other State significant development****	28 days
Application for development consent for designated development	28 days
Environmental impact statement for State significant infrastructure under Division 5.2	28 days
Application for development consent for nominated integrated development or threatened species development	28 days
Application for development consent for category 1 remediation work under Chapter 4 of SEPP (Resilience and Hazards) 2021	28 days
Environmental impact statement obtained under Division 5.1	28 days
Council related development	28 days

**exhibition of planning proposals must be carried out in accordance with the Departments Local Environmental Plan Making Guideline*

*** minimum exhibition timeframes can be extended on a case-by-case basis.*

**** for applications that rely on a rezoning exhibited by the Department, the details of the proposed amendments to the relevant planning instrument(s) will be publicly exhibited concurrently with the application.*

***** exhibition of State significant development applications must be carried out in accordance with the Departments State Significant Development Guidelines*

Development types exempt from notification and public exhibition

Exemptions apply for certain development types, listed in Table 6, where the development:

- is permissible in the relevant zone, and,
- meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy and,
- does not include a 4.6 variation

A minimum 14-day exhibition period applies if the development type is not listed in Table 6, 7 or 8 and does not meet the criteria above.

Table 6: Development exempt from public exhibition and notification

Residential and related uses	
• Alterations – Internal alterations • Alterations and additions existing dwellings • Ancillary development (such as pools, sheds, farm buildings) • Boundary adjustment • Demolition (excluding heritage items) • Exhibition Homes and Villages • Group homes • Heritage item – minor works that does not impact item and is located behind the front façade • Residential flat buildings*	• Moveable dwellings • New single and two storey dwellings, dual occupancies and attached dwellings • Temporary structures • Rural workers dwellings • Secondary dwellings • Strata and Stratum subdivision • Tree removal where they are not heritage items • Home business and/or home occupation • Shop top housing*

**a pre-commencement of works notification to adjoining neighbours is required 7 days before works commence.*

Primary production and rural development	
• Agritourism • Commercial farm	• Extensive agriculture • Farm buildings
Commercial development	
• Alterations and additions • Change of use • Take away food and drink premises	• Kiosks • Roadside stalls • Signage

Industrial development	
• Change of use	• Industrial retail outlets
Community, health, education, recreational and other infrastructure	
• Alterations – internal and external • Environmental facility	• Environmental protections works
Tourist and Visitor accommodation	
• Bed and Breakfast accommodation	• Farm stay accommodation
Other	
Modifications involving minimal environmental impact	• Applications made under section 4.55(1) of the EP&A Act. • Applications made under section 4.55(1A) of the EP&A Act. • Applications made under section 4.56 of the EP&A Act with minimal environmental impact.
Application for the review of a determination or decision of a consent authority (Division 8.2 Reviews)	• Reviews where the application has not been amended pursuant to section 8.3(3) of the EP&A Act.

Development in the Activation Precincts and Alpine Region

Table 7 below lists the types of development that the Department are not likely to require to be publicly exhibited across the Activation Precincts and Alpine Region.

Table 7: Development in the activation precincts and alpine region

Generally
• Modification applications (excluding those required to be publicly exhibited by the EP&A Regulation) • Internal and external building alterations and additions (including development applications requiring approval from the NSW Rural Fire Service under section 100B of the Rural Fires Act in accordance with Section 4.46 of the EP&A Act) • Change of use of an existing building from a lawful use to another lawful use • Signage • Subdivision • Demolition

• Infrastructure and servicing
Activation Precincts
• Development demonstrating consistency with the Master Plan and Delivery Plan of the relevant Activation Precinct • Development accompanied by a current Activation Precinct certificate issued under the Precincts-Regional SEPP, Chapter 3 that applies to the development (excluding those required to be publicly exhibited by the EP&A Regulation) • Industrial building works
Alpine Region
• Repair, maintenance, or replacement of recreation infrastructure, lifting facility, or snow-making infrastructure (excluding development impacting a biodiversity-mapped area) • Development that is consistent with the planning framework, comprising the Snowy Mountains Activation Precinct Master Plan; Precincts-Regional SEPP and Alpine Region DCP.

Non-legislative public exhibition timeframes

For several planning functions there is no legislative requirement for public exhibition. Consistent with community participation objectives, consent authorities typically publicly exhibit documents related to the exercise of these functions and proposals for the timeframes outlined in Table 8.

Table 8: Non-legislative public exhibition timeframes

State planning framework	
Planning function	**Recommended exhibition timeframe**
Draft legislation, regulation, policies and guidelines (Department)	Discretionary based on the urgency, scale or nature of the proposal
Policies and guidelines	28 days unless decided otherwise due to the urgency, scale and nature of the proposal
Strategic planning	
Planning function	**Recommended exhibition timeframe**
Draft regional or district strategic plans	60 days*
Draft LSPS	60 days*
Masterplan for urban renewal areas (Department and council)	42 days unless decided otherwise due to the urgency, scale and nature of the proposal

Development assessment	
Planning function	**Recommended exhibition timeframe**
Re-exhibition of any amended application or matter (Department and council)	Discretionary based on the urgency, scale and nature of the proposal

**There is a statutory public exhibition timeframe of 45 days and 28 days as per the EP&A Act, however the Department will exhibit draft strategic plans for 60 days.*

Additionally, the Department may exhibit other proposals consistent with community participation objectives. For these functions, there may also be occasions where a government priority or administrative requirement demands immediate action, and the usual community participation process may be truncated.

Key points to note about public exhibition

- Timeframes are measured in calendar days and include weekends.
- As outlined in Schedule 1 to the EP&A Act, the period between 20 December and 10 January (inclusive of each year) is excluded from the calculation of a period of public exhibition period.
- In certain circumstances there may be merit appeal rights for a person who makes a submission to object during the public exhibition of a development application for designated development and some state significant development projects.
- Public authorities are not required to make available for inspection any part of an environmental impact statement where this publication would, in the opinion of the public authority, be contrary to the public interest due to its confidential nature or for other reasons defined in relevant legislation, such as the Government Information (Public Access) Act 2009.
- As outlined in sections 287 and 287A of the EP&A Regulation, submissions on state significant projects and other development applications where the Minister for Planning and Public Spaces, Planning Secretary or Independent Planning Commission is the consent authority, must be made through the NSW Planning Portal.
- When receiving submissions, a planning authority will adhere to its Privacy Policy and ensure defamation and discrimination laws are not breached.
- The safety of community members, other stakeholders and staff must be considered. Everyone has the right to participate in a respectful environment and are expected to behave in a manner that supports everyone’s right to present their point of view.

Glossary

Planning terms and definitions	
Alpine region	means the Alpine Region identified on the State Environmental Planning Policy (Precincts—Regional) 2021, Kosciuszko Alpine Region Land Application Map
Activation precinct	A dedicated area within regional New South Wales which has been identified by the NSW Government to drive regional economic development and declared to be an Activation Precinct in a Schedule made under Chapter 3 of the State Environmental Planning Policy (Precincts—Regional) 2021
Community participation plan	The community participation plan prepared and published under Division 2.6 of the EP&A Act
Contribution plans	A plan developed by councils for the purposes of imposing conditions requiring local infrastructure contributions to fund new and upgraded public amenities and/or services required to accommodate development
Delivery plan	for an Activation Precinct means a delivery plan for the Precinct that is approved by the Planning Secretary under section 3.7 of Chapter 3 of the State Environmental Planning Policy (Precincts—Regional) 2021
Designated development	Designated development refers to high-impact developments (e.g. likely to generate pollution) or those located in or near an environmentally sensitive area
Development control plans (DCP)	A plan providing detailed planning and design guidelines to support LEP planning controls
Environmental Impact Statement (EIS)	An EIS provides information on the economic, environmental, and social impacts of the project. It helps the community; government agencies and the consent authority make informed submissions or decisions on the project.
Gateway determination	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
Local environmental plan (LEP)	An environmental planning instrument developed by a planning proposal authority, generally a council. An LEP sets the planning framework for a Local Government Area

Regional strategic plan	20-year plans addressing community needs for housing, jobs, infrastructure and a healthy environment for a region
State environmental planning policy (SEPP)	An environmental planning instrument developed by the Department, relating to state significant or statewide planning matters
State significant development (SSD)	Developments may be declared to have State significance due to their size, location, economic value or potential impacts, for example new schools, hospitals and energy generating facilities
State significant infrastructure (SSI)	SSI includes major transport and services developments with significance and impact beyond the local area, for example rail infrastructure, road infrastructure and water storage or treatment facilities
Masterplan for urban renewal areas (Department and council)	Growth centres: Land identified in SEPP (Precincts – Central River City) 2021 and SEPP (Precincts – Western Parkland City) 2021, earmarked for the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity Areas identified as having good access to existing or planned public transport connections, suitable for rejuvenation with new homes and jobs State significant precincts which are large areas of predominantly State-owned land within Greater Sydney, identified by the NSW Government as areas for growth because of their social, economic or environmental characteristics

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Our Ref: 27520424
Date: [Type full date eg 2 June 2013]

Dear Sir/Madam

DRAFT STATEWIDE COMMUNITY PARTICIPATION PLAN

Thank you for the opportunity to provide feedback to the draft Statewide Community Participation Plan (SCPP) which seeks to establish consistent notification and engagement approaches for planning processes across the State.

Council supports the SCPP's focus on community participation at the strategic stages of the planning process which set the land use and development outcomes for an area, including at the strategic plan, local environmental plan and development controls plan stages. However, it is our experience that community members tend to engage at the development application stage when development proposals are more immediate and tangible. As such, consultation requirements should not seek to unreasonably limit opportunities for community involvement through development application processes.

The SCPP proposes that a range of development types will be exempt from public exhibition requirements, including most residential development types if compliant with environmental planning instruments and the development control plan. Council is concerned that this approach may inadvertently add to the length, complexity and uncertainty of outcome for development assessment processes.

The SCPP proposes that most residential development will be exempt from exhibition if they are fully compliant. Non-compliances are typically not itemised by the application in their development application. A decision about whether a DA is required to be notified will rely on the outcomes of the development assessment process, which can take some time for large complex proposals. This may mean that DA notifications will occur later in the process and that and that further assessment will be required to consider matters raised in submissions. DA determination timeframes are likely to increase rather than decrease as a result of this element of the SCPP, which is at odds with the underlying objective of accelerating DA determination timeframes and expediting the delivery of housing.

In the case of low impact development (such as minor alterations and additions to a dwelling) with minor non-compliances, the SCPP will add a 14-day notification requirement where Council currently does not undertake neighbour notifications. This will add an additional step into the assessment process for low impact development and again, a decision about whether the DA needs to be notified will rely on the outcomes of the assessment process to identify any non-compliances. This will add at least 14 days to a routine assessment which is usually completed in a fast-tracked process.

The removal of notification for compliant development also ignores the fact that proposals may benefit from design changes to address impacts on neighbours and local communities even if they are compliant. It is Council's view that residential development types, and in particular high impact types such as residential flat buildings and shop-top housing, should continue to be notified for public feedback regardless of compliance with development controls.

In terms of statutory considerations:

- Removing neighbour notification for development applications does not seem to be consistent with the objectives of the Act and the SCPP to provide opportunities for participation.
- It also undermines consideration of the public interest, which is a mandatory matter for consideration in DA assessment.
- Consideration of submissions is another mandatory matter for consideration in DA assessment and Council anticipates that it will receive feedback about developments even if a notification process is not undertaken. Community members will expect their feedback to be considered even if it is not technically a submission to a public exhibition and Councils will be left determine how to manage this situation. In cases where notification has not occurred, the proposed 7-day pre-commencement notification is likely to result in significant community backlash.
- Under current arrangements, notification requirements are clear and free from interpretation. The proposed 'exempt from notification' development (especially exempt residential development) introduces interpretation about compliance that may trigger opportunity for third party appeals against Council in relation to non-notification of a DA.

Council encourages the Department to consider the feedback provided in this submission and include changes to the final SCPP to address our concerns.

Should you wish to discuss any aspect of this submission please contact Linda Davis, Director Planning and Environment at ldavis@wollongong.nsw.gov.au.

Yours faithfully

Greg Doyle
General Manager
Wollongong City Council
Telephone: (02) 4227 7111

ITEM 3 PUBLIC EXHIBITION - DRAFT WOLLONGONG CITY-WIDE CONTRIBUTION PLAN 2026

Development contributions are collected to help fund infrastructure that is required as a direct or indirect result of development. The current adopted Wollongong City-Wide Development Contributions Plan (2025) (Plan) came into force on 8 December 2025. The Plan is reviewed annually to reflect updates to Council's works program and any other required changes. The revised 2026 Plan incorporates the allocation of new projects aligned to the draft Infrastructure Delivery Program, and corrections.

It is recommended that the draft Wollongong City-Wide Development Contributions Plan (2026) (Attachment 1), be exhibited for community comment.

RECOMMENDATION

The Draft Wollongong City-Wide Development Contributions Plan (2026) (Attachment 1), be exhibited for a minimum of 28 days

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Draft Wollongong City-Wide Development Contributions Plan (2026)

ACRONYMS USED IN REPORT

Abbreviation	Meaning
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Reg	Environmental Planning and Assessment Regulation 2021
LGA	Local Government Area
Plan	Wollongong City-Wide Development Contributions Plan (2025)

BACKGROUND

Development Contributions

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes various mechanisms through which a Council can collect development contributions.

Under Section 7.12 of the Act, contributions can be collected as 'fixed development consent levies' based on a percentage of the proposed cost of development. Clause 209 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Reg) sets the maximum percentage that can be levied. For the Wollongong City Council Local Government Area (LGA) these are -

Where the proposed cost of carrying out the development is -

- Up to and including $100,000 – Nil.
- More than $100,000 and up to and including $200,000 - 0.5% of that cost.
- More than $200,001 - 1% of that cost.

For land within the Wollongong City Centre B3 Commercial Core zone -

- Up to and including $250,000 – Nil.
- More than $250,001 – 2%.

Contributions are applied towards the provision, extension or augmentation of public infrastructure to support a growing population across the contribution area, or towards the recoupment of these costs.

Wollongong City-Wide Development Contributions Plan

The Wollongong Section 94A Development Contributions Plan initially came into force on 14 June 2006 when it repealed various Section 94 Contributions Plans. The Plan has been reviewed annually to reflect updates to Council's works program and any other required changes. Projects to be fully or partially funded through the contribution scheme are required to be listed in Schedule 5 and 6 and mapped in Schedule 7 of the Plan.

On 1 March 2018, the EP&A Act was amended, including a restructure and all sections were renumbered. Section 94A was renumbered to section 7.12.

On 23 July 2018, Council resolved to rename the plan to the Wollongong City-Wide Development Contributions Plan. The Plan applies to the majority of the Wollongong City Council LGA, excluding the West Dapto Urban Release Area, where the West Dapto Development Contribution Plan (2025) currently applies. The current City-Wide Plan came into force on 8 December 2025.

PROPOSAL

This report proposes to update the current Plan to reflect Council's Draft Delivery Program 2025-2029 and Draft Operational Plan 2026-2027 which was endorsed by Council for exhibition on 20 April 2026. The figures included in the draft contributions plan to be exhibited are currently in draft. Any updates or changes to the delivery program or operational plan will be reflected in the contributions plan prior to its adoption. Other amendments to the Plan include -

1 Replacement of the cover page image to assist in distinguishing the new 2026 Plan from the current 2025 version.

2 Inclusion of the incentive proposed with the City Centre Planning Review which will provide a reduced contribution rate and deferred payment of development contributions for certain commercial developments (the City Centre Planning Review is currently on exhibition until 6 July 2026)

3 Updated Detailed Works Schedule at Schedule 4 of the Plan.

4 New maps at Schedule 6 identifying the location of the proposed projects (projects with no specific location are not identified on the maps).

5 Correction to the exemption clause relating to affordable/social housing to reflect the content of the State Environmental Planning Policy *(*Housing) 2021

6 Update to the list of completed projects and actual expenditure from the Wollongong City-Wide Contributions account, shown in Schedule 5 of the Plan. Older projects are being summarised into an "Other" project to improve readability of the Schedule.

7 Updates to date references through the document, corrections, renumbering of schedules, various minor corrections/updates etc.

Contributions are allocated to a range of new infrastructure projects across 7 categories, as summarised in the following table (summary of schedule 5 of the draft Plan) –

Category	2026-27	2027-28	2028-29	2029-30	Total	%
Roads and Bridges	$0	$500,000	$0	$415,000	$915,000	3.78%
Footpaths and Cycleways	$1,970,000	$1,765,000	$1,310,000	$500,000	$5,545,000	22.91%
Car Parks	$900,000	$0	$0	$0	$900,000	3.72%
Non-Commercial Buildings (e.g. community centres)	$1,500,000	$4,000,000	$500,000	$0	$6,000,000	24.79%
Public Spaces, Parks, Gardens and Sports Fields	$6,688,100	$1,451,668	$920,000	$188,000	$9,247,768	38.21%
Land Acquisition	$250,000	$250,000	$250,000	$250,000	$1,000,000	4.13%
Administration	$141,407	$145,648	$150,309	$155,119	$592,483	2.45%
Total	**$11,449,507**	**$8,112,316**	**$3,130,309**	**$1,508,119**	**$24,200,250**	**100.00%**

CONSULTATION AND COMMUNICATION

The Works Schedule has been updated in consultation with the Infrastructure Strategy and Planning Division to reflect the endorsed Draft Delivery Program 2025-2029 and Draft Operational Plan 2026-2027. The update of the Plan has been discussed at the internal Development Contributions Coordination Group meetings.

If Council endorses the draft 2026 Plan, it will be exhibited for a minimum period of 28 days. Copies will be available on Council's website and at Council's Administration Centre and libraries.

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

The Plan is linked to the Our Wollongong Our Future 2035 Community Strategic Plan, and also the Delivery Program 2025-2029 and Operational Plan 2026-2027 which are yet to be finalised and adopted. Development contributions are used to fund or part fund infrastructure projects in the Infrastructure Delivery Program 2025 – 2029. Any changes that are adopted with these strategic documents will be reflected in the final version of the Contributions Plan.

As the projects listed in the Infrastructure Delivery Program are updated annually, the City-Wide Development Contributions Plan must also be updated annually to reflect this. The Plan includes a 4 year work schedule that provides flexibility for infrastructure projects to be brought forward or delayed, depending on other issues such as the timing of approvals.

Revision of the City-Wide Development Contributions Plan aligns with the objectives of the Community Strategic Plan and Infrastructure Delivery Program and contributes to the funding required to implement the Delivery Program.

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 plan	Land Use Planning

FINANCIAL IMPLICATIONS

Since 2006, Council has allocated $61.2m of developer contributions to a range of projects, as summarised in the following table (summary of schedule 6 of the draft 2026 Plan) -

Category	Total	%
Roads and Bridges	$6,719,986	10.98%
Footpaths and Cycleways	$14,261,654	23.29%
Car Parks	$2,650,270	4.33%
Non-Commercial Buildings	$21,856,943	35.70%
Public Spaces, Parks, Gardens and Sports Fields	$6,897,236	11.26%
Land Acquisition	$6,272,738	10.24%
Administration	$2,568,983	4.20%
Total	**$61,227,810**	**100.00%**

As at 30 April 2026, the net balance of Section 7.12 contributions held by Council was $48.198 million. This includes $35.683 million held in the City-Wide restricted account and a balance of $12.515 million in the City Centre restricted account. The balance has been allowed to grow to enable the funds to be allocated to significant projects and the coming years.

Income is forecast at an average of approximately $3 million per annum, although fluctuates depending on the commencement of development.

The proposed Works Schedule for 2026-27 includes approximately $11.4 million of expenditure, with an additional $12.7 million over the following three years. Significant projects to be funded (partially or fully) include:

- Warrawong Library and Community Centre
- Helensburgh Community Centre and Library
- Skate parks in Thirroul and Wollongong

The income and expenditure will continue to be monitored and reviewed as needed in order to respond to current community needs.

CONCLUSION

The Wollongong City-Wide Development Contributions Plan is an important mechanism to assist with funding public infrastructure within the City. This report recommends that the existing Plan be updated to reflect changes in legislation and Council's Capital Works Program, as well as other minor amendments.

It is recommended that the draft Wollongong City-Wide Development Contributions Plan (2026) (Attachment 1) be exhibited for community comment.



Wollongong City Council

Draft Wollongong City-Wide Development Contributions Plan 2026

wollongong
city of innovation

Wollongong City-Wide Development Contributions Plan (~~2025~~2026)

Document Control

Document ID: Wollongong City-Wide Development Contributions Plan

Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
1	March 2006	Draft for exhibition (2006 version)	ZS	ZS	ZS	ZS
2	June 2006	In force (2006 version)	ZS	ZS	ZS	ZS
3	December 2006	Ministers Direction under S94E added	ZS	ZS	ZS	ZS
4	May 2007	Draft for exhibition (2007 version)	ZS	ZS	ZS	ZS
5	June 2007	In force (2007 version) Draft	ZS	ZS	ZS	ZS
6	May 2008	For exhibition (2008 version)	DG	DG	DG	DG
7	24 July 2008	In force (2008 version) Draft	DG	DG	DG	DG
8	28 July 2009	For exhibition (2009 version)	DG	DG	DG	DG
9	27 October 2009	Endorsed by Council	DG	DG	DG	DG
10	4 November 2009	In force (2009 version)	DG	DG	DG	DG
11	27 July 2010	Draft for exhibition (2010 version)	DH	DH	JB	RC
12	6 September 2010	In force (2010 version)	DH	DH	DG	DG
13	3 June 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
14	26 July 2011	In force (2011 version)	DH	DH	DG	DG
15	2 August 2012	Draft for exhibition (2012 version)	DH	DH	DG	DG
16	8 December 2012	In force (2012 version)	DH	DH	DG	DG
17	8 April 2013	Draft for exhibition (2013 version)	DH	DH	DG	DG
18	16 September 2013	In force (2013 version)	DH	DH	DG	DG
19	9 September 2014	Draft for exhibition (2014 version)	DG	DG	DG	DG
20	3 November 2014	In force (2014 version)	DG	DG	DG	DG
21	10 July 2015	Draft for exhibition (2015 version)	MH	MH	DG	DG
22	26 October 2015	In force (2015 version)	MH	MH	DG	DG
23	06 October 2016	Draft for Exhibition (2016 version)	BL	MH	DG	DG
24	19 December 2016	In force (2016 version)	BL	MH	DG	DG
25	8 May 2017	Draft for Exhibition (2017 version)	MB	MB	MH	DG
26	26 July 2017	In force (2017 version)	JP	MB	MB	DG
27	7 May 2018	Draft for exhibition (2018 version)	MB	MB	DG	DG
28	28 July 2018	In force (2018 version)	MB	MB	SH	DG
29	12 August 2019	Draft for exhibition (2019 version)	SH	SH	DG	DG
30	23 November 2019	In force (2019 version)	SH	SH	DG	DG
31	20 July 2020	Draft for exhibition (2020 version)	SH	SH	DG	DG
32	16 November 2020	In force (2020 version)	SH	SH	DG	DG
33	31 May 2021	Draft for Exhibition (2021 version)	SH	SH	DG	DG
34	2 August 2021	In force (2021 version)	SH	SH	DG	DG
35	6 June 2022	Draft for Exhibition (2022 version)	SH	SH	DG	DG
36	2 September 2022	In force (2022 version)	SH	SH	DG	DG
37	29 May 2023	Draft for Exhibition (2023 version)	SH	SH	DG	DG
38	8 September 2023	In force (2023 version)	SH	SH	DG	DG
39	24 June 2024	Draft for Exhibition (2024 version)	SH	SH	DG	DG
40	16 August 2024	In force (2024 version)	SH	SH	DG	DG
41	25 August 2025	Draft for Exhibition (2025 version)	CE/JT	CE/JT	DG	DG
42	8 December 2025	In force (2025 version)	CE	CE	DG	DG
43	25 May 2026	Draft for Exhibition (2026 version)	SH	SH	DG	DG

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Part A - Schedules

1. Schedule 1 – City-Wide levy rates

In accordance with clause 209(2) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the rate of the levy for development carried out on land to which this Plan applies (excluding Wollongong City Centre Commercial Core - see Schedule 2) is calculated as follows:

Proposed cost of carrying out development *(Determined in accordance with Clause 19 of this Plan)*	Levy Rate
Up to and including $100,000	Nil
More than $100,000 and up to and including $200,000	0.5%
More than $200,000	1%

2. Schedule 2 - Wollongong City Centre Commercial Core levy rates

In accordance with clause 209(1) of the EP&A Regulation, the rate of the levy for development carried out on land within the Zone E2 Commercial Centre in the Wollongong City Centre, as shown at Figure 2, is calculated as follows:

Proposed cost of carrying out development *(Determined in accordance with Clause 19 of this Plan)*	Levy Rate
Up to and including $250,000	Nil
More than $250,000	2%

To incentivise the construction of new Hotel accommodation, on 27 October 2025 Council resolved that a contribution rate of 1% will apply to new Hotel and Motel Accommodation (including in a mixed use development) in the Wollongong City Centre (as mapped in the LEP). This rate reduction does not apply to developments already approved. The timing of payment is prior to the issue of an Occupation Certificate for that component of the development.

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 already approved. Where the development has an estimated development cost of $20,000,000 or greater, the timing of the payment is prior to the issue of an Occupation Certificate.

This contribution provides funding towards the Special City projects originally nominated in the Civic Improvements Plan (2007) for the Wollongong City Centre, reproduced below. The timing of the implementation of the projects will be determined through Councils Management Plan process as funding permits and then detailed in Part D Schedule 5.

Item	Cost Estimate (2009)
Crown Street Upgrade	$14,200,000
City Beach Waterfront Improvements	$11,000,000
Civic Precinct Revitalisation	$21,000,000
MacCabe Park Landscape Improvements	$12,000,000
Bus Transport Initiatives	$20,000,000
Traffic Management Works	$2,000,000
City Centre Car Park	$8,000,000
Total	$88,200,000

Note: The Civic Improvement Plan was retired in 2016 as a policy document

In 2010 Wollongong Council commenced a CBD revitalisation program of streetscapes and public domain areas. Major projects completed since include:

- Keira Street – Crown Street to Smith Street
- Crown Street Mall – Kembla Street to Keira Street

- Market Street – Keira Street to Young Street
- Crown Street West – Atchison Street to Railway Parade

In addition, traffic signals have been installed to improve pedestrian activity and safety at:

- Intersection of Auburn & Burelli Streets
- Intersection of Victoria and Keira Streets
- Intersection of Kenny and Burelli Streets

3. Schedule 3 **–** Works schedule summary

Category/Asset Class	Actual Contribution Expenditure 2006/07 to 2025/26	Proposed Contribution Expenditure 2026/27 to 2029/30	Total Contribution Expenditure 2006/07 to 2029/30
Roads and bridges	$6,719,986.00	$915,000.00	$7,634,986.00
Footpaths and cycleways	$14,261,654.39	$5,545,000.00	$19,806,654.39
Car parks	$2,650,270.00	$900,000.00	$3,550,270.00
Community buildings	$21,856,943.00	$6,000,000.00	$27,856,943.00
Parks, gardens and sportsfields	$6,897,235.53	$9,247,768.00	$16,145,003.53
Land acquisitions	$6,272,738.00	$1,000,000.00	$7,272,738.00
Administration	$2,568,983.00	$592,483.00	$3,161,466.00
Total	$61,227,809.92	$24,200,251.00	$85,428,060.92

For further details refer to Part D Schedule 4 and 5 – Detailed Works Schedules.

Part B – Expected Development and Demand for Public Facilities

4. Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in the Council's area and the demand for additional public amenities and services to meet that development. That relationship is established through current demographic information.

The expected types of development include but are not limited to:

- Alterations and additions to existing development;
- Dwellings of all forms;
- Commercial development located primarily in commercial precincts;
- Industrial development;
- Subdivisions; and
- Mixed use development.

The relationship between expected development and the demand for public facilities is established through:

- The population projections undertaken by informed decisions (.id), adopted from the Australian Bureau of Statistics (ABS) information and other factors, indicate that continued population growth in the Wollongong Local Government Area (LGA) is expected. A projected population of 255,183 is expected by 2036 and 291,797 by 2046.
- Accelerating housing costs in metropolitan Sydney contribute to certain pressures in the Wollongong LGA, particularly new housing developments, which will largely impact the future needs of the region.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless additional facilities are provided to meet the additional demand.
- The likely growth will require the provision of additional public facilities to meet additional demands.

Wollongong City Council wants to ensure that it has a sustainable local government area, safeguarding the economic, social, cultural, and environmental wellbeing of present and future generations. These levies will assist Council to provide high quality and diverse public facilities to meet the expectations of the existing and new residents of Wollongong LGA.

The additional public facilities to be provided to meet the expected future development are set out in Part D Schedule 4 and 6.

The demand for facilities within the Wollongong City Centre is based on the growth and development projected for the Wollongong City Centre in the Illawarra Shoalhaven Regional Growth Plan 2021-41 and A City for People 2016. In particular, this includes the total developable floor space allowed under the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009.

Part C – Administration and Operation of the Plan

5. What is the name of this Contributions Plan?

This Plan is called the "Wollongong City-Wide Development Contributions Plan (~~2025~~2026)" (the Plan) and replaces the Wollongong City Wide Development Contributions Plan (~~2024~~2025).
This Plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979.*

6. Where does this Plan apply?

This Plan applies to all land within the local government area of Wollongong City Council excluding the West Dapto Urban Release Area, as shown in Figure 1.

7. What is the purpose of this Plan?

The purpose of this Plan is to:

- To enable the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

- Authorise Council, and accredited certifiers or other consent authority to impose conditions requiring contributions under Section 7.12 of the EP&A Act when determining an application on land to which this Plan applies;
- Assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- Publicly identify the purposes for which the levies are required.

8. When does this development contributions Plan commence?

This Plan takes effect from the date on which this Plan is adopted, pursuant to clause 214(4) of the EP&A Regulation.

This Wollongong City-Wide Development Contributions Plan ~~2025~~ 2026 was adopted by Council at its Meeting of [INSERT DATE] and came into force on [INSERT DATE]

9. Relationship with other development contribution Plans

This plan repeals the following contributions plan:

- Wollongong City-Wide Development Contributions Plan (~~2024~~2025 version)

Previous iterations of contributions plans that applied to all or part of the land to which this plan applies which have been repealed are:

- Wollongong City-Wide Development Contributions Plan (2024 version)
- Wollongong City-Wide Development Contributions Plan (2023 version)
- Wollongong City-Wide Development Contributions Plan (2022 version)
- Wollongong City-Wide Development Contributions Plan (2021 version)
- Wollongong City-Wide Development Contributions Plan (2020 version)
- Wollongong City-Wide Development Contributions Plan (2019 version)
- Wollongong Section 94A Contributions Plan (2018 version)
- Wollongong Section 94A Contributions Plan (2017 version)
- Wollongong Section 94A Contributions Plan (2016 version)
- Wollongong Section 94A Contributions Plan (2015 version)
- Wollongong Section 94A Contributions Plan (2014 version)
- Wollongong Section 94A Contributions Plan (2013 version)
- Wollongong Section 94A Contributions Plan (2012 version)
- Wollongong Section 94A Contributions Plan (2011 version)
- Wollongong Section 94A Contributions Plan (2010 version)
- Wollongong Section 94A Contributions Plan (2009 version)
- Wollongong Section 94A Contributions Plan (2008 version)
- Wollongong Section 94A Contributions Plan (2007 version)
- Wollongong Section 94A Contributions Plan (2006 version) – this plan repealed the following Section 94 plans:
    - CP No 1 Open Space Embellishment, Recreation Facilities, Community Facilities;
    - Amendment to CP No 1 Open Space;
    - CP No 2 Traffic Management & Road Works in City of Wollongong;
    - CP No 3 Car Parking in the City of Wollongong;
    - CP No 4 Studies & Administration;
    - CP No 6 Car Parking in Area between Fairy Creek & Georges Plan Nth Wollongong;
    - CP No 7 Open Space Dedication (Nth Side Kanahooka Road);
    - CP No 8 Roundabout at the intersection of Unara Road, Yalunga Street & Princes Highway, Dapto;
    - CP No 9 Mount Brown Local Area Traffic Management Scheme;
    - CP No 10 Bank Street (Road Works & Intersection Upgrade);
    - CP No 11 Bank Street (Car Parking Facility between Bank & Stewart Streets);
    - CP No 12 Sandon Point Section 94 Land Acquisition; and
    - CP No 13 Library Resources.

Any other Section 7.11 or Section 7.12 contributions plans that are not repealed continue to apply to all areas and development to which they are stated to apply.

Figure 1 Land to which this contributions plan applies

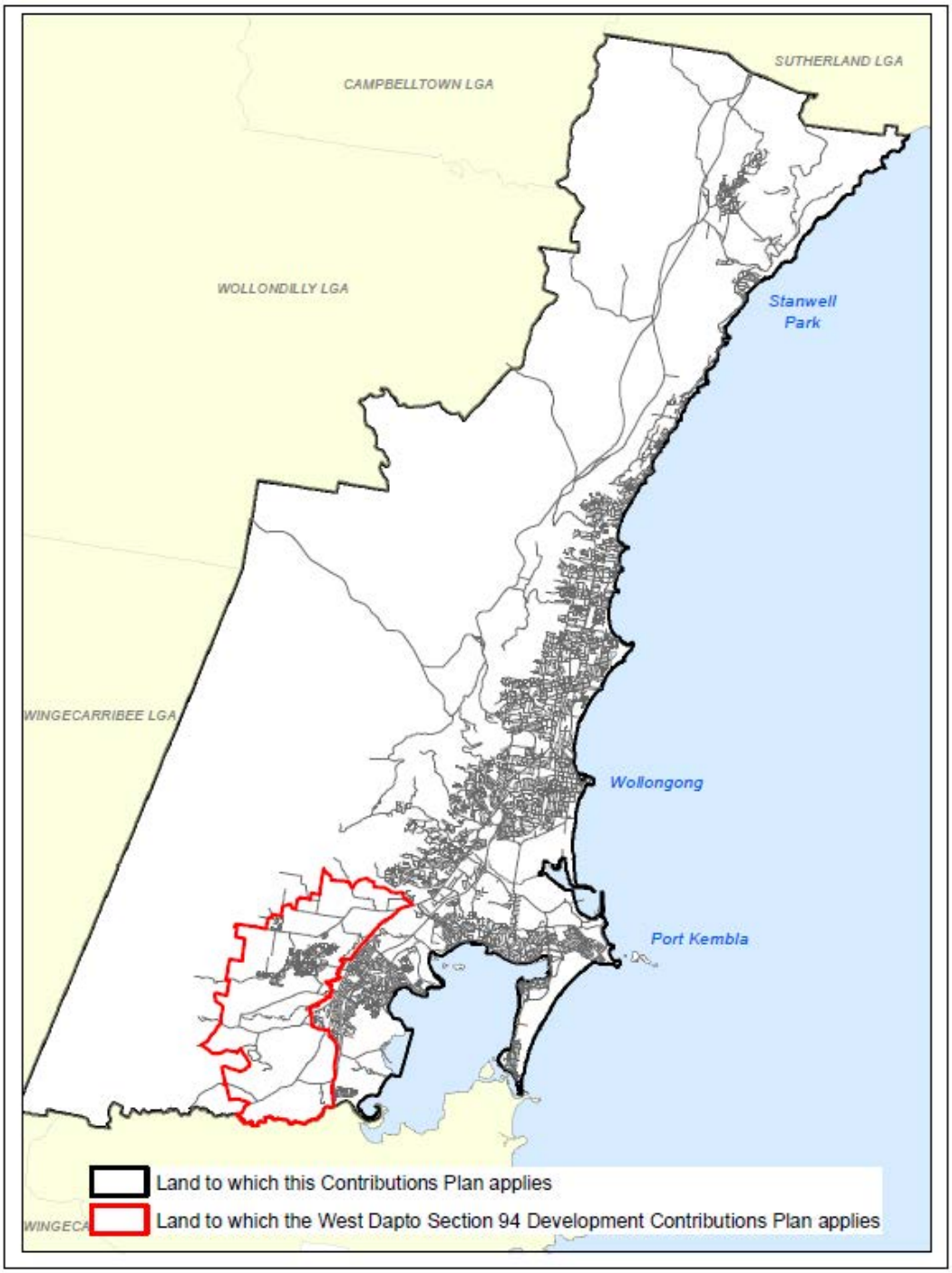
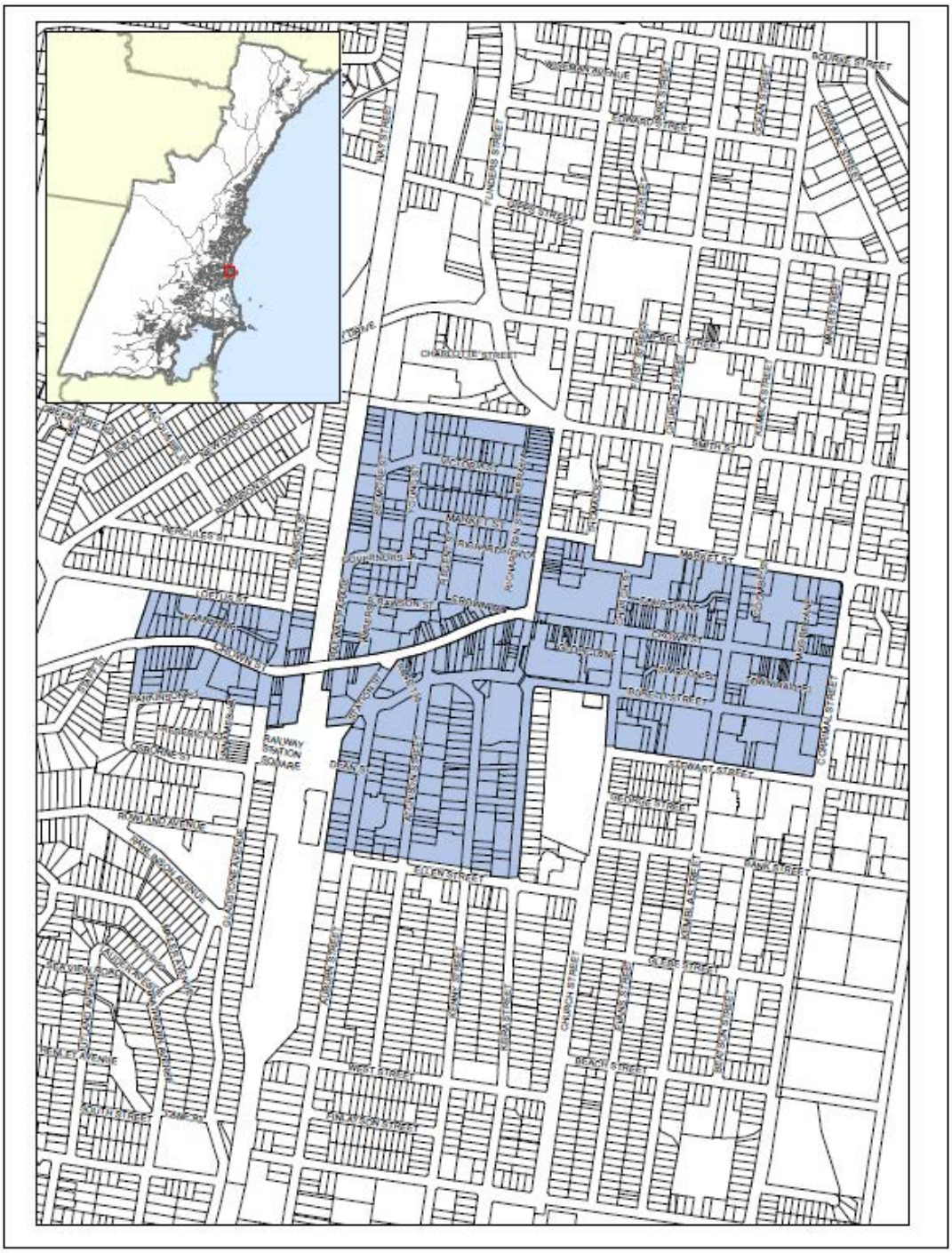


Figure 2 Land within the Wollongong City Centre Commercial Core



10. What does Section 7.12 of the EP&A Act provide?

Section 7.12 of the EP&A Act provides as follows:

7.12 Fixed development consent levies

(1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

(2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11.

(2A) A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:

(a) the Minister, or

(b) a development corporation designated by the Minister to give approvals under this subsection

(3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.

(4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

(5) The regulations may make provision for or with respect to levies under this section, including:

(a) the means by which the proposed cost of carrying out development is to be estimated or determined, and

(b) the maximum percentage of a levy.

11. Council may require payment of the levy as a condition of development consent

This Plan enables the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 12.

12. How will the levy be calculated

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 City Wide Section 7.12 Levy Rates and Schedule 2 – Wollongong City Centre Commercial Core Section 7.12 Levy Rates. The levy will be calculated as follows:

Levy payable = %C x $C

Where:

%C is the levy rate applicable
$C is the proposed cost of carrying out development as determined in accordance with clause 19.

13. Development to which this Plan applies

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of development on land to which this Plan applies.

14. Section 7.17 Directions

Any current and relevant Direction issued by the NSW Minister for Planning under Section 7.17 of the EP&A Act will prevail over the provisions of this Plan. Current Section 7.17 Directions relative to this Plan include:

- Local councils can combine monetary contributions collected under 7.11 and 7.12 of the EP&A Act for different purposes under various contributions plans and are to be used progressively to support public amenities and services outlined in said plans. (18/05/2020)
- If a development contribution under section 94 of the *Environmental Planning and Assessment Act 1979* has been required in respect of the subdivision of land (initial subdivision), a levy under section 94A of that Act may not be required in respect of any other development on the land, unless that other development will, or is likely

to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision. (14/04/2016)

- A condition may not be imposed under section 94A of the *Environmental Planning and Assessment Act 1979* in relation to development on land within the Port Kembla Lease Area, as mapped in the *State Environmental Planning Policy (Port Botany and Port Kembla) 2013*. (6/12/2013)
- A contribution cannot be imposed on development for the purposes of any form of seniors housing as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (formerly the *State Environmental Planning Policy (Seniors Living) 2004*) where the development consent is granted to a social housing provider as defined in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. (14/9/2007)

Further details on current Section 7.17 Directions can be found at www.planning.nsw.gov.au

15. Are there any other exemptions to the levy?

Requests for a full or partial exemption can be made in writing for the following types of development:

a. An application by Council for community infrastructure, such as but not limited to:
    i. Information & education facilities (i.e., libraries, visitor information centres)
    ii. Community facilities
    iii. Childcare facilities
    iv. Recreational facilities (i.e., sports fields, swimming pools, playgrounds)
    v. Car parking facilities.
b. An application by the NSW Government for public infrastructure, such as but not limited to:
    i. Hospitals (through Health Infrastructure NSW)
    ii. Police stations (through NSW Police)
    iii. Fire stations (through Fire and Rescue NSW)
    iv. Public education facilities (through NSW Department of Education)
    v. Public transport infrastructure (through Transport for NSW)
c. An application for the continued operation of a coal mine, where rail transport is used for the transportation of coal.
d. An application for place of public worship.
e. An application for a residential care facility carried out under Chapter 3 Part 5 of the State Environmental Planning Policy (Housing) 2021.
f. An application for an industrial training facility.
g. Development carried out by an emergency services organisation for that purpose.
h. An application for the repair and/or replacement of development that has been impacted by natural disasters or unpreventable events (i.e., flooding, bushfire, hail, etc.)

The following exemption requests (partial or full) will require a comprehensive written submission:

i. An application on behalf of Council for community infrastructure, such as but not limited to:
    i. Information & education facilities (i.e., libraries, visitor information centres)
    ii. Community facilities
    iii. Childcare facilities
    iv. Recreational facilities (i.e., sports fields, swimming pools, playgrounds)
    v. Car parking facilities.
j. An application on behalf of the NSW Government for public infrastructure, such as but not limited to:

i. Hospitals
ii. Police stations
iii. Fire stations
iv. Public education facilities (primary and secondary)
v. Public transport infrastructure.

k. An application for privately funded community infrastructure, such as but not limited to education facilities (primary and secondary) and private hospitals.

l. An application by or on behalf of a tertiary education provider (with the exception of development within the University of Wollongong Innovation Campus); consideration may be given for the following circumstances:

Exemption	Example
i) Full exemption	Facilities directly required by the main function of the educational facility, such as but not limited to– classrooms, lecture theatre, training facility, administrative office, research facility.
ii) Partial exemption (50%)	Facilities not directly required by the main function of the educational facility but will provide support to its main function, such as but not limited to – student accommodation, car park, sports facility, playgrounds, food-court, display facility, function centre, convention hall, auditorium, community centre.
iii) No exemption	Facilities not directly required to the main function of the educational facility and/or have potential to create additional demand for public services and amenities such as but not limited to – shops, supermarket, shopping centre, office for lease, business park, commercial centre, childcare centre, entertainment facility.

m. Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of the Council at a public Council meeting or by a delegated Council Officer.

The following will require a complete comprehensive written submission, demonstration that their intended purposes will be available for a minimum period of 15 years (or in perpetuity as outlined in the relevant section of the *State Environmental Planning Policy (Housing) 2021*), and is owned by the provider:

n. Affordable housing or social developments carried out by a registered Tier 1 or Tier 2 Community Housing Provider.

o. Accessible housing for supportive accommodation housing projects carried out by registered Provider of Accessible Housing.

p. Emergency and temporary housing development carried out by a registered Provider of Emergency Housing.

q. Social housing developments carried out by public authorities such as the NSW Land and Housing Corporation (LAHC), or the Aboriginal Housing Office (AHO).

Note: A condition will be imposed on any consent issued to ensure the development is used for the exempt purpose for a minimum of 15 years or in perpetuity, as outlined in the relevant sections of State Environmental Planning Policy (Housing) 2021.

Submission Requirements for an exemption claim to be considered

For an exemption to be considered in accordance with clause 15 (i) to (q) above, the application will need to include a comprehensive written submission arguing the case for exemption and including details of:

- Under which sub-clause the exemption claimed is to be considered.

- The mechanism ensuring that such development will remain in the form proposed in the future (i.e. Not to increase future demand on public amenities and services), NB: where a further development application or application for complying development under the EP&A Act is required for any change to the development no mechanism is necessary, however if a change of use is available by way of exempt development then the requirement for a mechanism remains.
- Other items if applicable:
  - How the development will incorporate the maintenance of the item of heritage significance.
  - How the development will contribute to the public benefit of the community.
  - Works in the public domain included in the development.
  - How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.
  - Advice indicating that the application is on behalf of Council or the NSW Government.

Exemptions (partial or full) listed under clause 15 (i) to (~~m~~q) will only to be granted with approval of the Council Officer(s) whose position(s) holds the required Council delegations or by formal resolution of the Council at a public Council meeting.

16. Complying Development Certificates and the obligations of accredited certifiers

In accordance with sections 4.28(9) and 7.21 of the EP&A Act and clause 156 of the EP&A Regulation, applications for a complying development certificate are also subject to the provisions of this Plan, and the Certifier (whether Council or an Accredited Certifier) must impose a condition requiring the payment of a Section 7.12 contribution in accordance with the requirements of this Plan.

The condition must include the contribution amount calculated in accordance with this Plan and require payment before any building or subdivision work authorised by the certificate commences. Further information on how to calculate and condition contributions is available on Councils website and from Council. The following template condition should be used:

Development Contributions

Pursuant to Section 4.28(9) of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (~~2025~~2026), a monetary contribution of $[INSERT AMOUNT], subject to indexation, must be paid to Wollongong City Council before any building or subdivision work authorised by this certificate commences.

As the contribution amount is subject to indexation until the date of payment, contact Council for the current indexed amount prior to payment. To pay the contribution go to www.wollongong.nsw.gov.au/contributions and submit a Request for an Invoice. The following information will be required:

- *Application number and property address.*
- *Name and address of who the invoice and receipt should be issued to.*
- *Email address where the invoice should be sent.*

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.nsw.gov.au.

In accordance with clause 156(2) of the EP&A Regulation, the Certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences and submit receipt(s) confirming full payment with the complying development certificate.

17. Construction/Subdivision certificates and the obligations of accredited certifiers

In accordance with clause 20(b) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, a certifier must not issue a construction certificate for building work under a development consent unless a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before building work is carried out.

In accordance with clause 34(2)(b) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, a certifier must not issue a subdivision works certificate under a development consent unless

a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before work is carried out.

In accordance with clause 12(2) of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, the certifier must ensure that copies of receipt(s) confirming that contributions have been fully paid are provided to the Council.

18. How is the proposed cost of carrying out development determined?

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

(1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.

(2) The costs of carrying out development include the costs of, and costs incidental to, the following—

(a) if the development involves the erection of a building or the carrying out of engineering or construction work—

(i) erecting the building or carrying out the work, and

(ii) demolition, excavation and site preparation, decontamination or remediation,

(b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,

(c) if the development involves the subdivision of land—preparing, executing and registering—

(i) the plan of subdivision, and

(ii) the related covenants, easements or other rights.

(3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.

(4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

(5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

(6) To avoid doubt, this section does not affect the determination of the fee payable for a development

application.

19. Cost estimate reports

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost and in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 208 of the EP&A Regulation, per clause ~~17~~18 above. Where a separate cost estimate is not provided, the estimated cost of development as provided on the development application will be used to calculate the contribution

The following types of report are required:

- Where the estimate of the proposed cost of carrying out the development is less than $2,000,000 –
  - A suitable cost estimate prepared by a person who, in the opinion of the Council, is suitably qualified. This includes a licensed builder, registered architect, qualified and accredited building designer, registered quantity surveyor or a person who is licensed with relevant qualifications and proven experience in costing of similar development works, but who is not the owner or applicant;
  - A Cost Summary Table Form for development under $2,000,000 can be found in Council's website: Cost-Summary-Table-for-development-under-$2-million-v2.pdf
- where the estimate of the proposed cost of carrying out the development is $2,000,000 or more –
  - A detailed cost report prepared by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Applicants will be required to declare upon signing of application for development/building work that the cost of carrying out development as evidenced by their submitted estimate has been calculated in accordance with the provisions of this Plan, in particular clause ~~17~~18.

Upon reviewing a cost estimate, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with this clause.

20. How will the Council apply money obtained from the levy?

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Part D Schedule 4 and 6.

21. What are the funding priorities from levies authorised by this Plan?

Subject to section 7.3(2) of the EP&A Act and clauses 20 and 23 of this Plan, the public facilities listed in Part D Schedule 4 are to be provided in accordance with the staging set out in that Schedule.

22. Pooling of levies

For the purposes of section 7.3(2) of the EP&A Act and the S7.17 Direction dated 18/05/2020, this Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Part D Schedule 5 in accordance with the staging set out in that Schedule.

23. The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST). Items in the works schedule of this Plan have been calculated without any GST component.

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:

- A Development Application involving construction – prior to the issue of the Construction Certificate;
- A Development Application involving subdivision – prior to the issue of the Subdivision Certificate;
- A Development Application involving construction and subdivision (ie dual occupancies) – prior to the issue of the Construction Certificate;
- A Development Application involving the construction of a new hotel or motel accommodation development (or its components within mixed use development) within the Wollongong City Centre – prior to the issue of an Occupation Certificate for the hotel component;
- A Complying Development Certificate Application – before any work authorised by the certificate commences.

Where the development is phased, the condition may allow for the levy to be paid at relevant phases.

25. Can deferred or periodic payments of levies be made?

Deferred or periodic payments may be permitted in the following circumstances:

- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- In other circumstances considered reasonable by Council.

For a deferred or periodic payment to be considered, the applicant must satisfy to Council that:

- There are valid reasons for deferred or periodic payment;
- No prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- No prejudice will be caused to the efficiency and operation of this Plan.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

a) The bank guarantee be issued by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
b) Any charges associated with establishing or operating the bank security are payable by the applicant.
c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 7.12 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

Deferred or periodic payments may be permitted, in accordance with the above requirements, only with approval of the Council Officer(s) whose position(s) holds the required Council delegations.

26. Planning Agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.12 to the entire development or to part of the development that is subject to the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and Part 9 Division 1 of the EP&A Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Further information can be found in Council's Planning Agreements Policy.

27. How will the levy be adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, clause 208(5) of the EP&A Regulation allows Council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

Contribution at time of payment = $C x (CP2/CP1)

Where:

$C is the original contribution as set out in the consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

In the event that the current index is lower than the index for the previous quarter, no adjustment will be made.

28. Savings and Transitional Arrangements

A development application or complying development certificate application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan.

29. Are refunds for payments of levies possible?

For a refund of levy payments to be considered, the applicant/landowner must:

- Submit a written request to Council;
- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced;
- Submit the request for a refund within 12 months of the payment;
- Formally surrender the consent that applied the levy;

In other circumstances considered reasonable by Council at its sole and unfettered discretion, where a formal request is made, part or full refunds may be provided.

Part D – References

30. What definitions apply?

In this Plan, unless the context or subject matter otherwise indicates or requires the following definitions apply:

- ABS means the Australian Bureau of Statistics
- EP&A Act means the Environmental Planning and Assessment Act 1979
- EP&A Regulation means the Environmental Planning and Assessment Regulation 2021

- Council means Wollongong City Council
- Levy means a levy under section 7.12 of the EP&A Act authorised by this Plan
- LEP means the Wollongong Local Environmental Plan 2009
- Plan means this Wollongong City-Wide Development Contributions Plan
- Public facility and Public Infrastructure means a public amenity or public service

31. Schedule 4 – Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds

The Capital Works Program that Council delivers is funded from a mix of budget sources, including contributions collected from this Plan. Section 7.12 Contributions will be allocated to projects through the annual budget preparation process based on this schedule, and will be subject to refinement until the project delivery stage. This may include the review of projects and/or budget allocations as part of the monthly budget review process that is reported to and endorsed by Council. Section 7.12 Contributions currently allocated to future projects are shown in the table below:

Map No.	Project Number	Project	Location	Section 7.12 Forecast Funding Allocation				
				2026/27	2027/28	2028/29	2029/30	Total
		Roads and Bridges						
	127424	Traffic Facilities	Various	$-	$500,000	$-	$115,000	$615,000
	127424	Traffic Facilities	Various	$-	$-	$-	$300,000	$300,000
		Sub total		$0	$500,000	$0	$415,000	$915,000
		Footpaths and Cycleways						
4	129911	Lavender St; Pioneer Rd to Bellambi Ln	Bellambi	$310,000	$-	$-	$-	$310,000
11	129910	Kemblawarra Rd; Carlotta Crescent to Hoskins Ave	Warrawong	$645,000	$-	$-	$-	$645,000
2	130082	Station St from Lawrence Hargrave Dr to Beach Res	Stanwell Park	$-	$1,000,000	$-	$-	$1,000,000
13	128022	Lakelands Dr; Shops to Existing Footpath	Kanahooka	$-	$735,000	$-	$-	$735,000
	126485	Footpaths - New	Various	$-	$-	$310,000	$500,000	$810,000
6	128146	Bourke St, North Wollongong Train Station to Virginia St	North Wollongong	$400,000	$-	$-	$-	$400,000
12	129032	Military Rd, Church St to Olympic Blvd - Shared User Path	Port Kembla	$615,000	$-	$-	$-	$615,000
5	129676	Towradgi Creek Shared Path (Stage 1)	Towradgi	$-	$30,000	$1,000,000	$-	$1,030,000
		Sub total		$1,970,000	$1,765,000	$1,310,000	$500,000	$5,545,000
		Car parks						
11	129671	Warrawong Laneway Relocation and Carpark	Warrawong	$900,000	$-	$-	$-	$900,000
		Sub total		$900,000	$-	$-	$-	$900,000
		Non-Commercial buildings						
11	125350	Southern Suburbs Community Centre and Library	Warrawong	$1,500,000	$-	$-	$-	$1,500,000
1	125353	Helensburgh Community Centre and Library	Helensburgh	$-	$4,000,000	$500,000	$-	$4,500,000
		Sub total		$1,500,000	$4,000,000	$500,000	$-	$6,000,000
		Public Spaces, Parks, Gardens and Sports Fields						

Map No.	Project Number	Project	Location	Section 7.12 Forecast Funding Allocation				
				2026/27	2027/28	2028/29	2029/30	Total
	125217	Play Facilities Renew	Various	$-	$-	$-	$80,000	$80,000
3	129028	Northern Suburbs Skate Park	Thirroul	$1,740,000	$-	$-	$-	$1,740,000
9	129027	Wollongong City Centre Skate Park	Wollongong	$2,662,500	$-	$-	$-	$2,662,500
10	129921	Berkeley Sportsfield Lighting	Berkeley	$515,600	$-	$-	$-	$515,600
8	129922	Mt Kembla Sportsfield Lighting	Mt Kembla	$20,000	$275,834	$-	$-	$295,834
7	129923	Keira Oval Sportsfield Lighting	Mt Keira	$30,000	$275,834	$-	$-	$305,834
	125109	Sports Facilities - New	Various	$-	$400,000	$400,000	$-	$800,000
6	129919	Beaton Park Sportsfield Lighting	Gwynneville	$-	$-	$520,000	$-	$520,000
5	131081	Towradgi Field 1 Sportsfield Floodlighting Replacement	Towradgi	$20,000	$500,000	$-	$-	$520,000
	125101	Sportsfield Irrigation Infrastructure New	Various	$-	$-	$-	$108,000	$108,000
11	129672	Warrawong Town Square	Warrawong	$1,700,000	$-	$-	$-	$1,700,000
		Sub total		$6,688,100	$1,451,668	$920,000	$188,000	$9,247,768
		Land Acquisitions						
		Land acquisitions as required		$250,000	$250,000	$250,000	$250,000	$1,000,000
		Sub total		$250,000	$250,000	$250,000	$250,000	$1,000,000
		Administration						
		Development Contributions Planner		$128,359	$132,210	$136,441	$140,807	$537,817
		Development Contributions Support Finance		$13,048	$13,438	$13,868	$14,312	$54,666
		Sub total		$141,407	$145,648	$150,309	$155,119	$592,483
		TOTAL		$11,449,507	$8,112,316	$3,130,309	$1,508,119	$24,200,251

32. Schedule 5 – Detailed Funding Completed – Projects that have included Section 7.12 funds

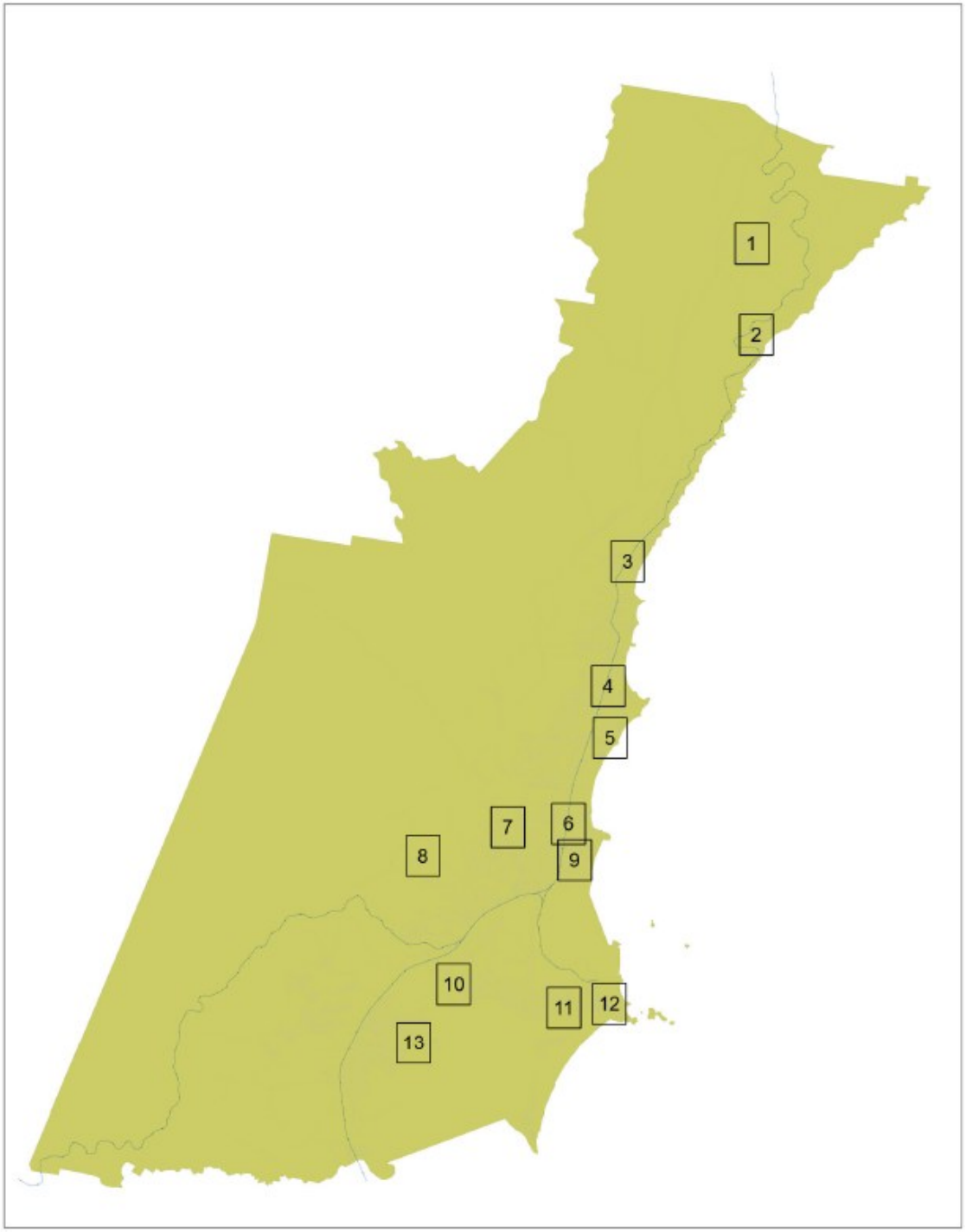
The Capital Works that Council delivers are funded from a mix of sources, including contributions collected from this Plan. Section 7.12 Contributions that have been allocated to projects are shown in the table below:

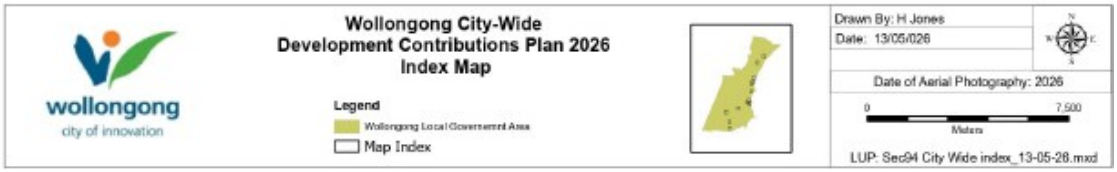
Project	Section 7.12 Actual Funding Allocations					
	2006/07 to 2021/22	2022/23	2023/24	2024/25	2025/26 (to March 2026)	Total 2006-07 to 2025/26
Roads and Bridges						
Other Road and Bridge Projects	$6,217,297	-	-	-	-	$6,217,297
Wollongong City Centre Wayfinding Signage	-	$169,154	$8,813	-	-	$177,967
Factory Rd, kerb and gutter	-	$105,533	-	-	-	$105,533
C - Gipps Rd; Foley St to Vickery St	-	-	$219,189	-	-	$219,189
Sub total	*$6,217,297*	*$274,687*	*$228,002*	*$0*	*$0*	*$6,719,986*
Footpaths & Cycleways						
Other footpath and cycleway projects	$13,501,374	-	-	$100,000	-	$13,601,374
Wollongong City Centre Wayfinding Signage	-	-	-	$50,000	-	$50,000
Factory Rd, Shared User path and Footpath	-	$58,867	-	-	-	$58,867
Kembla St - Crown St to Stewart St	-	$1,338	-	-	-	$1,338
Braeside Ave, Murphys Ave to Gipps Rd	-	-	$120,462	-	-	$120,462
Gipps Rd; Vickery St to Foley St, Southern side	-	-	$194,112	-	-	$194,112
Bourke St, North Wollongong Train Station to Virginia St	-	-	-	-	$29,508	$29,508
Throsby Dr; Foley St to Flinders St	-	-	-	-	$205,993	$205,993
Sub total	*$13,501,374*	*$60,205*	*$314,574*	*$150,000*	*$235,501*	*$14,261,654*
Car parks						
Other car park projects	$2,650,270	-	-	-	-	$2,650,270
Sub total	*$2,650,270*	*$0*	*$0*	*$0*	*$0*	*$2,650,270*
Non-Commercial buildings						
Other Non-Commercial Building projects	$15,296,932	-	-	-	-	$15,296,932
New Warrawong Multipurpose Facility	-	$1,109,435	-	-	$5,450,576	$6,560,011
Sub total	*$15,296,932*	*$1,109,435*	*$0*	*$0*	*$5,450,576*	*$21,856,943*

Parks, Gardens and Sports Fields						
Other Parks, Gardens and Sports Fields Projects	$5,675,615	-	-	-	-	$5,675,615
Criterium Track	-	$348,964	-	-	-	$348,964
Lindsay Mayne Park Perimeter Control and Landscaping	-	$213,256	-	-	-	$213,256
Thomas Gibson Sports Field Lighting	-	$43,128	-	-	-	$43,128
Port Kembla Beach access ramp	-	$386,288	-	-	-	$386,288
Corrimal Memorial Park Fencing	-	-	$1,105	-	-	$1,105
Towradgi Sportsfield Lighting Main Field	-	-	-	-	$181,147	$181,147
Berkeley Sportsfield Lighting	-	-	-	-	$34,850	$34,850
Wollongong City Centre Skate Park	-	-	-	-	$12,883	$12,883
Sub total	*$5,675,615*	*$991,636*	*$1,105*	*$0*	*$228,880*	*$6,897,236*
Land Acquisitions						
Other Land Acquisitions	$5,714,238	-	-	$250,000	-	$5,964,238
216 Princes Highway Dapto LOT B DP156856	-	-	$4,300	-	-	$4,300
Lot 6 Lloyd Place, Otford Acquisition	-	-	-	-	$121,100	$121,100
Lot 8 Lloyd Place, Otford Acquisition	-	-	-	-	$111,100	$111,100
Lot 2, 5 Joyce Lane Land Acquisition	-	-	-	-	$72,000	$72,000
Sub total	*$5,714,238*	*$0*	*$4,300*	*$250,000*	*$304,200*	*$6,272,738*
Administration						
Contributions Planner	$965,869	$114,045	$107,838	$124,620	$92,185	$1,404,557
Contributions Admin Support - Finance	$671,774	$7,562	$10,920	$12,619	$9,335	$712,210
Contributions Administration & Studies	$452,216	-	-	-	-	$452,216
Sub total	*$2,089,859*	*$121,607*	*$118,758*	*$137,239*	*$101,520*	*$2,568,983*
TOTAL	$51,145,585	$2,557,570	$666,739	$537,239	$6,320,677	$61,227,810

33. Schedule 6 - Works Schedule – Maps

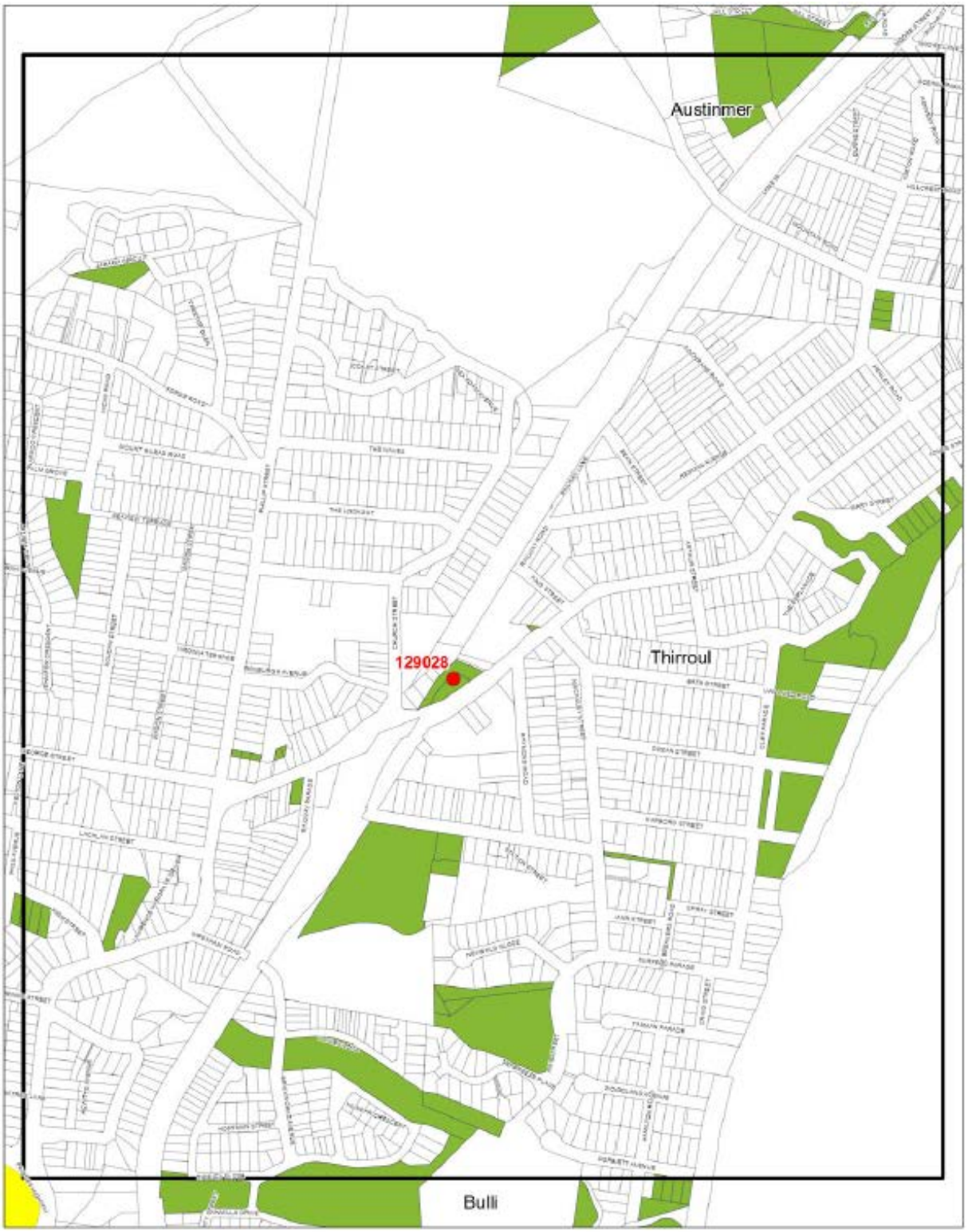
Projects locations are noted as best as possible given their nature and scale of mapping.






Helensburgh
125353
Otford
Wollongong City-Wide
Development Contributions Plan 2025
MAP 1
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jonas
Date: 13/05/26
Date of Aerial Photography: 2026
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Stanwell Tops
130082
Stanwell Park
Maddens Plains
Coalcliff
Wollongong City-Wide
Development Contributions Plan 2025
MAP 2
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
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Date: 13/05/26
Date of Aerial Photography: 2026
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Austinmer
129028
Thirroul
Bulli
Wollongong City-Wide
Development Contributions Plan 2025
MAP 3
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
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Date: 13/05/26
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Russell Vale
Woonona
129911
Bellambi
Corrimal
East Corrimal
East Corrimal
Wollongong City-Wide
Development Contributions Plan 2025
MAP 4
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
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Bellambi
Corrimal
East Corrimal
129676
131081
Towradgi
Fairy Meadow
wollongong
city of innovation
Wollongong City-Wide
Development Contributions Plan 2025
MAP 5
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
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Keiraville
Fairy Meadow
North Wollongong
128146
Gwynneville
129919
Wollongong
Wollongong City-Wide
Development Contributions Plan 2025
MAP 6
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
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wollongong
city of innovation

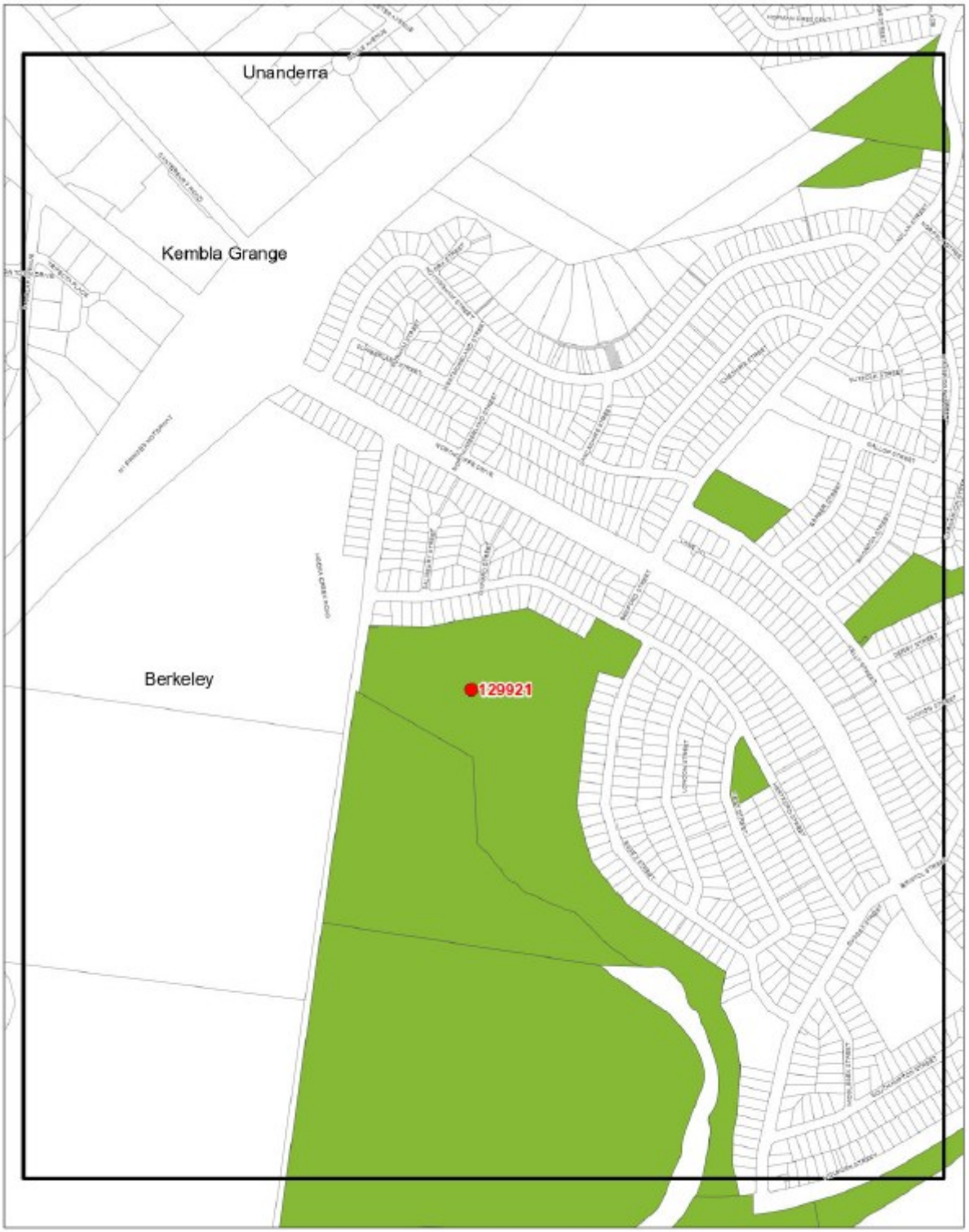
Wollongong City-Wide Development Contributions Plan 2025
MAP 7
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land



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Kembla Heights
Mount Kembla
129922
Cordeaux Heights
wollongong
city of innovation
Wollongong City-Wide
Development Contributions Plan 2025
MAP 8
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
CommunityLand
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129027
Wollongong
Coniston
Wollongong City-Wide
Development Contributions Plan 2025
MAP 9
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
Date: 13/05/26
Date of Aerial Photography: 2026
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Unanderra
Kembla Grange
Berkeley
129921
Wollongong City-Wide
Development Contributions Plan 2025
MAP 10
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
Date: 13/05/26
Date of Aerial Photography: 2026
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Port Kembla
125350
129672
129671
Warrawong
129910
Wollongong City-Wide
Development Contributions Plan 2025
MAP 11
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
Date: 13/05/26
Date of Aerial Photography: 2026
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LUP: Sec94 City Wide Mapbook_13-05-26.mxd


Port Kembla
129032
Wollongong City-Wide
Development Contributions Plan 2025
MAP 12
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
Date: 13/05/26
Date of Aerial Photography: 2026
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Meters
LUP: Sec94 City Wide Mapbook_13-05-26.mxd


Kanahooka
128022
Koonawarra
Wollongong City-Wide
Development Contributions Plan 2025
MAP 13
Section_7-12_Funded_Projects
Land Reservation Acquisition LEP 2009
Community Land
wollongong
city of innovation
Drawn By: H. Jones
Date: 13/05/26
Date of Aerial Photography: 2026
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LUP: Sec94 City Wide Mapbook_13-05-26.mxd



On Dharawal Country, from the mountains to the sea, we value our natural environment, we respect each other, our 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 of innovation

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

ITEM 4 PUBLIC EXHIBITION - RISK MANAGEMENT FRAMEWORK

Council regularly reviews its risk management arrangements to ensure they remain aligned with best practice and continue to provide a framework that supports informed decision-making, promotes a clear understanding of Council's risk environment, and enables the responsible taking of risks and pursuit of opportunities within Council's risk appetite to achieve strategic objectives.

In accordance with the Office of Local Government's *Risk Management and Internal Audit for Local Government Guidelines (NSW)*, Council's Risk Management Framework is due for its scheduled three-year review and re-adoption. Staff have reviewed the current policy against the model policy in the OLG Guidelines and several updates and administrative changes were required. No substantive or material changes have been made.

RECOMMENDATION

1 The updated Risk Management Framework be placed on public exhibition for a period of 28 days.

2 A report be provided to Council at the conclusion of the exhibition period.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Risk Management Framework

ACRONYMS USED IN REPORT

Abbreviation	Meaning
OLG	Office of Local Government

BACKGROUND

A review of the Risk Management Framework has recently been undertaken as part of Council's regular timetable of review for all policies. In undertaking the review, staff have reviewed the current policy against the model policy in the Risk Management and Internal Audit for Local Government in NSW guidelines (2023) and made a number of changes as outline below.

PROPOSAL

The Risk Management Framework communicates Council's commitment to risk management, and how the Council will implement risk management.

The key features of the Risk Management Framework are:

- Outlining Council's risk management objectives and priorities, and how these are linked to strategic plans and objectives.
- How risk management will be integrated into the overall culture of the Council, core business activities, and decision-making
- Accountabilities and responsibilities for managing risk.
- Ensuring appropriate resources will be made available for risk management activities.
- How risk management performance will be reviewed, measured, reported, and improved and
- Coordinating the interface between risk management and other assurance activities, for example, the Audit, Risk and Improvement Committee, internal audit function, and external audit.

Proposed Updates

A range of updates and minor administrative changes have been made, outlined below:

- Inclusion of a definitions section.
- Additional content explaining the purpose and benefit of adopting the Risk Management Framework.
- Adding additional review requirements to ensure the Framework continues to meet the requirements of *the Local Government Act 1993* and the *Local Government (General) Regulation 2021.*

PLANNING AND POLICY IMPACT

This policy contributes towards goal 4.7 of the Wollongong 2035 Objectives

> *"Demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability."*

RISK MANAGEMENT

Risk management is a fundamental component of decision making in all Council activities. All decisions made by Council and its Officers need to consider the risks involved in taking those decisions and the impact those decisions will have on the achievement of Council's objectives. Successful implementation of the risk management framework will enhance the delivery of Council's Community Goals outlined in Wollongong 2035.

CONCLUSION

Council operates in uncertain and changing economic, social, political, legal, and business environments. Risk management is not about being risk averse and it is not a guaranteed way to eliminate all the risks Council faces altogether.

The Risk Management Framework provides direction and guidance to the management of Council in a way that allows the reduction of negative impacts of risks to a level that is acceptable and allows the decision to take calculated and appropriate risks that will help Council achieve its strategic goals and deal positively with opportunities.

RISK MANAGEMENT FRAMEWORK
COUNCIL POLICY

ADOPTED BY COUNCIL: XXXXXXX

1. PURPOSE

The purpose of this policy is to express Council's commitment to implementing organisation-wide risk management principles, systems and processes that ensure consistent and effective assessment of risk in all Council's planning, decision making and operational processes.

2. POLICY INTENT

Council maintains a strong commitment to embedding effective risk management into all activities. Management has the responsibility to evaluate the risk environment, to put in place appropriate controls and to monitor the effectiveness of these controls, as well as communicate the risk management framework, plan and procedures throughout Council. This process is supplemented with a review of strategic risks by the Executive Management Committee (EMC).

Council has developed a risk management framework consistent with Australian Risk Management Standard (AS ISO 31000:2018 Risk Management) to assist to identify, treat, monitor and review risks to its operations and strategic objectives and apply appropriate internal controls.

3. WOLLONGONG 2035 OBJECTIVES

This policy contributes to the Wollongong 2035 Objective 'our local Council has the trust of the community' under the Community Goal, we are a connected and engaged community'.

4. POLICY

4.1 Definitions

For the purposes of Council's Risk Management Framework, the definitions of Risk are in accordance with Australian Risk Management Standard (AS ISO 31000:2018 Risk Management) being:

- **Risk** – The effect of uncertainty on objectives, where an effect is a deviation from the expected. It can be positive, negative or both and can address, create or result in opportunities and threats.
- **Risk Management** – Coordinated activities to direct and control an organisation with regard to risk.

4.2 Council's Risk Management Framework

Council provides critical services and infrastructure to the residents, ratepayers and visitors to Wollongong. Council also has service agreements and contractual obligations with government and non-government agencies and organisations and has its own strategic goals and objectives that it seeks to achieve on behalf of the community.

It is therefore incumbent on Council to understand the internal and external risks that may impact the delivery of these services, contracts and strategic objectives and have processes in place to identify, mitigate, manage and monitor those risks to ensure the best outcome for council staff and the community. It is also our responsibility to ensure the efficient, effective and ethical use of resources and services by ratepayers, residents, staff and visitors.

Council identifies, assesses and manages risk at both an enterprise (top-down') and a business (bottom-up') levels. This process covers the full spectrum of risks including policy, strategic, market, credit and operational risks, including compliance. This Framework aims to achieve the proper identification and oversight of the risks Council faces.

Council's risk management approach comprises the following key elements:

- Risk Management Framework
- Risk Appetite Statement

- Risk Management Plan

This framework is consistent with the accepted Australian Risk Management Standard (AS ISO 31000:2018 Risk Management).

4.3 Risk Management Culture

Risk Management Culture refers to the set of shared values and behaviours that characterize how Council considers risk in its day-to-day activities. Risk Management Culture should be embedded into and not separate from organisational culture.

Council aims to create a positive risk management culture where risk management is integrated into everyday activities and management risks is an integral part of governance, good management practice and decision making at Council. It is the responsibility of every staff member and their business unit to observe and implement councils risk management framework.

4.4 Risk Profile and Appetite

Council seeks to manage its risk profile carefully. This reflects the view that satisfactory fulfilment of its important public responsibilities could be seriously jeopardised if poorly managed risks were to lead to harm to our people, community and the environment or significant impairment of operations, financial losses and/or damage to Council's reputation.

In support of this, Council has developed a risk appetite for Council's most significant risks. This defines the amount of risk Council is willing to accept in pursuit of its strategic goals and will form the basis of Council's approach to managing risk and taking opportunities in day-to-day operational activities as well as strategic decision making.

4.5 Risk Management Plan

A risk management plan will be developed to provide structure for how Council will implement the Risk Management Framework and conduct its risk management activities. The primary purpose of the plan is to ensure that the Council's arrangements for managing risks are clearly understood and practiced, and identifies where, when and how different types of decisions relating to risk are made across the Council and by whom.

4.6 Risk Management Procedures

Risk management procedures shall be developed, where required, to provide a systematic way of identifying, assessing and prioritising risks, deciding how they will be managed, and documenting and communicating this across the Council. All risk management procedures are to be performed in accordance with AS ISO 31000:2018, using qualitative, semi-quantitative or quantitative methods and techniques that best suit the Council's operations, risk management maturity and decision-making needs.

4.7 Risk Management Framework – Continuous Review

Council is committed to continually improving its ability to manage risk. This will be achieved by ensuring that:

- any approved risk treatment plans have performance targets and timelines that can be measured against goals and objectives, and
- A methodology is implemented to obtain the data needed to measure the impact of the Council's risk management framework.

The ongoing monitoring and review of the information gathered from Council's risk management processes will be undertaken by the Enterprise Risk Management Committee (ERMC) to ensure the risk management framework is up-to-date and relevant.

The ERMC will undertake an annual assessment that provides assurance that Council's strategic risk register and risk profile are current and appropriate. The results of this review will also be communicated to the Audit, Risk and Improvement Committee (ARIC).

In addition to the annual assessment undertaken by the ERMC, Council maintains the flexibility to address emerging significant risks as they arise. Where an emerging risk is assessed as having strategic significance, the Executive Management Committee (EMC) may approve its inclusion in the Strategic Risk Register outside the annual review cycle, either temporarily or permanently. Such changes will be monitored through Council's risk governance arrangements and reported to the ARIC as appropriate.

5. ROLES AND RESPONSIBILITIES

5.1 Council

The elected Council is responsible for establishing the foundational elements of the Council's Risk Management Framework and setting the tone at the top. This includes approving the Risk Appetite Statement and Council's Risk Management Framework.

5.2 General Manager

Consistent with the General Manager's role under section 335 of the *Local Government Act 1993* to conduct the day-to-day management of the Council, the General Manager has ultimate responsibility and accountability for risk management and the implementation of Council's risk management framework. This includes:

- Approving the Council's Risk Management Plan and Strategic Risks.
- Ensuring sufficient resources are allocated to implement the council's risk management framework and deliver the internal controls needed to ensure council's risks are appropriately managed.
- Overseeing the Council's risk management framework and ensuring it is effectively communicated, implemented and reviewed regularly.
- Ensuring council operates within its risk appetite.
- Promoting and championing a positive risk culture.
- Assigning authority and accountability for risk management at the appropriate levels and to appropriate staff in the council and ensuring they are held accountable for these responsibilities.
- Annually attesting that Council's risk management framework complies with statutory requirements and remains contemporary and in line with best practice; and
- Approving the Council's implementation of corrective actions recommended by the Council's internal audit function, external audit and ARIC.

5.3 Directors and Divisional Managers

Risk Management is a core responsibility for Directors and Divisional Managers at Council and they are responsible for:

- Ensuring all staff manage their risks within their own work areas. Risks should be anticipated and reasonable proactive measures should be taken in response.
- Encouraging openness and honesty in the reporting and escalation of risks.
- Ensuring all staff have the appropriate capability to perform their risk management functions.
- Reporting to the General Manager or ERMC on the status of risks and controls.
- Identifying risks that will affect the achievement of the Council objectives and monitoring the effectiveness of risk treatment and internal controls.
- Identifying and communicating improvements in council's risk management practices to the Governance and Risk Manager.

5.4 Ensuring Council staff are implementing Council's risk management framework as developed and intended and performing their risk management responsibilities.

5.5 Governance and Risk Manager

The Governance and Risk Manager leads the Risk Management Unit and is responsible for the day-to- day activities required to implement the Council's Risk Management Framework and provide specialist risk management skills and knowledge. Responsibilities include:

- Supporting the General Manager by coordinating and providing clear and concise risk information, advice and/or reports that can be used in planning and decision-making.
- Coordinating the various activities relating to risk management within the council.
- Helping to build a risk management culture within the council, including facilitating and driving risk management at the strategic and operational level within the council and ensuring consistency in practice.
- Ensuring there are easily accessible systems and processes in place to enable all staff to conveniently undertake risk management in their day-to-day work.
- Ensuring risk management processes are applied consistently across the council.
- Developing and maintaining a risk reporting framework to enable regular advising/reporting of key risks, and the management of those risks, to the general manager or their delegate.
- Supporting council staff with their risk management obligations and providing staff with advice and tools to ensure risk management compliance.
- Assisting in implementing effective risk management communication mechanisms and information systems/s.
- Establishing and maintaining an ongoing monitoring system to track the risk management activities undertaken within the council and assessing the need for further action.
- Assessing risk management information for completeness, accuracy and consistency (for example, risk registers, risk treatment plans), and
- Preparing advice or reports for the ARIC and attending Committee meetings where requested.

The Governance and Risk Manager will allocate responsibility for the implementation of some of the above functions as appropriate and as required by other members of the Risk Management Unit.

5.6 Staff

All Council staff are to be responsible for identifying and managing risk within their work areas:

- Being familiar with and understanding the principles or risk management.
- Complying with all policies, procedures and practices relating to risk management.
- Alerting management to risks that exist within their area, and
- Performing any risk management activities assigned to them as part of their daily role.

5.7 Dual Responsibilities

It is important that the risk management function is independent of line management to reduce the potential for management influence on the risks that are reported on, and to ensure independence.

Where risk management oversight or facilitation activities are performed by council staff with other council responsibilities, the council will put safeguards in place to limit any bias: These safeguards could include:

- any potential issues or conflicts of interest arising from other roles being communicated to ARIC
- risk management staff being prohibited from undertaking risk management evaluations and reviews in relation to the council operations they are responsible for, and/or
- ARIC regularly assessing that the safeguards put in place are effective.

5.8 Enterprise Risk Management Committee (ERMC)

The Enterprise Risk Management Committee (ERMC) oversees Council's overall risk management practices and is responsible for ensuring that Council's risks are identified, assessed and effectively managed in accordance with this Policy. The ERMC also reviews and monitors existing and emerging corporate risks, possible improvements and business continuity arrangements. The ERMC will undertake an annual review of Council's strategic risk register which will be reported to the ARIC.

5.9 Internal Audit

The Internal Audit function develops and implements a risk-based audit program to provide assurance that risks are identified and key controls to mitigate these risks are well-designed and working effectively and that overall good governance is evident. Internal Audit reports are reported to EMC and to the ARIC to ensure independent oversight of the effectiveness of controls and any recommendations that are made for improvement.

5.10 Audit, Risk and Improvement Committee (ARIC)

The ARICs role in relation to risk management is to support the Council and the General Manager to ensure that the Council's risk management framework is appropriate and operating effectively.

The breadth and depth of the assurance role is determined by council. This is addressed as part of the ARIC Terms of Reference and the ARIC four-year strategic workplan.

To ensure the Council and General Manager make informed budget decisions, the ARIC is to advise of the resources it considers that the council needs to effectively implement its risk management framework, having regard for any budget constraints facing the council operational environment.

6. REVIEW

This Policy will be reviewed at least annually by management to ensure it continues to meet the requirements of the *Local Government Act 1993, the Local Government (General) Regulation 2021* and by Council every three years from the date of each adoption of the policy, or more frequently as required. This policy will be reviewed within one year of any significant restructure or change to Council's operating environment.

If the annual management review does not identify any material changes, the Manager, Customer and Business Integrity is authorised to endorse the review as complete.

7. REPORTING

The General Manager will publish an attestation statement in the Council's Annual Report indicating, for the prior financial year, whether Council has complied with its risk management requirements.

To ensure the risk management framework remains effective, relevant and complies with the Risk Management Standard, Council will provide quarterly reporting to ARIC and ERMC on the Risk Management function and activities.

8. RELATED POLICIES AND PROCEDURES

Risk management is a fundamental component of decision making in all Council activities. As such all policies and procedures of Council should be guided by this Framework and the Risk Management Plan to maintain appropriate risk management considerations at the heart of all decisions and processes.

This policy and council's risk management approach are informed by the Risk Management Guidelines (AS ISO 31000:2018) issued by Standards Australia.

RISK MANAGEMENT FRAMEWORK

COUNCIL POLICY

APPROVAL AND REVIEW	
Responsible Division	Customer and Business Integrity
Date adopted by Council	
Date/s of previous adoptions	26 June 2023, 31 August 2020
Date of next review	
Responsible Manager	Governance + Risk Manager

ITEM 5 PUBLIC EXHIBITION - RE-ESTABLISHMENT OF ALCOHOL FREE ZONES

Alcohol Free Zones (AFZs) are established under the *Local Government Act 1993* (the Act) to improve public safety and reduce alcohol related antisocial behaviour in road related public places (streets, footpaths and car parks). AFZs have a four year term and existing AFZs in the Wollongong LGA are set to expire on 30 September 2026.

A review of AFZs and AFZ temporary suspensions has been undertaken, in line with the Ministerial Guidelines for Establishing an Alcohol-Free Zone 2025. This report seeks support for the proposed AFZs and AFZ temporary suspensions to be placed on public exhibition.

RECOMMENDATION

Council endorse for public exhibition the proposed Alcohol Free Zones and Alcohol Free Zone temporary suspensions from 27 May to 29 June 2026.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Culture and Engagement
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

1 AFZ Review 2026 and Proposed Alcohol Free Zones 2026-2030
2 Major Event Location Areas Seeking Alcohol Free Zone Temporary Suspensions 2026-2030
3 Establishment and Maintenance of Alcohol Free Zones on Public Roads and Footpaths - Adopted 24 June

ACRONYMS USED IN REPORT

Abbreviation	Meaning
the Act	Local Government Act 1993
AFZ	Alcohol Free Zone
APA	Alcohol Prohibited Areas
BOCSAR	Analysis of Bureau of Crime Statistics and Research
CBD	Central Business District
the Guidelines	Ministerial Guidelines for Alcohol Free Zone 2025
LGA	Local Government Area

BACKGROUND

AFZs are an early intervention tool that enables NSW Police to deter unsafe or irresponsible street drinking before escalating to more serious crime. Council currently has seven AFZs located in Helensburgh, Thirroul, Corrimal, Wollongong, Dapto, Warrawong and Berkeley. These zones are reviewed every four years and are due to expire on 30 September 2026.

Council is responsible for leading the planning, community engagement, review processes, installation and maintenance of signage for AFZs. NSW Police provide on-ground enforcement, using their powers to ‘tip out’ or dispose of alcohol being consumed in an AFZ and to issue ‘move on’ directions where they reasonably believe a person’s behaviour may impact public safety or amenity.

In addition to AFZs, Council also manages 17 Alcohol Prohibited Areas (APA) located in parks, reserves and beaches across the LGA. Unlike AFZs, APAs do not have an expiry date and are not the subject of this report.

Policy and Legislative Context

AFZs within Wollongong are governed by:

- The *Local Government Act 1993* (sections 642-648) (the Act)
- Ministerial Guidelines for Alcohol Free Zone 2025 (the Guidelines)
- Establishment and Maintenance of Alcohol Free Zones on Public Roads and Footpaths Council Policy.

The Guidelines require AFZs to be targeted (as small as practicable), based on evidence of alcohol related issues or proximity to outlets/known gathering places and supported by clear, enforceable signage. They set evaluation criteria for re-establishment (every four years) and allow complementary measures such as footpath symbol marking.

History

AFZs were progressively introduced from the 1990s in response to increasing community concerns about antisocial behaviour, impacts on local businesses, and declining perceptions of safety in public spaces. Following evidence-based reviews in 2010, AFZs in Port Kembla and Unanderra were discontinued due to insufficient justification for their continuation.

Since that time, subsequent reviews have refined AFZ boundaries to respond to changing behaviour patterns and emerging hotspot locations. The most recent review, undertaken in 2022, resulted in reduced AFZ boundaries in Dapto, Wollongong, Helensburgh and Thirroul to ensure zones remained targeted, proportionate and evidence-based.

AFZ Temporary Suspensions

Council's existing resolutions permit limited and controlled temporary suspensions of AFZs within designated CBD locations (including Crown Street Mall, Globe Lane, the Arts Precinct and the Foreshore) to support approved events. These temporary suspensions are subject to development approval, liaison with NSW Police, and compliance with liquor licensing requirements. Authority for these temporary suspensions is due to expire on 30 September 2026.

In 2022, Council endorsed delegated authority to the General Manager to apply a temporary suspension to AFZs for up to two events per year in other locations. This authority was intended to support place activation and event diversification in suburbs with AFZs and continues to provide flexibility for event planning and delivery.

Liquor licensed areas are exempt from AFZ restrictions, including outdoor dining areas.

AFZ Review 2026

A review was undertaken to assess the ongoing suitability of existing AFZ (see Attachment 1). The review was informed by the Alcohol Free Zone Guidelines, consultation with NSW Police and Council staff, analysis of crime data, recent community feedback, and a signage audit. The following provides an overview of key findings:

Feedback from both Lake Illawarra and Wollongong Police Districts supported the continued use of AFZs as an effective tool to manage alcohol-related antisocial behaviour. Police advised that the effectiveness of AFZs could be improved through clearer signage, updated mapping and, in some locations, refined boundaries. In particular, Wollongong Police recommended adjusting AFZ boundaries in Helensburgh and Wollongong to ensure zones are appropriately targeted and enforceable. Effective enforcement relies on clear and visible signage at zone boundaries, entry points and known hotspots; however, signage gaps in parts of Wollongong and Helensburgh currently limit enforceability. Updating signage and mapping would improve community awareness of AFZ locations and support more consistent enforcement.

Analysis of Bureau of Crime Statistics and Research (BOCSAR) crime data and hotspot mapping for alcohol-related offences between October 2024 and September 2025 shows that most existing AFZs align with identified hotspot locations. Exceptions were noted in Helensburgh and, to a lesser extent, Thirroul. Despite this, Wollongong Police advised both areas would continue to benefit from AFZ coverage, noting that internal intelligence and alcohol-related interactions not captured in crime data

inform enforcement priorities. Police advised that actions such as “tip-outs” and “move-ons” are not formally recorded, resulting in an under-representation of alcohol-related activity in crime statistics. Staff observations also identified evidence of alcohol-related activity in Thirroul, including alcohol-related litter in known locations.

Alcohol-related crime and street drinking remain key community concerns and continue to influence perceptions of safety in public spaces. The review considered outcomes from consultation undertaken as part of the 2025 Community Safety Plan, including the Community Safety Survey, engagement, and school-based sessions. This consultation identified both real and perceived feelings of intimidation associated with public drinking. In the Wollongong CBD, particular concern was raised around Wollongong Train Station and Crown Street towards the hospital, where fears of physical or verbal assault were highest.

PROPOSAL

It is proposed a public exhibition be undertaken, subject to Council approval, to invite community feedback on the following recommendations:

1. Establishment of AFZ as follows (see Attachment 1):
    a. Re-establish AFZs in Dapto, Warrawong, Berkeley, Corrimal and Thirroul.
    b. Adjust Helensburgh AFZ to key streets and risk areas (including skate park car park).
    c. Restructure Wollongong AFZ into four interlinked zones, targeted at hotspots in Wollongong CBD, Wollongong North, Wollongong Foreshore and Wollongong West.
2. Allow temporary suspension of AFZs for a maximum of 10 events per annum in each of the following locations: Upper Crown Street Mall (including Crown Lane), Lower Crown Street Mall, Globe Lane, the Arts Precinct, Wollongong Foreshore area, Keira Lane, Wollongong and King Street, Thirroul (as shown in Attachment 2).
3. Authority is delegated to the General Manager to apply a temporary suspension to an AFZ in other areas to a maximum of two events per year.
4. The temporary suspensions in both Parts 2 and 3 be subject to the relevant event organiser undertaking a formal event approval process, liaising with NSW Police and obtaining approval for a liquor licence from Office of Liquor, Gaming and Racing NSW.
5. Standardise signage to ensure boundary/entry coverage and add QR codes linking to online maps.

CONSULTATION AND COMMUNICATION

- Targeted engagement with Lake Illawarra and Wollongong Police Districts (including site audits).
- Internal consultation with Open Space + Environmental Services, Sport + Recreation, Events + Visual Strategy, City + Culture, Legal Services, Regulation + Enforcement, Development Assessment + Certification, Information Management + Technology and Community Development + Engagement.
- Community feedback for 2022 AFZ public exhibition and the 2025 Community Safety Survey.

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
4.6	Work together, to reduce crime and foster a safe and resilient community.	Community Programs

SUSTAINABILITY IMPLICATIONS

A review of signage across the current AFZ locations has been undertaken to inform cost-effective and environmentally sustainable updates. Where possible, date-replacement stickers will be used to update existing signs, reducing the need for full sign replacement and minimising waste.

The proposed boundary adjustment in Helensburgh and the restructure of the Wollongong AFZ have been designed to align with existing signage and infrastructure wherever feasible. This approach reduces the need for additional signage and installation works, supporting efficient use of resources and minimising environmental impacts.

RISK MANAGEMENT

Allowing existing AFZs to lapse presents a risk to community safety and amenity, particularly in locations with a history of alcohol-related issues. Without active AFZs, Police and authorised officers lose an effective and preventative tool to manage public alcohol consumption, which may result in increased antisocial behaviour, reduced perceptions of safety, and greater pressure on emergency and enforcement services.

There is also a compliance and enforceability risk associated with maintaining current AFZ arrangements without review. In Helensburgh and Wollongong, some existing AFZ boundaries are no longer aligned with current guidelines or operational needs, which may limit their effectiveness. Outdated or unclear signage and mapping further increase the risk of inconsistent enforcement and community confusion. Updating AFZ boundaries and infrastructure reduces these risks by ensuring zones are clear, lawful and readily enforceable.

FINANCIAL IMPLICATIONS

There will be costs associated with updating AFZ signage within the proposed zones, including amending signage to reflect the new expiration date, repairing or replacing damaged signs, and relocating signage where required to ensure compliance with the Guidelines.

CONCLUSION

AFZs assist to improve and maintain community safety. They are one strategy, among many, and act as an early intervention measure to prevent the escalation of irresponsible street drinking to incidents involving serious crime.

Re-establishment of AFZs demonstrates Council’s commitment to community safety. It acts to further support NSW Police in reducing alcohol related crime and harm that can occur from the misuse and abuse of alcohol.

Enabling the temporary suspension of parts of AFZs for events will ensure Council builds on the positive activation occurring within our City Centre and provides a streamlined process that supports event diversity.

Attachment 1

AFZ REVIEW 2026 and Proposed Alcohol Free Zones 2026-2030

1. Purpose

The re-establishment of Wollongong's seven Alcohol Free Zones (AFZs) requires a review in line with the Ministerial Guidelines on Alcohol Free Zones 2025 (the Guidelines). This review summarises the Guidelines, outlines consultation undertaken with NSW Police and relevant Council staff and reflects recent community sentiment regarding AFZs and broader community safety. The review also provides a brief overview of AFZ history within the Wollongong LGA and current approaches adopted by neighbouring councils. For each AFZ location, the following assessments have been completed:

- Crime data analysis and hotspot mapping
- Signage audit
- Engagement including feedback from NSW Police and staff where relevant
- Recommendations

An overall findings section is included, along with consolidated recommendations supported by updated maps showing the proposed new AFZ boundaries.

2. The Guidelines

AFZs within Wollongong are governed by:

- *The Local Government Act 1993* (sections 642-648) (the Act)
- Ministerial Guidelines on Alcohol Free Zone 2025 (the Guidelines)
- Establishment and Maintenance of Alcohol Free Zones on Public Roads and Footpaths Council Policy.

The Guidelines, recently updated for the first time since 2009, provide clear direction on establishing AFZs, required signage and the criteria for reviewing and re-establishing zones. While they remain largely consistent with the previous version, two key changes have been introduced; the requirement for designated councils, such as Wollongong, to refer AFZ proposals to the Anti-Discrimination Board has been removed and councils are now permitted to use alternative signage approaches, such as spray painting no-alcohol symbols directly onto footpaths in conjunction with AFZ signs.

An overview of the Guidelines for AFZs:

- Includes only roads, footpaths and car parks, not private land.
- Be as small as possible.
- Only be in areas where alcohol related issues are evidenced or adjacent to alcohol outlets or established congregation points for street drinking.
- Are not supported in larger 'whole town' zones unless in exceptional circumstances.
- Allow Police to tip out alcohol, with no offence or fine.
- Aim to reduce irresponsible behaviour and escalation of crime from alcohol consumption.
- Are a short-term control measure, with maximum of four years however may be re-established.
- If removed, they should have their old signs removed within 30 days of end date.
- Temporary suspensions of AFZs are allowed to meet immediate needs, such as short-term community events, subject to a Council resolution.

The Guidelines also state that appropriate signage is essential to enable enforcement and to ensure the community and Police can easily recognise when they are within an AFZ. To that end they specify:

- Zones commence only after signage is installed (minimum seven days after public notice).
- Signs placed at outer boundaries, identified trouble spots and regular intervals (in consultation with local Police).
- Signs must clearly state alcohol consumption is prohibited and alcohol may be seized and disposed of.
- Include start/end dates, clear symbols and ideally a map of the zone.
- Use non-literacy dependent symbols.
- Councils may complement signs with spray painted no-alcohol symbols on the footpath.

Re-establishment criteria include asking the following questions for each AFZ:

1. What were the factors which originally supported a zone in that area?
2. How successful was the previous AFZ in achieving a reduction in unacceptable street drinking?
3. What do police statistics indicate about the value of re-establishing an AFZ in that area?
4. What other measures may need to be considered (e.g. a community education program) if unacceptable street drinking is still of concern in that area?
5. Have the community's perceptions of safety improved?

3. Consultation

3.1. Council Staff

Feedback was sought from a range of Council teams with responsibilities relevant to AFZ operations. Open Space + Environmental Services provided intelligence on alcohol related litter as evidence of emerging issues. Community Engagement shared insights from previous community consultations, while Sport + Recreation were consulted because Alcohol Prohibited Areas (APAs)* often intersect with AFZ considerations during the four year review cycle. Events + Visual Strategy, City + Culture and Legal Services were engaged regarding potential AFZ temporary suspensions for major events. Development Assessment + Certification provided advice on the intersection of AFZs with liquor licensed areas including footway approvals and outdoor dining areas. Regulation + Enforcement provided advice on appropriate signage locations, including whether existing parking poles could be used. Information Management + Technology supported the preparation of updated AFZ maps and the Sign Shop advised on signage manufacture.

*APAs apply to parks, reserves and beaches and do not have an expiry date. Council currently has 17 APAs overseen by Sport + Recreation. This review does not address APAs.

Evidence of alcohol related litter

The following sites were reported as having alcohol related litter and are potentially areas of concern. These sites relate to both AFZs and APAs:

- Thirroul Beach (South of the pool where the picnic shelters are)
- Mary Street Reserve/car park, Thirroul
- Woonona Pool Promenade
- Woonona SLSC car park
- Guest Park and Skate Park Fairy Meadow
- Unanderra Skate Park
- Dapto Ribbonwood Centre
- Along Burelli Street - especially near Diamond Plaza, BWS and Integral Building
- Arts Precinct
- Marine Drive near Ted Tobin Platform
- MacCabe Park
- Foreshore/City Beach.

AFZ Temporary Suspensions

Council's existing resolutions allow temporary suspensions of AFZs in designated CBD locations (Crown Street Mall, Globe Lane, Arts Precinct, Foreshore) to support approved events subject to DA, Police liaison and liquor licensing. Permission for these temporary suspensions will expire on 30 September 2026. Events + Visual Strategy and City + Culture advised, during the review process, that the existing CBD locations, with the addition of two new areas, would benefit from temporary suspensions:

- King Street, Thirroul
- Keira Lane, Wollongong.

In 2022, through Council endorsement, authority was given to the General Manager to temporarily apply temporary suspensions to AFZs in other areas to a maximum of two events per year to enable further activation and event diversification in suburbs with AFZs. Legal Services advised that similar delegated authority be sought again for the General Manager for the next four-year term to ensure continued flexibility for event delivery.

Liquor licensed areas are exempt from AFZ restrictions, including outdoor dining areas.

3.2. Police

Both Lake Illawarra and Wollongong Police Districts Crime Prevention Units were consulted regarding current AFZs, sign locations and their expirations and asked to provide feedback for any proposed changes to AFZs.

At the AFZ and Signage meeting of 18 February 2026, Police were engaged to review the current AFZs, signage locations and potential changes. Lake Illawarra Police expressed support for retaining the AFZs in their areas (Berkeley, Dapto, Warrawong), with improved signage. Wollongong Police supported the proposed restructure of the Wollongong AFZ and the suggested changes to the Helensburgh AFZ and also reiterated the need for improved signage. Wollongong Police supported the re-establishment of Thirroul and Corrimal AFZs. It was noted that several Police Officers were not aware of the current AFZ locations.

Police advised that alcohol-related 'tip-outs' and 'move-ons' are often not formally recorded, as officers are not required to obtain a person's details for these interventions. As a result, AFZ related activity is likely under-reported and therefore not reflected in NSW Bureau of Crime Statistics and Research (BOCSAR) statistics and hot spot mapping. Consultation with both Lake Illawarra and Wollongong Police continues to be essential to understand how the zones are operating at an on-the-ground, operational level. Police also have access to crime data that is not available externally, which further informs their assessment.

3.3. Community Sentiment

Community safety continues to be a significant concern, as reflected in the strong response to the recent Community Safety Survey. Council received 350 surveys and heard directly from 119 people at pop-ups events and workshops and 64 young people through high school workshops. For many community members, these concerns include both the real and perceived feelings of intimidation associated with public drinking. 30% of survey respondents identified public drinking and drunkenness as a factor impacting their feelings of safety. The community was asked about how safe they felt within their suburb as well as within Wollongong CBD. Key findings included that people feel less safe at night and less safe around train stations, bus stops and local parks. A key concern for the CBD was the area around Wollongong Train Station and Crown Street heading towards the hospital, where fears of physical or verbal assault are highest. These insights help validate the relevance of AFZs and assist in assessing whether their current locations are appropriate, particularly in areas where perceptions of safety and alcohol related behaviour intersect.

The 2022 AFZ Public Exhibition, which ran from 10 July to 12 August, received 35 submissions and community responses. While there were mixed views on AFZs most supported their re-establishment. Feedback in support of AFZs suggested drinking continued to be an issue in some areas, better enforcement was needed and drinking in public should not be permitted. Feedback against AFZs suggested they should be a short-term solution, they are inconsistent in size and location, there is no clear rationale or justification and Police have powers without the need for AFZs. Feedback also highlighted that AFZs provide a level of perceived safety however many community members were unaware of AFZ locations. The community could choose to comment on one or more AFZ locations in the survey. Most were highly supportive of their re-establishment, except for Thirroul which received a mixed response.

Alcohol Free Zones Review 2022 Public Exhibition Online Survey				
Do you support the re-establishment of this AFZ for the next four years?				
AFZ	**Total Responses**	**No**	**Yes**	**Support %**
Helensburgh	5	1	4	80%
Thirroul	11	4	7	63.6%
Corrimal	7	0	7	100%
Wollongong CBD	18	1	17	94.4%
Dapto	10	2	8	80%
Berkeley	6	1	5	83.3%
Warrawong	5	1	4	80%

Alcohol Free Zones Review 2022 Public Exhibition Online Survey				
Are you aware of the AFZs that currently exists in…				
AFZ	**Total Responses**	**No**	**Yes**	**Aware %**
Helensburgh	5	2	3	60%
Thirroul	9	3	6	66.7%
Corrimal	7	3	4	57.1%
Wollongong CBD	18	2	16	88.9%
Dapto	10	2	8	80%
Berkeley	6	3	3	50%
Warrawong	6	-	6	100%

3.4. Other Councils

A quick review of several Illawarra regional councils was undertaken with the following findings:

- Shellharbour City Council - 21 AFZs
- Kiama Council - four larger AFZs
- Shoalhaven City Council - 14 AFZs

4. History of Current AFZs

Council's seven AFZs were all established due to the impact of public drinking.

- Dapto - Established in 1996, boundary adjusted in 2022.
- Berkeley - Established in 1995.
- Warrawong - Established in 1993.
- Corrimal - Established in 1996.
- Thirroul - Established in 2003, boundary adjusted in 2022.
- Helensburgh - Established in 1996, boundary adjusted in 2022.
- Wollongong - Established in 1994, boundary adjusted in 2022.

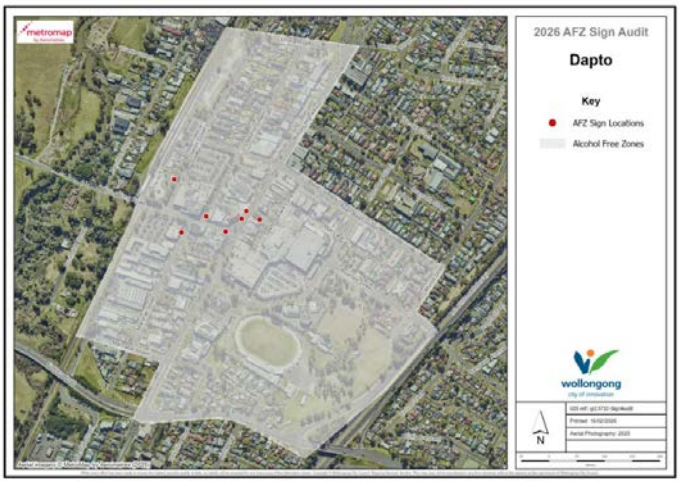
Expired AFZs include Unanderra and Port Kembla (expired 2010). Historically, a number of locations have been investigated as potential AFZs, however, did not result in the establishment of any AFZs. Areas considered included the whole of Wollongong LGA, the northern suburbs (from Otford to Seacliff Bridge), Stanwell Park and Cringila.

5. Location Based AFZ Review - Current

5.1. Dapto

Current AFZ boundaries

Bong Bong Rd (from railway to Princes Hwy)
Byamee St (from M1 Mwy to Moombara St)
Dapto Square Lane
Fowlers Rd (from Princes Hwy to M1 Mwy)
Heininger St
Maccabe St
Mall Lane
Marshall St (from Maccabe St to Bong Bong Rd)
Moombara St (from Princes Hwy to Baan Baan St)
Mulda St (from Byamee St to Baan Baan St)
Osborne St
Princes Highway (from Fowlers Rd to Unara Rd)
Station St (from Bong Bong Rd to Unara Rd)
Unara Road (from railway to Princes Hwy)
Car park for Dapto Ribbonwood Centre on Heininger St
Car park for Dapto Ribbonwood Centre on Moombara St
Car park on Bong Bong Road



BOCSAR Crime data and hot spot maps

In Dapto, alcohol related crimes which are above the NSW rate included:

- Assault (1.1 x the rate of NSW) including non-domestic assault (1.4 x the rate of NSW)
- Intimidation, stalking and harassment (1.5 x the rate of NSW).

Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

Dapto Ribbonwood Centre staff reported at the Community Safety Interagency meeting of 18 February 2026 that there have been issues with antisocial behaviour within the centre and in the parking lot. Police advice at the AFZ Review meeting of 18 February 2026 was to install new AFZ signs in Dapto Ribbonwood Centre car parks.

Sign Audit Results

In Dapto there were seven signs. One was missing and will require replacing, the other six require updated date stickers. Three additional signs and sign poles should be installed at the entrance of the car park near the train station and each car park at Dapto Ribbonwood Centre to identify and enable policing of the AFZs. Current AFZ has 14 streets and three car parks.

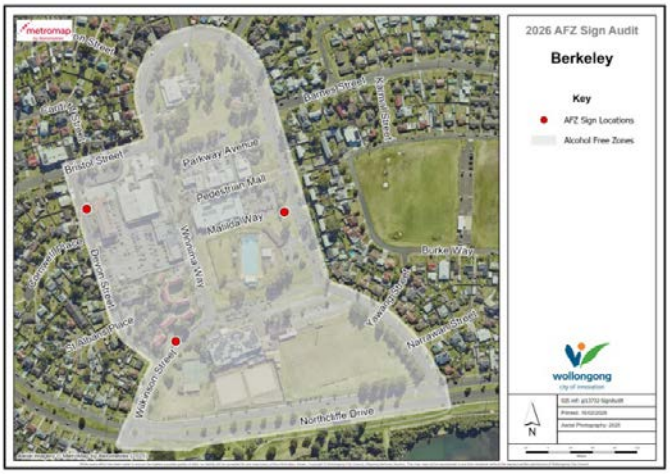
Recommendations

- Re-establish the AFZ, replace and update signs with date stickers, include stickers with QR code to map.
- Install three new signs in the car parks.
- Update map to only include road, footpath and car park.

5.2. Berkeley

Current AFZ boundaries

Bristol St (from Devon St to Winnima Way)
Devon St
Matilda Way
Northcliffe Dr (in between Winnima Way and Parkway Ave)
Pedestrian Mall
Winnima Way
Car park of Berkeley Community Centre
Car park of Berkeley Swimming Pool



BOCSAR Crime data and hot spot maps

In Berkeley, alcohol related crimes which are above the NSW rate included:

- Assault (1.2 x the rate of NSW) including domestic assault (1.4 x the rate of NSW)
- Sexual offences (1.2 x the rate of NSW) including sexual assault (the same rate as NSW) and sexual touching, sexual act and other sexual offences (1.3 x the rate of NSW).

Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

Lake Illawarra Police advised at the AFZ Review meeting of 18 February 2026 that there have been a few incidents to the northern end of the AFZ and new AFZ signs in Berkeley Community Centre car park should be installed.

Sign Audit Results

Berkeley had three signs which were intact but will require updated date sticker. Three additional signs should be installed in the car parks of Berkeley Community Centre and the Berkeley Swimming Pool. There may be sign poles already in place that can be used. Current AFZ has seven streets and three car parks.

Recommendations

- Re-establish the AFZ, update signs with new date stickers and include stickers with QR code to map.
- Install three new signs in the car parks.
- Update map to only include road, footpath and car park.

5.3. Warrawong

Current AFZ boundaries

Churchill Ave
Cowper St (from First Ave South to Shellharbour Rd)
First Ave South
Greene St (from First Ave South to King St)
King St (from Turpin Ave to Northcliffe Dr)
Montgomery Ave
Mowbray Lane
Northcliffe Dr (from First Ave South to Shellharbour Rd)
Shellharbour Rd (from Northcliffe Dr to Turpin Ave)
Taurus Ave
Turpin Ave (from King St to Shellharbour Rd)



BOCSAR Crime data and hot spot maps

In Warrawong, alcohol related crimes which are above the NSW rate included:

- Assault (4.1 x the rate of NSW) including domestic assault (2 x the rate of NSW), non-domestic assault (2.3 x the rate of NSW), Police assault (4.1 x the rate of NSW).
- Sexual offences (1.5 x the rate of NSW) including sexual touching, sexual act and other sexual offences (2.2 x the rate of NSW).
- Intimidation, stalking and harassment (3 x the rate of NSW).

Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

Lake Illawarra Police advised at the AFZ Review meeting of 18 February 2026 that the sign on the corner of King St and Northcliff Dr, may not be seen by pedestrians as they do not enter from this location and it is within a garden bed at Warrawong Plaza. The sign should be relocated to the bus stop near Cowper St as there have been a few incidents.

Sign Audit Results

All six signs are intact and will require an updated date sticker. An old AFZ sign was located on the eastern side of the AFZ which will need replacement. The sign in the car park on Montgomery Ave is on a sign pole that appears damaged and will need repair. The orientation of the sign on King St near the hotel should be rotated to face the footpath instead of the road. Current AFZ has 11 streets and one car park.

Recommendations

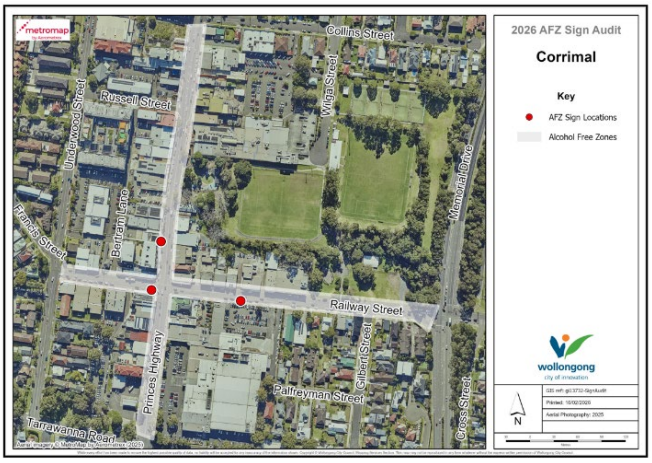
- Re-establish the AFZ and update signs with date sticker and include stickers with QR code to map.
- Replace sign on eastern side of Northcliff Avenue.
- Rotate sign on King St to face footpath.

- Straighten sign pole in car park on Montgomery St.
- Move AFZ sign from garden on corner of King St and Northcliff Drive to near bus stop on Cowper St outside of Warrawong Plaza.
- Update map to only include road, footpath and car park.

5.4. Corrimal

Current AFZ boundaries

Princes Hwy (from Tarrawanna Rd to Collins St)
Railway St (from Underwood St to Memorial Dr)
Corrimal Memorial Park (APA)

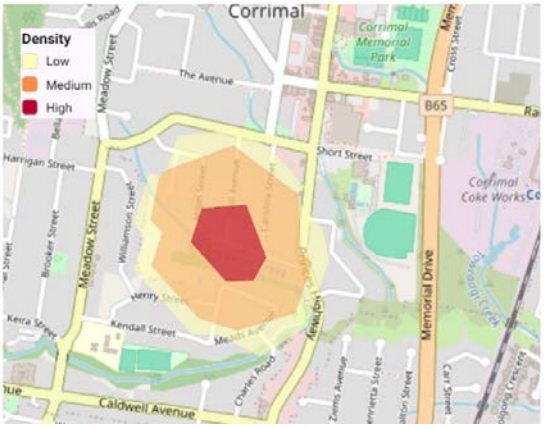


BOCSAR Crime data and hot spot maps

In Corrimal, alcohol related crimes which are above the NSW rate included:

- Assault (1.2 x the rate of NSW) including domestic assault (2 x the rate of NSW).
- Sexual offences (3.2 x the rate of NSW) which was made up of sexual assault (4.5 x the rate of NSW) and sexual touching, sexual act and other sexual offences (1.5 x the rate of NSW).
- Intimidation, stalking and harassment (1.2 x rate of NSW).

Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

Wollongong Police advised at the AFZ Review meeting of 18 February 2026 that the current AFZ covers the main hot spot areas for Corrimal.

Sign Audit Results

Corrimal has three signs which are all intact and will require updates using date stickers. There are two streets and one APA in Corrimal.

Recommendations

- Re-establish the AFZ and update signs with date sticker and include stickers with QR code to map.
- Update map to only include road, footpath and car park and APA.

5.5. Thirroul

Current AFZ boundaries

Arthur St
Bath St
Cliff Pde (from Spray St to The Esplanade)
George St (from Phillip St to Mason St)
Harbord St
Henley Road
King St
Lawrence Hargrave Dr (from George St to Henley Rd
MacCauley St (from Lawrence Hargrave Dr to Station St)
Mary St
Ocean St
Phillip St (from Lachlan St to Virginia St)
Railway Parade
Raymond Road
Roxburgh Ave
Station St
The Esplanade
Car park on Station St
Car park on Railway Parade
Car park on Cliff Parade
Car parks along The Esplanade
Car Park for Thomas Gibson Park
Thirroul Surf Club (APA)



BOCSAR Crime data and hot spot maps

Thirroul has a low rate of alcohol related crime, there is only one alcohol related crime above the NSW rate, which is sexual touching, sexual act and other sexual offences (1.6 x the rate of NSW). Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

Wollongong Police advised at the AFZ Review meeting of 18 February 2026 they support the AFZ in Thirroul due to continued alcohol related incidents and antisocial behaviour. In addition, Council staff have identified the Mary Street Reserve car park as a hot spot location due to evidence of street drinking. Council staff also identified areas near Thirroul Pool and Thirroul Beach (towards the south) as areas of concern although these would relate to APAs not AFZs.

Sign Audit Results

The seven AFZ signs appear to be intact and will require updates using date stickers. There is one APA in Thirroul near Thirroul beach and pool areas. Current AFZ has 17 streets and five car parks needing signage updates.

Recommendations

- Re-establish the AFZ and update signs with date sticker and include stickers with QR code to map.
- Update map to only include road, footpath and car park and APA.

5.6. Helensburgh

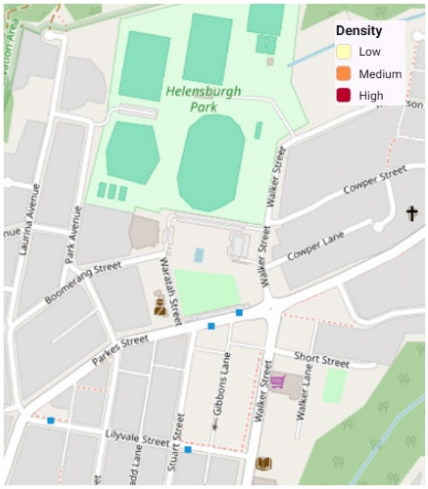
Current AFZ boundaries

Blackwell St (from Walker St to Park Ave)
Boomerang St (from Park Ave to Waratah St)
Bush Pea Lane
Gadd Lane
Gibbons Lane
Park Ave (from Boomerang St to Blackwell St)
Parkes St (from Hay St to Hume Dr)
Scotland Lane
Short Lane
Short St
Stuart St (from Lilyvale St to Parkes St)
Walker St (from Robinson St to Lilyvale St)
Waratah St
Car park for Helensburgh Swimming Pool
Car parks for Charles Harper Park
Car park for Sporting Field
Charles Harper Park (APA)



BOCSAR Crime data and hot spot maps

Helensburgh had a low rate of alcohol related crime with no recorded alcohol related crimes which sat above the rate of NSW. Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

At the AFZ review meeting on 18 February 2026, Wollongong Police advised that an alcohol-related hotspot had been identified near the skate park car park and recommended installing signage within the car park. Wollongong Police also suggested realigning the AFZ to focus on key streets and to include the car park within the zone.

Sign Audit Results

There were no AFZ signs in Helensburgh. There was one old sign at the bus stop which should be replaced with an AFZ sign. The signage is not sufficient to be enforceable in Helensburgh as the current AFZ has 13 streets and four car parks needing signage. Propose changes to the current AFZ which will only require four streets and four car parks to have signs.

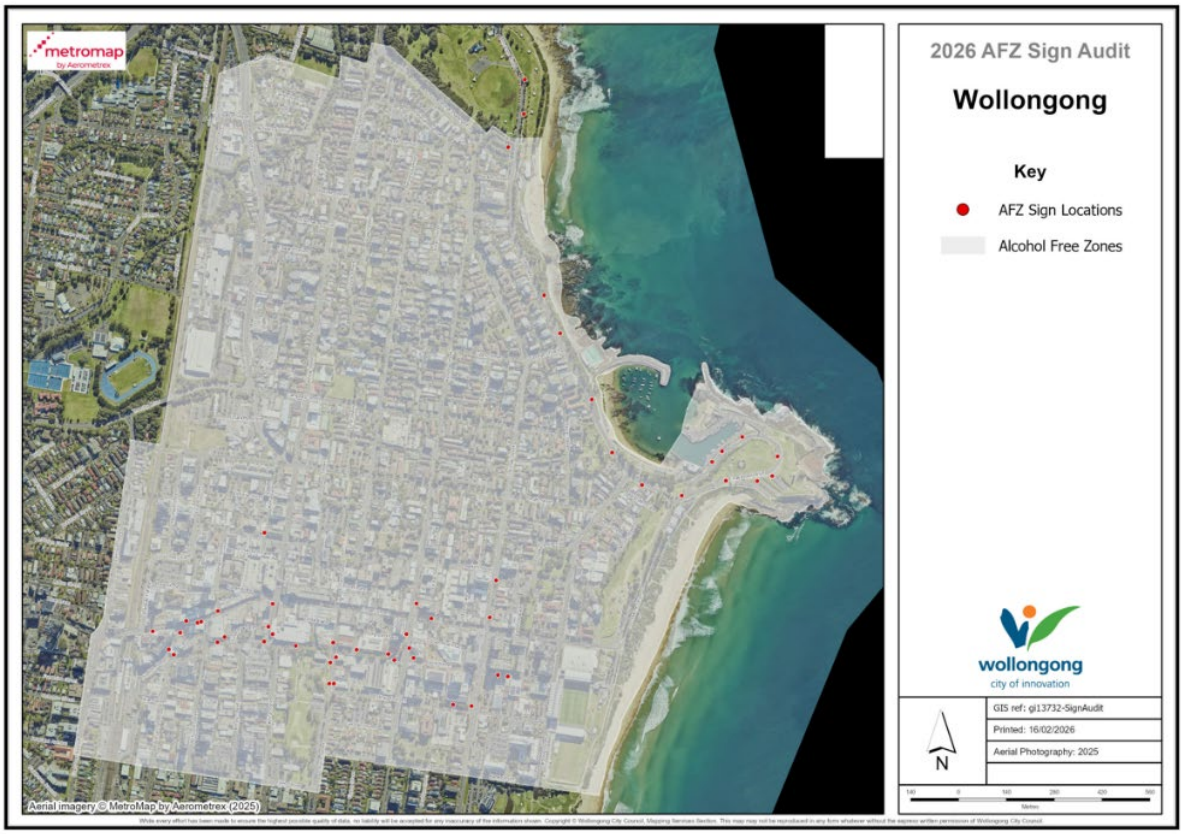
Recommendations

- Adjust the boundary of the AFZ to be in line with the Guidelines and Police advice (see new map below in section 8.6).
- Install eight new AFZ signs on already existing sign poles and include QR code to map.
- Update map to only include road, footpath and car park and APAs.

5.7. Wollongong

Current AFZ boundaries

Achillies Avenue
Atchison St (from Ellen St to Crown St)
Auburn St (from Ellen St to Burelli St)
Bank Street
Bellmore Street
Besswell Avenue
Blacket Street
Bode Avenue
Burelli Street
Bourke Street
Campbell Street
Church Street
Church St (from Bourke to Ellen St)
Cliff Road
Coombe Street
Corrimal St (from Kembla St to Bank St)
Court Lane
Crown Lane
Crown St (from Harbour St to Gladstone Ave)
Edward Street
Ellen Street
Exeter Avenue
First Street
Flinders St (from Ajax Ave to Smith St)
George Hanley Drive
Georges Place
Gipps Street
Gladstone Ave (from Crown St to Ellen St)
Globe Lane
Harbour St (from to Cliff Rd to Bank St)
Hector Street
Hinton Street
Keira Lane
Keira Lane
Keira St (from Bourke St to Ellen St)
Kembla St (from George Hanley Dr to Bank St)
Kenny St (from Ellen St to Burelli St)
Marine Drive
Market Place
Market Street
Marr Street
Moore Lane
noel Street
Ocean Street
Old Court House Lane
Park Street
Parkside Avenue
Pleasant Avenue
Queens Parade
Rawson Street
Regent Street
Richardson Street
Simpson Place
Smith Street
Stafford Street
Station Street
Stewart Street
Thomas Street
Throsby Dr (from Campbell St to rail)
Town Hall Place
Victoria Street
View Street
Virginia Street
Wilson Street
Wiseman Avenue
Young Street
Car parks in Stuart Park
Car parks on Cliff Road
car parks along Marine Drive
car parks along Endeavor Drive
car parks along Cliff Road
Car park - Stewart Street East
Car park - Council building
Car Parks for MacCabe on Church Street and Keira Street)
APAs
Stuart Park
City Beach
Flagstaff Hill
Lang Park
MacCabe Park
Osborne Park
Pioneer Park

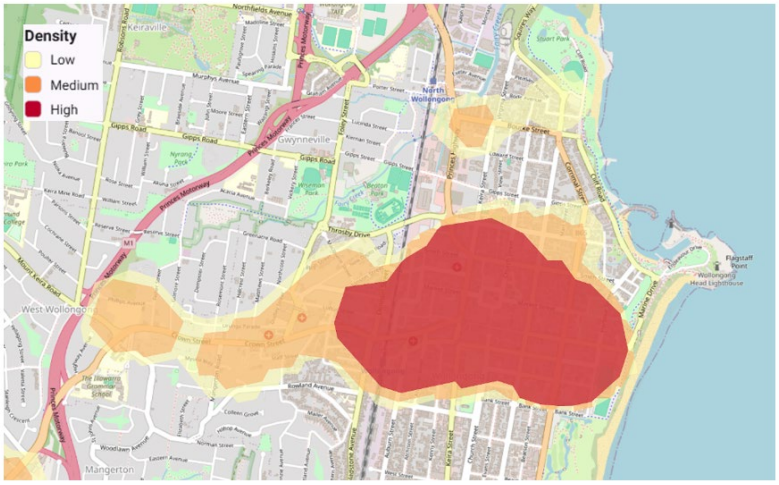


BOCSAR Crime data and hot spot maps

Wollongong CBD was identified by the community as an area of concern in the 2025 Community Safety Survey and Safer Cities Her Way project. In Wollongong, alcohol related crimes which are above the NSW rate included:

- Assault (2.5 x the rate of NSW) including Domestic assault (1.4 x the rate of NSW), assault a Police Officer (2.6 x the rate of NSW) and non-DV assault (3.9 x the rate of NSW).
- Robbery (3.5 x the rate of NSW).
- Sexual offences (3.3 x the rate of NSW) including sexual assault (1.8 x the rate of NSW) and sexual touching, sexual act and other sexual offences (5.3 x the rate of NSW).
- Disorderly conduct (6.1 x the rate of NSW).
- Intimidation, stalking and harassment (1.8 x the rate of NSW).

Below is the hot spot map for alcohol related assault between October 2024 to September 2025.



Engagement

An AFZ sign audit was conducted with Wollongong Police on 9 February 2026 in a hot spot area of the CBD as part of a Safety Blitz project involving User Pays Policing. The joint project, initiated by the City Centre team and supported by the Community Partnerships and Safety team aimed to address ongoing antisocial behaviour including street drinking. Police found 'there were no AFZ signs present on Burelli Street, including at street entry points or within the street itself. Individuals in this location are not provided with clear or reasonable notice that the area is subject to an AFZ. NSW Police cannot lawfully enforce AFZ offences on Burelli Street at this time. Any enforcement action taken in the absence of signage presents a significant risk of failed prosecution, as the offence elements cannot be proven. There is an increased risk of complaints to the Law Enforcement Conduct Commission (LECC) or other oversight bodies, based on unlawful or unsupported enforcement action.' As a result, three additional signs were installed along Burelli Street and within the Arts Precinct on 12 February 2026 to support Police enforcement.

At the AFZ review meeting on 18 February 2026 Wollongong Police recommended that Crown Street, extending to the Princes Highway, be included in any future AFZ in Wollongong due to crime patterns identified in the area. This location was also highlighted as an area of concern in the Community Safety Survey 2025.

Wollongong Police also advised Council to improve AFZ signage within the Wollongong CBD and supported changes to boundaries to be more targeted and effective for enforcement purposes.

Sign Audit Results

There are 51 AFZ signs within the Wollongong CBD; however the signage is inconsistent and many locations are currently unenforceable. Several signs differ from standard AFZ signage used elsewhere and many are either too small or positioned in discreet locations that do not correspond with identified hotspot areas. The current AFZ has 66 streets and eight car parks which require a significant upgrade to signage. Since the sign audit, three additional signs have been installed on Burelli Street and within the Arts Precinct to address Police concerns regarding enforcement in hot spot locations.

Recommendations

- Adjust the boundary of the AFZ to be in line with the Guidelines and Police advice.
- Proposed three new AFZs to target hot spots within the current footprint and a fourth extending west along Crown Street to the Princes Highway.
- This will reduce the number of streets included from 66 to 31, as well as the original eight car parks.
- New signage should utilise existing sign poles (see new map below in section 8.7).
- Once boundaries have been endorsed by Council, work with Police on best location for new signs which is both cost effective and enforceable.
- Update map to only include road, footpath and car park and APAs.

6. Overall Findings

6.1. Community

- Community safety remains a key concern for residents.
- AFZs contribute to community perceptions of safety, particularly in relation to managing street drinking and antisocial behaviour.
- Most concerns regarding antisocial behaviour and feelings of safety and the strongest support for AFZs, relate to the Wollongong CBD.
- While there were mixed views on AFZs most supported their re-establishment.
- There was inconsistent awareness of their existence and location.

6.2. Police

- Police have confirmed that AFZs remain an important community safety measure across most of the LGA.
- While the AFZs in Thirroul, Wollongong, Dapto and Helensburgh include some residential streets not directly adjacent to identified hotspots or licensed premises, Police advised that their inclusion was appropriate based on local intelligence and operational experience. However, Wollongong Police also supported some boundary refinements in Helensburgh and restructure of Wollongong to better target known hotspots and improve enforceability.
- Wollongong Police advised the location of signage within Helensburgh and Wollongong means the AFZs are currently not enforceable in many areas.
- Police suggested strengthening the location of signage in Warrawong, Dapto, Berkeley and Thirroul. Signage in Corrimal was adequate.
- Several Police officers indicated they were not aware of the location or extent of some AFZs, highlighting the need for continued engagement with Police to ensure general duties officers are informed of AFZ locations and boundaries.

6.3. BOCSAR Statistics

All AFZs have alcohol related hot spots in BOCSAR crime maps except for Helensburgh, which may be due to under-reporting as Police have advised there is a hot spot near the skate park car park.

6.4. Staff

- Events + Visual Strategy and City + Culture teams identified King Street, Thirroul and Keira Lane, Wollongong as additional locations that would benefit from event based AFZ temporary suspensions.
- Legal Services advise renewing the delegation that allows the General Manager to approve up to two AFZ temporary suspensions per year in other areas to maintain flexibility for activation and event delivery.
- Open Space + Recreation reported ongoing issues with alcohol related litter in a variety of public spaces.

6.5. Other Councils

AFZs are applied inconsistently across neighbouring Local Government Areas.

6.6. History

Wollongong's AFZs have evolved over time in response to emerging needs, generally becoming smaller and more targeted, with some zones adjusted or reduced and others allowed to lapse when no longer considered necessary.

6.7. Signage

- Type: Five of the seven AFZs use consistent, standardised AFZ signage. Wollongong and Helensburgh are the exception, where signage is non-standard or missing and therefore not enforceable or easily identifiable.
- Location: All AFZs, with the exception of Corrimal, have inadequate signage that fails to cover key entry points, most streets, and car parks within their designated areas.
- Maps are not displayed on AFZ signs.
- Current maps are inaccurate and cover inappropriate areas.

7. Recommendations

It is recommended that Council proceed with the AFZ re-establishment process and that public exhibition be undertaken, subject to Council approval, to invite community feedback on the following proposal:

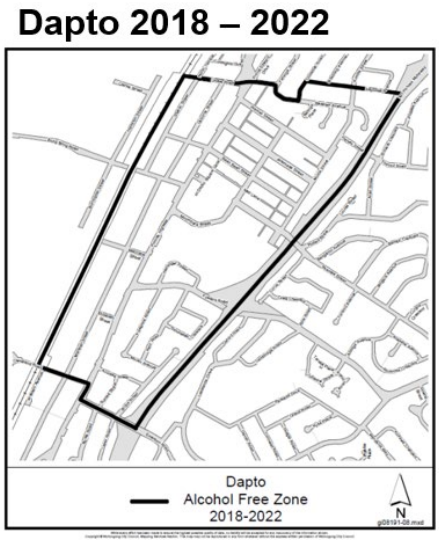
1. Re-establish AFZs in Dapto, Warrawong, Berkeley, Corrimal and Thirroul.
2. Realign Helensburgh AFZ to key streets and risk areas (including skate park car park).
3. Restructure Wollongong AFZ into four interlinked zones targeted at hotspots:
    - Wollongong CBD
    - Wollongong North
    - Wollongong Foreshore
    - Wollongong West (extension along Crown Street to Princes Highway).
4. Standardise signage city-wide, ensure boundary/entry coverage, add QR codes linking to online maps and update maps to include only roads, footpaths, car parks and relevant APAs.
5. Council endorses temporary suspensions to AFZs for a maximum of 10 events per annum in each of the following locations: Upper Crown Street Mall (including Crown Lane), Lower Crown Street Mall, Globe Lane, the Arts Precinct, Wollongong Foreshore area, Keira Lane and King Street, Thirroul as shown in Attachment 2.
6. Authority is delegated to the General Manager to apply temporary suspensions to an AFZ in other areas to a maximum of two events per year.
7. The temporary suspensions in both Parts 5 and 6 be subject to the relevant event organiser undertaking a formal event approval process, liaising with NSW Police and obtaining approval for a liquor licence from Office of Liquor, Gaming and Racing NSW.

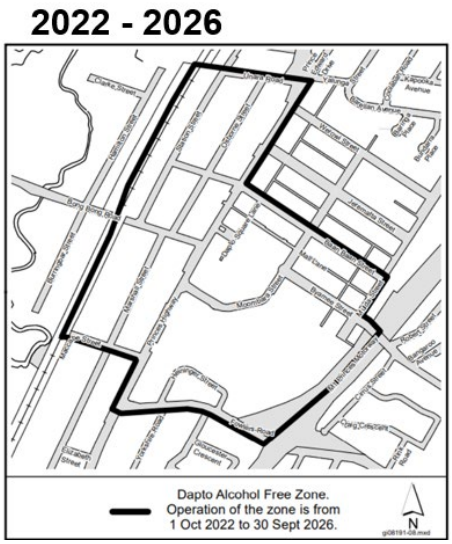
8. AFZ Maps - Previous, Current and Proposed

Please note that previous and current maps depict boundaries broadly, with all roads, footpaths and car parks within those boundaries subject to the AFZ. The proposed maps more clearly identify the specific roads, footpaths and car parks included within each AFZ. Where relevant, adjacent APAs are also shown in the proposed maps to provide comprehensive, place-based alcohol prohibition mapping in line with the Guidelines. Where the current maps are unchanged from previous versions, only the current map is shown.

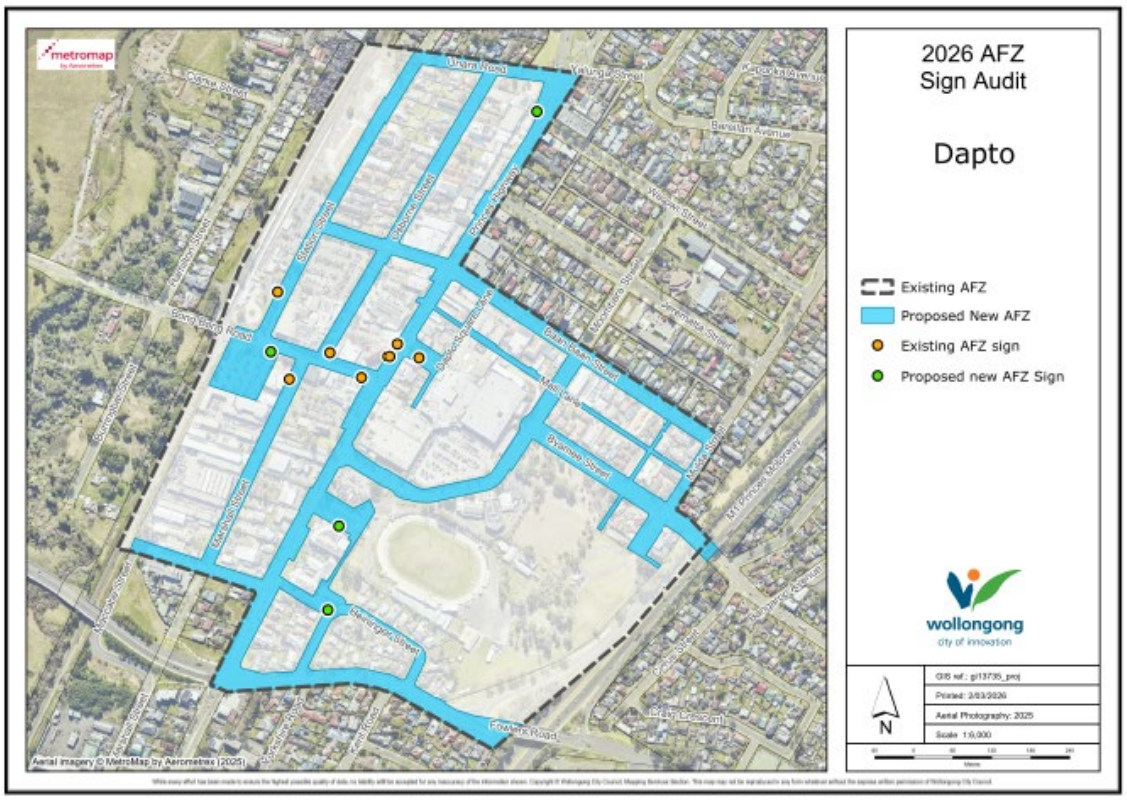
8.1. Dapto

Previous and current Dapto AFZ maps



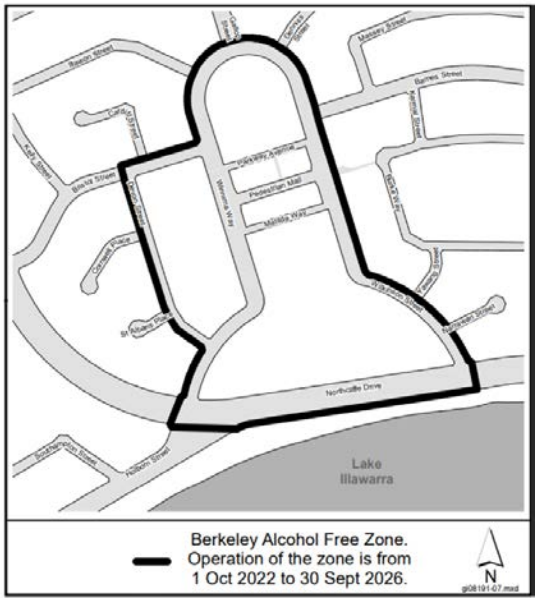


Proposed new Dapto AFZ Map

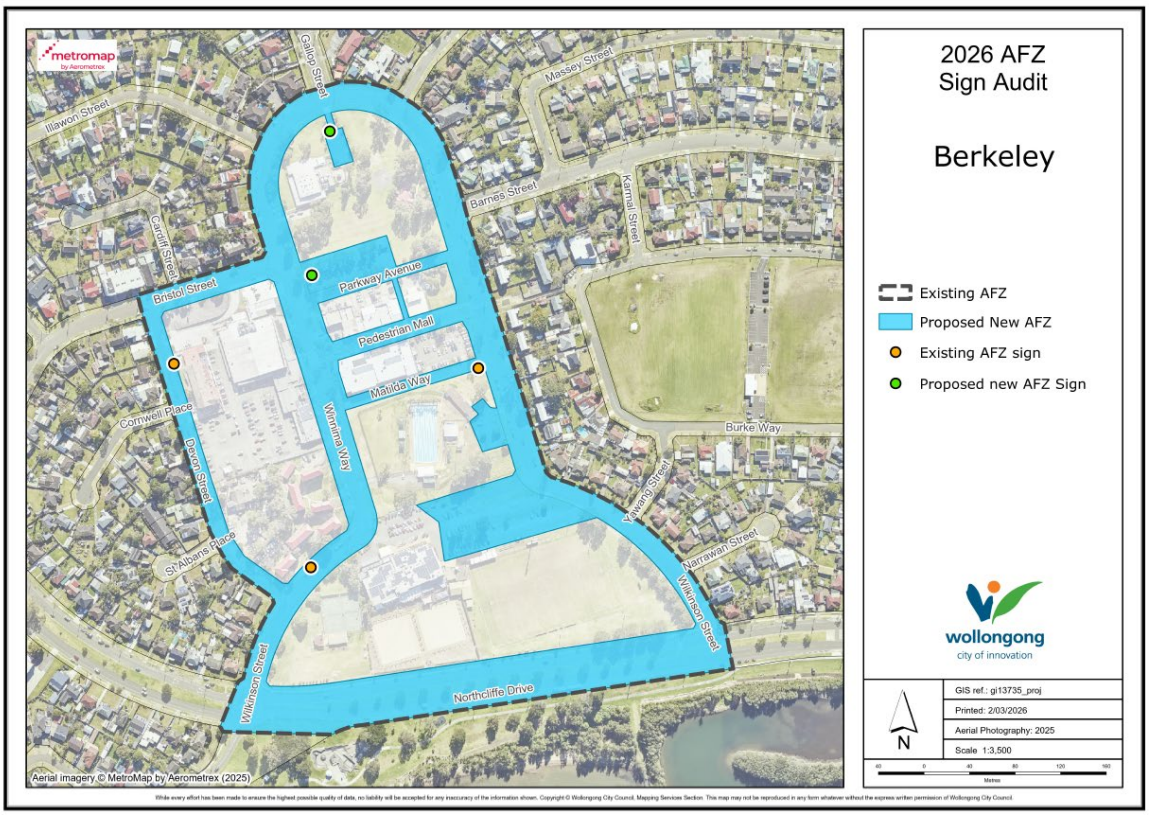


8.2. Berkeley

Current Berkeley AFZ maps

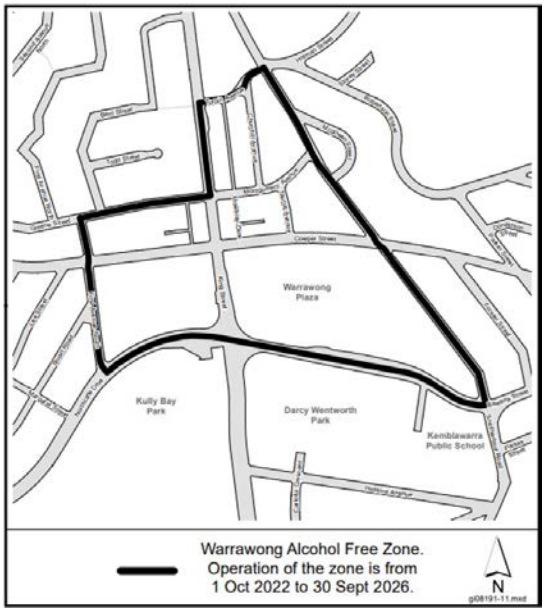


Proposed new Berkeley AFZ Map

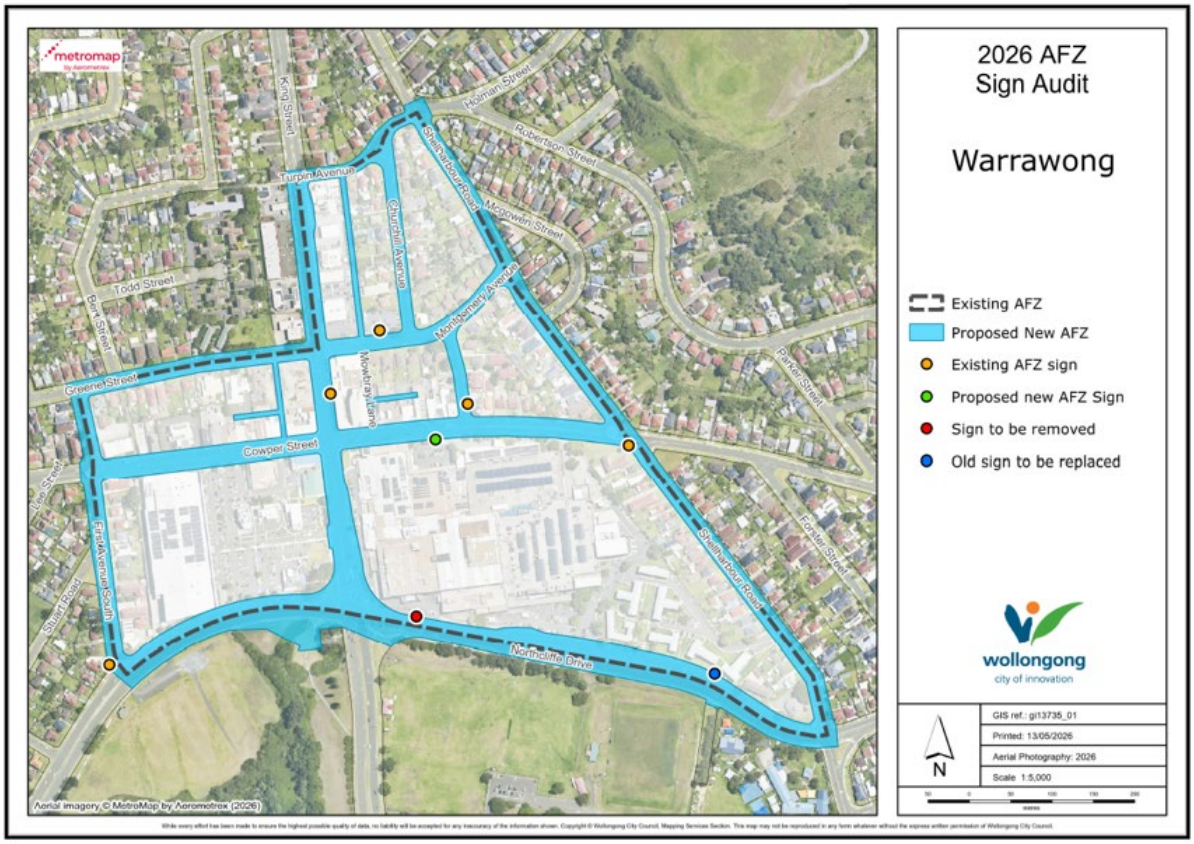


8.3. Warrawong

Current Warrawong AFZ maps

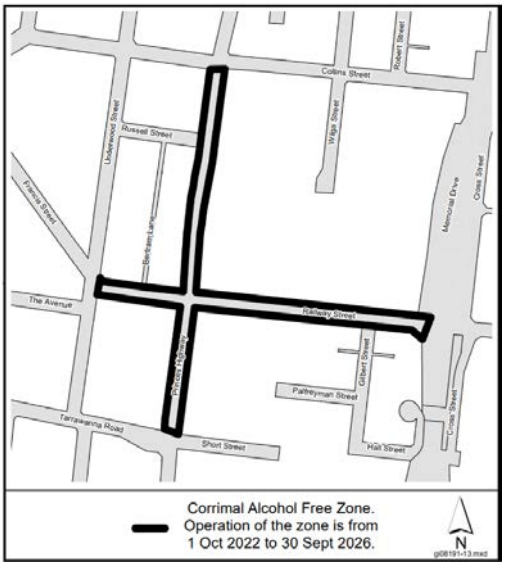


Proposed new Warrawong AFZ Map

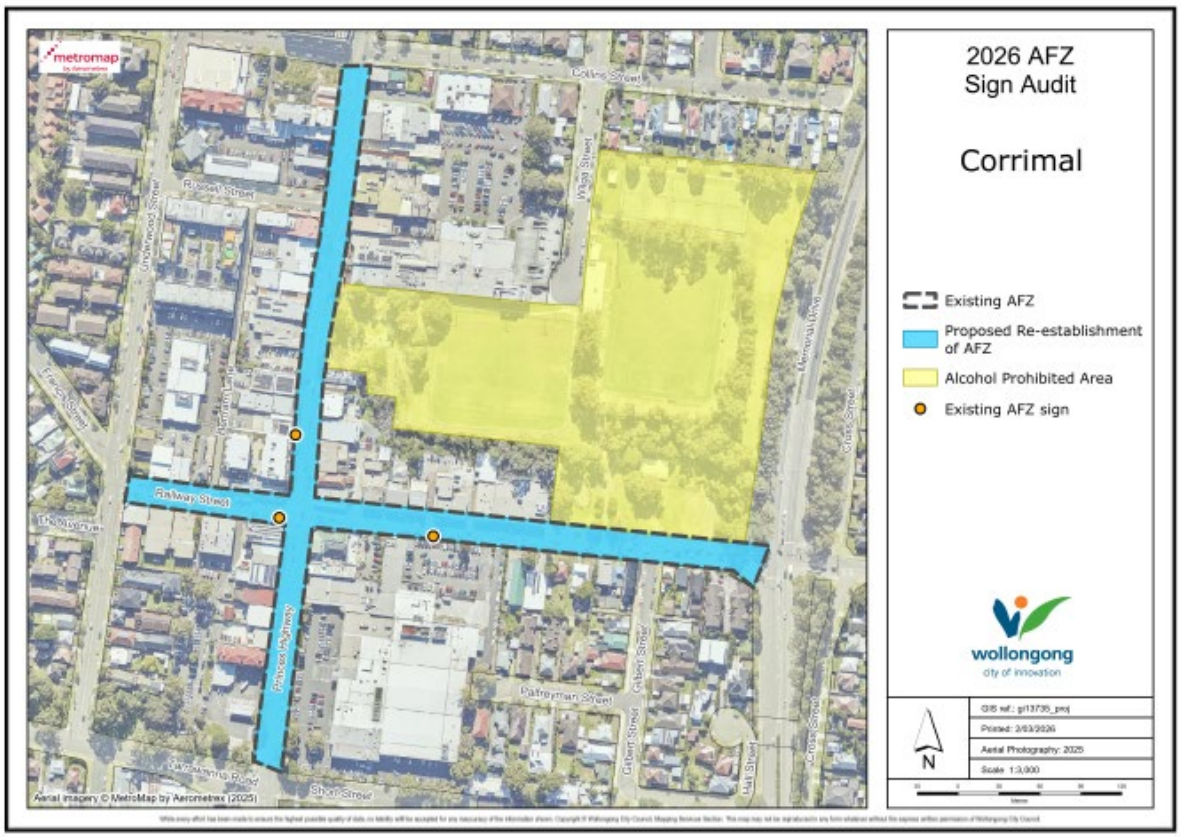


8.4. Corrimal

Current Corrimal AFZ maps



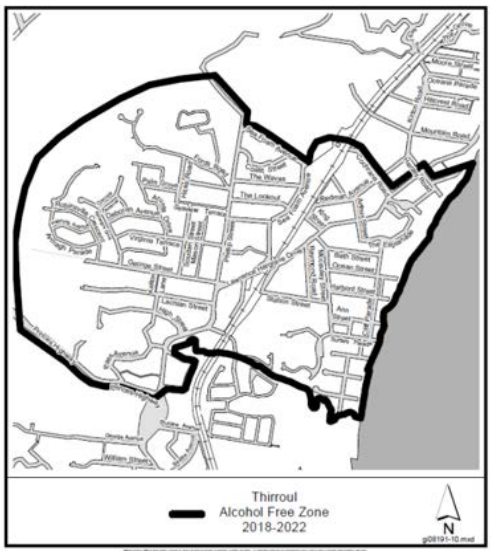
Proposed new Corrimal AFZ Map



8.5. Thirroul

Previous and current Thirroul AFZ maps

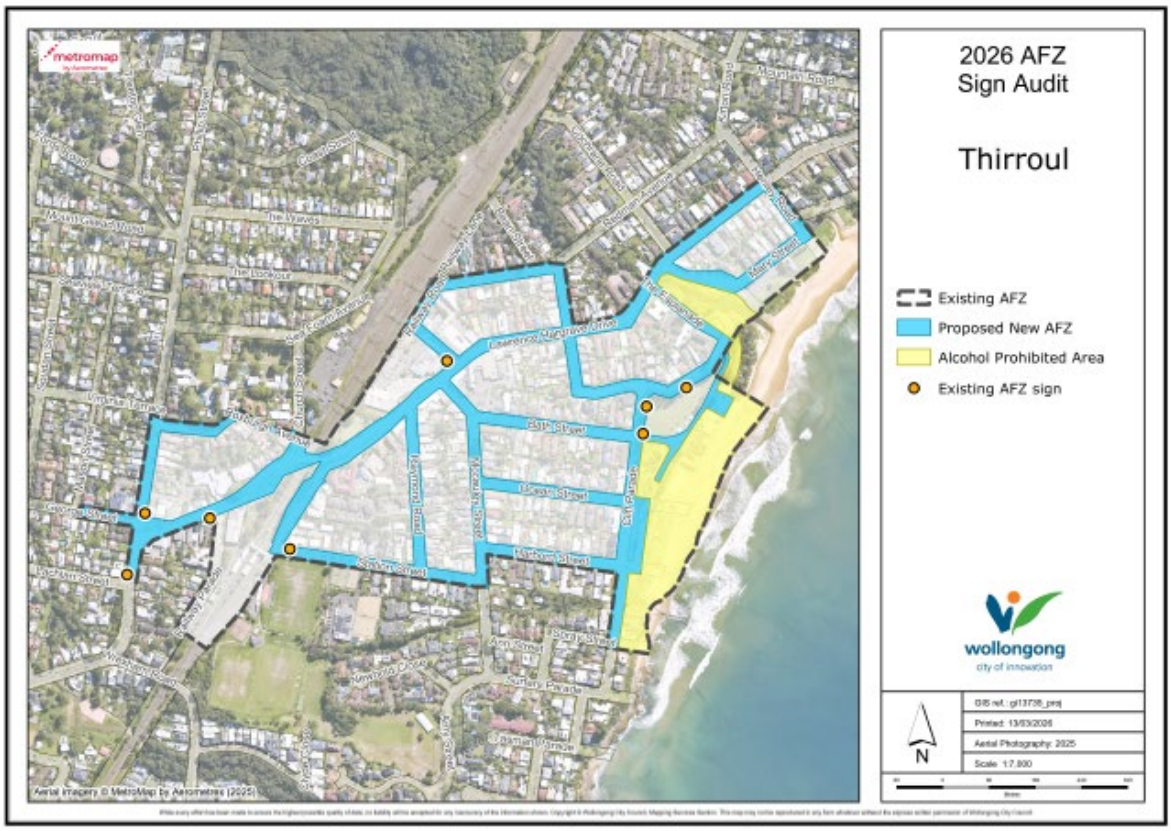
Thirroul 2018 - 2022



2022 - 2026

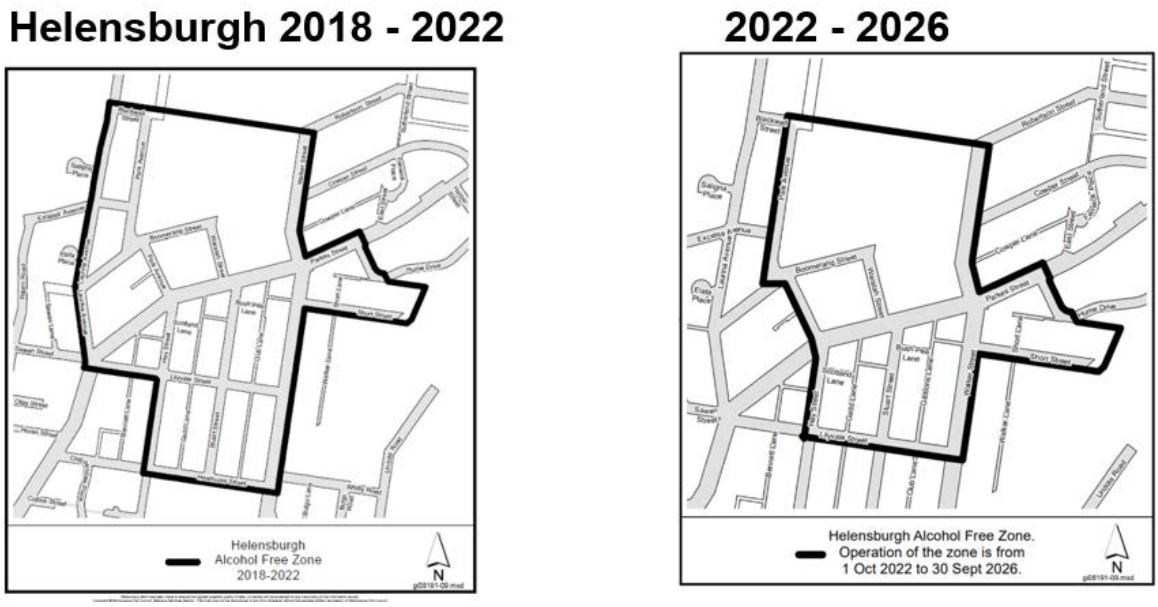


Proposed new Thirroul AFZ Map

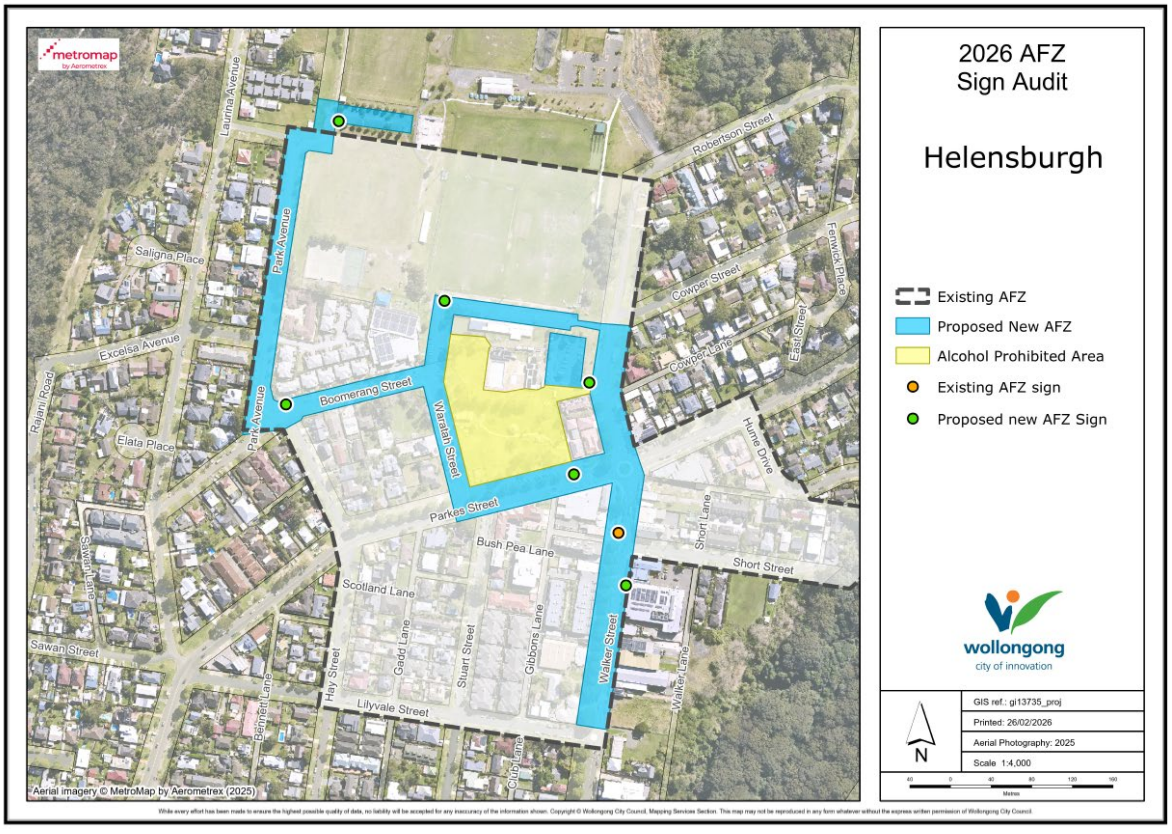


8.6. Helensburgh

Previous and current Helensburgh AFZ maps

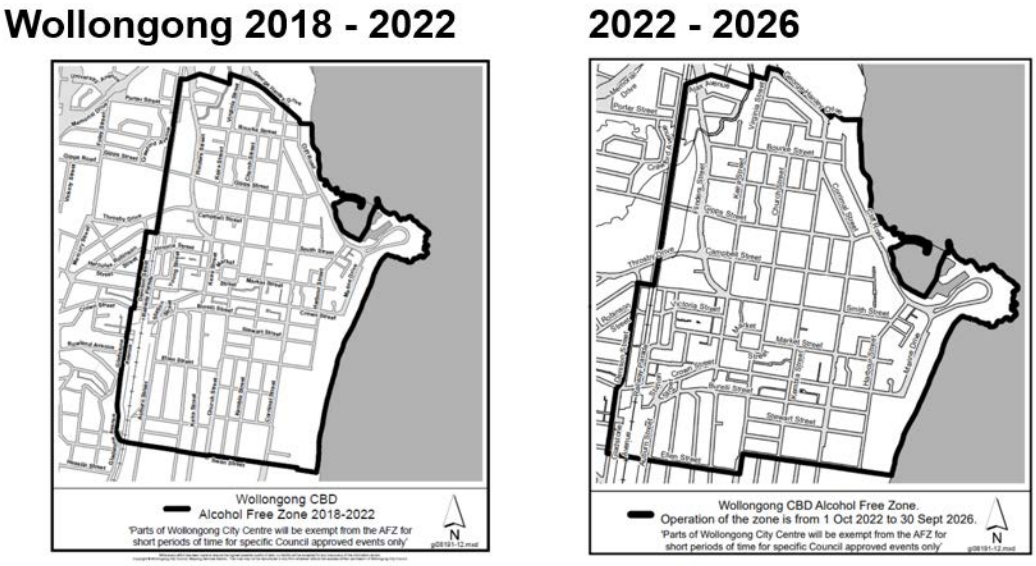


Proposed new Helensburgh AFZ Map

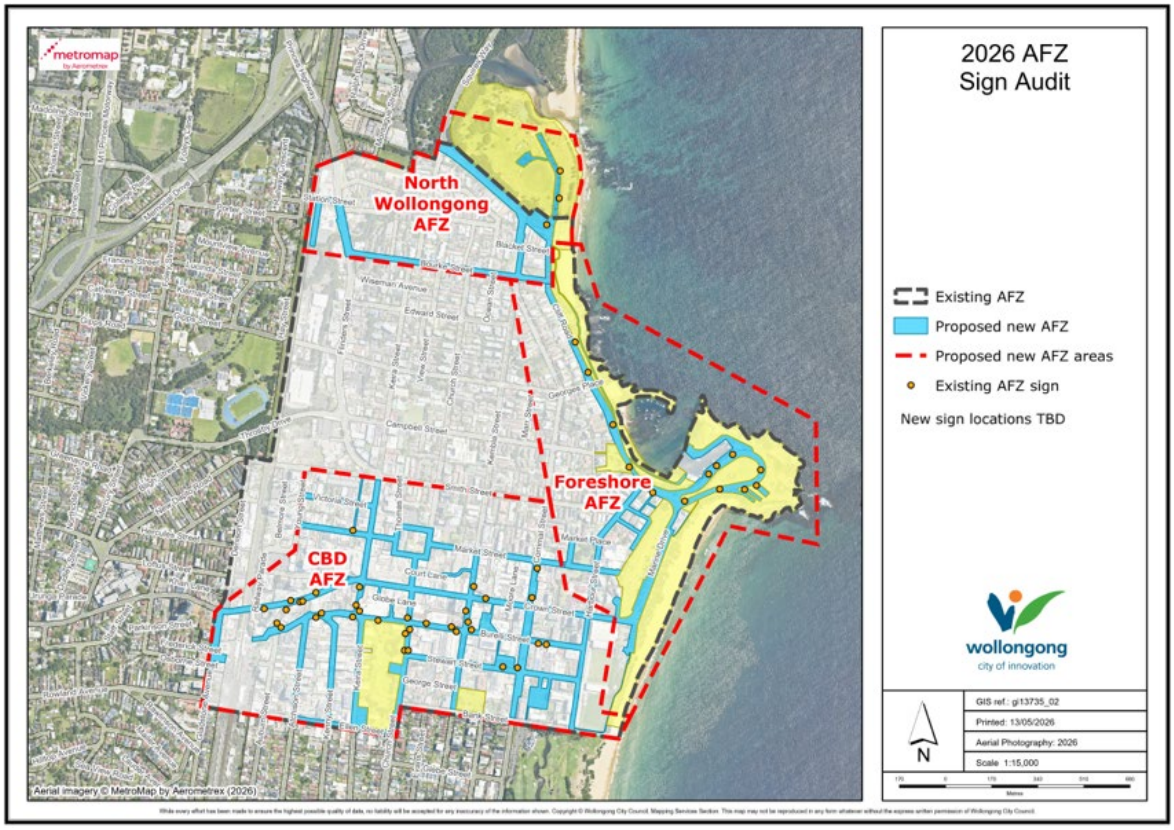


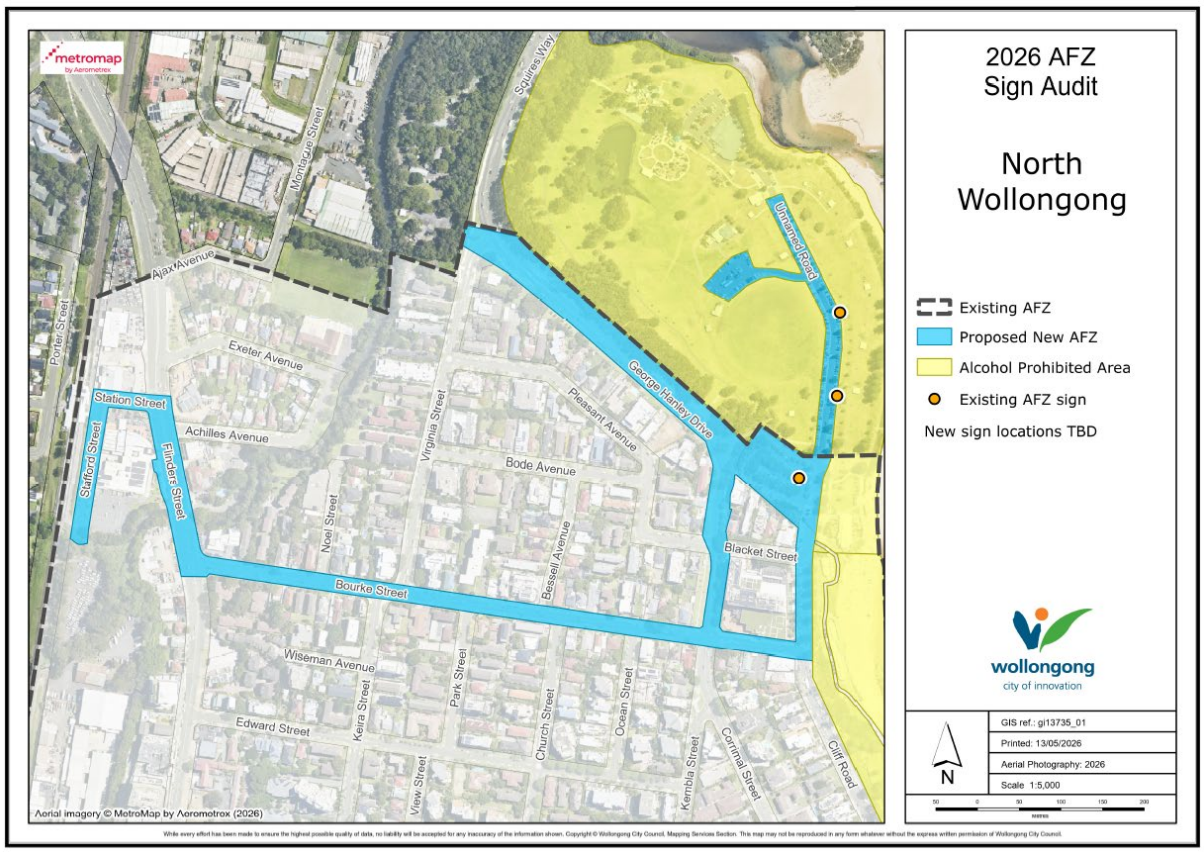
8.7. Wollongong

Previous and current Wollongong AFZ maps

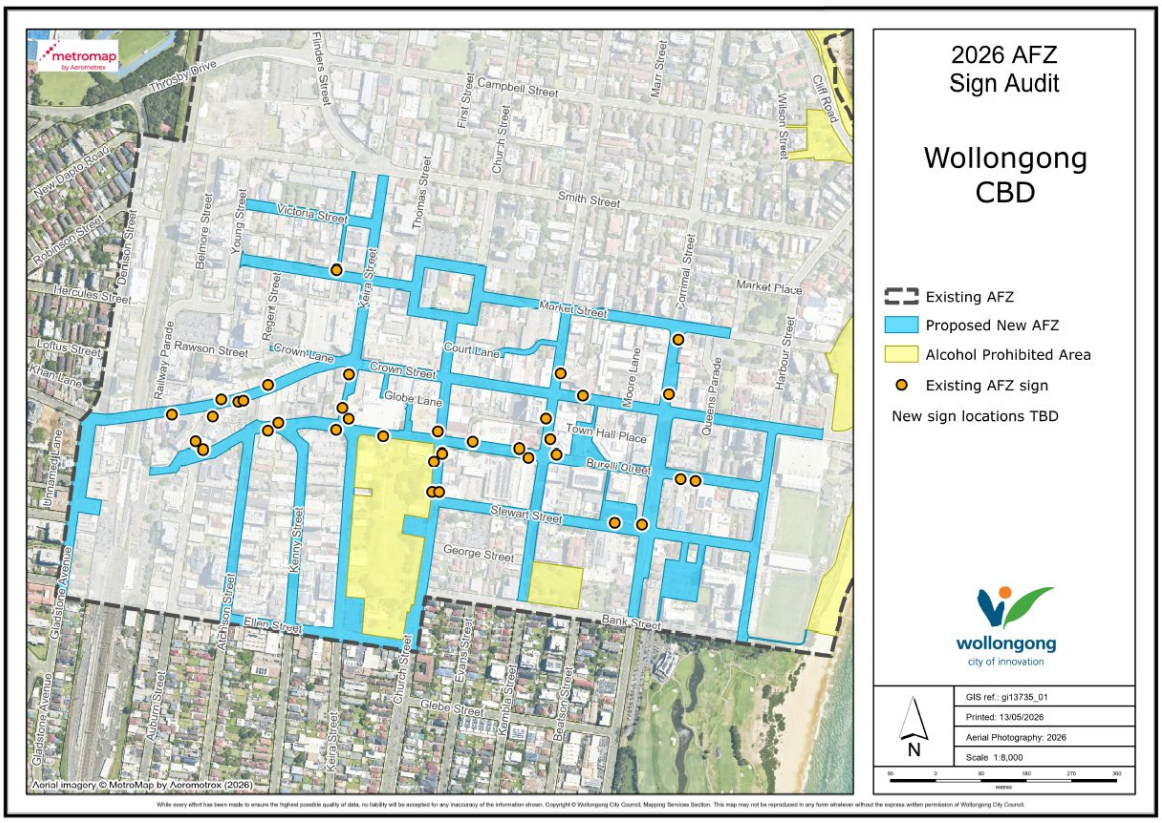


Proposed new Wollongong AFZ maps within current footprint

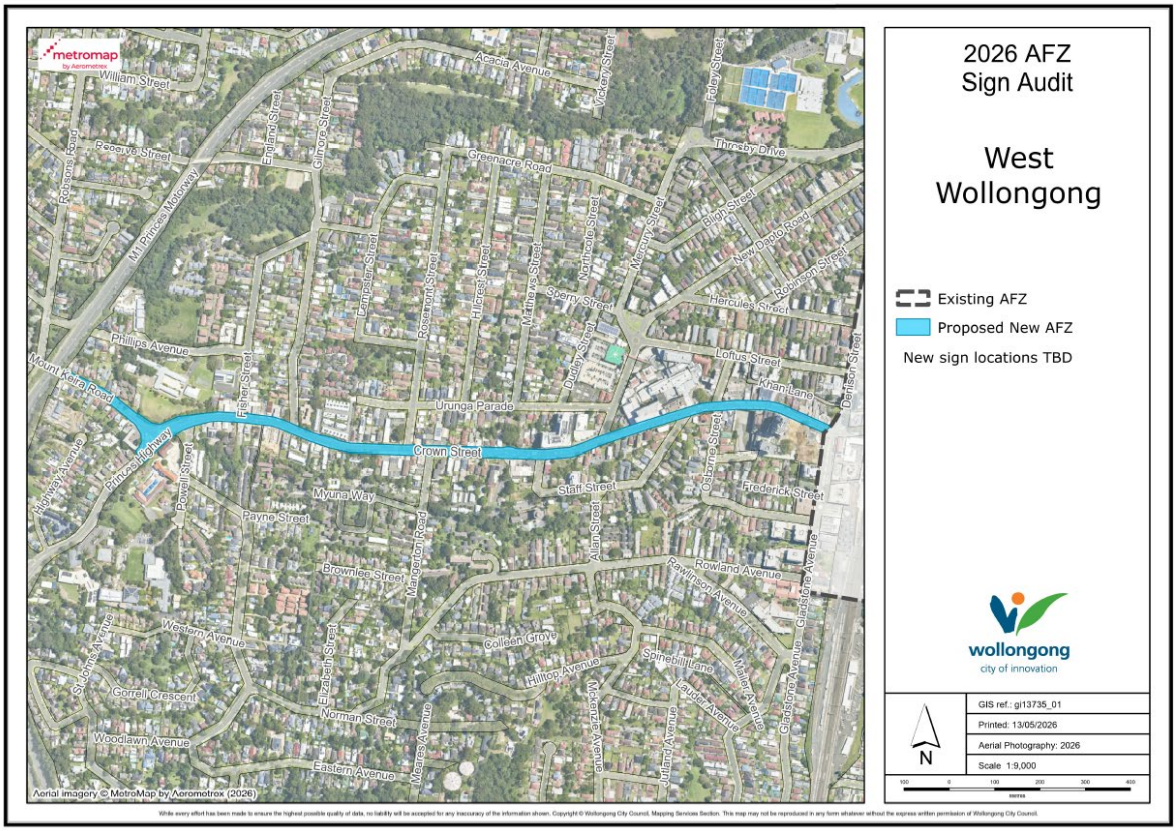



2026 AFZ
Sign Audit
North
Wollongong
Existing AFZ
Proposed New AFZ
Alcohol Prohibited Area
Existing AFZ sign
New sign locations TBD
wollongong
city of innovation
GIS ref.: gi13735_01
Printed: 13/05/2026
Aerial Photography: 2026
Scale 1:5,000
N
Aerial imagery © MetroMap by Aeromotrex (2026)
Squires Way
Montague Street
Ajax Avenue
Porter Street
Exeter Avenue
Station Street
Stanford Street
Flinders Street
Achilles Avenue
Virginia Street
Pleasant Avenue
George Hanley Drive
Unnamed Road
Bode Avenue
Noel Street
Bessell Avenue
Blacket Street
Bourke Street
Wiseman Avenue
Keira Street
Park Street
Church Street
Ocean Street
Edward Street
Kembla Street
Cormmal Street
Cliff Road
View Street


2026 AFZ
Sign Audit
Wollongong
Foreshore
Existing AFZ
Proposed New AFZ
Alcohol Prohibited Area
Existing AFZ sign
New sign locations TBD
wollongong
city of innovation
GIS ref.: gi13735_01
Printed: 13/05/2026
Aerial Photography: 2026
Scale 1:10,000
N
Aerial imagery © MetroMap by Aeromotrex (2026)
Blacket Street
Bourke Street
Park Street
Edward Street
Ocean Street
Gaff Road
Keira Street
View Street
Church Street
Kembla Street
Gipps Street
Marr Street
First Street
Campbell Street
Wilson Street
Thomas Street
Smith Street
Cormmal Street
Market Place
Hector Street
Marine Drive
Market Street
Court Lane
Moore Lane
Harbour Street
Crown Street
Burelli Street
Stewart Street
George Street
Bank Street
Church Street



Proposed new West Wollongong AFZ Map



Attachment 2

MAJOR EVENT LOCATION AREAS SEEKING TEMPORARY SUSPENSION OF ALCOHOL FREE ZONE 2026-2030

1. Wollongong CBD

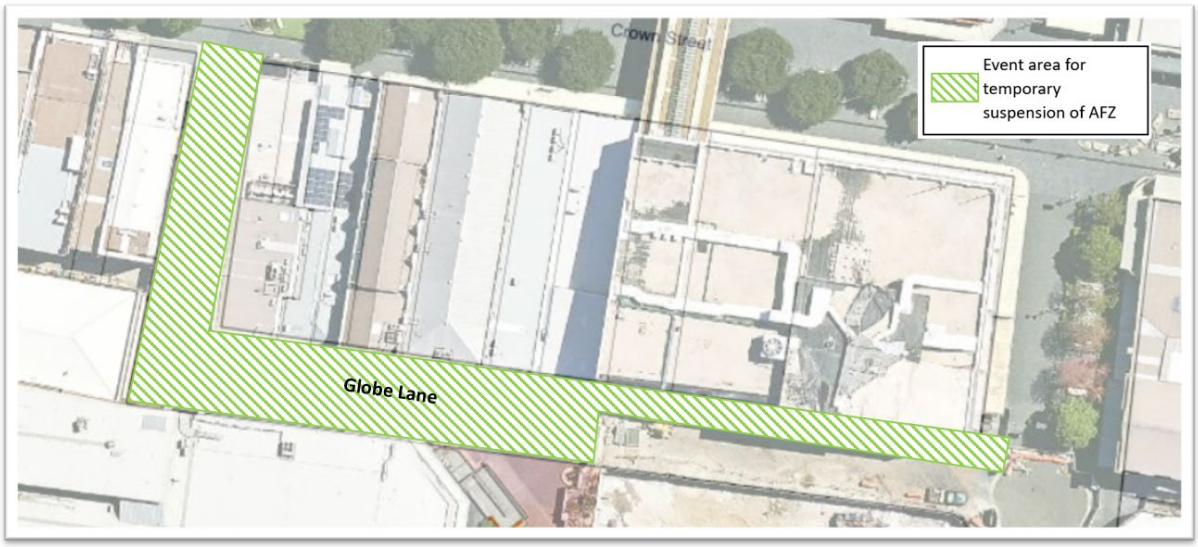
1.1. Upper Crown Street Mall Activation Area



1.2. Lower Crown Street Mall Activation Area



1.3. Globe Lane Street Activation Area



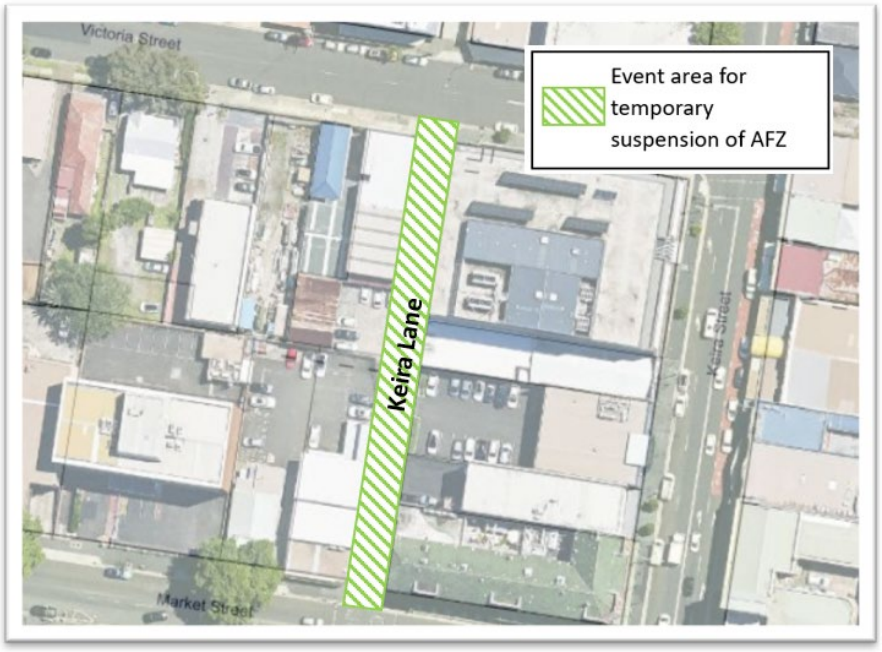
1.4. Crown Lane Activation Area



1.5. Arts Precinct Activation Area

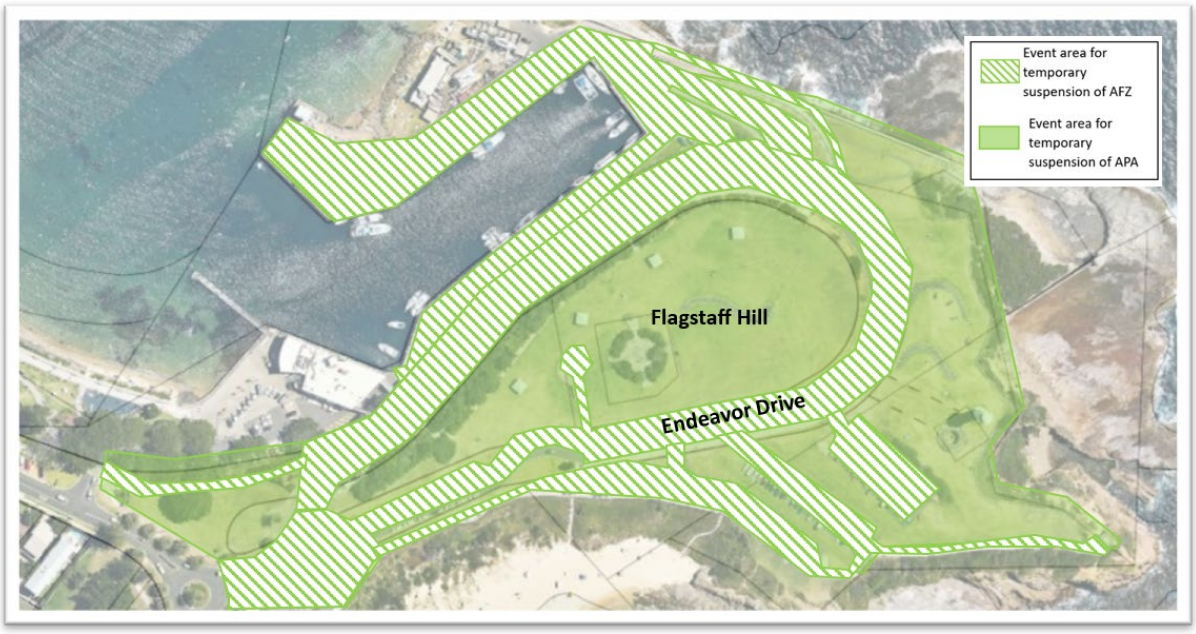


1.6. Keira Lane Activation Area



2. Wollongong Foreshore

2.1. Flagstaff Hill Activation Area



2.2. Wollongong Foreshore Activation Area



3. Thirroul

3.1. King Street Activation Area



ESTABLISHMENT AND MAINTENANCE OF ALCOHOL FREE ZONES ON PUBLIC ROADS AND FOOTPATHS COUNCIL POLICY

ADOPTED BY COUNCIL: 24 JUNE 2024

PURPOSE

To provide a framework for the establishment and maintenance of Alcohol Free Zones (AFZ) in Wollongong Local Government Area.

POLICY INTENT

The establishment of AFZs on public roads and footpaths at particular locations within the City of Wollongong is undertaken as an early intervention measure to prevent the escalation of irresponsible drinking, to incidents involving serious crime.

The main objectives of this policy are to:

- Detail Council's role in establishing and maintaining AFZs
- Demonstrate Council's commitment to creating a safe community.

WOLLONGONG 2032 OBJECTIVES

The Policy contributes to the delivery of Our Wollongong 2032 Goal 5 'We have a healthy community in a liveable city'. It specifically contributes to the delivery of objective 5.11 'Local crime continues to be prevented and levels of crime reduced'.

The Wollongong Community Safety Plan 2021-2025 identifies Action Item 3.2 'Alcohol Free Zones and Alcohol Prohibited Places are reviewed every four years'.

POLICY

The *NSW Local Government Act 1993* (the Act) provides for the establishment of AFZs on roads and footpaths within local government areas as part of a strategy to improve public safety and prevent disorderly behaviour caused by the irresponsible consumption of alcohol in public places.

AFZs are established and maintained by Councils, while their enforcement is undertaken by NSW Police.

Statement of Procedures

1. Upon receipt of an application for an AFZ, check that the application is valid in accordance with Section 644 of the Act.
2. Acknowledge receipt of the application together with advice summarising the process to be followed and the anticipated time frame.
3. Refer the application to the NSW Police and Council's Community Safety Interagency for consideration and comment.
4. If the establishment of the AFZ is supported by NSW Police, prepare a report to Council, including the recommendations of the Police and Council's Community Safety Interagency, for consideration and approval of the public exhibition of the proposed zone.
5. Advertise the proposal to establish the AFZ and invite written comments from the community, the Officer in Charge of the Police station within or nearest to the zone concerned, each holder of a licence in force under the *Liquor Act 2007* for premises that border on, adjoin or are adjacent to the proposed zone, the Anti-Discrimination Board and Aboriginal organisations within 30 days.

6. Prepare a report including the recommendations of the parties consulted in step 5 and submit to Council for final approval of the establishment of the AFZ.
7. If Council resolves to establish an AFZ, the following notification is required to be given:
   a. Notify the applicant, local police and all persons who have made submissions in respect of the proposal
   b. Publish an advertisement in the newspaper advising of the establishment of the AFZ.
8. Install appropriate signposting at the boundaries of and at regular intervals within the AFZ.
9. Review the AFZ within 10 months of the expiration with a view to its re-establishment for a further term.

LEGISLATIVE REQUIREMENTS

NSW Local Government Act 1993 Section 644
NSW Ministerial Guidelines on Alcohol Free Zones

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required.

ROLES AND RESPONSIBILITIES

The establishment and maintenance of AFZ will be coordinated and delivered by the Community, Culture + Engagement Division.

Enforcement of AFZs is undertaken by NSW Police.

APPROVAL AND REVIEW	
Responsible Division	Community, Culture + Engagement
Date adopted by Council	24 June 2024
Date/s of previous adoptions	12 September 2022, 8 September 2014, 13 December 1993
Date of next review	24 June 2027

ITEM 6 POST EXHIBITION - FLINDERS STREET, WOLLONGONG - PRECINCT URBAN DESIGN FRAMEWORK

On 27 October 2025, Council resolved to exhibit the draft Flinders Street Precinct Urban Design Framework (UDF) which was exhibited from 3 November 2025 to 15 December 2025. A total of 49 submissions were received.

The intent of the UDF is to inform future updates to the Wollongong Local Environmental Plan (LEP) 2009 and Wollongong Development Control Plan (DCP) to enable the delivery of housing and supporting uses in a sustainable manner.

This report considers the exhibition feedback and recommends that the Urban Design Framework be adopted, as amended.

RECOMMENDATION

The Flinders Street Precinct Urban Design Framework (as amended) be adopted (Attachment 1).

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Flinders Street Precinct - Urban Design Framework
2 Summary of Submissions Table
3 Schedule of Changes Table

ACRONYMS USED IN REPORT

Abbreviation	Meaning
CMP	Coastal Management Program
DAC	Development Assessment and Certification
DCP	Wollongong Development Control Plan 2009
DPHI	Department of Planning, Housing & Infrastructure
FSR	Floor Space Ratio
HDA	Housing Delivery Authority
LEP	Wollongong Local Environmental Plan 2009
LGA	Local Government Area
LSPS	Wollongong Local Strategic Planning Statement
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TfNSW	Transport for New South Wales
TOD	Transport Oriented Development
UDF	Flinders Street Precinct Urban Design Framework

BACKGROUND

The Flinders Street precinct has experienced significant interest from a development and land use change perspective in recent years. This includes several development applications and construction works, as well as applications for State Significant Development applications under the Housing Delivery Authority pathway.

In response, the draft Flinders Street Precinct Urban Design Framework (UDF) was prepared to identify planning constraints and opportunities and guide future development outcomes within the precinct. If endorsed, the UDF will be used to inform future updates to Council's Local Environmental Plan (LEP) 2009 and Development Control Plan (DCP). The draft UDF is already assisting Council's input into State Significant Development (SSD) proposals in the precinct.

On 27 October 2025, Council endorsed the draft Flinders Street Precinct UDF for exhibition for a minimum 28 days. The exhibition occurred between 3 November 2025 to 15 December 2025.

Housing Delivery Authority (HDA)

The HDA was established by the NSW Government on 19 December 2024 with the aim to accelerate housing delivery to meet the target under the National Housing Accord. This planning pathway has now been made permanent with the introduction of the *NSW Planning System Reform Act 2025*.

To date, the HDA pathway has supported three Expressions of Interest within the precinct being lodged and granted State Significant Development (SSD) status by Ministerial Order, located at:

- 4-4A Flinders Street, North Wollongong (Hyundai dealership).
- 120 Smith Street, Wollongong, Wollongong (stage 2 of the former Jemena gas works site, stage 1 is under construction).
- 60-72 Flinders Street and 73-77 Gipps Street, Wollongong (former Bunning site).

All three of these projects have now advanced through the issuing of Secretary's Environmental Assessment Requirements (SEARs) and are now before the State Design Review Panel (SDRP). No Environmental Impacts Assessments (development applications) have been lodged with DPHI for assessment at this time.

An additional project at 2 Station Street, North Wollongong was not supported by the HDA and not granted SSD status. There may be other Expressions of Interest in the precinct being considered by the HDA.

Transport Oriented Development (TOD)

On 31 October 2025 the North Wollongong TOD precinct formally commenced with amendments made to the Wollongong LEP 2009 in relation to maximum building heights, minimum street frontage widths, active frontages and affordable housing.

PROPOSAL

The draft UDF has been updated based on feedback from public exhibition period as well as to reflect several other studies and policies have progress by both Council and the NSW Government since the draft UDP was finalised.

Various other minor grammatical and typographical errors have also been corrected throughout the UDF. Amendments to the UDF are outlined in more detail in Attachment 3.

Feedback from public exhibition

A total of 49 submissions were received on the draft UDF. The matters raised in the submissions have been reviewed and addressed in this report and the UDF amended as described. The proposed key amendments from submissions to the UDF are summarised below:

Key Opportunities and Position Statements

Section 1.7 (Key Opportunities) and Section 2.3 (Position Statements) are outlined in the draft UDF to guide future planning outcomes within the precinct. In response to feedback these have been updated to

reinforce the need for further action and advocacy with regards to provision of active and public transport infrastructure, pedestrian safety improvements and improved intersection efficiency.

View Corridors

Further analysis and testing has been undertaken with regards to the three view corridors proposed in the draft UDF. This testing included consideration of alternative vantage points better located in public spaces, Wollongong LEP 2009 amendments from the TOD which increased height limits and floor space ratios independently of this review, view shed dimensions and seasonal vegetation changes.

In response, the three vantage points were further refined and accurately located with coordinates, view shed dimensions were slightly narrowed where possible, and some view control maximum heights amended delivering greater height than originally exhibited. These amendments have been updated in the UDF Sections 3 (Precinct Approach) and Section 4 (Sub-precincts). Further design guidance has also been included specifically in Section 3.4 – View Protection to enhance and clarify the objectives of the view corridor controls.

Whilst every effort has been made to minimise impacts throughout the precinct there are sections of several sites which have height limitations recommended which are lower than the current height controls in Wollongong LEP 2009. A summary of each of the view corridors is outlined below:

- **Smith Street**

The view corridor from the Smith Street vantage point to Mount Keira transects the Flinders Street South and Parkside sub-precincts. Building heights required to maintain the view are equal to or above the existing 24m height of buildings control in Wollongong LEP 2009. Opportunities for additional height have been identified within this precinct outside the view corridor (see Attachment 1 page 47 of the UDF for further detail).

- **Gipps Street**

The view corridor from the Gipps Street vantage point to Mount Keira transects the Flinders Street West, Fairy Creek South and Flinders Street East sub precincts. Within the Flinders Street West and Fairy Creek South sub-precincts, heights are equal to or above the existing controls in the Wollongong LEP 2009. To maintain the view corridor within the Flinders Street East sub-precinct, the UDF proposes a view height limitation along the northern side of Gipps Street from 24m to 20m. Prior to the TOD amendment the Wollongong LEP 2009 height in this portion was 16m. Opportunities for additional height are available in these sub-precincts outside the view corridor (see Attachment 1 pages 43, 51 & 53 of the UDF for further detail).

- **Bourke Street**

The view corridor from the Bourke Street vantage point to Mount Keira is located across the sub-precincts of North Wollongong and Coach House. Most areas overlaid by the view corridor do not require view height limitations below the current Wollongong LEP 2009 height to maintain views to Mount Keira, except for the following two (2) areas:

o A portion of the frontage along the northern side of Bourke Street reduced from 24m to 12m in the front setback area. Prior to the TOD amendment the Wollongong LEP 2009 height within the view corridor was 16m.

o The western side of the Bourke and Flinders Street intersection which limits height for a portion of the site adjoining Fairy Creek to 15m down from the existing LEP height of 32m to ensure preservation of this key view to Mount Keira.

Due to flooding, additional height above the existing LEP heights is not proposed outside the view corridor. However, the UDF proposes a change in zone from E3 Productivity Support to R1 General Residential or MU1 Mixed Use for some areas which provides additional development flexibility (see Attachment 1 pages 41 and 55 of the UDF for further detail).

These view corridors have been recommended to ensure high value views to Mount Keira are appropriately maintained due to their significance. Built form testing has confirmed that these sites still retain adequate areas for development opportunities with some also having benefitted from TOD uplift to planning controls such as FSR delivered by DPHI amendments to Wollongong LEP 2009.

The approach to view corridors is consistent with proposed Position Statement number 5 in the UDF which is to:

5 *Maintain public views from Bourke, Gipps and Flinders Streets to Mt Keira, noting their Aboriginal Cultural significance, and value to the community.*

Arrival Boulevard

Feedback was submitted questioning what an arrival boulevard means and what public domain works are required. In response, the UDF has been updated to clearly articulate what is expected for the precinct as an arrival boulevard to the CBD. This includes details of street tree planting and associated landscaping, seating areas, and pocket parks. These updates relate to the key places and attractors also identified in the design principles of the UDF.

Public Open Space and Links

A mix of feedback has been received in relation to the provision of public open space and pedestrian through links for the precinct. The lack of publicly available open spaces to support existing and future population has been raised as a concern. Other feedback has requested that open space areas and through site links should not be identified on private lots and should be removed.

In response, the UDF has been updated to clearly identify that these areas which provide opportunities for development, open spaces and site links should be 'publicly accessible open spaces'. Further discussion on this matter is outlined in the submission response table below.

Analysis work undertaken as part of the UDF has identified the lack of public open space and acknowledges access to public open space outside of the precinct is limited due to distance and access constraints. Consequently, the UDF has specifically identified the provision of new publicly accessible open space as a priority as reflected in the key opportunities and position statements. This has resulted in the identification of three key sites that can provide an opportunity for both high-quality development outcomes (shop-top housing) as well as the provision of associated publicly accessible through site links and open space. This will support nearby ground floor retail uses consistent with permitted shop-top housing uses outlined in Wollongong LEP 2009 as additional permitted uses.

The UDF has been updated to outline that these areas identified should be 'publicly accessible open spaces'. This means the spaces could be delivered as privately owned, publicly accessible spaces associated with a ground flood retail offering, such as a plaza, or through site links.

Recently adopted strategic studies, policies and projects related to the UDF

Subsequent to the preparation of the draft UDF several other studies and policies have progress by both Council and the NSW Government. These have been considered as part of the post exhibition process and amendments have been made to the UDF where necessary and include:

- *Wollongong Transport Strategy 2025-2035*

This Strategy was adopted by Council on 15 September 2025, and relevant actions have been incorporated into the UDF which relate to active and public transport, improvements to pedestrian safety, intersection upgrades, and advocacy with NSW State Government, especially TfNSW.

- *Wollongong City Centre Movement and Place Plan*

The Movement and Place Plan was adopted by Council on 15 December 2025 and relevant actions have been incorporated into the UDF which include review of intersections, active transport and enhanced pedestrian treatments.

- *Draft Illawarra Shoalhaven Strategic Regional Integrated Transport Plan*

The draft Illawarra Shoalhaven Strategic Regional Integrated Transport Plan (TfNSW 2026) provides a 20-year vision and defines the key transport priorities for the region to support community, land use and transport needs, now and into the future. On 23 February 2026 Council endorsed a submission to the draft Plan.

The draft Plan outlines a short-term initiative (numbered 24) for TfNSW to carry out an internal transport investigation regarding road space reallocation of Princes Highway in North Wollongong and Wollongong City Centre. This investigation seeks to determine how to best utilise the existing road corridor including

Crown and Flinders Streets to meet future transport needs with improved active and public transport connectivity and supporting emerging land uses. This initiative has been noted and forms part of ongoing discussions between TfNSW and Council supported by the actions of the UDF.

- *Beaton Park Masterplan*

The master planning project for the future of Beaton Park remains underway which includes work on the preparation of a feasibility study to determine future options for the site. Engagement with the project team has continued to ensure integration is achieved where necessary, particularly regarding the potential for improved linkages between the Precinct and the parklands to its west.

- *Wollongong City Centre Planning Review*

The UDF 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 Flinders Street Precinct. This City Centre Review was also endorsed for exhibition by Council at its meeting of 27 October 2025. A Gateway Determination has been received for this Planning Proposal and exhibition of this Review commenced on 6 May 2026 and will conclude on 6 July 2026. Coordination between the City Centre Planning Review and the Flinders Street Precinct Review is ongoing.

- *Coastal Hazards Risk Assessment*

Council is in the process of preparing a Coastal Management Program (CMP) for the open coast. At its meeting on 23 March 2026, Council endorsed the Coastal Hazard Risk Assessment which provides hazard mapping and will inform the preparation of the CMP. The northern areas of the precinct around Fairy Creek are mapped as being subject to the tidal inundation and coastal inundation hazards in the future. The constraints outlined in the UDF have been updated accordingly.

CONSULTATION AND COMMUNICATION

The draft Flinders Street Precinct Urban Design Framework was exhibited between 3 November 2025 and 15 December 2025.

Engagement Activities

- Project engagement webpage: 1,010 total visits, including 631 downloads of the draft UDF
- Drop-in session – Wollongong Library, 20 November 5-7pm
- Let's Talk – Community Information Session – Crown Street Mall
- Email notification to Community Organisations, Industry Bodies and relevant State Government Agencies
- Letters to landowners

Submissions Received

Feedback was received via multiple pathways including online and written submissions, face to face discussions, workshops and information sessions.

Forty-nine (49) submissions were received from a range of stakeholders including State Government agencies (4), organisations and community groups (4), consultants and developer landowners (7) and individuals.

- Online feedback forms: 18
- Emailed and written submissions: 27

Submissions were received from the following State government agencies:

- Heritage NSW
- Illawarra Shoalhaven Local Health District
- Homes NSW (also a landowner)
- Smith's Hill High School

Submissions were received from the following organisations and community groups:

- Housing Trust
- Healthy Cities Australia (Illawarra)
- Illawarra Bicycle Users Group (IBUG)
- Neighbourhood Forum 5

Responding to feedback

The submissions are outlined in Attachment 2. The following table summarises the key themes raised in feedback with responses.

Key Theme	Response
Traffic Network:	
Need to explore options to improve traffic congestion throughout the precinct.	Flinders Street, Bourke Street and Throsby Drive are all managed by TfNSW. Council staff have engaged with TfNSW on multiple occasions during this strategic review process regarding the existing and future traffic network. Additionally, Council staff continue to advocate with TfNSW based on the actions outlined in various adopted strategies including the Wollongong Transport Strategy 2025-2035 and the City Centre Movement and Place Plan. Council has identified several actions to investigate as part of this UDF to minimise impacts on the Flinders Street road network. These include: • Advocating for improved intersections and public transport efficiency. • Continue to collaborate with TfNSW to determine the future function of Flinders Street including public transport options.
Roundabout at Flinders & Throsby Drive needs to be upgraded to current NSW Design of Roads guidelines to improve traffic flows and pedestrian safety.	Section 1.7 (Key opportunities) has been updated to specifically reference the need to prioritise safety improvements to the roundabout at Flinders Street and Throsby Drive. Advocacy to TfNSW regarding upgrades to this roundabout remain an important element of ongoing discussions.
Calls for additional parking at North Wollongong.	The UDF prioritises improvements to active transport infrastructure to minimise trips within the local road network. This includes actions to investigate: • Improved east-west and north-south active transport permeability throughout the precinct including across the railway line in the vicinity of Gipps Street. • Advocating for bike riding along the railway corridor. • Improving options for public transport and bus stop infrastructure.
Requests for parking rates be changed to require 2 car space per dwelling.	Wollongong DCP 2009 – Chapter E3 (Car Parking, Access, Servicing / Loading Facilities and Traffic Management) was reviewed and updated in June 2025. This review includes analysis of parking rates for residential development and is considered appropriate. The need for further analysis of parking rates is not considered necessary at this time. Opportunities to increase a modal shift toward active transport options is also identified in the UDF through improved active transport infrastructure such as shared pathways and improved public transport to aid in reducing car dependence.

Key Theme	Response
Active Transport & Pedestrian Infrastructure:	
Calls for improved active transport infrastructure throughout the precinct, particularly east-west and north-south	The UDF includes actions to continue advocating for improved active transport permeability east-west across the railway corridor, and for bike riding north-south along the railway corridor.
Improvements required to the road corridor along either side of Flinders Street to improve pedestrian safety.	The UDF includes a key opportunity to continue collaborations with TfNSW to determine the future function of Flinders Street. This will determine what public and active transport options are available for the Flinders Street Road corridor to improve traffic flows, pedestrian safety and options for active transport.
Views Corridors:	
Requests to reevaluate the proposed view corridors to ensure consideration of viewpoints, existing and future built form, vegetation, and height limits.	All three (3) view corridors have been reviewed and retested which included analysis of vantage points, built form, vegetation and associated height limits. This has resulted in minor changes to all three view corridors in terms of vantage points, view shed dimensions and height controls. The three (3) updated view corridors are also now definitively located with the inclusion of coordinates and supported by design guidance.
Alternative vantage point recommended as part of submission for the Flinders Street South sub-precinct is more appropriate.	The alternative view corridor which was outlined in submissions for the Flinders Street South sub-precinct was included in the review and additional testing undertaken. Further analysis has determined that the alternative vantage point has some merit as it is located in a prominent pedestrian area, directly adjacent pedestrian crossing at the traffic lights and in an area with relatively recent public domain upgrades. As such, minor adjustments to the vantage point in the UDF have been made which are in close proximity to alternative location proposed. This alternative location has also allowed the view corridor to be narrowed slightly to maintain opportunities for increased height consistent with the original sub-precinct recommendations.
Feedback that views to the escarpment from within and through the precinct are highly valued by the community.	Noted. This is confirmed by preliminary feedback obtain during pre-exhibition consultation at workshops held in early 2025. This included consultation with the Aboriginal community which also highlighted views to the escarpment and Mount Keira are culturally significant. The three (3) updated view corridors and recommended height controls outlined in the UDF acknowledge this community feedback and are considered to allow views from key vantage points frequented by the community, provides opportunities for glimpses between building forms, and through the precinct to enable a sense of place, wayfinding and appreciation.
Concerns that certain landholdings are impacted more than others and that view corridors should not be imposed.	As outlined above, views to the escarpment and Mount Keira are highly valued by the local community and are appropriate to be protected. The follow up review and analysis of the three (3) view corridors has been undertaken and appropriate adjustments made to minimise unnecessary impacts on sites throughout the precinct. This has included adjustments to the vantage points and a narrowing of the view sheds where possible. This has resulted in the majority of view corridor height controls not being less than the existing heights outlined in the Wollongong LEP 2009.

Key Theme	Response
Flooding:	
Concerns that the UDF approach to flooding limits opportunities for uplift on certain sites and that flood impacts should not dictate planning decisions.	Flooding is a significant constraint which impacts large areas of the precinct. This is confirmed in the recently adopted Fairy and Cabbage Tree Creeks Floodplain Risk Management Study 2024. The recommendations in the UDF are prepared in response to this flood study and the Ministerial Planning Direction 4.1 (Flood) which limits residential development in high hazard areas and prevents significant increases to dwelling densities on areas between the flood planning area and probable maximum flood. Council must demonstrate consistency with these ministerial directions when preparing a Planning Proposal seeking to amend the LEP. As such, the UDF has closely considered these requirements and makes recommendations on areas appropriate for residential uplift outside of these flood prone areas.
Suggestions that flooding assessments should be undertaken for individual sites on a case-by-case basis to inform UDF changes to planning controls.	As outlined above, the UDF contains recommendations consistent with the Ministerial Planning Direction 4.1 (Flood) which is informed by the recently adopted Fairy and Cabbage Tree Creeks Floodplain Risk Management Study 2024. The need for a case-by-case flood assessment at this UDF phase is therefore not considered necessary. More detailed assessment will be undertaken through future planning processes.
Calls for the UDF to acknowledge that large, consolidated lots can deliver more housing even if impacted by flood.	It is acknowledged that various sites within the precinct have the ability to deliver new housing. However, this needs to be balanced with the significant flood constraints of the precinct particularly with regards to evacuation and vehicle access. The changes to planning controls recommended as part of the UDF balance this opportunity for more housing with the constraints of the precinct.
Built Form & Planning Controls:	
Suggestion that the UDF should be a principle only document and that all DCP related controls should be removed.	The UDF contains a variety of recommendations to investigate changes to both LEP and DCP controls. These controls are considered necessary to provide the appropriate level of detail to guide development outcomes within the precinct consistent with both the vision and position statements outlined in the UDF. This is particularly relevant for outlining desired streetscape and interface with frontages. Future amendments to LEP and DCP controls will provide opportunity further community feedback.
Calls for planning controls to be updated to allow for greater residential uplift, mixed use outcomes and alignment with Transport Oriented Development.	As part of the preparation of the UDF, informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. TOD changes have now been finalised by the State Government which have amended Wollongong LEP. These amendments are partly located within the precinct and are accounted for in sub-precinct recommendations.
Concerns that the current and proposed controls will not allow for the delivery of landmark buildings within the precinct.	The proposed changes to planning controls are considered appropriate to deliver landmark buildings consistent with the contextual urban form envisaged in the vision for the precinct. These proposed changes to planning controls balance the need to deliver housing whilst guiding built form and density in line with the desired character of Flinders Street. This also seeks to appropriately manage the transition between the City Centre (CBD) and the Flinders Street precinct.

Key Theme	Response
Feedback that the changes proposed to the planning controls, including height limit changes, may adversely impact existing residential amenity.	The proposed changes to planning controls, namely height limits, has been tested in various scenarios to determine what is appropriate. This has included balancing the need to deliver housing whilst acknowledging prevailing site constraints. This tested has resulted in comparatively minor height increases to certain areas which respond to the context of the area. It is also noted that any development proposal must also demonstrate compliance with the State Environmental Planning Policy (Housing) 2021 and the associated Apartment Design Guidelines to minimise impacts on residential amenity.
Calls for the UDF planning controls to be amended to reflect the Housing Delivery Authority (HDA) applications granted SSD status.	The HDA is a separate pathway created by the NSW Government which is the Consent Authority for these SSD declared applications. It is important to note that SSD applications are not approved development applications. As part of the preparation of the UDF, informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. It is acknowledged that the assessment of HDA State Significant Development Applications and concurrent rezoning proposals has continued alongside the finalisation of the UDF 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.
Open Space and Site Links:	
Request for open space be made available within the precinct to cater for existing and future population.	The UDF identifies three (3) key locations for open space which are associated with pedestrian through site links. Alignment of these open spaces and pedestrian site links is to be provided off-street to improve safety, permeability and allow access to nearby retail opportunities at ground level with new development delivery.
Calls for open space locations and through site links to be removed from the various private landholdings identified in the sub-precincts.	Analysis work undertaken as part of the UDF has identified the lack of public open space and acknowledges access to public open space outside of the precinct is limited due to distance and access constraints. Consequently, the UDF has specifically identified the provision of new publicly accessible open space as a priority as reflected in the key opportunities and position statements. This has resulted in the identification of three key sites that can provide an opportunity for both high-quality development outcomes (shop-top housing) as well as the provision of associated through site links and open space. This will support nearby ground floor retail uses consistent with permitted shop-top housing uses outlined in Wollongong LEP 2009 as additional permitted uses. For clarity, the UDF has been updated to outline that these areas identified should be 'publicly accessible open spaces'. This means the spaces could be delivered as privately owned, publicly accessible spaces associated with a ground flood retail offering, such as a plaza, or through site links.

Key Theme	Response
Provision of Infrastructure:	
Calls for greater infrastructure to be included to support increased population and traffic generation.	The UDF includes various actions to aid in the improvement of infrastructure provisions across the precinct. This includes investigations and advocacy to TfNSW for improved active transport, public transport, and improvements to the Flinders Street corridor. The UDF also outlines opportunities to investigate land use changes to enable retail opportunities within the precinct, including supermarkets, to support population growth. Opportunities for open space have also been identified to support the population growth as outlined above.
Adopted Strategies Alignment	
Requests that the UDF be updated to reflect recently adopted strategies and associated actions.	The UDF has been updated to acknowledge recently adopted strategies which include actions related to the Flinders Street Precinct.
Calls for climate change to be incorporated into the UDF.	As a planning review, the UDF outlines various climate change factors where possible in terms of delivery. These include positions statements which seek to guide the Fairy Creek rehabilitation and contribute to the community net zero emissions target by 2050. Additionally, the UDF now has also been updated at Section 1.6 (Key Constraints) to include the recently adopted Wollongong Coastal Hazards Study (2026) which outlines current and future coastal inundation including accounting for sea level rise.
Affordable Housing:	
Calls for more affordable housing. Requests for affordable housing to be set at 15%, timely staging and delivery, appropriate building designs for families, ensure apartment mix and prioritise long-term live in ownership with any new development proposals.	Section 2.3 Position Statement number 1 outlines that adopting zoning and heights will enable certain areas within the precinct to increase housing provision including affordable housing. However, bonus incentives to deliver affordable housing at rates up to 15% are provided for in the Chapter 2 Infill Affordable Housing in the SEPP Housing 2021. Other affordable housing requirements are determined at the development assessment stage and in conjunction with community housing providers.

The updates to the UDF have been informed by a range of stakeholders throughout the review including internal consultation with Council staff, public workshops and drop-in sessions, market stalls and the formal submission process. Feedback has also been received via informal face-to-face discussions with members of the public which has also been included in submissions.

Consultation with Transport for NSW (TfNSW)

The precinct includes Flinders Street, Bourke Street and Throsby Drive, all of which are under care and maintenance with TfNSW. Council staff have continued to conduct consultation with TfNSW to ensure both ongoing and future projects are considered in the review. Feedback on the precinct has also previously 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. These discussions and advocacy will continue to be aided by the actions and objectives outlined in this UDF.

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 provides clarity to Council and the community regarding what are considered sustainable built form outcomes for the balanced delivery of new housing whilst managing the prevailing constraints and opportunities identified for the precinct.

RISK MANAGEMENT

It is acknowledged that the assessment of State Significant Development Applications and concurrent rezoning proposals has continued alongside the finalisation of the UDF 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 Flinders Street Urban Design Framework provides a whole of precinct approach to guide development outcomes in the precinct, identifying opportunities for housing and other uses, whilst balancing the constraints of the precinct.

Issues raised in the submissions have been reviewed and addressed in this report and the UDF amended as described.

If adopted, the UDF will be used to inform future updates to the Wollongong LEP 2009 and Wollongong DCP 2009, 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 Flinders Street Precinct Urban Design Framework 2026 (as amended) be adopted.

Prepared for: Wollongong City Council



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FLINDERS STREET PRECINCT

Urban Design Framework

WOLLONGONG

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Project and report	Flinders Street Precinct Urban Design Framework	
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Report contact	Jenina Tolentino Associate Urban Designer Michele McSharry Principal	
This report is considered a draft unless signed by a Director or Principal	Approved by:	

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 publicly accessible open spaces.
- 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.

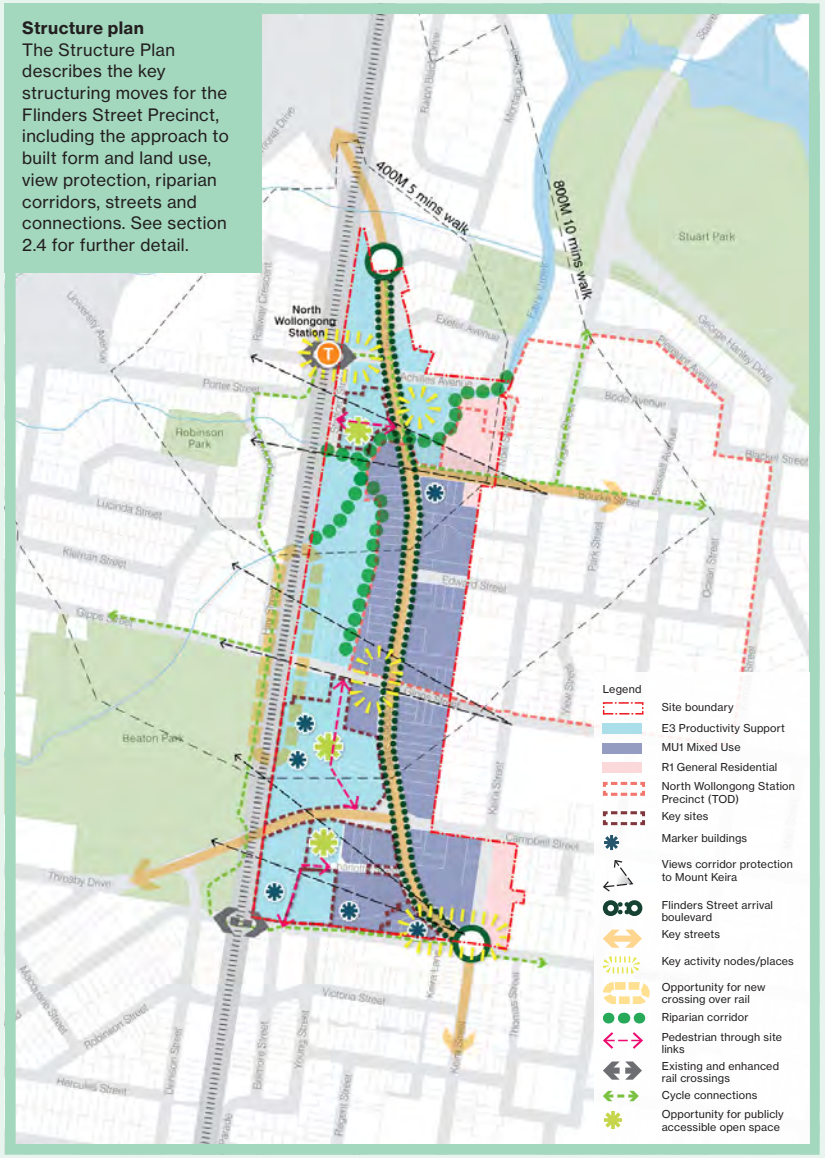


Figure 1. Structure Plan

Executive Summary

ANALYSIS

	Built form and land use	Streets and connectivity	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 publicly accessible 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

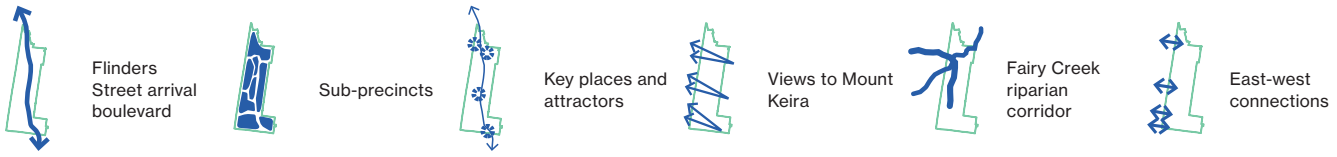
Vision

The Flinders Street Precinct is a 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 publicly accessible open spaces and improved connections to existing open space, pedestrian amenity, cycling infrastructure and vehicle movement.
5. Maintain public views from Bourke, Gipps and Flinders 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



1

INTRODUCTION

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

1.2 Existing character and context

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.



Figure 3. Aerial - site location and context

1.3 Strategic context and drivers

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

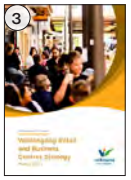
The recent increase in development interest within the Flinders Street Precinct has given rise to the need for a review of the planning controls and hence built form and landscape outcomes for future development.

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

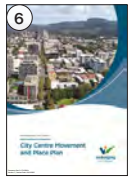












1. Wollongong Housing Strategy 2023;
2. Wollongong Industrial Lands Review 2023;
3. Wollongong Retail and Business Centres Strategy 2023;
4. Wollongong City Centre Urban Design Framework 2020;
5. Wollongong Transport Strategy 2025-2035
6. City Centre Movement and Place Plan 2025

All documents available on Council's 'Key Documents' page

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.
3. Transport Oriented Development Program - North Wollongong Station Precinct - Wollongong LEP amended by DPHI October 2025.

1.4 Existing key WLEP controls

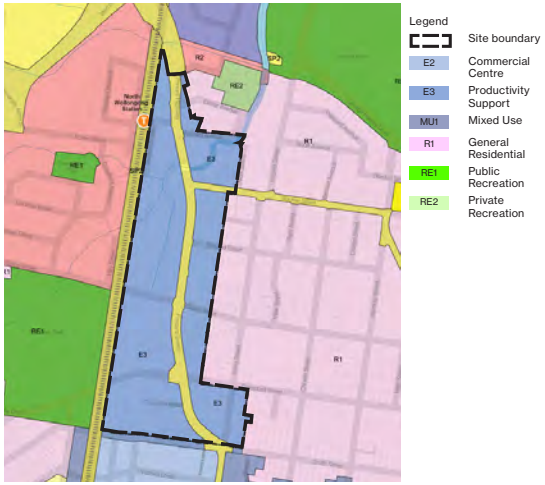


Figure 4. Existing land use map

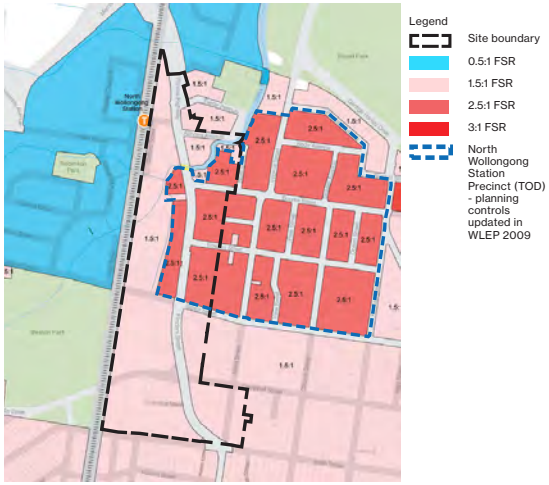


Figure 5. Existing floor space ratio map

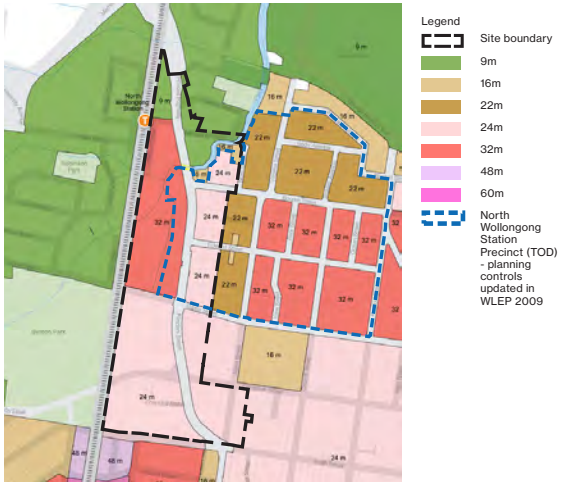


Figure 6. Existing building height map

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)

- 2.5:1 FSR to a small portion of the precinct with the remainder having a 1.5:1 FSR. 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.
- DPHI had previously exhibited a proposed TOD area for the North Wollongong Station Precinct (TOD). The controls have since been implemented into the WLEP 2009, as seen above.

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) north-east of Flinders Street.
  - 24m (approx 6 storeys) in the southern portion and east of Flinders Street.
- 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 had previously exhibited a proposed TOD area for the North Wollongong Station Precinct (TOD). The controls have since been implemented into the WLEP 2009, as seen above.

1.5 Existing WDCP character controls

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.
- Compatibility 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.

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.

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'.

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.

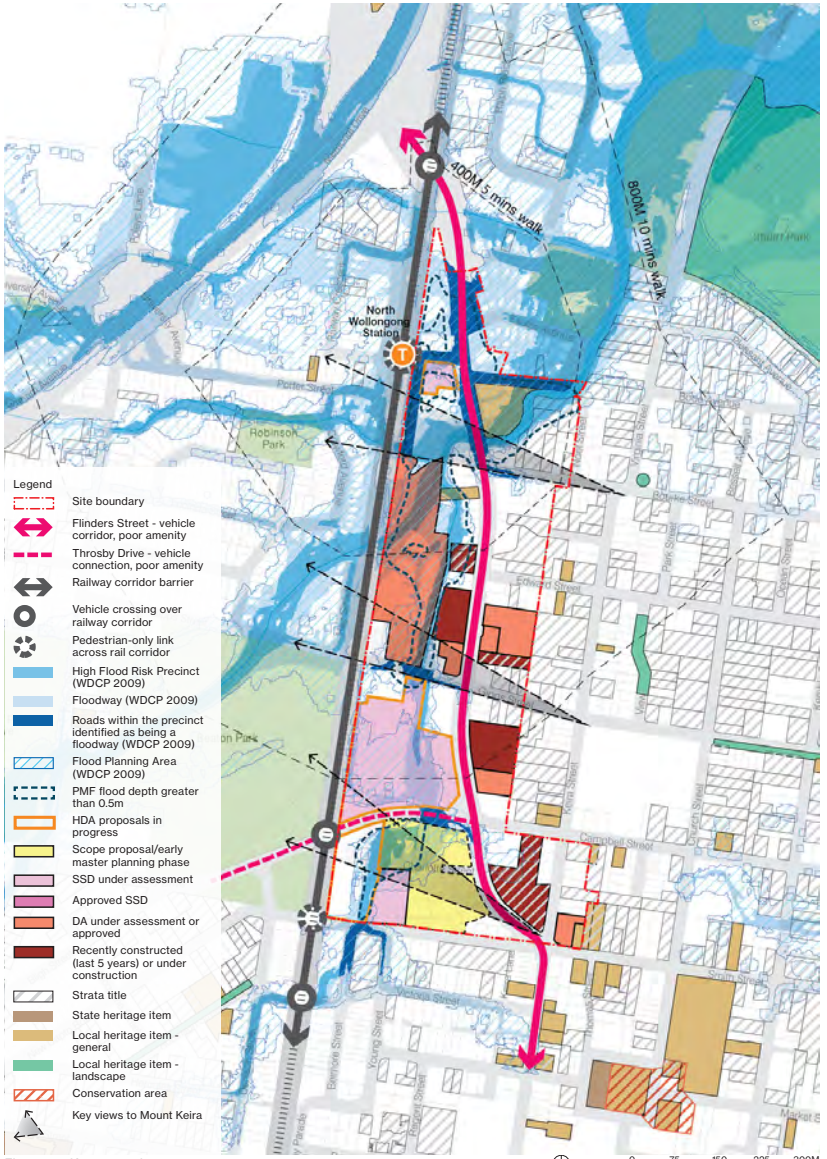


Figure 7. Key constraints map

Key constraints

Access and movement

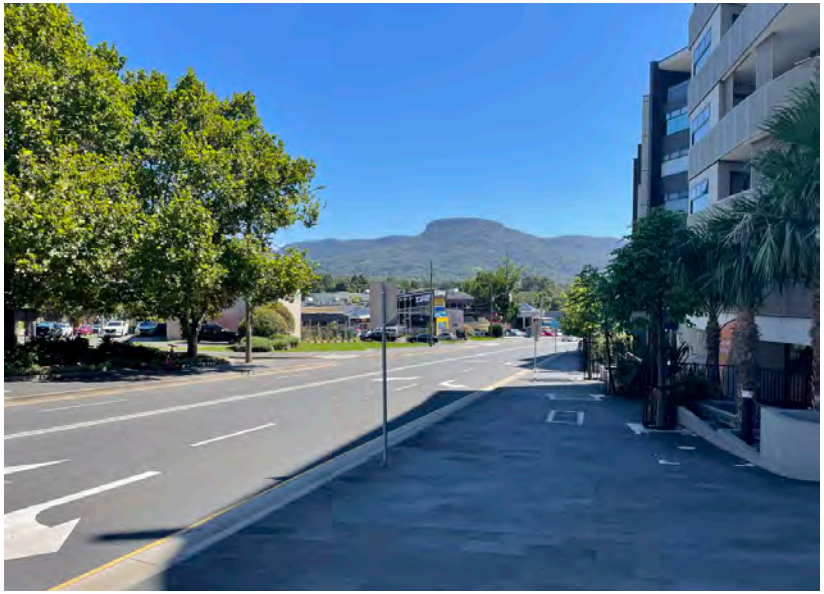
- Flinders Street will continue to be a key movement corridor into Wollongong City Centre, and for a few sites, is the only access point. It is also a Tier 1 bus route and is an important connection to North Wollongong Station.
- The busy Flinders Street along with the mixed public domain quality along the corridor creates poor amenity for pedestrians and active transport options.
- 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.

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.

Coastal hazards

- Inundation of land due to coastal processes can occur along with flooding from rainfall, and this is included with flood risk mapping. However, tidal and coastal inundation also may occur in the absence of rainfall, driven solely by coastal processes. The Wollongong Coastal Hazard Study mapped land that may be affected by tidal inundation and coastal inundation without any catchment rainfall inputs.
- Land identified in the Wollongong Coastal Hazard Study that may be affected by **current coastal inundation** includes areas immediately along the creek line, and **future coastal inundation** (taking into account sea level rise) includes areas north of Bourke Street and between Flinders Street and the railway corridor.
- Land identified in the Wollongong Coastal Hazard Study that may be affected by future **tidal inundation** (taking into account sea level rise) includes areas adjacent to the creek line in the North Wollongong Hotel area.



View from Flinders Street near the intersection with Smith Street looking north

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. Advocate for improved active transport permeability east-west across the railway line.
12. Advocate for active transport improvements to the Smith Street underpass.
13. Support active transport connectivity within, to and through the precinct with safe crossing points and generous well lit footpaths.
14. Investigate opportunities for key/large sites to provide through site links and publicly accessible open space.
15. Support public transport use and improve bus stop infrastructure along Flinders Street.
16. Advocate to TfNSW for improved intersections and public transport efficiency and continue to collaborate to determine the future function of Flinders Street for public transport and intersections to enable safe crossing points. Prioritise safety improvements to the intersections of Campbell, Throsby and Flinders Street.
17. Advocate for bike riding along the rail corridor.

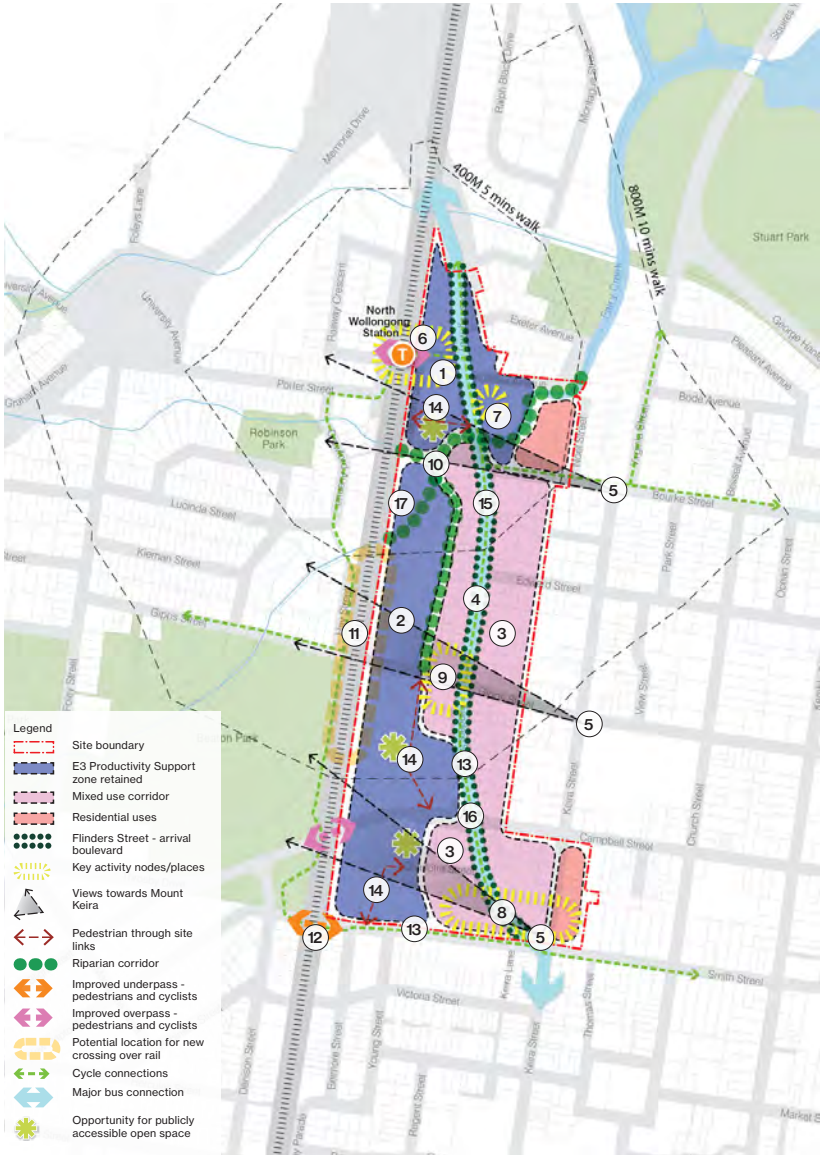
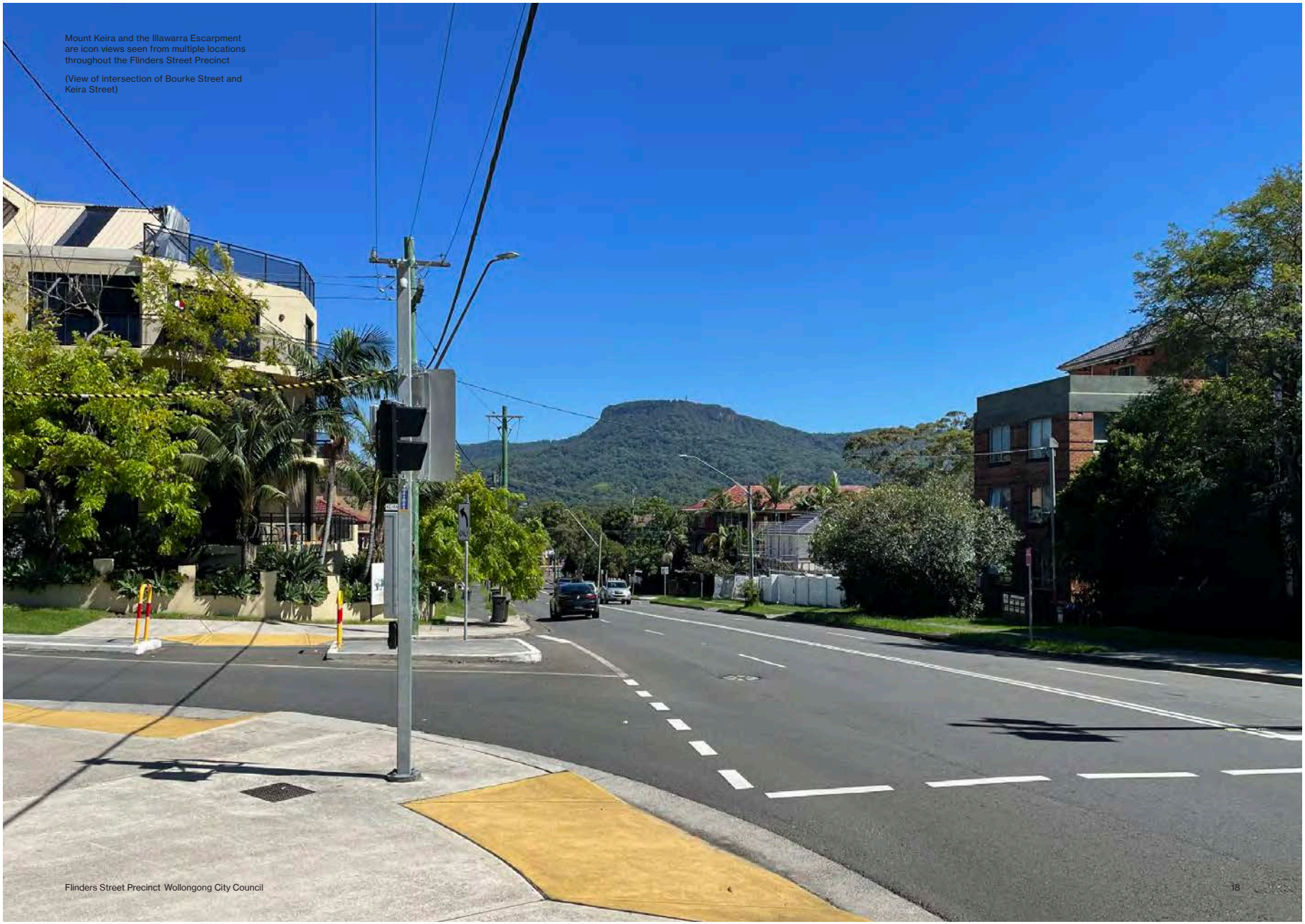


Figure 8. Key opportunities map



Mount Keira and the Illawarra Escarpment are icon views seen from multiple locations throughout the Flinders Street Precinct

(View of intersection of Bourke Street and Keira Street)

2

VISION AND PRINCIPLES

2.1 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.



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.

Development within the precinct is well-considered and designed to be climate responsive and address issues of flooding and urban heat island effect.

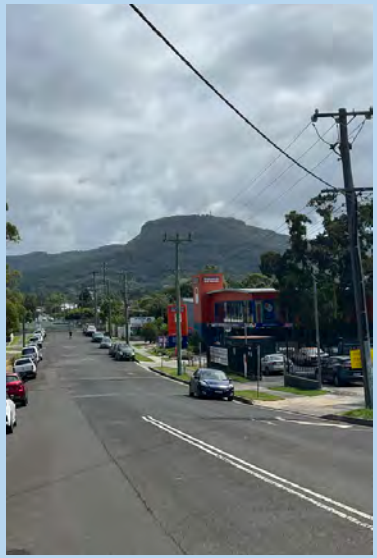
02

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.

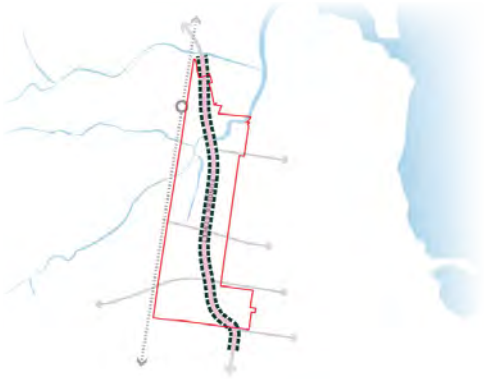
03

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

2.2 Design Principles



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

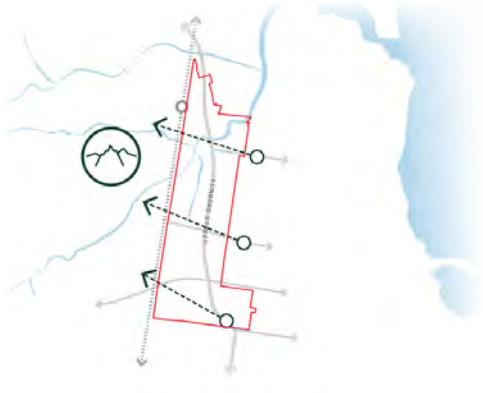


Key places and attractors
Establish activity nodes that attract people to key places in the precinct.

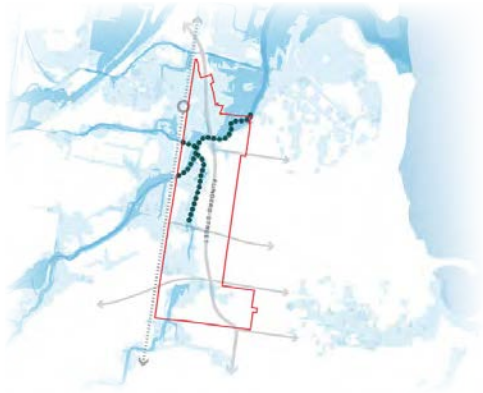
- North Wollongong Station node
- North Wollongong Hotel node
- Gipps Street node
- Southern Gateway node

Figure 9. Design principles

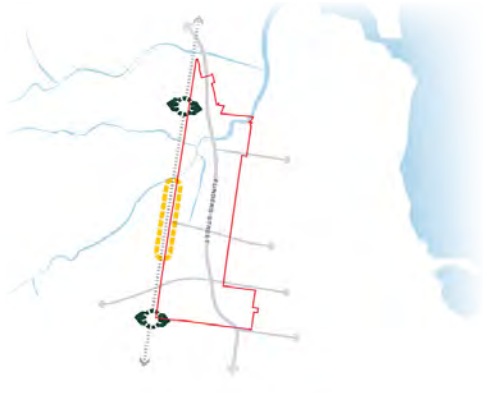
Design Principles



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.

2.3 Position Statements

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 publicly accessible 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 Flinders 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.

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 publicly accessible 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 North Wollongong Station Precinct (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 in conjunction with publicly accessible open spaces.

View protection

- Ensure that development retains key view corridors to Mount Keira from Flinders 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.

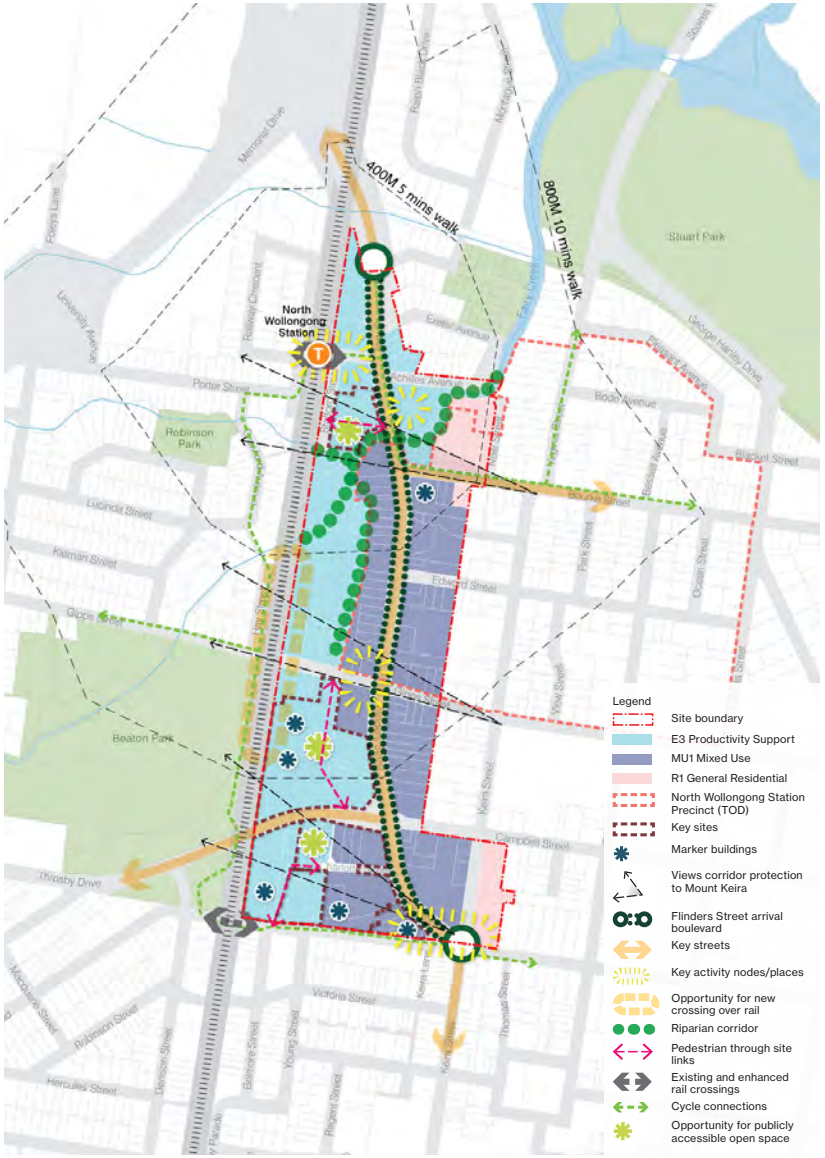


Figure 10. Structure plan



Example of recent mixed use development interfacing with commercial uses within the Flinders Street Precinct.

(View of intersection of Flinders Street and Campbell Street)

3

PRECINCT APPROACH

3.1 Setbacks, street frontage height and activation

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, pocket parks 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.
- Provision for a continuous 3m awning where active frontages occur, to provide shade and weather protection and improve the public domain amenity.

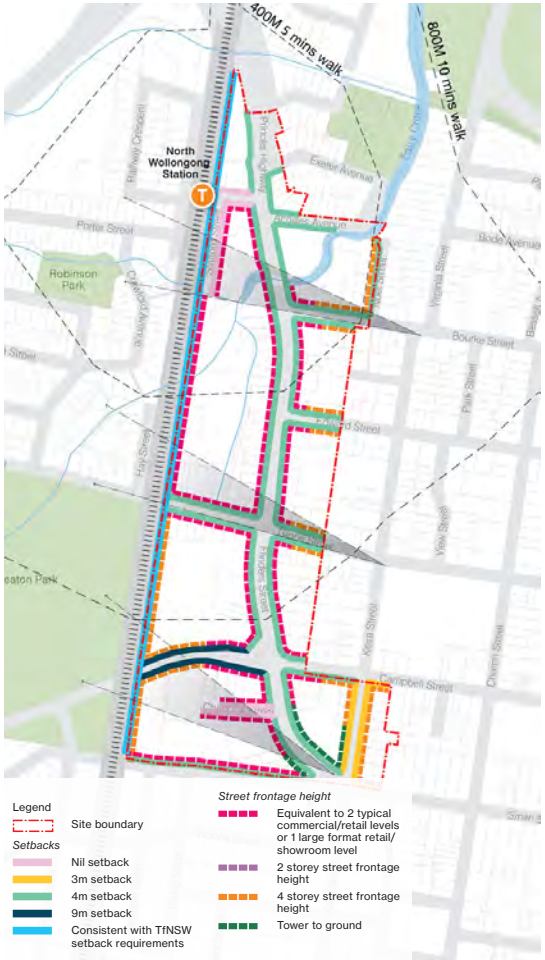


Figure 11. Setbacks and street frontage height map

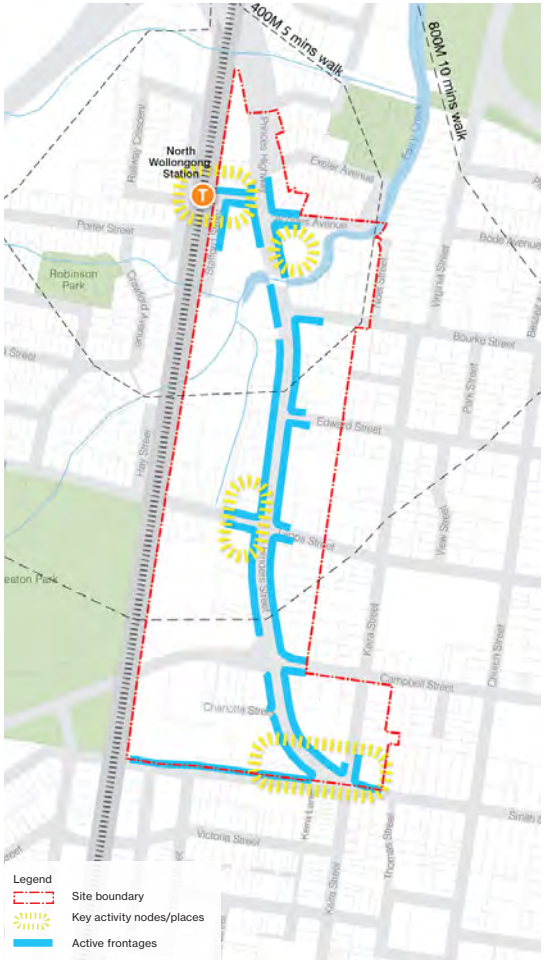


Figure 12. Active frontages and activity nodes map

3.2 Building height and scale

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

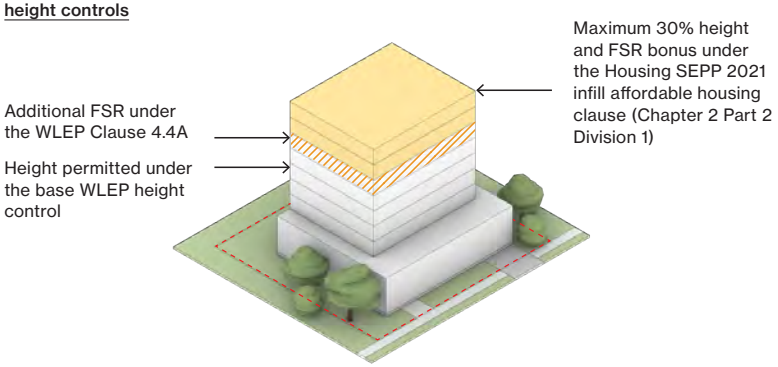


Figure 13. Considerations relevant to setting height controls

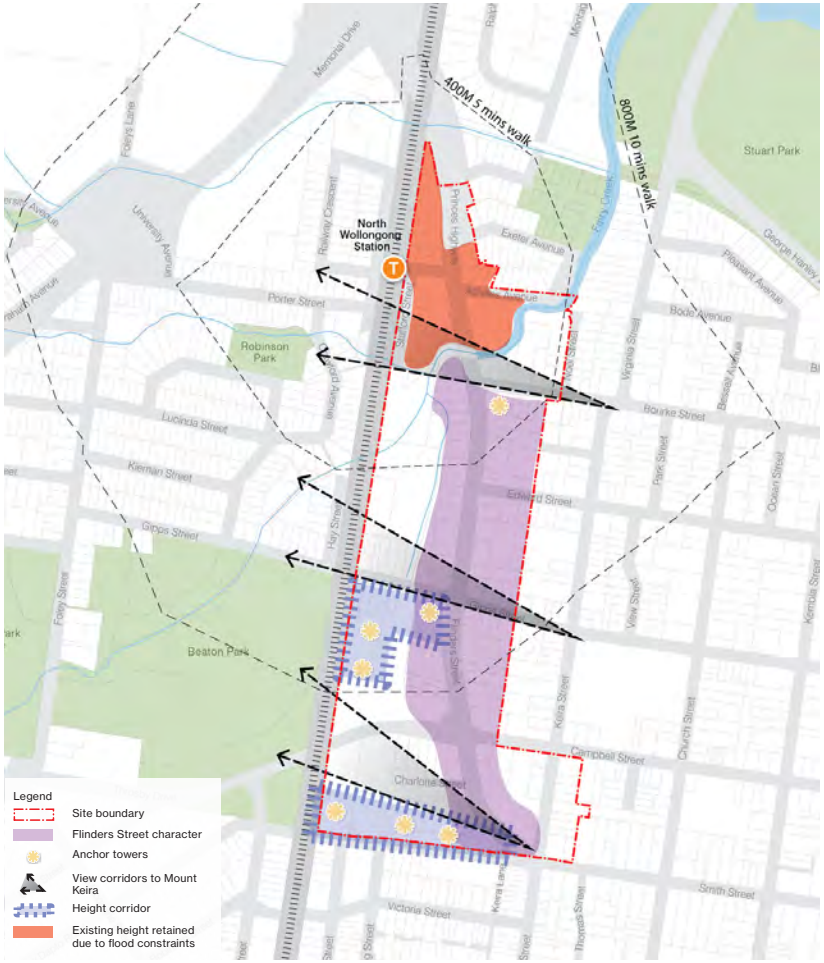


Figure 14. Approach to building heights map

3.3 Building typologies

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.

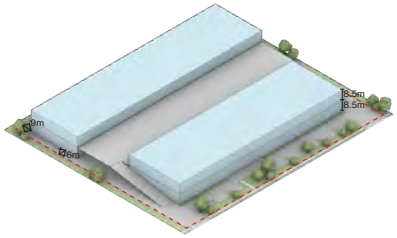


Figure 15. Typical warehouse typology

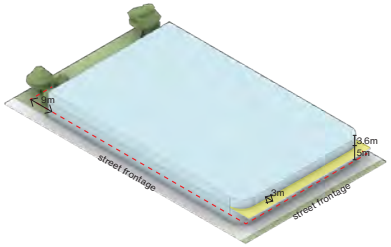


Figure 16. Typical commercial typology

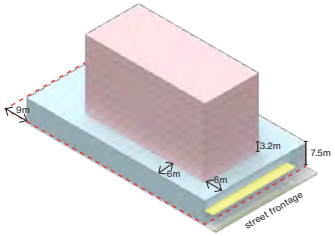


Figure 17. Typical mixed use typology

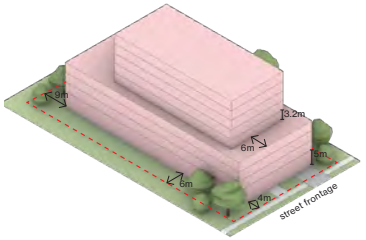


Figure 18. Typical residential typology

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.
- 3m continuous awnings; 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.

3.4 View protection

Key principles and controls
Protect views to Mount Keira from key locations:

1. Bourke Street view corridor (near the intersection with Keira Street)
   -34.414407, 150.895501
2. Gipps Street view corridor (near the intersection with Keira Street)
   -34.417968, 150.894675
3. Flinders Street view corridor (near the intersection with Smith and Keira Street)
   -34.421261, 150.893794

Building height and upper level setback requirements are proposed to ensure that view corridors are retained. Sites that may be impacted or partially impacted by the view protection controls are highlighted in the adjacent map, and proposed maximum heights identified in the table. For further information see Section 4 Sub-precincts.

Further design guidance include:

- Ensure that the massing and arrangement of the skyline and building bulk, scale and articulation of new development is carefully considered and complements the escarpment backdrop.
- Encourage slender buildings and appropriate separation to ensure that intermittent views to Mount Keira, Mount Kembla and the escarpment can be provided between buildings when viewed along Flinders Street.
- All development proposals are to provide a visual impact assessment to ensure that they meet the principles above, and demonstrate that the nominated view corridors to Mount Keira are maintained.
- Ensure that new development addresses the objectives and development controls described under Chapter D13 Wollongong City Centre, 3.3 Public Views (Draft WDCP 2009) for the relevant views identified in Figure 12. Public Views.

Block ID	Maximum heights*
Bourke Street view corridor	
B1	**16m**
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	**30m**
S4	**37m**

*The maximum heights apply to areas within the view cone (in adjacent map) and not the entire site.

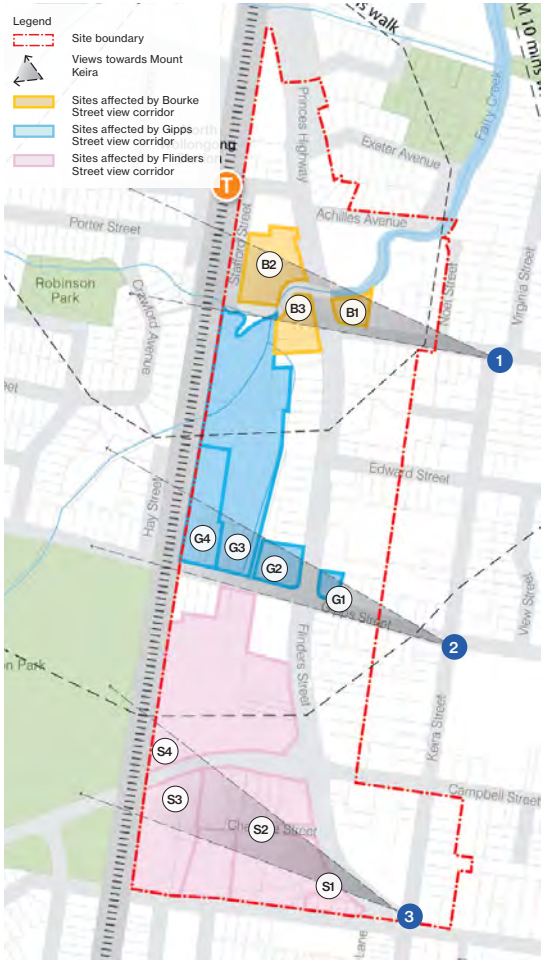


Figure 19. View corridor protection map



Existing view from Bourke Street



Existing view from Gipps Street



Existing view from Flinders Street

3.5 Riparian corridors and flooding

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

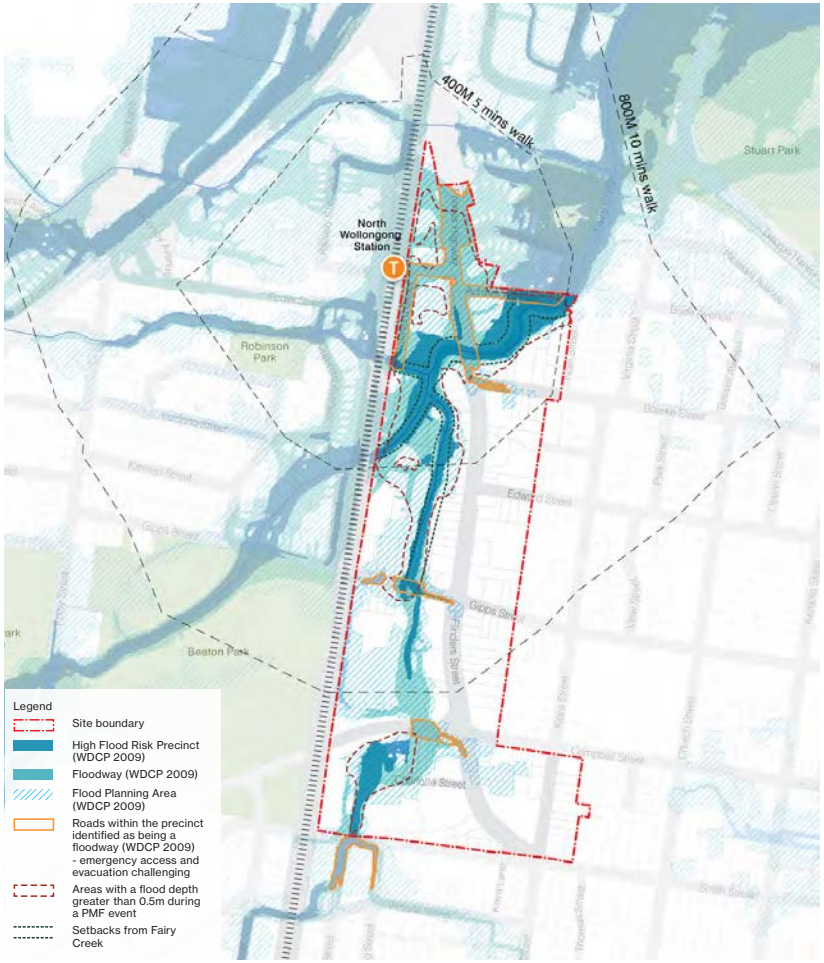


Figure 21. Flooding and riparian corridors strategy map

3.6 Connections and open space

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 for 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 active transport and public transport.
- 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.
- Encourage lighting and awnings at ground level to improve pedestrian amenity.
- Encourage pocket parks, seating, landscaping and under-ground power lines to help improve the public domain along Flinders Street.

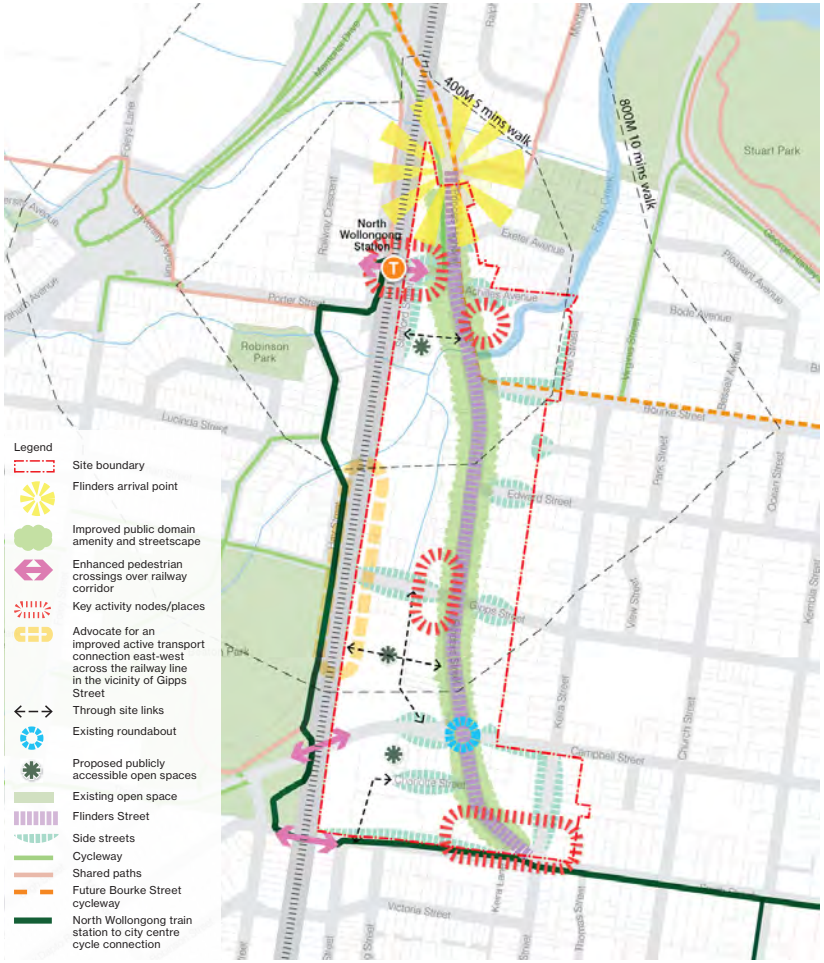


Figure 22. Access and connections strategy map

Connections and open space

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.

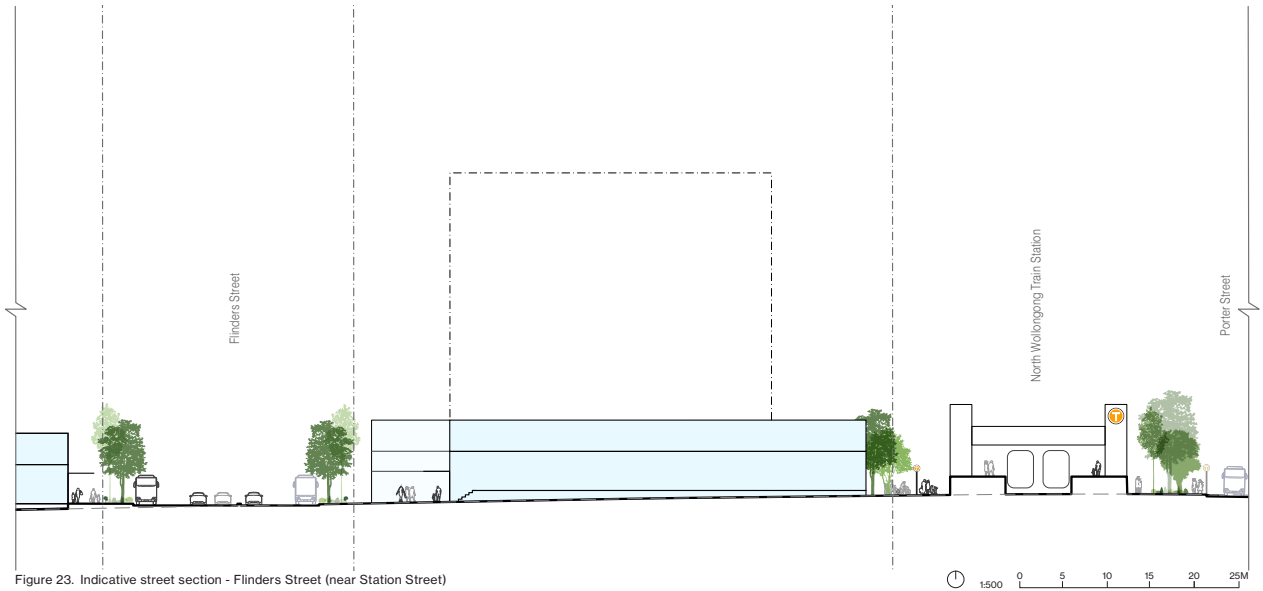


Figure 23. Indicative street section - Flinders Street (near Station Street)



Connections and open space

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.

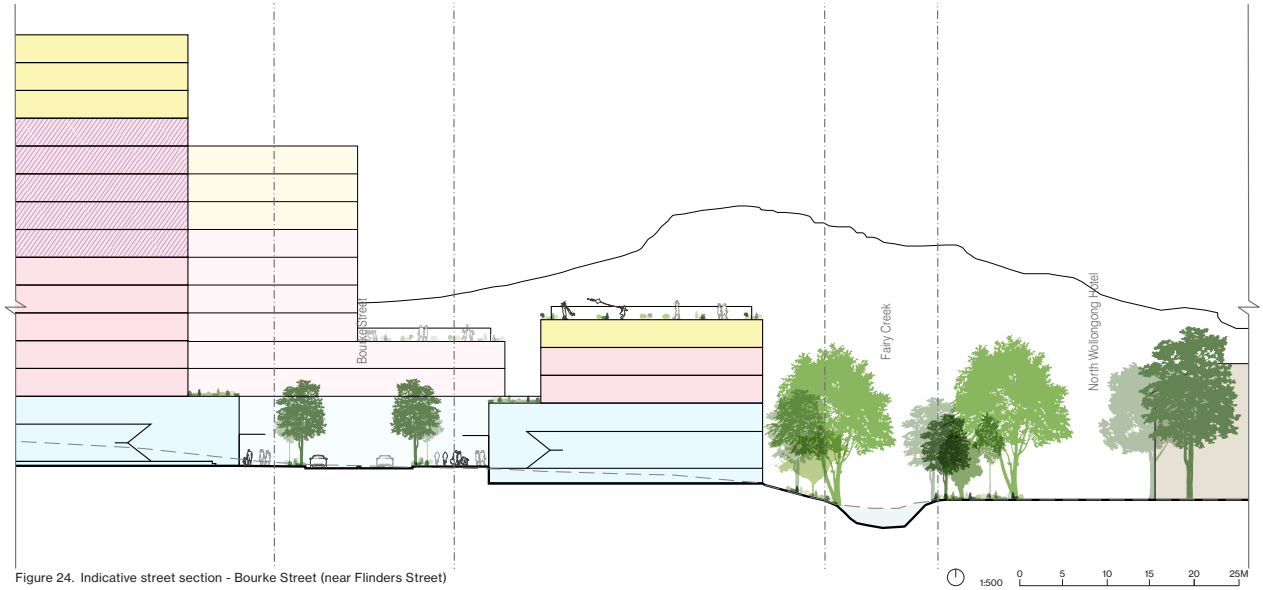
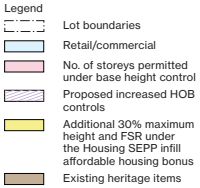


Figure 24. Indicative street section - Bourke Street (near Flinders Street)





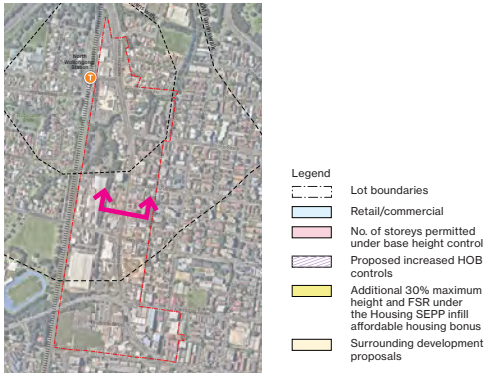
Connections and open space

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)



Connections and open space

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.

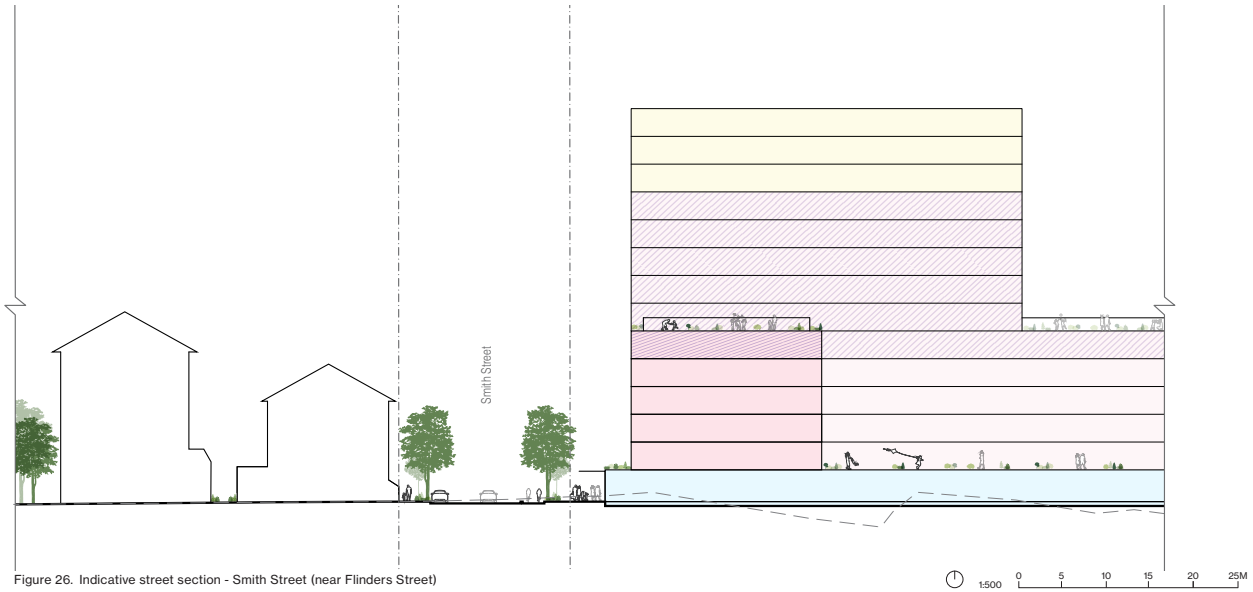
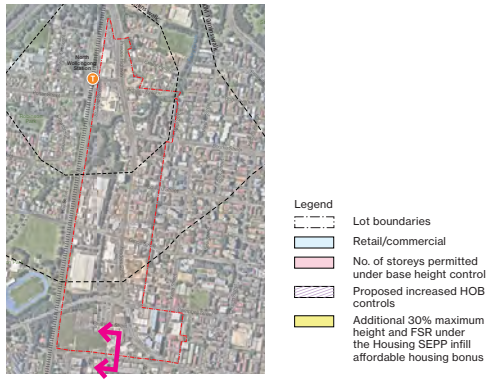


Figure 26. Indicative street section - Smith Street (near Flinders Street)



4

SUB-PRECINCTS

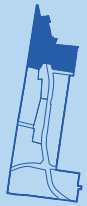
4.1 Sub-precinct overview

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

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

Design guidance

Zoning

- Retain the E3 Productivity Support zoning in the areas north of Fairy Creek due to flooding constraints. Prioritise commercial/retail uses.
- Rezone the sites at the block bounded by Bourke and Noel Streets to R1 General Residential to prioritise housing. TOD controls (2.5:1 FSR and 24m/6 storeys) were recently implemented for this area.

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 publicly accessible 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 16m (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

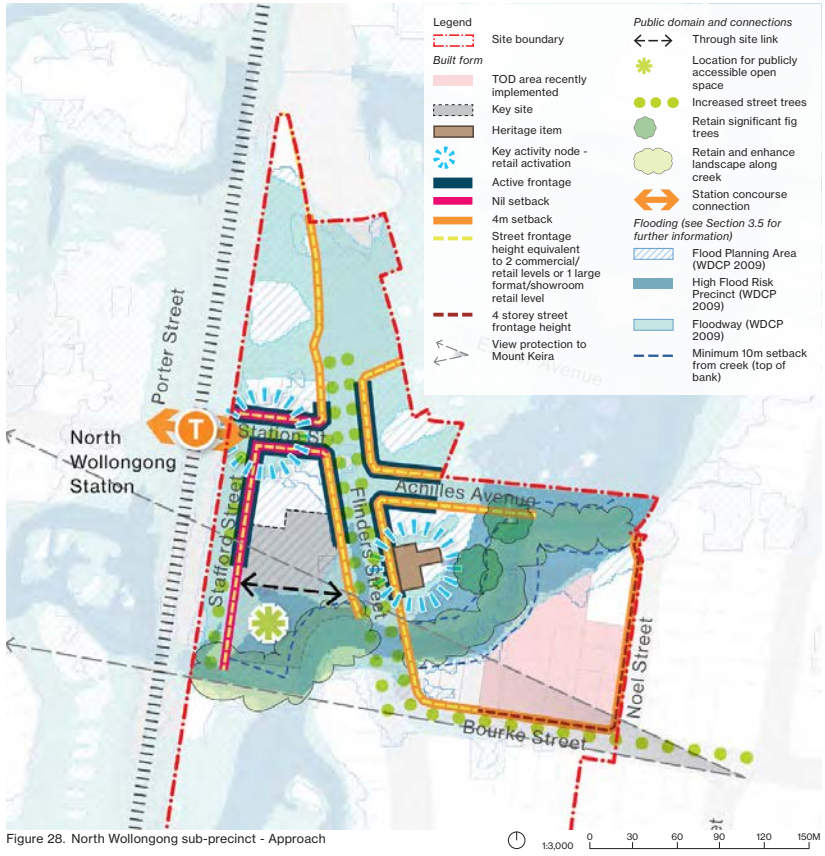


Figure 28. North Wollongong sub-precinct - Approach

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	16m
E	R1 General Residential	2.5:1	24m	12m
F	R1 General Residential	1.5:1	16m	

Retain Change

Additional view controls apply to hatched areas

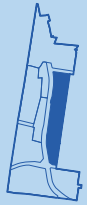


Figure 29. North Wollongong sub-precinct - Recommended controls



Figure 30. North Wollongong sub-precinct - Indicative built form

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.



Flinders Street Precinct, Wollongong City

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.
- Blocks between Bourke and Gipps Street were recently changed in the WLEP to reflect the TOD controls including an FSR of 2.5:1 and building height of 24m (6 storeys). Increase the base height to 32m (8 storeys), 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 20m (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

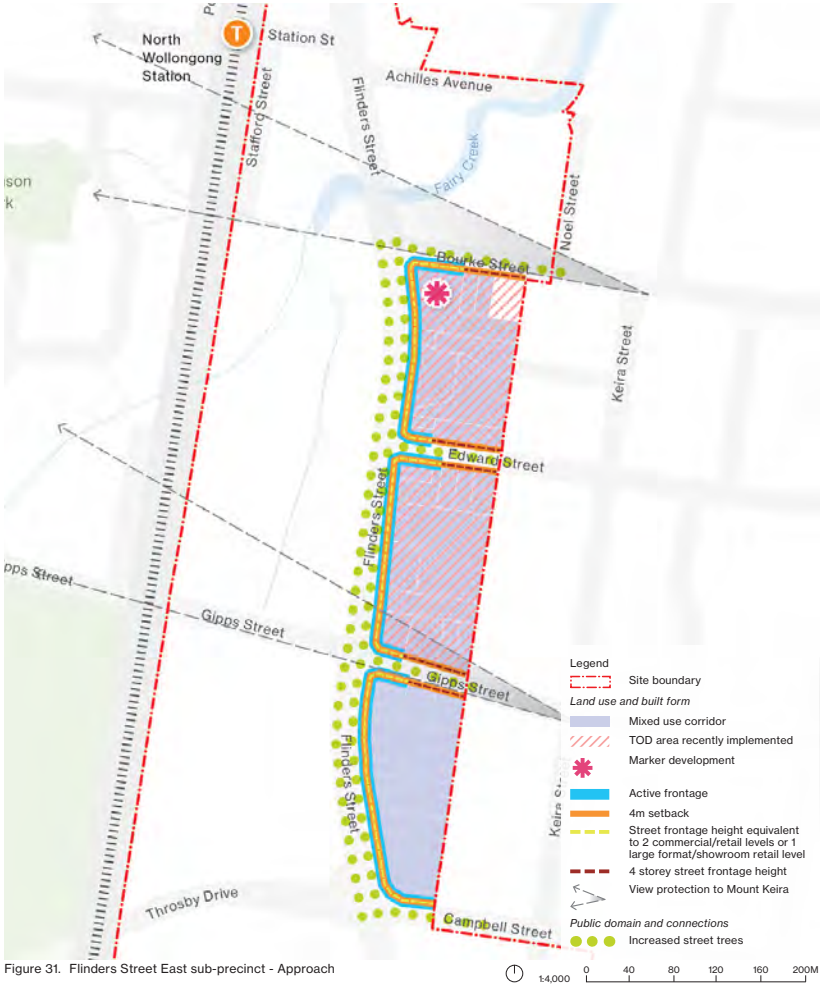


Figure 31. Flinders Street East sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	R1 General Residential	2.5:1	24m	
B	MU1 Mixed Use	2.5:1	40m	
C	MU1 Mixed Use	2.5:1	32m	
D	MU1 Mixed Use	2.5:1	32m	20m
E	MU1 Mixed Use	1.5:1	32m	

Retain
Change
Additional view controls apply to hatched areas

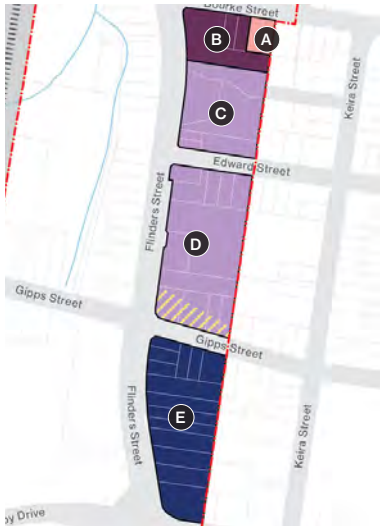
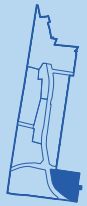


Figure 32. Flinders Street East sub-precinct - Recommended controls



Figure 33. Flinders Street East sub-precinct - Indicative built form

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.



Flinders Street Precinct Wollongong City Council

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

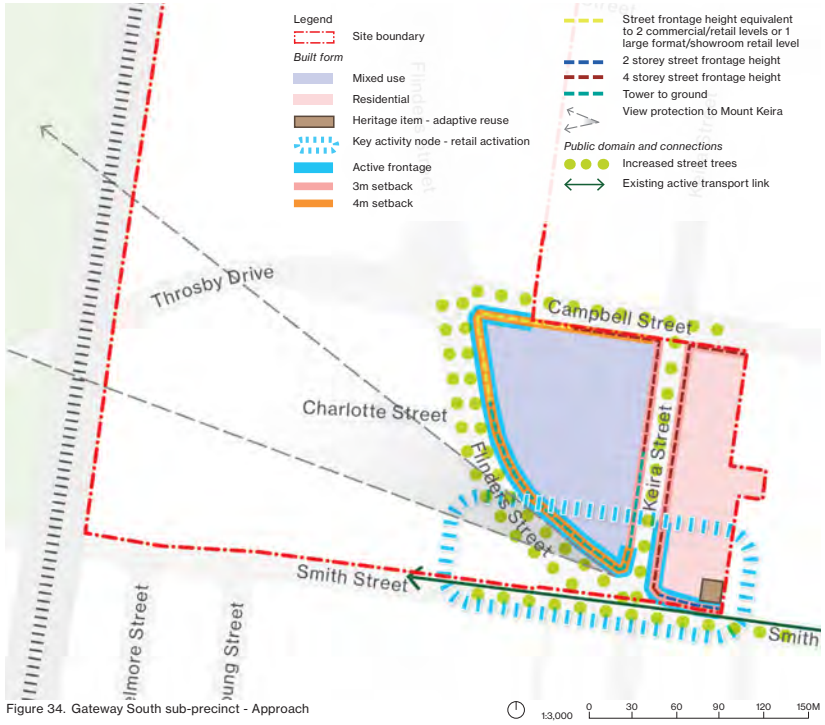


Figure 34. Gateway South sub-precinct - Approach

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

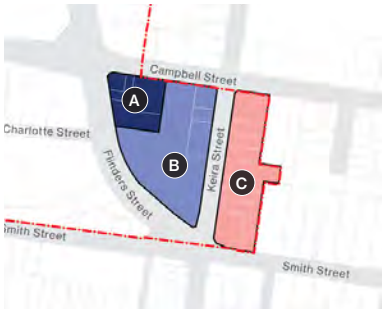
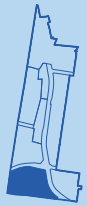


Figure 35. Gateway South sub-precinct - Recommended controls



Figure 36. Gateway South sub-precinct - Indicative built form

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

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 publicly accessible open space.

View protection

- Protect the view corridor to Mount Keira from Flinders Street, near the intersection with Keira and Smith 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 publicly accessible 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	30m

Retain
Change
Additional view controls apply to hatched areas



Figure 37. Flinders Street South sub-precinct - Recommended controls

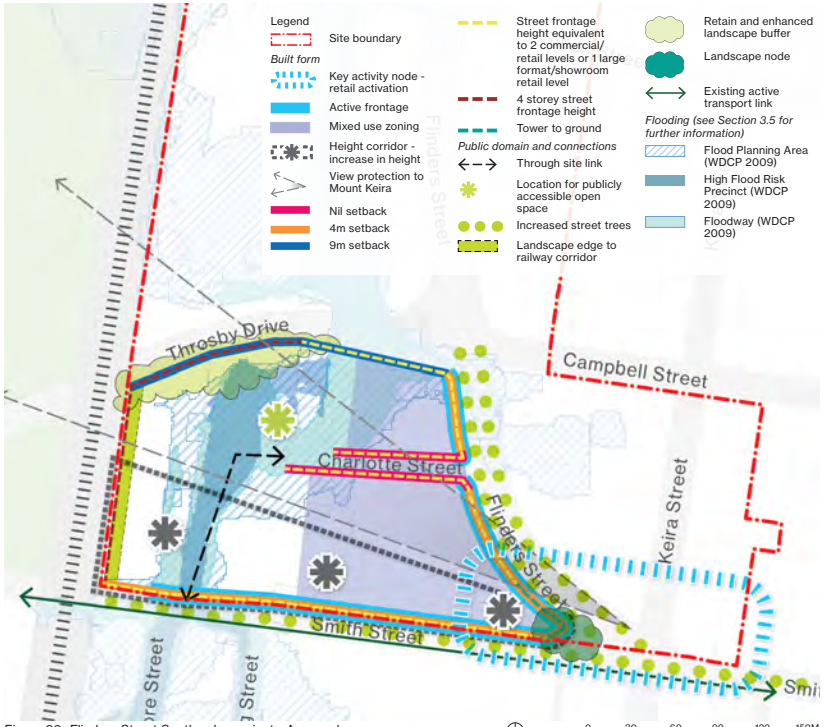


Figure 38. Flinders Street South sub-precinct - Approach

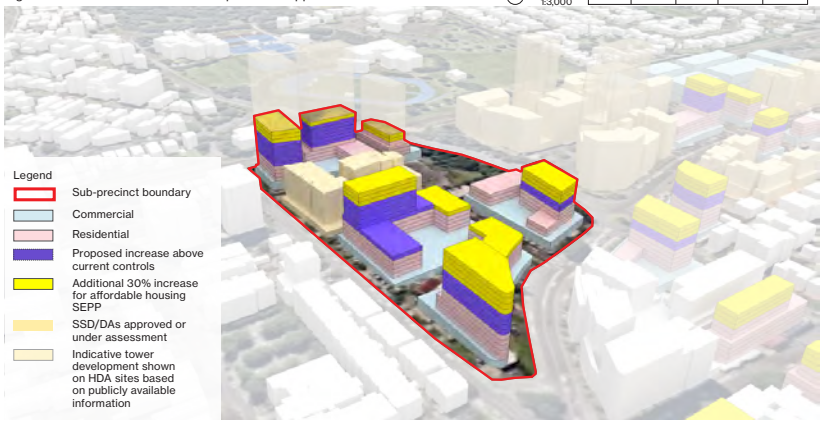
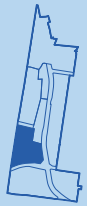


Figure 39. Flinders Street South sub-precinct - Indicative built from

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.



Flinders Street Precinct Wollongong City Council

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 publicly accessible 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 Flinders and Gipps Street view corridors to Mount Keira.
- Ensure that development within the Smith Street view corridor is limited to 37m. 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

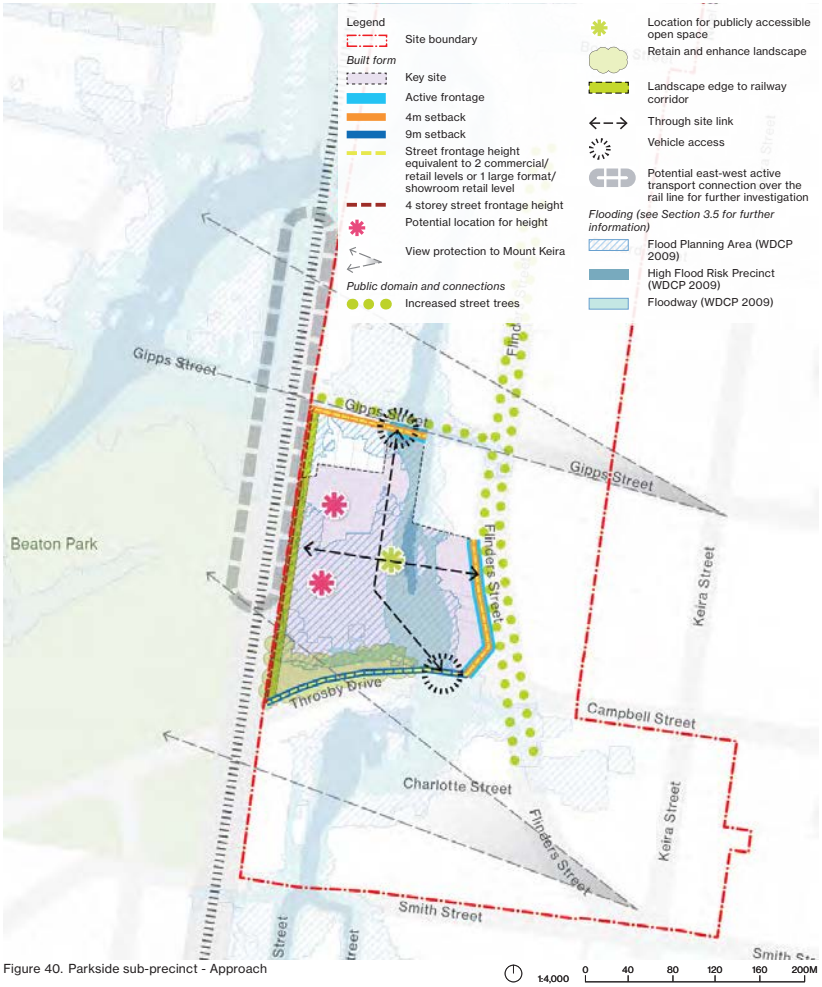


Figure 40. Parkside sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	E3 Productivity Support	1.5:1	40m	37m
B	E3 Productivity Support	1.5:1	24m	

Retain
Change
Additional view controls apply to hatched areas

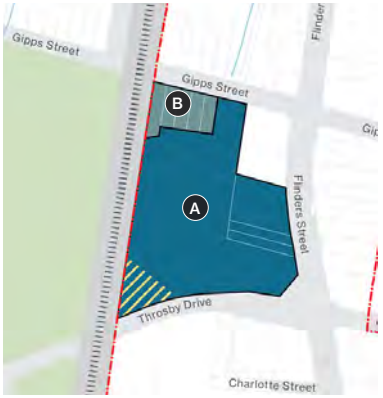
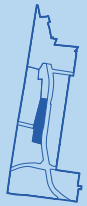


Figure 41. Parkside sub-precinct - Recommended controls



Figure 42. Parkside sub-precinct - Built form

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.



Flinders Street Precinct Wollongong City Council

Design guidance

Zoning

- Rezone to M1 Mixed Use reinforcing the mixed use character of the Flinders Street corridor.
- 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

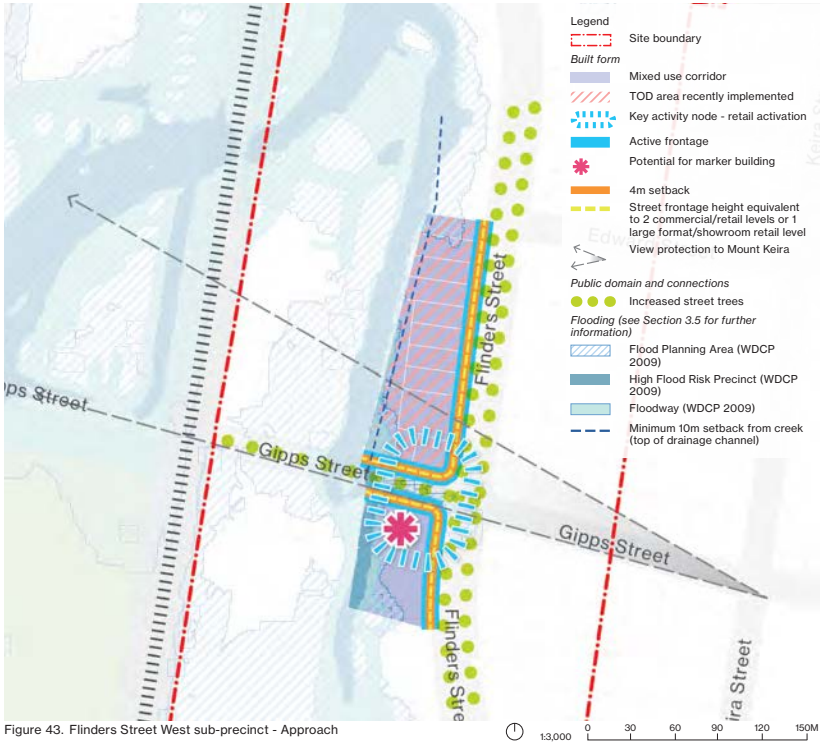


Figure 43. Flinders Street West sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	MU1 Mixed Use	2.5:1	32m	32m
B	MU1 Mixed Use	1.5:1	40m	

Retain
Change
Additional view controls apply to hatched areas

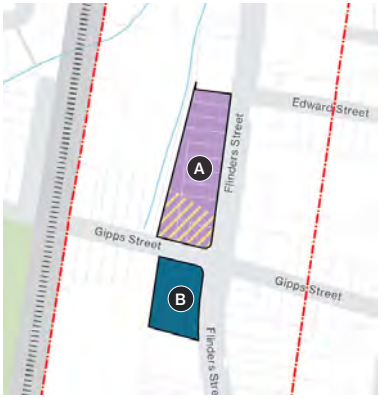
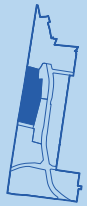


Figure 44. Flinders Street West sub-precinct - Recommended controls



Figure 45. Flinders Street West sub-precinct - Indicative built form

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.



Flinders Street Precinct Wollongong City Council

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 32m (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

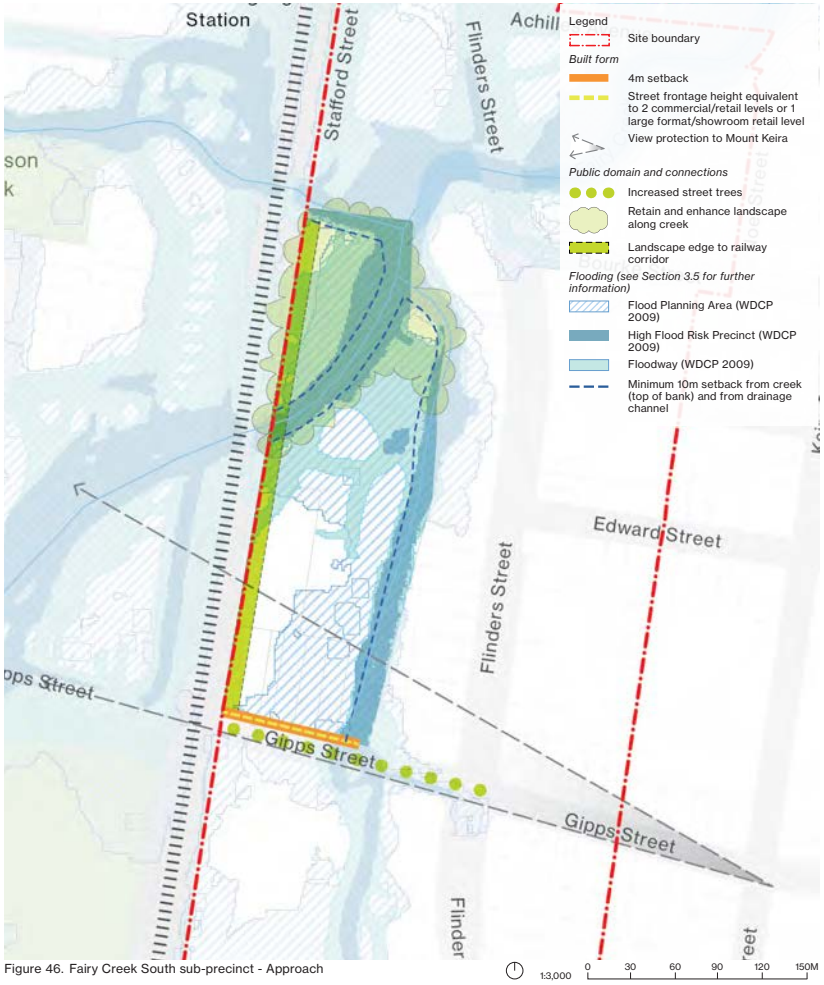


Figure 46. Fairy Creek South sub-precinct - Approach

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

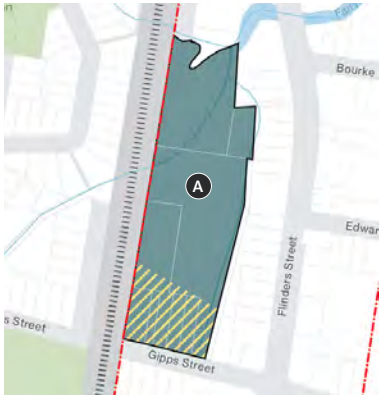
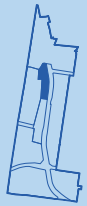


Figure 47. Fairy Creek South sub-precinct - Recommended controls



Figure 48. Fairy Creek South sub-precinct - Indicative built form

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.



Flinders Street Precinct Wollongong City Council

Design guidance

Zoning

- Rezone to M1 Mixed Use reinforcing the mixed use character of the Flinders Street corridor.

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 15m (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.

Coach House sub-precinct

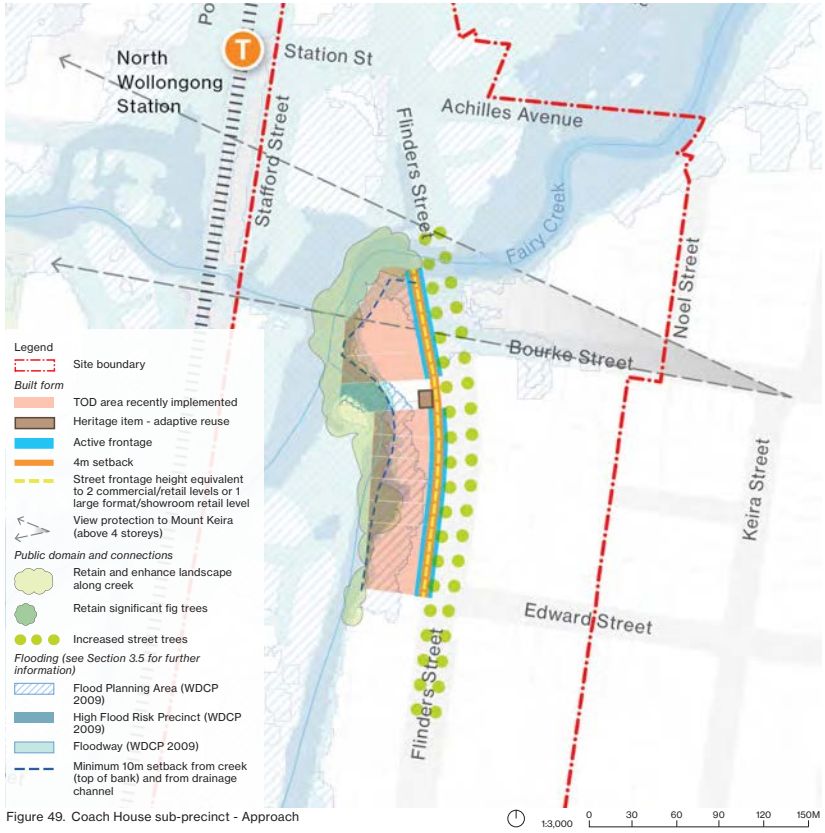


Figure 49. Coach House sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	MU1 Mixed Use	2.5:1	32m	15m

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

5

CONCLUSION

5.1 Summary and key outcomes

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, publicly accessible 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 Station Precinct (TOD).

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 publicly accessible open spaces 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 Flinders/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.

Advocate for investment in public transport services and active transport improvements proportionate to the increase in residents and workers in the precinct.

A

APPENDIX

The following work undertaken in appendix A was completed in May 2025, and all information in this section was correct at this time.

A

ANALYSIS

A.1 Existing WLEP controls

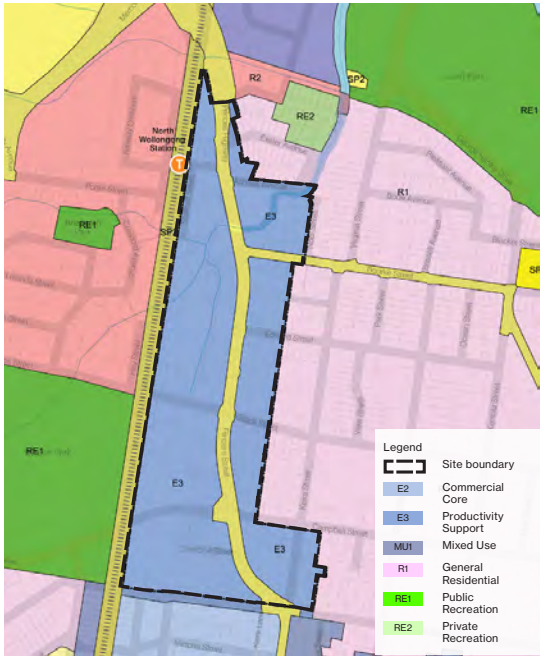


Figure 52. Existing land use map

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.

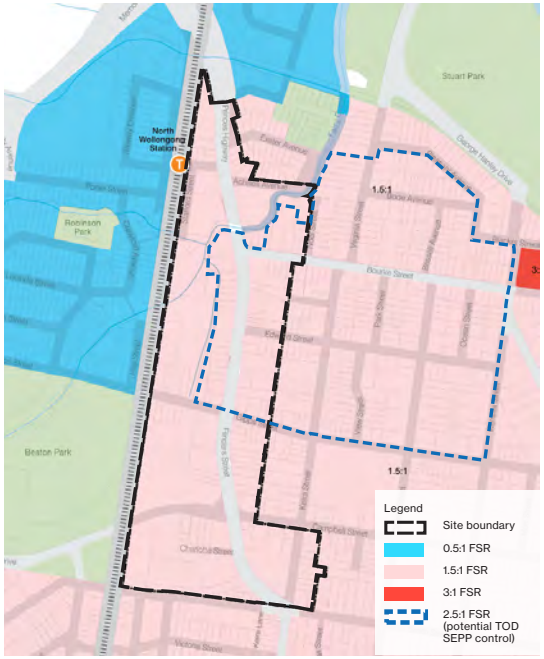


Figure 53. Existing floor space ratio map

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.

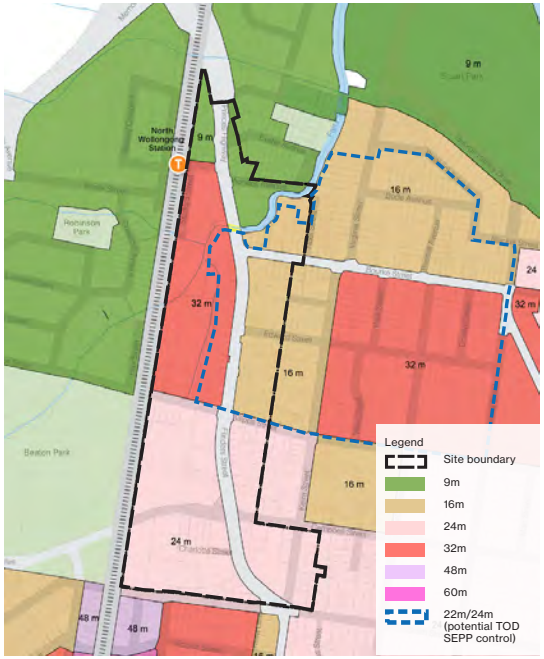


Figure 54. Existing height of building map

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.

Existing WLEP controls

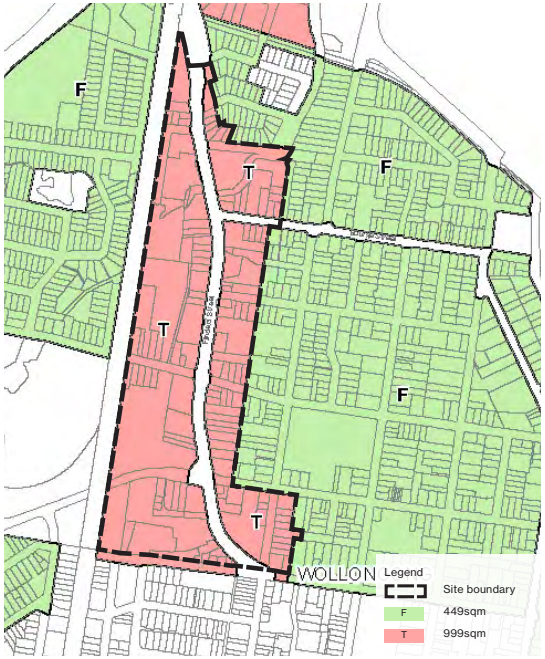


Figure 55. Existing minimum lot size map

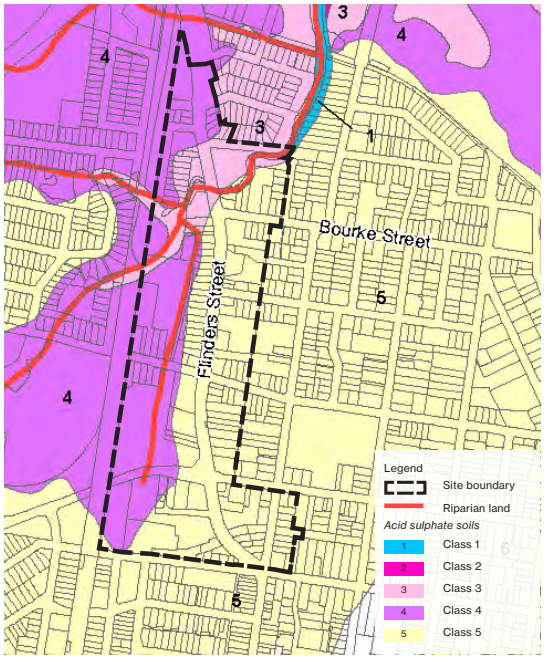


Figure 56. Existing riparian land and acid sulphate soils map

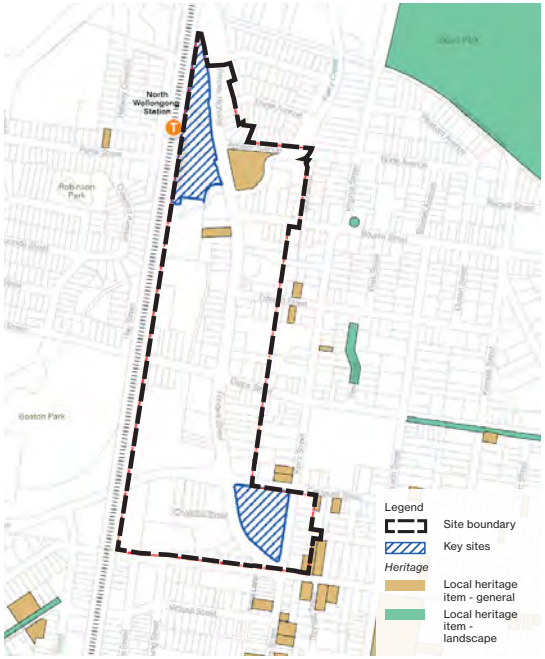


Figure 57. Existing heritage and key sites map

Existing minimum lot size

- Current minimum lot size for subdivision across the precinct is 999sqm.

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.

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.

A.2 Site visit observations

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.

A.3 Connecting with Country

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.

A.4 Existing character and context

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.

Existing character and context



(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.

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.

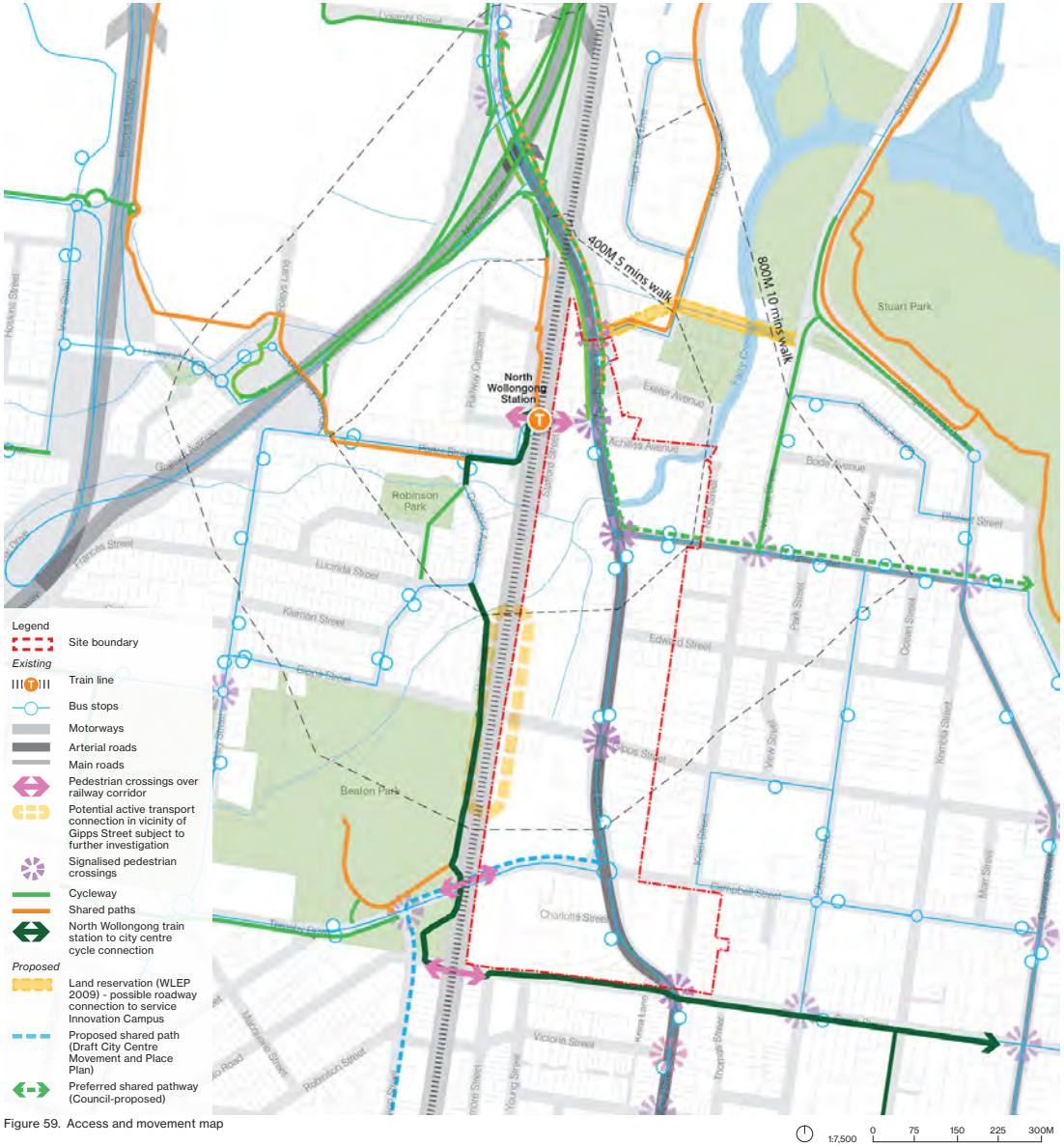


Figure 59. Access and movement map

A.6 Heritage

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

A.7 Environmental constraints

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.

Environmental constraints

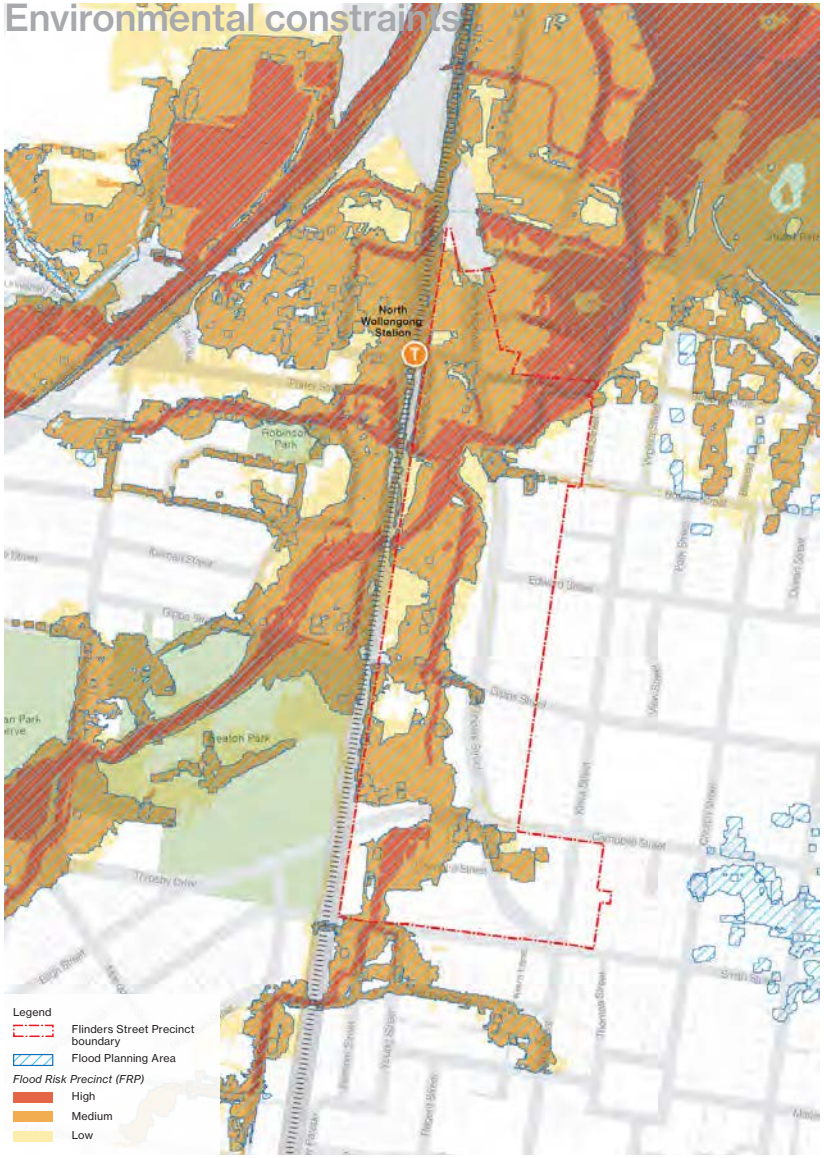


Figure 61. Flood constraints - Flood Risk Precinct and Flood Planning Area

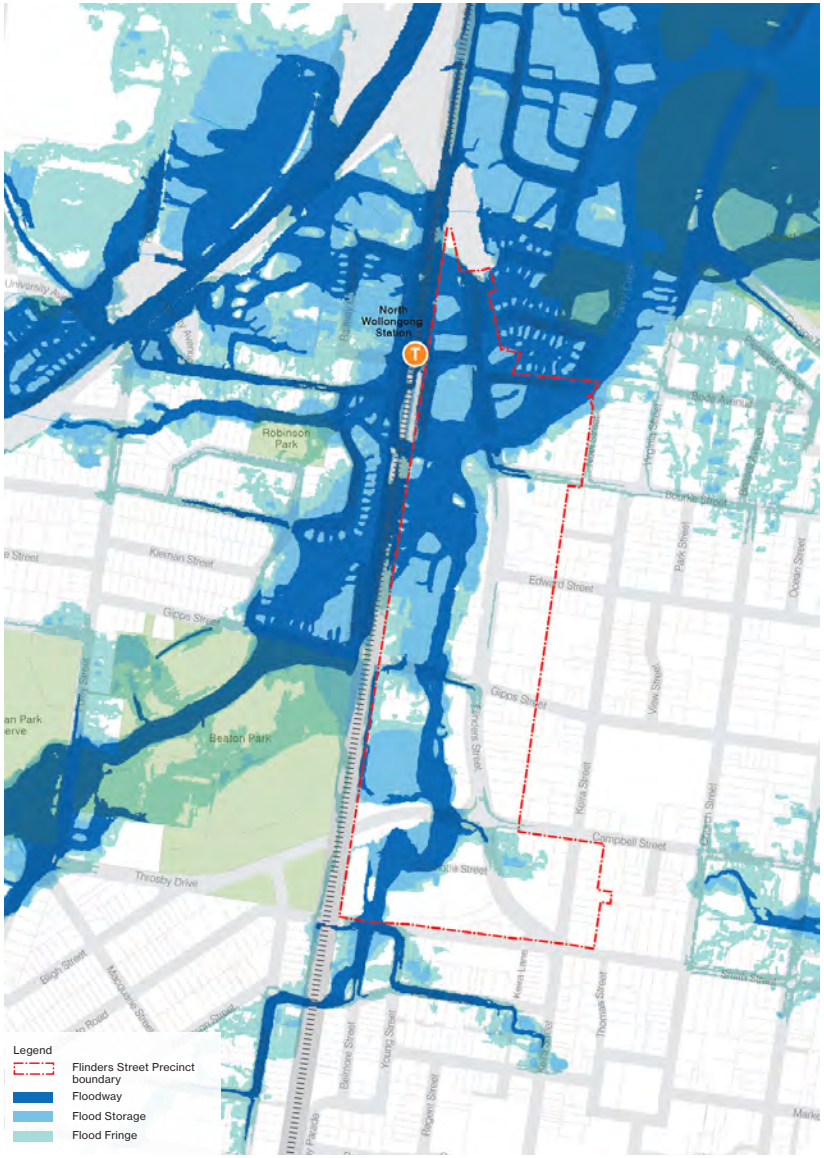


Figure 62. Flood constraints - PMF Functions

Environmental constraints

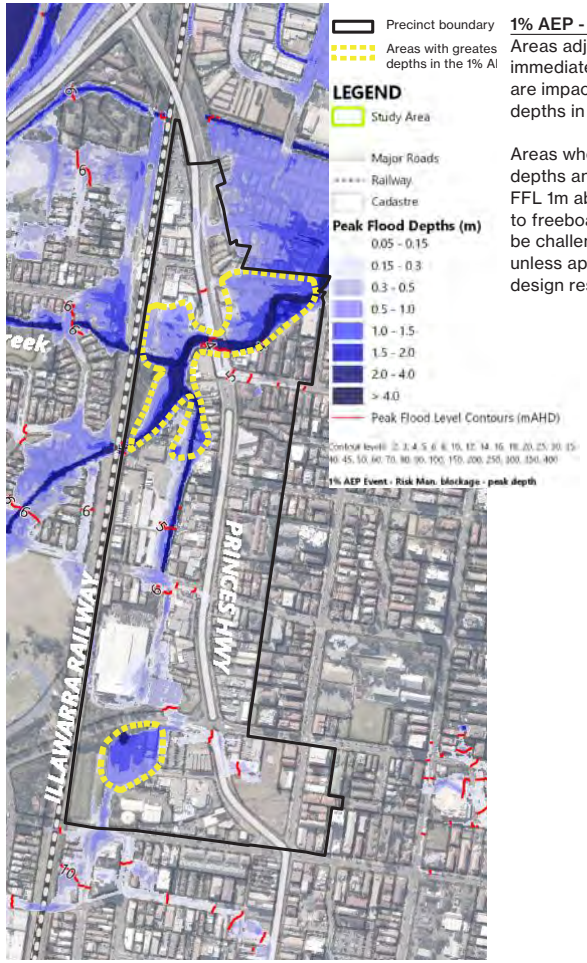


Figure 63. 1% AEP flood depths
(extract Fairy and Cabbage Tree Creeks - Floodplain Risk Management Study & Plan, Advisian 2024)

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.

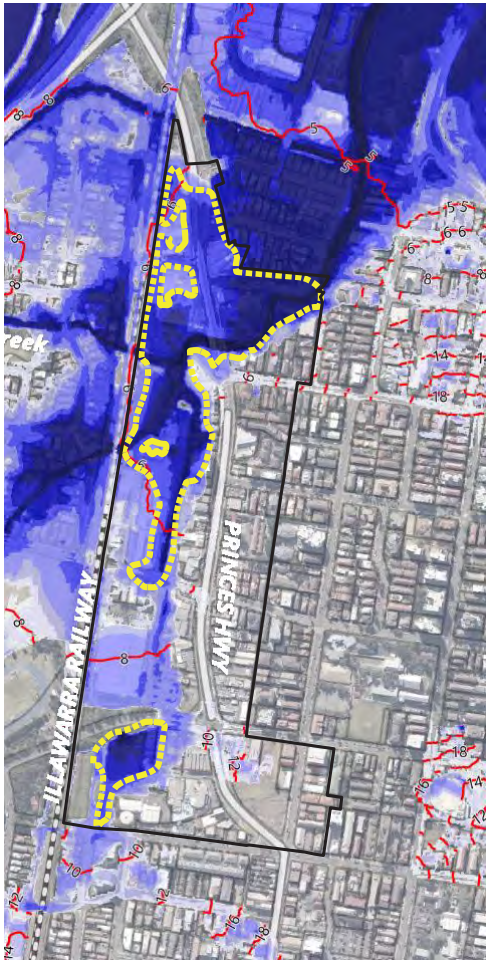


Figure 64. PMF flood depths
(extract Fairy and Cabbage Tree Creeks - Floodplain Risk Management Study & Plan, Advisian 2024)

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.

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


Fairy Creek traverses through the Flinders Street Precinct
Flinders Street Precinct Wollongong City Council

A.8 Topography and views

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.

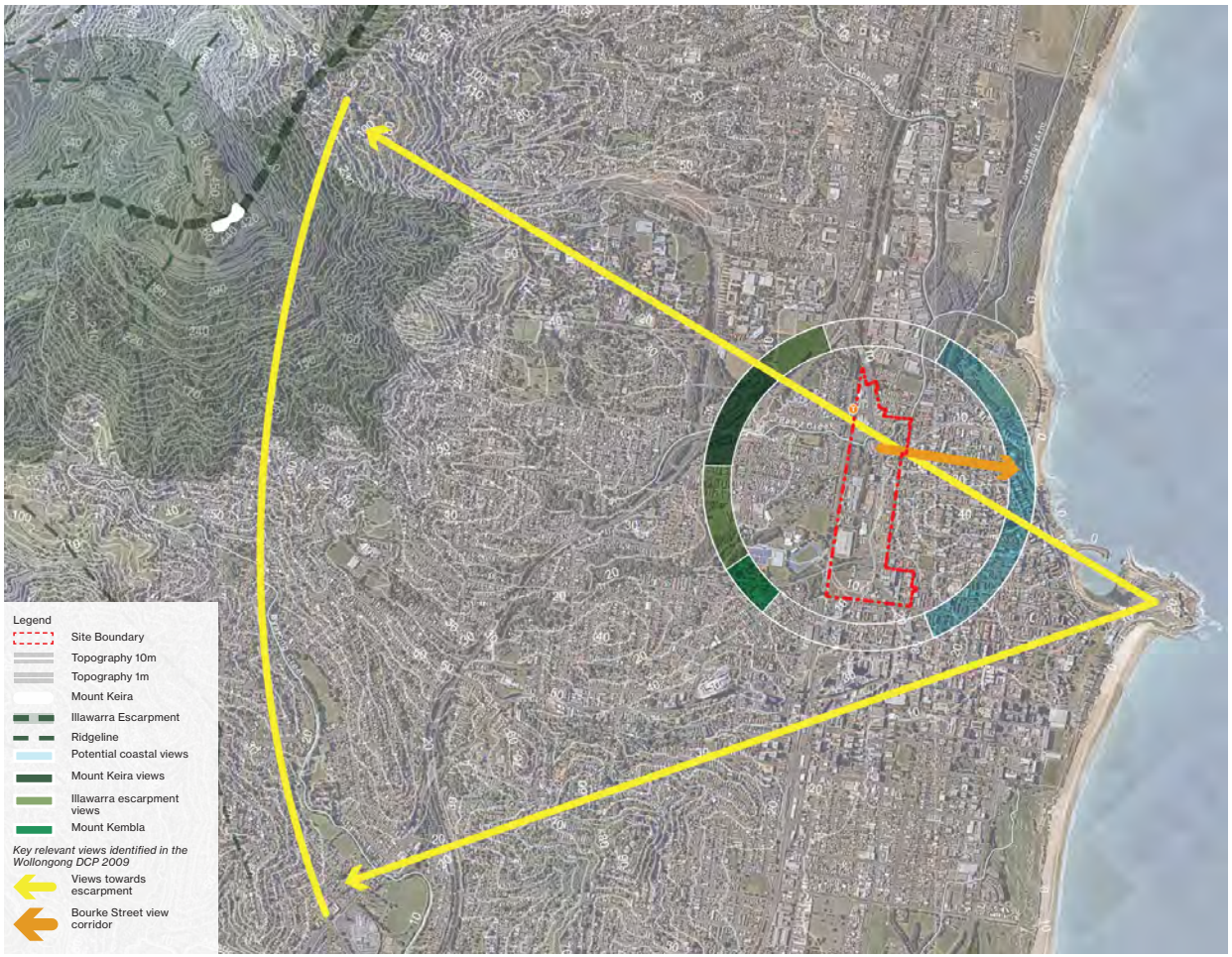
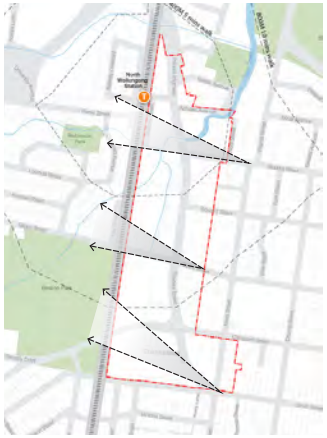


Figure 66. Topography and existing identified views (WDCP 2009 Chapter D13)

Topography and views

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)

Topography and views

View from intersection of Flinders/Smith/Keira Street looking west towards Mount Keira



Figure 69. Smith Street - Existing view

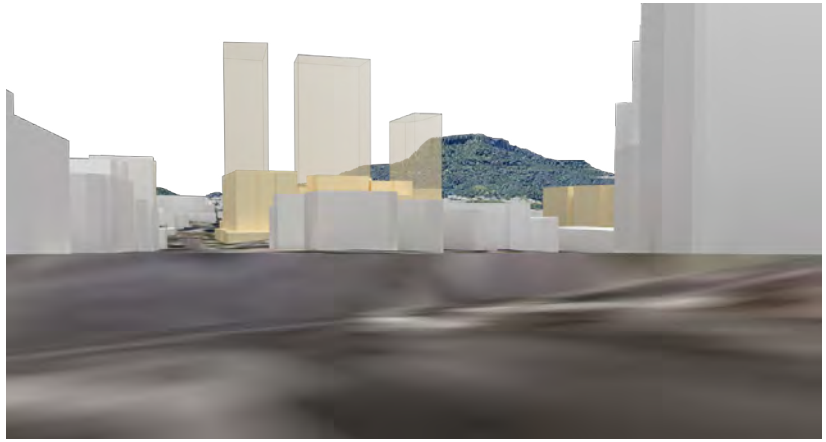


Figure 70. Smith Street - Potential future view (includes DAs/SSDs approved or under assessment, show in yellow)

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)

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.

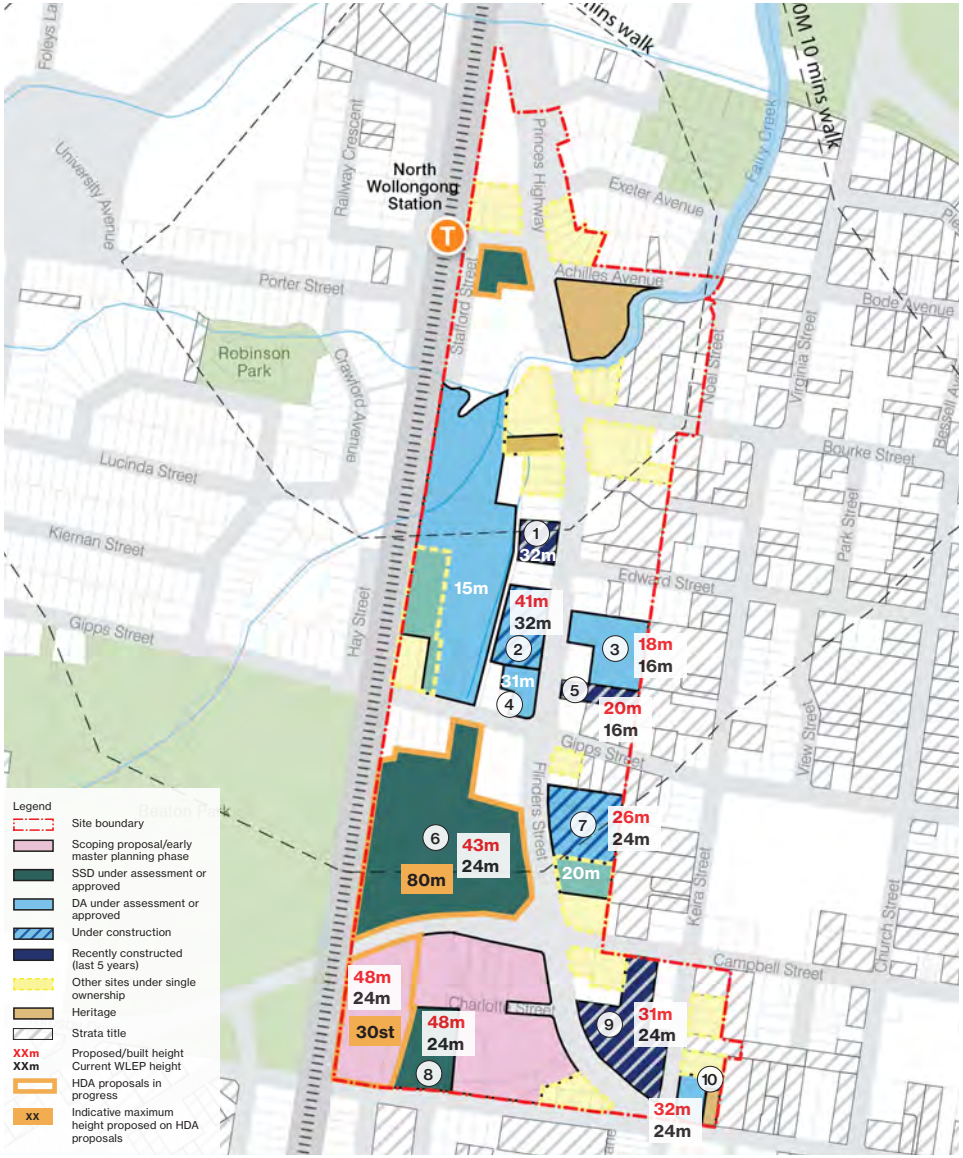


Figure 73. Development context map

Development context



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.

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.

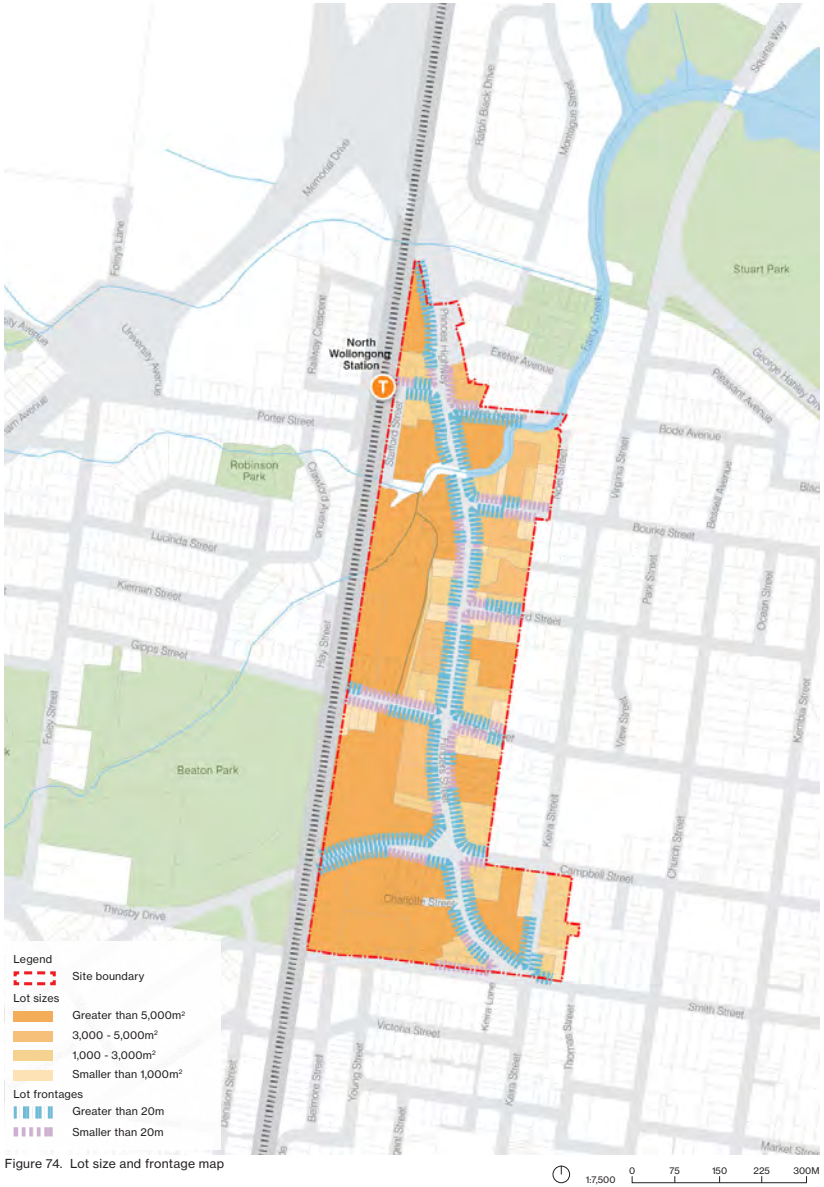


Figure 74. Lot size and frontage map

B

SCENARIO TESTING

B.1 Built form parameters

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

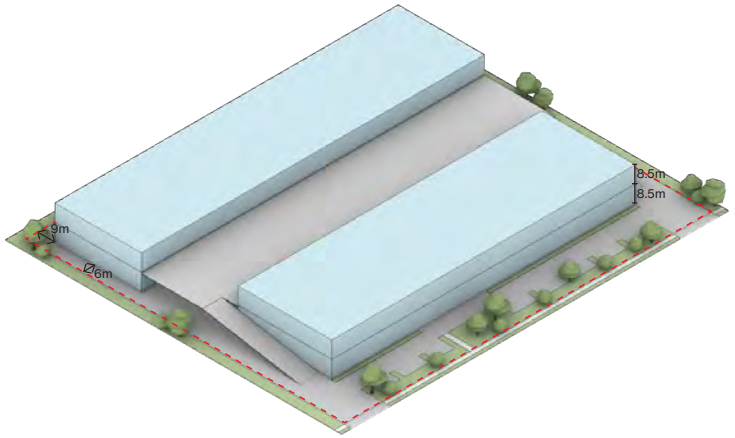


Figure 75. Typical warehouse typology

<u>Warehouse typology</u>
- 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.

Built form parameters

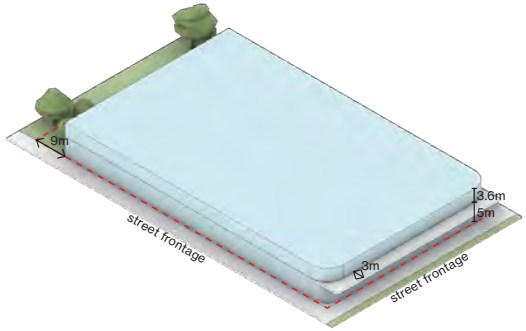


Figure 76. Typical commercial typology

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.

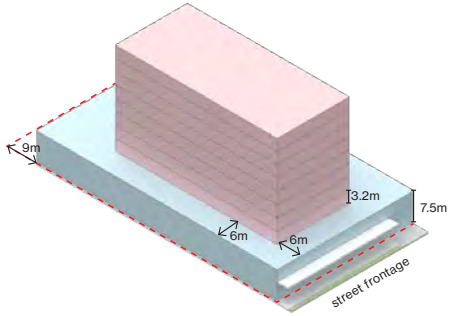


Figure 77. Typical shop top/mixed use typology

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.

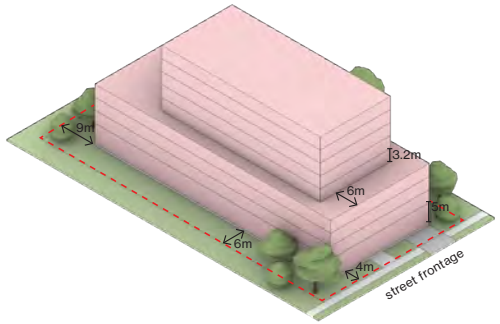


Figure 78. Typical residential typology

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.

B.2 Approach to scenario testing

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.

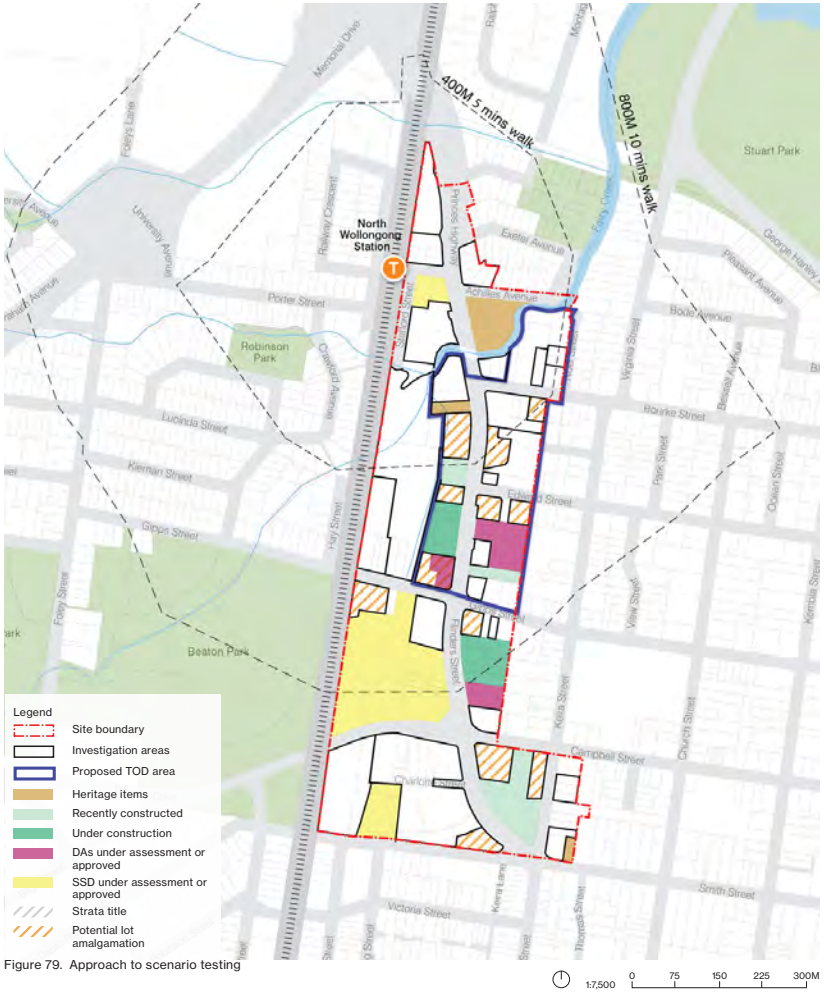


Figure 79. Approach to scenario testing

B.3 Overview of scenarios

Scenario 1 - Base case under current controls

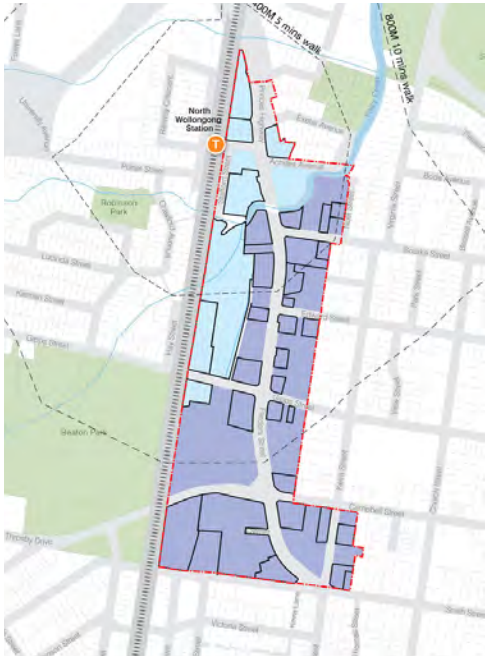


Figure 80. Scenario 1 - Base case approach

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.

Scenario 2 - Proposed controls

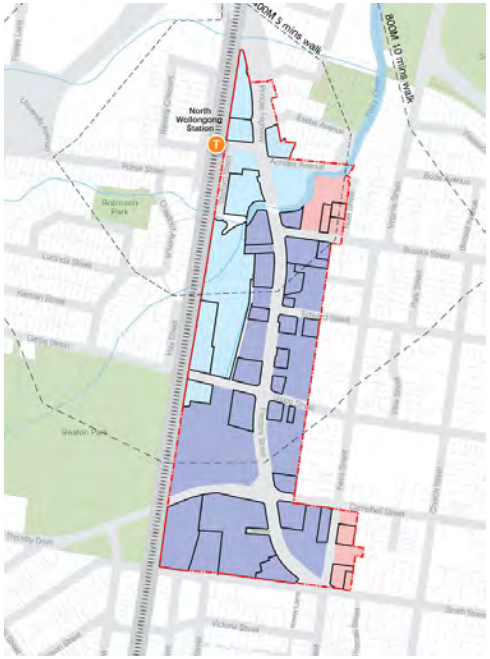


Figure 81. Scenario 2 - Proposed controls approach

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.

B.4 Scenario 1

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.

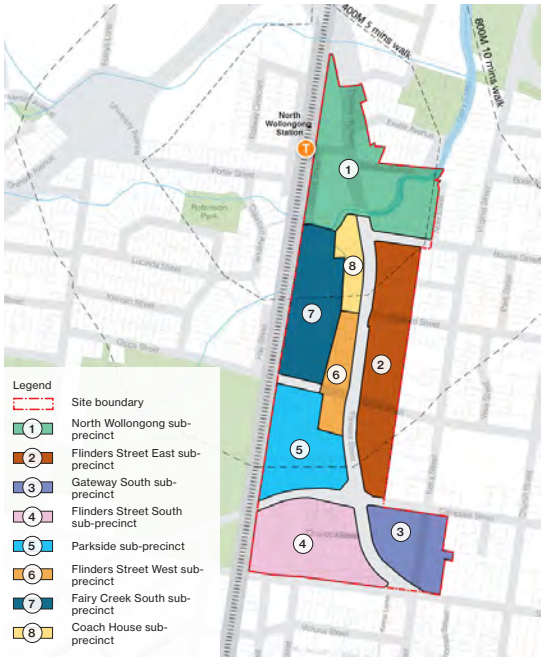


Figure 82. Sub-precincts key plan

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.

Scenario 1



Figure 83. Scenario 1 - Built form testing

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

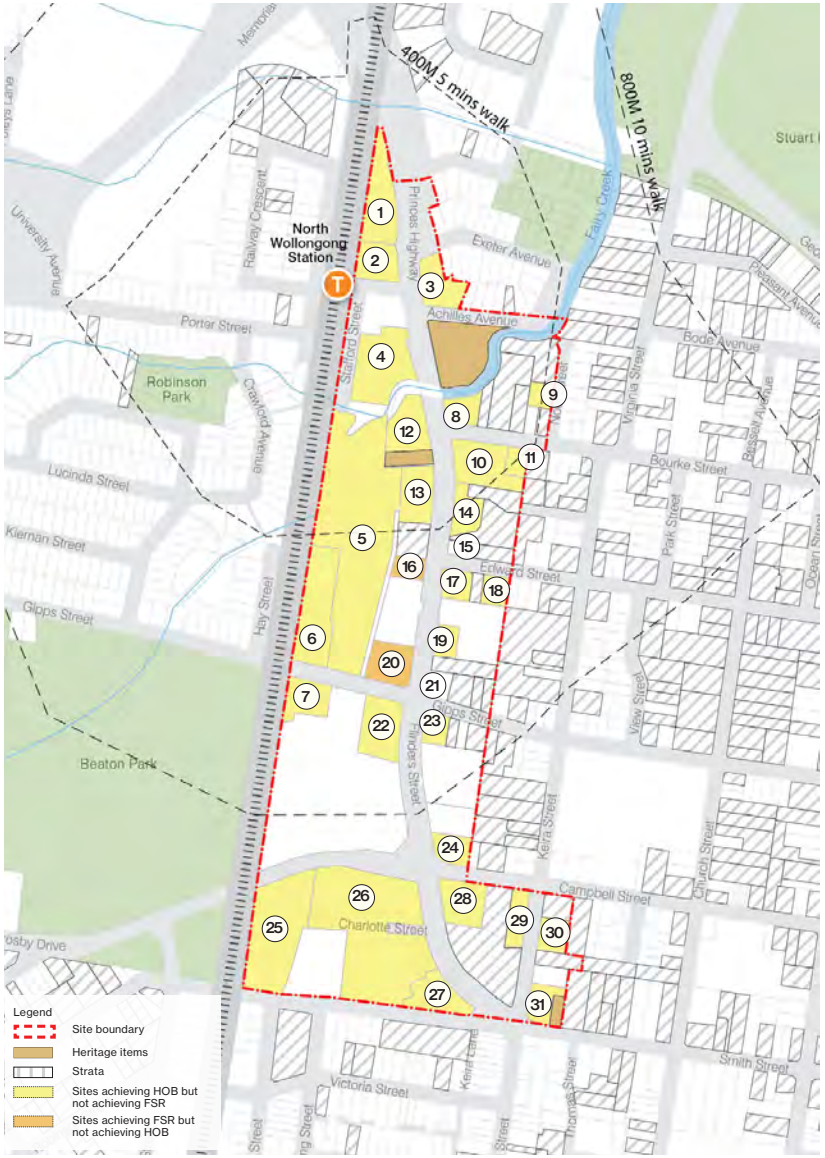


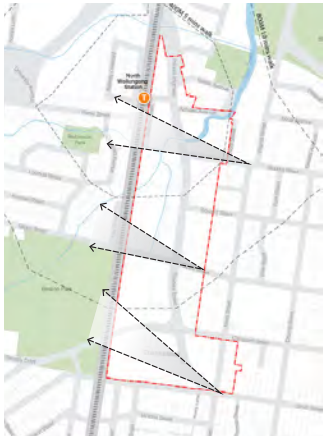
Figure 84. Scenario 1 - Key plan

Scenario 1

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

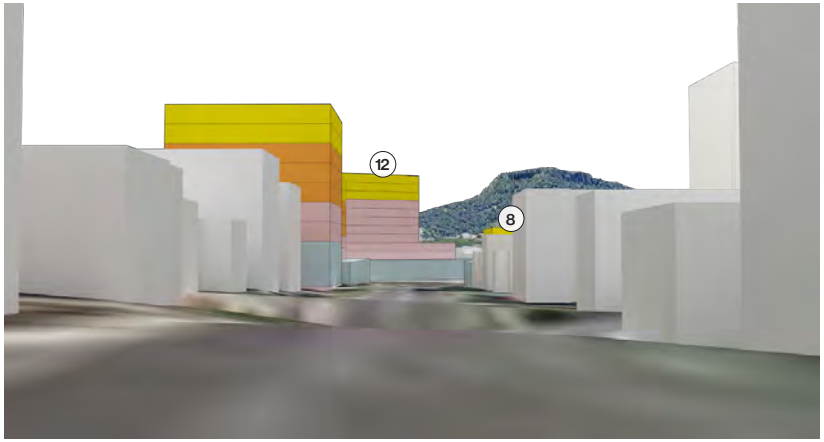


Figure 87. Scenario 1 - Bourke Street view

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

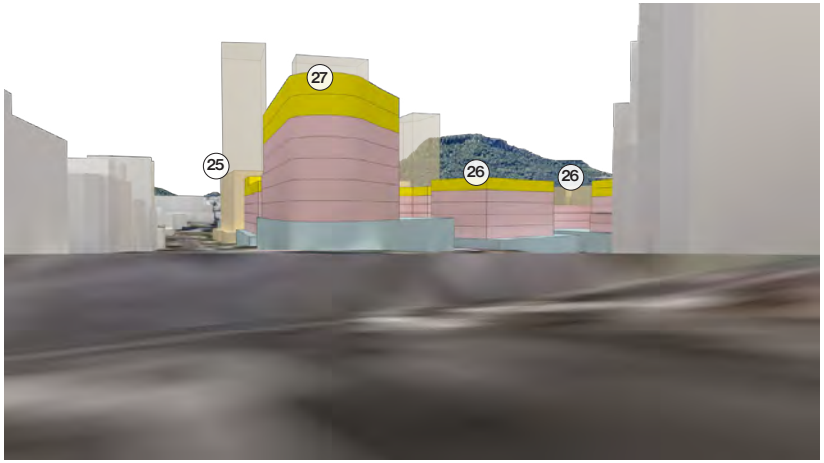


Figure 88. Scenario 1 - Smith Street view

B.5 Scenario 2

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	●	●	●	●

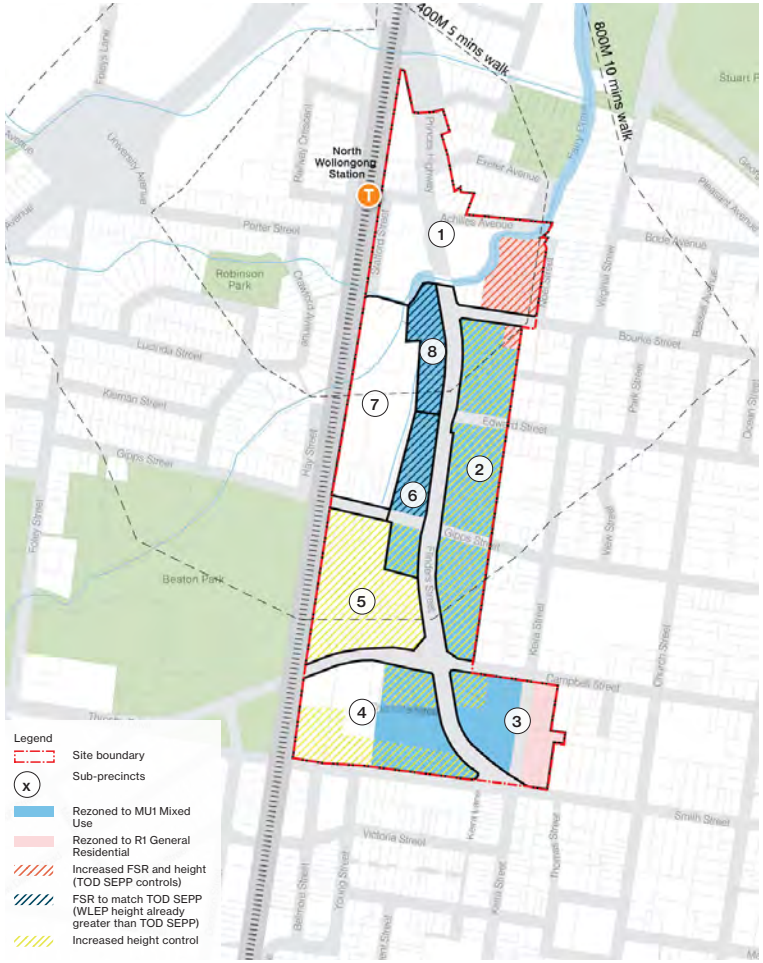


Figure 89. Scenario 2 - Overview of recommendations

Scenario 2

Scenario 2 (proposed)



Figure 90. Scenario 2 (proposed) - built form testing

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

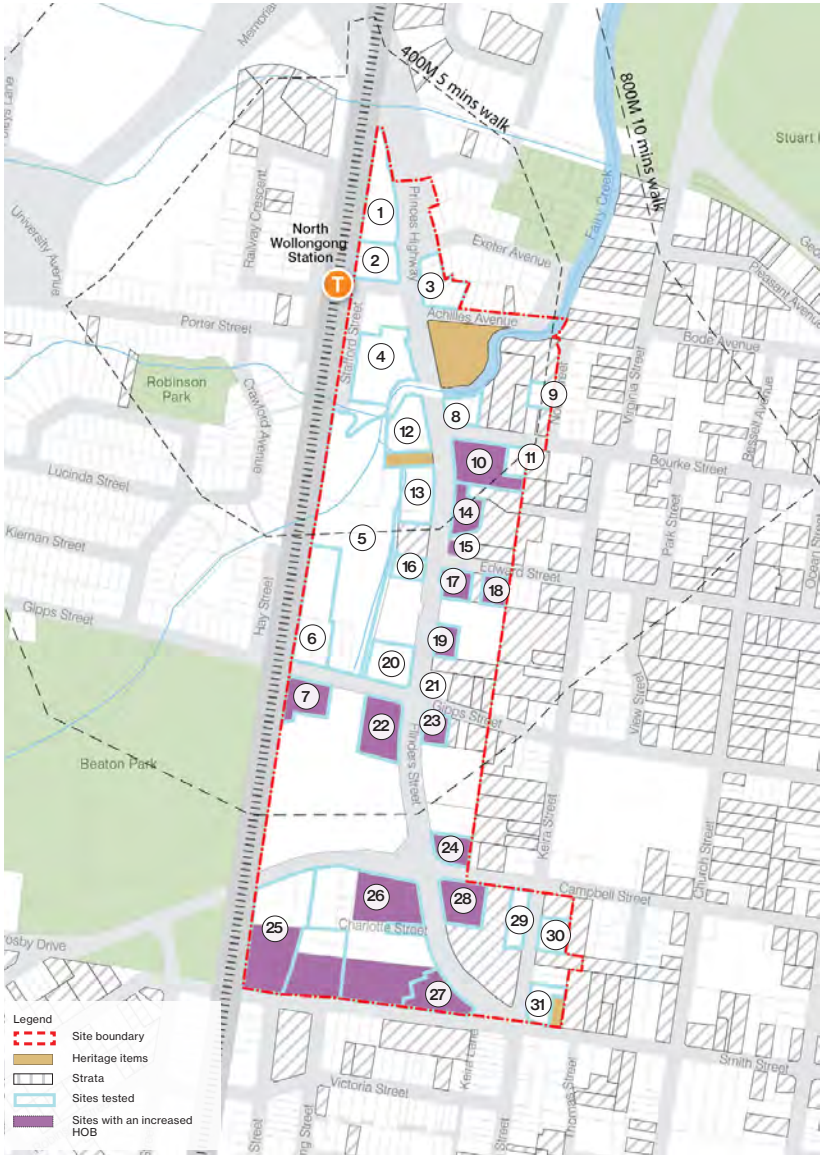


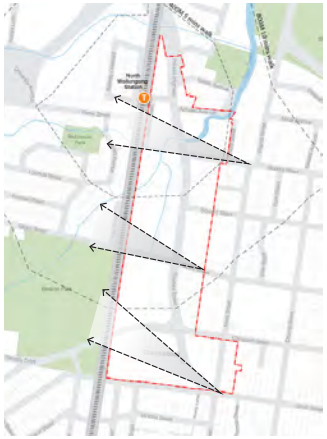
Figure 92. Scenario 2 - Key plan

Scenario 2

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

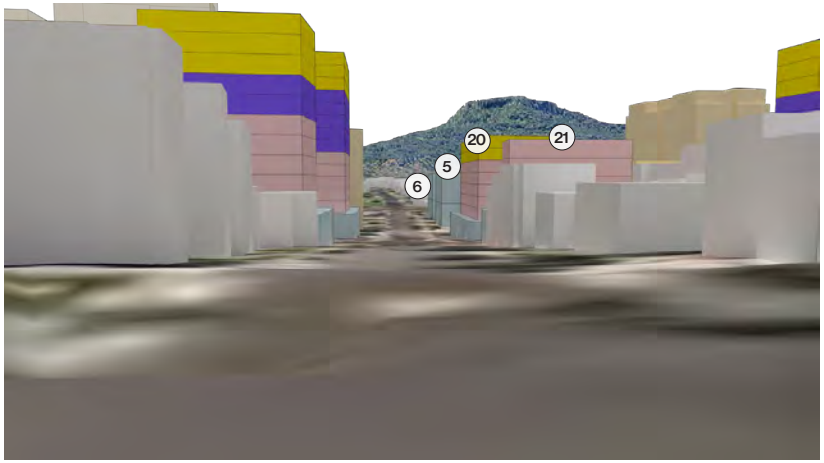


Figure 93. Scenario 2 - Gipps Street view

View from intersection of Flinders/Smith/Keira Street looking west towards Mount Keira

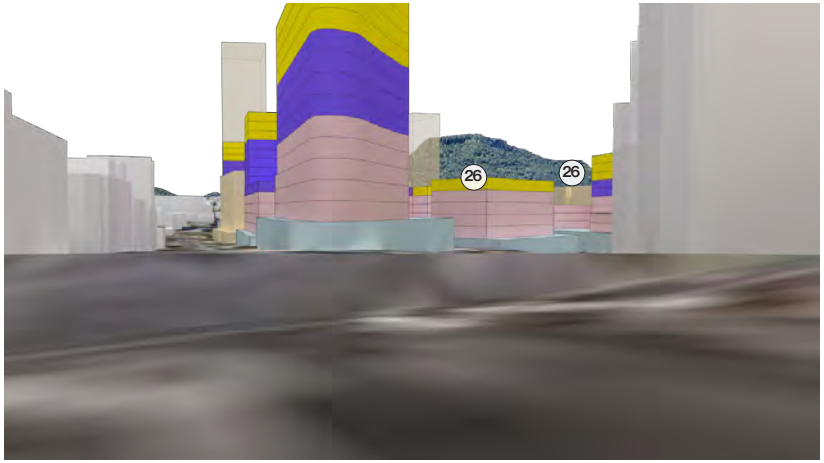


Figure 95. Scenario 2 - Smith Street view

Scenario 2



Key plan - view locations

View from Flinders Street near Throsby Drive looking north

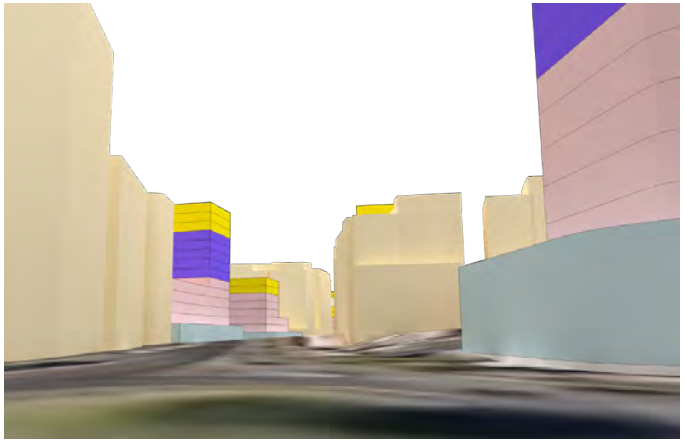


Figure 96. Scenario 2 - View form Flinders Street near Throsby Drive

View from Gipps Street looking east

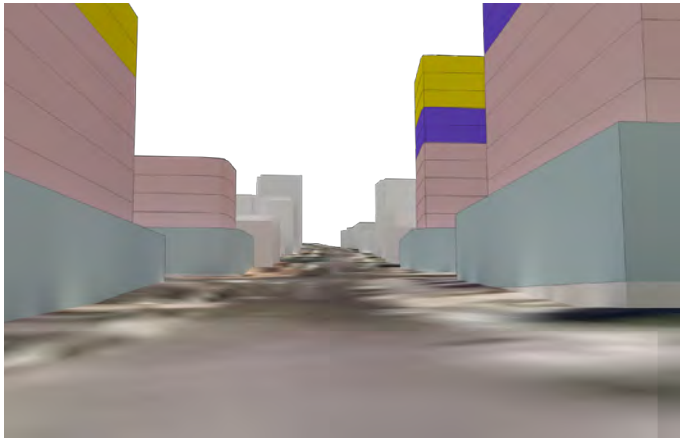


Figure 97. Scenario 2 - View from Gipps Street

View from Flinders Street near Bourke Street looking south

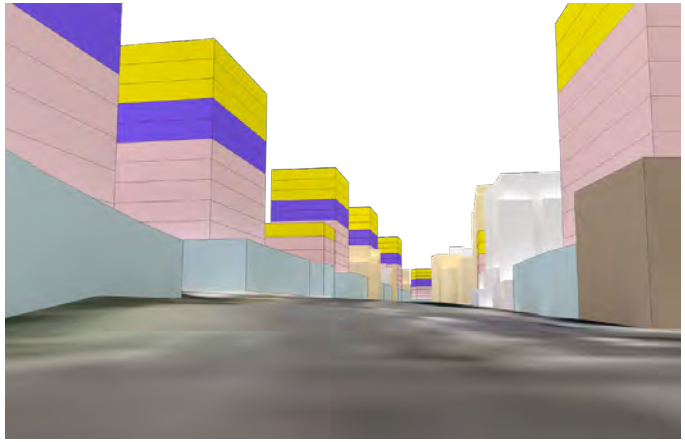


Figure 98. Scenario 2 - View from Flinders Street near Bourke Street

View from Smith Street looking west

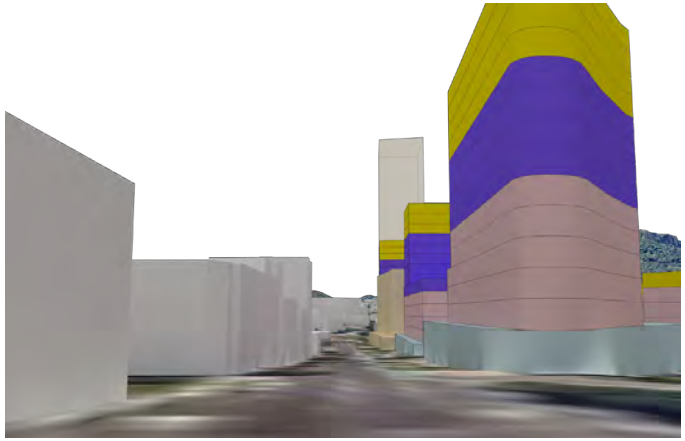


Figure 99. Scenario 2 - View from Smith Street

Scenario 2

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

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Flinders Street Precinct Wollongong City Council

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#	Submitter	Submission Summary	Action	Council Comment
Government & Agencies				
1	Department of Climate Change, Energy, the Environment and Water (DEECCW) – Heritage NSW	Outlines support for the inclusion of several positive Aboriginal cultural heritage initiatives in the UDF whilst noting this does not preclude the potential need for further Aboriginal cultural heritage assessment and consultation with the Aboriginal community on any future development applications. The submission also outlines a review of the UDF has been undertaken in terms of State and Local heritage and confirms items outlined in the UDF are a correct reflection of heritage records.	No change	Comment noted.
2	Illawarra Shoalhaven Local Health District (ISLHD)	ISLHD submission outlines their commitment to improving the health and wellbeing of communities extending into supporting the creation of healthy built environments. The submission outlines their support for a number of the place principles in the UDF particularly relating to liveability. A number of detailed recommendations have also been submitted for consideration as follows: <u>Affordable Housing</u> • *Set an affordable housing target of 15% for the Flinders St Precinct.* • *Disperse social affordability housing units amongst the developments and not clustered to one precinct or stage of the development.* • *Ensure that the design of buildings and the overall developments are family and child friendly and best practice by incorporating recommendations from the Healthy Higher*	No change	General comments on Framework noted. <u>Affordable Housing</u> Section 2.3 Position Statement number 1 outlines that adapting zoning and heights will enable certain areas within the precinct to increase housing provision including affordable housing. However, bonus incentives to deliver affordable housing at rates up to 15% are provided for in the Chapter 2 Infill Affordable Housing in the SEPP Housing 2021. Other affordable housing requirements are determined at the development assessment stage and in conjunction with community housing providers.

#	Submitter	Submission Summary	Action	Council Comment
		Density Living for Families with Children An Advocacy, Planning and Design Guide.[i] • *Prioritise long-term rental and live-in home ownership by preventing/restricting short-term rentals.* • *To reflect demand, increase the number of studio and one-bedroom apartments, to accompany two-to-four-bedroom apartments.* <u>Active Transport</u> • *Provide a separated on road cycle way along the length of Flinders St between Ajax Avenue and Smith Street.* • *Create an additional East-West crossing of the railway corridor.* • *All-way pedestrian phase signalised crossings should be used, similar to that at the corner of Crown St and Keira St.* • *Provide secure end of trip bike parking in basement car parking areas in all medium and high-density developments.* <u>Commercial/retail uses within the precinct</u> • *Prevent chain fast food premises, including 24-hour drive throughs.* • *Restrict tobacconists and takeaway alcohol outlets.*		<u>Active Transport</u> The UDF includes actions to continuing advocating for funding for improved active transport permeability east-west across the railway corridor, and for bike riding north-south along the railway corridor. The Framework includes key opportunities to continue collaborations with TfNSW to determine the future function of Flinders Street. This will determine what public and active transport options are available for the Flinders Street Road corridor to improve traffic flows, pedestrian safety and options for active transport. Section 1.7 (Key opportunities) have been updated to include specifically reference the need to prioritise safety improvements to the roundabout at Flinders and Throsby Drive. Advocacy to TfNSW regarding upgrades to this roundabout remain an important element of ongoing discussions. The Framework has been updated to acknowledge recently adopted strategies which include actions related to the Flinders Street Precinct including the CCMPP. <u>Commercial/retail uses within the precinct</u> Permitted land uses are determine in relation to zoning. There are no recommendations to prohibit specific land uses in the Framework.
3	Homes NSW	Homes NSW owns properties at Flinders and Bourke Streets and supports the proposed rezoning from E3 to	No change	Comments noted regarding support for rezoning and alignment with existing uses in vicinity.

#	Submitter	Submission Summary	Action	Council Comment
		MU1 and increased building height as this allows flexibility for redevelopment and aligns better with existing uses. However, Homes NSW had requested flexibility, as a Crown Authority, to allow development of a residential flat building rather than shop top housing at the Flinders St property as a result of the active street frontages proposed. Home NSW notes that a residential flat building remains permissible in the proposed MU1 zone and betters aligns with their statutory obligations to maximise opportunities for affordable housing.		Active frontage controls have already been applied to the subject site by DPHI via Transport Oriented Development (TOD) amendments to the Wollongong LEP introduced on 31 October 2025.
4	Smith's Hill High School	Concerns regarding pedestrian safety for students and broader community raised in relation to the roundabout at the corner of Campbell and Keira Streets. Calls for signalised crossing infrastructure upgrades to be carried out consistent with the outcomes presented in the UDF.	No change	This roundabout is located adjoining the eastern boundary of the Flinders Street precinct. The Wollongong City Centre Movement and Place Plan (Page 32 Figure 34) identifies this roundabout for 'enhanced pedestrian priority intersection'.
Organisations and Community Groups				
5	Housing Trust	Supportive of the UDF's recognition of the need to enable increased housing provision, including affordable housing in close proximity to transport employment and services. Notes the need for more affordable rental homes for very low to moderate income households in rental stress. Also identifies alignment with other planning policies such as the infill affordable housing bonuses and TOD controls within the precinct. Identifies alignment of the UDF with the Wollongong Housing Strategy 2023 to transition parts of the E3 Productivity Support zone to mixed use or residential zoning. Requests that the Strategy's targets for affordable rental housing contributions be embedded in future planning proposals for the precinct.	No change	Comments noted.

#	Submitter	Submission Summary	Action	Council Comment
		Overall, the Housing Trust supports the direction of the Flinders Street UDF and its focus on enabling affordable housing in a mixed-use format, balanced against maintaining strong connection to country and smart sustainable design to support future needs and challenges including precinct constraints.		
6	Healthy Cities Australia (Illawarra)	Active Transport The increase in population and activity envisaged for the precinct along with current levels of car dependency run the risk of making the centre of Wollongong dysfunctional. New and improved active transport needs to be included for the precinct. Current active transport infrastructure has not led to a significant change in behaviour which demonstrates that more needs to be done. This implies that improved active transport infrastructure and amenity which goes beyond prior approaches is required. This should be in the form of separated pedestrian and cycling facilities. With the increase in population living east and west of Flinders Street demand for short trips will increase significantly to access schools, beaches, Beaton Park, Wisemans Park and Gwynneville shops. Maintaining Flinders Street as a four-lane road will continue to make east-west pedestrian movement difficult. Flinders Street between Bourke and Smith Streets should be reduced to two traffic lanes allowing the outer lanes to be dedicated as shared bike/bus lanes allowing improvements to both public transport and active transport. The roundabout at the junction of Flinders and Campbell streets needs to be updated to meet current NSW Design of Roads guidelines to improve pedestrian safety and amenity.	Framework updated	Active Transport The provision of active transport infrastructure remains a key element in future plans for the Flinders Street precinct. TfNSW are the responsible agency for care and maintenance of the classified roads of Flinders Street, Bourke Street and Throsby Drive. As such, Council continues to discuss and advocate with TfNSW for upgrades to both active and public transport infrastructure throughout the precinct. To reinforce the importance of this infrastructure and advocacy the Framework has been amended to include clearer position statements and key opportunities along with specific actions from the recently adopted CCMMP and Wollongong Transport Strategy 2025. The Framework and these other adopted strategies also reference the need for improved pedestrian permeability throughout the precinct, east-west shared pathway across the railway corridor in the vicinity of Gipps Street and actions to investigate use of the railway corridor for active transport pathways. Climate Change Adaptation Comments in relation to urban heat and rainwater capture and absorption are noted. Framework details which address public works for Flinders Street as a boulevard have been amended to better indicate opportunities for landscaping and trees within the road corridor. Council has also recently updated Chapter E15

#	Submitter	Submission Summary	Action	Council Comment
		Walking and cycling across the South Coast Railway line needs to be improved with the establishment of an active transport crossing at the former Gipps Street level crossing, Throsby Drive to have a shared pedestrian/cycle lane on the north side between Denison and Flinders Streets with three vehicle lanes, and establishment of a modal filter at the corner of Smith and Belmore Streets. Climate Change Adaption To be climate responsive and mitigate urban heat island effects permeable surfaces and shading is to be maximised for the precinct. It is acknowledged that the current draft UDF does recognise the latter, but more can be done to increase areas capable of absorbing rainwater. The UDF should encourage transformation of the land surface to allow for more permeable surfaces and more rainfall runoff to be directed into the soil and other forms of detention. Green Space There is an opportunity to include public open space by installing a modal filter at the corner of Belmore and Smith streets. This would improve pedestrian and cycling safety and act to improve traffic flows. Another green space could be created in the area surrounding the riparians corridor east of the railway line in the vicinity of Edward and Bourke streets. This would also link with existing green spaces to the west of the railway line at Beaton Park in conjunction with east-west links at Gipps Street crossing. Sub-precinct Comments		Water Sensitive Urban Design of WDCP 2009 which addresses the treatment of water across a variety of development types including residential flat buildings and shop top housing development likely to continue being constructed throughout the precinct. Green Space The Framework identifies three different key sites to include open space for residents in the area in conjunction with off-street pedestrian through site links. Actions to investigate opportunities for modal filters have also been included in the Framework. Sub-precinct comments Comments in relation to the sub-precincts is noted. Throsby Drive now has a shared pathway on the southern side of Throsby Drive either side of the bridge to improve east-west permeability. East-west shared crossing is included in the Framework along with advocating for improvements to the roundabout in accordance with relevant design guidelines.

#	Submitter	Submission Summary	Action	Council Comment
		General support outlined for Flinders Street East, Gateway South, Flinders Street West, Fairy Creek South and Coach House sub-precincts. North Wollongong: Design guidance and planning controls supported noting that pedestrian amenity needs to be improved with a raised pedestrian crossing across Stafford Street. Flinders Street South: Design guidance and planning controls supported. Pedestrian link between Smith and Charlotte streets supported. Installation of a modal filter at corner of Belmore and Smith should be included. Parkside: Design guidance and planning controls supported. Pedestrian through site links supported. Throsby drive shared pedestrian/cycle lane which was part of original design should be re-instated. All options should be explored for a pedestrian/cycleway across rail line at Gipps Street including automated level crossing controls. Roundabout at corner of Flinders Street and Throsby Drive should be upgraded in accordance with NSW Design of Roads and Streets Manual.		
7	Illawarra Bicycle Users Group (IBUG)	<u>East-West Active Transport Connection at Gipps Street</u> The draft recognises the key issue that the South Coast railway line acts as a physical barrier dividing the city with Throsby Drive being the only crossing within the precinct. This creates poor connectivity and severely limits safe and convenient access for pedestrians and cyclists. The closing of the Gipps Street at grade level crossing has removed a direct logical east-west link across the railway line to Beaton Park precinct and residential areas beyond. <u>Safety and Network Benefits</u>	Framework updated	<u>East-West Active Transport Connection at Gipps Street</u> The east-west link identified in the vicinity of Gipps Street remains a key consideration of the Framework. This has been reinforced with its inclusion also now being identified in the Structure Plan (pg. 23) and within the figure of Section 3.6 (Connections and open space) to outline the need to specifically advocate to TfNSW for the establishment of this link. <u>Safety and Network Benefits</u> The Framework outlines various active transport opportunities and road corridor upgrades required.

#	Submitter	Submission Summary	Action	Council Comment
		The current state of the road reserve discourages walking and cycling within the precinct. The absence of safe and direct connections forces short local trips into car journeys. A new Gipps Street active transport crossing would improve safety, provide continuity with shared pathways on the western side of the railway line and provide improved access to facilities and infrastructure without crossing busy vehicle routes. The roundabout at the intersection of Throsby Drive and Flinders Street presents serious safety hazards for cyclists and pedestrians. The roundabout should be redesigned to cater for active transport users and raised pedestrian crossings to define priority and improve visibility. <u>Requested Amendments to UDF</u> • Explicitly identify a future Gipps street active transport crossing as a key project and priority connections. • Include a concept design investigation for a shared path bridge or underpass in the final Framework. • Incorporate the Gipps Street link within the Active Transport Network Plan for the precinct. • Ensure that any east-west shared path investigations are coordinated with TfNSW to secure funding opportunities through state active transport programs.		Council continues to discuss and advocate with TfNSW on these matters. <u>Requested Amendments to UDF</u> Identification for the east-west Gipps Street link has been enhanced in the Framework. Matters relating to design, identification and funding remain part of discussions Council continue to have with NSW Government.
8	Neighbourhood Forum 5	Meeting minutes of 3 December 2025 noted the following: ***Flinders St Precinct*** *It was agreed that*	Framework updated	Amendments to the Framework have been undertaken addressing the Flinders Street road corridor, east-west links to Beaton Park and the City Centre, and refinement of view corridors. TOD comments to NSW Government are noted.

#	Submitter	Submission Summary	Action	Council Comment
		1 *Council be advised of general support for the proposal subject to much clearer vision for the entry statement, and the provision of active transport links to Beaton Park and the city centre, and for a reassessment of the practicality of the View Corridors and their impact on the consistency of the urban form.* 2 *the NSW Government be requested to advise how and when the infrastructure needs resulting from their recently announced TOD proposals for 5,300 dwellings will be met.*		
Businesses/Landowner Developers				
9	6 Flinders St, North Wollongong	Consultant submissions on behalf of 6 Flinders St, North Wollongong which includes planning details supported and informed by flooding and legal submissions which have also been reviewed. **Planning** Issues raised in the planning submission are outlined below as follows: <u>1 - Maintain the current zoning and development capacity in areas not suited to intensification due to flood affectation</u> It notes that the Framework recommends current planning controls for the site be maintained because of flood affectation. Figure 21 of the draft classifies the entire subject site with significant flood constraints. E.g. High flood risk, floodway 1% AEP and PMF flood depth. Identifies that a flood letter prepared in support of the planning submission outlines a 'hypothetical' future development including residential and addresses how the draft principles could be addressed. It is reiterated in the	Framework updated.	<u>1 - Maintain the current zoning and development capacity in areas not suited to intensification due to flood affectation</u> Comments provided in relation to flood risk precincts and layers for the subject site and Wollongong CBD are noted including the hypothetical future development discussion including residential uses. Planning recommendations outlined the Framework have been prepared in response to the recently adopted Fairy and Cabbage Tree Creek FRMSP and the Ministerial Planning Direction 4.1 (Flood) which limits residential development in high hazard areas and prevents significant increases to dwelling densities on areas between the flood planning area and probable maximum flood. Matters in relation to flood evacuation and flood free reliable access are also considered in the preparation of these planning recommendations. This approach to flooding remains consistent with other recent planning decisions made for this precinct. The HDA application referenced in the submission at 4-4A Flinders Street has been declared SSD by the Minister on 26 May 2025, following an expression of

#	Submitter	Submission Summary	Action	Council Comment
		planning submission that comparatively most of the Wollongong CBD (not within High Flood Risk Precinct) is Medium Flood Risk. The site immediately to the north of the subject site (4-4A Flinders Street) under assessment for State Significant Development (SSD) obtains permissibility for residential under schedule 2 – Additional Permitted Uses within WLEP 2009 and is flood affected identical to that of the subject site. The planning submission in conjunction with the flood letter outlines that the subject site has large areas of the site which are not high hazard and could be considered for uplift consistent with the draft UDF criteria. It also recommends residential uses be permitted in areas of the site not designated high flood risk precinct. Previous development consents and subsequent modifications requiring Controlled Activity Approvals under the Water Management Act 2000 have also been issued in the past suggesting flooding was not an issue for the site. 2 - Identify a key site at 6 Flinders Street with the opportunity to provide high quality development activation opportunities through site links and open space Submission outlines that flood advice states that significant areas of the site are outside of the High Flood Risk precinct. The draft Framework does not suggest what high quality outcome is expected for a commercial/retail development based on current planning controls. The site is located within an area where a Transport Oriented Development (TOD) would be appropriate given its proximity to North Wollongong railway station.		interest process, with SEARs then being issued on 11 June 2025. No detailed flood study is carried out at the EOI stage. This development application has not yet been lodged with the DPHI for any form of assessment. All sites within the Flinders Street precinct have been review to in relation to existing site constraints and opportunities including the North Wollongong Sub-precinct. Due to the extent of the flooding in this precinct, it is considered unsuitable for a range of uses and for uplift particularly when considered against the provisions of the Ministerial Directions 4.1 (Flood). It is also noted that an existing height limit of 32m and an FSR of 1.5:1 applies to the site with shop-top housing remaining an additional permitted use via Schedule 1 of Wollongong LEP. There is no proposal to change this existing permitted use or the related development standards in relation to height and FSR. Controlled Activity Approvals issued under the *Water Management Act 2000* do not relate to flooding as these matters are assessed by Council as the Consent Authority. 2 – Identify a key site at 6 Flinders Street with the opportunity to provide high quality development activation opportunities through site links and open space The subject site is not located within the North Wollongong Station Precinct (TOD area). This TOD area was relocated outside of the North Wollongong sub-precinct area due to flood constraints. The identified pedestrian linkage and open space outlines an opportunity for future public access and space to compliment the North Wollongong Station node. Residential uses in the form of Shop top housing remains permitted on the subject site via Schedule 1 of

#	Submitter	Submission Summary	Action	Council Comment
		An area of the site is identified for a pedestrian linkage and open space within the existing car park area. There is no advice as to how the open space and link will be created and maintained. Creation of these public purposes will create conflicts between pedestrians and traffic. It is considered inappropriate to commit the southern parts of the site for these purposes. Intensification for retail and commercial purposes may create further competition to the regional CBD. It would be a more beneficial outcome for the key site to include residential as an appropriate land use. It is recommended that the subject site be rezoned to MU1 to allow additional height and density under WLEP 2009 and the Housing SEPP. Council should consider including the subject site in Schedule 1 of Additional Permitted Use provisions of WLEP 2009 items 32 and 34. The subject site is consistent with the NSW Government TOD and the subject site is ideally suited to achieve these outcomes. <u>3 - Vehicle access to the site from Stafford Street</u> Submission outlines details related to the slip lane access to the subject site granted by the LEC from the classified road. Several tenancies on the subject site insist that this access is to be maintained. The importance of this entry point will become increasingly relevant if further development within the sub-precinct occurs, particularly SSD at 4-4A Flinders Street. This will impact both Flinders Street slipway access and Stafford Street access. The draft is silent of traffic requirements and major considerations should be around public parking. The proposed TOD will create further traffic demand on street parking and congestion around Stafford Street		Wollongong LEP. The subject site is not considered suitable for rezoning or uplift due to the extent of flooding. The subject site is also not considered suitable as a TOD area as evidenced by its relocation by DPHI outside of the North Wollongong sub-precinct. <u>3 - Vehicle access to the site from Stafford Street</u> The Framework does not intend to remove any existing vehicle access points, nor does it have legislative power to revoke any approval issued. Council continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the draft Framework. <u>4 - Figure 19 View Corridor Protection Map indicates that the subject site could impact upon Bourke Street view corridor</u> Figure 19 in Section 3.4 (View protection) and Figure 28 in Section 4.2 (North Wollongong sub-precinct) do identify that the subject site is impacted by the view control maximum height to protect views to Mount Keira. However, due to the higher topography of the vantage point in comparison to the subject site the maximum height limit remains the same as the existing height limit in the Wollongong LEP 2009. Due to the extent of the flooding in this precinct, the subject site is considered unsuitable for a range of uses and for uplift particularly when considered against the provisions of the Ministerial Directions 4.1 (Flood). <u>Recommendations</u>

#	Submitter	Submission Summary	Action	Council Comment
		which demonstrates why access to the subject site from Flinders must be maintained. Traffic access to the site needs to be maintained. 4 - Figure 19 View Corridor Protection Map indicates that the subject site could impact upon Bourke Street view corridor The view corridor protection map may impact the subject site. Any future DA will consider this proposed view corridor. Therefore, there is no reason why the site cannot be considered for additional height. The SSD at 4-4A Flinders Street suggests 38 storeys in close proximity to the subject site which must have been considered for that proposal. Recommendations Rezone site to MU1 – Mixed Use to allow residential development in close proximity to Noeth Wollongong Trains Station. Retaining employment opportunities, support housing within non-high-risk areas. Remove the requirement for site access from Stafford Street only requirement for the site. Allow access from Flinders Street to continue. Remove the suggested open space and pedestrian linkage for the site. Consider need for additional public parking in the precinct and the impacts upon traffic from future development. Allow for additional height and FRS provisions for the subject site applied via the Housing SEPP. **Flooding**		These recommendations from the submission are outlined and address above.

#	Submitter	Submission Summary	Action	Council Comment
		The submission from the planning consultant was supported by a flood submission prepared by a flood Consultant. This letter outlines Qualifications and experience of the Author, understanding of the draft UDF, detailed review of design flood behaviour, and scenario of a future residential development consistent with the planning submission. **Legal** The submission from the planning consultant was supported by a legal submission prepared by law firm. The submission outlines details in relation to the pedestrian pathways and open space areas suggested in the draft UDF, the exclusion of future residential opportunities for the subject site and vehicle access for the site consistent with the planning submission.		
10	8-16 Flinders St North Wollongong 106-110 Gipps St, Wollongong.	No properties should be restricted or limited in its development potential. FSR or height limit should not be reduced, rather increased to cater for housing supply. No decrease in housing supply should occur through planning control changes. View protection will affect both properties. Further analysis is required on the views from Bourke and Gipps Streets looking toward Mount Keira. Images (Figure 24) are not correct. Any sites penalised for maintaining desired views of Mount Keira should be afforded exemptions with relevant standards for height, setbacks to achieve appropriate FSR.	Framework updated	A detailed review of the Flinders Street precinct has been undertaken in terms of constraints and opportunities. Additional analysis and built form testing has also been undertaken in the preparation of the Framework. This has informed the recommendations of the Framework to investigate future planning control changes. No reductions in FSR are proposed as part of this Framework. The TOD amendments to Wollongong LEP have provided an increase in FSR for the Flinders Street site. All three view corridors have been retested and reviewed based on feedback. The Bourke Street vantage point has been relocated to the south-eastern footpath corner at the traffic lights and the view shed updated. This Bourke Street view remains an important view to retain as it is a key movement corridor for pedestrians, cyclists and vehicles exiting Wollongong. Consequently, a northern

#	Submitter	Submission Summary	Action	Council Comment
				portion of the Flinders St site will have a reduced view control maximum height of 15m to maintain this key view. The view corridor review for Gipps Street has relocated the vantage point to the south-eastern corner of Keira and Gipps Street at the school pedestrian crossing. This adjustment has not resulted in any change to the existing LEP height limit of 32m. Exemptions to LEP development standards such as maximum building heights and FSR is not supported.
11	6 and 42 Flinders Street	Consultant on behalf of landowners at following properties. **6 Flinders St, North Wollongong** Concerns raised by the consultant as part of the submission are: Objection to the location of open space and pedestrian link on key site is not supported without further consultation. Not supportive of any restrictions or easements on private property. Inconsistency between Council flood position and State Government HDA. Development controls should be updated to allow for: o Residential uplift o Mixed use outcomes o Transit oriented density. Height limit of 32m appears arbitrary and unsupported. Evidence based assessment required. Any assessment should be disclosed. Views to Mt Keira are acknowledged but no evidence provided to suggest higher buildings could not be established and still respect views.	Framework updated	**6 Flinders St, North Wollongong** Preliminary analysis work undertaken as part of the Framework development identified the lack of any public open space and acknowledges access to public open space outside of the precinct is limited due to distance and access constraints. Consequently, the Framework has specifically identified the provision of new publicly accessible open space as a priority as reflected in the key opportunities and position statements. This has resulted in the identification of three key sites that can provide an opportunity for both high-quality development outcomes (shop-top housing) as well as the provision of associated through site links and open space. This will support nearby ground floor retail uses consistent with permitted shop-top housing uses outlined in Wollongong LEP 2009 as additional permitted uses. For clarity, the Framework has been updated to outline that these areas identified should be ‘publicly accessible open spaces’ in support of ground floor retail opportunities in key locations which are associated with through site links. The HDA application referenced in the submission at 4-4A Flinders Street has been declared SSD by the Minister on 26 May 2025, following an expression of interest process, with SEARs then being issued on 11 June 2025. No detailed flood study is carried out at the

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		Activation controls supported; however, these controls should be reflective of highest and best land use available which is likely shop top housing. UDF fails to address chronic shortage of parking around North Wollongong Station. o Car parking above minimum requirements to be exempt from GFA/FSR. o Facilitate commuter parking supply without yield penalties. o Utilise Station, Stafford Streets and public land to increase public parking. **42/46 Flinders Street, Wollongong** Height limit of 32m requires proper justification along with proposed view corridor. Housing SEPP already allows a 30% height bonus meaning taller forms are possible. If this analysis has been undertaken to suggest the height cap this should be disclosed for transparency and scrutiny. Mount Keira views are acknowledged however there is no evidence provided to suggest that a higher building could not be established and still respect these views. Rezoning to MU1 and street activation controls supported. The UDF must ensure consistency with approved development consent and not retrospectively reduce development capacity or approved built form parameters.		EOI stage. This development application has not yet been lodged with the DPHI for any form of assessment. All sites within the Flinders Street precinct have been review to in relation to existing site constraints and opportunities including the North Wollongong Sub-precinct. Due to the extent of the flooding in this precinct, it is considered unsuitable for a range of uses and for uplift particularly when considered against the provisions of the Ministerial Directions 4.1 (Flood). It is also noted that an existing height limit of 32m and an FSR of 1.5:1 applies to the site with shop-top housing remaining an additional permitted use via Schedule 1 of Wollongong LEP. There is no proposal to change this existing permitted use or the related development standards in relation to height and FSR. In relation to car parking delivery and rates Council continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the draft Framework. Additionally, the Wollongong Development Control Plan 2009 – Chapter E3 (Car Parking, Access, Servicing / Loading Facilities and Traffic Management) has recently been reviewed and updated in June 2025. This review includes analysis of parking rates for residential development and is considered appropriate. The need for further analysis of parking rates is not considered necessary at this time. **42/46 Flinders Street, Wollongong** The height limit remains 32m as per Wollongong LEP 2009. There is no proposal to amend this existing height limit. It is also noted that the view control maximum height is also 32m consistent with the LEP. This has been confirmed in the further testing and analysis

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				conducted after exhibition. Consequently, no reduction in development capacity would result. It is also noted that the introduction of TOD amendments by DPHI have increased the available FSR for the site to 2.5:1. Recommended rezoning comments noted.
12	4-4A Flinders St, North Wollongong and 120-122 Smith Street, Wollongong.	Planning consultant on behalf of a Developer provided a submission for two (2) separate development sites within the precinct. The submission outlines details and recommendations relating to landholdings, status of applications, treatment of flood prone land, view protections, building controls and redevelopment of identified sites. Key points from each of these areas are outlined below: Both the Smith and Flinders street sites have been declared as SSD applications as part of the NSW State Governments HDA pathway. The proposed UDF structure plan is generally supported in-principle and provides a positive structure as to how the precinct would grow. However, a number of recommendations have been made to further strengthen the Framework. <u>Flooding</u> Submission states that the draft Framework considers access and evacuation challenges, however, fails to also consider opportunities to manage flooding impacts where large, consolidated sites can provide solutions to these challenges. The draft UDF also takes a black and white approach to flooding in the local planning directions effectively removing consideration of flood prone sites from uplift as a gateway matter instead of taking the time to analyse sites on an individual basis and consider design solutions to manage and mitigate flooding.	Framework updated	General comments on Framework noted. <u>Flooding</u> Flooding is a significant constraint which impacts the majority of the precinct. This is confirmed in the recently adopted Fairy and Cabbage Tree Creeks Floodplain Risk Management Study 2024. The recommendations in the UDF are prepared in response to this flood study and the Ministerial Planning Direction 4.1 (Flood) which limits residential development in high hazard areas and prevents significant increases to dwelling densities on areas between the flood planning area and probable maximum flood. Council must demonstrate consistency with these ministerial directions when preparing a Planning Proposal seeking to amend the LEP. As such, the UDF has closely considered these requirements and makes recommendations on areas appropriate for residential uplift outside of these flood prone areas. It is acknowledged that various sites within the precinct have the ability to deliver new housing. However, this needs to be balanced with the significant flood constraints of the precinct particularly with regards to evacuation and vehicle access. The changes to planning controls recommended as part of the UDF balance this opportunity for more housing with the constraints of the precinct. Overall, the Framework contains recommendations consistent with the Ministerial Planning Direction 4.1 (Flood) which is informed by the recently adopted Fairy

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		It is highlighted that flooding for both Flinders and Smith Streets sites has been considered at the HDA EOI phase by the NSW State Government and deemed to be an acceptable pathway to resolve these challenges given the SSD deceleration. It is noted that the draft UDF does not delve into each site on a case-by-case basis but to have a blanket approach to addressing flooding is short sighted to not consider sites well located to deliver density around existing transport infrastructure. Additionally, less constrained sites provide opportunities to accommodate greater density and balance out with those with greater constraints to still deliver new development. A nuanced approach to assessment of flood prone sites is required to enable uplift particularly for sites where lot consolidation is possible. It is recommended that Council reassess the approach to flood affected sites to support increased density via more detailed analysis to unlock opportunities for additional uplift. <u>View Protection</u> Smith St/Keira Street current view in the draft UDF is not appropriate and insufficient evidence is provided to support this view. Particularly due to the significant restriction resulting to development potential of sites affected by the view corridor. Council staff should review this view and adopt an alternative location as outlined in the submission to it provides a better opportunity to appreciate Mount Keira and is from a public space that is likely to benefit more people. <u>Building Controls</u> With the need to reconsider key matters such as flooding and new view corridors it is considered premature to impose prescriptive controls such as setbacks and street		and Cabbage Tree Creeks Floodplain Risk Management Study 2024. The need for a case-by-case flood assessment of individual sites is therefore not considered necessary at this stage. <u>View Protection</u> The alternative view corridor which was outlined in submissions for the Flinders Street South sub-precinct was included in the review and testing undertaken. This further analysis has determined that the alternative vantage point has some merit as it is located in a prominent pedestrian area, directly adjacent pedestrian crossing at the traffic lights and in an area with relatively recent public domain upgrades. As such, minor adjustments to the vantage point in the UDF have been made which are in close proximity to alternative location proposed. This alternative location has also allowed the view corridor to be narrowed slightly to maintain opportunities for increased height consistent with the original sub-precinct recommendations. <u>Building Controls</u> The UDF contains a variety of recommendations to change both LEP and DCP controls. All of these controls are considered necessary to provide the appropriate level of detail to guide development outcomes within the precinct consistent with both the vision and position statements outlined in the UDF. This is particularly relevant for outlining desired streetscape and interface with frontages <u>Consideration of Identified Sites for Redevelopment</u> The Housing Delivery Authority is a separate pathway created by the NSW Government who are the Consent Authority for these SSD declared applications.

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		wall provisions on sites. The draft UDF should be a principle-based and it is recommended that all prescriptive detailed built form controls be removed from the UDF. Consideration of Identified Sites for Redevelopment Greater consideration should be given in the draft UDF to development sites and opportunities currently in progress, particularly those identified as SSD in the HDA Planning Pathway. Factoring in these proposed developments will help Council better achieve the objectives of the framework. It is recommended that Council undertake detailed consultation with landholders within the precinct to gain a comprehensive understanding of development intentions that may affect the strategy.		As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. The proposed HDA applications are considered significant departures from these proposed controls and are not supported in terms of proposed built form outcomes and cannot be adopted into the UDF.
13	2A Flinders Street, North Wollongong.	Planning consultant on behalf landowner. Strategic Location One of the key principles of the draft UDF is to establish Flinders Street as the arrival boulevard into the Wollongong City Centre. The site is positioned in a gateway location adjacent North Wollongong train station. However, the current planning controls do not facilitate the development of the site to create landmark development as a gateway node as envisaged in the draft UDF. The subject site represents a large, consolidated land holding available for redevelopment in a well-positioned location to allow for greater density than current applicable controls. Subject site identified as a key activity node within the UDF. To achieve the related vision requires catalytic development supported by planning controls.	Framework updated	Strategic Location All sites within the Flinders Street precinct have been review to in relation to existing site constraints and opportunities including the North Wollongong Sub-precinct. As part of the preparation of the UDF informing analysis and built form testing work was also conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. Due to the extent of the flooding in this precinct, it is considered unsuitable for a range of uses and for uplift particularly when considered against the provisions of the Ministerial Directions 4.1 (Flood). There are no recommendations to rezone the subject site, change existing permitted uses or the related development standards in relation to height and FSR.

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		Flood Constraints Inconsistency in overlays needs to be corrected to reflect what is constrained. Flood mitigation measures are feasible for any future development, reinforcing the feasibility of significant redevelopment on this site. Evolving context Given the subject sites strategic location adjacent North Wollongong train station there is an opportunity to create a graduated transition in built form between emerging high-rise character of Wollongong Station and the gateway node of North Wollongong. This strategic location has been further underscored by the adjoining property being accepted into the HDA scheme. Site Capacity EOI to HDA has been submitted. EOI is grounded in feasibility and design testing demonstrating the sites capacity to support significant uplift above existing LEP controls. View Protection The subject site is located outside of the identified view corridors for the sub-precinct. This reinforces the subject sites ability to include further uplift. Current proposal for the site will not allow for its full development potential to be realised.		Flood Constraints Flood overlays have been reviewed and updated where necessary. This has not necessitated further review of recommendations in the Framework. The recommendations in the UDF are prepared in response to the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study 2024 and the Ministerial Planning Direction 4.1 (Flood) which limits residential development in high hazard areas and prevents significant increases to dwelling densities on areas between the flood planning area and probable maximum flood. Council must demonstrate consistency with these ministerial directions when preparing a Planning Proposal seeking to amend the LEP. Due to the extent of the flooding in this precinct, it is considered unsuitable for a range of uses and for uplift particularly when considered against the provisions of the Ministerial Directions 4.1 (Flood). Evolving context and site capacity The built form testing and analysis conducted has not identified that this sub-precinct is appropriate for uplift, particularly in relation to flooding constraints. This sub-precinct is also not considered appropriate for transitioning to Wollongong train station in term of emerging high-rise character in a CBD location. The HDA application on the adjoining property is not considered as acceptable justification for additional uplift to be delivered in the sub-precinct as it represents a significant departure from existing controls. EOI to HDA for the subject site was not accepted. View protection

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				Being located outside of a view corridor control is not considered adequate justification for additional uplift. Based on the constraints of the site the sub-precinct is not considered appropriate for uplift.
14	3A Charlotte Street, Wollongong.	Smith Street View Corridor The 40m height limit proposed with a 24m height limit view corridor creates the impression of uplift without actually providing such uplift. Questions appropriateness and location of the recommended view corridor. Little evidence is provided regarding the proposed location of the views. Visual impact analysis provided by consultant provides for a better position. Google street view position image is unreliable. The chosen view location which is considered unfounded has gone on to directly shape building controls and reduce development potential which undermines Collegians planned future expansion. What will these view controls mean for FSR under clause 4.4A of WLEP 2009 which provides bonuses to certain sites within the CBD. Relocation of the view corridor to a public area, more regularly used, can allow for appropriate height whilst maintain viewing to the escarpment. It is recommended that the Smith Street view is relocated to a more appropriate viewing location, and the 40m height opportunity on the site be provided without caveat. Open Space	Framework updated	Smith Street View Corridor Views to the escarpment and Mount Keira are highly valued to the local community and need to be protected. The alternative view corridor which was outlined in submissions for the Flinders Street South sub-precinct was included in an additional review and testing undertaken. This further analysis has determined that the alternative vantage point has merit as it is located in a prominent pedestrian area, directly adjacent pedestrian crossing at the traffic lights and in an area with relatively recent public domain upgrades. As such, minor adjustments to the vantage point in the UDF have been made which are in close proximity to alternative location proposed. This alternative location has also allowed the view corridor to be narrowed slightly to maintain opportunities for increased height either side of the view corridor. Areas impacted by the view corridor within the subject site at 3A Charlotte Street will be 24m which is consistent with the existing height limit in Wollongong LEP. Positioning of each view corridor is now supported by coordinates and images taken onsite (i.e. google street view images removed). Open Space Analysis work undertaken as part of the Framework has identified the lack of any public open space and acknowledges access to public open space outside of the precinct is limited due to distance and access constraints.

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		Supportive of the provision of public open space, however, on Collegians land will be restrictive and will not allow for future growth.		Consequently, the Framework has specifically identified the provision of new publicly accessible open space as a priority as reflected in the key opportunities and position statements. This has resulted in the identification of three key sites that can provide an opportunity for both high-quality development outcomes (shop-top housing) as well as the provision of associated through site links and open space. This will support nearby ground floor retail uses consistent with permitted shop-top housing uses outlined in Wollongong LEP 2009 as additional permitted uses. For clarity, the Framework has been updated to outline that these areas identified should be 'publicly accessible open spaces' in support of ground floor retail opportunities in key locations which are associated with through site links.
15	73-77 Gipps Street and 60-74 Flinders Street, Wollongong.	Planning consultant on behalf of landowner. Current controls are inadequate to deliver an appropriate scale development in relation to the size, context, location and characteristics of the subject site. The subject site is well placed to deliver additional uplift to help achieve the National Housing Accord targets for NSW, being a large, consolidated holding under single ownership, excellent access to public transport and HDA declaration as an SSD. The draft UDF fails to provide a vision for scale and density which reflects the capacity of the site, an appropriate mix of uses and the achievement of the identified vision for the southern end of Flinders Street. In particular: o The proposal to retain E3 Productivity Support zoning instead of MU1 is a severe constraint for	No change	As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. This subject site has been identified for an increase in building height up to 40m to allow improved distribution of built form massing to delivery additional dwellings. Consequently, the suggested adoption of the uplift sought as part of the HDA SSD proposal lodged with DPHI is not supported as it is considered a significant departure from existing Wollongong LEP provisions and those recommended in this Framework.

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		the achievement of a vibrant precinct with convenience retailing uses typical to support incoming resident population. o The suggested height is only marginally above the 31.2m which can already be achieved under the current planning regime. o There is no proposed change the FSR for the site. The UDF response prepared by the consultant provides the following proposed amendments to the draft UDF: o MU1 Mixed Use zone o 4.5:1 FSR o 140m height		
Individuals/Community members/Owners Feedback				
16	Individual 1	Council to plan and budget for improved active transport infrastructure within the Flinders Street Precinct. Due to increasing population and strategic location a more visionary plan is required to promote safe active transport infrastructure. Active transport links across the railway line a Gipps Street is required to establish east-west links to key destinations. These links should integrate with other existing active transport networks west of the railway line. One-way on-road bike lanes running north and south along Flinders Street are required. Safety upgrades are required at the roundabout on Throsby Drive and Flinders Street. A maximum speed limit of 30km/h should be imposed throughout the precinct.	Framework updated	The UDF includes actions to continuing advocating for funding for improved active transport permeability east-west across the railway corridor, and for bike riding north-south along the railway corridor. The Framework includes key opportunities to continue collaborations with TfNSW to determine the future function of Flinders Street. This will determine what public and active transport options are available for the Flinders Street Road corridor to improve traffic flows, pedestrian safety and options for active transport. Section 1.7 (Key opportunities) have been updated to include specifically reference the need to prioritise safety improvements to the roundabout at Flinders and Throsby Drive. Advocacy to TfNSW regarding upgrades to this roundabout remain an important element of ongoing discussions.

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		Alignment should be with the Wollongong Cycling Strategy 2030 as referenced in the Wollongong City Centre Movement and Place Plan.		The Framework has been updated to acknowledge recently adopted strategies which include actions related to the Flinders Street Precinct including the CCMPP.
17	Individual 2	Lack of public transport integration. Active transport Gaps Misalignment with Wollongong Transport Strategy 2025-2035. Fit with Illawarra Public Transport Action Plan. Gipps St east-west link. Key recommendations: • Embed IPTAP initiatives • Adopt Cycling Strategy 2030 principles • Implement Transport strategy 2025-2030. • Reframe the Gipps Street east-west link.	Framework updated	Active transport comments noted – see number 16 above for details.
18	Individual 3	Improve proposed active transport infrastructure. Enhance social and community infrastructure. Community and working hubs, creative spaces green spaces. UDF should include new active transport links. East-west active transport crossing. Upgrade roundabout. Dedicated cycleway required for Flinders Street. Funding needs to be secured by Council for active transport infrastructure.	Framework updated	Active transport comments noted – see number 16 above for details.
19	Individual 4	• The two State Significant Developments (SSD) — I believe there will be very limited opportunity for	Framework updated	SSDs All State Significant Development applications are assessed by the State Government as the Consent

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		community comment and minimum opportunity for Council to be involved. • The height of the SSD at 122 Smith Street. | would suggest that the 30-level tower will have a height well over 100 metres and the 20-level tower a height of over 80 metres. • Loss of views to the escarpment- the only view to the escarpment maybe from Smith, Campbell and Gipps Street roadway and footpaths. • Traffic implications • Where will public open space be provided (remember there is no local park for Smith's Hill area and this area will have floor space ration increased from 1.5:1 to 2.5:1 as part of a Transport Oriented Development (TOD) and Council has approved skydiving landing on "The Village Green" part of Stuart Park. • Need for pedestrian foot path on the northern side of Tramway Bridge. • Need for two separate bicycle lane on Tramway Bridge (these were originally there). • Need for improved pedestrian safety at roundabout in Campbell Street. • Need to increase height of underpass at western end of Smith Street (this has been requested for over 30 years). • What off street parking will be provided – I believe that the current code is insufficient. • Does "Affordable Housing" justify an increase in heights and floor space ratios. • What will be the density — number of residents per hectare for the two SSDs. • How many units are proposed for 122 Smith Street. • The heights for the two SSDs are much greater that those put forward in Scenarios 1 and 2 — 52 metres		Authority. Matters in relation to development descriptions, assessment processes and public exhibition are managed by DPHI. SSD applications current submitted to DPHI have been considered as part of the preparation of the Framework. <u>Traffic</u> Council continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the Framework. Additionally, the Wollongong Development Control Plan 2009 – Chapter E3 (Car Parking, Access, Servicing / Loading Facilities and Traffic Management) has recently been reviewed and updated in June 2025. This review includes analysis of parking rates for residential development and is considered appropriate. The need for further analysis of parking rates is not considered necessary at this time. <u>Active and Public Transport</u> Active transport comments noted – see number 16 above for details. <u>Views</u> Views to the escarpment and Mount Keira are considered highly valued by the local community and have Aboriginal Cultural Significance. The three (3) view corridors have undergone further analysis and testing which has resulted in a refinement of view corridor height limits and dimensions which have been reflected in relevant sections of the Framework. It is considered that these three (3) view corridors protect these significant views from Bourke, Gipps and Smith streets. <u>Public open space</u> Analysis work undertaken as part of the Framework has identified the lack of any public open space and

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		— these seem to be suggested by consultants and Council staff. • Will these in Scenarios 1 and 2 allow for 30% increase in height and floor space ratios.		acknowledges access to public open space outside of the precinct is limited due to distance and access constraints. Consequently, the Framework has specifically identified the provision of new publicly accessible open space as a priority as reflected in the key opportunities and position statements. This has resulted in the identification of three key sites that can provide an opportunity for both high-quality development outcomes (shop-top housing) as well as the provision of associated through site links and open space. This will support nearby ground floor retail uses consistent with permitted shop-top housing uses outlined in Wollongong LEP 2009 as additional permitted uses. For clarity, the Framework has been updated to outline that these areas identified should be 'publicly accessible open spaces' in support of ground floor retail opportunities in key locations which are associated with through site links. <u>Affordable Housing</u> Section 2.3 Position Statement number 1 outlines that adapting zoning and heights will enable certain areas within the precinct to increase housing provision including affordable housing. However, bonus incentives to deliver affordable housing at rates up to 15% are provided for in the Chapter 2 Infill Affordable Housing in the SEPP Housing 2021. Other affordable housing requirements are determined at the development assessment stage and in conjunction with community housing providers. <u>Scenario Testing</u> Scenarios 1 and 2 tested include consideration of 30% increases in height and FSR. This testing has informed proposed recommendations outlined in the Framework.

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20	Individual 5	Disagree with: • Proposed overdevelopment with high rises. • Reduction in yard, garden and private open space. • increase in building footprints. • Increased demand on roads, parking recreational areas, schools and childcare. • Road and footpath closures, heavy traffic, and loud incessant noise from development sites. • Changing character of Wollongong, loss of trees, open space, views and access to sunlight. Height restriction for our property is 20m whereas surrounding properties will be subject to a 32m restriction. This will affect value of our property for redevelopment purposes. This will also do nothing to preserve the view corridor. The subject site at Gipps Street should be included in the same 32m zoning applying to surrounding properties. The view corridor shown at Section 3.4 (page 29) shows it originating from point 2 on Gipps St and extending west. This view corridor requires review.	Framework updated	Subject site address outlined in submission is noted. As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. The Framework has been prepared to appropriately manage site constraints, opportunities and environmental management to allow the delivery of much needed housing in a sustainable manner. The view corridor vantage point for Gipps Street has been reviewed and retested. This has resulted in it being relocated further toward Smith Hill high at the pedestrian crossing. Consequently, the view corridor heigh control applies across the frontage of Gipps Street at 20m for the subject site. The existing height limit in Wollongong LEP 2009 is 24m with a proposed increase outlined in this UDF to 32m for the remainder of the site. It is also noted that the introduction of TOD amendments by DPHI have increased the available FSR for the site to 2.5:1.
21	Individual 6	Active Transport Infrastructure • New links across railway line particularly at Gipps Street. • One-way on-road bike lanes north south on Flinders. • Roundabout needs upgrading to improve safety. • 30km/h speed limit required. • Needs alignment with relevant strategies.	Framework updated	Active transport comments noted – see number 16 above for details. The Framework has been updated to acknowledge recently adopted strategies which include actions related to the Flinders Street Precinct. These include the Wollongong Transport Strategy 2025-2035 and Wollongong City Centre Movement and Place Plan (CCMMP).
22	Individual 7	Questions Noel Street location within Flinders Street Precinct.	Framework updated	The western side of Noel Street, North Wollongong is zoned E3 Productivity Support. All land zoned E3 was subject to this strategic planning review as identified in

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		Council presentation outlined how retention of views to the escarpment was retained via limiting heights. However, no solar access is available due to current development.		existing adopted Council policies such as the Wollongong Housing Strategy 2023, Wollongong Industrial Lands Review 2023, and the Wollongong Retail and Business Centres Strategy 2023. Lots on the western side of Noel Street are identified for rezoning to R1 General Residential consistent with land to the east. Planning controls for these areas, including the subject site, have also recently been amended as part of the State Government TOD amendments to Wollongong LEP 2009. This included changes to base FSR up to 2.5:1 and height limits of 22m. Solar access and associated amenity matters are reviewed as part of any new development application assessment process.
23	Individual 8	• Controls to improve setbacks, greenery and sightlines are appealing. • Railway crossing at Beaton Park. • Bus shelters, pedestrian crossings. • More frequent buses. • A full-size supermarket is required. • Shoptop housing to deliver more retail uses and less gyms and office uses. • Small green spaces with seating.	Framework updated	Active transport comments noted – see number 16 above for details. Shop-top housing remains permissible in the precinct. Supermarkets are identified for inclusion in the precinct to support existing and future population. The Framework includes opportunities to improve road corridors with public domain works, street tree planting, lighting, and pocket-parks where possible noting TfNSW are responsible for the classified roads of Bourke Street, Flinders Street and Throsby Drive.
24	Individual 9	• More pedestrian and cycle access along the rail corridor toward the city centre and east-west near Gipps Street is required. • Improving the underpass at Smith Street is required. • The approach benefits vehicle driver ambience and not cycling/walking access to the city.	Framework updated	Active transport comments noted – see number 16 above for details.

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25	Individual 10	Parq Complex • Development within the sub-precinct should blend with existing development. • Increase to base height of 32m will not match existing structures and is not necessary. This will also increase traffic accessing and exiting the site. • Proposed rezoning to MU1 is appropriate but needs to consider limitations of site.	No change	As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. It is noted that the lots located in the northwestern corner of the Parq block are identified for a 32m height limit. This is to allow the delivery of a more prominent development which is considered appropriate for this corner. Testing and analysis outline that amenity impacts on surrounding development would be acceptable. An increase to 32m in height would not increase traffic movements beyond existing controls.
26	Individual 11	• Objecting to building heights. Old heights were about right. • Losing character	Framework updated	As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. The Framework has been prepared to appropriately manage site constraints, opportunities and environmental management to allow the delivery of much needed housing in a sustainable manner.
27	Individual 12	• Similar studies should be undertaken for areas bounded by Crown, Atchison, Keira and Ellen streets.	No change	All land zoned E3 was subject to this strategic planning review as identified in existing adopted Council policies such as the Wollongong Housing Strategy 2023, Wollongong Industrial Lands Review 2023, and the Wollongong Retail and Business Centres Strategy 2023. A separate project is also underway for the Wollongong City Centre.

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28	Individual 13	UDF should integrate with TOD planning outcomes. Walking and cycling upgrades required. More examination of pedestrian movement required along Flinders boulevard. Denison street needs addressing – developer contributions could be suitable mechanisms to improve public realm. More detail required for pedestrian users in precinct with regards to awnings. Conceptual residential blocks lack awnings which is of concern. Mixture of different awnings being delivered for different uses requires further detail and explanation in diagrams and images. Awnings shown in Appendix but not cover over into draft UDF. Recent developments haven't delivered awnings which sets a precedent for future developments and adversely affects pedestrian amenity.	Framework updated	The Framework identifies TOD planning amendments recently made by DPHI to Wollongong LEP 2009. These have been considered in the preparation of amendments for each of the sub-precincts. Active transport comments noted – see number 16 above for details. The Framework has been updated to better reflect the need for awnings to be delivered throughout the precinct. This has included further detail and clarification on the provision of awnings for new development along Flinders Street. The Framework can be utilised for advocacy and inform the future delivery of public infrastructure and associated contributions.
29	Individual 14	Flinders Street Precinct has inadequate parking facilities. Plans must include specific analysis of available car parking. Residential development should provide off-street car parking for two vehicles per residence. The plan is to consider parking requirements and solutions.	Framework updated	Active transport comments noted – see number 16 above for details. In relation to car parking delivery and rates Council continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the draft Framework. Additionally, the Wollongong Development Control Plan 2009 – Chapter E3 (Car Parking, Access, Servicing / Loading Facilities and Traffic Management) has recently been reviewed and updated in June 2025. This review includes analysis of parking rates for residential development and is considered appropriate.

#	Submitter	Submission Summary	Action	Council Comment
				The need for further analysis of parking rates is not considered necessary at this time.
Online Feedback via Engagement Page – Note: - some submissions lodged were in support of other submission and are not reproduced here.				
30	Individual 15	Has a detailed traffic study been carried out for the proposal. Flood management study. Who will fund the required work. How much will WCC need to contribute to this work. Can WCC afford such a level of expenditure? What is the timeline for implementation? Has a professional risk assessment been carried out?	Framework updated	The Framework represents a high-level review of the site constraints and opportunities for the precinct. The Framework does not look to increase densities beyond existing controls. As such, no traffic study has been conducted. However, advocacy and discussions are ongoing with TfNSW to continue highlighting the need for further studies as the precinct continues to evolve particularly in relation to various large HDA applications progress through the assessment process with the NSW State Government. The Fairy and Cabbage Tree Creeks Floodplain Risk Management Study 2024 was recently adopted by Council. This recent study was used to inform planning recommendations made in the Framework. There are no specific commitments regarding timelines or funding are associated with the recommendations of this Framework. There is no requirement for a risk assessment to be undertaken as part of this Framework.
31	Individual 16	Inclusion of street tree planting and quality landscaping is as important as the built form. Concrete medium strips and footpaths are not currently maintained which is a poor introduction to Wollongong.	No Change	The Framework includes opportunities to improve road corridors with public domain works, street tree planting, lighting, and pocket-parks where possible noting TfNSW are responsible for the classified roads of Bourke Street, Flinders Street and Throsby Drive.
32	Individual 17	The proposal will create overcrowding, congestion and adversely impact local roads, schools and health care facilities.	Framework updated	As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use

#	Submitter	Submission Summary	Action	Council Comment
		Vision is need so the precinct can become an attractive liveable village for families not multiple apartment buildings.		zones, height and density which are now outlined in each of the sub-precincts in the UDF. The Framework has been prepared to appropriately manage site constraints, opportunities and environmental management to allow the delivery of much needed housing in a sustainable manner.
33	Individual 18	Flinders Street has the potential to be a world class active transport area if the wide pedestrian footpaths and separated cycleways remain in the plan.	Framework updated	Active transport comments noted – see number 16 above for details.
34	Individual 19	Noise cars Will shops be nearby. Will rates increase as a result of the plan. Will the creek be piped. Don't want to lose views. Tree removal. Increase in crime.	Framework updated	As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. The Framework has been prepared to appropriately manage site constraints, opportunities and environmental management to allow the delivery of much needed housing in a sustainable manner.
35	Individual 20	The precinct should be extended to include Keira Street which is heavily impacted by changes in the built environment on Flinders Street and city cycling routes and one-way streets. Traffic calming measures and infrastructure is needed to eliminate rat runs along Keira street. A safe crossing over Campbell Street at the intersection of Keira Street is required. The framework should also include planting and canopy cover along Keira and Gipps Streets.	Framework updated	All land zoned E3 was subject to this strategic planning review as identified in existing adopted Council policies such as the Wollongong Housing Strategy 2023, Wollongong Industrial Lands Review 2023, and the Wollongong Retail and Business Centres Strategy 2023. Keira Street has been considered as part of the recently adopted City Centre Movement and Place Plan (CCMPP). A separate project is also underway for the Wollongong City Centre. Active transport comments noted – see number 16 above for details..

#	Submitter	Submission Summary	Action	Council Comment
		Access to Smith Hill High School grounds should be investigated to provide open access for residents Cycle paths should be separated from cars to improve safety. Shops facing Flinders Street is questioned due to access to passing trade and parking. Alternative is to face shops toward railway line to create vibrate alleyways, enhanced planting and shared spaces for passive and active recreation.		The Framework includes opportunities to improve road corridors with public domain works, street tree planting, lighting, and pocket-parks where possible noting TfNSW are responsible for the classified roads of Bourke Street, Flinders Street and Throsby Drive. Access to NSW Government owned property would be subject to separate discussions. Opportunities for retail to face both Flinders street and the railway corridor are noted. Active frontage controls require shop top housing to deliver such uses to ensure activation at street level. Railway corridor options can also be explored on a case-by-case basis at development application stage.
36	Individual 21	Pedestrian access over railway line at Gipps Street is required.	Framework updated	Active transport comments noted – see number 16 above for details.
37	Individual 22	Flinders Street is neither safe nor enjoyable for pedestrians. Roundabout is unsafe and needs to be upgraded. Lack of trees and lighting. Shops near Noth Wollongong train station would be helpful.	Framework updated	Active transport comments noted – see number 16 above for details. The Framework includes opportunities to improve road corridors with public domain works, street tree planting, lighting, and pocket-parks where possible noting TfNSW are responsible for the classified roads of Bourke Street, Flinders Street and Throsby Drive. Supermarkets and associated retail are identified for inclusion in the precinct to support existing and future population.
38	Individual 23	West to east access needs to be reviewed. The city should be evaluated as a whole.	Framework updated	Active transport comments noted – see number 16 above for details. All land zoned E3 was subject to this strategic planning review as identified in existing adopted Council policies such as the Wollongong Housing Strategy 2023, Wollongong Industrial Lands Review 2023, and the

#	Submitter	Submission Summary	Action	Council Comment
				Wollongong Retail and Business Centres Strategy 2023. A separate project is also underway for the Wollongong City Centre.
39	Individual 24	Fairy creek should be surveyed and exotic trees and vegetation removed. Increases in density are appropriate for this part of Wollongong however active transport and pedestrian amenity also need to be improve Gipps Street bridge. East west link. One way north south bike lanes on Flinders St. Roundabout upgrades required.	Framework updated	The Framework identifies riparian corridors throughout the precinct with actions to improve Fairy creeks health and attractiveness. Active transport comments noted – see number 16 above for details.
40	Individual 25	Plan lacks clear ambition or active transport despite being expected to accommodate a population equivalent to two suburbs. East-west connection is required. This omission conflicts with broader strategic plans including the Wollongong Cycling Strategy, and movement and place plan. One way north south bike lanes on Flinders St. Roundabout upgrades required. Max 30km/h speed limited needed for Flinders Street.	Framework updated	Active transport comments noted – see number 16 above for details.
41	Individual 26	Overdevelopment without proper regard to improvements being made to local infrastructure. Throsby Drive/Flinders Street roundabout intersection is dangerous and requires an upgrade to improve pedestrian safety and traffic flows. Gipps Street east-west access required.	Framework updated	Active transport comments noted – see number 16 above for details. In relation to car parking delivery and rates Council continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the draft Framework. Additionally, Council's Wollongong Development Control Plan 2009 – Chapter E3 (Car Parking, Access, Servicing / Loading Facilities and Traffic

#	Submitter	Submission Summary	Action	Council Comment
		Pedestrian access and amenity is very poor along Flinders Street. Speed limit is to fast. Stafford Street parking needs to be increased and limits on development within vicinity of North Wollongong Trains Station. Lack of landscaping and tree planting. More public parks and green space is required within the precinct. Increased height and FSR areas east on Flinders Street should be extended to 74-78 Gipps Street as it is flood free and can allow for amalgamation/consolidation with surrounding lots. Increased setbacks to Flinders Street and Throsby drive is strongly supported. View corridor through 74-78 needs to be reconsidered. Current infrastructure doesn't support introduction of more dwellings. Fairy creek requires rehabilitation and could support a walking path to North Wollongong train station.		Management) has recently been reviewed and updated in June 2025. This review includes analysis of parking rates for residential development and is considered appropriate. The need for further analysis of parking rates is not considered necessary at this time. The Framework represents a high-level review of the site constraints and opportunities for the precinct. The Framework does not look to increase densities beyond existing controls. As part of the preparation of the UDF informing analysis and built form testing work was conducted. This included iterative testing of built form scenarios under existing and future controls to inform recommendations for land use zones, height and density which are now outlined in each of the sub-precincts in the UDF. The Framework has been prepared to appropriately manage site constraints, opportunities and environmental management to allow the delivery of much needed housing in a sustainable manner. The Framework includes opportunities to improve road corridors with public domain works, street tree planting, lighting, and pocket-parks where possible noting TfNSW are responsible for the classified roads of Bourke Street, Flinders Street and Throsby Drive. The UDF identifies three (3) key locations for open space which are associated with pedestrian through site links. Alignment of these open spaces and pedestrian site links is to provide off-street to improve safety, permeability and allow access to nearby retail opportunities at ground level. The view corridor vantage point for Gipps Street has been reviewed and retested. This has resulted in it being relocated further toward Smith Hill high at the pedestrian

#	Submitter	Submission Summary	Action	Council Comment
				crossing. Consequently, the view corridor heigh control applies across the frontage of Gipps Street at 20m for the subject site. The existing height limit in Wollongong LEP 2009 is 24m with a proposed increase outlined in this UDF to 32m for the remainder of the site. It is also noted that the introduction of TOD amendments by DPHI have increased the available FSR for the site to 2.5:1. The Framework identifies riparian corridors throughout the precinct with actions to improve Fairy creeks health and attractiveness.
42	Individual 27	The plan does not show east-west active transport links over the railway corridor. Funding should be secured for this important link.	Framework updated	Active transport comments noted – see number 16 above for details.
43	Individual 28	More active transport should be included in the plan. Pedestrian environment is hostile along Flinders Street. Bike lanes should be included on Flinders Street with buffer planting.	Framework updated	Active transport comments noted – see number 16 above for details.
44	Individual 29	It is strongly suggested that both pedestrian and active transport facilities be improved for access to Beaton Park from the subject precinct along the northern side of Throsby Drive. This requires installation of a footpath on the north side of the Throsby Drive railway over pass bridge to link the existing footpath along, the north side of Throsby Drive just west of the stated bridge to the western footpath along Flinders St. Improve pedestrian and active transport access to Stuart Park, North Wollongong Beach and the Wollongong Foreshore Cycle Way by installing a footpath / cycle way along the alignment of the yesteryear Balgownie Colliery Tramway linking the footpath on the east side of Flinders St to the Foreshore Cycle Way at North Beach. The	Framework updated	Active transport comments noted – see number 16 above for more details. Additionally, the UDF includes actions to continuing advocating for funding for improved active transport permeability east-west across the railway corridor. It is also noted that an active pathway has recently been completed on the southern side of Throsby drive which allows crossing at the intersection at Denison Street to access Beaton Park. Opportunities to explore future pedestrian and active transport access to North Wollongong cycleway via the former Balgownie Colliery Tramway are noted. However, this corridor has not been identified as an appropriate alternative active transport corridor in the recently adopted CCMMP and Wollongong Transport Strategy

#	Submitter	Submission Summary	Action	Council Comment
		same will require construction of a bridge over Fairy Creek. This footpath / cycleway should run along the allotments: DP 1128725 / DP 1185032; DP 235364 / DP1164132; DP 235364 (up to Kembla St) and extended to the west side of Cliff Road. It is expected this footpath/cycle way would enjoy high patronage and be a significant addition to the local active transport facilities. The same would suitably utilise an existing grossly neglected yesteryear tramway corridor asset. It would also be very strategic and meaningful to install multiple heritage plaques, where appropriate and non-obstructing, along the route. This route should be designed and constructed suitable for persons experiencing challenged mobility assisted by the fact the proposed route is near level.		2025 for further investigation. However, the Framework does acknowledge the need for improved east-west pedestrian connection and permeability across the precinct which is identified via specific actions. It is also noted that a future cycleway along the northern side of Bourke Street has been identified for investigation in the Framework linking the northern end of the precinct with North Wollongong Foreshore to improve east-west connections. Further investigation of this option will include consideration of relevant design guidelines and opportunities to enhance active transport usage.
45	Individual 30	Significant concerns are raised in relation to potential cumulative impacts on surrounding residential areas, particularly Achilles Avenue and Exeter Avenue. Primary concerns relate to flooding and stormwater management, infrastructure capacity, construction impacts, traffic pressures, and long-term climate resilience. The framework identifies flood prone land and drainage constraints but it is unclear how these risks will be mitigated at a local, street specific level or how Council intends to ensure there is no worsening of flood risk to existing residents. <u>Flooding & Stormwater</u> Questions what flood and stormwater modelling has been undertaken: • Consideration of peak flood levels, overland flow paths, runoff velocity and localised ponding increases under future development scenarios.	Framework updated	Flood impacts remain a key constraint for the Flinders Street Precinct and surrounding areas. The Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (FRMSP) have been recently adopted in 2024. The planning recommendations outlined in the Framework have been informed by this Flood Study. This FRMSP provides up to date information on flooding for the catchment and also identifies various flood risk characteristics and mitigation measures. The FRMSP includes the updated version of the Flood Study (2020) with ARR19 guidelines. In addition to this FRMSP, all proposed development is assessed in accordance with the following Wollongong Development Control Plan 2009 (DCP 2009) chapters: • Chapter E13 Floodplain Management • Chapter E14 Stormwater Management • Chapter E15 Water Sensitive Urban Design

#	Submitter	Submission Summary	Action	Council Comment
		• Cumulative catchment modelling to assess downstream impacts beyond the immediate precinct boundary. • Is existing stormwater infrastructure servicing Achilles and Exeter Avenue currently sufficient to accommodate increased runoff from higher density development. • What drainage upgrades are proposed and will these be delivered prior to development intensification. • Natural overland flow paths to be preserved and not redirected or concentrated toward existing residential development. • What On-site stormwater detention and Water Sensitive Urban Design (WSUD) measures are required for future developments. • Climate change allowances and updated Australina Rainfall and Runoff (ARR 2019) rainfall intensification factors been incorporated in modelling. • Can it be confirmed that development within the precinct will result in no net increase in flood risk to surrounding residential areas including Achilles and Exter Avenues. • Will flood modelling, assumptions, and mapping be made publicly available and independently reviewed. <u>Other cumulative impacts</u> Broader cumulative impacts which need to be considered include: • Increased traffic and overflow parking within surrounding residential streets.		Each of these chapters contained relevant objectives and controls to ensure appropriate outcomes are achieved for the subject site and surrounding properties. The FRMSP and Wollongong DCP 2009 chapters are publicly available on the State Emergency Services website, and Council's website respectively. These documents have been endorsed by Council in accordance with Council policy. <u>Cumulative Impacts</u> TfNSW are the responsible agency for care and maintenance of the classified roads of Flinders Street, Bourke Street and Throsby Drive. As such, Council continues to discuss and advocate with TfNSW for upgrades to both active and public transport infrastructure throughout the precinct. Council also continues to discuss and advocate to TfNSW in relation to traffic and parking within North Wollongong, the Flinders Street Road corridor and wider classified network. These actions are included in the draft Framework. Any development application approved by a Consent Authority is to include conditions of consent to manage construction impacts which are to be complied with throughout the construction phase. Council continues to advocate to the NSW State Government for ongoing improvements to local infrastructure and community services in various forms to support future population growth throughout the precinct. The Framework includes actions to preserve and enhance the landscape character of Fairy Creek and retain existing trees and vegetation including significant

#	Submitter	Submission Summary	Action	Council Comment
		• Impacts during construction such as sediment runoff, dust, noise, vibration, and temporary drainage disruption. • Pressures on existing local infrastructure and community services. • Loss of vegetation, reduced permeable surfaces, and increased urban heat impacts. • Long-term liveability and climate resilience of surrounding community. Development intensity should not proceed ahead of demonstrated infrastructure capacity and robust flood mitigation measures. Growth within the precinct must be supported by transparent evidence-based planning, infrastructure-first delivery, and genuine protection of existing residents and neighbourhood amenity.		mature fig trees identified as having Aboriginal cultural and environmental significance. In addressing permeable surfaces and urban heat the Framework has been amended to better indicate opportunities for landscaping, trees and awnings within the road corridor. Council has also recently updated Chapter E15 Water Sensitive Urban Design of WDCP 2009 which addresses the treatment of water across a variety of development types including residential flat buildings and shop top housing development likely to continue being constructed throughout the precinct. Climate resilience is also acknowledged with updates to the Framework to include land identified in the Wollongong Coastal Hazard Study that may be affected by current and future coastal and tidal inundation (taking into account sea level rise) which further enhances considerations for the precinct and surrounding areas.

Flinders Street Urban Design Framework – Summary of Proposed Changes

Please note: page numbers have changed in final version of the Urban Design Framework (UDF)

Minor grammatical and typological errors have also been corrected but not outlined below.

Section in exhibited UDF	Proposed Change	Comment
Contents Page - Numbering	Page numbering	Consequential changes to reflect updates to following sections.
Executive Summary		
Structure Plan Legend: *Proposed TOD SEPP area* *Location for open space opportunity*	Amended Structure Plan Legend: *North Wollongong Station Precinct (TOD).* *Opportunity for publicly accessible open space*	Legend updated to Executive Summary and all other relevant locations to clarify area identified to be publicly accessible.
Executive Summary Analysis and UDF Recommendations table: Heading: *Streets and connection* Key opportunities: *Encourage new development to provide through site links and open spaces in key locations.* Position statements: *4 - Provide new public open space and improved connections to existing open space, pedestrian amenity, cycling infrastructure and vehicle movement.*	Text updated Heading: *Streets and connectivity* Key opportunities: *Encourage new development to provide through site links and publicly accessible open spaces in key locations.* Position statements: *4 - Provide new publicly accessible open spaces and improved connections to existing open space, pedestrian amenity, cycling infrastructure and vehicle movement.*	These Position Statements outlined in Executive Summary are now also consistent in Section 2.3 (Position Statement).
Section 1.1 Project Background		
	Update Figure 2. Site location and context aerial image to identify 'Continental Pools and Belmore Basin'.	Figure 2 updated to better identify site and context of study area.
Section 1.3 Strategic context and drivers		

Section in exhibited UDF	Proposed Change	Comment
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*	Text updated 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. *Wollongong Transport Strategy 2025- 2035* 6. *City Centre Movement and Place Plan 2025* *All documents available on Council's 'Key Documents' page.*	Updated to acknowledge Council strategies adopted during the preparation of the Flinders Street Framework.
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.*	Additional state policy listed: 3. *Transport Oriented Development Program - North Wollongong Station Precinct - Wollongong LEP amended by DPHI October 2025.*	Updated to reflect recent updates and changes to State Policies during the preparation of the Flinders Street Framework.
Section 1.4 Existing key WLEP controls		
Floor Space Ratio (FSR) Figure 5 Mapping and commentary: - *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:* - *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*	First and last points updated per below, remaining points unchanged - *2.5:1 FSR to a small portion of the precinct with the remainder having a 1.5:1 FSR. In addition to the base FSR, development can access the following, allowing increased development potential under current controls:* - *DPHI had previously exhibited a proposed TOD area for the North Wollongong Station Precinct (TOD). The controls have since been*	FSR Figure 5 and comments updated to reflect North Wollongong Station Precinct TOD amendments made by NSW Government to Wollongong LEP 2009.

Section in exhibited UDF	Proposed Change	Comment
portion of the precinct between Bourke and Gipps Street. Note: TOD controls will not apply to lots with Heritage listings.	*implemented into the WLEP 2009, as seen above.*	
Building height Figure 6 and commentary: - *Maximum permissible height varies:* o *9m (approx 2 storeys) in the northern portion.* o *32m (approx 8 storeys) west of Flinders Street.* o *16m (approx 4 storeys) east of Flinders Street.* o *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.*	Text updated - *Maximum permissible height varies:* o *9m (approx 2 storeys) in the northern portion.* o *32m (approx 8 storeys) west of Flinders Street.* o *16m (approx 4 storeys) north-east of Flinders Street.* o *24m (approx 6 storeys) in the southern portion and east of Flinders Street*. - *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 had previously exhibited a proposed TOD area for the North Wollongong Station Precinct (TOD). The controls have since been implemented into the WLEP 2009, as seen above.*	Building Height Figure 6 and comments updated to reflect North Wollongong Station Precinct TOD amendments made by NSW Government to Wollongong LEP 2009.

Section in exhibited UDF	Proposed Change	Comment
Section 1.6 Key constraints		
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*.	Text updated - *Flinders Street will continue to be a key **movement** 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*.	Minor update to reflect all modes of transport within the Flinders Street corridor.
Access and movement: - *The busy Flinders Street along with the mixed public domain quality along the corridor creates poor amenity for pedestrians*.	Text updated - *The busy Flinders Street along with the mixed public domain quality along the corridor creates poor amenity for pedestrians and active transport options.*	Updated to acknowledge active transport within the Flinders Street corridor.
	New heading “Coastal hazards” included with the following comments: - *Inundation of land due to coastal processes can occur along with flooding from rainfall, and this is included with flood risk mapping. However, tidal and coastal inundation also may occur in the absence of rainfall, driven solely by coastal processes. The Wollongong Coastal Hazard Study mapped land that may be affected by tidal inundation and coastal inundation without any catchment rainfall inputs.* - *Land identified in the Wollongong Coastal Hazard Study that may be affected by current coastal inundation includes areas immediately along the creek line, and future coastal inundation (taking into account sea level rise) includes areas north of Bourke Street and*	Council recently endorsed the Coastal Hazard Risk Assessment which provides hazard mapping and informs the preparation of the Coastal Management Plan. This hazard mapping impacts areas of the precinct at North Wollongong and have now been included in this constraints section.

Section in exhibited UDF	Proposed Change	Comment
	between Flinders Street and the railway corridor. - *Land identified in the Wollongong Coastal Hazard Study that may be affected by future tidal inundation (taking into account sea level rise) includes areas adjacent to the creek line in the North Wollongong Hotel area.*	
Section 1.7 Key opportunities		
11 - Investigate the opportunity to provide east-west shared paths across the railway corridor.	Text updated 11 - Advocate for improved active transport permeability east-west across the railway line.	Updated to reflect advocacy for active transport opportunities across the railway corridor.
12 - Improve the existing pedestrian and cycle underpass between Smith Street and Denison Street.	Text updated 12 - Advocate for active transport improvements to the Smith Street underpass.	Updated to reflect advocacy for active transport at Smith Street underpass.
13 and 14 *Support active transport (cycle) connections east-west across the precinct to key destinations.* *Reinforce and enhance Flinders Street as a key walking and cycling connection from North Wollongong Train Station and residential areas and ensure pedestrian safety*.	Renumber and amendment to 13, 14 & 15: *13 - Support active transport connectivity within, to and through the precinct with safe crossing points and generous well lit footpaths.* *14 - Investigate opportunities for key/large sites to provide through site links and publicly accessible open space.* *15 - Support public transport use and improve bus stop infrastructure along Flinders Street.*	Updates made to strengthen opportunities to improve active transport throughout the precinct, identify key site links and publicly accessible spaces and encourage use of public transport and associated public infrastructure along the Flinders Street road corridor.

Section in exhibited UDF	Proposed Change	Comment
	Addition of Number 16: *Advocate to TfNSW for improved intersections and public transport efficiency and continue to collaborate to determine the future function of Flinders Street for public transport and intersections to enable safe crossing points. Prioritise safety improvements to the intersections of Campbell, Throsby and Flinders Street.*	Addition of point numbered 16 to specifically outline opportunities to advocate with TfNSW as owners of Flinders, Bourke and Throsby drive, to improve pedestrian safety, public transport and intersection improvements.
	Addition of Number 17: *Advocate for bike riding along the rail corridor.*	Addition of point numbered 17 to identify an opportunity to advocate for bike riding along the South Coast Railway corridor consistent with the Wollongong Transport Strategy 2025- 2035 and City Centre Movement and Place Plan 2025.
Figure 8 Key opportunities map update legend.	Figure 8 amended. Annotation colour changed to indicate overpass rather than underpasses. Improved overpass annotations updated for North Wollongong Station crossing and Throsby Drive.	Minor updates to Figure 8 to correct annotations.
Section 2.3 Position Statements		
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.	Text updated *4 - Plan for the provision of new publicly accessible open space and improved connections to existing open space, pedestrian permeability and amenity, cycling infrastructure and vehicle movement commensurate with the planned increased density.*	Position statement number 4 updated to clarify that new open spaces should be publicly accessible to improve permeability throughout the precinct, support for retail opportunities and aid in the management of expected population increases enabled by this Framework and HDA development.
Section 2.4 Structure Plan		
Connecting with Country *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.*	Text updated *Utilise visual and natural landmarks of Country including the creeks and fig trees as focal points for publicly accessible open spaces and places for gathering, sharing and placemaking.*	Comment updated to consistently reflect approach to publicly accessible open space being made available as outlined above.

Section in exhibited UDF	Proposed Change	Comment
Built form and land use - *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.* - *Identify key sites that can provide high quality development outcomes as well as provision of through site links and open space.*	Text updated - *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 North Wollongong Station Precinct (TOD) area.* - *Identify key sites that can provide high quality development outcomes as well as provision of through site links in conjunction with publicly accessible open spaces.*	Comments updated to reflect TOD amendment to Wollongong LEP 2009 and consistently reflect approach to publicly accessible open space being made available as outlined above.
Section 3.1 Setbacks, street frontage height and activation		
Figure 11 Setbacks and street frontage height map.	Update Figure 11 legend to include setback along rail corridor for "Consistent with TfNSW setback requirements".	Figure 11 updated to reflect the requirement for any future development to consider TfNSW setbacks to the railway corridor which can vary depending upon the type of land use proposed.
Section 3.3 Building typologies		
Figure 16 (Typical commercial typology) & 17 (Typical mixed use typology)	Figures 16 and 17 updated to enhance inclusion of awnings to street frontage.	Figures 16 and 17 updated to clarify the need for both commercial and mixed-use typologies to delivery awnings along the primary street frontages to improve pedestrian safety and amenity.
Mixed use – commercial street frontage height with residential above	Text added *3m continuous awnings; site specific.*	Inclusion of 3m continuous awnings comment for both Commercial and Mixed-Use typology descriptions supporting Figures 16 and 17. Clarifies the need for continuous awnings along street frontages to enhance pedestrian safety and amenity.
Section 3.4 View protection		
	Addition of coordinates for each vantage point. *1 - Bourke Street view corridor (near the intersection with Keira Street)* *-34.414407, 150.895501*	In response to submissions concerning the three (3) view corridors additional review and analysis was conducted. As part of this work detailed coordinates for each of the refined view corridor locations is now provided.

Section in exhibited UDF	Proposed Change	Comment
	2 - Gipps Street view corridor (near the intersection with Keira Street) -34.417968, 150.894675 *3 - Flinders Street view corridor (near the intersection with Smith and Keira Street) -34.421261, 150.893794*	
	Text added *Further design guidance include:* - *Ensure that the massing and arrangement of the skyline and building bulk, scale and articulation of new development is carefully considered and complements the escarpment backdrop.* - *Encourage slender buildings and appropriate separation to ensure that intermittent views to Mount Keira, Mount Kembla and the escarpment can be provided between buildings when viewed along Flinders Street.* - *All development proposals are to provide a visual impact assessment to ensure that they meet the principles above, and demonstrate that the nominated view corridors to Mount Keira are maintained.* - *Ensure that new development addresses the objectives and development controls described under Chapter D13 Wollongong City Centre, 3.3 Public Views (Draft WDCP 2009) for the relevant views identified in Figure 12. Public Views.*	The additional review and analysis undertaken for the three (3) view corridors has resulted in the inclusion of design guidance to further detail development outcomes in terms of key views to Mount Keira.
Block ID Maximum heights Table:	Block ID Maximum heights table updated, changes identified by red circles:	Based on the additional review and analysis undertaken on the three (3) view corridors the maximum height limits have been amended to protect key views to Mount Keira. These

Section in exhibited UDF	Proposed Change	Comment
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.	**Block ID Maximum heights*** **Bourke Street view corridor** B1 16m 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 30m S4 37m *The maximum heights apply to areas within the view cone (in adjacent map) and not the entire site.	amendments are consistent with those outlined in each of the relevant sub-precincts.
Figure 19. View corridor protection map.	Figure 19. View corridor protection map – Updated.	Figure 19 updated to reflect adjusted view corridors arising from the review and analysis post exhibition.
Existing Street View images: 1 – Bourke Street 2 – Gipps Street 3 – Smith Street	Images 1, 2 and 3 updated with photography.	The three updated view corridors are now supported with photography consistent with coordinates now also included above.
Section 3.6 Connections and open space		
- *Promote Flinders Street as a key corridor for walking, cycling and public transport use.*	Text updated: - *Promote Flinders Street as a key corridor for active transport and public transport.*	Amended to better reflect active transport and public transport.
	Text added: - *Encourage lighting and awnings at ground level to improve pedestrian amenity.* - *Encourage pocket parks, seating, landscaping and under-ground power lines to help improve the public domain along Flinders Street.*	Inclusion of two (2) extra key principles and controls included to enhance pedestrian safety and amenity along with identification of improvements to enhance the public domain.
Section 4.2 North Wollongong sub-precinct		

Section in exhibited UDF	Proposed Change	Comment
Design guidance (Zoning) - *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.*	Text updated: - *Rezone the sites at the block bounded by Bourke and Noel Streets to R1 General Residential to prioritise housing. TOD controls (2.5:1 FSR and 24m/6 storeys) were recently implemented for this area.*	Updated to reflect TOD amendments to Wollongong LEP 2009.
Design guidance (Built Form) - *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*.	Text updated: - *Identify a key site at 6 Flinders Street with the opportunity to provide high quality development with activation opportunities, through site links and publicly accessible open space.*	Publicly accessible open space updated to clarify approach for these spaces identified.
Design guidance (View protection) - *For development at the corner of Bourke and Flinders Street - Limit height to 19m (approximately 4 storeys).*	Text updated: - *For development at the corner of Bourke and Flinders Street - Limit height to 16m (approximately 4 storeys).*	Updated to reflect review and retesting of refined vantage point and associated view corridor.
Figure 28 – North Wollongong sub-precinct – Approach. Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 29 – Recommended controls - Block IDs in table. (A) to (E). - (D) – View control maximum height – 17m.	- Updated block IDs in table. Now (A) to (F). - (D) updated. View control maximum height - 16m.	Updated after review and testing of vantage points and view corridor. Updated height limit consistent with Wollongong LEP height control of 16m.
Section 4.3 Flinders Street East sub-precinct		
Design guidance (Zoning) - *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),*	Text updated - *Blocks between Bourke and Gipps Street were recently changed in the WLEP to reflect the TOD controls including an FSR of 2.5:1 and building height of 24m (6 storeys). Increase the base height to 32m (8 storeys), to enable more slender tower forms and*	Updated to reflect TOD amendments now made to Wollongong LEP 2009.

Section in exhibited UDF	Proposed Change	Comment
which is above the TOD controls, to enable more slender tower forms and increased setbacks and deep soil.	*increased setbacks and deep soil.*	
Design guidance (View protection) - *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.*	Text updated - *Limit development within the view corridor along the northern side of Gipps Street to 20m (approximately 5 storeys) to preserve the view to the top of the Mount Keira.*	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 31 – Flinders Street East sub-precinct – Approach Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 32 – Recommended controls - Base FSR for Block IDs (A) to (D) – 2.5:1 (TOD) - Block ID (A) – Base Height – 22m (TOD).	 - Base FSR for Block IDs (A) to (D) – 2.5:1. - Block ID (A) – Base Height – 24m.	Updated to reflect TOD amendments now made to Wollongong LEP 2009.
Section 4.4 Gateway South sub-precinct		
Figure 34 – Gateway South sub-precinct – Approach Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Section 4.5 Flinders Street South sub-precinct		
Figure 37 – Recommended controls - Block ID (E) – View control – maximum height – 24m (with no cross-hatching)	 - Block ID (E) – View control – maximum height – 30m (now cross-hatched for consistency.	Block ID (E) updated after further testing and analysis of alternative vantage point and associated view corridor.
Figure 38 – Flinders Street South sub-precinct – Approach Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Section 4.6 Parkside sub-precinct		
Design guidance (Built Form)	Text updated	

Section in exhibited UDF	Proposed Change	Comment
- *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.*	- *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 **publicly accessible** open space. There is an existing State Significant Development proposal for this site.*	Publicly accessible open space updated to clarify approach.
Design guidance (View protection) - *Ensure that development within the Smith Street view corridor is limited to 24m. This applies to the southwest corner of the sub-precinct.*	Text updated - *Ensure that development within the Smith Street view corridor is limited to 37m. This applies to the southwest corner of the sub-precinct.*	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 40 – Parkside sub-precinct – Approach Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 41 – Recommended controls - Block ID (A) – View control – maximum height – 34m. - Block ID (B) – Base Height – 32m (Marked as 'Retain').	- Block ID (A) – View control – maximum height – 37m. - Block ID (B) – Base Height – 24m.	Further review and testing of vantage points and view corridors has resulted in an increase to the height limit. Block ID (B) was updated as the exhibited Framework identified the existing height limit in Wollongong LEP 2009 incorrectly as 32m when it is 24m.
Section 4.7 Flinders Street West sub-precinct		
Design guidance (Zoning) - *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.*	Deleted.	Dot point deleted as it has been superseded by introduction of TOD amendments to Wollongong LEP 2009.
Figure 43 – Flinders Street West sub-precinct – Approach Original exhibited view corridors and vantage points.	Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.

Section in exhibited UDF	Proposed Change	Comment
Figure 44 – Recommended controls Block ID (A) – Base FSR – 2.5:1 (TOD).	 Block ID (A) – Base FSR – 2.5:1.	Updated to reflect TOD amendments now made to Wollongong LEP 2009.
Section 4.8 Fairy Creek South sub-precinct		
Figure 46 – Fairy Creek South sub-precinct – Approach Original exhibited view corridors and vantage points.	 Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 47 – Recommended controls Block ID (A) – Land Use – E3 Productivity Support (Marked as 'Change').	 Block ID (A) – Land Use – E3 Productivity Support (Now marked as 'Retain').	Block ID (A) Land Use corrected to reflect existing E3 zoned land as being 'retained' consistent with Wollongong LEP 2009.
Section 4.9 Coach House sub-precinct		
Design guidance (Zoning) - *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.*	 Deleted	Dot point deleted as it has been superseded by introduction of TOD amendments to Wollongong LEP 2009.
Design guidance (View protection) - *Limit development within the view corridor to 14m (approximately 3 storeys).*	Text updated - *Limit development within the view corridor to 15m (approximately 3 storeys).*	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct design guidance.
Figure 49 – Coach House sub-precinct – Approach Original exhibited view corridors and vantage points	 Updated view corridor and vantage point included.	As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.
Figure 50 – Recommended controls - Block ID (A) – Base FSR – 2.5:1 (TOD). - Block ID (A) – View control – maximum height – 17m.	 - Block ID (A) – Base FSR – 2.5:1. - Block ID (A) – View control – maximum height – 15m.	Updated to reflect TOD amendments now made to Wollongong LEP 2009. As a result of further review and testing the vantage points and view corridors have been refined and these changes reflected in the sub-precinct figures.

Section in exhibited UDF	Proposed Change	Comment
Section 5.1 Summary and key outcomes		
Summary Paragraph 3: *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.*	Text updated *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 Station Precinct (TOD).***	Updated to reflect TOD amendments now made to Wollongong LEP 2009.
	Additional Key Outcomes point: *Advocate for investment in public transport services and active transport improvements proportionate to the increase in residents and workers in the precinct.*	Additional outcome included to provide an opportunity to specifically advocate for investment in all forms of active and public transport to support both population and commercial growth throughout the precinct.

ITEM 7 POST EXHIBITION - FLAGSTAFF AND SMITHS HILL FORTS CONSERVATION MANAGEMENT PLAN

On 25 August 2025, Council resolved to exhibit the draft Flagstaff Hill and Smiths Hill Forts Conservation Management Plan (CMP). The draft CMP was exhibited from 15 October to 12 November 2025. This report details the outcomes of the exhibition process and recommends that Council endorse the final CMP.

RECOMMENDATION

The Flagstaff Hill and Smiths Hill Forts Conservation Management Plan be adopted as a supporting document.

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Updated Flagstaff Hill and Smiths Hill Forts Conservation Management Plan
2 Summary of Submissions

ACRONYMS USED IN REPORT

Abbreviation	Meaning
CMP	Conservation Management Plan

BACKGROUND

In 2020 Council received a proposal from Inside Industry and Destination Wollongong to establish a Blue Mile Heritage Tour of the area surrounding Wollongong Harbour and sought consideration to the potential inclusion of the Wollongong Fortifications as part of these tours.

At the same time, the Rotary Sunrise Group, the National Trust, members of the Wollongong Heritage Reference Group, and other community members were raising concern in relation to the condition of the Fortifications and the need for maintenance and conservation works. Particular concern was raised in relation to the declining condition of the guns at both sites, and the various other metal components.

At this time, the Rotary Sunrise group had maintained a long running role as “informal caretakers” of the Smith’s Hill Fort. Rotary Sunrise has since dissolved and handed over its caretaker interests to Rotary Wollongong. The underground components have not been accessed for some time due to risk issues.

The State Heritage listing, and the high level of significance attached to the fortifications, demands careful consideration of the various site features and requires management within a heritage framework to ensure that any works respond to the site’s significance.

During 2024 Council engaged GML Heritage to prepare a draft Conservation Management Plan (CMP) for the Flagstaff Hill and Smith’s Hill Fortifications as well as the three 68-pound guns located on Flagstaff Hill. GML Heritage were assisted by a sub-consultant who specialise in metal conservation guidance and advice.

On 25 August 2025 Council considered a report on the draft Flagstaff and Smiths Hill Forts CMP and resolved that the draft Flagstaff Hill and Smiths Hill Forts CMP be endorsed for exhibition for a minimum period of 28 days.

The draft CMP was exhibited from 15 October to 12 November 2025. The details of the exhibition and submissions received are contained in the Consultation and Communication section of this report.

PROPOSAL

Nine (9) submissions were received during the exhibition period. The key issues raised in the submissions are detailed and addressed in Attachment 2, along with changes made to the draft exhibited version of the CMP in response to the submissions.

Key themes in the feedback received on the draft CMP included:

- Support for conservation works including to metal components such as the guns and proposed drainage works.
- Support for heritage tourism and innovative interpretation opportunities and low-scale activation of the sites such as guided tours.
- Questions relating to costings and funding for suggested the recommendations and proposed actions.
- Question relating to the timing of proposed actions including high priority stabilisation works.

The draft CMP has been amended with minor updates that respond to the feedback received.

This report recommends that Council adopt the updated CMP as a supporting document. This will allow the recommended conservation policies to inform and guide the future management of the two sites, including decision making in relation to the future management, conservation and possible use or activation of the Forts.

The CMP will be used to inform Council's relevant Asset Management Plans and support the costing and programming of identified conservation works. Further work to cost and prioritise the actions in the CMP will occur and be progressed through Council's normal funding allocation procedures and through the development of the Infrastructure Delivery Program.

CONSULTATION AND COMMUNICATION

During the preparation of the draft CMP, Council staff engaged broadly with a range of stakeholders, interest groups, and key members of the community who have had a history of involvement with or expressed an interest in the history and management of the fortifications.

The Wollongong Heritage Reference Group has been provided with regular updates throughout the development of the CMP and considered a report on the public exhibition of the draft CMP at its meeting of 11 September 2025. Members have provided various inputs and guidance to the project. The CMP also responds to the Wollongong Heritage Strategy 2023-2027, which was developed in partnership with the Wollongong Heritage Reference Group, and which identified the project for progression.

During preparation of the CMP, Council officers met with Destination Wollongong, Rotary Wollongong, the National Trust of Australia (NSW) – Illawarra Shoalhaven Branch, Inside Industry, and the Illawarra Historical Society. In addition, Council staff have met with a range of key community members and individuals with significant knowledge and interest in the site, including Mr Greg Scott, Mr Doug Boleyn, Mr Kevin Browning and Mr Michael Hough, all of whom provided valuable input to the project.

During the preparation of the CMP a range of Council staff and teams have provided input and support to the project. This input included the preparation of preliminary structural assessments of both fortifications (these are included within Appendix 1 of the CMP), the preparation of a full 3D Survey Scan of both facilities by Council's Survey team, as well as a range of input from Council's Infrastructure, Works and Property and Recreation teams. This input has informed the CMP and its recommendations.

The public exhibition was advertised via a press release and via Council's Website and social media channels and included a newsletter notification to over 1,600 community members with a registered interest in local heritage. Key stakeholders including the Illawarra Local Aboriginal Land Council, the Illawarra Historical Society and the Illawarra Shoalhaven Branch of the National Trust were also invited to comment on the draft CMP.

During the exhibition, the project's 'Have your Say' web page was visited 406 times, with a total of 128 downloads. Seven people provided online comments via Council's Engagement webpage in response to the exhibited documents. Detailed submissions were received from the Illawarra Shoalhaven Branch of the National Trust of Australia (NSW) and Destination Wollongong.

A total of nine (9) submissions were received during the exhibition period. It is noted that input from some of the key stakeholders had already been gathered and input during the drafting process.

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**
2.7 Develop and implement programs and projects that achieve proactive heritage management, education and promotion.	Land Use Planning

Further, this report delivers on the Wollongong Heritage Strategy 2023-2027. Specifically, this report responds to Strategy 8, as well as to Action 8.4 within the Wollongong Heritage Strategy Implementation Plan as follows:

Strategy 8: Implement best practice heritage asset management procedures as a positive example to the community

Action 8.4: Prepare a conservation management plan for the fortification in the Wollongong Harbour State Heritage Precinct and explore options for their future activation.

SUSTAINABILITY IMPLICATIONS

The focus of the CMP is on achieving conservation of existing significant fabric of two existing heritage assets, as well as providing Policy based guidance to inform potential use and activation of these sites.

The CMP is intended to guide future decision making, asset management plans and maintenance plans for the fortifications and is aimed at providing for the sustainable long-term management and conservation of these existing assets. Sustainability outcomes are inherently embedded within this process.

FINANCIAL IMPLICATIONS

The CMP highlights that there is a backlog of maintenance across both fortifications. A range of items have been identified that would need to inform the review of Council's Asset Management Plans for these assets.

Further, community submissions have raised questions about the likely expenditure required by Council to undertake the recommended actions and the process and prioritisation of these funds.

The actions are categorised within the report as requiring a short-, medium- or long-term focus based on priority, such as immediate conservation works to prevent further deterioration and address safety concerns.

Any decisions relating to financial commitments relating to the actions in the CMP will be the subject of separate reporting processes as part of Council's Infrastructure Development Program and the normal annual budgeting process.

The works arising from the CMP may also have the potential to attract grant funding, including potential funding through the NSW Heritage Caring for State Heritage Grants Program.

CONCLUSION

Adoption of the recommendations within this report will enable the CMP to inform Council's asset management plans for these two important historic fortifications and will guide their asset management going forward. This will support further consideration and progression of the actions and set a policy framework for the management of these important assets. This will ensure the long-term conservation of the State Heritage listed fortifications for future generations and enhance cultural tourism opportunities for the City.

Flagstaff Hill and Smiths Hill Forts, Wollongong

Conservation Management Plan

Prepared for Wollongong City Council

Revised Final Draft Report

April~~February~~ 2026

GML HERITAGE

Acknowledgement of Country

We respect and acknowledge the First Nations peoples of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

GML HERITAGE

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
24-0147	1	Draft Report	31 July 2025
24-0147	2	Final Draft Report	8 August 2025
24-0147	3	Revised Final Draft Report Responding to Public Exhibition Submissions	1 April 2026

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Executive summary

Flagstaff Hill Fort and Smiths Hill Fort (the subject sites) are located within the state heritage-listed Wollongong Harbour Precinct. The forts are key components of and contributors to the state-listed heritage values of the Wollongong Harbour Precinct.

The subject sites are managed by Wollongong City Council (the Council), which commissioned GML Heritage Pty Ltd (GML) to prepare a conservation management plan (CMP) for the study areas. The heritage assessment in this CMP considered Flagstaff Hill and Smiths Hill Forts to have state significance as well-preserved examples of coastal fortifications from the late nineteenth century. The forts are also rare examples of military fortifications that retain their original artillery in situ (noting that the three vintage guns on Flagstaff Hill have been moved to new locations in the vicinity).

This CMP has been prepared to provide a framework for the subject sites' ongoing conservation, care, maintenance, use and management by the Council. The CMP is a user-friendly guide to managing change at the subject sites and the wider Wollongong Harbour Precinct. Assessment of future proposals affecting those areas must consider the significance of the Wollongong Harbour Precinct and of the subject sites, the compatibility of uses and development of the Wollongong Harbour Precinct as a whole and the interrelationship between the two coastal defence fortifications. The forts should be managed in conjunction with each other due to their significance as part of a tactical coastal defence system—this should be carried out with a consistent and wholistic approach to the management, conservation and maintenance of the forts.

Flagstaff Hill and Smiths Hill Forts are situated at key foreshore locations within the City of Wollongong that attract high visitation from local residents and visitors. The public currently has above-ground access to the forts but not to their underground areas. There are opportunities to provide improved public accessibility to the subject sites' above-ground and underground areas. This CMP includes schedules of conservation works for the forts (Appendix 1), which should be implemented to facilitate the opening up of the forts for public visitation, cultural tourism and heritage interpretation.

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Introduction

1 Introduction

City of Wollongong Council (Council) has commissioned GML Heritage Pty Ltd (GML) to prepare a Conservation Management Plan (CMP) for Flagstaff Hill and Smiths Hill Fortifications (the forts) in order to ensure their ongoing conservation and guide decision-making in relation to the ongoing management and future use of the forts.

1.1 Study area

1.1.1 General study area

Flagstaff Hill and Smiths Hill Forts are located in the city of Wollongong, within the Illawarra, which is a coastal region of New South Wales (NSW). The forts are located approximately two kilometres east of the Wollongong Central Business District (CBD) and approximately 90 kilometres south of the Sydney CBD. The site of Smiths Hill Fort is today known as Battery Park (gazetted as such in 1976).

Flagstaff Hill Fort is largely in Council ownership. Smiths Hill Fort is on state-owned Crown land that is in City of Wollongong Council's care and control. Parts of the Flagstaff Hill study area are also in Crown ownership but placed under Council's care and control. The 3 guns on Flagstaff Hill are also on Crown land. This arrangement is governed by the *Crown Land Management Act 2016* (NSW), which allows councils to manage Crown land as if it were public land under the *Local Government Act 1993* (NSW).

The forts are located along the Wollongong foreshore referred to as the Blue Mile. This area comprises a number of parks, open public spaces and beaches stretching from Wollongong Golf Course through to Stuart Park to the north.

The forts are located approximately 1.3 kilometres away from each other, with Smiths Hill Fort located to the north of Flagstaff Hill Fort. Whilst Flagstaff Hill and Smiths Hill Forts are physically separated from one another, this CMP covers both forts.

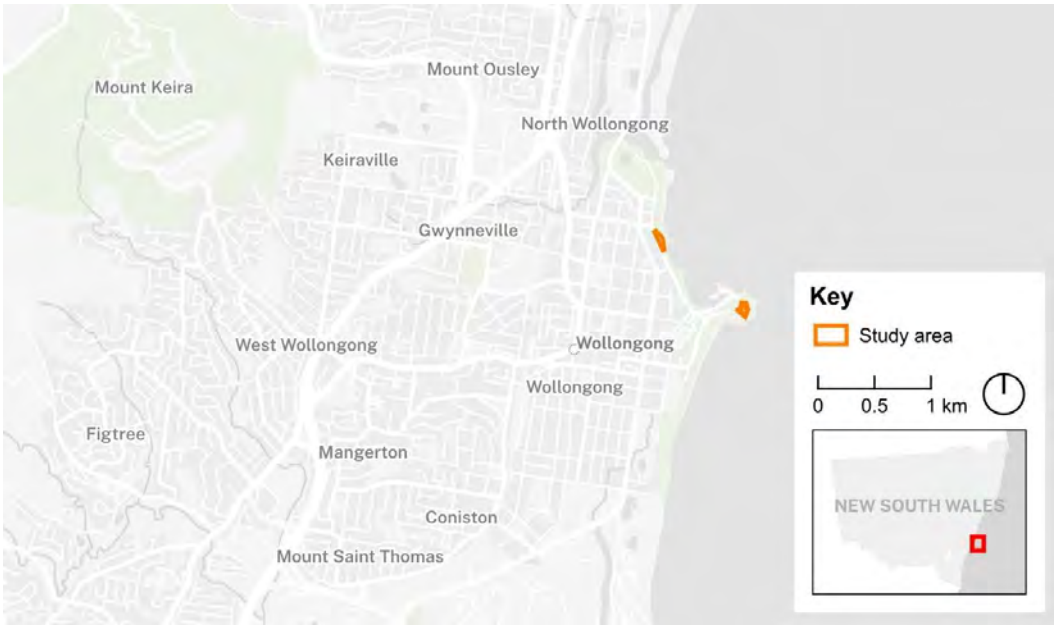


Figure 1.1 Study areas shown in orange, in their regional context. (Source: NSW Spatial Services with GML overlay)



Figure 1.2 Aerial plan of the study areas in their regional context, shown in orange. (Source: © NSW Spatial Services with GML overlay)



Figure 1.3 Aerial view of the study areas, outlined in orange, showing their surrounding context. (Source: © Nearmap with GML overlay)

1.1.2 Specific study areas

The specific study areas that relate to each of the forts have been determined by Council and are outlined in further detail below.

Flagstaff Hill Fort

The study area for the Flagstaff Hill Fort includes the physical extent of the fortifications (above and below ground), as well as three cannons. This study area also includes grassed areas and landscape elements associated with the Flagstaff Point Crown reserve, which is currently used as a public park.

This approximate extent of the study area is shown outlined in orange in Figure 1.5. Although the 1937 Wollongong Head Lighthouse is located within the boundaries of the study area, it is excluded from further investigation as part of this CMP.



Figure 1.4 Approximate study area for the Flagstaff Hill Fort, outlined in orange (noting that the 1937 Wollongong Head Lighthouse is excluded from the study area for this CMP). (Source: © Nearmap 2024 with GML overlay)

Smiths Hill Fort

The study area for the Smiths Hill Fort includes the physical extent of the fortifications present in Battery Park, both below as well as above the ground's surface. This study area also includes grassed areas and landscape elements associated with portions of Battery Park. This study area is shown in Figure 1.4.



Figure 1.5 Approximate study area for the Smiths Hill Fort, outlined in orange. (Source: © Nearmap 2024 with GML overlay)

1.2 Heritage context

The study areas either include, or are located in the vicinity of, a number of state and local heritage listings. The listings are outlined in the following tables and annotated heritage maps.

Table 1.1 Heritage listings associated with Flagstaff Hill Fort.

Item name/description	Instrument	Item No.	Significance
Wollongong Harbour Precinct	State Heritage Register	01823	State
North Beach Precinct and Belmore Basin Heritage Conservation Area	Wollongong LEP 2009	-	State
Flagstaff Hill Fort	Wollongong LEP 2009	5933	State
Wollongong Head Lighthouse	Wollongong LEP 2009	6375	State
Three Guns	Wollongong LEP 2009	6376	State

Table 1.2 Heritage listings in the vicinity of the Flagstaff Hill Fort study area.

Item name/description	Instrument	Item No.	Significance
Nuns' Baths	Wollongong LEP 2009	6289	State
Seawall	Wollongong LEP 2009	6344	State
Ladies' Baths	Wollongong LEP 2009	6373	State
Site of Coke Works, including remains of coke oven	Wollongong LEP 2009	6406	State

Table 1.3 Heritage listings associated with Smiths Hill Fort.

Item name/description	Instrument	Item No.	Significance
North Beach Precinct	State Heritage Register	01737	State
Wollongong Harbour Precinct	State Heritage Register	01823	State
North Beach Precinct and Belmore Basin Heritage Conservation Area	Wollongong LEP 2009	-	State
Battery Park, Cliff Road	Wollongong LEP 2009	5934	State

Table 1.4 Heritage listings in the vicinity of the Smiths Hill Fort study area.

Item name/description	Instrument	Item No.	Significance
North Beach pavilion	Wollongong LEP 2009	61033	State
North Beach Surf Club	Wollongong LEP 2009	61035	Local
North Beach kiosk and residence	Wollongong LEP 2009	61036	State
Group of Norfolk Island Pines and Canary Island Palms	Wollongong LEP 2009	6283	Local
Railway Cutting and Embankments	Wollongong LEP 2009	6306	State



Figure 1.6 Wollongong Harbour Precinct and North Beach Precinct State Heritage Register (SHR) listed curtilages, with the approximate location of the study areas outlined in orange. (Source: Heritage Council of NSW, with GML overlay)

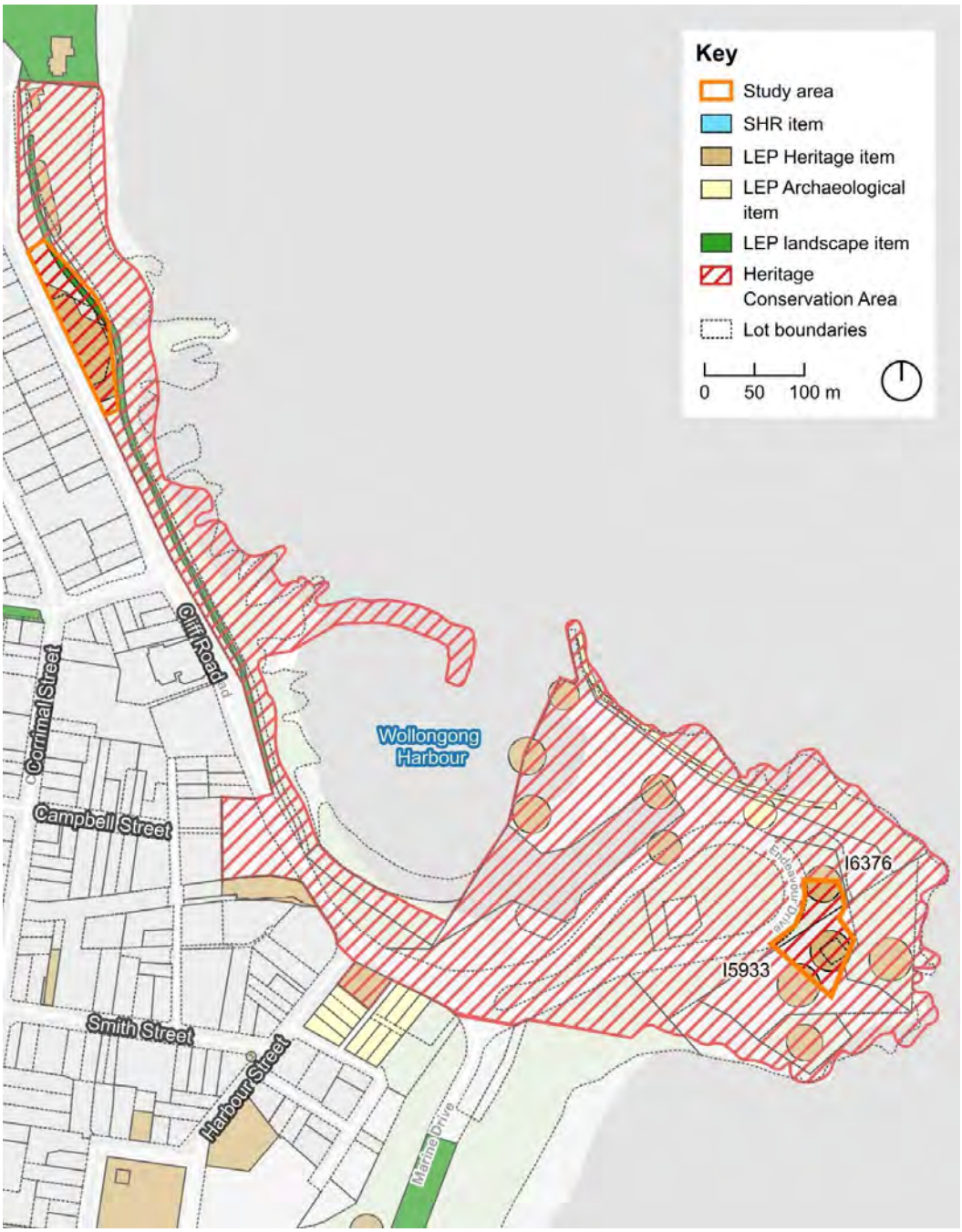


Figure 1.7 Heritage map from the Wollongong LEP 2009, with the approximate location of the study areas outlined in orange. (Source: Wollongong LEP 2009, NSW Spatial Services basemap with GML overlay)

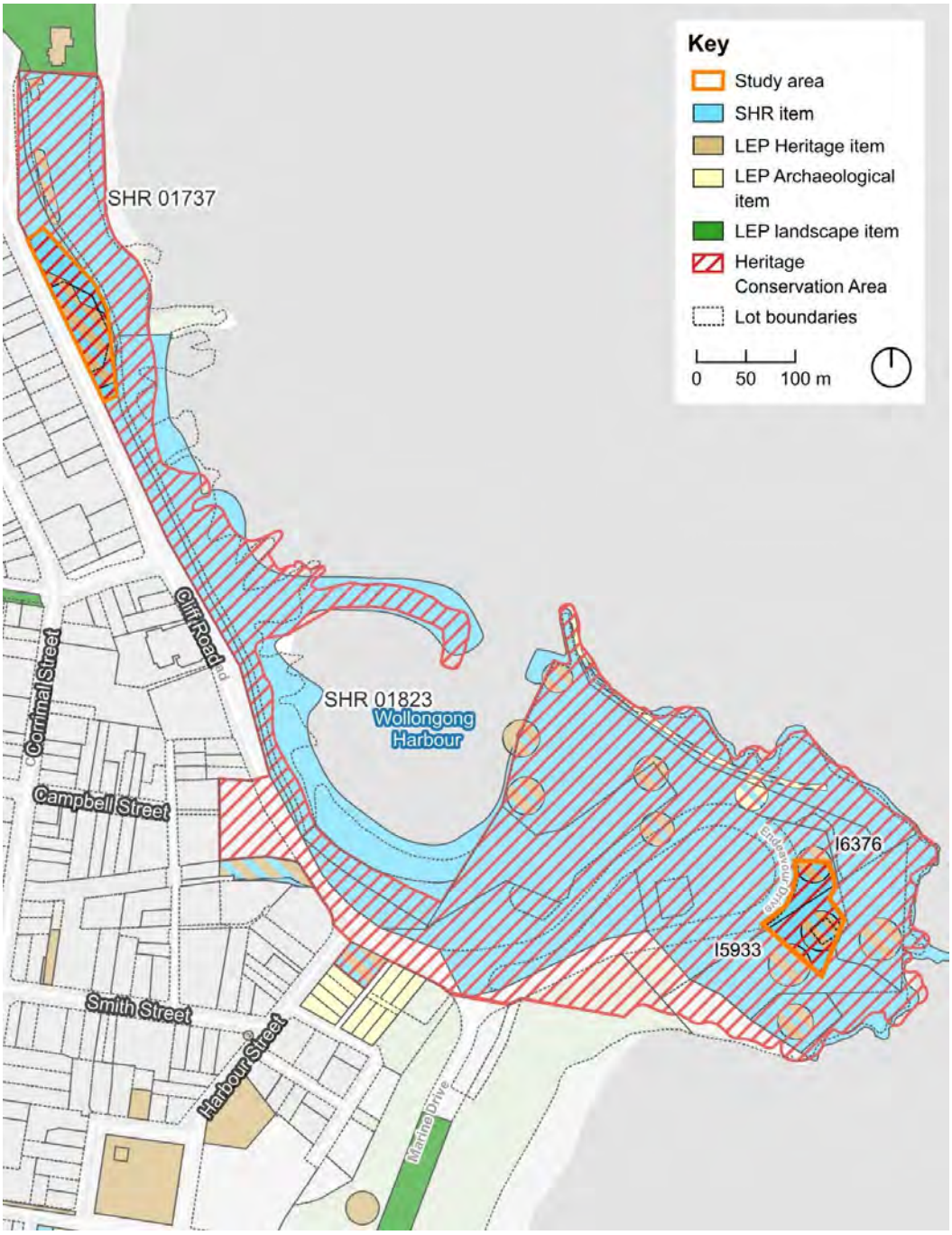


Figure 1.8 Heritage context map, showing the study areas outlined in orange. (Source: State Heritage Inventory and Wollongong LEP 2009, with GML overlay)

1.3 Key objectives

A CMP details why and how a place has been established to have heritage significance and outlines the policies necessary to retain its significance and enable appropriate future use and management.

The objectives of this CMP include the provision of guidance for establishing sustainable future uses and managing the conservation of the heritage significance of the place by:

- understanding the place through investigation of its context, history, physical fabric and research potential;
- establishing a statement of significance for the place that is based on documentary and physical evidence to determine the nature and degree of significance of the forts and their setting with regard to comparable sites in the wider community; and
- developing conservation policies to guide current and future owners of the place on the conservation of its heritage significance, with consideration of any potential future reuse or development.

This CMP aims to be a practical document that will guide future planning for the forts and provide a standard against which to assess the heritage impact of future proposals; it should be used when planning any works, both temporary and permanent. In the first instance, it is intended to assist Council in identifying a future use for the forts, which will also assist in the retention of its significance and enhance its value to the local community.

1.4 Methodology

This report has been prepared in accordance with the following documents and best practice guidelines:

- *Guidelines for Preparing a Statement of Heritage Impact*;[1]
- *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria* (Assessing Heritage Significance guidelines);[2]
- *Assessing Significance for Historical Archaeological Sites and Relics*;[3]
- Heritage Council of NSW Guidelines for CMP preparation, including 'Statement of Best Practice for Conservation Management Plans'[4] and 'Guide on Developing a Conservation Management Plan';[5] and
- *The Burra Charter*: *The Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).[6]

This CMP is consistent with the principles of The Conservation Plan[7], prepared by James Semple Kerr.

1.4.1 Limitations

This CMP is subject to the following limitations:

- There was no formal public consultation process undertaken to assess community associations with the forts or social significance.
- The site description and analysis were prepared following inspection of the buildings and grounds, but without intervention into the existing fabric associated with the fortifications. Visual observation primarily informed this analysis.
- An Aboriginal Heritage Information Management System (AHIMS) search has been undertaken as part of the preparation of this CMP. However, an assessment of Aboriginal cultural heritage values associated with the site has not been conducted as part of this CMP.

1.4.2 Terminology

This report follows the Burra Charter in its use of the following terms and definitions:

- Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings. Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.
- Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
- Fabric means all the physical material of the place.
- Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.
- Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.
- Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- Adaptation means modifying a place to suit proposed compatible uses.
- Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require minimum impact.

1.5 Authorship

This report was prepared by Christiane Moodie (Senior Heritage Consultant), Linda Phung (Heritage Consultant), Jacob Gwiazdzinski (Heritage Consultant, Archaeologist), David McBeath (Metal Conservator, OHM Consultant) and Oliver McBeath (Metal Conservator, OHM Consultants). Léonie Masson (Associate, Historian) provided the historical overview and Catherine Forbes (GML Principal) prepared the schedules of conservation works. Strategic oversight and review was provided by Hendry Wan (GML Senior Associate) and Abi Cryerhall (GML Principal).

1.6 Acknowledgements

GML gratefully acknowledges the assistance of the following individuals who provided valuable assistance over the course of the project:

- Joel Thompson (Coordinator Heritage, City of Wollongong Council);
- Carly Boag (Heritage Officer, City of Wollongong Council);
- Kate Rintoul (Coordinator Strategic Planning, City of Wollongong Council);
- Jarrad Davis (Surveyor, City of Wollongong Council);
- Denise Marinkovic Casas (Heritage Advisor, City of Wollongong Council); and
- David Green (Land Use Planning Manager, City of Wollongong Council).

1.7 Endnotes

1 Department of Planning and Environment 2023, *Guidelines for Preparing a Statement of Heritage Impact*, https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/guidelines-for-preparing-a-statement-of-heritage-impact-230201.pdf.

2 Department of Planning and Environment 2023, *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria*, https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance.

3 NSW Heritage Branch 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Department of Planning, https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/.

4 Heritage Council of NSW 2021, 'Statement of Best Practice of Conservation Management Plans', Department of Planning and Environment, https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/conservation-management-plans.

5 Heritage Council of NSW 2021, 'Guide on Developing a Conservation Management Plan', Department of Planning and Environment, https://www.heritage.nsw.gov.au/assets/Guidance-on-Developing-a-Conservation-Management-Plan-25-May-2021-v2.pdf.

6 Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000.

[7] Kerr, J S 2013, *Conservation Plan: a guide to the preparation of conservation plans for places of European cultural significance*, seventh edition, Australia ICOMOS International Council on Monuments and Sites.

Historical context

2 Historical context

2.1 Introduction

The following summary history places the development of Flagstaff Hill and Smiths Hill Forts within the context of the natural and cultural setting, including Aboriginal connections to Wollongong in the late-nineteenth and early twentieth century.

The following history is supplemented with additional primary and secondary information and illustrative material sourced from the National Library of Australia (Trove), NSW Land Registry Services, City of Wollongong Council and Wollongong Library's Local Studies Collection, State Library of NSW (SLNSW), Museums of History NSW—State Archives Collection, and other state and local repositories.

2.2 Aboriginal Country: The early colonial period and ongoing connections

The Traditional Custodians of Wollongong and the wider Illawarra are the Wodi Wodi. The custodianship has been traditionally described as stretching between Wollongong to the Shoalhaven River and from the coast to Moss Vale, Picton and Marulan.[1] The Wodi Wodi spoke a dialect of the Dharawal language, linking them to other Dharawal speakers from as far north as Botany Bay and Campbelltown, as far west as Moss Vale and the Nepean, and as far south as the Shoalhaven River and Jervis Bay. The Dharawal considered themselves to be divided into the inland Freshwater People, the swampland Bitter Water People and coastal Saltwater People.

The Wodi Wodi regularly travelled through the lands of other Dharawal speakers, and periodically into neighbouring territories for trade, ceremony and other social gatherings. The Gundangurra and Wiradjuri travelled to Wodi Wodi lands on the coast to trade. This trade is known to have included source materials and goods[2], but also foodstuff, with marine and freshwater fish, oysters, waterfowl and grubs of the Illawarra being of high value.

Land grants and farming in the Wollongong area alienated Aboriginal people from their Country. European settlers erected fences, huts and stockyards, cut down trees, formed roads and generally restricted access across the land and to the waterways. The ever-increasing number of settlers arriving from the 1830s mirrored a corresponding decline in the number of Illawarra Aboriginal people.



Figure 2.1 Map showing the location of the Dharawal and other neighbouring Aboriginal groups. (Source: Wesson 2005[3])

2.3 Early Wollongong

At the time of European settlement, the area that came to be named Wollongong was the territory of the Wodi Wodi people, who were a part of the broader Dharawal language group.[4]

In 1815 Dr Charles Throsby travelled to the Wollongong area from the west with the help of two Aboriginal guides in search of good pasture and fresh water for his cattle. He built a stockyard and hut near the corner of today's Harbour and Smith streets.[5] Throsby was not the first European to visit the area, but he was the first to establish a settlement there,[6] and was soon followed by others looking for good grazing land and water.[7]

Dr Charles Throsby's nephew, Charles Throsby Smith, had been living on his uncle's farm previously and was officially given a grant of 300 acres on 20 December 1835. His grant encompassed the land originally occupied by his uncle and he invested heavily in the property.[8] The property was named Bustle Farm, and it included the area upon which the town of Wollongong and the site of the proposed development is located.[9] Today, Charles Throsby Smith is sometimes remembered as the 'father of Wollongong'. He played an important role in the development of the new town, actively promoted business and industrial opportunities for the area, and held a number of public offices, including the position of Mayor.

A number of key moments throughout the nineteenth century demonstrate that the settlement was increasing in significance. The first of these occurred with the establishment of a garrison on 10 July 1826.[10] On 26 November 1834 the town of Wollongong was pegged and gazetted by the Surveyor-General, Major Thomas Mitchell. The area between Smith and Crown streets on the north and south, and Keira and Harbour streets on the east and west, was chosen as the site of the new town centre.[11] In 1834 the Illawarra District Council was inaugurated. It administered the land along the coast from Bulli in the north to Nowra in the south, and inland to Kangaroo Valley in the west. In 1859 the Municipality of Wollongong was proclaimed, making it one of the first two municipalities in New South Wales.[12] Despite these significant milestones, the town remained small in the mid-nineteenth century. GC Mundy estimated that in 1849 the town had 120 houses and a population of 500 to 600. In 1855 it consisted of a single main street with scattered development on side streets.[13]

Prior to the completion of the railway line the port of Wollongong was important as the main means of transport in and out of the Illawarra. Even before the Wollongong Harbour was completed in c1848, a steam ship regularly ran between Sydney and Wollongong as the overland route between the towns was rugged.[14] When the railway opened in 1887 the town spread westward but the port remained an important focus for the town and its trade.[15] Dairying had been one of the area's original industries but agriculture more broadly, as well as fishing, timber, coal and, later, manufacturing, had an important place in the nineteenth-century economic development of the town.[16]

On 11 September 1942 Wollongong was proclaimed a city. In 1947 the City of Greater Wollongong was formed, encompassing the shires of Bulli and Central Illawarra and the Municipality of North Illawarra. In 1970 the City of Greater Wollongong was renamed the City of Wollongong.[17]

2.4 Defending Wollongong

At the height of the Crimean War and fear of a Russian invasion of coastal ports of Australia's east coast, military authorities sent down to Wollongong two 64-pounder muzzle loaders (described as of Waterloo vintage).[18] The Russian scare subsided soon after with the guns probably never having been fired due to the absence of a local militia to operate the guns.

In the 1860s there were calls for Australia's defences to be boosted following visits by raider warships employed by Confederates to Melbourne. The departure in 1870 of the last British troops forced New South Wales and the Australian colonies to establish army and naval contingents. In New South Wales the Parliament passed a raft of defence bills to form a small army and navy including volunteer rifle, artillery and cavalry units. A volunteer rifle corps was formed in Wollongong.

The *Australian Town and Country Journal* reported in November 1878 that the new military force was to comprise 1500 members with four batteries of artillery based at Sydney, one battery at Newcastle and one at Wollongong under the name 'the New South Wales Regiment of Volunteer Artillery'.[19] Later the same month Captain Owen and Captain Adjutant Taunton of the Volunteer Artillery visited Wollongong to enrol volunteers in the corps with 'most satisfactory results' as the full complement was reached on this occasion.[20]

The Wollongong battery (No 6 Volunteer Artillery) joined the Newcastle battery and other artillery and army corps, as well as members of the Permanent Forces, at a training camp at Middle Head in April 1879. Under the leadership of Captain Owen and Captain Robinson, the Wollongong Artillery performed heavy gun drills at the fortifications.

The *Illawarra Mercury* wrote in May 1879:

> When are the big guns coming down from Sydney for our artillerymen to do the heavy business on Flag Staff point? It is too bad to have gunners with no more than half grown rifles to practice with, and no cartridges even for that purpose. Artillerymen, without either batteries or big guns, are not much better off than "Horse Marines".[21]

In July 1879, the *SS Havilah* landed three 68-pounder muzzle loaders at Wollongong Harbour; however, no action had been taken for over two months to place the cannons into position. The Illawarra Mercury was critical of the military authorities, writing:

> the three pieces of cannon that were landed at Belmore Basin some two or three months ago for the Artillery Company here, are still lying on the wharf like so much old iron. When those guns have been sent down here, why in the name of business are they not put in position and made available for the use intended?[22]

The three cannons lay on the north side of the Belmore Basin until 1 October, when Captain Owen and Lieutenant Robertson, Sergeant-Major McEwin (Permanent Forces) and Staff Sergeant Carmichael were present as the No 6 Artillery Company assembled to mount the three cannons into position. By the end of the day, two of the three guns were mounted on their carriages, 'but there being no horses available for their conveyance to Flagstaff Hill, they had to be left where they were, and will be used for drill purposes until they can be taken to their destination'. The third gun remained unmounted at this time.[23] The guns were not relocated into their permanent position on Flagstaff Hill until October 1880. It is believed that the three circa 1861 vintage guns were originally located in front of '...the house on the Hill', which was the headquarters of the officer-in-charge of the fortifications at Signal Hill.[24]

On Friday 22 October 1880 a detachment of the Permanent Artillery led by Lieutenant Arthur Le Patourel arrived in Wollongong to remove the three guns, platforms and mountings to the hill for drill purposes. The next day the guns were placed on trucks lent by the acting engineer for the harbour works and mounted on the north-east slope of Flagstaff Hill, facing the Bellambi Reef. However, 'they are only just mounted as two of them were at the Basin, no platforms provided on which to traverse them in circular former', so they could only be elevated and lowered in the course of drill or shooting practice.[25] The work of mounting the guns was completed over the weekend and the first practice with the guns was planned for 2pm on Tuesday 26 October.[26]

The cannons installed at Flagstaff Hill could fire a 30kg shell up to 1.6km. Gunnery practice was carried out on a regular basis and led by Major MacCabe, Captain Robertson and Captain Beatson. Throughout the same period the Wollongong Artillery Volunteers regularly won the annual nine-day gunnery competitions at Middle Head in Sydney, which were held each easter.

In 1882 the *Illawarra Mercury* urged the government to erect a fort at Wollongong for artillery practice and to protect the port in the event of war.[27] Calls for a fort at Wollongong were repeated in successive years with the local newspaper identifying the port's vulnerability to attack from foreign vessels and the need to protect the coal trade in the Illawarra district. The cannons installed at Flagstaff Hill in 1879–1880 were considered obsolete by 1887 as they had a short range and would not adequately meet the threat posed by enemy ships to Australia's coastal ports including Wollongong. One commentator in 1885 criticised the 'exposed guns' on Flagstaff Hill as useless, even for drill purposes 'much less for actual war engagement'.[28] At this date a public meeting unanimously endorsed the motion to request the government erect a proper fort to protect the harbour and town.

Major General Schaw inspected the defences of New South Wales in 1887 and a report was tabled in parliament in December.

He considered that Wollongong was the only point in the Illawarra district that required defences and that the threat to shipping may be averted or substantially reduced by mounting one 8-inch BL (breech-loading) gun with two machine guns on the rising ground east of the town, and supporting it by two torpedo launches kept at the station in war time. In conclusion he recommended re-arming Wollongong at a cost of £9,000.[29]

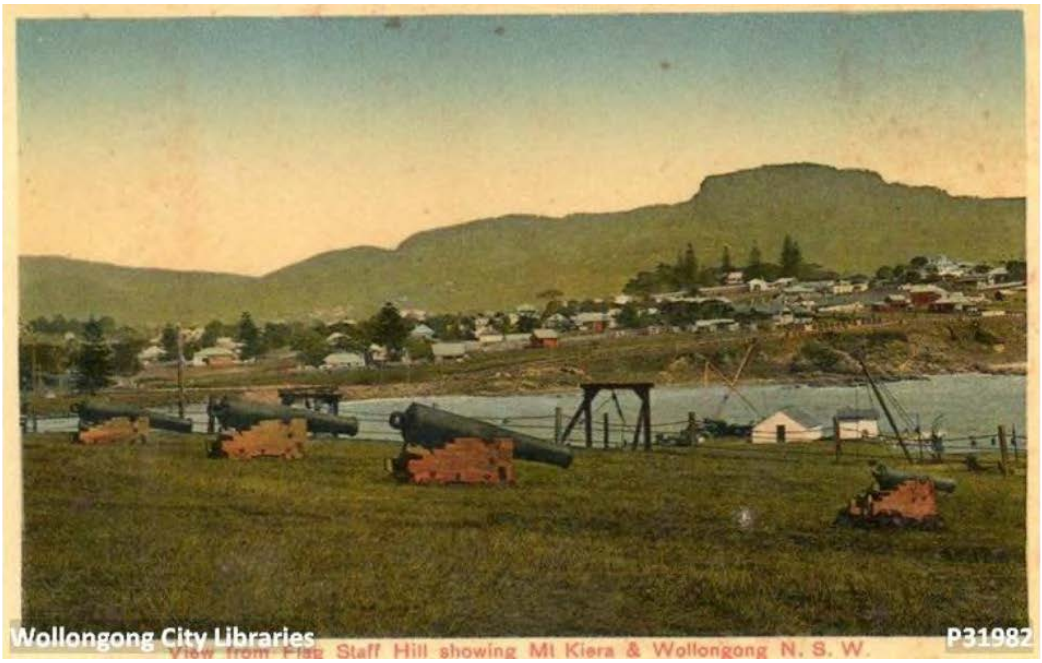


Figure 2.2 Flagstaff Hill looking to Wollongong and Mount Keira, date not identified. The three vintage cannons and a gun are visible in the foreground. (Source: Wollongong City Libraries, P31982 <https://wollongong.spydus.com/cgi-bin/spydus.exe/ENQ/OPAC/BIBENQ?SETLVL=&BRN=640764>)

2.5 Flagstaff Hill Fort

The Military Works Branch of the Public Works Department prepared drawings for the proposed fort in 1889. Later the same year tenders were invited for the construction of a battery on the Government Reserve at Signal Hill, Wollongong in October.[30]

> One very large gun is to be placed under cover near the summit of Flagstaff Point, the arrangement of it being such that it can be veered round to any point required…it has been recommended that two smaller guns be placed in position on the south side of the Point, and two other such on the north side, and that the three old 78 pounders now unmounted on the ground be position nearer to the entrance to the harbour in order to be available to sink any boats attempting to land with an enemy.[31]

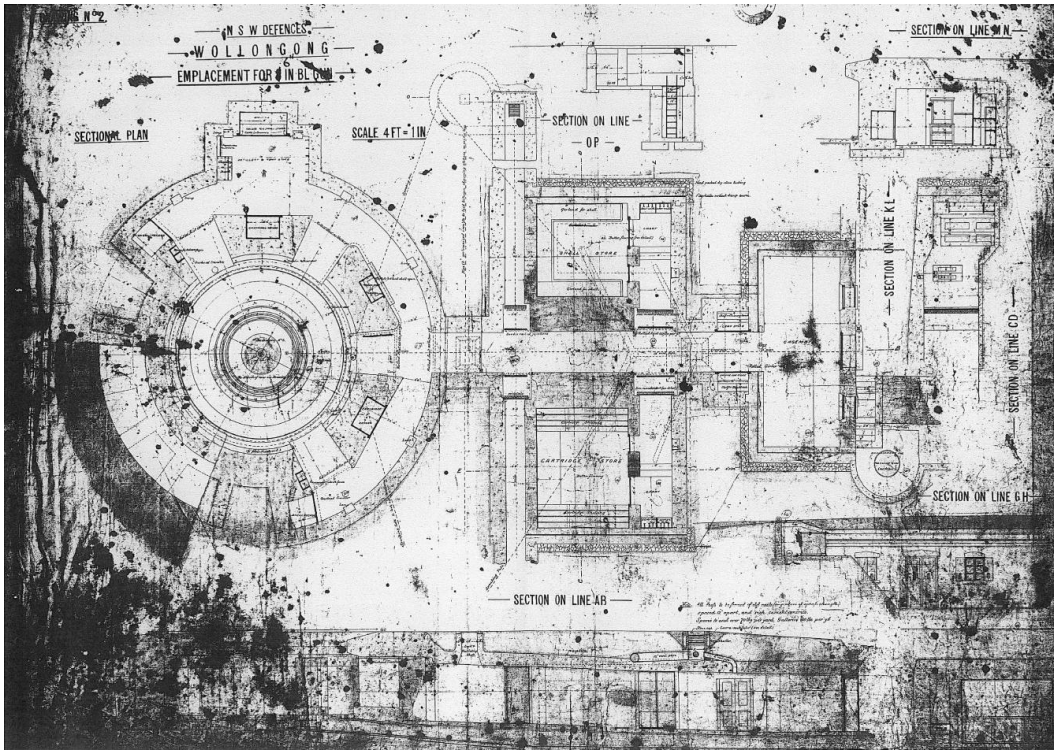


Figure 2.3 Flagstaff Hill Fort drawing showing the plan layout, elevation and sections, date unknown. (Source: Wollongong City Libraries)

The contract was awarded in November 1889 to James Russell & Co of Sydney who submitted the lowest tender of £3,235 15s 5½d.[32] Work on the gun emplacement commenced in February 1890 under the supervision of Percy J Owen, Public Works Engineer, and Alfred Hall representing James Russell & Co. The Illawarra Mercury have a detailed account of the design and location of the fortifications:

> The fortifications will comprise three guns, the largest being a 6 hydro-pneumatic disappearing breech-loading gun, and the other two will be guns of a rapidly firing nature. The former piece of ordnance will be placed on the crown of Flagstaff Point within a few feet of the Flagstaff on the western side, and will have a sweeping 'range of the Pacific from the headland north towards the south. The quick firing guns will be erected on the south slope of the Point, and will have a south east range facing the islands. In connection with the defensive work two observing stations are to be erected in a line running almost S.E. and N.W. The heavy gun is to be mounted on a massive mechanism which is secreted in a pit, and by the storage of the energy of recoil this mechanism is worked to elevate the gun above surface level for its discharge. Besides this pit there are to be a number of subterranean magazines and passages excavated. The excavations will be carried to a depth of 10ft, and the roofing will be made of concrete (18 inches), a layer of asphalt and an artificial surface of two or three feet.

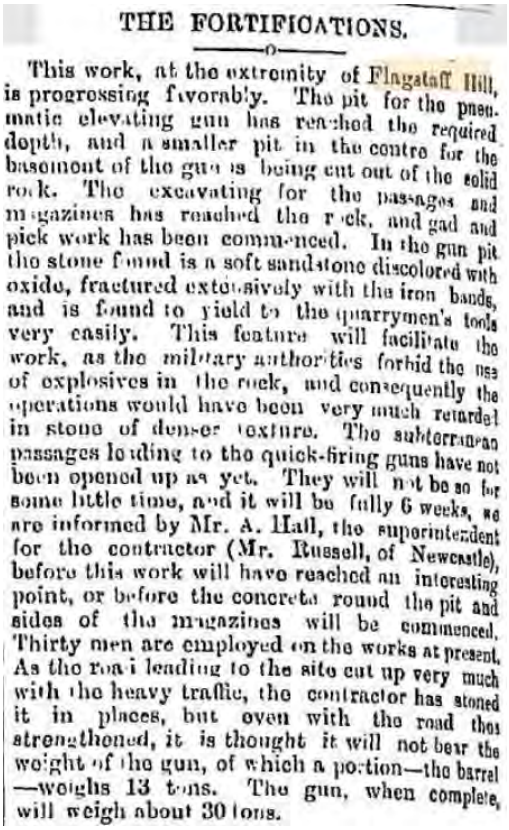
> Round the pit into which the gun drops after its discharge there will be a number of recesses allowing space for re-loading. The gun is worked on a pivot.[33]

Early on, the excavation work was hampered at times by heavy rain and the superintendent was forced to dig a drainage channel to drain the excavation pit.[34]

The *Illawarra Mercury* gave a progress report in April on construction of the fort (Figure 2.4). The barracks were under construction to house the officers to be permanently stationed at the fortifications. The gun-pit excavation was finished to the requisite depth; the central smaller pit and the two adjoining magazine pits were excavated at the same time. Early in May the first batch of concrete was laid; however, work was held up soon after when heavy rain flooded the gun pit and magazines excavations with 100,000 gallons of water having to be drained before work could continue.[35]

The following month the concreting of the gun-pit walls was virtually finished and the builders were concreting the walls of the magazine adjacent to the gun pit. The passages to the observing stations and magazines were about to be opened up, though 'the stone in which the excavating has been done is not of a refractory nature, a matter that promoted operations'.[36]

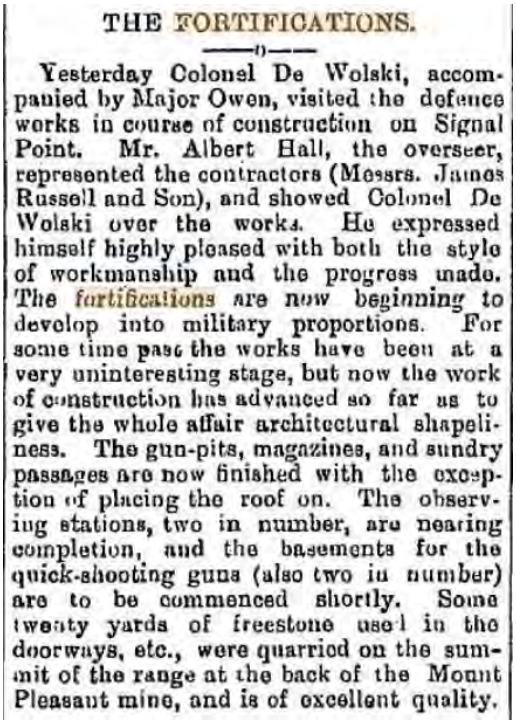
Cheney and Ryan commenced work on forming the new road to the fort in June. In anticipation of the imminent arrival of the gun, 'as protection against possible attack, the masonry is covered with five feet of concrete, and a roofing of steel rails.[37] The gun arrived in the port on 27 June and was unloaded at Belmore Basin under the supervision of Percy Owen. The ordnance and its mechanisms were placed into storage near the site awaiting installation after all the construction works were completed.[38]



THE FORTIFICATIONS.

This work, at the extremity of Flagstaff Hill, is progressing favorably. The pit for the pneumatic elevating gun has reached the required depth, and a smaller pit in the centre for the basement of the gun is being cut out of the solid rock. The excavating for the passages and magazines has reached the rock, and gad and pick work has been commenced. In the gun pit the stone found is a soft sandstone discolored with oxide, fractured extensively with the iron bands, and is found to yield to the quarrymen's tools very easily. This feature will facilitate the work, as the military authorities forbid the use of explosives in the rock, and consequently the operations would have been very much retarded in stone of denser texture. The subterranean passages leading to the quick-firing guns have not been opened up as yet. They will not be so for some little time, and it will be fully 6 weeks, we are informed by Mr. A. Hall, the superintendent for the contractor (Mr. Russell, of Newcastle), before this work will have reached an interesting point, or before the concrete round the pit and sides of the magazines will be commenced. Thirty men are employed on the works at present. As the road leading to the site cut up very much with the heavy traffic, the contractor has stoned it in places, but even with the road thus strengthened, it is thought it will not bear the weight of the gun, of which a portion—the barrel—weighs 13 tons. The gun, when complete, will weigh about 30 tons.

Figure 2.4 Progress report on construction of the fort. (Source: *Illawarra Mercury*, 1 April 1890, p 2)



THE FORTIFICATIONS.

Yesterday Colonel De Wolski, accompanied by Major Owen, visited the defence works in course of construction on Signal Point. Mr. Albert Hall, the overseer, represented the contractors (Messrs. James Russell and Son), and showed Colonel De Wolski over the works. He expressed himself highly pleased with both the style of workmanship and the progress made. The fortifications are now beginning to develop into military proportions. For some time past the works have been at a very uninteresting stage, but now the work of construction has advanced so far as to give the whole affair architectural shapeliness. The gun-pits, magazines, and sundry passages are now finished with the exception of placing the roof on. The observing stations, two in number, are nearing completion, and the basements for the quick-shooting guns (also two in number) are to be commenced shortly. Some twenty yards of freestone used in the doorways, etc., were quarried on the summit of the range at the back of the Mount Pleasant mine, and is of excellent quality.

Figure 2.5 Progress report on construction of fortifications. (Source: *Illawarra Mercury*, 19 June 1890, p 2)

General Richardson visited Wollongong in early July and pronounced himself pleased with the rapid progress of construction of the fortifications. The concreting of the 'overhang' was nearly completed, being an important piece of work at the site.[39] A detailed progress report was published in the *Illawarra Mercury* later in the month providing many construction details. For instance: 1500 cubic yards of material removed during excavation were to be used to cover the whole fortification; a 45-foot concrete pit was dug; the magazine rooms were of two-foot thick concrete with the roofing reinforced with steel rails and a five-foot layer of earth over the top; the entrance to the gun pit was from the circular corridor behind the gun-pit wall; two corridors led off to observation points east and west of the pit; and the fort entrance was made of brick with an enclosed courtyard in front of the fort entered by a massive plate-iron gate.[40]

By early November the fortifications were complete except for erecting the big gun, the two sharpshooting guns and the two signal stations. The whole surface of the crown of the concrete gun pit, magazine, passages and courtyard were levelled down and 'caused Signal Hill to present a very good appearance'.[41]

At the end of January 1891 a detachment of Permanent Artillery were in Wollongong to assist in the erection of the large gun in the new fortifications.[42] However, according to a report in the *Illawarra Mercury* one month later, 'the erection of the big gun on Signal Hill is being proceeded with as expeditiously as circumstances will admit'.[43]

The land occupied by the military authorities at Flagstaff Hill was formerly surveyed in 1892, as shown in Figure 2.6. This plan does not show any of the fortification structures excepting a barbed wire fence. The signal station is depicted on this plan.

The threat of a Russian attack dissipated in 1893. This did not stop Major General Hutton and a party visiting Wollongong in June to inspect the fortifications and the local detachment of the Permanent Artillery. He expressed himself most pleased with the guns and defence works as well as the state of the barracks. He returned in November to witness military manoeuvres demonstrating the capability of the local defences provided at various forts and emplacements including Flagstaff Hill and Smiths Hill from a sea-based attack on Wollongong and Port Kembla.[44]

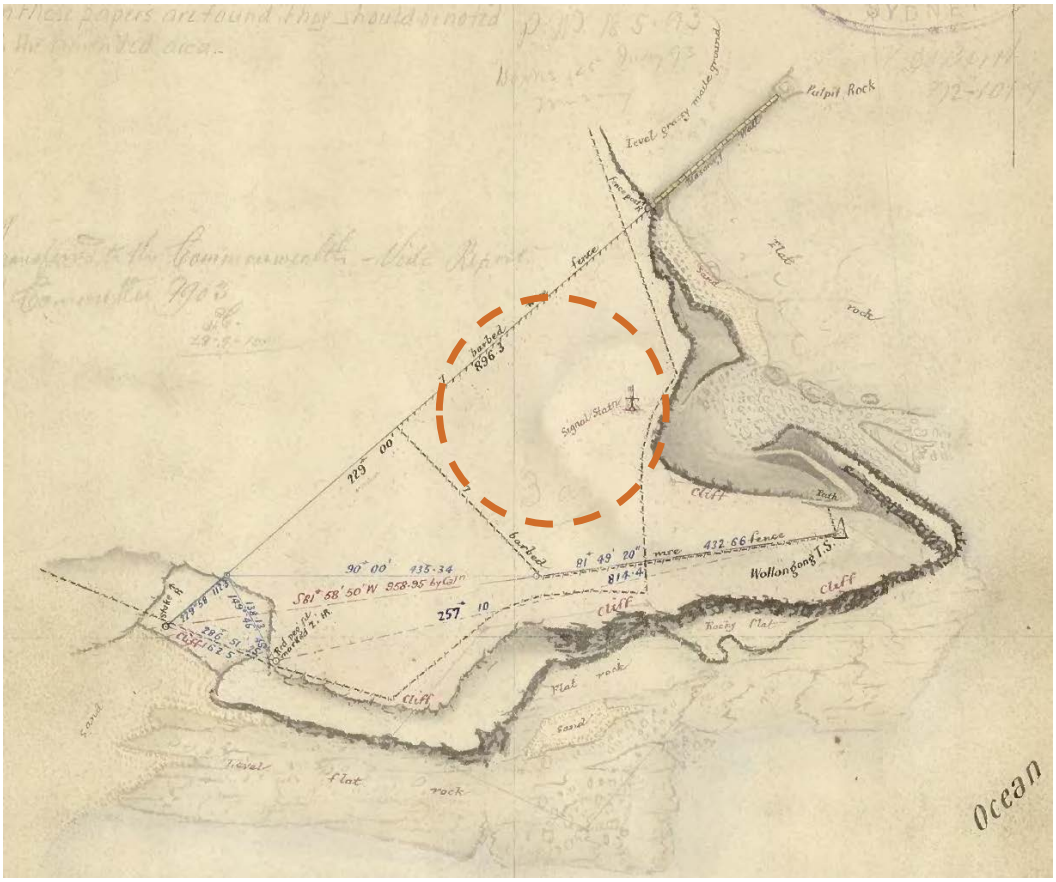


Figure 2.6 Plan of three acres at Flagstaff Hill (Signal Hill), Wollongong Harbour occupied by the Military Authorities, 1892, showing the approximate location of the Flagstaff Hill Fort study area, indicated by dashed orange circle. The flagstaff is in the approximate area of the Wollongong Head lighthouse. (Source: NSW Land Registry Services, Crown Plan 644-3000)



Figure 2.7 Cannons in place at Flagstaff Hill with Pilots house in background left and barracks in the background right, 1897. (Source: Wollongong City Libraries, P02/P02683)

In 1901 the NSW Government appointed a committee to report on the value of state properties prior to their transfer to the Commonwealth. The report was tabled to Parliament in 1903. The value of the Flagstaff Hill (Signal Hill) Fort was determined to total £5,880 as shown in the report (Figure 2.8).

WOLLONGONG.

SIGNAL HILL FORT.

	£	s.	d.
The Fort consists of one gun-pit for B.L. gun, with six shell recesses built in concrete, with covered passages, magazine and shell store, lamp-room, laboratory, surgical passage, store passage for making up cartridges, pump passage, and shell, cartridge, and fuse recesses, passages to two D.R.F. stations, and emplacement for Q.F. gun ...	4,200	0	0
Machine-gun Shed and Store, corrugated iron	157	10	0
Quarters, comprising men's room, canteen and store-room and office and married quarters; two rooms, with kitchen, lavatory, and verandah; also washhouse, men's lavatory, store, latrines, coal-shed, and large underground	1,207	10	0
Stables and Fodder-shed	105	0	0
Picket-fence Enclosure, including two large gates, roads, and sundry work	210	0	0
	£5,880	0	0

Figure 2.8 Valuation of Flagstaff Hill (Signal Hill) Fort, Wollongong. (Source: State properties transferred to the Commonwealth: report of the Committee, 1903, Trove, National Library of Australia, https://nla.gov.au:443/tarkine/nla.obj-2373358216)

During 1905 tenders were invited for repairs to the fortifications, barracks and quarters at Flagstaff Hill and Smiths Hill.[45] There were also calls for electric lighting at the fort.[46] The fortifications were still utilised by the local artillery regiment in November 1907 when Major-General Head, Inspector-General of the Commonwealth Forces, visited Wollongong to inspect shooting drills by the AGA Artillery.[47]

In 1914 the fort was handed over to Wollongong Council as a permissive occupancy;[48] however, the big gun remained in place until August 1937 when the 6-inch BL was removed from the gun pit and transported to Sydney.[49] The following month Dixon Primer and Company wrote to Council offering £10 for the three old gun barrels lying on Flagstaff Hill; the Council refused the price offered.[50]

A 1924 plan (Figure 2.9) of Signal Hill shows the military road, flagstaff, fences of the fort, fort's entry gate, fort, 6-inch gun, observation stations, artificer's shop, barracks inside a fenced compound, outbuildings, tank, general store, rocket life saving apparatus, pilot's house, store, dam, open drains, and stables.

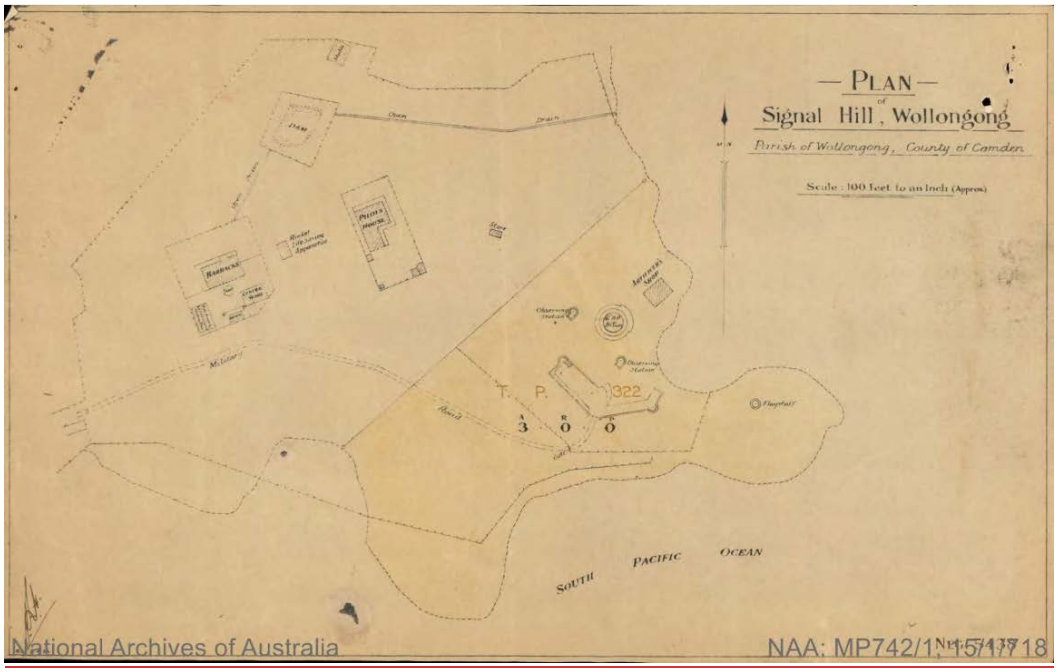


Figure 2.9 Plan of Signal Hill and associated structures and buildings, 1924. (Source: National Archives of Australia, NAA: MP741/2, 15/1/718, Signal Hill Defence property Wollongong New South Wales, Plan Signal Hill Wollongong)

The Council's health inspector reported in August 1941 on the occupation of the old fort by a lessee as a residence and the use of the structure for mushroom culture. The

Council was advised that the Department of Interior had served a seven-day notice to the tenant to vacate the premises.[51]

One month later the Parks and Gardens Committee considered a report from the inspector of reserves regarding the condition of the Flagstaff Hill and Smiths Hill Forts. The inspector recommended:

> That the condition of the old forts on Flagstaff Hill be communicated to the Department of Interior suggesting that immediate steps be taken to eliminate the dangerous condition referred to by the inspector; and suggesting that the site of the gun emplacements should now be added to the permissive occupancy granted to the council in relation of the extension of the reserve in this locality.[52]

The Council was advised in January 1949 that the old gun pits at Flagstaff Hill were to be filled in shortly. This was completed within 12 months, with access to the fort being bricked up and the gun pit filled in with sand.

In mid-1954 the Commonwealth Government threatened to take back the Flagstaff Hill site if the Council did not offer an alternative site for an Army training depot.[53] Stuart Park was one of the preferred options, but the local community were not pleased with either of these sites and the depot was the subject of several editorials and letters in the *Illawarra Mercury*. The Illawarra Historical Society were vehement in their opposition to the Flagstaff Hill site, wanting it retained for the public.[54] Ultimately the Council offered a portion of Beaton Park, Gwynneville for the depot, which was accepted in October the same year. In one newspaper account the land encompassing the fort and lighthouse owned by the Commonwealth was terraced 'recently'.[55]

In the 1970s the western and southern walls of the former fort were demolished and the area levelled to create a car park.[56]

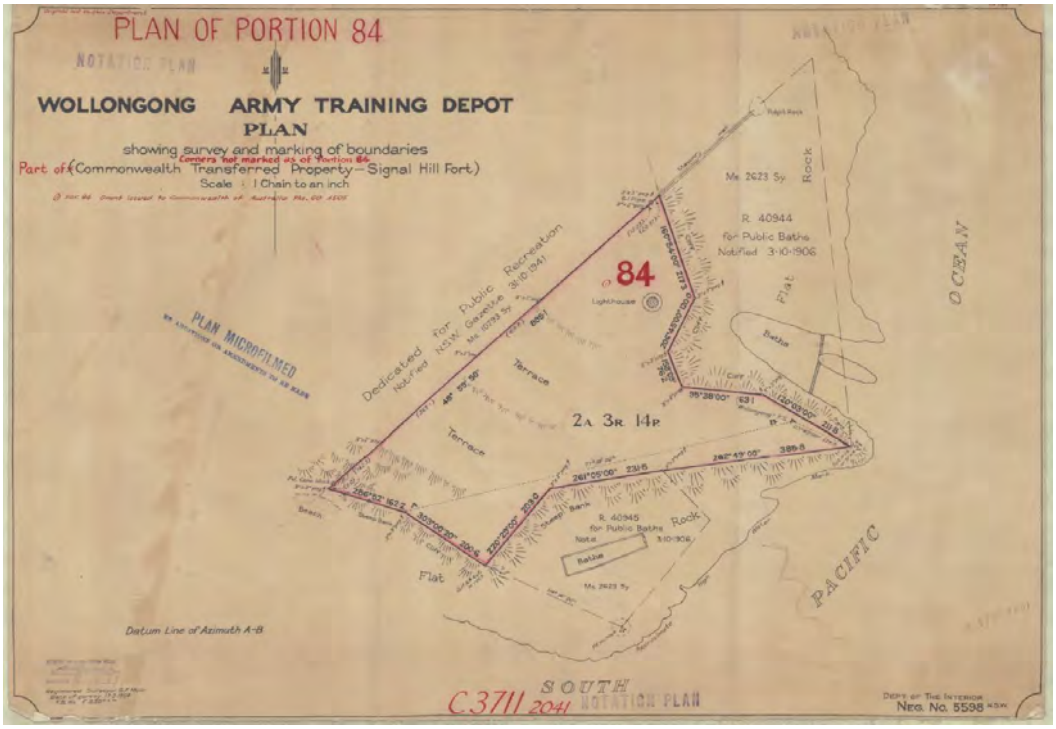


Figure 2.10~~09~~ Plan of Portion 84 comprising Flagstaff Hill Fort as surveyed for the Wollongong Army Training Depot, 1954. (Source: NSW Land Registry Services, Crown Plan 3711-2041)

The *Illawarra Mercury* reported in June 1970 that the Jaycees suggested turning the Flagstaff Hill Fort into a tourist information centre in 1970. This suggestion was repeated in April 1978. The detail this time was that the building at the south-east corner of the present car park be made with a low-profile concrete slab roof, grassed over, and to also possibly excavate the original circular gun pit (currently filled in with sand) to provide a large circular room to house the Star Shell collection recently acquired by the Council.[57] No action was taken in this regard and in 1980 the *Illawarra Mercury* reported that the Council's heritage committee were considering converting the old fort into a museum.[58] The museum idea did not apparently progress as in 1982 the Council communicated with the Royal Australian Artillery Historical Society regarding the history of the 68 pounder guns that were once located at Flagstaff Hill with the aim of restoring the three guns to the site in time for Heritage Week 1983, pending permission from the Department of Defence. At the time two of the guns were located at the Army Reserve Depot at Gwynneville and the third was outside the Navy Cadets hall in Harbour Street.[59]

The three cannons were restored and relocated to Flagstaff Hill in time for Heritage Week 1983.



Figure 2.11~~1110~~ One of the restored guns being fired during Heritage Week 1983. Photographed by Steve Dillon. (Source: Wollongong City Libraries, P12/P12159.)



Figure 2.12~~1211~~ Three restored guns at Flagstaff Hill during Heritage Week 1983. Photographed by Steve Dillon. (Source: Wollongong City Libraries, P12/P12157)



Figure 2.13~~1312~~ Restored gun ready for firing, Heritage Week 1983. Photographed by Steve Dillon. (Source: Wollongong City Libraries, P12/P12158.)



Figure 2.141~~413~~ Undated photograph of Flagstaff Hill Fort. Image by Anne C Ali. (Source: P04/P04518)

During the second half of 1996 the Department of Education Employment and Training (DEET) provided the funds for jobless people to clean up the Flagstaff Hill Fort site. This involved digging out the exterior walls and inserting steel shutters, bricking up the doors and windows and generally cleaning up the site.[60]

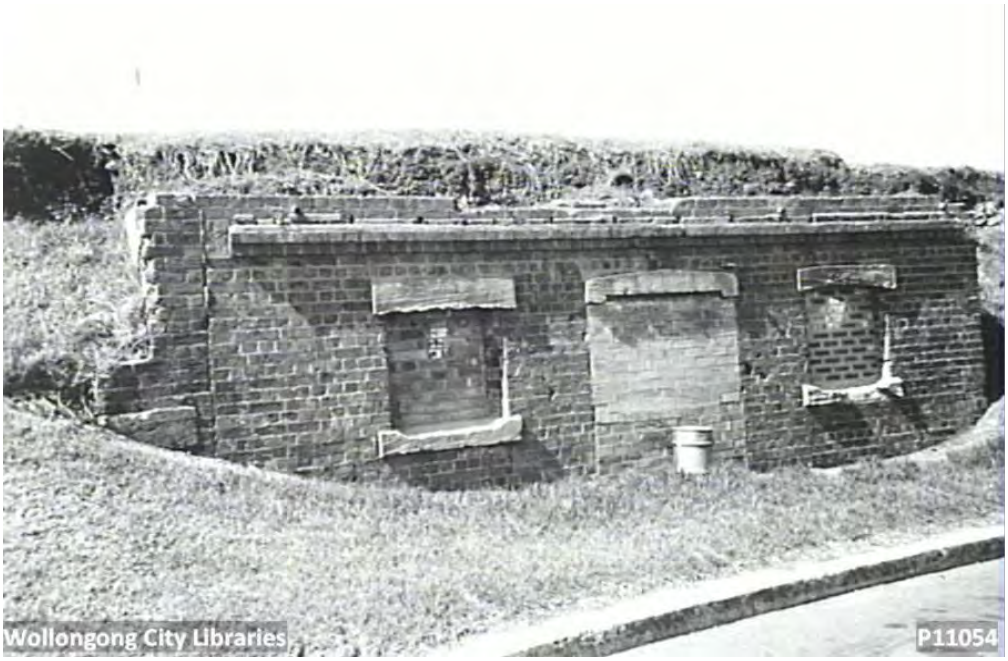


Figure 2.15~~14~~ Fortifications in 1994. Photograph by Patricia Vidal. (Source: Wollongong City Libraries, P11/P11054)



Figure 2.16~~15~~ 1994 view of cannons at Flagstaff Hill. Photograph by Patricia Vidal (Source: Wollongong City Libraries, P11/P11056)

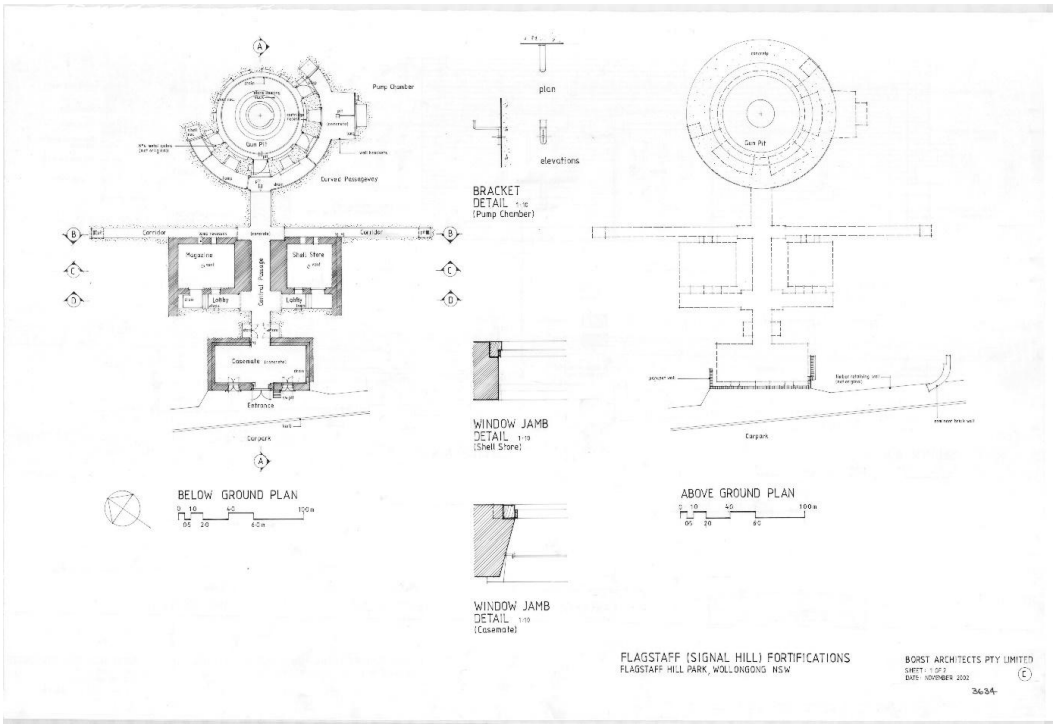


Figure 2.17~~17~~16 Sheet 1 of 2, Flagstaff Hill fortifications drawn by Borst Architects Pty Ltd, November 2002. (Source: Wollongong City Libraries)

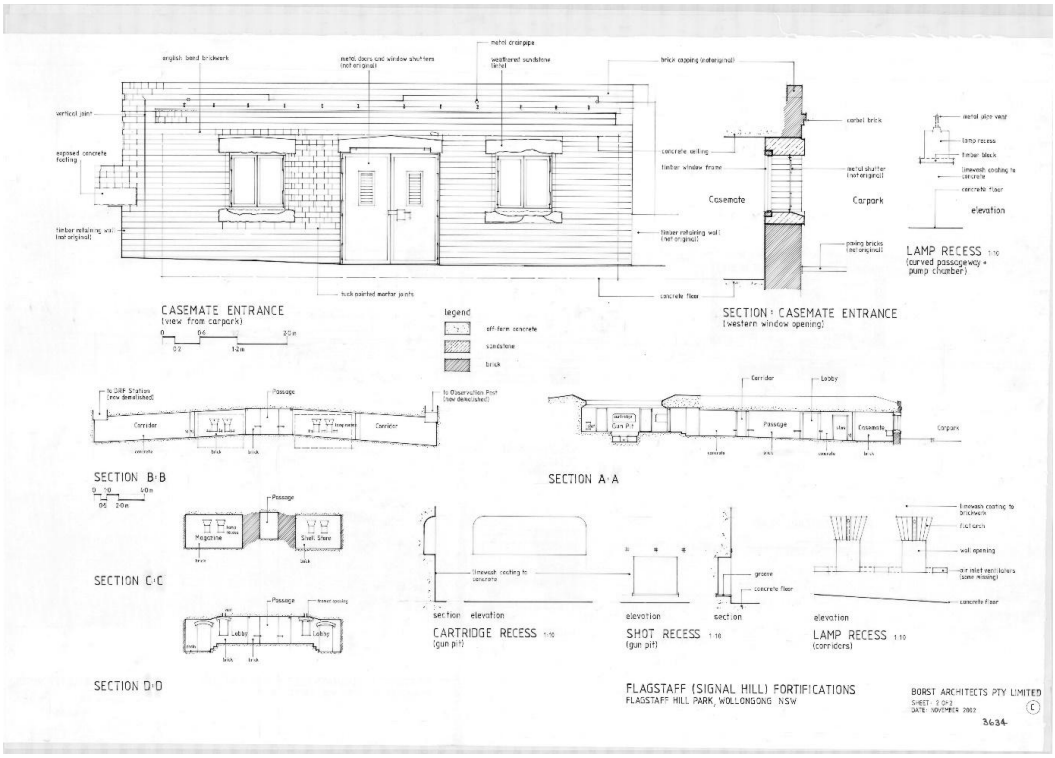


Figure 2.18~~18~~17 Sheet 2 of 2, Flagstaff Hill fortifications drawn by Borst Architects Pty Ltd, November 2002. (Source: Wollongong City Libraries)

2.6 Smiths Hill Fort

Smiths Hill Fort was originally located on Portion 69 of the Parish of Wollongong and located within the limits of the Wollongong Harbour Trust. The land shown in the survey plan of 1892 was proposed to be dedicated for defence purposes. Two years later the land was resumed for the purposes of National Defence at Smiths Hill under the provisions of the Wollongong Harbour Trust Act.

The land was set aside for defence in response to the threat of a Russian attack upon Wollongong Harbour. It was selected because of its location that overlooked the harbour and backed onto Cliff Road, which was useful for communication. As early as 1885, when Flagstaff Hill Fort was under consideration, two smaller batteries were recommended north and south of that site, encompassing the present site of Smiths Hill.

Following construction of the fort at Flagstaff Hill, the NSW government approved a budget of £2000 to build the Smiths Hill Fort to support the defence of Wollongong Harbour to the north. The announcement was made in February 1892.

At this time the Council approached the Harbour Trust Board regarding the encroachment on Cliff Road which stymied Council's plans to form a 'fine esplanade'.[61] The Harbour Trust promised to compensate the Council by providing adjoining land to make the road 66 feet wide.

The *Illawarra Mercury* gave regular accounts of the progress of the Smiths Hill Fort. For instance, in July 1892, Colonel Airey visited Wollongong to finalise the plans for the proposed fort, intimating the work would commence soon. [62] Drawings for the battery were completed in August and in the meantime the Commanding Engineer's office in Sydney invited tenders for its construction in July.[63] The contract was awarded in September to W Hart of Sydney.

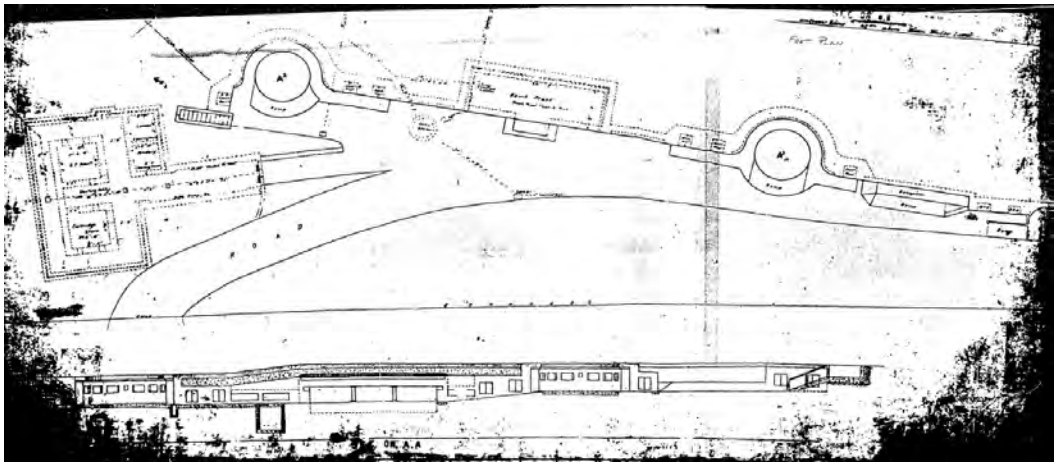


Figure 2.191~~918~~ Plan of Smiths Hill Fort, 1892. (Source: Scott, GJ 1981, *Smith's Hill Fort Project*)

Work on the site commenced in September 1892 but progressed so slowly that locals were questioning the reasons for the delay.[64] It appears that one reason for the delay was the trucks of materials for the new fort 'which were troubling and hindering the contractor for the new breakwater' were removed in March 1893 and 'both works are now going on smooth and well'.[65]

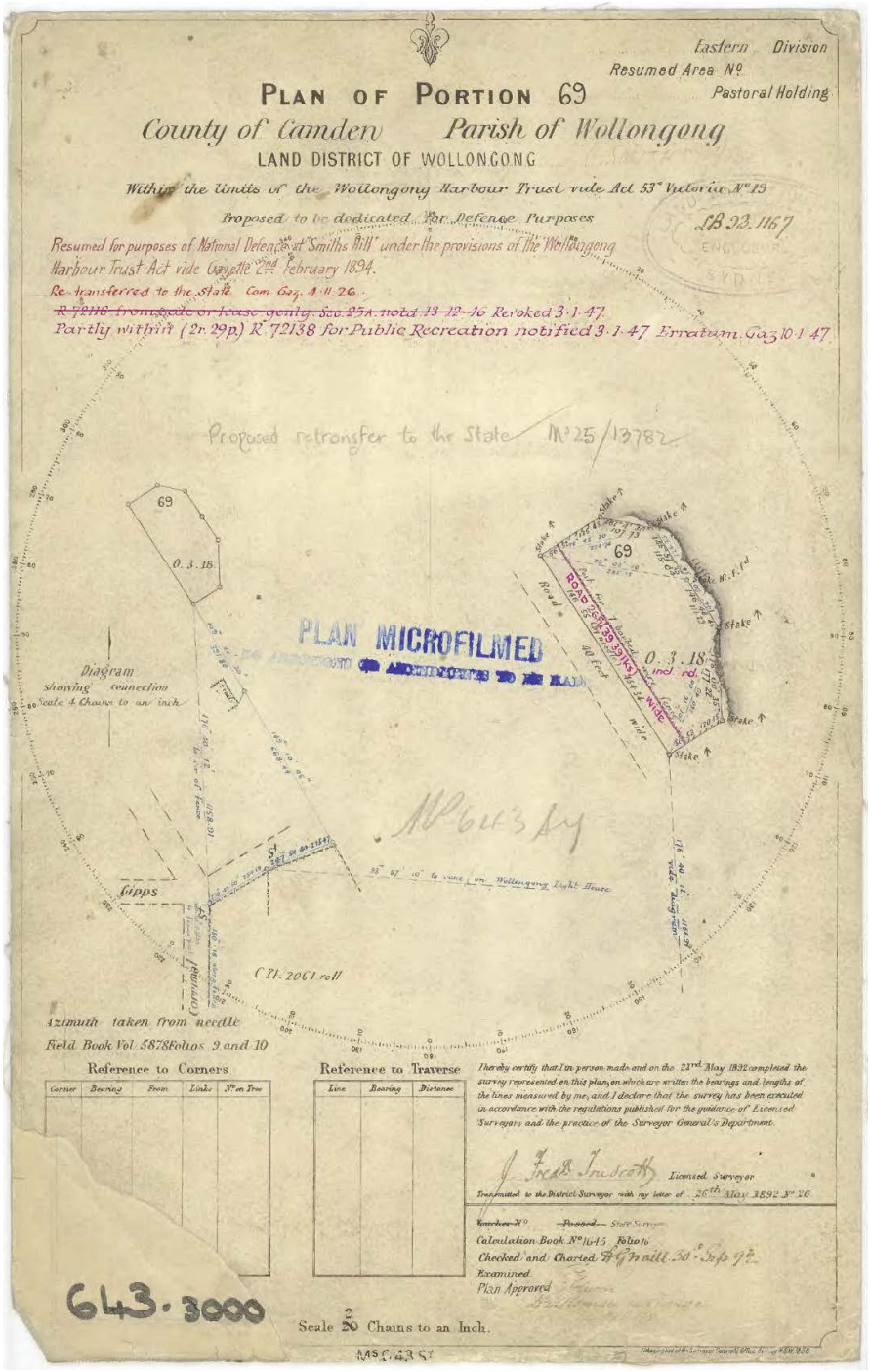


Figure 2.20~~20~~19 Plan of Portion 69 in the Parish of Wollongong comprising the site of Smiths Hill Fort, 1892, with later annotations. (Source: NSW Land Registry Services, Crown Plan 643-3000)

Two 80-pounder, muzzle-loading guns were installed in the fort by late October as Colonial Spalding, Captain Savage, Mr Thorpe (artificer), Captain MacCabe and Lieutenant Beatson were present for the test firing of the guns.

> Three shots (common shell) were fired from No 1 gun and two from No 2 gun. The guns were elevated and depressed to their utmost limits, and the trial was most satisfactory. The magazine shell rooms were also inspected by the Colonel.[66]

The battery was completed by November 1893 at a cost of £2,270. The new fort was involved in a large military display the same month attended by Major-General Hutton.

Smiths Hill Fort was a hidden battery on high ground above Wollongong Harbour, with underground rooms for supplies, ammunition and shelter. It had two 36 kg cannons (80-pounder guns) and a 3.8cm quick firing gun (1.5-inch calibre Nordenfelt gun).[67] The fort was manned by a team of nine volunteer militia (Army Reserves).

The Russian scare dissipated before completion of the fort in 1893; however, the cannons were still used extensively for company training under Major Henry Osborne MacCabe and maintained by the Wollongong–Bulli Half Company, such as in May 1895 during a weekend military encampment when the artillery were drilled at the guns at the Smiths Hill and Flagstaff Hill (Signal Hill) Forts.[68] In 1896 for instance, the local artillery company (Wollongong detachment of No 6 Company, 2nd Division, Garrison Artillery) carried out shooting practice all day on 8 August with the Nordenfelt gun at Smiths Hill with targets moored at ranges between 1200 and 1500 yards.

> The practice was excellent, one of the targets being struck and sunk at the second round. The company evidently intends to maintain its reputation as the premier artillery company in the colony.[69]

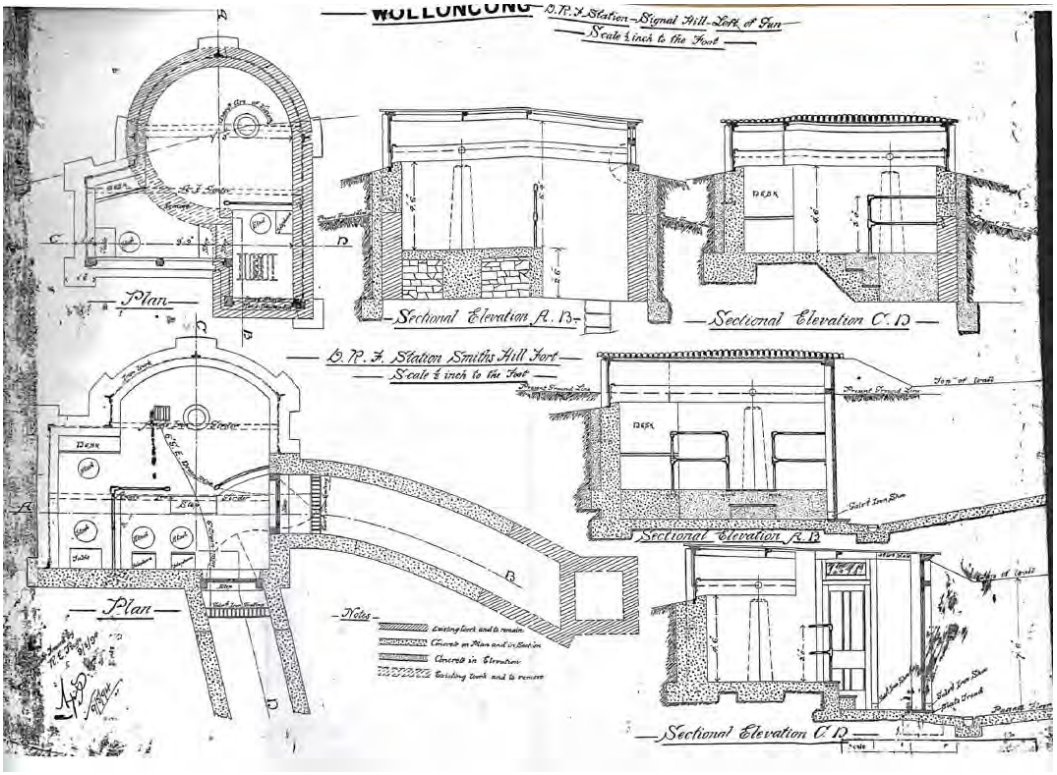


Figure 2.21~~2120~~ Drawing of the depression range finder (DRF) at Smiths Hill Fort, 1894. The DRF at Signal Hill (Flagstaff Hill) was modified (enlarged) at the same time to provide more comfortable occupation. (Source: Australian Army Museum of NSW, Victoria Barracks, Sydney—to be confirmed)

In April 1899 the lancers, infantry and artillery engaged in military manoeuvres to practice defending Wollongong from an attack by sea. The artillery manned the guns at Smiths Hill and Flagstaff Hill Forts.[70] Similar events occurred annually.

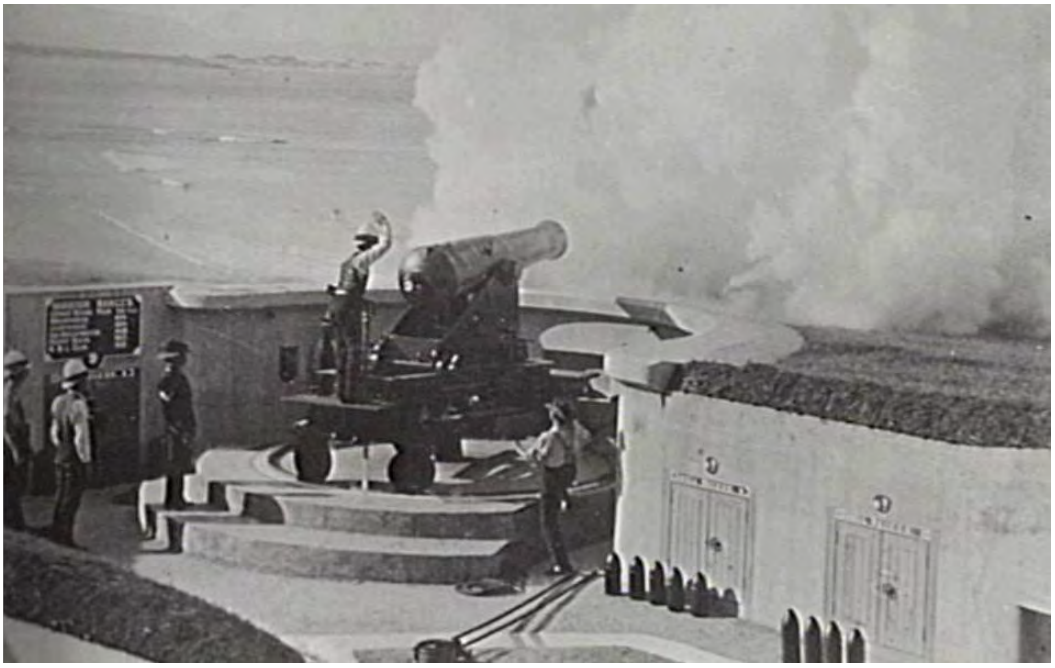
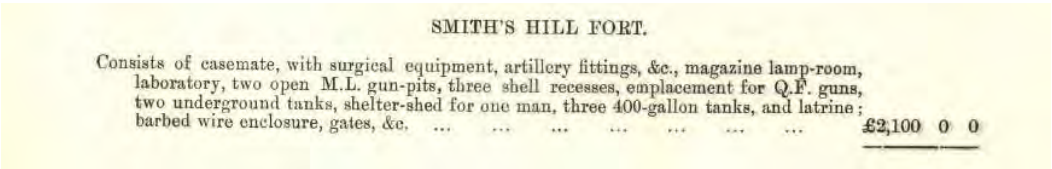


Figure 2.22~~21~~ Practice firing of the gun at the north emplacement of Smiths Hill Fort, c1900. (Source: Wollongong City Libraries, P04/P04517)

In 1901 the NSW government appointed a committee to report on the value of state properties prior to their transfer to the Commonwealth. The report was tabled to Parliament in 1903. The value of the Smiths Hill Fort was determined to total £2,100 as described in the report (Figure 2.23~~Figure 2.22~~).



SMITH'S HILL FORT.

Consists of casemate, with surgical equipment, artillery fittings, &c., magazine lamp-room, laboratory, two open M.L. gun-pits, three shell recesses, emplacement for Q.F. guns, two underground tanks, shelter-shed for one man, three 400-gallon tanks, and latrine; barbed wire enclosure, gates, &c. £2,100 0 0

Figure 2.23~~22~~ State properties transferred to the Commonwealth, report of the Committee, 1903. (Source: Trove, National Library of Australia, https://nla.gov.au:443/tarkine/nla.obj-2373358216)

The big guns at Smiths Hill Fort were declared obsolete by August 1903 and the officer-in-charge was ordered to dismantle them and plug the bores.[71] The dismantling of the guns was of concern to the local artillery as 'there is no word if modern guns are to replaced them, and the local corps is in a dilemma how to continue effective drill if confined to the Flagstaff guns'.[72] Further to that, the guns were only used to 'train recruits in gun discipline and accustom them to gun fire'.[73]

Despite opposition from the Wollongong Council, the work was completed promptly and Sergeant Mitchell, in charge of the local forts for several years, was transferred to Newcastle and a corporal appointed in his place at Wollongong.[74] The Defence Department and State of New South Wales did not object to dismantling the obsolete guns and suggested they may be taken over by Wollongong Council for 'ornamental purposes'.[75]

Despite the dismantling of the guns at the fort, in June 1907 the Government Architect's Office invited tenders for construction of a single men's quarters at Smiths Hill Fort. The contract was awarded in October to John Farquharson of Wollongong for £44 10s.[76]

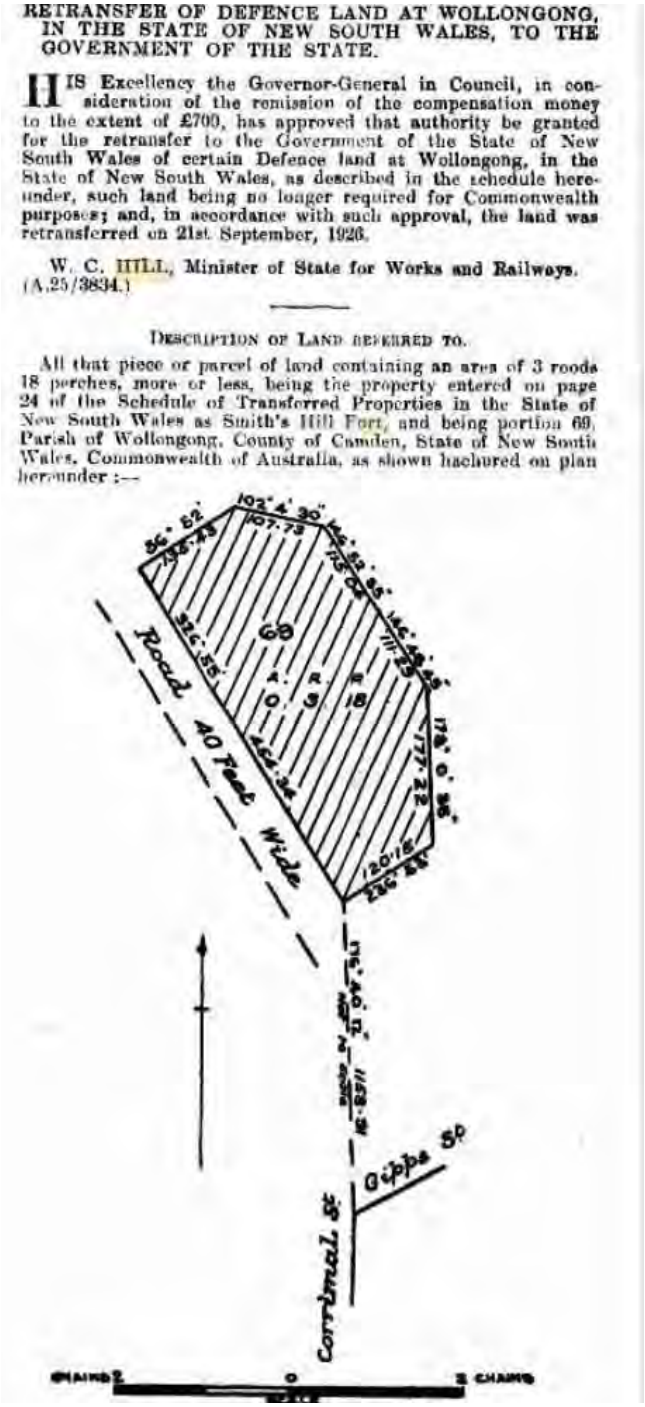
The following year H Williams' tender of £26 3s 6d was accepted for general repairs to the fort and quarters at Smiths Hill, with the work being expected to be completed within four weeks.[77]

The Wollongong and District Citizens' Committee considered a motion at their May 1912 meeting from committee member SR Musgrave:

> That the Military Department be asked to fortify with modern armament, Port Kembla Harbor [sic], and also to place up-to-date guns in place of the obsolete ones now at Smith Hill Fort and Signal Hill Fort.[78]

There appears to have been no response to this motion and, with the advent of the First World War, the military authorities focus was on events in Europe. There is a single mention in the *Illawarra Mercury* in June 1914 in which the military authorities complained to Wollongong Council about the flooding of the fort resulting from defective drainage of Cliff Road.[79] There was no follow-up report in the newspaper, so it is unclear if the issue was dealt with by the Council.

The Smiths Hill Fort site was retransferred to the NSW government in September 1926 as it was no longer required for Commonwealth purpose, as notified in the *Commonwealth of Australia Gazette* (Figure 2.24~~Figure 2.23~~). The sum of £700 was paid in compensation to the Commonwealth.



RETRANSFER OF DEFENCE LAND AT WOLLONGONG, IN THE STATE OF NEW SOUTH WALES, TO THE GOVERNMENT OF THE STATE.

HIS Excellency the Governor-General in Council, in consideration of the remission of the compensation money to the extent of £700, has approved that authority be granted for the retransfer to the Government of the State of New South Wales of certain Defence land at Wollongong, in the State of New South Wales, as described in the schedule hereunder, such land being no longer required for Commonwealth purposes; and, in accordance with such approval, the land was retransferred on 21st September, 1926.

W. C. HILL, Minister of State for Works and Railways.
(A.25/3834.)

DESCRIPTION OF LAND REFERRED TO.

All that piece or parcel of land containing an area of 3 roods 18 perches, more or less, being the property entered on page 24 of the Schedule of Transferred Properties in the State of New South Wales as Smith's Hill Fort, and being portion 69, Parish of Wollongong, County of Camden, State of New South Wales, Commonwealth of Australia, as shown hachured on plan hereunder :—

Figure 2.24~~23~~ Retransfer of Smiths Hill Fort to the NSW government. (Source: *Commonwealth of Australia Gazette*, 4 November 1926, p 1792)

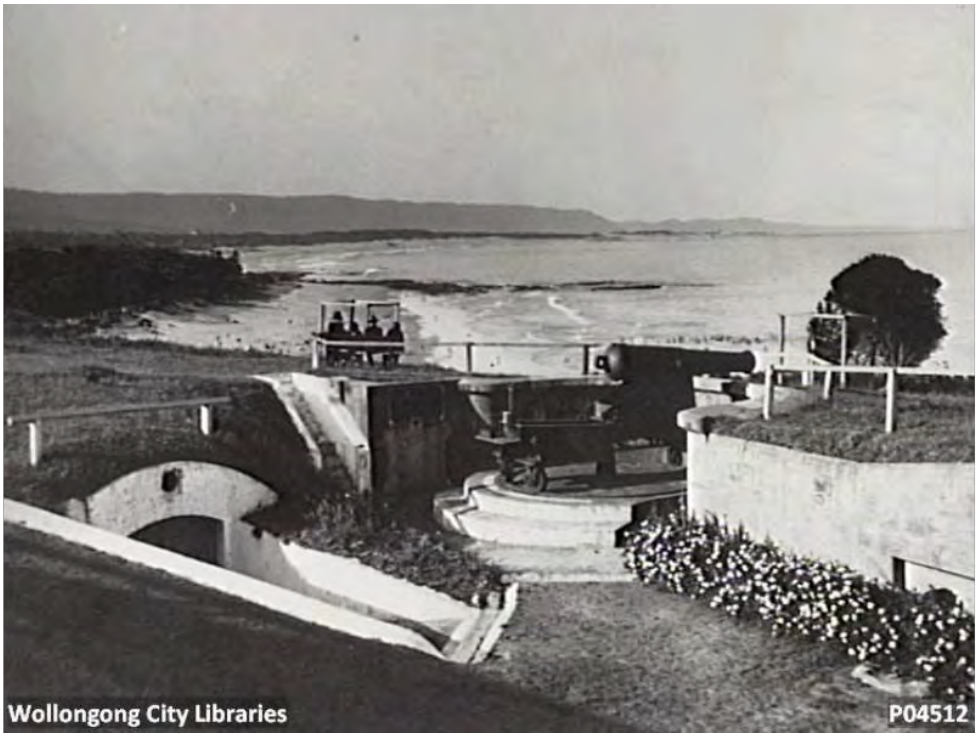


Figure 2.25~~24~~ Smiths Hill Fort, c1920. (Source: Wollongong City Libraries, P04/P04512)



Figure 2.26~~25~~ Smiths Hill Fort with North Beach in the background, c1926. (Source: Wollongong City Libraries, P04/P04509)



Figure 2.272726 Smiths Hill Fort, c1930. (Source: Wollongong City Libraries, P04/P04503)



Figure 2.282827 Smiths Hill Fort looking towards Wollongong Harbour, c1930. Sid Thorne photograph. (Source: Wollongong City Libraries, P04/P04515)



Figure 2.292928 Smiths Hill Fort, c1936. (Source: Wollongong City Libraries, P04/P04505)

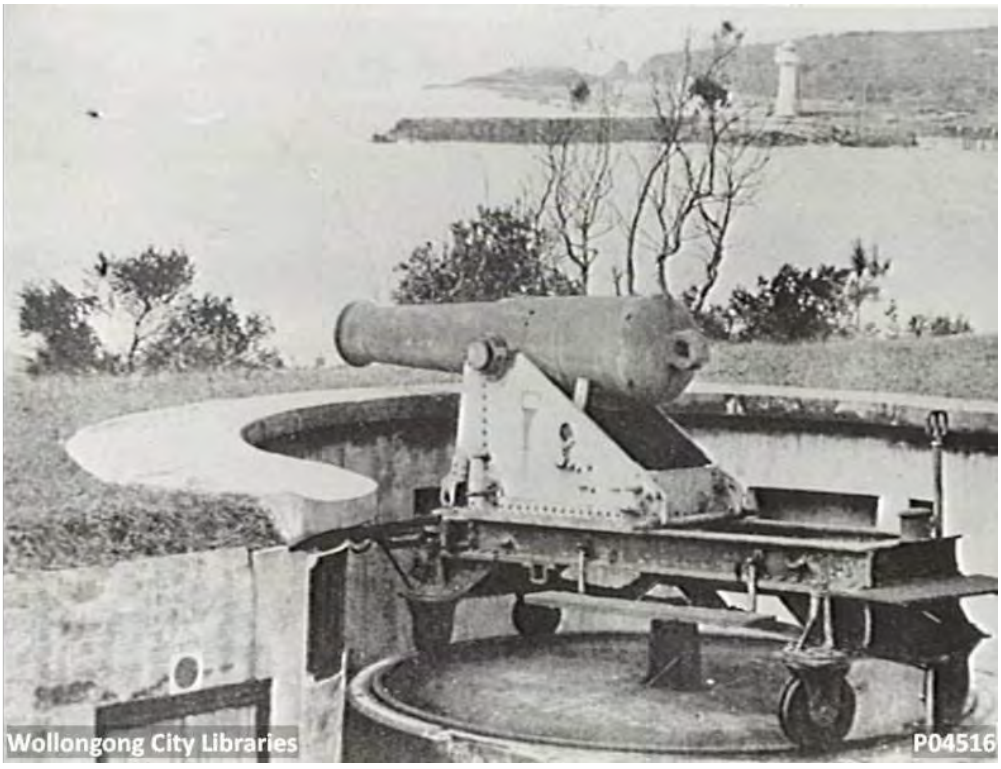


Figure 2.303029 Pre-1937 view of gun emplacement, Smiths Hill Fort with Wollongong Harbour in background. (Source: Wollongong City Libraries, P04/P04516)



Figure 2.3131~~30~~ Smiths Hill Fort in Battery Park, February 1942. (Source: Wollongong City Libraries, P23595)

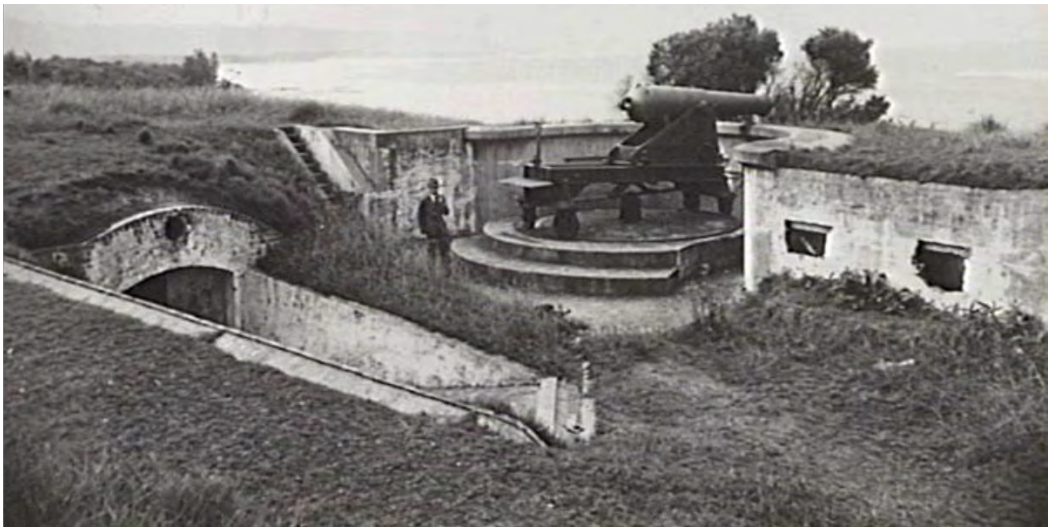


Figure 2.3232~~31~~ Smiths Hill Fort by pre–late 1940s, undated. (Source: Wollongong City Libraries, P04/P04507)



Figure 2.333332 Smiths Hill Fort after 1937. (Source: Wollongong City Libraries, P04/P04508)

The West Wollongong Parents and Citizens Association (P and C Association) and the local historical society protested plans by the council to fill in the fort at Smiths Hill in 1946. The historical society believed the fort was a link to the early history of Australia and suggested that the guns be dismantled and suitably re-mounted in close proximity with a plaque.[80] Wollongong City Council decided to seal the fort entrances with stone, fill behind the walls with boiler ash and cover with topsoil to create a park.[81] At the Wollongong City Council meeting in May 1946 the Parks and Gardens Committee reported that a stone wall was constructed at the entrance to the underground fortifications and arrangements were made for the delivery of filling. Council advised the P and C Association that 'adequate provision was being made for the preservation of the guns as historical relics and that in the opinion of the council the historical value of the gun pits was nil'.[82]

At July's meeting of the council the Illawarra Historical Society presented a sketch plan for an alternative proposal for the beautification of the site. The plan was rejected in favour of council's original project.[83] Council commenced to fill in the emplacements in 1946.

Council was appointed Trustees of the Smiths Hill Fort in April 1947.[84] Parts of the old fort were demolished in 1947 for the sum of £159 and associated improvements cost £200. In September the same year Council voted to spend £850 to construct retaining walls, fencing and paths, and to remove of the gun barrels and turn the area into a public car park.[85]

The plan to convert the fort site to a carpark was rejected in November 1948 with the Council recommending further plans be prepared to provide for other uses of the site than car parking.[86]

The Council voted in May 1949 to spend £1250 on improvements on the site of Smiths Hill Fort on Cliff Road.[87] One alderman, H Frew, was opposed to this spending, citing more important jobs in the municipality such as the repairing of roads. He opposed the proposed work at the old fort as it 'will use men and materials that are required for other urgent works'.[88]

Battery Park, including the Smiths Hill Fort, was officially gazetted on 2 April 1976 as a reserve in the Wollongong local government area. Three years later the Council received a request in November to investigate the condition of the buried gun carriages with a view to a full excavation and restoration of the fort. The following year the Smiths Hill Fort Committee was formed and held a public meeting to discuss the project.

GJ Scott, President of the Smiths Hill Fort Committee, prepared a history of early fortifications around Wollongong, including Smiths Hill Fort, in 1981 as part of a proposal and development application to the Council to excavate around the guns and restore them back to their original condition. The report and development application contain drawings of the park area with the battery area outlined and shaded (Figure 2.34~~Figure 2.33~~) and also the design of the carriage medium No 6 (64CWT). The Council approved the plan to restore the fort in June 1981.

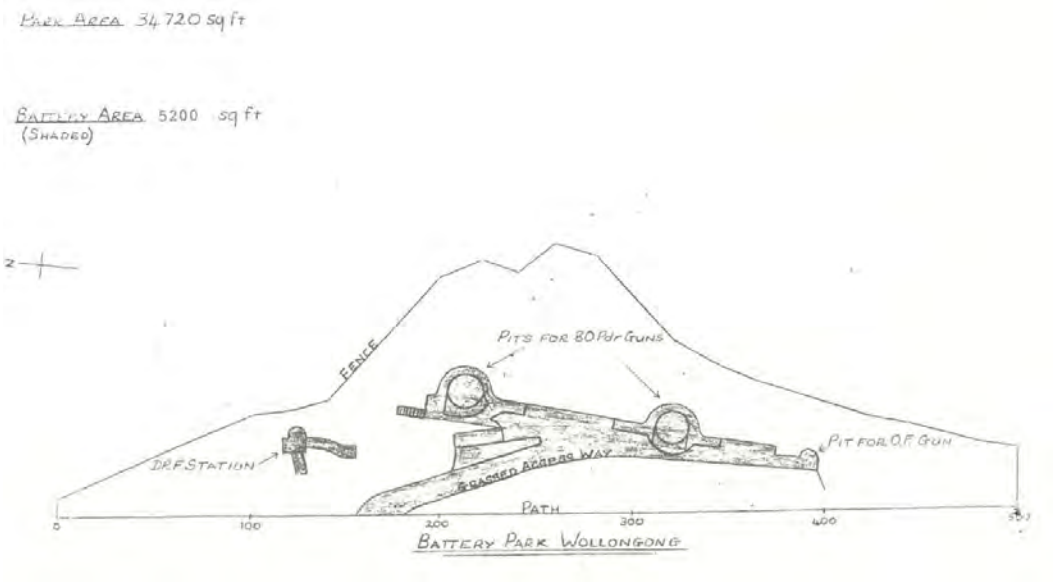


Figure 2.343~~433~~ Battery area shown within Battery Park, 1981, drawn by GJ Scott. (Source: *Smith's Hill Fort Project*, prepared by GJ Scott, Part E)

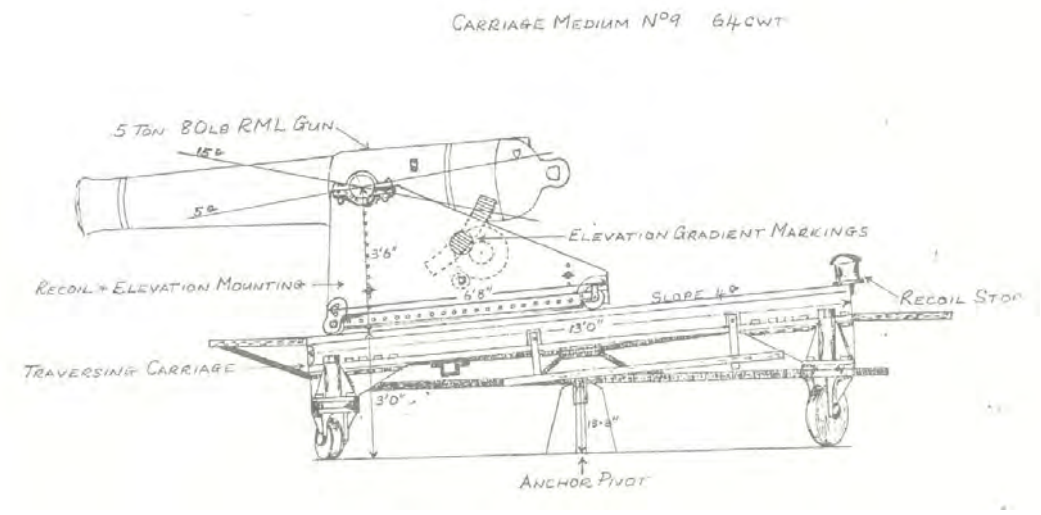


Figure 2.353534 Section design of carriage medium No 9 (64 CWT), 1981, drawn by GJ Scott. (Source: *Smith's Hill Fort Project*, prepared by GJ Scott, Part E)

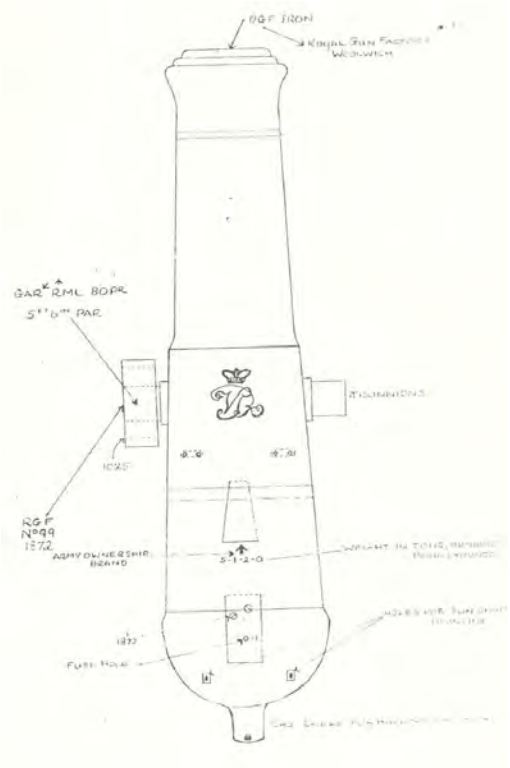


Figure 2.363635 Design of carriage medium No 9 (64 CWT), 1981, drawn by GJ Scott. (Source: *Smith's Hill Fort Project*, prepared by GJ Scott, Part E)

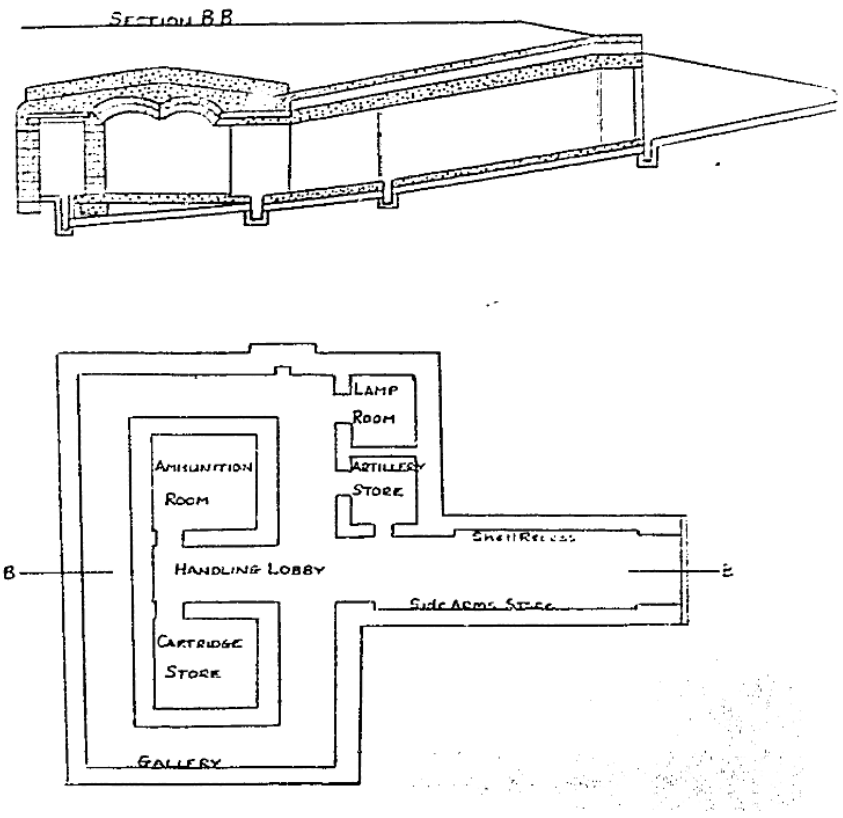


Figure 2.373736 Smiths Hill Fort magazine plans and section, 1981. (Source: *Smith's Hill Fort Project*, prepared by GJ Scott, Part E)

The Royal Australian Artillery Historical Society wrote to Council in 1982 indicating that the guns were owned by their society and on loan to Council and that they were to be housed in some recognised artillery fort or site. Two years later the Wollongong City Council gave permission to GC Wilson to examine the guns and report on the condition of the carriages. Wilson recommended the guns be removed and restored.

M Egan prepared a report for the Heritage Council on the excavation of the guns and magazine at Battery Park in 1986. The report included a summary of the history prepared by GJ Scott in 1981. Scott recommended then that the fort's guns be uncovered and refurbished to prevent further corrosion, then remounted in their original position. Scott's research found that Smiths Hill Fort is a significant site in Australia's colonial military history, having the last two complete 80-pounder guns surviving in Australia of the 25 that were ordered by the New South Wales Government in 1872. Further, the battery is an important example of late nineteenth-century Australian gun emplacements as it underwent no modernising alterations.[89]

The excavation of the two 80-pounder guns took place on 22 and 23 May 1986 by volunteers using backhoe, hand tools and a crane. An area of approximately 1.5m around each gun was excavated to safely remove them from the ground. The overall condition of the northern gun mount and carriage was similar to what Wilson reported in 1984. The southern gun was found to be slightly less corroded; its wooden foot plate was better preserved, enabling it to provide the dimensions and details required for its modern reconstruction. A full description of the underground portions of the fort were explored during the excavation.

The 1986 excavation report noted that the corroded 1.5-inch Nordenfelt gun found near the entrance was removed and was undergoing restoration by the Australian Iron and Steel at Wollongong under the supervision of Brendan Kelson, the curator of Arms and Armaments at the Australian War Memorial Museum.

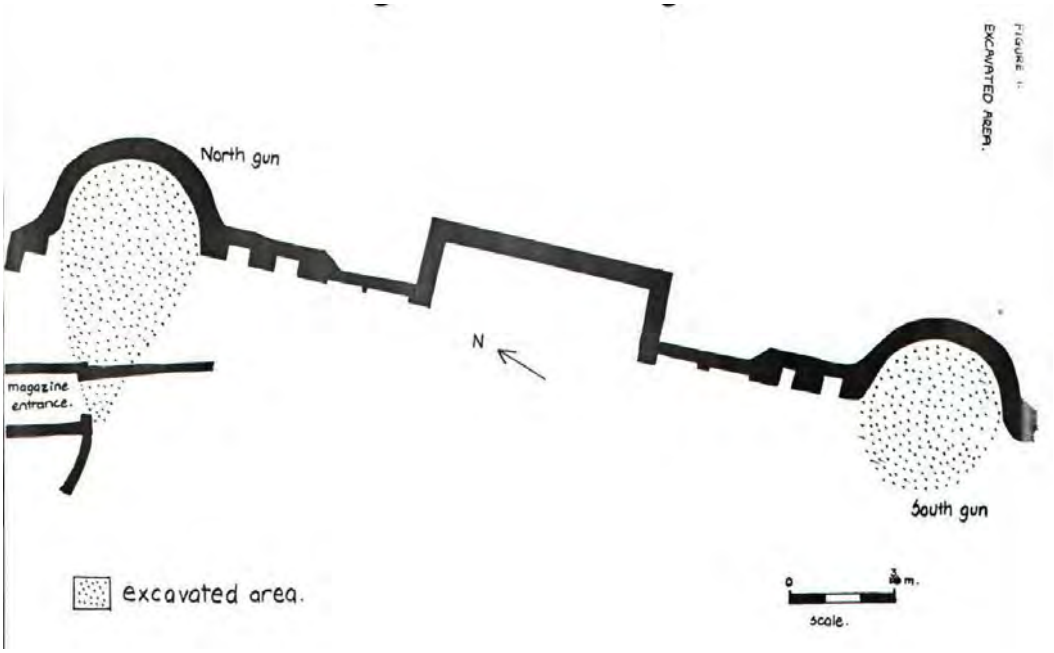


Figure 2.383837 Plan of Battery Park showing area excavated at the fort in 1986. (Source: Smiths Hill Fort Wollongong, Excavation Report, May 1986)

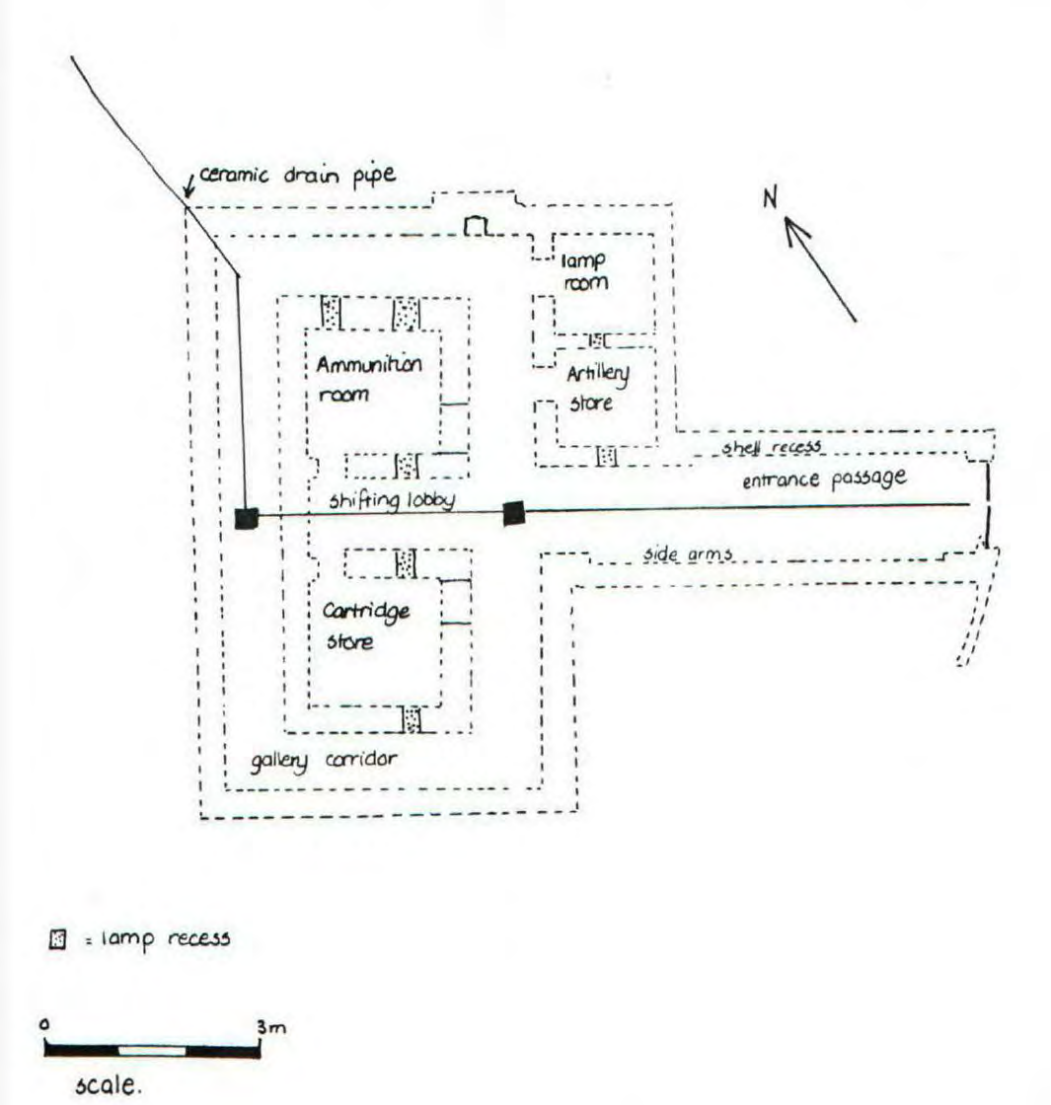


Figure 2.39~~38~~ Plan of magazine drawn following excavation of the former fort, 1986. (Source: Smiths Hill Fort Wollongong, Excavation Report, May 1986)

After the removal of the guns and inspection by Wilson, the guns were transported to Bendigo where they were restored using a Bicentennial Committee special grant of $30,000 awarded to the Illawarra Environmental Heritage Committee.

In 1988 the fort was fully excavated by volunteers supervised by Andrew Wilson and the structure was painted. The restored guns were reinstated and the surrounding Battery Park was grassed. The Nordenfelt gun removed prior to the fort being filled in the late 1940s was apparently stored at the Breakwater Battery storage area at this time.

The restored Smiths Hill Fort at Battery Park was officially opened on Monday 18 December 1988 by the Member for Cunningham, Stewart West, with a colonial re-enactment.

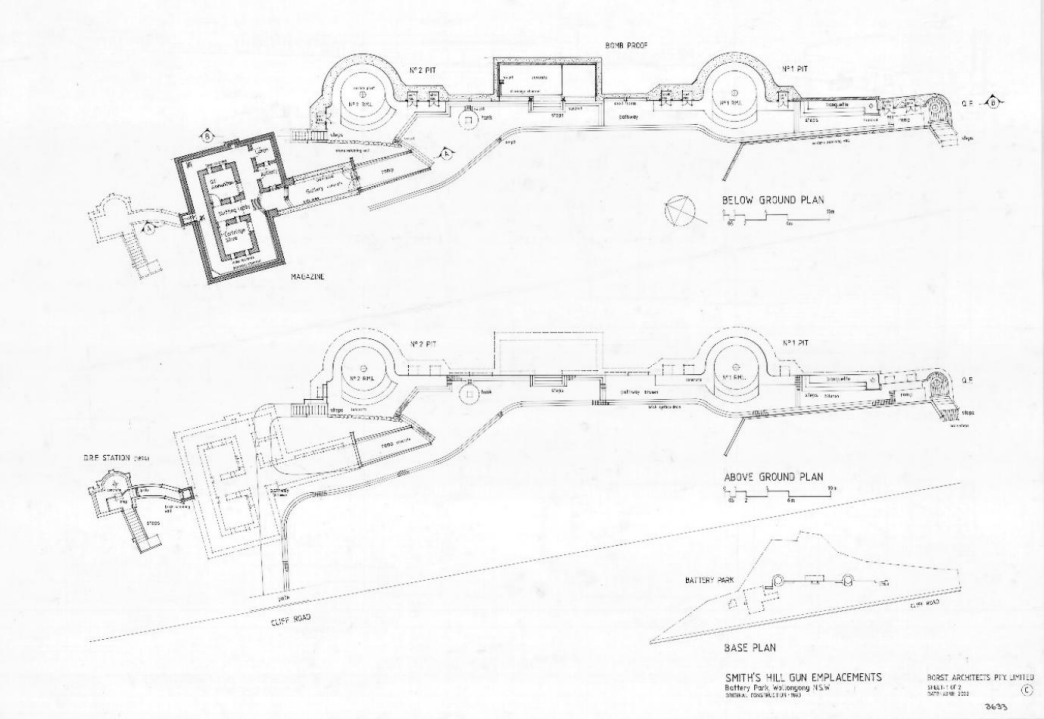


Figure 2.4040~~39~~ Sheet 1 of 2, Smiths Hill gun emplacements, Battery Park, Wollongong, 2002, drawn by Borst Architects Pty Ltd. (Source: Wollongong City Libraries)

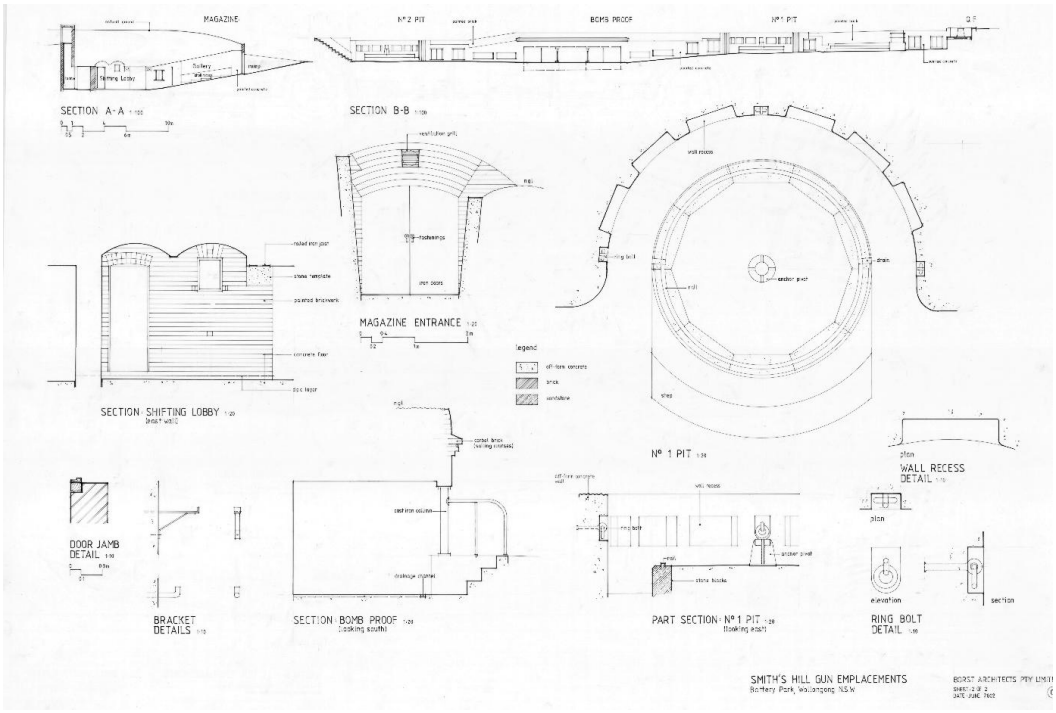


Figure 2.4144140 Sheet 2 of 2, Smiths Hill gun emplacements, Battery Park, Wollongong, 2002, drawn by Borst Architects Pty Ltd. (Source: Wollongong City Libraries)

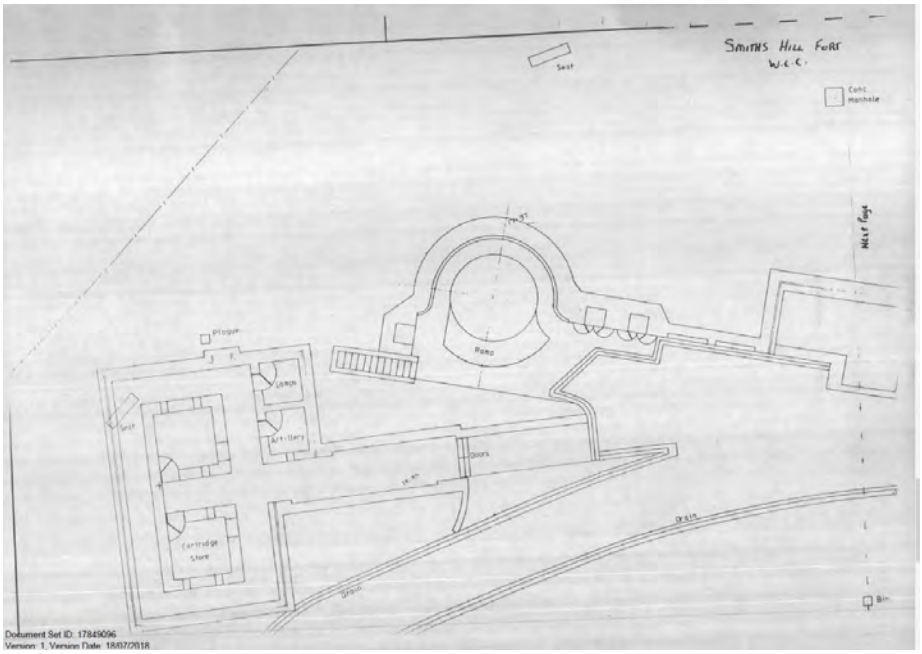


Figure 2.4242~~41~~ Left hand portion of plan showing the footprint of Smiths Hill Fort, 2018. (Source: City of Wollongong Council)

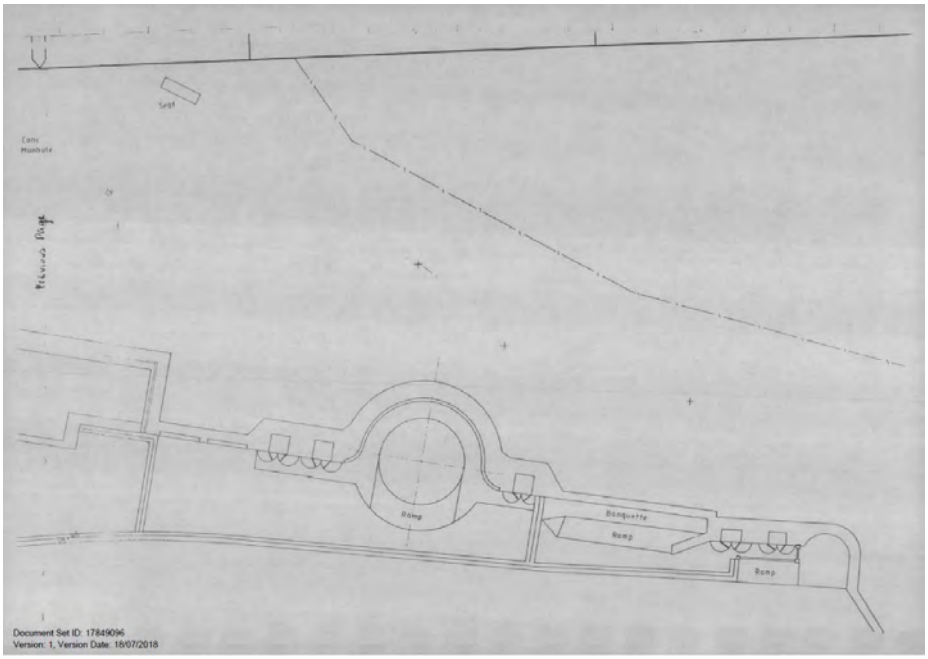


Figure 2.4343~~42~~ Right hand portion of plan showing the footprint of Smiths Hill Fort, 2018. (Source: City of Wollongong Council)

2.7 Timeline

Table 2.1 Timeline summary of the development of Flagstaff Hill and Smiths Hill Forts.

Date	Event
1872	Breakwater Lighthouse constructed
1878	No 6 Battery Volunteer Artillery formed
July 1879	*SS Havilah* delivers three cannons to Wollongong Harbour
October 1879	Three guns placed in a temporary position on northern aspect of Flagstaff Hill facing the harbour
October 1880	Three guns moved to their permanent position on northeast slope of Flagstaff Hill First shooting practice takes place at Flagstaff Hill on 26 October
1885	Site selected at Flagstaff Hill for one large gun and recommendations for two smaller batteries north and south of Flagstaff Point with the old 68 pounder guns relocated to near the harbour entrance. Total cost estimated at £4,000
1887	Guns at Flagstaff Hill considered obsolete Major General Shaw reports to Parliament on defences in NSW including a report from Major Penrose with recommendations for re-arming Wollongong
1889	Military Works Branch of Public Works Department draws up plans for Flagstaff Hill Fort Tenders invited for construction on the government reserve at Flagstaff Hill (Signal Hill) Tender awarded to James Russel & Co
February 1890	Construction of Flagstaff Hill Fort commences under supervision of PJ Owen, supervising engineer and Alfred Hall of James Russell & Co
June 1890	*ISN Bega* lands a dismantled 6-inch BL and associated equipment at Wollongong. Gun built by Armstrongs Elswick Ordnance Company, England
November 1890	Construction of Flagstaff Hill Fort complete except for mounting the main gun, sharpshooting guns and two signal stations.
January/February 1891	Permanent Artillery arrives in Wollongong to assist in erecting the large gun in fort
1892	Land occupied by Military Authorities surveyed
March 1892	NSW Government votes to spend £2000 to construct a two gun battery at Smiths Hill
July 1892	Commanding Engineer's Office invites tenders to construct Smiths Hill Fort
August 1892	Colonial Architect completes drawings for Smiths Hill Fort
September 1892	W Hart commences construction of Smiths Hill Fort

Date	Event
October 1893	Two 80-pounder guns, constructed in Woolwich in 1872, mounted on carriages Test firing of guns
November 1893	Smiths Hill Fort completed Smiths Hill and Flagstaff Hill Forts involved in a large military exercise witnessed by Major General Hutton
1903	State Committee value Smiths Hill and Flagstaff Hill Forts prior to their transfer to the Commonwealth Smiths Hill Fort guns declared obsolete and the officer-in-charge is instructed to dismantle them and plug the bores (August)
1905	Tenders invited for repairs to Flagstaff Hill fortifications, barracks and quarters at Flagstaff Hill and Smiths Hill Forts
1907	Government Architect's Office invites tenders for single men's quarters at Smiths Hill Fort; contract won by John Farquharson
1908	Tender awarded to H Williams for general repairs to the forts and quarters at Smiths Hill
1912	Wollongong and District Citizens Committee considers motion to provide up-to-date guns at Smiths Hill and Flagstaff Hill Forts
1914	Both forts handed over to Wollongong Council as permissive occupancy
1926	Smiths Hill Fort is re-transferred to the NSW government
1937	Wollongong Head Lighthouse is constructed on Flagstaff Point and comes into service, taking over from the Breakwater Lighthouse as the major light in the area.
August 1937	Big gun at Flagstaff Hill Fort removed and transported to Sydney
1941	Lessee of Flagstaff Hill Fort gun pit given notice to vacate
1946	Plan to fill in Smiths Hill Fort Opposition from West Wollongong P & C Association and Illawarra Historical Society Council erects stone wall at Smiths Hill Fort and decides to seal fort entrances with stone, fill behind them with boiler ash and cover the fort with topsoil
1947	Council appointed Trustee of Smiths Hill Fort Demolition of old the fort completed; improvements completed Council votes to spend money to construct retaining walls and fencing, form paths, remove gun barrels, and turn Smiths Hill Fort into car park
1948	Council abandons the plan to convert Smiths Hill fort to car park
1949	Gun pit at Flagstaff Hill is filled with sand and the entrance is bricked up Council votes to spend £1250 on improvements at Smiths Hill Fort

Date	Event
1954	Commonwealth request Council to offer a site for an Army training depot or to re-occupy the Flagstaff Hill site
1970s	West and south walls of Flagstaff Hill Fort are demolished and the area is levelled for a carpark
June 1970	Jaycees suggests turning Flagstaff Hill Fort into tourist information centre
1976	Battery Park, including Smiths Hill Fort, is formally gazetted
April 1978	New idea for a tourist information centre at Flagstaff Hill includes excavation of the original gun pit
1980	Council's heritage committee suggests converting Flagstaff Hill Fort to a museum
1981	Smiths Hill Fort Committee formed; GJ Scott elected President GJ Scott prepares report to Council to excavate and examine guns and carriages of Smiths Hill Fort
1982	Council seeks advice from Royal Artillery Historical Society for the possibility of restoring three 68 pounder guns for re-erection by Heritage Week 1983
April 1983	Heritage Week Three cannons are restored and relocated to Flagstaff Hill
1984	Council approves GC Wilson to partially excavate and examine the guns at Smiths Hill Fort Wilson recommends that the guns are removed and restored
1986	Report by M Egan on the excavation of the guns and magazine at Smiths Hill Fort in May Guns are restored in Victoria
1988	Smiths Hill Fort is fully excavated, the structure painted and restored guns re-instated, and the surrounding park is grassed Smiths Hill Fort is officially re-opened on 18 December
1996	Jobless people clean up Flagstaff Hill Fort site including digging out the exterior walls, inserting steel shutters, and bricking up doors and windows

2.8 Endnotes

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Physical analysis

3 Physical analysis

The underground and above-ground components of Flagstaff Hill Fort as well as the above-ground components of Smiths Hill Fort were inspected by GML and OHM Consultants on 31 May 2024.

A second site visit inspecting the underground components of Smiths Hill Fort was conducted by GML (Hendry Wan, Jacob Gwiazdzinski and Linda Phung) and OHM (David McBeath) on 2 August 2024.

3.1 Flagstaff Hill Fort

3.1.1 Setting and context

The Flagstaff Hill Fort study area (Flagstaff Hill) is located at the edge of a cliff towards the eastern most point of Endeavour Drive, where the road loops back around on itself. The coast wraps around the eastern portion of the study area and a grassed rocky outcrop is set below the height of the study area. The Nuns' Baths and Ladies' Baths are tidal rock pools that form part of the surrounding grassed rocky outcrop, along with a number of stone seawalls. Wollongong Harbour is located to the northwest of Flagstaff Hill, while City Beach is located to the south.



Figure 3.1 Looking north towards the Pacific Ocean from the northwestern portion of the Flagstaff Hill Fort study area.



Figure 3.2 Looking northeast towards the Pacific Ocean from the northwestern edge of the Flagstaff Hill study area.



Figure 3.3 Looking southwest along Endeavour Drive towards Flagstaff Hill.



Figure 3.4 Looking northwest across Endeavour Drive from the northwestern portion of the Flagstaff Hill study area, towards north Wollongong.



Figure 3.5 Looking northeast from the northern edge of the Flagstaff Hill study area towards the Nuns' Baths tidal rock pool.



Figure 3.6 Looking south from the northeastern edge of the Flagstaff Hill study area towards City Beach.



Figure 3.7 Looking south from the northeastern edge of the Flagstaff Hill study area towards the Ladies' Baths tidal rock pool.



Figure 3.8 Looking north towards the seawall that surrounds the Nuns' Baths tidal rock pool.

3.1.2 External/above-ground features and fabric

The Flagstaff Hill study area is a large, open, grassed area used as a public park. The land is uneven, falling to all sides. The highest point of the land comprises the Wollongong Lighthouse and a circular, open pit (former gun pit) which is surrounded by a metal fence.

The northern part of the study area is terraced with two curved stone retaining walls defining the two different levels of the park. An interpretation panel positioned on a concrete base is set within one of the lower rock-lined retaining walls. A small marble dedication plaque/memorial is located in the upper level of this part of the study area. The lower portion comprises three, evenly spaced guns which face towards the ocean with a small, concrete/stone memorial/dedication plaque located immediately to the south of the guns. A picnic table is located to the southeast of the three guns.

A metal fence wraps around the eastern and southern boundaries of the study area, separating Flagstaff Hill from the rocky outcrop and ocean below. This fence begins around 10 metres to the north of the three guns and terminates at the carparks located towards the south of the study area. The land at the southwestern edge of the study area has been levelled to form two separate carparking areas, with the more northern of the carparks positioned higher than the more southern carpark. Whilst the northern half of the northern-most carpark forms part of the study area, the lower of the two carparks to the south does not form part of the study area. Nonetheless, both carparks are similar in size and design, lined in a bitumen finish, and are accessed via Endeavour Drive to their west.

The entry into the underground components of the fort is located along the northern boundary of the northern-most carpark. It comprises a single-storey brick wall with a flat roof that forms part of the public park area above. The brick wall comprises a centrally positioned door opening and two evenly spaced window openings on either side. Metal double doors are located within the door opening, while the two window openings have been infilled with metal sheeting of a similar finish to the double doors. Timber retaining walls (comprising large section timbers laid horizontally and held in place by vertical timber posts of similar dimensions) are located either side of the brick wall and support the sloping landscaped parkland above. A remnant, low, curved brick wall is located just to the southeast of the entry into the underground areas of the fort. A brick-paved pathway separates the entry into the underground areas of the fort and the carpark. A concrete-lined pathway, running west–east, connects the carparks to Flagstaff Point Lighthouse Lookout at the most eastern point.

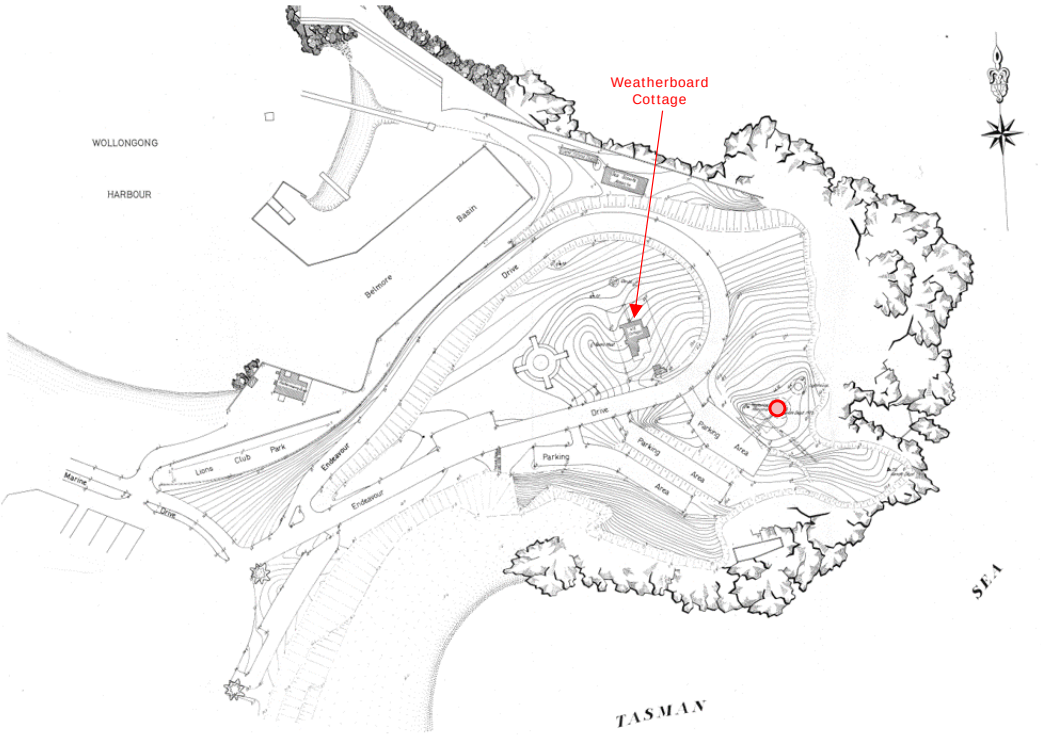


Figure 3.9 Physical relationship between Flagstaff Hill Fort and 'W.B. cottage' (possibly the pilot's cottage) on Flagstaff Hill, c1970s. (Source: City of Wollongong Council, n.d.)



Figure 3.10 Looking northeast towards the entry into the underground areas of Flagstaff Hill Fort from the surrounding carpark area.



Figure 3.11 Looking north towards the entry into the underground area of Flagstaff Hill Fort.



Figure 3.12 Looking towards the northwest portion of the entry into the underground areas of Flagstaff Hill Fort.



Figure 3.13 Remnant brick retaining wall located to the southeast of the entry into the underground areas of Flagstaff Hill Fort.



Figure 3.14 Looking down from Flagstaff Hill park into the former gun pit.



Figure 3.15 Looking north from the southwestern edge of Flagstaff Hill park towards the Pacific Ocean. Flagstaff Hill Fort (1890) pre-dated the Wollongong Head Lighthouse (1937).



Figure 3.16 Looking west from the southwestern edge of Flagstaff Hill towards the carparks and Endeavour Drive.



Figure 3.17 Looking north from the southwestern edge of Flagstaff Hill towards North Wollongong. The Lieutenant James Cook monument is seen in the foreground.



Figure 3.18 Looking northeast towards the Pacific Ocean. The northeastern edge of the Flagstaff Hill study area is seen in the background, along with the three guns and park furniture.



Figure 3.19 Looking northeast towards the Pacific Ocean. The northeastern edge of the Flagstaff Hill study area is seen in the background, along with a number of guns. A war monument is seen in the foreground.



Figure 3.20 Close-up image of the Australia's National Servicemen war monument seen in Figure 3.19.



Figure 3.21 Australia's National Servicemen plaque inscription.



Figure 3.22 Three guns located along the northern edge of the Flagstaff Hill study area.



Figure 3.23 Interpretation plaque (installed during Heritage Week 1983) for the three relocated guns.



Figure 3.24 Looking southwest from the northeastern edge of the Flagstaff Hill study area towards the three guns.



Figure 3.25 Interpretation panel (Wollongong Harbour History Walk No. 8—Flagstaff Battery) located within the rock-lined retaining wall surrounding the three guns.



Figure 3.26 Looking south across the park from the northern edge of the Flagstaff Hill study area.



Figure 3.27 Looking southwest across the park from the northern edge of the Flagstaff Hill study area.



Figure 3.28 Looking northeast across the park from the northeastern edge of the Flagstaff Hill study area.



Figure 3.29 Looking northeast from the southwestern edge of the study area.



Figure 3.30 Looking east across the park from the southwestern edge of the study area.



Figure 3.31 Looking southeast across the park from the southwestern edge of the study area.



Figure 3.32 Looking south across the park towards the Pacific Ocean.



Figure 3.33 Looking southwest across the park towards the carpark.



Figure 3.34 Looking from the southwest edge of the Flagstaff Hill study area towards the carpark.



Figure 3.35 Looking northwest across the park from the southeast edge of the site.



Figure 3.36 Looking northeast from the carpark towards the park and the Flagstaff Point Lighthouse.



Figure 3.37 Looking northeast from the lower portion of the carpark to the upper portion of the carpark.

3.1.3 Underground features and fabric

The underground portion of Flagstaff Hill Fort is mostly symmetrical in its overall layout and footprint. A central passage runs through the centre, connecting the former casemate at the entry (located towards the southwestern-most end), through to a former gun battery at the northeastern-most end. Moving from the southwest through to the northeast along the central passage, the spaces/rooms are as follows:

- Two former storage recesses that are located either side of the main central passage—Store (No. 6) and Laboratory (No. 7).

- A short passage and set of stairs to the northwest of the central passage provides access to, and acts as a lobby to, a former magazine store (No. 4). This is mirrored on the other side of the central passage, with another small walkway and set of stairs providing access and acting as a lobby to a former shell store (No. 5).
- A narrow, ventilated tunnel is located directly to the northeast of the former magazine (No. 4) and shell store (No. 5). At the end of this tunnel are the Depression Range Finder (No. 2) at the northwestern end and an Observation Post (No. 3) at the southeastern end.

Table 3.1 provides a description of each of the underground spaces within Flagstaff Hill Fort. Figure 3.38 shows the above and underground structural elements of the fort.

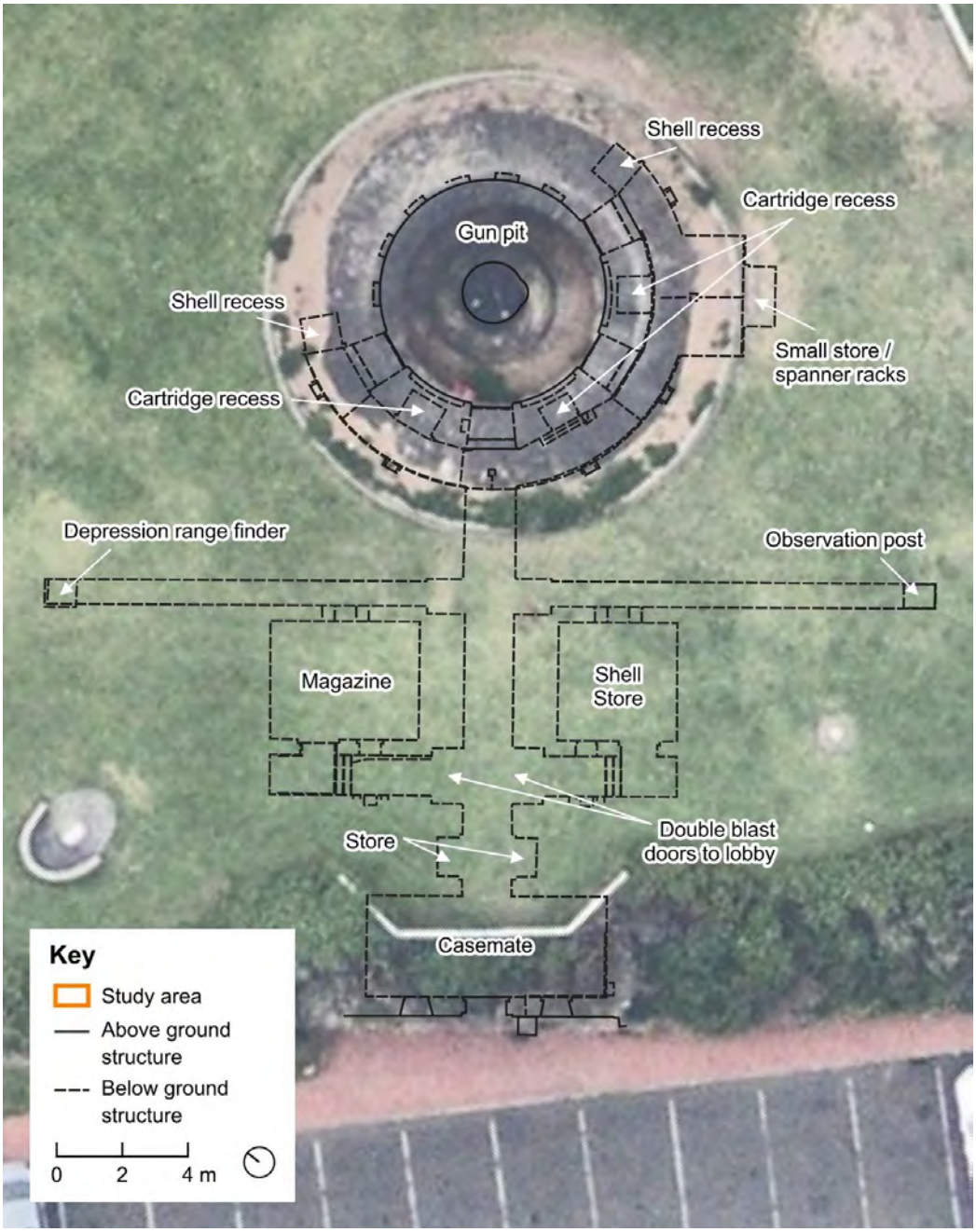


Figure 3.38 Surviving above and below ground structural elements of Flagstaff Hill Fort. (Source: GML additions to City of Wollongong Council plans, Nearmap basemap)

Table 3.1 The underground spaces of Flagstaff Hill Fort.

Room/space	Description
Casemate (No. 12)	• Two small rooms located either side of the central passage. • Painted concrete ceiling. • Double-skin brick walls with sections covered in graffiti. • Unpainted concrete floor. • Lighting is limited, with one batten light fitting fixed to the ceiling. • Cabling runs along the top of the walls where they meet the ceilings. Some of the cabling hangs over the doorway between the casemate and the central passage. • A large amount of rubbish is located within this space across a large portion of the floor.
Storage recesses located on either side of the central passage—Store (No. 6) and Laboratory (No. 7)	• The recesses are a standard door height but are wider than a standard door. • The southwestern and back walls to the recesses are concrete, while the walls surrounding the recesses along their northeastern sides are painted concrete. The walls would have originally been painted; however, sections of paint have worn away. • The floor within both recesses is unpainted concrete. • The recess on the southeastern side of the central passage retains its original timber lintel. The lintel associated with the recess on the southeastern side of the central passage is no longer extant. • There is evidence along the side walls of the recesses of there having been doors that would have closed off the recesses from the central passage.
Central passage	• Painted concrete ceiling. Orange rust stains are located across the ceiling space, indicative of where water leakages may have occurred. • Sections of wall are painted concrete whilst other sections are double-brick walls. The walls would have originally been painted; however, sections of paint have worn away. • Unpainted concrete floor. • A number of small openings and holes are located across the length of each of the walls located on either side of the central passage. These may be evidence of the location of former fixings or niches. • A number of metal fixings and fixtures, such as angle brackets, are located along the length of the central passage.

Room/space	Description
Magazine (No. 4)	• A short walkway along the length of the southwestern edge of the magazine connects the magazine to the central hallway. It has an unpainted concrete ceiling and floor. • The southwestern wall of the short walkway is concrete while the northeastern wall is double brick. These walls would have originally been painted; however, sections of paint have worn away. • A small niche, likely used to hold a light, is located within the southwestern wall of the short hallway. • Three concrete steps connect the short walkway to a landing below. • The unpainted brick wall at the end of the short walkway has graffiti painted across it. • An arched doorway located along the southwestern wall of the magazine, close to the western corner, provides access from the landing into the former magazine space. • The magazine room has an unpainted concrete floor, painted concrete ceiling and unpainted brick walls. • A small window opening is located along the southwestern wall of the magazine and another two small window openings are located along the northeastern wall of the magazine, connecting the magazine with the ventilated tunnel to the northeast. • Lighting is limited, with one batten light fitting fixed to the ceiling. Cabling associated with this light also hangs from the ceiling.
Shell store (No. 5)	• A short walkway along the length of the southwestern edge of the shell store connects the shell store to the central hallway. It has an unpainted concrete ceiling and floor. • The southwestern wall of the short walkway is concrete whilst the northeastern wall is double brick. These walls would have originally been painted; however, sections of paint have worn away. • A small niche, likely used to hold a light, is located within the southwestern wall of the short hallway. • Three concrete steps connect the short walkway to a landing below. • An arched doorway located along the southwestern wall of the magazine, close to the eastern corner, provides access from the landing into the former shell store space. • The shell store has an unpainted concrete floor and painted concrete ceiling. • The shell store has brick walls that are painted from the level of the floor to halfway up the walls.

Room/space	Description
	• A small window opening is located along the southwestern wall of the magazine and another two small window openings are located along the northeastern wall of the magazine, connecting the magazine with the ventilated tunnel to the northeast. • Lighting is limited, with one batten light fitting fixed to the ceiling. Cabling associated with this light also hangs from the ceiling.
Ventilated tunnels	• The ventilated tunnels, located either side of the central hallway directly to the northeast of the magazine and shell store, have painted concrete ceilings and unpainted concrete floors. • The walls along the southwestern side are painted brick whilst the walls along the northeastern side are painted concrete. Areas of paint along the walls have worn away over time. • Metal grille security gates/doors are located at the entry of each of the ventilated tunnels; the gate/door to the southeast of the central passage is fixed open (No. 3), while the gate/door to the northwest of the central passage is fixed shut (No. 2). • Metal elements (refer Figure 3.53~~Figure 3.53~~) are located atop the ceiling at the end of each of the tunnels. These metal elements indicate the location of where vents would have been originally located.
Gun battery (No. 1)	• The gun battery comprises an open, former gun pit located at the end of the central passage that is surrounded by a circular concrete wall. • The curved walls that surround the former gun pit are painted concrete. An unpainted concrete topping/parapet and metal fence is located at the top of the curved concrete wall and separates the former gun pit from the park above. • A number of small nibs (cartridge recesses—No. 10) are located within the wall surrounding the former gun pit. • A number of doorways with metal doors (likely later) are also located within the wall surrounding the former gun pit. The door towards the southwestern end of the curved concrete wall provides access to the central passage. • The former gun pit itself is also circular, constructed of unpainted concrete. A hole in the middle of the pit indicates the location of where a gun would have originally been located. • The southwestern portion of the circular concrete wall contains a curved passageway that houses the former pump chamber, artillery stores and fireplaces, which are accessed from the central passage.

Room/space	Description
	• The former pump chamber, artillery stores, fireplaces, as well as a number of small nibs within the circular concrete wall, have concrete ceilings and concrete floors. The ceilings, walls and floors within this area of the former fort are painted; however, sections of paint have worn away.



Figure 3.39 Looking from within the former casemate (No. 12) towards the entry into the underground areas of Flagstaff Hill Fort.



Figure 3.40 Looking northwest through the former casemate (No. 12).



Figure 3.41 Looking southeast through the former casemate (No. 12).



Figure 3.42 Painted brick wall located along the southeast edge of the central passage.



Figure 3.43 Large recess (Store—No. 6) located on the northwestern side of the central passage.



Figure 3.44 Large recess (Laboratory—No. 7) located on the southeastern side of the central passage.



Figure 3.45 Looking northeast along the central passage.



Figure 3.46 Looking northwest down the entry stairs into the magazine (No. 4).



Figure 3.47 Looking northeast through the magazine (No. 4).



Figure 3.48 Looking north through the main shell store (No. 5).



Figure 3.49 Looking southeast towards the entry into the main shell store (No. 5).



Figure 3.50 Small niche (lamp recess?) located within one of the walls at the entry into the shell store (No. 5).



Figure 3.51 Looking northwest towards the entry into the ventilated tunnel (No. 2) located directly to the northwest of the magazine.



Figure 3.52 Looking southeast to the entry into the ventilated tunnel (No. 3), located directly to the northeast of the shell store.



Figure 3.53 The end of one of the ventilated tunnels. It appears the vent has now been covered over.



Figure 3.54 Looking from the ventilated tunnel towards an opening located along the wall separating the ventilated tunnel and the magazine (No. 4).



Figure 3.55 Looking northeast towards the gun pit (No. 1) from the central passage.



Figure 3.56 Looking northeast towards the gun pit (No. 1) and shell recesses, with the Flagstaff Point Lighthouse in the background.



Figure 3.57 Looking down into the gun pit (No. 1).



Figure 3.58 Looking north to the shell recess at the end of the curving passageway surrounding the southwestern section of the former gun pit.



Figure 3.59 Looking to a shell recess (No. 11) located at the end of the curving passageway surrounding the gun battery.



Figure 3.60 Looking east around the curving passageway to the artillery store and pump (No. 8).



Figure 3.61 A cartridge recess located within the curving passageway surrounding the gun battery.



Figure 3.62 Looking to a shell recess (No. 11) located at the eastern end of the curving passageway, shell recess (left) and pump chamber (right).



Figure 3.63 Shell recess (No. 11) located at the eastern end of the curving passageway surrounding the gun battery.



Figure 3.64 Looking towards a later door located at the eastern end of the gun battery.

3.2 Smiths Hill Fort

3.2.1 Setting and context

The Smiths Hill Fort study area (Smiths Hill) is located within the central portion of Battery Park, which is a public, landscaped park set atop a cliff edge/rocky outcrop above the Blue Mile coastal walkway that wraps around the coastline. The pathway and ocean below the study area are screened from view from the Smiths Hill Fort by a number of small to medium sized plantings that line the cliff edge/rocky outcrop.

North Wollongong Beach is located to the north of the study area, while the former Men's Baths tidal rock pool and Continental Ocean Pool are located to the south of the study area. Cliff Road forms the western boundary of the study area. Directly to the west of Cliff Road is a residential area defined by a number of small scale one and two-storey dwellings, as well as a number of multi-storey, medium scale apartment buildings.



Figure 3.65 Residential area to the northwest of the Smiths Hill Fort study area.



Figure 3.66 Looking east from Cliff Road towards the North Beach Kiosk.



Figure 3.67 Looking south from the public seating area located on the eastern side of Cliff Road. North Beach and the North Beach Pavilion are located to the left of the image in the background.



Figure 3.68 Looking southeast from the public seating area located on the eastern side of Cliff Road. North Beach and the North Beach Pavilion are located below the level of the road, while Flagstaff Hill is visible in the background of the image.



Figure 3.69 Looking east from Cliff Road towards North Beach.



Figure 3.70 Looking south along the pathway and public park located on the eastern side of Cliff Road. The Smiths Hill Fort study area is in the background of the image.

3.2.2 External/above-ground features and fabric

The Smiths Hill Fort study area is mostly flat; however, the southwestern portion of the study area rises up towards Cliff Road and forms a landscaped embankment. Most of the study area is taken up by sections of the former fort that are located above the ground's surface. The remaining portions of the study area are taken up by grassed, landscaped areas, noting that most of the landscaped park areas are positioned above the height of the above-ground components of the fort. A metal fence runs north–south around the eastern edge of the study area and a number of tall Norfolk Pine trees are also located around the eastern boundary of the study area.

The former fort is split into two separated components within the park: a former depression range finder (DRF) is located within the northern portion of the park while the remaining components of the former fort are located to the south. A tall Norfolk Pine tree separates these two sections of the fort. An interpretation panel is located towards the northwestern corner of the study area where a set of concrete steps provide access to the study area from Cliff Road above. A bitumen pathway curves around from these steps to the south and turns into a bitumen ramp which provides access to the main section of the above-ground areas of the fort and forms the southern portion of the park.

The former range finder is set below the level of the surrounding grassed park area. Although it may have originally been a partially or fully enclosed/roofed space, it is now an open space comprising a number of painted brick and concrete walls. It is surrounded by a metal fence. A set of concrete steps are located along its western edge and provide access from the grassed park area down into the range finder below.

An open, narrow passage that may have formerly been an enclosed tunnel space comprises the southern portion of the range finder. A grilled door is located at the end of this passageway and provides ventilation to the underground components of Smiths Hill Fort. The northern portion, which would have contained the range finder, is raised above the height of the surrounding concreted area and is accessed via a small concrete step. The range finder itself would have been positioned close to the curved wall that forms the eastern portion of this area of the former fort. The floors of this portion of the fort are concrete.

To the south, the main portion of the former fort comprises a number of components. A bitumen pathway runs north–south along the western portion of this area of the fort. The western boundary of this portion of the fort is defined by the landscaped embankment that separates the study area from Cliff Road.

A painted concrete and brick wall runs north–south along the eastern edge of the southern portion of the fort. Along this wall are a number of open niches, as well as a number of niches enclosed by later timber doors. Guns are located at the northern and southern ends of the eastern wall. They are raised above the ground's surface and accessed via concrete steps. A semi-enclosed bunker (bombproof shelter) is also positioned centrally along this concrete and brick wall.

At the southern-most end of this portion of the fort is a raised concrete and timber platform. This platform has a gun positioned on top of it. This raised platform is accessed via a bitumen-lined ramp. A set of timber steps would have also provided access to the raised platform. However, these timber steps have been partially dismantled and are currently located next to the ramp.

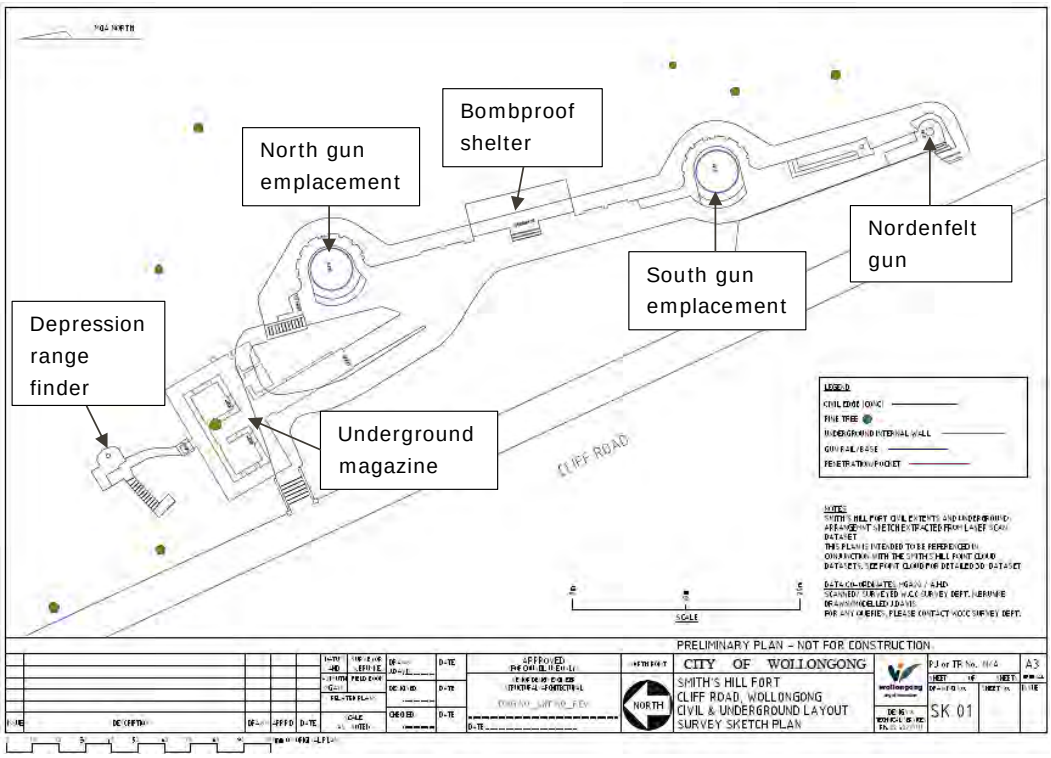


Figure 3.71 Smiths Hill Fort layout. (Source: City of Wollongong Council 2024, with GML overlay)



Figure 3.72 Looking south towards the depression range finder.



Figure 3.73 Looking into the former interior of the depression range finder.



Figure 3.74 Looking north into the depression range finder.



Figure 3.75 Interpretation panel position along the western boundary of the study area.



Figure 3.76 Looking south towards the Smiths Hill study area from its northern portion.



Figure 3.77 Looking east towards the entry into the underground areas of the fort.



Figure 3.78 Looking towards one of the guns located closer to the northern end of the study area.



Figure 3.79 Close-up image of the gun located closer to the northern end of the study area.



Figure 3.80 Former shell store recess located along the eastern edge of the exposed portion of Smiths Hill Fort.



Figure 3.81 Looking south across the exposed portion of Smiths Hill Fort.



Figure 3.82 Looking south towards the bombproof shelter.



Figure 3.83 Looking north through the bombproof shelter.



Figure 3.84 Niches located along the eastern wall that surrounds the exposed portions of the Smiths Hill Fort.



Figure 3.85 Looking towards one of the guns located closer to the southern end of the study area.



Figure 3.86 A recess located in the eastern wall which surrounds the exposed portions of Smiths Hill Fort



Figure 3.87 Looking north from the southern end of the exposed portions of Smiths Hill Fort.



Figure 3.88 Looking down towards the ramp that leads up to the gun located at the southern end of the Smiths Hill Fort.



Figure 3.89 Looking down at the gun located at the southern end of the Smiths Hill Fort.

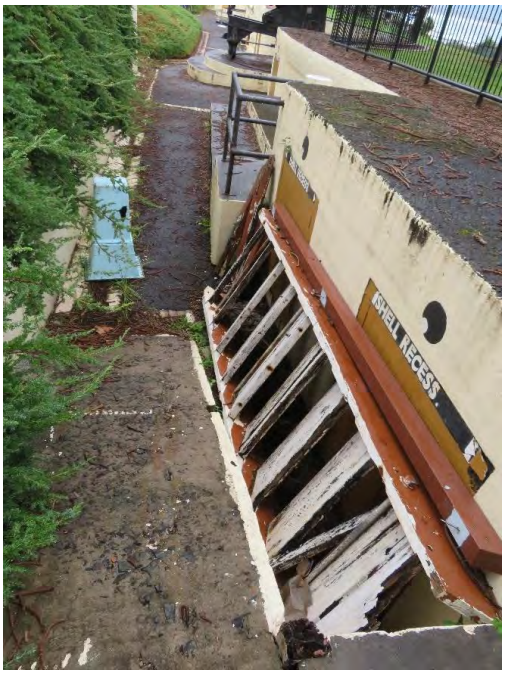


Figure 3.90 Looking towards the former timber that provided access to the gun located at the southern end of the Smiths Hill Fort.



Figure 3.91 Looking at the former stair access located at the southern end of the Smiths Hill Fort that provides access from the fort to Cliff Road.



Figure 3.92 Looking southwest from the eastern edge of the Smiths Hill Fort towards Cliff Road.



Figure 3.93 Covered pit (likely the cap over one of the underground tanks) located along the grassed area towards the eastern portion of the study area.



Figure 3.94 Looking east from the northwestern corner of the Smiths Hill Fort study area.



Figure 3.95 Looking west from the northwestern corner of the Smiths Hill Fort study area towards Cliff Road.

3.2.3 Underground features and fabric

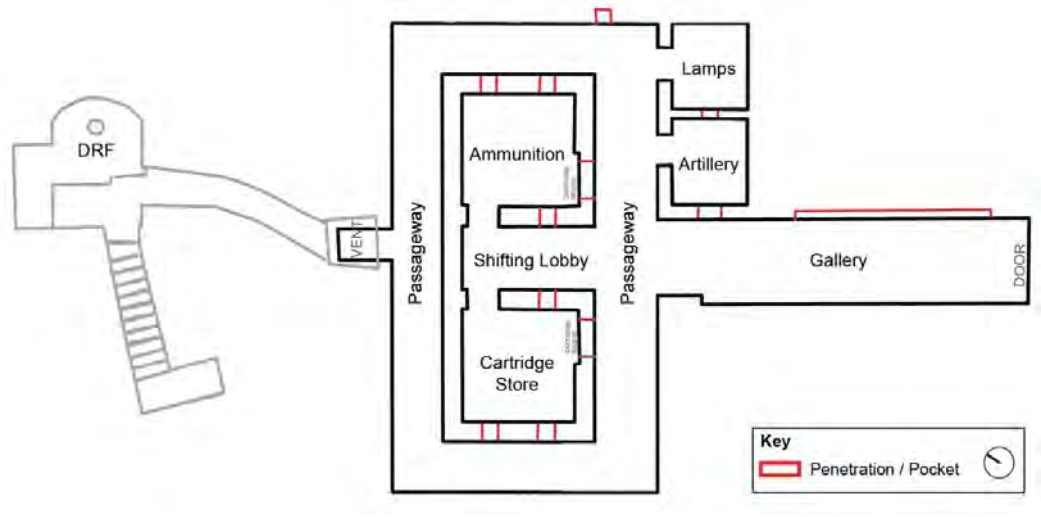


Figure 3.96 Plan of the underground magazine (in black) and DRF (in grey) of Smiths Hill Fort, based on plan drawn following excavation of the former fort, 1986. (Source: City of Wollongong Council 2024)

The underground portion of Smiths Hill comprises of a long entry ramp that opens into a rectangular space. A narrow passageway runs the perimeter of the fort and allows access to two larger square rooms at the centre and two smaller square rooms along the southeastern wall.

The following table provides a description of each of the underground spaces in the Smiths Hill Fort.

Table 3.2 Description of underground elements.

Area	Description
Entrance and gallery	• Long ramp from ground level to the underground portion. • Painted brick walls, concrete floor and ceiling, stone corner blocks. • Steel double-leaf doors with a brick arch. • Stepped recess and timber-framed window opening to the artillery room on northeastern wall. • Services/conduits running along ceilings. • Vertical gap in the wall (possibly for ventilation).
Passageways and vent	• Brick walls, concrete ceiling and floor, stone corners.

Area	Description
	• Drainage channel along the perimeter. • Ladder to the DRF section.
Shifting lobby	• Lobby located between the ammunition room and cartridge store. • Painted brick walls, double barrel vault ceiling of brick, stone corners, concrete floor. • High lamp recess and doorway with brick lintel on either wall.
Cartridge store	• Brick walls, double barrel vault ceiling, concrete floor. • Timber door frame, no attached door. • A cartridge recess opening on the south wall. Brick arch lintel and additional timber support lintel. Evidence of a structure fixed to this wall around the opening. • Two small openings on the west wall and one on the east wall, circular ceiling vent. • A painted sign above the brick lintel on the outer side reads 'CARTRIDGE RECESS'.
Ammunition	• Same materials and openings as cartridge store with a mirrored layout. • New timber door and frame.
Lamps	• Brick walls, concrete ceiling and floor. • Timber door frame, no door. • Small opening on the west wall to the artillery room.
Artillery	• Brick walls, concrete ceiling and floor. • Openings to the lamps room and on the west wall to the gallery with a timber frame and shutters.



Figure 3.97 Entry into underground area of Smiths Hill Fort.



Figure 3.98 Gallery with a ramp to ground level.



Figure 3.99 Passageway showing the ammunition and cartridge room.



Figure 3.100 Passageway showing brick walls, concrete ceiling and a stone corner.



Figure 3.101 Ladder to the DRF area.



Figure 3.102 Shifting lobby.



Figure 3.103 Cartridge store.



Figure 3.104 Ammunition room.



Figure 3.105 Lamps room.



Figure 3.106 Artillery room.

Understanding the place—significance

4 Understanding the place—significance

4.1 Introduction

An assessment of heritage significance is conducted to establish why a place is important. The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations.'[1] Significance is embodied in the place's physical fabric, setting and relationship to other items, the recorded associations with the place, and the response it evokes in the community or in individuals to whom it is important.

This section sets out an assessment of the heritage significance of Flagstaff Hill and Smiths Hill Forts in accordance with the standard criteria identified in the Assessing Heritage Significance guidelines (2023). The evaluation includes consideration of the place's original and subsequent layering of fabric, uses, associations, meanings and relationship to both the immediate and wider setting.

4.1.1 Assessment approach

Flagstaff Hill and Smiths Hill Forts are not individually listed as SHR items in their own right. They are, however, located within the SHR-listed Wollongong Harbour Precinct (SHR 01823).

The State Heritage Inventory (SHI) provides the following Statement of Significance for the Wollongong Harbour Precinct SHR listing:

> Wollongong Harbour Precinct is of State significance because it displays the infrastructure on which the first southern port outside Sydney was founded and developed at Wollongong. It also provides evidence of the measures taken to defend that important southern outpost of the colony.
>
> The Precinct includes fabric deriving from each stage of its development from the substantially intact 19th century convict-built harbour together with modifications made as it developed from a commercial harbour to its present function as a fishing and tourist port.
>
> The harbour was the first port in the Illawarra and is the oldest and most intact extant block walled harbour in NSW. It comprises the Belmore Basin (the block walled harbour); the 1869 rubble mound breakwater; mooring rings, other related appurtenances and remnants of facilities left as the harbour developed.
>
> Also included in the Precinct is the 1872 Breakwater lighthouse, one of the early lighthouses of NSW and one of only two wrought iron lighthouses in NSW - the other

being at Ulladulla and built to the same design by the same engineer, Joseph Mather of Sydney.

Other inclusions in the precinct are

- the 1937 Wollongong Head lighthouse;
- the 1858 brick and stone Old Court House and the weatherboard Customs Office;
- the remains of the 1891 Flagstaff Hill Fort;
- the remains of the 1893 Smiths Hill Fort (Battery Park);
- the remains of the Nuns' Pool/Chain Baths dating from the 1830s;
- the remains of the Ladies' Baths dating from the mid 1850s;
- the Mens Ocean Baths dating from c.1871;
- the Mt Pleasant tramway alignment, cutting and embankment - once the permanent way along which from the 1860s to 1933, coal wagons were conveyed from the Mt Pleasant coal mine to Wollongong Harbour; it is now a pedestrian track and cycleway;
- the remains of a bridge on the alignment of the 1864 tramway that conveyed coal to the harbour from the Mt Keira Osborne-Wallsend colliery;
  - the buried remains of coke ovens dating from 1875.

The harbour is associated with two of the most important Colonial engineers; Belmore Basin was constructed under George Barney, Commanding Royal Engineer and Colonial Engineer, and the outer harbour under Edward Orpen Moriarty, first Engineer-in-Chief, Harbours & Rivers of the Public Works Department, whose work included the Breakwater lighthouse.

The Harbour was essential to the development of Wollongong and was the focus of Wollongong's commercial, administrative, judicial and social activities from the early 19th century until well into the 20th century.

The cluster of ocean baths shows the evolution of public bathing from the gender-segregated pools in use from the 19th century as represented by the 1830s Nuns Pool, the 1850s Ladies Baths and the 1871 Mens Ocean Baths, to the introduction of mixed (or continental) bathing in the Mens Baths between the First and Second World Wars, and development in the 1960s of the latter into a complex with an Olympic-size pool and children's pool.

- The old courthouse is one of the earliest designed and built by the newly reorganised Colonial Architect's office after self government in 1856; its design is repeated in other district court houses;
- The fortifications were the southern-most of the colony's defences that covered the major centres of Newcastle, Sydney and Wollongong and are representative of defence strategy and technology of the late 19th century;
- The bee-hive coke ovens are the only intact examples of their type remaining in NSW.

As the Flagstaff Hill and Smiths Hill Forts occupy different sites within the Wollongong Harbour Precinct, this assessment has been divided into three parts:

1. Overall site—significance assessment of the forts in the context of the Wollongong Harbour Precinct;
2. Flagstaff Hill Fort—significance assessment of Flagstaff Hill Fort and its specific above-ground and underground elements; and
3. Smiths Hill Fort—significance assessment of Smiths Hill Fort and its specific above-ground and underground elements.

This approach allows for site-wide and specific policies to be developed that can appropriately address changes to the whole precinct, each site and individual built elements.

4.2 Comparative analysis

The following section compares heritage listed sites similar to Flagstaff Hill and Smiths Hill Forts within NSW, interstate and overseas to consider their relative significance, similarities and differences.

Table 4.1 Comparative analysis.

Fort Scratchley, part of the Coal River Precinct	
 Address: Nobbys Road, Newcastle East, NSW Significance: State Listing: SHR 01674 Image source: Visit NSW	Fort Scratchley is located within the Coal River Precinct on the eastern headland of the entrance to Newcastle harbour. By the mid-nineteenth century, fears of foreign invasion—particularly from Russia during the Crimean War—led to the formation of local volunteer defence units. In 1866, the first artillery (32-pounder smoothbore cannon) was installed on what was then known as Signal Hill. In 1876, the British Government sent Major General Sir William Jervois and Lieutenant Colonel Peter Scratchley to advise on naval defences. Under the direction of Jervois and Scratchley, Colonial Architect James Barnet oversaw the construction of the fort. It was designed around a battery with three 6-inch guns facing eastward in an arc to the ocean, with other guns covering the harbour to the north and west. The gun emplacements were cut into the top of the hill to present a low profile to attack. Fort Scratchley was completed in 1882, with upgrades continuing into the 1890s. Its construction incorporated concrete elements, though there were problems with the concrete as early as 1890.

Fort Scratchley, part of the Coal River Precinct



Guided tunnel tours are led by Fort Scratchley Historical Society volunteers. (Source: Fort Scratchley Historical Society website <https://fortscratchley.org.au/tours>)

The new guns were in position by 1882, and construction of accommodation for the troops followed, with the Commandant's cottage and barracks buildings completed in 1886. Other small detached buildings were also built at this time and in 1892 the dry moat and perimeter wall were completed. Mines laid in the harbour channel could be exploded from a control pit at Fort Scratchley.[2]

The fort also features underground tunnels and gun emplacements. Surviving cannons at the site include the two 6-inch Mk VII naval guns, and two 80-pounder Rifled Muzzle Loading guns.[3]

Its most notable military action occurred during World War II, when it became the only Australian coastal fort to fire on an enemy vessel, engaging a Japanese submarine in 1942.

Today, the former barracks and other military buildings form part of the Fort Scratchley Historical Site, which operates as a museum and tourist attraction.

Guided tours, including tunnel tours, offer insights into the fort's military history and its role in Australia's coastal defence network.

The tunnel tours include underground ammunition stores (used to safely store explosives and shells); gun emplacements (where cannons and other artillery were positioned); passageways; rooms; and areas with display of wartime equipment and interpretive signage.

Fort Scratchley, together with the Shepherds Hill Defence Group, is comparable to the Flagstaff Hill and Smiths Hill Forts. Each of the Newcastle and Wollongong fortifications is located near another fortification as part of a strategic coastal defence network.

Shepherds Hill Defence Group military installations



The Shepherds Hill Defence Group, together with Fort Scratchley nearby, was an important defence and observation post during the time of the Crimean War. In the late nineteenth century, amid fears of a Russian invasion, Colonel Peter Scratchley proposed a series of fortifications to protect Newcastle's valuable coalfields. The military occupation of Shepherds Hill commenced, with the construction of an 8-inch disappearing gun emplacement and accompanying underground rooms. During World War II, the fortifications at Shepherds Hill played a coordinating role in the defence of Newcastle and its steelworks from foreign attack.

Shepherds Hill Defence Group military installations

Address: 41 The Terrace, Newcastle, and 65 Nesca Parade, The Hill, NSW

Significance: State

Listing: SHR 01806

Image source: City Plan Services, Shepherds Hill Defence Group Military Installations Conservation Management Plan (CMP), 3 July 2019

The plan layout of the underground rooms, the DRFs and the disappearing gun pit at Shepherds Hill is similar to the layout at Flagstaff Hill. The Shepherds Hill fortification and the Flagstaff Hill fortification are of similar design, featuring the same component elements adapted and laid out to suit their specific sites.

There are two DRF stations above ground, which were previously accessible from the underground tunnel network; however, they have since been partially filled in with sand and rubble. The DRF stations were used as posts to assist with scoping for potential targets in the water north and south of the disappearing gun pit.

There is a concrete observation post (commissioned in 1938), which is a separate structure.

The 8-inch gun was removed from the gun pit and in 1920, the gun was sold to the steelworks as scrap metal.[4]

Middle Head Military Fortifications



Address: Middle Head Road, Mosman, NSW

Significance: State

Listing: SHR 00999

Image source: Wikimedia Commons

The Middle Head Military Fortifications, together with fortifications at Georges Head and Bradleys Head, was part of a broader network of 'outer harbour' defences of Sydney Harbour. Unlike Flagstaff Hill and Smiths Hill Forts, the Middle Head military complex is located, and hidden, among dense bushland along the coast.

The SHR curtilage is over a large area at Middle Head incorporating several historic batteries in the vicinity of each other. The Middle Head Military Fortifications include Outer Middle Head Battery (with two circular emplacements), Inner Middle Head Battery, and Obelisk Battery.

The fortifications date from the time when defence was first moved away from Sydney Cove and towards The Heads. The first gun emplacement was built in 1801 during the Napoleonic Wars—there is a heritage interpretation panel at the site of the 1801 battery. The image on the left shows the barbettes and concrete bunkers—note there is no fence or railing around them—at the main battery, which was constructed in 1871. The 1942 casemate batteries are located near the Outer Middle Head Battery site.

The Middle Head forts and the Wollongong forts are of similar design, featuring the same component elements adapted and laid out to suit their specific sites.

Middle Head Military Fortifications

The whole site is linked by underground tunnels, ancillary rooms and magazines. All the gun emplacements at Middle Head have been removed, unlike the six guns that survive at the Wollongong forts.

Today, visitors can explore the historic tunnels, gun pits, and enjoy panoramic views of Sydney Harbour, and connecting with military history from the early 1800s to World War II. Middle Head Officers' Quarters (1881) have been adapted for short-stay accommodation.

Bare Island Fort



Address: Bare Island Road, La Perouse, Botany Bay

Significance: State

Listing: SHR 00978

Image source: NSW Government website <https://www.nsw.gov.au/visiting-and-exploring-nsw/locations-and-attractions/bare-island-fort>

Bare Island Fort, constructed in 1885, was part of a broader effort to defend Sydney's southern 'back door' (Botany Bay) from a feared Russian invasion during the nineteenth century, a concern that arose during the Crimean War and persisted into the 1880s.

The fort was designed using comparatively new mass concrete construction techniques and included the insertion of massive iron walls and shields and mechanically assisted appliances. It originally featured a five-gun battery with bombproof tunnels.

By 1908, the fort was decommissioned as a military site due to its obsolescence and structural problems (compare the Smiths Hill Fort guns, declared obsolete in 1903 within 10 years of installation). A significant number of the guns were removed or scrapped, likely during the early twentieth century. However, some gun emplacements and structural elements still remain on the island, including the gun casemates, magazines, and shell stores.

Today, the site is managed by the NSW National Parks and Wildlife Service and is used for tours and historical interpretation. Bare Island Fort, constructed on an island, is a comparatively small site. It is one of several sites at the La Perouse headland visited for cultural tourism and recreation.

Malabar Headland



Address: Fishermans Road, Malabar

Significance: State

Listing: SHR 01741

Image source: © David Noble

Malabar Headland includes a World War II coastal defence site of historic significance, the Boora Point Battery. This is an imposing landmark that is important for providing tangible evidence of Australia's coastal defence efforts in Sydney's southern headland during World War II.

The battery was designed for a counter-bombardment role and could also perform a close defence role. It was sited to fire into a gap between the Signal Battery (South Head) and the Banks Battery (at Cape Banks, the northern headland of Botany Bay).

The battery featured two 6-inch naval guns (installed around 1942) mounted on concrete emplacements, supported by observation posts, searchlight blockhouses, and a narrow-gauge railway for transporting ammunition and supplies.

The guns were positioned to cover approaches to Sydney Harbour but could not be rotated to fire inland, emphasising their role in maritime defence. The guns were removed in the early 1960s, but much of the infrastructure remains.

Malabar Headland is now a SHR-listed site, recognised for its cultural and military significance. Today, the Malabar Headland is used for passive recreational pursuits such as walking. Evidence of vandalism is widespread—obvious examples include graffiti covering the historic fortifications and the dumping and burning of cars. In 2021, the National Parks and Wildlife Service upgraded the walking track from Magic Point to Boora Point, while also incorporating the Artillery Loop track. The track takes visitors past important remnant Eastern Suburbs Banksia Scrub, historic World War II defences and exceptional views of the sandstone cliffs and the ocean beyond.

Hill 60/Illowra Battery



Hill 60/Illowra Battery is SHR listed primarily for the rare suite of Aboriginal sites and their continuing significance for the Aboriginal community.

Illowra Battery was constructed in 1941 at a hilltop location overlooking the harbour, to protect Port Kembla's coal industry, which was vital for the manufacture of iron and steel for the war effort.

Hill 60/Illowra Battery

Address: Military Road, Port Kembla

Significance: State

Listing: SHR 01492

Image source: Wikimedia Commons

By the time of World War II, it was more important to prevent attacks against the Port Kembla industrial complex, rather than the original Wollongong Harbour (noting that Flagstaff Hill and Smiths Hill Forts were obsolete and abandoned by the 1930s, and the Wollongong Head Lighthouse was built in 1937).

Illowra Battery originally included numerous above-ground and underground structures. By the time of World War II, the defence installations at Hill 60 also included anti-aircraft guns (potential attacks came from the air as well as the sea). Structures that remain include two large BL 6-inch Mk XI naval gun emplacements; a network of two steeply descending tunnels; and the main concrete bunker, which is connected to the tunnels.

Today, the Hill 60 Lookout offers panoramic views and is part of a public park, making the site accessible for historical exploration and sightseeing. However, there is evidence of vandalism: the walls inside the underground complex are covered in layers of elaborate graffiti.

Fort Nepean, part of Point Nepean Defence and Quarantine Precinct, Victoria



Address: Point Nepean Road, Portsea, VIC

Significance: State

Listing: Victorian Heritage Register (VHR) H2030

Image Source: Wikimedia Commons

Fort Nepean, established in the 1870s, was part of a network of coastal defences designed to protect Port Phillip Bay, the maritime gateway to Melbourne.

By the 1890s, Fort Nepean was dubbed 'Victoria's Gibraltar' due to its formidable defences.

On 5 August 1914, Fort Nepean fired the first Allied shot of World War I, targeting the German freighter SS *Pfalz* attempting to escape Port Phillip. During World War II, the fort was modernised with longer-range 6-inch Mk VII naval guns, searchlights, and underground bunkers.

Fort Nepean and Flagstaff Hill and Smiths Hill Forts are associated with military technology development and shared similar artillery including:

- Rifled Muzzle Loading (RML) 80-pounder;
- 6-inch Breech Loading (BL) Mark V;
- Nordenfelt quick-firing guns; and
- disappearing guns on a hydro-pneumatic mount.

The Fort Nepean site includes an extensive tunnel network, connecting gun emplacements, observation posts, and ammunition stores.

Fort Nepean, part of Point Nepean Defence and Quarantine Precinct, Victoria	
	These tunnels are now open to the public as part of the Point Nepean National Park, offering a glimpse into Melbourne's defence history.

Fort Taiaroa, Dunedin, New Zealand	
 Address: 1259 Harington Point Road, Dunedin Central, New Zealand Significance: Historic Place Category 1 Listing: New Zealand Heritage List/Rārangi Kōrero (Listing number 369) Image source: New Zealand Tourism <https://www.newzealand.com/in/plan/business/historic-fort-taiaroa/>	Fort Taiaroa was built on the headland (tip of the Otago Peninsula) to counter the potential threat of a Russian invasion in the late 1880s and was later used for training and defence during World War I and World War II. It features the world's only restored 6-inch Armstrong hydropneumatic disappearing gun (1886) still in its original gun pit and in working condition. The site also includes underground tunnels, magazines, and a battery observation post with its original 1886 DRF. Today, visitors to the Taiaroa Head Fort can go on a guided tour of the underground tunnels.

4.3 Overall site comprising the two forts

4.3.1 Discussion of significance

This section provides a discussion of significance for the overall site and assesses the significance of both forts in the context of the Wollongong Harbour Precinct. The significance assessments for the individual forts are provided separately in Section 4.4 and Section 4.5.

Table 4.2 Discussion of significance of the two forts overall.

Criteria	Discussion
Criterion A (Historic significance) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	The fortifications at Flagstaff Hill and Smiths Hill in Wollongong represent a significant chapter in Australia's coastal defence history. Their planning and construction occurred during a period of heightened colonial tension. The fortifications demonstrate the New South Wales response to the departure of the last British troops in 1870, forcing the colony to establish army and naval contingents. The decision to construct the forts was also due to the threat of a Russian attack.

Criteria	Discussion
	They reflect the strategic military architecture of the late nineteenth century and technological advancements in fortification design, construction and artillery. The fortifications are able to demonstrate the history and development of the Wollongong Harbour Precinct and its colonial role in defence and in providing access for goods and people to and from the southernmost outpost of the colony from the 1880s to the early twentieth century. The two forts were a united effort to secure the harbour and its infrastructure—they were a critical part of Wollongong Harbour Precinct's layered coastal defence system. The subsequent decommissioning of the forts reflects the subsiding threat of war and the development of the Wollongong Harbour Precinct from a commercial and industrial area to a recreation and tourism focused one. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a state level.
Criterion B (Historical association) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).	Flagstaff Hill and Smiths Hill Forts have historical association with various branches of the military and local forces including the Permanent Artillery, Wollongong Volunteer Artillery, and the Wollongong detachment of No 6 Company, 2nd Division, Garrison Artillery. It is also associated with the Department of Public Works Military Works Branch, which designed Flagstaff Hill Fort, and the Colonial Architect's Department, which designed Smiths Hill Fort. Rotary Club of Wollongong, Rotary Club of Illawarra Sunrise and the local branch of the National Trust (Illawarra Shoalhaven Branch) have strong links to the ongoing conservation, use and maintenance of the forts, particularly the Smiths Hill Fort since 1988 when the fort was unburied as part of the Bicentenary celebrations. The forts have limited associations with notable individuals. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a local level.
Criterion C (Aesthetic/creative/technical achievement) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	Flagstaff Hill and Smiths Hill Forts were chosen for their strategic vantage point overlooking the Illawarra coastline and the Port of Wollongong. There are a variety of significant historic views and vistas to and from these vantage points, which contribute to Wollongong Harbour Precinct's significant values. The forts are landmarks in the Wollongong Harbour Precinct and bookend the historic precinct, demonstrating their combined efforts in protecting the area, and are key contributors to its distinctive mid-nineteenth century harbour landscape. The design of the fortifications demonstrates the strategic and technological considerations of nineteenth-century military architecture.

Criteria	Discussion
	Flagstaff Hill Fort was designed to protect the inner harbour and coal-loading facilities from close-range attacks. Smiths Hill Fort was positioned on high ground with a commanding view of the coastline and sea approaches, which enabled longer-range targeting of ships approaching from the sea. The forts incorporated several key architectural and defensive features that were characteristic of coastal fortifications of the era. It included gun emplacements that housed artillery pieces, such as the 6-inch disappearing gun at Flagstaff Hill Fort and two rifled muzzle-loading guns at Smiths Hill Fort. The design of both Flagstaff Hill and Smiths Hill casemates considered not only the need for protection from incoming shelling but the potential of the hazards of handling explosives by inclusion of separate magazines, venting, flame-proof lanterns and blast doors, etc. Through their placement, structural design, and incorporation of advanced artillery technology, the forts played a crucial role in safeguarding the Illawarra region and contributing to Australia's broader coastal defence network. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a state level.
Criterion D (Social, cultural, and spiritual) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	The Aboriginal cultural heritage values associated with the two sites have not been assessed as part of this CMP. However, it is known that headlands and coastline high points such as at Signal Hill (Flagstaff Hill) and Smiths Hill are vantage points providing visual and spiritual connections to a number of Aboriginal sites in the vicinity that are likely sites of early contact. These interconnected sites are acknowledged as areas of very high cultural significance to the local Aboriginal people; they have a continuing connection to the land. See also the Aboriginal Cultural Context summary (Appendix 2). As part of this CMP project, in 2024 and 2025, Council's Heritage Team carried out stakeholder consultation with various interest groups, community members and other stakeholders to seek their input and views on the key issues regarding the sites. The following is summarised from Council's stakeholder consultation log (with some minor editorial amendments). The Flagstaff Hill and Smiths Hill Forts are regarded as key landmarks within the broader Wollongong Harbour Precinct; they are places that symbolically represent some aspect of the past that local communities feel contributes to the local identity. The forts are located within key foreshore locations in the City that attract high visitation from local residents and tourists; the forts are widely appreciated for their contribution to the broader historical context, being located within the Wollongong Harbour Precinct and immediately

Criteria	Discussion
	adjacent to the North Beach Precinct, which is also state-listed. The Flagstaff Hill and Smiths Hill Forts are places where local communities regularly gather for rituals or ceremonies such as Australia Day marches (Flagstaff Hill), Anzac Day and Remembrance Day services (Smiths Hill). Community organisations including the Rotary Club continue to have an active involvement and interest in the ongoing management of the sites, particularly the Smiths Hill Fort. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a local level.
Criterion E (Research potential) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	The forts have the ability to yield site-specific information that contributes to an understanding of the coastal defence of Wollongong Harbour in the late nineteenth century. The forts also have the ability to contribute information on the evolution of defence technology. The sites are among a small number of surviving sites in NSW that can contribute information on early military protection facilities, their construction and use within the state, and provide valuable insight into the impacts and considerations of the Crimean War on Australian soil. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a state level. The research potential for Flagstaff Hill and Smiths Hill Forts is discussed in detail in Section 4.6 Archaeological potential overview. The archaeological remains pertaining to the removed elements of Flagstaff Hill and Smiths Hill are significant at a state level for their research potential. If present, these remains would provide a unique resource for understanding the sites and would contribute to the overall significance of both places.
Criterion F (Rare) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	Flagstaff Hill and Smiths Hill Forts are rare examples of intact colonial military fortifications in the Illawarra area that retain their original artillery. The forts are key components and landmarks within the Wollongong Harbour Precinct, which has multiple sites of heritage value including commercial, administrative, judicial and social activities from the early nineteenth century until well into the twentieth century. The existence of fortifications like Flagstaff Hill and Smiths Hill Forts within one harbour precinct with multiple sites of significance is a rare conglomerate of significant components in NSW. Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a state level.
Criterion G (Representative) An item is important in demonstrating the principal	Flagstaff Hill and Smiths Hill Forts are representative of late nineteenth-century military technology and architecture. The setting of the forts within the broader Wollongong

Criteria	Discussion
characteristics of a class of NSW's cultural or natural places; or	Harbour Precinct enhances the understanding of coastal defences, their operation and strategic design.
cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Flagstaff Hill and Smiths Hill Forts meet the threshold under this criterion at a state level.

4.3.2 Statement of significance

Flagstaff Hill and Smiths Hill Forts are of state significance as well-preserved examples of coastal fortifications from the late nineteenth century and the earliest in the Illawarra area. Their planning and construction occurred during a period of heightened colonial tension, and they represent a significant chapter in Australia's coastal defence history, from the period of the Crimean War as well as during later periods of conflict.

The two sites are of historical interest individually and as part of the wider Wollongong Harbour Precinct, offering insights into the military history of the region and the defence strategies employed by the NSW Colonial Government to protect the harbour when in the 1880s Wollongong Harbour was the third most active port in the Colony of NSW.

The forts comprise gun emplacements, underground rooms and connecting tunnels that were used by the military for strategic defence and training. They are rare, intact examples of their type, and Smiths Hill Fort retains original artillery in position.

The forts are both significant for their archaeological research potential in relation to the removed elements of the original complexes, which are poorly understood through documentary sources.

Flagstaff Hill and Smiths Hill Forts are key components and contributors to the state-listed heritage values of the Wollongong Harbour Precinct.

4.3.3 Significant components

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity of components of the place may also diminish significance. Specifying the relative contribution of an item or its components to the overall significance of the place provides a useful framework for making decisions about the conservation of and/or changes to the place. The table below sets out terms used to describe the grades of significance for different components of the place, as per the Assessing Heritage Significance guidelines.

Although the guidelines do not include a 'neutral' grading, for this CMP one has been included to classify elements that neither contribute to nor detract from the significance of Flagstaff Hill and Smiths Hill Forts.

Overall, Flagstaff Hill and Smiths Hill Forts have a high level of significance within the Wollongong Harbour Precinct. Each component of the site and the building fabric contributes to this assessment.

Table 4.3 Heritage significance gradings.

Grading	Justification
Exceptional (E)	Rare or outstanding element directly contributing to a place or object's significance.
High (H)	High degree of original fabric. Demonstrates a key element of the place or object's significance. Alterations do not detract from its significance.
Moderate (M)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the place or object.
Little (L)	Alterations detract from significance. Difficult to interpret.
Neutral (N)	An element or zone that has no contributory significance to the place or object but does not diminish its significance.
Intrusive (I)	Damaging to the place or object's significance.

4.3.4 Components within the sites

Significant elements within the sites are described in the below table.

Table 4.4 Significant elements within the forts.

Element	Comment	Significance
Flagstaff Hill Fort	Setting, built elements and relics of the fort.	Exceptional
Smiths Hill Fort	Setting, built elements and relics of the fort.	Exceptional
Significant views	Reciprocal visual connection between Flagstaff Hill and Smiths Hill Forts as well as the views to the harbour from the forts.	Exceptional

4.4 Flagstaff Hill Fort

4.4.1 Discussion of significance

Table 4.5 Discussion of significance of Flagstaff Hill Fort.

Criteria	Discussion for Flagstaff Hill Fort
Criterion A (Historic significance) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	Flagstaff Hill Fort is important in Wollongong's history as a former defence site illustrating military technology development and strategy in NSW in the late nineteenth century and early twentieth century. Constructed in 1890, it is the earliest fortification structure in the Illawarra area and is representative of the colony's efforts to protect the port and coal industry in Wollongong following the departure of the last British troops from Australia in 1870. The decision to construct the fort was also due to the perceived threat of a Russian attack. The hill's elevation provided an ideal position for monitoring maritime activity and engaging potential threats before they could approach Wollongong Harbour. The primary purpose of the fort was to serve as a deterrent to hostile forces, providing both a visible and operational means of defence. The location and design were integral to its function, enabling the defenders to maximise their firepower while minimising vulnerability. The subsequent decommissioning of the Flagstaff Hill Fort—and the subsequent construction of Wollongong Head Lighthouse in 1937 'in the line of fire' from the fort—prior to World War II reflects the subsiding threat of war and the development of the Wollongong Harbour Precinct from a commercial and industrial area to a recreation and tourism focused one. Flagstaff Hill Fort meets the threshold under this criterion at a state level.
Criterion B (Historical association) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history (or the cultural or natural history of the local area).	The fort is associated with the Military Works Branch of the NSW Public Works Department, which prepared the original design. It has some association with local artillery groups who were stationed at the fort. The fort has limited associations with notable individuals, mostly in the capacity of visits from General Richardson and Major General Hutton during its period of occupation. Flagstaff Hill Fort meets the threshold under this criterion at a local level.
Criterion C (Aesthetic/creative/technical achievement)	Flagstaff Hill Fort is a substantially intact example of late nineteenth-century fortification design in NSW. It is positioned on a natural vantage point along the coast and features typical defence elements including a circular gun emplacement for disappearing guns, shell and cartridge

Criteria	Discussion for Flagstaff Hill Fort
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	storage rooms and a series of underground connecting tunnels. The three SMBL 68-pounder Mark I guns restored to the site in 1983 demonstrate early military technology. The construction of the fort and gun pit for rifled artillery reflected a shift in strategy, emphasising precision and power to counter increasingly sophisticated naval forces. The disappearing gun mechanism was another notable advancement, illustrating the integration of engineering with defence. The disappearing gun was a technological innovation that allowed the gun to retract behind a protective parapet after firing, thereby shielding it and its crew from return fire. The fort is a landmark in the Wollongong Harbour Precinct and is a key contributor to its distinctive mid-nineteenth century harbour landscape. Flagstaff Hill Fort meets the threshold under this criterion at a state level.
Criterion D (Social, cultural, and spiritual) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	Flagstaff Hill Fort is regarded as a key landmark within the broader Wollongong Harbour Precinct; it is a place that symbolically represents aspects of the past that local communities feel contribute to the local identity. The fort is situated within a key foreshore location within the City that attracts high visitation from local residents and tourists and is widely appreciated for its contribution to the broader historical context, being located within the Wollongong Harbour Precinct. Flagstaff Hill Fort is a place where local communities regularly gather for rituals and ceremonies such as the Australia Day march. Community organisations including the Rotary Club continue to have an active involvement and interest in the ongoing management of the sites, particularly the Smiths Hill Fort. Flagstaff Hill Fort meets the threshold under this criterion at a local level.
Criterion E (Research potential) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	Flagstaff Hill Fort has the ability to yield site-specific information that contributes to an understanding of the coastal defence of Wollongong Harbour in the late nineteenth century. The fort also has the ability to contribute information on the evolution of defence technology such as from guns located in the open landscape to an underground fortification. Flagstaff Hill Fort meets the threshold under this criterion at a state level. The archaeological remains pertaining to the removed elements of Flagstaff Hill Fort are significant at a local–state level for their research potential. If present, these remains would provide a unique resource for understanding the site.

Criteria	Discussion for Flagstaff Hill Fort
Criterion F (Rare) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	Flagstaff Hill Fort is rare as one of the earliest remaining colonial fortifications in NSW. The fort retains its original design, layout, form, fabric, evidence of a gun emplacement (disappearing gun) and original artillery (the three 1861 quick-firing guns, which are also heritage-listed on the Wollongong LEP 2009). Flagstaff Hill Fort meets the threshold under this criterion at a state level.
Criterion G (Representative) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Flagstaff Hill Fort is representative of late nineteenth-century military strategy and defence technology. It demonstrates the evolution of fortifications from active defence sites to training areas and then to public recreation spaces, reflecting the development of Wollongong Harbour. Flagstaff Hill Fort meets the threshold under this criterion at a state level.
Integrity	The internal, underground spaces of the fort are fairly intact. The remnant above-ground external elements, however, have moderate integrity—the demolition of the fort entrance side walls, removal of the DRF station and observation post and the addition of modern safety fencing around the gun pit have impacted its readability in the landscape.

4.4.2 Statement of significance

Flagstaff Hill Fort is of state significance as a significant example of late nineteenth-century fortification design and one of the earliest forts in the Illawarra region. The fort represents the colony's defence strategy to protect the developing harbour, shipping, and coal industry in Wollongong.

Flagstaff Hill Fort has association with the Military Works Branch of the NSW Public Works Department and local artillery groups.

The location of the fort on the headland, original building fabric and artillery provide evidence of military technology development in NSW. The fort has the ability to demonstrate the technological change and transition from muzzle-loaded cannons (1861 vintage guns at the former Signal Hill Battery) to breech-loading gun technology (1890s hydro-pneumatic disappearing gun at Flagstaff Hill Fort). Potential archaeological remains hold research significance at a local–state level as they could provide new information about the structure of the fort, its use and occupation.

Flagstaff Hill Fort is a key component and contributor to the state-listed heritage values of the Wollongong Harbour Precinct.

4.4.3 Gradings of significance

Individual components of Flagstaff Hill Fort have been ranked according to their significance as described in ~~the~~ Table 4.6~~Table 4.6~~ and Table 4.7~~Table 4.7~~ below~~table~~.

Built elements

Above ground



Figure 4.1 Significance grading of above-ground elements. (Source: Nearmap 2024 with GML overlay)

Table 4.6 Significance grading of above-ground components of Flagstaff Hill Fort.

Element	Image	Comment	Significance
General		Landscape and setting: The natural vantage point created by the headland, slope and clearance are significant elements that aid in understanding the defence strategy.	Exceptional
		Gun pit: Above-ground elements of the gun pit. Although the gun is no longer in situ, the gun pit is able to demonstrate a key element of the fort's significance.	Concrete structure—Exceptional Gun pit fence—Intrusive

Element	Image	Comment	Significance
	 	Perimeter fence: Non-original element that impacts the interpretability of surveillance views from the gun pit and the 68-pounder guns to the harbour.	Neutral
Fort entrance	 	Original brick façade and entrance to the underground fort with original openings, sandstone lintel and sills.	Exceptional
		Steel doors and windows.	Configuration and opening—Exceptional Steel doors and frames—Low significance (not original)
		Carpark area immediately in front of the entrance: Original setting has been altered and side walls have been removed for carpark use.	Intrusive
Memorials and monuments		Various memorials and monuments are placed around the site—not all are directly related to Flagstaff Hill Fort. They interpret various significant values of the Wollongong Harbour Precinct.	No. 8 Wollongong Harbour History Walk—Moderate Plaque for three guns during Heritage Week 1983—Moderate
Guns		The 68-pounder guns are original and were restored in the 1980s. However, they are not at their original locations. The 68-pounder guns are remnants of Australia's	Exceptional

Element	Image	Comment	Significance
		coastal defence system from the nineteenth century. These guns were originally installed to protect the coastline from naval threats in 1879/1880, reflecting the military strategies of the time. Designed to fire 68-pound solid shot cannon balls, they were a crucial part of the defensive fortifications.	
DRF station	No image available	The DRF equipment and station have been removed. The location has significance in aiding the understanding of the fort operations. The DRF has high archaeological potential.	Exceptional
Observation post	No image available	The observation post elements have been removed. The location has significance in aiding the understanding of the fort operations. The observation post has high archaeological potential.	Exceptional

Below ground

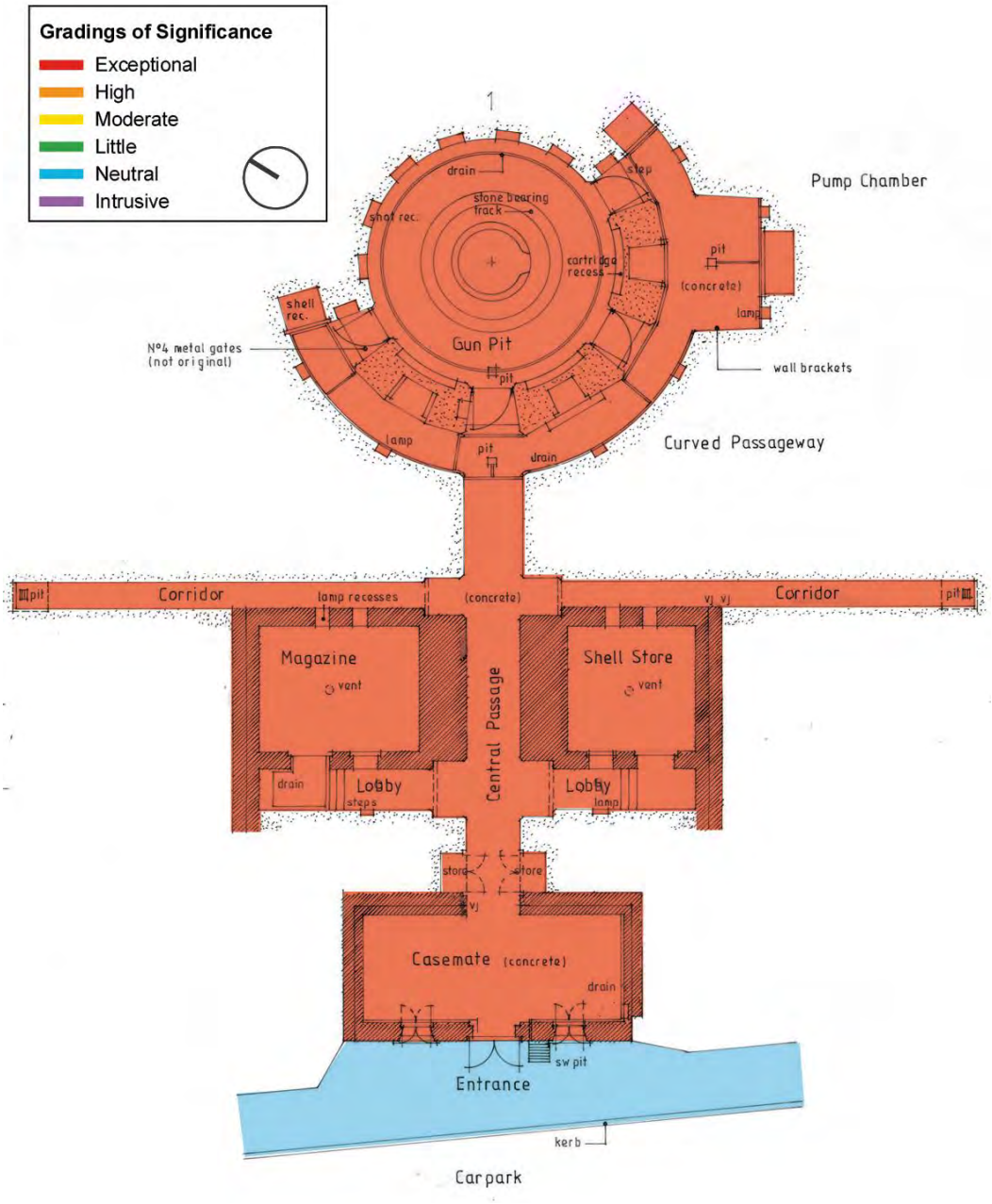


Figure 4.2 Significance grading of below-ground elements. (Source: Borst Architects 2002 with GML overlay)

Table 4.7 Significance grading of below-ground components of Flagstaff Hill Fort.

Element	Image	Comment	Significance
Underground built elements	 	The original location and functional layout of the underground rooms including the casemate, central passage and lobby, magazine store, shell store, corridor, gun pit, cartridge and shell recess stores. Original brick walls, concrete floor and ceiling have been retained. Original openings, arched doorways, niches and recesses have been retained. Ventilated tunnels have been retained.	Exceptional

Views

Although the landscape, particularly the levels of the park that surrounds Flagstaff Hill Fort, has been significantly altered over time, significant views are retained to the surrounding ocean, as well as to and from the surrounding coastline and other areas of Wollongong.



Figure 4.3 Aerial view of Flagstaff Hill Fort showing significant views. (Source: Nearmap 2024 with GML overlay)

Table 4.8 Significance gradings of views at Flagstaff Hill Fort.

View	Description	Image	Significance
View 1	Sweeping panoramic view from Flagstaff Hill out towards the ocean, North Wollongong and Wollongong Harbour (including Battery Park) reflects the historical relationship of Flagstaff Hill with Wollongong Harbour and the wider Wollongong township. This view highlights this area of Wollongong Harbour as being a strategic point in the original fortification of the colony.		Exceptional

View	Description	Image	Significance
View 2	View of the three guns overlooking the ocean. The guns are not at their original locations but were moved further up the hill when the current road and park layout were constructed. This view demonstrates the significant role the fort played in surveying the surrounding ocean for any incoming enemy ships.		Exceptional
View 3	View from the gun pit demonstrating the historical function of the disappearing gun, which laid hidden before rising above the walls to fire. The view is partially obscured by the addition of the lighthouse. The 1937 Wollongong Head Lighthouse is located within the boundaries of the study area and of Flagstaff Hill Fort's heritage curtilage. Construction of the lighthouse occurred between 1935 and 1937, shortly before the large gun in the Flagstaff gun pit was removed. Although the lighthouse is listed as a heritage item on the Wollongong LEP 2009, its location disrupts the historic line of fire from the gun pit and impacts the interpretability of the fort's original function.		Exceptional
View 4	View towards City Beach and the surrounding ocean demonstrating the height of Flagstaff Hill Fort relative to the township and vantage points for surveying the ocean.		Exceptional

4.5 Smiths Hill Fort

4.5.1 Discussion of significance

Table 4.9 Discussion of significance of Smiths Hill Fort.

Criteria	Discussion
Criterion A (Historic significance) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	Smiths Hill Fort is historically significant as one of the earliest formalised fortifications in the Illawarra region. It was planned and built several years after Flagstaff Hill Fort was constructed, demonstrating the defence planning and whole-of-place strategy to protect the harbour and ports following the departure of the last British troops from Australia in 1870. The hill's elevation provided an ideal position for monitoring maritime activity and engaging potential threats before they could approach Wollongong Harbour. The primary purpose of the fort was to serve as a deterrent to hostile forces, providing both a visible and operational means of defence. The location and design were integral to its function, enabling the defenders to maximise their firepower while minimising vulnerability. While the land was originally set aside in response to possible Russian attacks, the threat dissipated before the completion of the fort and it functioned primarily for military training purposes. The subsequent decommissioning, infill and excavation of the Smiths Hill Fort reflect the subsiding threat of war and the development of the Wollongong Harbour Precinct from a commercial and industrial area to a recreation and tourism focused one. Smiths Hill Fort meets the threshold under this criterion at a state level.
Criterion B (Historical association) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).	Smiths Hill Fort has association with the Colonial Architect's Department, which designed the fort. It also has association with the volunteer militia (army reserves) who manned it and various Wollongong artillery companies who used the fort for shooting practice and annual training events. The Rotary Club of Wollongong, Rotary Club of Illawarra Sunrise, and the local branch of the National Trust (Illawarra Shoalhaven Branch) have strong links to the ongoing conservation, use and maintenance of Smiths Hill Fort since 1988 when the fort was unburied as part of the Bicentenary celebrations. Smiths Hill Fort meets the threshold under this criterion at a local level.

Criteria	Discussion
Criterion C (Aesthetic/creative/technical achievement) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	Smiths Hill Fort is an intact example of late nineteenth-century fortification design in NSW. It is positioned on high ground above Wollongong Harbour with a hidden battery and underground protected rooms. It has a commanding view of the coastline and sea approaches, which enabled longer-range targeting of ships approaching from the sea. Two 80-pounder rifled muzzle-loading guns and a Nordenfelt quick-firing gun remain in situ, demonstrating the shift in military strategy from cannonballs to rifled technology, allowing them to fire shell projectiles with greater accuracy and range. The fort is a landmark in the Wollongong Harbour Precinct and is a key contributor to its distinctive mid-nineteenth century harbour landscape. Smiths Hill Fort meets the threshold under this criterion at a state level.
Criterion D (Social, cultural, and spiritual) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	Smiths Hill Fort is regarded as a key landmark within the broader Wollongong Harbour Precinct; it is a place that symbolically represents aspects of the past that local communities feel contributes to the local identity. The fort is situated within a key foreshore location within the City that attracts high visitation from local residents and tourists and is widely appreciated for its contribution to the broader historical context, being located within the Wollongong Harbour Precinct and immediately adjacent to the North Beach Precinct, which is also state-listed. Smiths Hill Fort is a place where local communities regularly gather for rituals and ceremonies such as Anzac Day and Remembrance Day services. Community organisations including the Rotary Club continue to have an active involvement and interest in the ongoing management of the fort. Smiths Hill Fort meets the threshold under this criterion at a local level.
Criterion E (Research potential) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	Smiths Hill Fort has the ability to yield site-specific information that contributes to an understanding of the coastal defence of Wollongong Harbour in the late nineteenth century. The banquette at the fort was a key feature of its defensive design, which allowed the infantry to stand and fire over the parapet while remaining protected. The banquette would have been used by soldiers manning the fort's walls and small arms positions, complementing the heavy artillery. Smiths Hill Fort included a banquette, gun pits for the two 80-pounder rifled muzzle-loading guns, the Nordenfelt quick-firing gun, a DRF station, underground magazines and tunnels. Smiths Hill Fort meets the threshold under this criterion at a state level.

Criteria	Discussion
	The archaeological remains pertaining to the removed elements of Smiths Hill Fort are significant at a state level for their research potential. If present, these remains would provide a unique resource of understanding the site.
Criterion F (Rare) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	Smiths Hill Fort is rare as one of the earliest formalised fortifications in the Illawarra region and one of the few surviving late nineteenth-century forts in NSW built as a response to the perceived threat of Russian attack. Smiths Hill Fort is a rare example in NSW in that its original artillery is still in position—all three guns have a provenance with the site and were reinstated to their original positions in the late 1980s—within an unaltered battery layout. Smiths Hill Fort meets the threshold under this criterion at a state level.
Criterion G (Representative) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Smiths Hill Fort is representative of late nineteenth-century military strategy and defence technology in NSW. It also demonstrates the evolution of fortifications from active defence sites to training areas and then to public recreation spaces, reflecting the development of Wollongong Harbour. Smiths Hill Fort meets the threshold under this criterion at a state level.
Integrity	The above-ground and underground spaces and elements of the fort as well as the remnant guns are fairly intact.

4.5.2 Statement of significance

Smiths Hill Fort is of state significance as a significant example of late nineteenth-century fortification design and one of the earliest forts in the Illawarra region. The fort represents the colony's defence strategy to protect the developing Wollongong Harbour and is a rare example in NSW where the original artillery is still in position.

The fort's location, original building fabric and remnant guns provide evidence of military technology development. The defence system at the fort included above-ground and underground elements and spaces, including a banquette, gun pits for two 80-pounder rifled muzzle-loading guns, the Nordenfelt quick-firing gun, a DRF station, underground magazines and tunnels.

Smiths Hill Fort has a strong association with volunteer militia and local artillery groups and sustained a role in military training events after the conflict had ended.

Potential archaeological remains hold research significance at a local–state level as they could provide new information about structure of the fort, its use and occupation.

Smiths Hill Fort is a key component of and contributor to the state-listed heritage values of the Wollongong Harbour Precinct.

4.5.3 Gradings of significance

Individual components of Smiths Hill fort have been graded according to their significance as described in ~~the~~ Table 4.10~~Table 4.10~~ and Table 4.11~~Table 4.11~~ below ~~table~~.

Built elements

Above ground

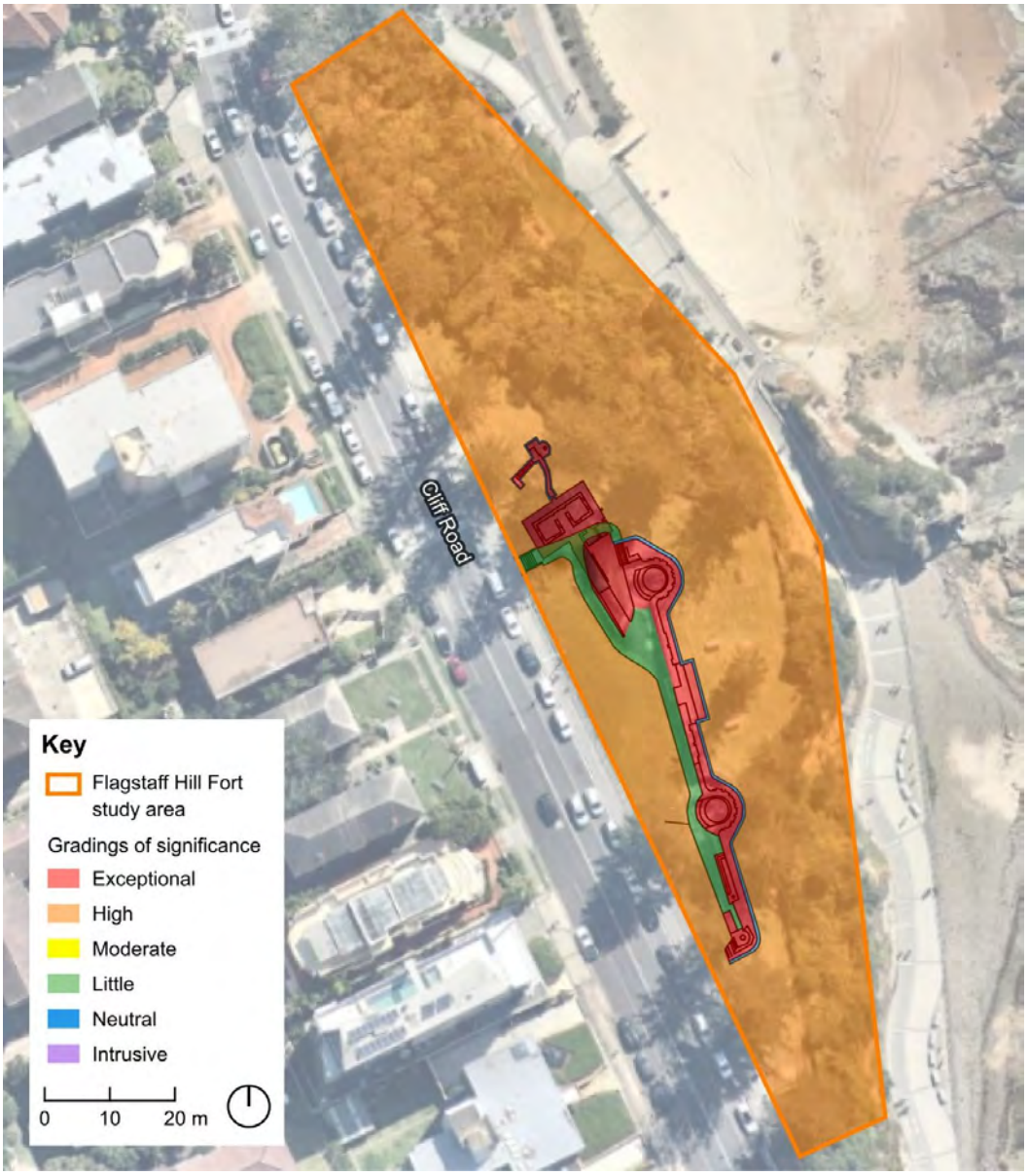


Figure 4.4 Significance grading for the built and landscape components of Smiths Hill Fort. Note, however, some vegetation impacts the interpretability of the defensive function of the fort (see discussion of views below). (Source: Wollongong Design and Technical Services 2024, Nearmap 2024 with GML overlay)

Table 4.10 Significance grading of above-ground components of Smiths Hill Fort.

Element	Image	Comment	Significance
General		Landscape: The setting, slope and views to and from the fort.	Exceptional
		Circulation: Concrete paths between fort areas.	Little
		Signage: The interpretive signage is placed away from other built elements and does not detract from the setting.	Neutral
		Landscape: Dense vegetation to the east of the fort impacts the interpretability of surveillance views to the harbour.	Intrusive
		Fences: An early timber arris rail fence has been replaced with a less visually permeable metal fence along the top of the fort, further impacting the interpretability of surveillance views to the harbour. A second metal fence runs along the park perimeter.	Neutral
Bombproof bunker/ casemate		The original location, layout and fabric (thick masonry walls and steel reinforced roof) of the casemate are key to the understanding of the fort's design and operation. The design considered the protection required from incoming shelling and the potential hazards of handling explosives by separating the stores.	Exceptional
		Signage: Interpretive signs for the casemate and store recesses repainted in their original locations.	High

Element	Image	Comment	Significance
Banquette		The original location, layout and fabric of the banquette, which allowed for soldiers to view over the fort walls.	Exceptional
Gun pit for 80-pounder guns		Gun pit: The location, layout and fabric of the gun pit are original. They are significant in demonstrating the operation and technology of the time.	Exceptional
		Gun: The original 80-pounder guns in their original placement on the rotating barbette.	Exceptional
Gun pit for rapid firing gun		Gun pit: The original location, layout and fabric of the southernmost gun pit.	Exceptional
		Gun: The original 1 1/2-inch Nordenfelt rapid-firing gun was for fast-moving vessels.	Exceptional
		Ramp: The original timber steps have been dismantled and replaced with a concrete ramp. An 1892 plan shows a ramp at that location (see Figure 2.18).	Moderate
DRF station		Position and layout of the DRF station: These elements are key to understanding the fort's operation—they provided the target location for the guns.	Exceptional
		Original fabric: The brick walls provide insight into its construction. Note, however, the original DRF instruments have been removed, impacting the DRF's interpretability.	Exceptional
		Railing: The railing installed along the top of the DRF station ~~is intrusive and~~ impacts the DRF's interpretability as well as contributing to the fracturing of the brick retaining wall.	Neutral ~~Intrusive~~

Below ground

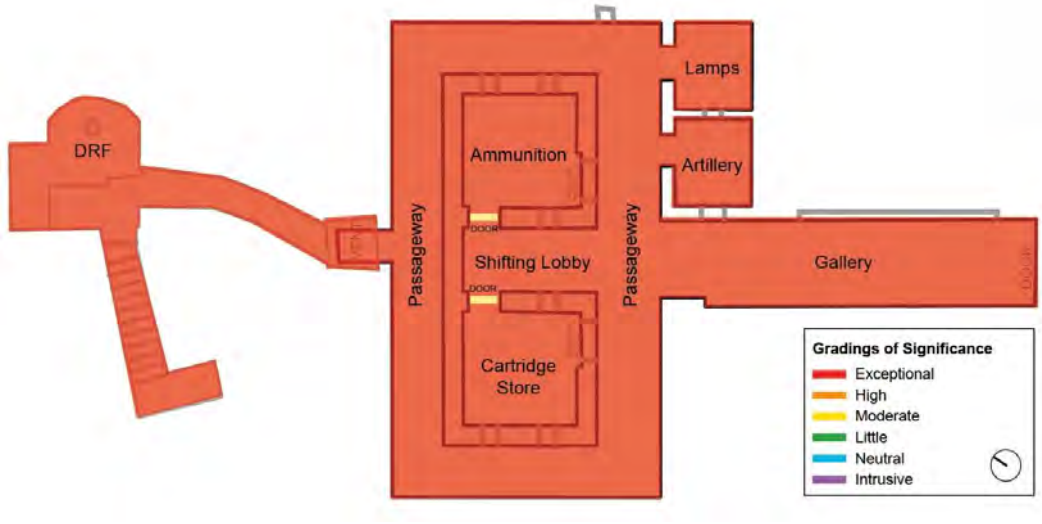
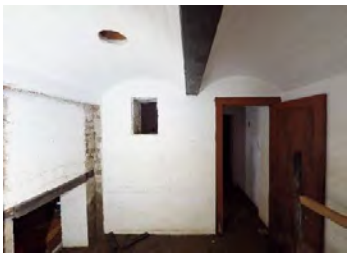


Figure 4.5 Significance grading of underground components of Smiths Hill Fort. (Source: City of Wollongong Design & Technical Services 2024 with GML overlay)

Table 4.11 Significance grading of underground components of Smiths Hill Fort.

Element	Image	Comment	Significance
Underground bunker	 	The original location and layout of the underground rooms including the gallery, lamps room, artillery, shifting lobby, cartridge store, ammunition, ramp and passageways. Original brick walls with stone corner capitals have been retained. Original barrel vaulted ceilings have been retained; however, steel beams are significantly damaged due to rust. Original lamp recesses, vents, drainage channels and signage.	Exceptional
		Original timber elements—some doors and door architraves, however, have been replaced with new.	Moderate

Views

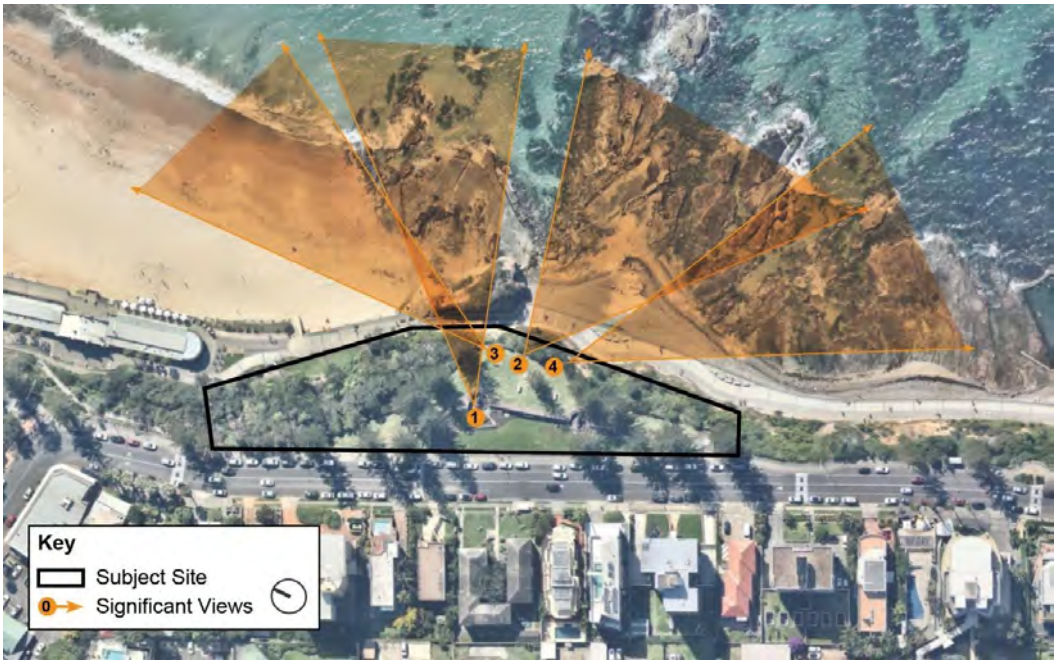


Figure 4.6 Aerial view of Smiths Hill Fort showing significant views. (Source: Nearmap 2024 with GML overlay)

Table 4.12 Significance gradings of views at Smiths Hill Fort.

View	Description	Image	Significance
View 1	A view looking east towards the ocean from one of the guns positioned in its original location. By being set below the height of the surrounding park and coastline, the fort and its guns were able to be hidden from view from any potential enemy ships. This view highlights the important role the Smiths Hill Fort played in the original fortification of the Illawarra region.		Exceptional

View	Description	Image	Significance
View 2	View from the park area looking east out towards the ocean. Though obscured by plantings, it is significant in demonstrating the fort's role in surveillance and protection from potential attacks from the sea in the Illawarra region.		Exceptional
View 3	View looking north towards the Wollongong coastline from the eastern portion of the park. It demonstrates the height of this area above the surrounding coastline, which would have supported the fort's operations, particularly the DRF.		Exceptional
View 4	View looking southeast from the eastern portion of the park towards Wollongong Harbour and Flagstaff Hill Fort. This view highlights the visual relationship that has been retained between Flagstaff Hill Fort and Smiths Hill Fort and their combined efforts in protecting the Wollongong coastline.		Exceptional

4.6 Archaeological potential

4.6.1 Overview

Archaeological potential is defined as 'the degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research'.[5] This section considers the likelihood of Aboriginal and non-Aboriginal archaeological remains surviving on the subject sites and divides them into zones of archaeological potential, which will assist with the development of management policies. The potential is arranged with respect to the various phases of use and development of the site as understood through historical research, and archaeological reports and investigations.

4.6.2 Preliminary Aboriginal archaeological analysis

An extensive search of the Aboriginal Heritage Information System (AHIMS) was carried out to identify whether registered Aboriginal sites are present in the study area or nearby. The results are detailed below. No Aboriginal sites were recorded at either Smiths Hill or Flagstaff Hill, but a number of registered sites are recorded in close proximity.

Any ground disturbance works at either site may require further assessment of proposed impacts, which may not be limited to an Aboriginal Due Diligence Assessment and an application for an Aboriginal Heritage Impact Permit (AHIP).

Aboriginal heritage context

The study area is located on the traditional lands of the Wodi Wodi. The custodianship has been traditionally described as stretching between Wollongong to the Shoalhaven River and from the coast to Moss Vale, Picton and Marulan.[6] The Wodi Wodi spoke a dialect of the Dharawal language, linking them to other Dharawal speakers from as far north as Botany Bay and Campbelltown, as far west as Moss Vale and the Nepean, and as far south as the Shoalhaven River and Jervis Bay. The Dharawal considered themselves to be divided into the inland Freshwater People, the swampland Bitter Water People and coastal Saltwater People.

The Wodi Wodi regularly travelled through the lands of other Dharawal speakers, and periodically into neighbouring territories for trade, ceremony and other social gatherings. The Gundungurra and Wiradjuri travelled to Wodi Wodi lands on the coast to trade. This trade is known to have included source materials and goods,[7] but also foodstuffs, with marine and freshwater fish, oysters, waterfowl and grubs of the Illawarra being of high value.

Land grants and farming in the Wollongong area alienated Aboriginal people from their Country. European settlers erected fences, huts and stockyards, cut down trees, formed roads and generally restricted access across the land and to the waterways. The ever-increasing number of settlers arriving from the 1830s mirrored a corresponding decline in the number of Aboriginal people in the Illawarra; however, evidence from archaeological sites in the vicinity suggests a continuation of cultural practices within Wollongong during the post-contact period.[8]

A statement on the Aboriginal cultural context of the Wollongong harbour and headlands provided by City of Wollongong Council is included as an appendix to this report (Appendix 2).

Aboriginal Heritage Information Management System

A search of the Heritage NSW AHIMS database was undertaken on 24 May 2024, reference number 24-0147-Extensive (Appendix 4). The search covered a zone from Lat, Long -34.4395, 150.871 to Lat, Long -34.4041, 150.9328 with no buffer. The results of the search are shown in Table 4.13~~Table 4.~~ and Figure 4.7~~Figure 4.7~~–Figure 4.9~~Figure 4.9~~. In total 18 Aboriginal sites were identified.

No Aboriginal sites recorded as restricted were present within the AHIMS search boundary.

There are no previously recorded Aboriginal sites within the study area.

Table 4.13 Results of the AHIMS search.

Site features	Frequency	Percentage
Midden	7	38.9%
Artefact	3	16.7%
Burial	2	11.1%
Potential Archaeological Deposit (PAD)	2	11.1%
PAD with Artefact	1	5.6%
Grinding groove	1	5.6%
Habitation	1	5.6%
Grinding groove, stone arrangement	1	5.6%
Total	18	100%

The registered sites returned in the AHIMS search are all closely clustered around waterways, the majority being located around the seashore.

A grinding groove site is located adjacent to the water 144m to the south of Smiths Hill Fort and a midden site was located on the shore 172m to the north of Smiths Hill. The closest site to Smiths Hill not on the seashore is a PAD 390m south.

The closest site to Flagstaff Hill was a midden located 390m to the west and downslope. The closest site not located on the foreshore was an artefact site 540m to the northwest. No other sites were located on the headland.

The most frequent site types in the AHIMS search results are middens (about 39%), which are often associated with stone artefacts and shelters. Spatially, they are associated with permanent sources of water and near locations with a plentiful and reliable supply of shellfish. Though prevalent, it is likely that the distribution of midden material is underrepresented in the archaeological record.

Lime manufacturing, undertaken in the early nineteenth century to produce construction materials, utilised shell taken from Aboriginal middens and involved excavating and removing a large quantity of midden material. In general, intact portions of shoreline can be assumed to have potential for middens.

Artefact sites consist of open artefact scatters, isolated finds and/or subsurface artefact assemblages found within intact topsoil A horizons. Flaked stone tools are the primary artefact type and silcrete is the dominant material, although silicified tuff, chert and quartz are also found. Spatially, they tend to be associated with lower slopes, alluvial terraces and flats bordering waterways, particularly in relatively undisturbed areas. These watercourses provided a reliable source of food and water for Aboriginal people, and previous studies on areas throughout the broader Sydney metropolitan area have noted the strong association between artefact sites and permanent watercourses.

The next most common site type within the AHIMS search area was PADs, making up approximately 11% of sites when considering combined PADs with artefact sites. We note that a PAD is not necessarily an Aboriginal site, but an area designated as having potential to contain Aboriginal objects. Therefore, the presence and distribution of PADs reflect the potential for an intact A horizon on landforms with proven archaeological sensitivity (such as alluvial terraces, floodplains and lower slopes). Historical disturbances both within and surrounding the study area will have disturbed or removed shallow artefact-bearing soil horizons in discrete areas of the site, meaning there is limited potential for Aboriginal archaeological material.

Both forts are in very close proximity to the ocean, which provides a habitat for fish, shellfish and birds. The closest freshwater source to Smiths Hill Fort is Fairy Creek approximately 690m to the north. Fairy Creek flows from Cabbage Tree Creek, which flows southeasterly from the Illawarra Escarpment.

The closest freshwater source to Flagstaff Hill Fort is Smiths Hill Creek, 490m to the northwest. The Gurungaty Waterway is located 1.1km to the southwest but originally flowed into Lang Park[9] from the south and originates at the Illawarra Escarpment to the west. Sections of both waterways have been partially channelised and natural gullies landscaped for housing in the last 100 years. Prior to European colonisation there was also a freshwater wetland in the location of Lang Park, located approximately 480m to the southwest. The availability of water has significant implications for the range of resources available and the suitability of an area for human occupation.

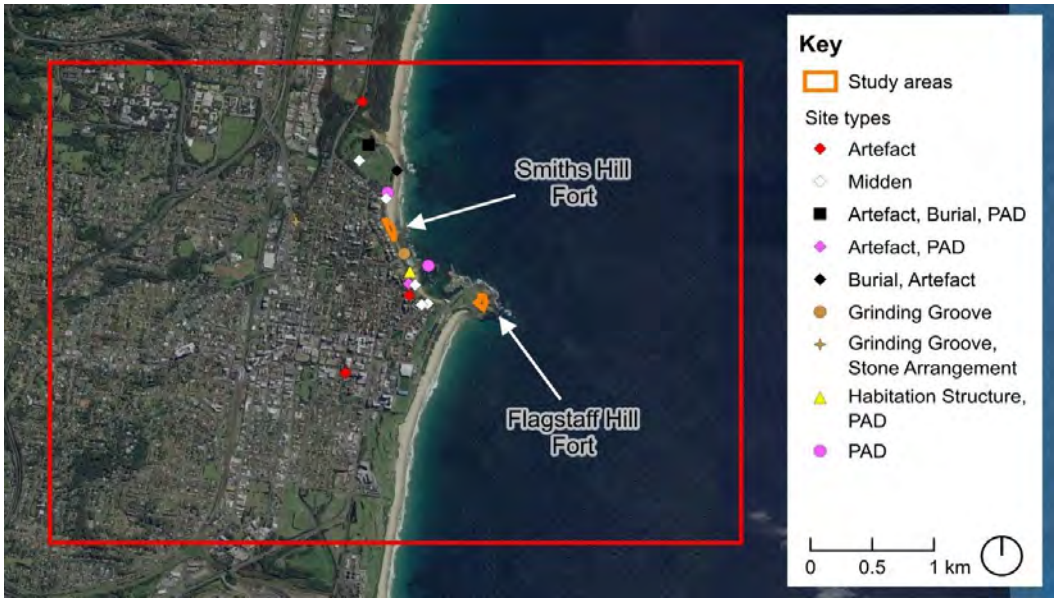


Figure 4.7 AHIMS search results. The patterning shows the concentration of sites along the coast and a diversity of site types in this area. The majority of sites are located in the sand dunes close to the water's edge, in contrast to both study areas, which are at an elevated position away from water. (Source: Heritage NSW AHIMS data, SIX Maps basemap with GML overlay, 2024)



Figure 4.8 Detailed AHIMS search results focused around Flagstaff Hill. There are no registered Aboriginal sites within the study area. (Source: Heritage NSW AHIMS data, SIX Maps basemap with GML overlay, 2024)

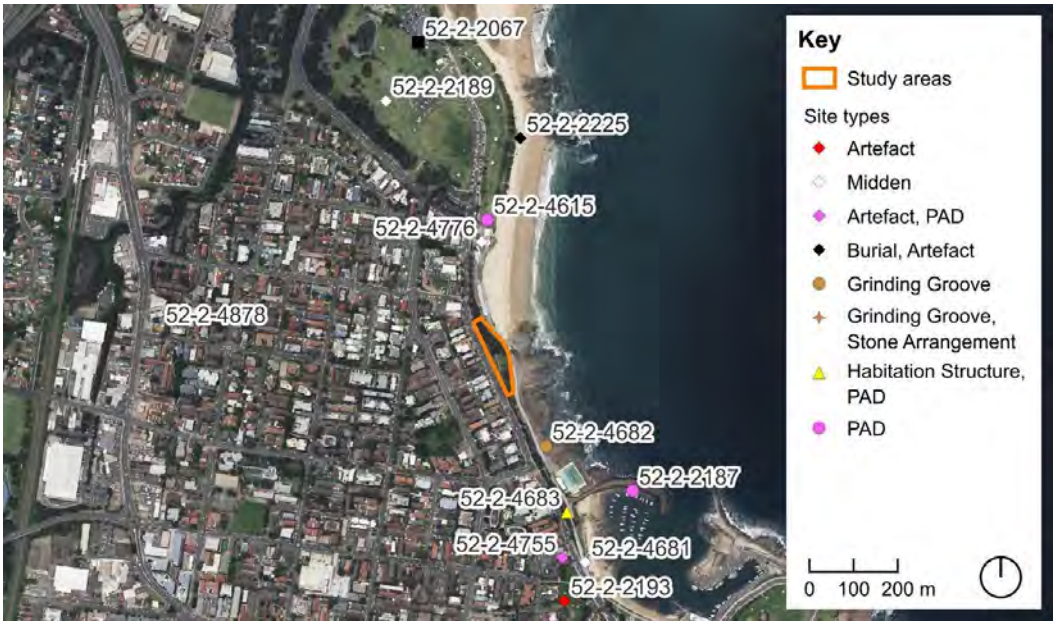


Figure 4.9 Detailed AHIMS search results focused around Smiths Hill. There are no registered Aboriginal sites within the study area. (Source: Heritage NSW AHIMS data, SIX Maps basemap with GML overlay, 2024)



Figure 4.10 Hydrology and contours across and surrounding the Flagstaff Hill Fort. (Source: SIX Maps with GML overlay, 2024)



Figure 4.11 Hydrology and contours across and surrounding the Smiths Hill Fort. (Source: SIX Maps with GML overlay, 2024)

Overview of Aboriginal archaeological potential

The coastal locations, proximity to freshwater and the known proximity of registered sites make these study areas probable locations for Aboriginal occupation. However, both sites contain an overall low potential for evidence of Aboriginal archaeology. The significant impacts caused by the construction of the forts, including removal of natural soil horizons, are likely to have had significant impacts across both sites.

A targeted due diligence assessment should be undertaken for specific future works to identify the potential for Aboriginal cultural material to be present in specific areas of the site.

4.6.3 Historical archaeological potential and significance

Archaeological potential refers to the likelihood that a site may contain physical evidence related to an earlier phase of occupation, activity or development. This term is different from 'archaeological significance' and 'archaeological research potential', which are more subjective terms related to the value of the archaeological resource in terms of levels of significance.

A full assessment of the historical archaeological potential and significance of Flagstaff Hill and Smiths Hill Forts is included as an appendix to this report (Appendix 3).

Archaeological potential

Archaeological potential is usually described as nil, low, moderate or high, and is assessed as follows:

- Nil—no known historical activities that would have left an archaeological signature. Previous construction, or other activities, have removed all archaeology.
- Low—it is unlikely the historical archaeological evidence associated with this historical phase or feature survives. Archaeological remains are likely to have been subject to a high level of previous disturbance.
- Moderate—it is possible that some historical archaeological evidence associated with this historical phase or feature survives. If archaeological remains survive, they may have been subject to some disturbance.
- High—it is likely that archaeological evidence associated with this historical phase or feature survives intact. Archaeological remains are likely to be intact, as the level of site disturbance appears to be minimal.

Archaeological significance

Although subsurface archaeological remains often form an integral component of the overall significance of a heritage place, it is necessary to assess them independently from above-ground as well as other historical elements. Assessing the heritage value of these subsurface archaeological remains is made more difficult by the fact that their extent and nature is often unknown. It becomes necessary for judgements to be made on the basis of expected or potential attributes.

Archaeological significance refers to the cultural, historic, social, aesthetic, or research value afforded to known or potential archaeological remains. The NSW heritage criteria are used to evaluate whether the known or potential archaeological remains meet the threshold for significance. Additional guidance is provided in *Assessing Significance for Historical Archaeological Sites and 'Relics'*, published by the NSW Heritage Branch (now Heritage NSW) in 2009.

Archaeological significance and 'relics' in NSW are defined as being either local or state significant in Section 4A of the *Heritage Act 1977* (NSW):

- Local—in relation to a place, building, work, relic, movable object, or precinct, means significance to the area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.
- State—in relation to a place, building, work, relic, movable object or precinct, means significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

An overview plan of the archaeological potential of the sites is provided in Figure 4.12 ~~Figure 4.12~~ and Figure 4.13~~Figure 4.13~~.

4.6.4 Flagstaff Hill Fort

Statement of historical archaeological significance

The potential historical archaeological resource is predominantly associated with Phase 2 (1890–1914) Flagstaff Hill fort and Phase 3 (1914–present) ownership by Council. There is overall moderate–high potential for archaeology associated with these two phases.

Potential archaeological remains of the original elements of the fort (Phase 2: 1890–1914), including the observation rooms and original fort walls, have the potential to enhance our understanding of the structures as they were originally constructed and would be significant at a state level for their historical significance, research potential, and representativeness, and at a local level for rarity.

Artefacts associated with the occupation of the site as a military fortification would be significant at a local, and potentially state, level for their ability to contribute to our understanding of militia who occupied the site, and potentially military life more broadly in NSW depending on the nature of the artefacts.

Artefacts recovered from the backfill over the fort's substructure deposited during its construction would be significant at a local level for their historical and potential research value. Generally, the potential archaeology of the site may hold significance at a local level for its importance to the local community.

Summary of archaeological potential and significance

The table below summarises the study area's potential for historical archaeological features and deposits and includes an assessment of their significance. Figure 4.12~~Figure 4.12~~ illustrates the areas of archaeological potential within the Flagstaff Hill Fort site.

Table 4.14 Assessed levels of archaeological potential and significance within the Flagstaff Hill Fort.

Phase	Possible archaeological remains	Potential	Significance
Phase 1: 1815–1890 Early European Settlement of Wollongong	Evidence of land clearance and timber getting camps.	Nil–low	Nil Unlikely to be present
	Evidence of the former convict stockade.		
	Remains of former flagstaff.		
	Industrial and recreational activities undertaken on headland.		
Phase 2: 1890–1914 Flagstaff Hill Fort	Evidence of observation structures above the ends of the east–west corridors: • masonry footings and surfaces.	High	State
	Artefacts relating to military life and the use of the fort by local militia: • personal, military-specific or institutional items.	Low–moderate	
	Former fort retaining walls southeast and southwest of the entrance: • masonry footings.	Moderate–high	
	Evidence of the fort's construction: • cuts and fills; • objects discarded by construction workers; and • former drainage channel.	High	Local

Phase	Possible archaeological remains	Potential	Significance
	Evidence of the former roadways constructed to the fort.	Nil–low	Nil
Phase 3: 1914–present Ownership by Council	Evidence of the demolition of the above-ground elements and introduced fills to cover the site.	High	Nil
	Retaining wall constructed to the northwest of the entrance.	Moderate	
	Landscaping and park infrastructure elements.		



Figure 4.12 Archaeological potential of the Flagstaff Hill Fort site, informed by historical aerial photographs, plans and recorded descriptions. (Source: Nearmap with GML overlay)

4.6.5 Smiths Hill Fort

Statement of historical archaeological significance

The archaeological significance of Smiths Hill Fort is mostly associated with it being one of the earliest formalised fortifications in the Illawarra region. Any surviving evidence of original elements of the fort, including the observation rooms, machine gun placements or the water tanks, has the potential to enhance our understanding of the structures as they were originally constructed and would be significant at a state level for their historical, research, rarity and representative values.

Discrete artefacts that could be securely associated with the occupation of the site as a military fortification could be considered at a state level for their historical and social values in their ability to contribute to our understanding of the local militia who occupied the site.

Any evidence of the fort's construction, including artefacts recovered from the backfill surrounding the built elements, would only be considered significant at a local level for their research and cultural values. Generally, the potential archaeology of the site may hold significance at a local level for its importance to the local community.

Summary of archaeological potential and significance

The table below summarises the study area's potential for historical archaeological features and deposits. Figure 4.13~~Figure 4.13~~ illustrates the areas of archaeological potential within the Smiths Hill Fort site.

Table 4.15 Assessed levels of archaeological potential and significance within the Smiths Hill Fort.

Phase	Possible archaeological remains	Potential	Significance
Phase 1: 1815–1839 Early European Settlement of Wollongong	Evidence of land clearance and timber getting camps.	Nil–low	Nil Unlikely to be present
	Evidence of use of the site during Throsby's early land grant.		
Phase 2: 1839–1892 Early Coastal Defence	Evidence of former cannon placements.	Nil–low	Nil
Phase 3: 1892–1914 Smiths Hill Fort	Partially removed elements of the former fort: • subterranean tanks; • machine gun placements; • observation stations; and • truncated remains of single men's quarters building. Former latrine and associated services: • truncated footings; and • redundant service alignments.	Moderate–high	State
	Artefacts relating to the use of the fort by local militia: • military or personal items.	Low	
	Evidence of the construction process of the fort.	High	Local

Phase	Possible archaeological remains	Potential	Significance
	Evidence of an earlier fence line along the eastern boundary of the fort.	Moderate	Nil
Phase 4: 1914–present Ownership by Council	Evidence of the removal of above-ground elements and introduced fills to cover the site.	High	Nil
	Landscaping and park infrastructure elements including redundant mid–late twentieth-century services.	Moderate	



Figure 4.13 Archaeological potential of the Smiths Hill Fort site, informed by historical aerial photographs, plans and recorded descriptions. (Source: Informed by Crown Plan 643-3000, with Nearmap basemap and GML overlay)

4.7 Endnotes

1 Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, p 2.

2 City of Newcastle, Fort Scratchley website, 'Fort history', accessed 24 June 2025 <https://newcastle.nsw.gov.au/fort-scratchley/history-education/fort-history>.

3 Fort Scratchley Historical Society, 'History', accessed 24 June 2025 <https://fortscratchley.org.au/history/>.

4 City Plan Services, Shepherds Hill Defence Group Military Installations Conservation Management Plan, July 2019, p 117.

5 Heritage Office 1996 *Archaeological Assessments, Archaeological assessment guidelines.* Department of Urban Affairs and Planning (NSW).

6 Wesson, S 2005 (ed), *A History of Aboriginal People of the Illawarra 1770–1970*, Department of Environment and Conservation (NSW), National Parks and Wildlife Service.

7 Munt S, White B, and Owen T 2023, 'Social information inherent in backed artefacts from the Illawarra, western, and southwestern Sydney, NSW', *Australian Archaeology*, DOI: 10.1080/03122417.2023.2218992.

8 Thompson, J 2025, Aboriginal Cultural Context Summary, personal comms.

9 Thompson, J 2025, personal comms.

Opportunities and constraints

5 Opportunities and constraints

This section of the report discusses the constraints, issues and opportunities that affect the conservation and management of the forts, both now and looking towards the future. The discussion in this section is the precursor to the conservation policies (Section 6) and identifies issues that should be addressed.

5.1 Issues arising from significance

Considering the forts' significance, the key findings and issues that need to be addressed in the conservation policy and guidelines include the following:

- Flagstaff Hill Fort and Smiths Hill Fort are unique and notable defence structures of state heritage significance. The site and surrounds are to be conserved and managed in a way that respects, responds to and supports the understanding, awareness and appreciation of heritage significance.
- The forts are located in the state heritage listed Wollongong Harbour Precinct. Proposals for new work or uses of the forts should consider the impact on the individual sites as well as the precinct as a whole. Conversely, development in the precinct should consider the significance of the forts.
- The forts' preservation, moderate to high degree of integrity and intactness was in part due to their care and management by the site owners and key stakeholders. Their opening up for public visitation can bring new hazards and risks to the forts' fabric, including potential archaeology, which is of high and exceptional significance. Maintenance procedures should be put in place to ensure its conservation.
- From both sites, there are significant views of the harbour and the sea, demonstrating their range and lines of sight. The view catchment area has been partially obscured by vegetation and other structures. Significant views should be reinstated and maintained, which may require limiting development and change in these areas.
- Though built within the same period, Flagstaff Hill and Smiths Hill Forts demonstrate different approaches to defence design and construction in the late nineteenth century. Their distinctive characteristics should be retained and interpreted.
- The remnant guns and associated material are of exceptional significance. Their location and positioning should be retained as they are integral to understanding the function of the forts and military strategy of the time.
- There are potential archaeological remains in the vicinity of both forts, which are likely to contribute to the significance of the exposed fabric. Proposals for new work should consider the potential to impact these remains and mitigated wherever possible.

5.2 Issues arising from the integrity and physical condition of the place

5.2.1 Integrity

Flagstaff Hill Fort

The Flagstaff Hill fortifications retain a moderate degree of integrity.

c1861 68-pounder guns

The three original 1861 guns survive and are mounted on replica timber carriages and concrete plinths in the park to the north of the lighthouse. However, they are not in their original locations due to the construction during the mid-twentieth century of the road up to the Flagstaff Hill reserve. Nor do the guns have their original orientation. Originally, they faced the harbour rather than facing out to sea as they currently do.

There is little opportunity to relocate the three cannons to their original locations, where the road is now—see the figures below.

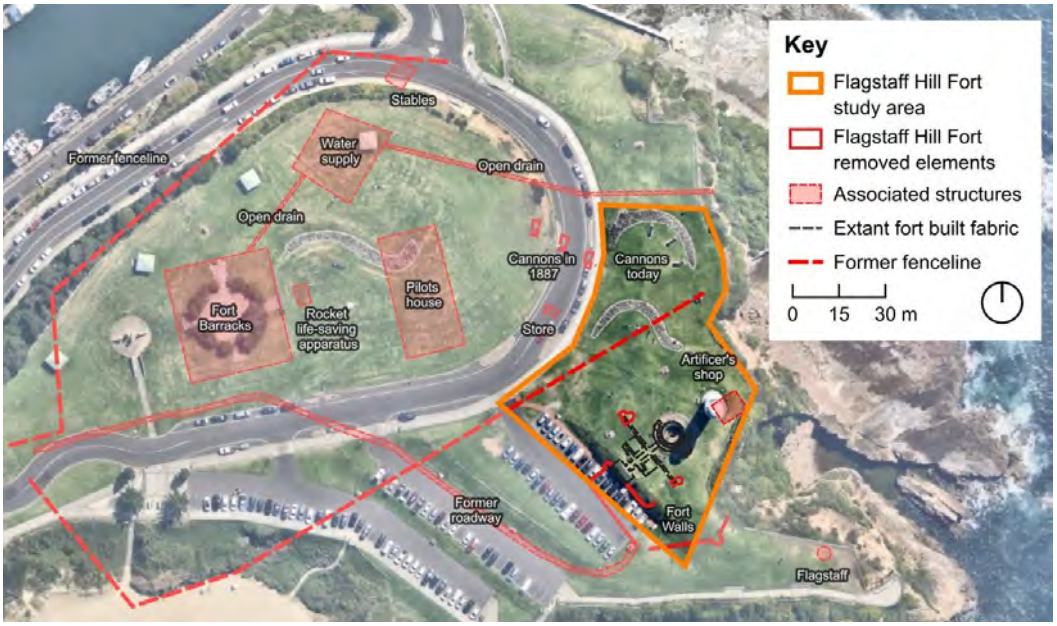


Figure 5.1 Location of study area in relation to ~~related~~ elements formerly present at Flagstaff Hill. Locations of features are~~is~~ not exact. (Source: ~~Nearmap basemap,~~ informed by 1924 plan of Signal Hill, 1938 aerial, c1887 Map of Wollongong Harbour, and 1933 Map of the Town of Wollongong.~~,~~ Nearmap basemap with GML overlay)

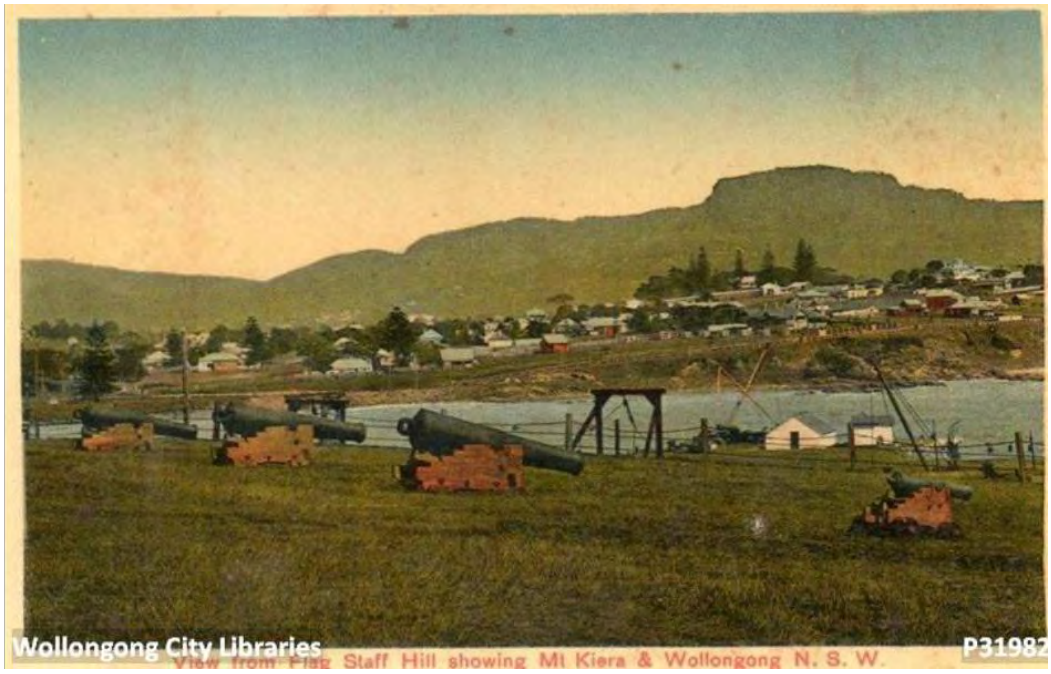


Figure 5.2 Flagstaff Hill looking to Wollongong and Mount Keira, date not identified. The three vintage cannons and a gun are visible in the foreground. (Source: Wollongong City Libraries, P31982 <https://wollongong.spydus.com/cgi-bin/spydus.exe/ENQ/OPAC/BIBENQ?SETLVL=&BRN=640764>)

1890 fortifications

The masonry structures of the underground components of the Flagstaff Hill fortifications remain substantially intact, including the layout of tunnels and internal spaces.

The walls that once enclosed the forecourt area to the southwest of the fortifications, however, have been removed for the construction of the existing carpark. However, there appears to be some evidence of remains existing beneath the grassed mound to the east of the fortifications.

Above-ground structures

The above-ground structures of the observation post and the DRF have been removed and the pits infilled. There is some evidence that remnants of the below-ground structures may remain beneath the grass as buried built heritage features or truncated archaeological remains.

Armaments

All armaments, including the disappearing gun and ammunitions, have been removed from the site. Even so, the circular gun pit remains intact, including its broad apron that sits over the pit walls at ground level.

Within the pit, the stone and metal track on which the gun turned survive and the pit housing for the pneumatic mechanism for the disappearing gun also remains intact.

Entrance to underground fortifications

The ground level in front of the main entrance to the underground fortifications appears to have been raised at least two to four brick courses for the construction of the carpark and adjoining footpath. The brick façade at the entrance to the underground fortifications retains its original window and door openings with their stone sills and lintels.

The entry doors, timber casement windows and steel shutters have all been removed from these openings, although one timber window frame and remnants of the strap and gudgeon hinges for the shutters remain. More recent steel plate security doors and shutters have been fitted to steel frames set into the external face of the openings to prevent entry. Security doors have also been added to the openings to the gun pit.

There has been some modification to the brickwork on either side of the main entrance to accommodate the steel door frame (and brick infill wall that pre-dated the doors).

Underground fortifications

The brick and concrete construction of the walls is clearly evident, particularly where the linings have been removed from the cartridge and shell recesses, with all materials clearly expressed. The steel rails supporting the concrete ceiling/roof are also clearly evident over the entrances to the passages and spaces within the underground fortifications. The floor is concrete, although there is evidence of a timber floor in the shell store (now removed). The floor was set with gravel fill between the joists. It appears that this type of floor was also used in the magazine, although little evidence remains.

The four sets of blast-proof doors that once stood at the entrances to the passages to the magazine, shell store, DRF and observation post are no longer present, although evidence remains of their locations, and the wall-mounted strap and gudgeon hinges that held the outer doors. Galvanised steel-framed doors stand in the location of the inner doors, but do not appear to be original.

Several original timber door frames and a window frame survive in openings to the laboratory and various stores. Timber doors, shelving, racks and linings have also been removed from the various stores and wall recesses, and the lamps have been removed from their wall niches.

Although none of the protective glass that enclosed the lamp niches remains, there is evidence of their fixing into the walls and the ventilation system used for the lamps.

Although the ladders that gave access to the observation post and DRF have been removed, shadows remain on the walls of the shafts to show their former locations.

Remnant paintwork indicates that the internal walls and ceilings were painted (probably lime washed) and there is evidence of a two-tone painted skirting. Evidence also remains of painted signage that indicates the former use of the spaces.

Demolished elements of original fortifications

The extent to which remains of the removed observation post, DRF, and former above-ground walls survive archaeologically is unknown.

Ventilation and drainage systems

The ventilation and drainage systems are substantially original and illustrate how air and water were dealt with in the subterranean fortifications.

Ventilation openings are clearly evident in the ceilings of the magazine and shell store and the passages leading to them. These vents originally discharged through grated ventilation shafts that rose up through the fill above the fortifications, but these have since been infilled. The vents currently appear to discharge through terracotta pipes in the front façade of the fortification. Wall vents exist in the passages to the observation post and DRF. The floor is drained through a system of small open dish drains that flow to a number of grated drainage pits. These appear to discharge through the cliff face beyond the lighthouse.

Setting and relationship to harbour

Following the decommissioning of Flagstaff Hill Fort and its transfer to Wollongong Council in 1914, plans were made for a new lighthouse to take over the Breakwater Lighthouse. Wollongong Head Lighthouse was constructed in 1937 northeast of the Flagstaff Hill gun pit. The location of the lighthouse obscures the line of sight of the gun pit to the sea, which is a significant view. The brick entry walls of the fort were demolished in the 1970s and a carpark was constructed directly in front. The integrity of the setting has been compromised.

Smiths Hill Fort

The Smiths Hill fortifications retain a high degree of integrity.

1893 gun battery

The masonry structures of both the above-ground and underground components of the Smiths Hill Fort remain substantially intact. All three original guns are mounted in their original locations within the gun battery.

The bombproof shelter (casemate) and the walls of the DRF also remain substantially intact, as do the numerous shell recesses in the battery walls. The top of the DRF and the aprons to the large gun pits are missing.

There is evidence of non-structural stud walls having once enclosed the southern portion of the bombproof shelter, but these have been removed.

The vehicular accessway into the fortifications has been modified to form a pedestrian path. The steps down into the fortifications remain intact. The shell recesses in the walls of the fortification have been fitted with replica timber doors. Iron fixtures and fittings survive on the walls of the gun pits.

Underground magazine

Inside the underground magazine the layout of spaces and passages remains intact. The concrete and cavity brick construction (with rows of iron hands tying the two double skins of brickwork together) is clearly evident, as are the original floor drains and the ventilation system, including the louvred vent above the main entry door.

Large stone quoins hold the top corners of the walls in the centre block. The lamp niches remain in the walls of the passages, together with their vents. Although the lamps no longer exist, several lamp mounts and the frames that held the protective glass that enclosed the lamps survive.

The iron rails supporting the concrete roof/ceiling structure are evident at the crossing of the passages, resting on the stone quoins. The ceiling of the ammunition and cartridge stores are brick vaulted, the vaults also resting on the iron rails.

A pair of iron doors stand in the entry to the underground fortifications. These appear to be original. Most of the original internal timber door frames and window frames remain in their original openings. There is at least one original timber door along with several replica doors. The joinery from the low openings in the walls of the cartridge and ammunition stores no longer survives. The recesses indicate that these could possibly have consisted of vertical sliding shutters.

The internal walls and ceiling have been painted in recent years and the internal painted signage has been repainted over doors and other openings.

There are several racks surviving on the walls of the fort, as well as replica gun cleaning and loading equipment inside the main entry passage to the underground fortifications.

Depression range finder

A metal ladder survives in the shaft rising up to the DRF. However, the above-ground structure of the DRF is missing. Within the underground fortifications are a collection of iron doors and shutters, but their origin is unknown.

It is possible these belonged to the upper section of the DRF and/or the bombproof shelter. They do not appear to belong to existing openings in the complex.

Underground tanks

A square hatch above a partially visible convex concrete substructure is visible to the north of the fortifications within the park and is likely the remains of one of the two underground tanks.

It is unclear what the integrity of the substructure is beneath the ground surface. The location of the other tank is unknown and the integrity of this tank is unknown.

Setting and relationship to harbour

Following the decommissioning of the fort, trees were planted in the park that was established over the top of it. These now obscure the views over the harbour from the fort and the lines of sight for the guns. Thus, the integrity of the setting has been compromised. Some vegetation (trees) may need to be thinned, trimmed or removed to help improve the understanding and interpretation of the setting and the fort's strategic location.

Demolished elements of original fortifications

The extent to which remains of the removed machine gun placements, observation stations and single men's quarters building survive archaeologically is unknown.

5.2.2 Condition of fabric

Site inspections and reports

Table 5.1 Documentation used to inform the condition assessment.

Document	Author	Date
Flagstaff Hill – Structural Assessment Report	Ben Hogendyk (Structural Engineer) and Emil Toussis (Senior Structural Engineer), City of Wollongong Council	June 2024
Preliminary Structural Report, Smith's Hill Fortification, Cliff Road, Wollongong	Emil Toussis (Senior structural engineer) and Ann Rojanawisut (Design Engineer), City of Wollongong Council	August 2024
The Flagstaff Hill Fort & Smiths Hill Fort Metal Work Wollongong Condition Report & Specification	Dave McBeath (Metals Conservator) and Oliver McBeath (Metals Conservator), OHM Consultants	June 2024
Project task	**Personnel**	**Date**

Document	Author	Date
Site inspection and condition assessment	Catherine Forbes (Principal and Heritage Architect), GML Heritage	September 2024

Flagstaff Hill Fort

1861 cannons

The 1861 cannons were restored in the 1980s and remain in good condition, although the paintwork has deteriorated significantly. Two of the gun barrels are open to the air and subject to water entry.

The third is fitted with a timber tampion that is showing some signs of decay.

The timber gun carriages, which are held together with galvanised steel bolts, are also showing significant signs of decay; several timbers need repair or replacement. The concrete plinths are in good condition.

Disappearing gun pit

The structure of the gun pit, including its concrete apron, appears to be in good condition, although there is a considerable amount of rubbish and water sitting in the bottom of the pit. The fence around the pit is generally in good condition.

The steel doors and panels across the openings into the gun pit are in fair condition. Corrosion prevents them from being easily opened.

Brick façade to underground fortifications

The front façade to the underground fortifications is in poor to moderate condition. The fence above the façade is in reasonable condition, but showing loss of its bonded paint coating.

The wall structure of the main entrance façade to the underground fortifications appears to be sound. However, the brickwork has ragged edges, with broken, loose and missing bricks, where the adjoining walls have been demolished. Mortar is missing from the top courses of the brickwork which hold the fill and vegetation above the fortifications and from the brickwork below the windows. There are weep holes evident in the wall above the string course over the windows and doors to allow ground water to drain from the roof. It is not clear if the terracotta pipes in the main façade are related to roof water drainage or the ventilation system for the underground spaces. The latter is more likely.

The cement render on the sides of the underground fortifications is also decayed.

External windows and doors

The steel security doors and window shutters are severely corroded due to their exposure to the salty sea air and their being regularly broken into by vandals. They are currently

welded shut to prevent entry. The stone lintels and sills to the window and door openings are also severely decayed from being scoured by the salt-laden winds impacting the site.

The brick paving in front of the entrance door has subsided. The bricks placed within the entrance door opening are loose and several have been displaced.

Underground structure

Floors

The concrete floor is generally in fair condition, although uneven with some areas where the surface has decayed and hollowed out. The floors are largely covered in litter and silt.

The floor in the shell store retains the fill that filled the space between the concrete slab and the timber floor over it and is not trafficable, whereas the fill to the floor in the magazine has been removed, leaving the concrete exposed.

Walls

Internally, the masonry structure of the underground fortifications appears to be in good condition, showing little sign of settlement, cracking or movement. However, it was noted that the quality of concrete wall construction visible inside the wall recesses was poor. The walls appear to consist of mass concrete with very little cement, ungraded and poorly compacted large coarse aggregate and air pockets. The timber bands set into the walls for the mounting of shelving and brackets are showing some signs of decay. Iron brackets and other fixings are corroded. The surviving timber door and window frames are in fair condition, but their joints have opened up.

Ceiling/roof

The ceilings are exhibiting minor cracks, rust stains, spalling and areas of salt decay. The bottoms of the iron rails supporting the concrete roof and ceiling above the fortifications are corroded. The metal ventilation pipes located in the ceiling are also corroded.

The condition of the asphalt layer originally used as waterproofing over the concrete roof structure is unknown. As there has been little excavation of the fill over the underground fortifications since the structure was built, the asphalt layer over the structure's roof is probably still substantially intact, although decayed as a consequence of constant exposure to ground water over many years.

There are no signs of collapse in the fill over the roof of the fortifications. However, the iron grates supporting the fill placed over the observation post and DRF shafts are severely corroded and failing.

Painted finishes and signage

The paint is peeling in places and the painted signage is not easily legible. There is some graffiti on the walls.

Drainage and ventilation

The wall and ceiling surfaces are generally damp, and water is sitting in some of the drains. The drainage sumps are full of debris, the grates over the sumps are severely corroded and there is mould on wall and ceiling surfaces.

It is understood that some of the drainage discharges out through the cliff face beyond the lighthouse. The rest appears to discharge to the sump in the footpath adjacent to the main entrance to the facility.

The original ventilation system has been compromised by the infilling of the vertical ventilation shafts above the underground complex.

Some ventilation is currently provided through louvres in the door to the gun pit, gaps around the windows and doors in the front façade and through a pipe in the wall above the entry doors.

The ventilation and drainage systems need further investigation to determine their functionality.

Electrical wiring

Electrical wiring is loose and disconnected, and lighting is non-functional.

Smiths Hill Fort

Guns and gun emplacements

The guns and their carriages were conserved during the 1980s, but are now showing loss of paint and signs of corrosion. The iron rings and other metal artefacts fixed to the walls of the gun emplacements are generally in good condition, but also showing signs of corrosion.

The steel tracks beneath the guns are severely corroded. The stonework supporting the tracks is generally in fair condition albeit with some old non-structural damage to its outer edges and some decay of its top surface. The circular concrete plinths on which the guns are mounted are generally in good condition.

The timber floor under the Nordenfelt gun is showing advanced signs of decay.

Gun battery walls

The concrete sections of the battery walls are generally in good condition, although there is some cracking halfway up the walls adjacent to the northern circular gun emplacement.

There is cracking in the upper brick sections of the battery walls, especially between the two large gun emplacements and over the top of the bombproof shelter. Weeds are growing in the brick joints above the bombproof shelter. The top few courses of

brickwork above the banquette are displaced, possibly due to water pressure behind the wall. There is also substantial cracking and partial displacement in the walls around the Nordenfelt gun, possibly from the roots of the Norfolk Island Pine that is growing above it.

There is evidence that the walls have been render patched/repaired previously.

Several of the replica timber doors that enclose the shell and cartridge recesses in the battery wall have been broken by vandals.

Bombproof shelter

The concrete floor, walls and roof of the bombproof shelter are in fair condition. There is considerable rust staining in the northeastern corner of the shelter and signs of water entry at the junction between the wall and roof. The floor drain appears to be blocked. The concrete steps down into the bombproof shelter are in fair condition.

The original steel columns (large section) that support the concrete roof of the bombproof shelter are corroded and the steel beam they are supporting is severely corroded. Supplementary steel posts have been added to support the beam and are in good condition, although the fixings are corroding. The steel stair balustrades are also corroded and one of the chains enclosing the shelter is broken.

Battery pavement

The surface of the concrete pavement of the battery and the banquette is aged and uneven but is generally in fair condition. The asphalt surface on the floor of the battery and the pedestrian path down into the battery is in fair condition. Weeds are growing in the joints between the concrete slabs, asphalt and bricks of the dish drains. There is some decay of the asphalt surface around the brick drain at the top of the ramp down into the underground magazine.

The numerous brick dish drains are in fair condition, but some of the bricks are broken and the edges are raised, creating trip hazards. The drains and the grated drainage sumps are full of silt and debris, including gravel from the landscaping above the battery and fronds from the surrounding Norfolk Island Pine trees.

The tank below the paving could not be inspected. The steel lid is new and in good condition.

Steps and ramp down to the gun battery

The northern concrete steps down into the gun battery are in fair condition, but their side walls are cracked and partially displaced. The concrete around the cracks has fractured and some has broken off.

The southern steps down into the gun battery and the adjacent wall are in poor condition and appear to have been displaced by the adjacent tree.

The timber balustrade to the ramp at the southern end of the battery is broken and has been removed. There is some decay of the concrete at the top of the ramp and cracking in the pavement around the Nordenfelt gun.

Underground magazine

The interior of the underground magazine complex is very damp and there is mould on the floors, walls and ceiling.

There is a considerable amount of timber and other material stored in the passages of the complex, which do not appear to belong to the complex.

Floor

The concrete floor of the underground magazine complex is in fair condition, but its surface is rough and uneven in parts.

The dish drains across the midpoint of the ramp down into the underground magazine and at the bottom of the ramp present a trip hazard.

Walls

The concrete and brick masonry walls of the underground magazine complex are in good condition, including the stone quoins at the corners of the structure. There does not appear to be any major cracking or displacement issues. However, the iron hands holding the double skins of brickwork together across the wall cavities are corroded and their structural integrity is unknown.

Iron fixtures on the walls, including brackets and the frames around the lamp niches, are in fair condition but corroded. The bronze remnants of the lamp housings located in the niches facing the cartridge store and ammunition store are corroded, but still intact. The loose iron brackets, chains and other artefacts stored within the underground complex are severely corroded. They require sorting, cleaning, and rust treatment before considering any potential reinstatement in their original locations.

The sloping sill to the window opening into the artillery room has been rendered in recent years and the render has failed.

Ceiling/roof

The flat concrete ceilings over the passages, lamp and artillery rooms and the brick vaulted ceilings over the central block of spaces (ammunition store, shifting lobby and cartridge store) appear to be in good condition, although the iron rails supporting the ceiling/roof structure are corroded. The concrete adjacent the rails, however, is only showing a small amount of spalling. The arch bars over openings are also corroded. The metal ventilation pipes set into the ceiling appear to be in fair condition—some appear to have been replaced in recent years.

The condition of the waterproofing over the top of the underground structure is unknown.

Access shaft to depression range finder

The steel ladder up to the DRF is severely corroded and partially collapsed within the shaft. The top of the shaft has been fitted with an electric fan set into a panel of unknown material (possibly fibrous cement sheet).

Doors, windows and louvred vents

The steel doors at the entrance to the magazine are corroded, but still functional. The louvred steel vent above the doors is severely corroded and missing one louvre.

The surviving original internal timber window and door frames are in fair condition, although some of their joints have opened up and there is evidence of some decay where they are in contact with the floor. The timber is also very dry.

The loose sections of mortice and tenoned door framing stored in the cartridge store are also in fair condition and could potentially be reinstated.

The replica timber doors and shutter are in good condition, although their hinges are corroded.

The remnant iron ladder, shutters, doors and other panels stored within the underground magazine are severely corroded.

Drainage and ventilation

The magazine complex was recently flooded due to blockages in the drainage system. The drainage pits and pipes have recently been cleaned out. However, the sumps still hold a lot of silt. The small dish drains formed in the concrete floor are generally in good condition, but the grates over the drainage sumps in the lowest section of the magazine complex are severely corroded. The terracotta pipe in the drainage sump at the bottom of the ramp down into the magazine is broken.

Ventilation holes in the ceilings of the storage spaces appear to be connected through to the vent over the entrance doors. Additional ventilation is provided by the cavities in the brick walls, which are open to the underground passages.

Electrical services

The electrical conduits appear to be sound, although some of the fixings have corroded and are no longer intact. Batten light fittings appear to be sound, but power points are corroded and not safe.

Paint finishes and painted signage

The external paintwork has been impacted by the cracking in the masonry structure.

Internally, the use of acrylic paints has resulted in the paint peeling off the damp walls. There is some evidence that limewash may have been used on the ceilings, but that the walls appear to have possibly been unpainted brickwork originally.

The painted signage on the walls, both external and internal, has been repainted in recent years and is still highly legible.

Depression range finder

Both the concrete and the brick retaining walls of the DRF are in very poor condition. The walls are extensively cracked and displaced, possibly as a consequence of water pressure behind the walls and roots from the surrounding Norfolk Island Pine trees.

Some of the cracks are several centimetres wide and have concrete fracturing and spalling around them and grass and roots growing through them.

The sill and apron around the outer edge of the DRF are also cracked and broken. Some of the cracks align with the steel posts of the balustrade fixed to the top of the structure.

There is evidence of numerous repairs having been undertaken in the past, but the damage has continued. The top of the shaft containing the ladder up from the underground magazine has been rebuilt, as has the brickwork at the top of the entry stairs. In both cases the brickwork has again failed. Steel braces have been inserted between the walls of the passage leading from the underground magazine to prevent them from collapsing in, but the brickwork is continuing to fail around these braces.

The concrete steps and floor of the DRF are in fair condition. One step has been topped with a slate tread.

The stone mount for the DRF is in fair condition and needs repainting. The iron brackets on the walls are corroded, but also in fair condition.

The louvred panel to the ladder shaft is corroded and missing several of its louvres, possibly due to vandalism.

Landscape features

The steel pipe rail fences around the DRF are in poor condition. They have lost much of their paint finish and are corroding. Some sections have been modified and some damaged.

The pipe rail fences around the garden bed at the southern end of the battery and along the wall at the entrance to the underground magazine are in fair condition. They have lost some paint and are showing signs of corrosion.

The newer steel fences around the battery are generally in good condition. However, the concrete kerb surrounding the site is in poor condition, having broken in many places.

5.3 NSW heritage management framework

In NSW, heritage values, listed places and items of heritage significance, including historical archaeological 'relics', declared Aboriginal places and Aboriginal objects are afforded statutory protection under the following legislation:

- *National Parks and Wildlife Act 1974* (NSW) (NPW Act);
- *Heritage Act 1977* (NSW) (Heritage Act); and
- *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).

5.3.1 National Parks and Wildlife Act 1974

The NPW Act provides statutory protection for all Aboriginal objects (consisting of any material evidence of the Indigenous occupation of New South Wales) under Section 90 of the NPW Act, and for Aboriginal places (areas of cultural significance to the Aboriginal community) under Section 84 of the NPW Act.

Aboriginal objects and places are afforded automatic statutory protection in NSW whereby it is an offence (without the Minister's consent) to harm an Aboriginal object or declared Aboriginal place.

The NPW Act defines an Aboriginal object as:

> any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

The protection provided to Aboriginal objects and places applies irrespective of the level of their significance or issues of land tenure. Sites of traditional significance that do not necessarily contain material remains may be gazetted as 'Aboriginal places' and thereby be protected under the NPW Act. However, areas are only gazetted if the Minister responsible is satisfied that sufficient evidence exists to demonstrate that the location was and/or is of special significance to Aboriginal culture.

A strict liability offence applies for harm to or desecration of an Aboriginal object or declared Aboriginal place. The definition of 'harm' includes destroying, defacing, damaging or moving an Aboriginal object or declared Aboriginal place. The strict liability offence of harming Aboriginal objects has several defences. The two defences relevant to any proposed development are the statutory defence of due diligence, through complying with an adopted industry code, or compliance with the conditions of an AHIP. Under the NPW Act, any activities that may harm Aboriginal sites require approval under Section 90 of the NPW Act (ie an AHIP).

Some activities are also classified as 'low impact' acts under the NPW Regulations 2019, Section 58.

Known Aboriginal 'objects' as defined by the NPW Act are listed on the AHIMS, administered by Heritage NSW.

A search of the AHIMS database was conducted on 24 May 2024. No sites were identified as being present within the study areas.

5.3.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve NSW's environmental heritage including items of local heritage significance. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as a 'place, building, work, relic, movable object or precinct.'

State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items and places such as buildings, works, archaeological relics, movable objects and precincts.

Individually, Flagstaff Hill Fort and Smiths Hill Fort are not listed on the SHR; however, both are within the Wollongong Harbour Precinct, which is listed on the SHR.

Relics provisions

Archaeological relics are protected under the relics provisions (Section 139 to 146) of the Heritage Act. The Act defines 'relic' as any deposit, object or material evidence that:

> (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
>
> (b) is of State or local heritage significance.

Sections 139–145 of the Heritage Act prevent the excavation of a relic, except in accordance with an excavation permit (or an exemption from the need for a permit) issued by the Heritage Council of New South Wales.

Section 139 [1] of the Heritage Act states:

> A person must not disturb or excavate land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

Approval under these provisions is required to impact or harm archaeological relics.

5.3.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning, Housing and Infrastructure and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies, which provide local councils with the framework required to make planning decisions. This includes ensuring that existing significant settings, plantings and garden elements are protected and integrated into development.

Wollongong Local Environmental Plan 2009

The Wollongong LEP 2009 provides a framework for local planning and development in the Wollongong local government area. It outlines the requirements of managing heritage items and gives City of Wollongong Council powers as the consent authority for developments. This includes the authority to require heritage assessments, CMPs and heritage impact assessments for proposed developments at or near heritage items.

Flagstaff Hill Fort and Smiths Hill Fort are listed as heritage items of state significance in the Wollongong LEP 2009.

The objectives of heritage conservation in Wollongong are stated in Clause 5.10 of the Wollongong LEP 2009:

> (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.

Development consent is required for works that will have an impact on a heritage item. A development application (DA) providing sufficient information to identify the proposed works and an assessment of their impacts, if required, must be submitted to Council for approval. Clause 5.10(2) outlines work to a heritage item that require development consent:

> (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.

Some minor developments are exempt from the requirement for development consent, as outlined in Clause 5.10(3) of the Wollongong LEP 2009. Development consent under this clause in 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.

Clause 5.10 (4) states:

> 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).

Clause 5.10(5) outlines the requirement for assessing the impact of development on heritage items.

> They 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.

Clause 5.10 (7) addresses 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.

Clause 5.10(8) establishes guidelines for places of Aboriginal 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.

Clause 5.10(9) outlines requirements of notification to the Heritage Council before demolition of 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.

Clause 5.10(10) outlines 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.

5.4 Commonwealth legislation

The following Commonwealth legislative requirements and codes are relevant to the forts:

- *Work Health and Safety Act 2011*;
- *Disability Discrimination Act 1992* (DDA); and
- *National Construction Code* (NCC).

Compliance could result in heritage impacts that may require mitigation.

Work Health and Safety Act 2011

This Act regulates workplace health and safety. It specifically aims to protect people at workplaces from risk to their health or safety and to promote safe and healthy work environments. The objectives of the Act are as follows:

(1) The main object of this Act is to provide for a balanced and nationally consistent framework to secure the health and safety of workers and workplaces by—

(a) protecting workers and other persons against harm to their health, safety and welfare through the elimination or minimisation of risks arising from work or from specified types of substances or plant, and

(b) providing for fair and effective workplace representation, consultation, co-operation and issue resolution in relation to work health and safety, and

(c) encouraging unions and employer organisations to take a constructive role in promoting improvements in work health and safety practices, and assisting persons conducting businesses or undertakings and workers to achieve a healthier and safer working environment, and

(d) promoting the provision of advice, information, education and training in relation to work health and safety, and

(e) securing compliance with this Act through effective and appropriate compliance and enforcement measures, and

(f) ensuring appropriate scrutiny and review of actions taken by persons exercising powers and performing functions under this Act, and

(g) providing a framework for continuous improvement and progressively higher standards of work health and safety, and

(h) maintaining and strengthening the national harmonisation of laws relating to work health and safety and to facilitate a consistent national approach to work health and safety in this jurisdiction.

(2) In furthering subsection (1) (a), regard must be had to the principle that workers and other persons should be given the highest level of protection against harm to their health, safety and welfare from hazards and risks arising from work or from specified types of substances or plant as is reasonably practicable.

Disability Discrimination Act 1992

The DDA makes it unlawful to discriminate against a person in many areas of public life, including employment, education, getting or using services, renting or buying a house or unit, and accessing public places, because of their disability. The objectives of the DDA are as follows:

(a) to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:

(i) work, accommodation, education, access to premises, clubs and sport; and

(ii) the provision of goods, facilities, services and land; and

(iii) existing laws; and

(iv) the administration of Commonwealth laws and programs; and

(b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and

(c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

National Construction Code

All new works to the forts must comply with the Building Code of Australia (BCA) as part of the NCC. The BCA is a performance-based document, meaning strict compliance with the standards of the code may not be required if it can be demonstrated that an alternative solution will comply with performance requirements. This can allow flexibility to minimise the heritage impacts but needs to be carefully considered.

When upgrades are undertaken at the forts, owners/managers should seek the advice of a BCA expert with substantial experience in understanding how the BCA is applied in a heritage context.

The BCA does not apply retrospectively, meaning there is no requirement to undertake upgrades to Flagstaff Hill Fort or Smiths Hill Fort to meet the standards of the code. However, all future works will need to meet the requirements of the code.

5.5 Approvals

5.5.1 Conflict of interest

Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2023 requires Council to manage conflicts of interest that may arise in connection with Council-related DAs because Council is often the consent authority. City of Wollongong Council's management strategy for Council-related DAs is as follows:

- Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panels Direction; Council is not the consent authority.
- Council-related development over $5 million will be referred to the Southern Regional Planning Panel for determination; Council is not the consent authority.
- Certification of Council-related development must be undertaken in accordance with the requirements of the conflict-of-interest provisions detailed in the *Building and Development Certifiers Act 2018* (NSW) and the Building and Development Certifiers Regulation 2020.
- Key project milestones following the development consent will be reported at a public Council meeting.

5.6 The Burra Charter best-practice standard

The Burra Charter is widely accepted nationally as the underlying methodology by which all works to sites and buildings of cultural significance are undertaken.

Procedures for managing changes and activities at the site should be in accordance with the recognised methodology of the Burra Charter. The principles and processes of the Burra Charter should be followed for all matters concerning the conservation of cultural significance and managing change.

5.7 Heritage Strategy 2023–2027

The *Heritage Strategy 2023–2027: Conserving and Enhancing our City's Rich Heritage*, prepared in September 2023 by City of Wollongong Council, expands on the heritage aspects of the *Our Wollongong Our Future 2032 Wollongong Community Strategic Plan*.

This strategy identifies four key objectives:

1. Provide for the long-term sustainable management of Wollongong's shared cultural heritage;
2. Ensure that the Community, including the Wollongong Heritage Reference Group are actively engaged in the development and delivery of Council's heritage policies and priorities;
3. Provide a formal mechanism for evaluating, and reporting on Council's performance in heritage management; and
4. Provide the supporting policy framework for delivery of the Wollongong's Heritage Implementation Plan 2023-2027.[1]

These objectives are supported by nine key heritage strategies:

1. Actively involve the community in the management of Wollongong's heritage;
2. Maintain an up-to-date list of heritage items;
3. Provide qualified and trained people to support the ongoing management of Wollongong's heritage and provide professional planning advice;
4. Develop and implement programs and projects that aim to achieve proactive heritage management;
5. Provide funding for heritage projects and programs;
6. Identify and manage key heritage precincts, streetscapes, cultural and natural landscapes;
7. Implement heritage education and promotion programs;
8. Implement best practice heritage asset management procedures as a positive example for the community; and

9. Promote sustainable development and Caring for Country as tools for heritage management.[2]

Management of the forts should be in accordance with the objective and strategies identified.

5.8 Opportunities and constraints for managing future changes

5.8.1 Uses

Ongoing use and conservation

- The forts are currently vacant and the above-ground elements are used as part of a public recreation area whereas the underground areas are sealed off. Their uses are a product of having been infilled and landscaped over to create parks. Following their excavation, the forts adopted these uses. New uses should consider the function of the parks and the surrounding public spaces.
- Previous uses of Smiths Hill Fort's underground areas included as a meeting space for Rotary Club members. This connection should be researched further to understand its operation, and advantages, disadvantages and opportunities for similar uses.
- Although the forts were previously used for defence and training purposes, this is no longer relevant and continuing these uses is not essential to their significance. There is opportunity for new uses that suit the needs of the community and future generations.
- Human and financial resources are limited, and works/labour/materials are costly; however, improved infrastructure could increase tourism and provide revenue for future works. There is also potential to use this opportunity to train local tradespeople in traditional heritage trades.

Compatible uses

- Compatible uses at Flagstaff Hill Fort and Smiths Hill Fort must not compromise the cultural significance of the sites or of the Wollongong Harbour Precinct.
- Community and public uses of the sites are generally compatible with their significance, provided they do not result in adverse heritage impacts to the sites. There is opportunity for commercial and educational uses such as guided tours or public art spaces, which would make use of the underground areas and increase the appreciation and awareness of the forts and their history as well as creating an ongoing source of revenue for Council.

- The physical condition and accessibility issues of both the forts poses a financial burden for Council regardless of any changes in use. The current structural and water ingress issues should be addressed, and a cyclical maintenance plan should be implemented to prevent further deterioration of built elements.
- Compatible uses will need to be assessed on a case-by-case basis, guided by the principles and policies of this CMP.
- Temporary use and associated works should be reversible without causing incremental/cumulative impact or damage to significant fabric or landscape.
- The introduction and integration of modern services and facilities for the continuing use or new uses should avoid or minimise damage to significant fabric, potential archaeology, landscape and spaces/zones.
- Although the preferred option is to find a use for all areas of the fort, the underground areas will likely remain vacant and sealed until conservation and remediation works have been carried out—see the schedules of conservation works for the two forts in Appendix 1 of this CMP. There are opportunities to carry out priority conservation works and follow a cyclical maintenance plan to improve its physical condition for ongoing cultural tourism and heritage interpretation. It is expected that Council will consult key stakeholders about the future compatible uses of the two forts in the context of the broader Wollongong Harbour Precinct.
- Private uses that would prevent public appreciation of the forts, the landscape and surrounding park are inappropriate.

5.8.2 Future development

- A key constraint on the future development of the sites is their significance, including views. New development should not obscure significant views to and from the forts. This would limit the height and location of any new development.
- There is little scope for development to occur at Smiths Hill Fort and in the underground areas of Flagstaff Hill Fort due to the heritage significance of their structures, layouts and remnant artillery. Any development would need to be carefully considered to minimise any adverse heritage impacts to key spaces and elements of exceptional and high significance.
- There is opportunity for the development of the area in front of the Flagstaff Hill Fort entrance and the carpark to reinstate the original boundary walls and create a visitor's centre, gallery or museum. Such future developments should be focused on improving the visitor experience and appreciation of the sites' history.
- This CMP has identified the potential for historical archaeological remains to be present at both Flagstaff Hill and Smiths Hill Forts. Any future works that have the potential to have moderate or greater impact on historical archaeology within the SHR curtilage of either site are subject to Section 60 (S60) approval under the Heritage Act.

- The historical archaeological assessment within this report could be used as the basis for preparing a historical archaeological impact assessment and historical archaeological research design (ARD), which would be required to be submitted to Heritage NSW to support an S60 application.
- No registered Aboriginal sites were identified within the sites. An Aboriginal Due Diligence report should be prepared to assess any proposed works and their potential to impact (harm) Aboriginal heritage that may be present.

A DD is likely to recommend preparing an Aboriginal cultural heritage assessment report to support an application for an AHIP under Section 90 of the NPW Act if the DD determines that proposed works have the potential to harm Aboriginal heritage. Low impact activities (as identified under Section 58 of the NPW Regulations 2019) have a defence against harm and can proceed without an AHIP.

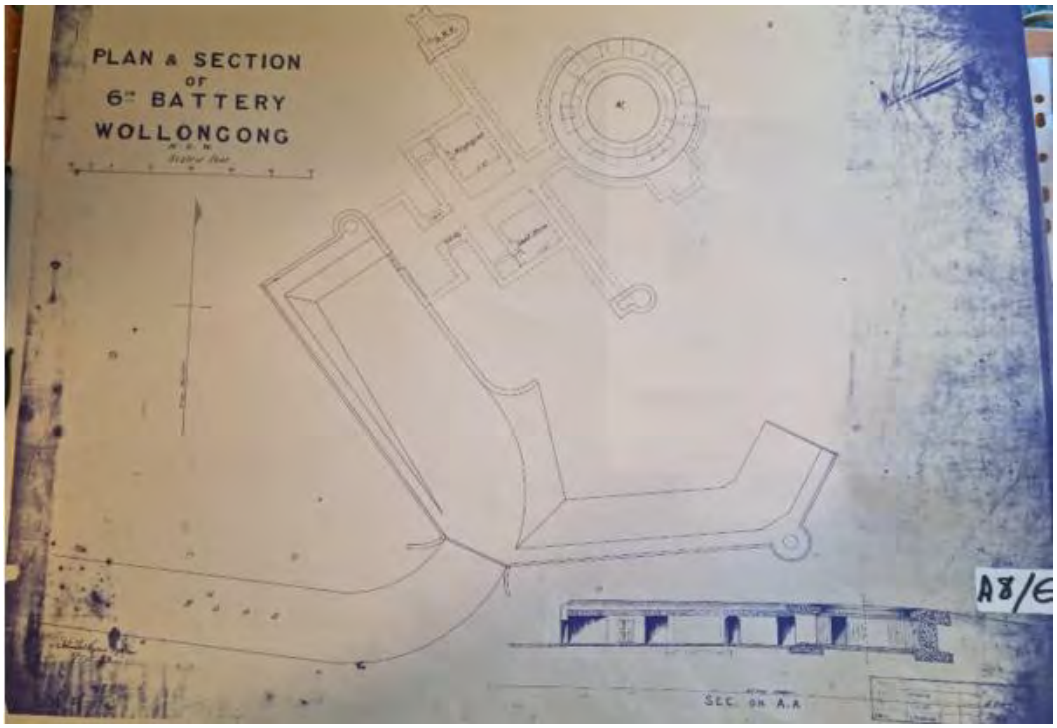


Figure 5.3 Engineering drawing showing the original extent of the Flagstaff Hill Fort. (Source: Royal Australian Artillery Historical Company archives)

5.8.3 Heritage curtilage

- The term 'heritage curtilage' means 'the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance'.[3]

- There are several types of heritage curtilages, including 'lot boundary', 'reduced', 'expanded' and 'composite'.
- Within a heritage curtilage (area of land) there may also exist areas and parts/elements/features of varying degrees of heritage significance including little significance, no significance, or parts/elements/features that are intrusive.
- Flagstaff Hill and Smiths Hill Forts are located within the Wollongong Harbour Precinct SHR-listed curtilage.
- Although Flagstaff Hill Fort (Lots 1 and 2, DP 222318) is listed on the Wollongong LEP 2009 (I5933) as a heritage item of state significance, it is not listed on the SHR.
- Although 'Battery Park' (Smiths Hill Fort) (Lots 69 and 70, DP 751299) is listed on the Wollongong LEP 2009 (I5934) as a heritage item of state significance, it is not listed on the SHR.
- It should be noted that this CMP assessed and provided significance gradings for the study areas identified and provided by Council. These study areas do not align with the Wollongong LEP-listed 'lot boundary' curtilages.
- Although these irregularities may not cause site management issues for Council, the irregularities may nevertheless cause confusion as to the actual heritage curtilage of each fort. The heritage curtilage of Flagstaff Hill Fort, for example, may need to include the related elements in the former 'barrack precinct'—indicated in Figure 5.1—in order to include 'the area of land … surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance' as per the definition above.

5.8.4 Accessibility

- Equitable access across the two sites is very limited, particularly in the underground spaces. There is dedicated disability parking at the carpark in front of Flagstaff Hill Fort allowing visitors to view the fort entrance and take the concrete path north towards the guns; however, there is no formalised access to the guns or the gun pit.
- There is no equitable access into Smiths Hill Fort or dedicated disability parking. There is street parking on Cliff Road alongside the fort and a paved path where the fort can be viewed.
- Where modifications are proposed to achieve compliance, they will need to consider the heritage significance of the areas, fabric and landscape. Elements of exceptional and high significance at Flagstaff Hill and Smiths Hill Forts have little tolerance for permanent modifications though reversible and temporary changes may be acceptable. There is limited scope for accessibility upgrades in the underground spaces of both forts.
- Areas of moderate or little significance—such as the brick paved path in front of the Flagstaff Hill entrance and the concrete path connecting the different areas of Smiths Hill Fort to Cliff Road—provide more scope to meet DDA standards.

- There is opportunity to restore the original ground level in front of the main entrance to the underground areas of Flagstaff Hill Fort to create an accessible entry and reduce water ingress / rising damp.
- There is opportunity to integrate the early vehicle access road into Smiths Hill from Cliff Road to create an accessible entry.



Figure 5.4 Smiths Hill Fort sketch plan showing the grassed access way. (Source: G.J. Scott, *Smith's Hill Fort Project* 1981 <https://ehive.com/collections/201005/objects/1832766/the-smiths-hill-fort-project-1981>)

5.8.5 Underground spaces

- There is little to no potential to reconfigure the underground spaces of Flagstaff Hill and Smiths Hill Forts.
- If the underground fortifications were to be open to the public, there is opportunity to restore the original arrangement and elements by interpreting or replacing missing blast doors, windows frames, lamp recess covers etc. Further research into the design and type of these missing elements would need to be undertaken.
- Further research into the provenance of discarded and deconstructed items left in both forts should be undertaken. There is opportunity to enhance our understanding of the fort design and operations. Preliminary investigations of the items during site inspection suggest most discarded items could originate from the forts.

5.8.6 Interpretation

- All interpretation, existing and future, should be part of an integrated strategy within the state-listed Wollongong Harbour Precinct to ensure information is not repeated or inaccurate. The existing Heritage Strategy 2023–2027, Blue Mile Vision and Master Plan, and the Blue Mile Heritage Interpretation Strategy should be reviewed to ensure interpretation of the broader Wollongong Harbour Precinct is not disjointed, contradictory or inconsistent.

- Existing signage, memorials, monuments, plaques and other interpretation should be reviewed and updated if required.
- There is opportunity for interpretation of inaccessible areas of Flagstaff Hill and Smiths Hill Forts. If the underground areas are to remain vacant and sealed from the public, they could be interpreted through signage, augmented reality, objects display or other appropriate media.
- The entry into the underground components of Flagstaff Hill Fort is located along the northern boundary of the northernmost carpark. Incidents have occurred in which vehicles parked in front of the entry doors have used a winch to pull the steel doors out/open. This area of the carpark was originally part of the entry forecourt of Flagstaff Hill Fort—see Figure 1.13 in Appendix 3 (Historical archaeological potential and significance assessment). The existing metal double doors and frames are not original and are of low significance. The doors are currently 'sealed' as a temporary measure to minimise or disincentivise vandalism of the fort. There are interpretation opportunities to rebuild the removed walls of the former entry forecourt, based on documentary and archaeological evidence, if available. This would require the removal of a number of carparking spaces and the redesign of the carparking area. The reinstatement of an entry forecourt would not only create an exclusion zone for vehicles in front of the fort entry but would also create a potential meeting point for guided heritage tours of the fort and of the precinct.
- There is opportunity to interpret the disappearing gun and gun pit at Flagstaff Hill. Interpretation can demonstrate the mechanics of the gun, loading, unloading, positioning and firing.
- Historical images and plans show above-ground structures for the DRF and observation post at Flagstaff Hill. These areas are currently infilled and there is little observable evidence of them above ground. There is an opportunity to interpret the footprint and structure of the underground fortifications above ground to create a visual connection between the gun pit and fort entrance.

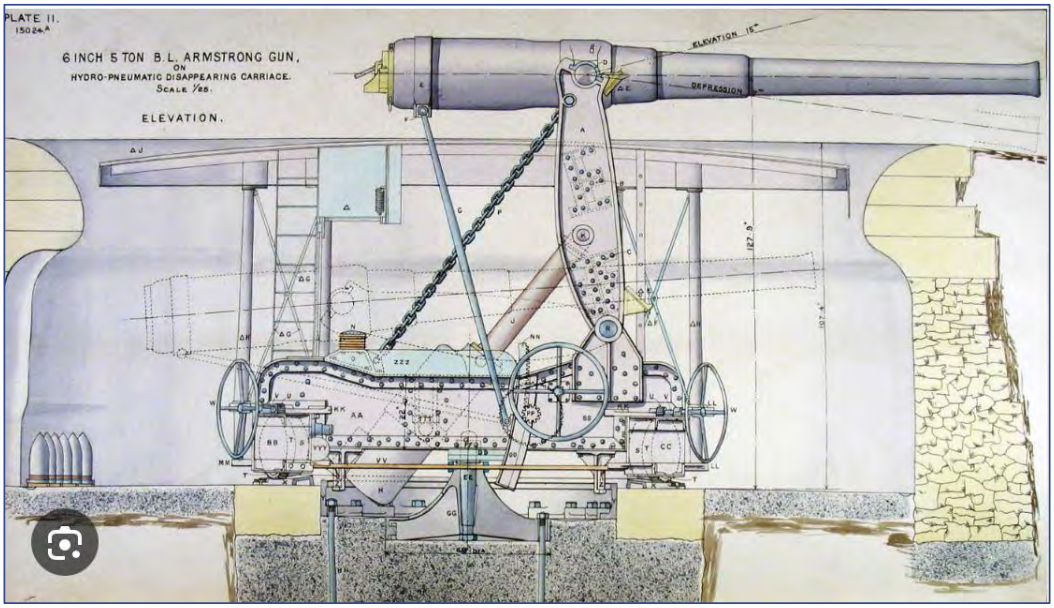


Figure 5.5 6-inch disappearing gun drawing. (Source: Nepean Historical Society)

5.8.7 Hazards and risks

- Due to lack of security, the sites are vulnerable to vandalism, trespassing and damage. The entry doors to Flagstaff Hill fort must be welded shut following site work, limiting access and resources. Security can be improved by installing additional lighting of the forts at night, creating a new gate or enclosed structure in front of the Flagstaff Hill Fort entrance, and upgrading fencing for the gun pit at Flagstaff Hill and DRF at Smiths Hill. The implementation of these security measures could have potential impacts on the heritage significance of the sites. New measures should be sympathetically designed.
- The underground areas of Flagstaff Hill and Smiths Hill Forts are less susceptible to extreme weather damage as they are protected underground. The main risk is water ingress, damage and mould due to the lack of drainage and ventilation.
- The infilled DRF and observation post access shafts are in poor condition and could potentially collapse. There is opportunity to excavate the infill and open the shafts for ventilation and interpretation. A vent or roof structure based off the original structure could be placed over the shafts above ground for security.
- The DRF station at Smiths Hill Fort is in poor condition and at risk of further damage and collapse.

5.8.8 Ownership and management

- Flagstaff Hill Fort and Smiths Hill Fort are either in Council's ownership, or on Crown land (state-owned) but in Council's care and control.
- Council manages both sites, within the broader Wollongong Harbour Precinct.
- The forts are situated within key foreshore locations within the city that attract high visitation from local residents and tourists; the forts are widely appreciated for their contribution to the broader historical context, being located within the Wollongong Harbour Precinct. Smiths Hill Fort is located immediately adjacent to the North Beach Precinct, which is also state listed.
- Council, Destination Wollongong, various interest groups, community organisations such as Rotary Club, local residents and other key stakeholders have all expressed a desire to make visitation possible and to provide in situ heritage interpretation. Any cultural tourism to the forts should be managed with Council's involvement.
- As a matter of priority, funding should be sought and granted to implement the schedules of conservation works for the forts.

5.9 Endnotes

[1] City of Wollongong Council, *Heritage Strategy 2023–2027: Conserving and Enhancing our City's Rich Heritage*, September 2023, p 7.

[2] City of Wollongong Council, Heritage Strategy 2023–2027: Conserving and Enhancing our City's Rich Heritage, September 2023, p 8.

[3] Heritage Office & Department of Urban Affairs and Planning 1996, *Heritage Curtilages*, accessed 24 June 2025 <https://www.environment.nsw.gov.au/publications/heritage-curtilages>.

Conservation policies

6 Conservation policies

This CMP has included discussion of relevant constraints, including matters that derive from Flagstaff Hill Fort and Smiths Hill Fort's heritage values, the condition of the fabric, the sites' use and context in relation to the reserve. The following conservation policy framework will facilitate positive heritage outcomes and provide guidance on managing potentially conflicting objectives. Where a matter falls outside the jurisdiction/scope of the conservation policies, the conservation principles can inform decision-making. The principles focus on the key concepts of significance, compatible use, evolution of the place and engagement. Where necessary, the policies are prefaced by a short discussion outlining the reasoning behind the policies.

- Conservation principles guide the creation of the policies and decisions in situations outside the scope of the policies.
- General conservation policies apply to all decision-makers and outline the best-practice management approach to conservation.
- Specific conservation policies apply to specific activities, landscapes, elements and materials, and provide specialised and practicable advice 'on the ground'.

The policies seek to:

- retain the cultural significance of the forts, including their significant character, elements and fabric, as well as their relationship to the wider setting;
- provide recommendations for the conservation (including adaptation) of areas, elements and fabric of the forts; and
- identify where and how adaptation and new works can be carried out to ensure compatibility with maintaining the significance of the forts and provide for the conservation and long-term security of their significant features.

6.1 Conservation principles

Significance and heritage values should be central to understanding and managing Flagstaff Hill Fort and Smiths Hill Fort. Best-practice heritage standards for the management, conservation and interpretation of heritage values are always to be applied to ensure the maintenance and conservation of the forts into the future.

The principles that follow inform the philosophical approach to the policies.

Key principles

Flagstaff Hill Fort and Smiths Hill Fort have cultural significance as notable defence structures with rare extant artillery in its original location. The setting and significant views are integral to understanding the history and design of the forts.

Key principles
Flagstaff Hill Fort and Smiths Hill Fort have a role in demonstrating the development and importance of Wollongong Harbour.
Flagstaff Hill Fort and Smiths Hill Fort are intact examples of late nineteenth-century military design and strategy in NSW. Their distinct designs are technologically interesting for two forts built within a similar period.
The principles of the Burra Charter should apply to all decisions that have the potential to impact the heritage significance of Flagstaff Hill Fort and Smiths Hill Fort.
The history and significance of Flagstaff Hill Fort and Smiths Hill Fort should be made known and accessible to visitors through interpretation that increases visitor engagement and understanding of the forts and their elements.
Flagstaff Hill Fort and Smiths Hill Fort should be retained as accessible public assets, used and valued by the community and visitors for a wide range of reasons including their historical, aesthetic, technical and research values.
All decisions should be informed by research.
All actions at the sites should comply with applicable legislation and regulations.

6.2 General conservation policies

The following policies outline the main objectives for managing the forts and provide an overarching general approach for their conservation and management.

6.2.1 Primary conservation policy

The significance of the forts should guide the conservation of significant areas, elements and fabric as well as key visual and physical relationships. In this context 'conservation' includes all the activities ascribed to it in the Burra Charter, including maintenance, restoration, reconstruction and adaptation.

The following table sets out in general terms the appropriate treatment of elements and spaces related to their level of significance.

Table 6.1 Appropriate treatment of elements according to significance.

Level of significance	Appropriate treatment
Exceptional	Preservation, restoration, reconstruction. Adaptation and/or interpretation where significant layout, elements and/or fabric are altered or missing.
High	As for above, with greater allowance for adaptation where this is in accordance with overall significance, intactness/integrity and use.

Level of significance	Appropriate treatment
Moderate	Retention and conservation where possible. Adaptation and/or alteration permissible with heritage advice.
Neutral	Can be freely modified or removed.
Little	As for moderate, with fewer constraints on removal.
Intrusive	Remove/modify to reduce adverse impacts.

The treatment of all site attributes and components (including areas, elements and fabric) should be directly related to the nature and degree of their significance. The conservation of attributes and components of highest significance should be prioritised.

Major aspects of significance (including areas, elements and fabric) should be given priority and protection in the conservation, adaptation and development of the place.

Policies
Policy 1.1—Best conservation practice The ongoing conservation and development of the forts should be carried out in accordance with the principles of the Burra Charter.
Policy 1.2—Relationship to significance The statement of significance and assessments of the significance of individual elements set out in this report should guide all planning for and carrying out of work on the sites.
Policy 1.3—Conservation in accordance with significance The components and attributes of Flagstaff Hill Fort and Smiths Hill Fort that contribute to their significance (particularly their historical and aesthetic/technical significance) should be appropriately conserved and interpreted as part of the use and management of the sites.
Policy 1.4—Damage to significant components Works that would adversely impact on significant areas, elements, fabric or other aspects of the forts' significance should only be permitted where: • the work makes possible the recovery of aspects of greater significance; • the work helps ensure the security and viability of the sites; • there is no feasible alternative (eg to meet safety or legal requirements); and • the area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted.
Policy 1.5—Statutory obligations Future change and management of the forts should have regard to all statutory obligations arising from the forts' inclusion as a heritage item within Wollongong Harbour Precinct listed on the State Heritage Register and within the Wollongong LEP 2009.
Policy 1.6—Further research Carry out Aboriginal cultural values assessment and Traditional Owner engagement. The outcome would inform an overall understanding, conservation and interpretation of the Aboriginal values of the area and should be included in a future revision of this CMP.

6.2.2 Adoption and review of policies

Policies
Policy 2.1—Adoption of this CMP The conservation policies set out in this document should be adopted and endorsed as a guide to future conservation, management and development of the place.
Policy 2.2—Regular review of policies The conservation policies should be reviewed by Council at least every five years to ensure they remain responsive and relevant to proposed changes in use, management and ownership. The conservation policies should also be reviewed when major works are proposed to ensure they are adequately addressed.
Policy 2.3—Professional advice Appropriate professional advice should be obtained to help review and/or amend specific policies when required.
Policy 2.4—Integrated approach All policies should be considered as interrelated. They should be applied in an integrated rather than an isolated manner.

Specific policies may need to be amended in light of new circumstances. The first review should be carried out within five years, or when there is a proposed change of use, or when major works are proposed.

The CMP should be made available and distributed to all parties concerned with the ongoing management and care for the place, including to potential tenant, user or occupant, once a long-term use for the forts is established.

6.2.3 Managing change

A competent and coordinated decision-making process is required in order to develop and maintain the forts, and manage change within the sites.

Photographic recording would contribute to our understanding of the sites and record the sites' significant values at a moment in time before major change occurs. Before any major development occurs at the sites, an archival recording should be undertaken, in accordance with Heritage NSW guidelines.

Policies
Policy 3.1—Flexible approach The management of the forts should be sufficiently flexible to accommodate the operations of a suitable future use for the sites, while maintaining a high standard of conservation management.

Policies
Policy 3.2—Professional advice The process for obtaining approval should conform to statutory requirements. Major proposals for change should involve careful design and thorough heritage impact assessment. Where approvals may be needed for works affecting significant fabric or areas, early consultation should occur with approval authorities.
Policy 3.3—Archival recording Major proposals for change should be preceded by a photographic archival recording of Flagstaff Hill Fort and/or Smiths Hill Fort and their settings.
Policy 3.4—Documenting change A register should be kept and maintained to record all regular preventative maintenance works, as well as any structural or safety issues as they arise. For any future works, ensure that Council collates, maintains and archives the drawings, schedules of work, photographs and all professional reports.

6.2.4 Conservation advice

The experience and skills required in the conservation of old buildings is different than the skills required in the design and construction of new buildings. The Burra Charter encourages the use of skills and appropriate professional advice from a range of relevant disciplines (Article 4.1).

The involvement of skilled and competent advice is essential to the successful long-term implementation of this CMP. Consultant advice and contractual work on significant elements and/or fabric must be carried out by firms or persons with proven expertise in conservation-related projects in the relevant field(s).

Policies
Policy 4.1—Expert conservation advice Persons with relevant expertise and experience in conservation projects should be involved in the interpretation of this CMP and the resolution of conservation issues, including the design and supervision of work.
Policy 4.2—Skilled tradespeople Where maintenance or other works are carried out on site, use tradespeople with demonstrated experience working with comparable heritage sites and heritage fabric.

6.2.5 Future use and development of the place

Policies
Policy 5.1—Consistent approach irrespective of use The policies set out in this part of the document should be applied irrespective of the uses of the forts.
Policy 5.2—Ownership The forts are either in Council's ownership, or on Crown land (state-owned) but in Council's care and control. If the ownership and management of the sites come under a new arrangement, the policies of the CMP must be reviewed in accordance with Policy 2.2. New policies will need to be developed to ensure that the significance of the forts is retained and managed.
Policy 5.3—Evaluating potential uses In evaluating potential uses for Flagstaff Hill Fort and Smiths Hill Fort, the approach should, where possible, ensure that the forts and their settings retain their significance and character. The cultural significance of the Wollongong Harbour Precinct (within which the forts are located) also should not be compromised.
Policy 5.4—Compatible uses The primary function of Flagstaff Hill Fort and Smiths Hill Fort should continue to be public space serving the community and visitors. Compatible uses that promote the forts' history, heritage interpretation and connection to the Wollongong Harbour Precinct such as guided tours and public art installations must be consistent with the policies in this CMP.
Policy 5.5—Incompatible uses Uses requiring subdivision of the sites, partitioning of significant spaces or services that would have a strong adverse impact on the significance and character of the sites are unacceptable. Private uses that would prevent public appreciation of the forts, their landscapes and settings, are incompatible.
Policy 5.6—Vacancy and non-use of underground areas While waiting to decide on future uses and visitation access to the forts, the sites should be kept secure and protective measures strengthened to discourage and minimise vandalism. These protective measures must not have a physical or visual impact on significant fabric and values.

6.2.6 Interpretation

Policies
Policy 6.1—General interpretation Develop a heritage interpretation strategy for Flagstaff Hill Fort and Smiths Hill Fort in conjunction with the Wollongong Harbour Precinct to ensure a cohesive approach to storytelling and prioritised devices, aligned to stage funding eg signage, web, app. The strategy should also consider renewing current initiatives including the plan and photo panel at Smiths Hill Fort and the plaque at Flagstaff Hill Fort, which is part of the Wollongong Coastal Walk. Interpretation should also consider removed elements that have the potential to be present as archaeological remains.

Policies
Policy 6.2—Inclusivity Utilise digital platforms such as web and phone apps to create access-friendly experiences for the elderly, people with physical disabilities or less mobile visitors.
Policy 6.3—Visitor experience Preparation of an overarching heritage interpretation strategy would improve the legibility of interpretation on site. Signage should be integrated with interpretation to enhance public appreciation and visitor experience. This could consider interpretation closer to each element of the forts, and key plans to show how these visually disconnected elements interact eg the entrance of Flagstaff Hill Fort and the gun pit, and the main area of the Smiths Hill Fort and the DRF.
Policy 6.4—Interpretation of archaeological values Interpretation of the significant archaeological resource within the Flagstaff Hill and Smiths Hill Forts should be incorporated into the design and implementation of physical signage and digital interpretation.

6.2.7 Maintenance

Policies
Policy 7.1—Maintenance Cyclical maintenance of significant structures, fabric and spaces should be undertaken as part of day-to-day site management. Implement the cyclical maintenance program in the schedules of conservation works (Section 5 in Appendix 1).
Policy 7.2—Skilled professionals Appropriately skilled heritage personnel should be involved in documentation, supervision and implementation of maintenance works on significant fabric.
Policy 7.3—Maintenance plan Undertake the priority conservation works identified in the schedules of conservation works (Appendix 1).
Policy 7.4—Register of works A register should be kept and maintained to record all regular preventative maintenance works, as well as any structural or safety issues as they arise.
Policy 7.5—Materials Modern materials should be avoided where they may be likely to impact upon or cause damage to significant original fabric. If damage to significant fabric occurs during works, work in the area should cease and appropriate advice should be sought.

6.2.8 Aboriginal cultural heritage

Aboriginal archaeology and sites are protected under the NPW Act. A due diligence assessment should be undertaken in response to future ground-disturbing works to assess the potential for the site to contain Aboriginal objects.

This assessment (Section 4.1.6) has concluded that the study areas have low potential for Aboriginal sites or objects. This is based on a review of the environmental context, predictive modelling and past developments that have impacted the survival of intact deposits. An assessment of the study areas' social, aesthetic and historical Aboriginal cultural values was outside the scope of this assessment.

Policies

Policy 8.1—Consultation with Aboriginal stakeholders

Aboriginal people are the primary determinants of their own heritage. The sites of the forts and/or broader Wollongong Harbour Precinct could hold social value and/or association with members of the local Aboriginal community.

In the first instance, a program of consultation should occur with relevant Aboriginal stakeholders about any proposed project or works that may impact on areas of Aboriginal archaeological potential or cultural significance. This consultation should follow the guidelines presented in *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (NSW Department of Environment, Climate Change and Water).

Policy 8.2—Statutory obligations relating to Aboriginal cultural heritage

If future works, including ground-disturbing activities, are proposed in areas of Aboriginal cultural heritage sensitivity an Aboriginal heritage assessment should be prepared. Works in this area may require an AHIP under Section 90 of the NPW Act.

- Outside the area of Aboriginal cultural heritage sensitivity, any future works can proceed subject to caution. An unexpected finds procedure should be developed for future works.
- All contractors and subcontractors should be made aware of their obligations in relation to the Aboriginal heritage and archaeological remains.
- Should any Aboriginal objects be identified during work, these works must cease and the advice of Heritage NSW and a qualified archaeologist specialising in Aboriginal archaeology must be sought. Should any identified objects be subject to harm, an AHIP would need to be sought.

Policy 8.3—Interpretation

Recognition of the Aboriginal history of the forts, and any associated cultural values, should be built into future interpretation and planning.

6.2.9 Historical archaeology

Significant historical archaeological remains (relics) have statutory protection under the Heritage Act (the Act). A targeted historical archaeological assessment should be undertaken prior to proposed works likely to impact significant relics. The assessment in this CMP (Appendix 3) has concluded that the study areas have high potential for significant archaeological remains that would be protected under the Act.

Ground-disturbing works that are not covered by standard exemptions and are undertaken on properties listed on the SHR are required to acquire an excavation permit under Section 60 of the Heritage Act before proceeding. Heritage approval may require the creation of an ARD to support an application.

Policies

Policy 9.1—Avoid and minimise ground disturbance

Future works involving any ground disturbance should avoid the location of known and potential historical archaeological features. Refer to Section 4 of this CMP for more detail and a plan showing the identified areas of historical archaeological potential.

Policy 9.2—Archaeological impact assessment

- Where impacts to historical archaeological remains cannot be avoided, an ARD should be prepared to provide a methodology and research aims for a program of archaeological investigation.
- Approval under Section 60 of the Heritage Act will be required for ground-disturbing works inside the SHR curtilage prior to the commencement of work.
- Minor maintenance, repair and excavation works within the SHR curtilage may qualify for a standard exemption, providing there is no disturbance to state significant historical archaeological remains.
- All contractors and subcontractors should be made aware of their obligations in relation to the potential historical archaeological remains.

Policy 9.3—Unexpected finds protocol

- If unexpected or state significant archaeological remains not identified by this assessment are discovered during excavation works, all works in this area should cease and Heritage NSW must be notified in accordance with Section 146 of the Heritage Act.

Policy 9.4—Interpretation

- Potential archaeological features should be included in interpretive elements as part of the overall narrative of the sites.
- The findings of any historical archaeological investigations should be incorporated into future interpretation of the forts and broader precinct.
- Reinstate the observation post and DFR station at the forts if the opportunity arises. Excavate infill in the access shafts and interpret the spaces through reconstruction of the above-ground structures using historical plans and images or using information panels or indicators of the footprint of the structures.

6.2.10 Sustainability

Sustainability and risk management involves balancing environmental, cultural, social and economic demands to deliver intergenerational equity—meeting the needs of current generations without compromising the needs of future generations.

Policies
Policy 10.1—Sustainable management The heritage values of the Flagstaff Hill and Smiths Hill Forts should be sustainably managed and used to meet the needs of present and future generations. Investigative works to improve drainage above and underground of the forts should take this into consideration.
Policy 10.2—Climate and sustainability Increased extreme weather poses an issue to the maintenance and conservation of heritage assets into the future. Taking a reactive approach to climate change could result in additional costs in the long term, threatening the sustainability of these coastal heritage assets. Risk management plan for the forts and the wider Wollongong Harbour Precinct should be prepared by suitably qualified and skilled specialists with experience in comparable heritage sites.

6.3 Specific conservation policies

6.3.1 Existing fabric and spaces

The existing fabric, elements and spaces of Flagstaff Hill Fort and Smiths Hill Fort, including the above-ground and underground built structures, movable objects, landscape and archaeological elements, have been graded to reflect their contribution to the overall significance of the place.

Future proposals for change, including conservation works and new structures, must be undertaken with consideration for the significance of each area as well as significant views. The existing fabric must be maintained in good condition to ensure its longevity.

Policies
Policy 11.1—Conservation of physical fabric Maintain the forts in good condition according to a maintenance plan. Elements and spaces of exceptional and high significance should be retained and conserved as far as practicable. Elements and spaces of low significance provide opportunities for change and development. Removal of significant fabric should only occur where it allows for the conservation of fabric of greater significance, or is essential for conservation of the sites. Refer to the schedules of conservation works (Appendix 1).
Policy 11.2—Scheduled monitoring Flagstaff Hill Fort and Smiths Hill Fort should be continually monitored and professionally reviewed periodically to ensure that significant fabric, underground spaces and elements are being appropriately maintained. It is recommended to increase monitoring following an extreme weather event. Refer to the maintenance plan in the schedules of conservation works for the forts (Section 5 of Appendix 1).

Policies
Policy 11.3—Conserve original fabric All original and early fabric and spaces in the forts should be retained unless stated otherwise in these policies. Conservation works should be undertaken to ensure the longevity of early and original fabric followed by periodic maintenance. Damaged elements should be repaired in the first instance, or replaced like-for-like if repair is not possible. Retain key attributes of significance: • Flagstaff Hill Fort including above-ground and underground spaces, their layout and fabric; • the three 68-pounder guns at Flagstaff Hill; • Smiths Hill Fort including above-ground and underground spaces, their layout and fabric; • the original 80-pounder guns and 1 ½ inch Nordenfelt rapid-firing gun in their original gun pits at Smiths Hill Fort; and • panoramic views and lines of sight to and from the forts and the harbour/sea.
Policy 11.4—Elements of exceptional significance Elements of exceptional significance are elements that directly contribute to the overall significance of the forts. These elements must not be obstructed by new buildings, services or landscape elements and must remain clearly visible. Damaged elements of exceptional significance should be repaired with sympathetic materials.
Policy 11.5—Elements of high significance Elements of high significance have a high degree of original fabric and demonstrate key aspects of the heritage values of the forts. These elements must not be obstructed by new buildings or services or landscape elements and must remain clearly visible. Damaged elements of exceptional significance should be repaired with sympathetic materials. If part removal or part alteration of elements of high significance is crucial for a viable and compatible new use for the forts, this could be considered with appropriate input from heritage professionals.
Policy 11.6—Elements of moderate significance Elements of moderate significance have been altered or no longer demonstrate key aspects of the heritage values of the forts, yet still contribute to the overall significance of the place. Some change is acceptable as long as elements of high or exceptional significance are retained.
Policy 11.7—Elements of little significance Elements of little significance do not substantially contribute to the heritage values of the forts. They may be elements that have been irreversibly altered or may have been added during later phases of the fort's life. Changes to elements and spaces of little significance are acceptable.
Policy 11.8—Elements of neutral significance Elements of no significance do not contribute to the heritage values of the forts and do not detract from them. Changes to elements of no significance are freely acceptable.
Policy 11.9—Removal of intrusive elements Intrusive elements identified in this CMP should be removed when the opportunity arises. Essential services could be replaced with more sympathetic materials or technologies.

Policies
Policy 11.10—Reconstruction/reinstatement of missing elements Architectural elements—for example, blast doors in underground areas and lamp recess windows—that are known to have existed should be reconstructed. New heritage elements should not be introduced unless there is sufficient evidence that they existed previously.
Policy 11.11—Integrity of the structure Flagstaff Hill Fort and Smiths Hill Fort should be investigated by specialists experienced in working with heritage structures in order to establish the structural integrity of the roof and building. A pest inspection should be undertaken to ensure the structures are free of termites. Any remedial action recommended by a structural engineer should be undertaken in consultation with a suitably qualified heritage professional.
Policy 11.12—Hazardous materials Asbestos-containing materials should be removed from the sites entirely and replaced with a non-asbestos containing material. If elements of high significance have been identified as containing asbestos, they should be carefully removed and recreated to match the existing.
Policy 11.13—Heritage paint scheme Repainting of elements of the forts should be in accordance with the schedules of conservation works (Appendix 1).
Policy 11.14—Interior and underground spaces and elements Conservation and maintenance of interior and underground spaces and elements of the forts should be in accordance with the schedules of conservation works (Appendix 1).

6.3.2 Adaptation

Policies
Policy 12.1—Conservation and adaptation works Appropriately sensitive adaptation works can be undertaken where they enhance public appreciation of the sites and do not impact upon the significance of the forts, including; • removal of intrusive elements and finishes; • introduction of new services to rationalise existing ad hoc services, improve the amenity of the place, and comply with provisions in the BCA; and • construction of new facilities that are related to the compatible use of the forts and do not impact on significant elements and spaces. New spaces within the forts created by partitioning or demolition should not occur.

Policies
Policy 12.2—Maintain separation between old and new Additions to the forts should be carefully considered. There should be a clear distinction—in their materiality and physical separation—between the existing forts and any future structures adjacent to the forts or in their vicinity.
Policy 12.3—Design details of new works New structures or reconstructed elements should not have a physical or visual impact on the forts and their settings. The provision of new elements within the existing fort structures should be limited to those that are appropriate, having regard to: • the significance of the spaces and fabric; • the spatial qualities of the rooms to be adapted; and • the key relationships created by the location of windows, doors, floors, and other architectural elements. Design details of new structures should be distinguishable from the details of original or earlier significant structures and fabric. The design details, scale, form, massing, materials palette, colours and finishes of new structures should consider how the forts sit within their respective coastal landscapes and headlands.
Policy 12.4—Use of appropriately qualified, skilled and experienced specialists New structures should be designed by an architect with experience designing for comparable heritage sites and defence architecture, with input from suitably qualified, skilled and experienced heritage professionals and tradespeople.
Policy 12.5—Reversibility of new work Alterations and additions to existing structures should enable their future reversibility and removal with little or no damage to significant fabric, elements, spaces or features.
Policy 12.6—Services upgrades The removal or replacement of current services should be in accordance with the schedules of conservation works (Appendix 1). New services should be concealed where possible and introduced through already disturbed fabric rather than undisturbed original fabric.

6.3.3 Curtilage and setting

Policies
Policy 13.1—Curtilage Any future development should have a minimal visual impact on the significant views to and from the forts.

Policies
Policy 13.2—Landscape New landscaping is acceptable in conjunction with a compatible future use where it is designed to be sympathetic to the significance of the place. Undertake regular landscaping maintenance to ensure that no future plantings obscure significant views to, from or within the forts. Refer to the maintenance plan in the schedules of conservation works (Section 5 in Appendix 1) for the forts.
Policy 13.3—Retain significant views Retain and enhance important views and vistas, visual qualities and landscape character of the sites. Avoid tree planting and development that would conceal or obscure significant views. Visual clutter in the form of signage, infrastructure, carparking, etc within the key view corridors to and from the forts should be minimised. Refer to Table 4.8 (Flagstaff Hill Fort's significant views) and Table 4.12 (Smiths Hill Fort's significant views) for guidance.
Policy 13.4—Carparking As opportunities arise, relocate carparking spaces away from being located directly in front of the Flagstaff Hill Fort entrance, to improve security measures and public visitation access to the fort. Carparking on Cliff Road adjacent to Smiths Hill Fort can remain in place.

6.3.4 Signage and wayfinding

Policies
Policy 14.1—Signage Signage should identify both forts and their above-ground and underground areas and significant removed elements. Signage for the forts should reference each other and interpret their interrelationship.
Policy 14.2—Identification of movable heritage-/-remnant artillery Maintain a register of the movable items (such as those currently stored in some of the underground rooms) to ensure the collection is integrated into future interpretation of the forts. Remnant artillery should be identified with interpretive signage.

6.3.5 Accessibility

Policies
Policy 15.1—Public accessibility to the sites The above-ground areas of the forts are generally accessible to the public. This accessibility should be maintained and enhanced. Accessibility methods should be weighed up against heritage considerations. Accessibility solutions should be designed with consideration to minimising impact on significant fabric and qualities. Ensure accessibility issues are assessed and solutions proposed in a planned rather than ad hoc manner.

Policies
Policy 15.2—Underground areas of the forts As opportunities arise, improve equitable access to the underground areas of the forts, as far as it is possible.
Policy 15.3—DDA 1992 standards Areas of moderate or little significance, such as the brick paved path in front of the Flagstaff Hill Fort entrance and the concrete path connecting the different areas of Smiths Hill Fort to Cliff Road, provide more scope to meet DDA standards.

Implementation plan

7 Implementation plan

This section sets out action plans for implementing the conservation policies discussed in Section 6 of this CMP. The following actions are based upon the principles of the Burra Charter. These actions are not prescriptive but should guide Council in prioritising, implementing and achieving the objectives of the conservation policies.

Table 7.1 Priority levels of actions necessary to conserve Flagstaff Hill and Smiths Hill Forts.

Priority	Timing	Action
High	<1 year	Actions needed to rectify problems that could cause immediate risk of damage, loss or detriment to significant fabric, areas or landscape.
Medium	1–5 years	Actions that should be planned and implemented within 1 to 5 years in order to reduce the risk of damage, loss or detriment to significant fabric, areas or landscape.
Low	5–10 years	Actions forming part of a longer-term management or maintenance strategy, to maintain and enhance significance.
Ongoing		Actions to be commenced within the year and implemented cyclically or continuously in line with work programs.

Table 7.2 Action plan for policy implementation.

Action	Priority	Relevant policy
Primary conservation policy		
Ensure the content of current and future management documents that apply to Flagstaff Hill Fort, Smiths Hill Fort and Wollongong Harbour Precinct are fully integrated and aligned with CMP principles and policies.	High	2.4
Adoption and review of policies		
Adopt this CMP as the basis for managing Flagstaff Hill Fort and Smiths Hill Fort. Apply the policies irrespective of the uses of the forts.	High	2.1, 2.2
Following the formal adoption of this CMP by Council, update the State Heritage Inventory listings for Flagstaff Hill Fort and Smiths Hill Fort to reflect the heritage values identified in this CMP to maintain consistency. Update and expand the descriptions in each inventory.	High	1.2, 2.1
Review this CMP and update it every five years or if any major changes occur on the sites.	Low and as required	2.2

Action	Priority	Relevant policy
Distribute this CMP to Council, Heritage NSW, Wollongong Local Studies library and key stakeholders.	High	3.4
Future use of the forts		
Review the potential future uses of the forts, including the possibility of cultural tourism to above-ground and underground spaces.	High	5.3, 5.4, 5.5
Develop a heritage induction toolbox and provide a briefing to Council staff and contractors carrying out conservation works, repairs and/or maintenance.	High—provide as required	4.1, 4.2
Interpretation and visitor engagement		
Review the Heritage Strategy 2023–2027, Blue Mile Vision and Master Plan, and the Blue Mile Heritage Interpretation Strategy. If necessary, revise any existing heritage interpretation strategy or plan, to respond to the significance assessment and conservation policies in this CMP.	Medium	6.1, 6.2, 6.3, 6.4
Review and update interpretation strategies and directional signage within the Wollongong Harbour Precinct as conditions and public visitation needs evolve.	When cultural tourism to the forts has been decided by Council or made possible	6.1, 6.3, 13.1
Develop a standalone Interpretation Strategy for the CMP study area—this Interpretation Strategy should be consistent with interpretation across the Wollongong Harbour Precinct and be consistent with Council's Open Space Manual ~~a consistent look and feel for signage and interpretive devices across the Wollongong Harbour Precinct~~. Consolidate wayfinding and interpretive signage to minimise interventions into significant fabric. Refer to Section 5.8.6 for discussion of, and guidance for, interpretation.	When cultural tourism to the forts has been decided by Council or made possible	6.1, 6.3, 14.1
Maintain a register of the movable items (such as those currently stored in some of the underground rooms) to ensure the collection is integrated into future interpretation of the forts.	Prior to carrying out of schedules of conservation works	14.2
Maintenance		
Provide a heritage induction to Council staff and contractors carrying out maintenance works.	High—provide as required	7.1, 7.2, 7.3, 7.4
Undertake the priority conservation works identified in the schedules of conservation works (Appendix 1).	High	7.3
Cyclical maintenance of significant buildings and structures should be undertaken as part of day-to-day site management.	High—ongoing	7.1

Action	Priority	Relevant policy
Implement the cyclical maintenance program in the schedules of conservation works (Section 5 in Appendix 1).		
Accessibility		
Engage BCA consultants to identify accessibility issues and requirements. With the involvement of an appropriately skilled and experienced heritage specialist, investigate and develop methods that could improve accessibility to above-ground and underground spaces of the forts.	Medium	15.1, 15.2, 15.3
Further research		
Carry out Aboriginal cultural values assessment and Traditional Owner engagement. The outcome would inform an overall understanding and conservation of Aboriginal values of the area. Their stories would inform future interpretation strategies and should be included in a future revision of this CMP.	Medium	1.6

Appendices

8 Appendices

Appendix 1

Schedules of Conservation Works—Flagstaff Hill and Smiths Hill Forts

Flagstaff Hill and Smiths Hill Forts, Wollongong

Schedules of Conservation Works

Revised Final Draft Report

April~~(August~~ 202~~65)~~

GML HERITAGE

Acknowledgement of Country

We respect and acknowledge the First Nations peoples of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

GML HERITAGE

Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
24-0147	1	Draft Schedules of Conservation Works (part of the CMP)	13 January 2025
24-0147	2	Revised Report following client comments	31 July 2025
24-0147	3	Final Draft report	8 August 2025
24-0147	4	Revised Final Draft Report Rresponding to Ppublic Eexhibition Ssubmissions	1 April 2026

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Appendix A

DTS, Flagstaff Hill: Structural Assessment Report, report prepared for Wollongong City Council, 5 June 2024

Appendix B

DTS, Preliminary Structural Report: Smith's Hill Fortification, Cliff Road, Wollongong, report prepared for Wollongong City Council, 27 August 2024

Appendix C

OHM Consultants, The Flagstaff Hill Fort & Smith's Hill Fort Metal Work, Wollongong: Condition Report & Specification, report prepared for GML Heritage Pty Ltd, July 2025

Appendix D

Michael Dellapina (Arborist Public Tree Management), Arborist Assessment 3x Araucaria heterophylla (Norfolk Island Pines): Smiths Hill Fort, Battery Park, Wollongong, report prepared for Wollongong City Council, 27 February 2025

Introduction

1 Introduction

1.1 Introduction

The schedules of conservation works in this report have been prepared for the Flagstaff Hill and Smiths Hill Forts based on a visual inspection of the two fortifications, structural reports prepared for City of Wollongong Council by DTS (Flagstaff Hill—5 June 2024; Smiths Hill—27 August 2024) and a condition report for the metalwork prepared by OHM Consultants (July 2025). Copies of these reports are included in Appendices A–C.

1.2 Site identification

The fortifications at Flagstaff Hill comprise three cannons mounted on timber carriages, a gun pit for a disappearing gun and underground facilities including a magazine and shell store. These are located at Flagstaff Point, in the public reserve surrounding the Flagstaff Point Lighthouse.

The fortifications at Smiths Hill comprise a gun battery, including its three original guns, an underground magazine complex and a depression range finder. These are located in Battery Park, North Wollongong. Refer to Figure 1.1~~Figure 1.1~~, Figure 1.3~~Figure 1.3~~ and Figure 1.2~~Figure 1.2~~.



Figure 1.1 Aerial view of the study areas, outlined in orange, showing their surrounding context. (Source: © Nearmap with GML overlay, 2024)



Figure 1.2 Approximate study area for the Flagstaff Hill Fort, outlined in orange (noting that the 1937 Wollongong Head Lighthouse is excluded from the study area for this CMP). (Source: © Nearmap with GML overlay, 2024)



Figure 1.3 Approximate study area for the Smiths Hill Fort, outlined in orange. (Source: © Nearmap with GML overlay, 2024)

1.3 Heritage significance

The Flagstaff Hill and Smiths Hill Forts are identified as heritage items in the *Wollongong Local Environmental Plan 2009*. The fortifications have been identified as being of state significance and, as a group, they have been identified as being rare in their capacity to demonstrate the development of military approaches to protecting the east coast of Australia between the 1870s and the early twentieth century.

1.4 Outline scope of works

The schedules of works have been divided into three separate scopes for each site. These are as follows:

1. Works to conserve the external and publicly accessible components of the sites.
2. Works to stabilise the interiors of the subterranean fortifications in their current state—potential access for visitors would be provided only with a guide.
3. Works to make the interiors safely accessible for regular visitation by the public (potential), ~~including enabling provision of a small shop or information centre relating to the forts,~~ subject to an approved and adopted interpretation strategy (refer to Section 6—Conservation policies).

The schedules of works include repairs to the historical fabric of the forts. They do not include provision of interpretation elements, noting that the existing interpretation plan is recommended to be revised following the adoption of this CMP.

1.5 Limitations

The schedules of works are based on a visual inspection of the historical fabric of the forts only. No opening-up works were undertaken to identify issues hidden within or behind the heritage fabric of the forts.

1.6 Authorship

These schedules of conservation works have been prepared by Catherine Forbes, Principal and architect, GML Heritage Pty Ltd.

1.7 Related documentation

These schedules of works should be read in conjunction with the documents identified in Table 1.1.

Table 1.1 Related documentation.

Location	Report
Appendix A	DTS, Flagstaff Hill: Structural Assessment Report, report prepared for Wollongong City Council, 5 June 2024.
Appendix B	DTS, Preliminary Structural Report: Smith's Hill Fortification, Cliff Road, Wollongong, report prepared for Wollongong City Council, 27 August 2024.
Appendix C	OHM Consultants, The Flagstaff Hill Fort & Smith's Hill Fort Metal Work, Wollongong: Condition Report & Specification, report prepared for GML Heritage Pty Ltd, July 2025.
Appendix D	Michael Dellapina (Arborist Public Tree Management), Arborist Assessment 3x *Araucaria heterophylla* (Norfolk Island Pines): Smiths Hill Fort, Battery Park, Wollongong, report prepared for Wollongong City Council, 27 February 2025.

Heritage principles for conservation and repair works

2 Heritage principles for conservation and repair works

2.1 Intent of the works

It is a requirement that heritage places be conserved and that original fabric be retained and repaired in accordance with best conservation principles and processes, as outlined in the *Australia ICOMOS Charter for the Conservation of Places of Significance, 2013* (the Burra Charter). This includes retaining as much original fabric as possible.

2.2 Heritage advice

The contractor must retain as part of their team an architect/heritage consultant with expertise in conservation of heritage buildings/fabric.

The architect/heritage consultant must provide a heritage induction to the contractor and subcontractors on site prior to commencement of the project.

The architect/heritage consultant is to review the proposed repair methodologies, inspect the works and provide advice to the contractor as required to ensure that the materials and techniques used are appropriate to the heritage significance of the forts and the conservation of their heritage fabric.

2.3 Appropriate skills and expertise

Any work to heritage fabric must be carried out by tradespeople with appropriate skills and experience.

For this project, expertise and experience is required in the conservation of historical metalwork, including the conservation of guns and artillery, traditional brick masonry and traditional carpentry and joinery work.

2.4 Methodology for works to heritage fabric

All works to the heritage buildings should follow these general principles:

- Conserve and re-use all sound original/early building fabric wherever possible.
- Ensure that wherever early fabric is dismantled for repair, the work is done in such a way as to retain as much of the original fabric as possible.
- Ensure that whenever fabric is removed it is done carefully, so as to retain maximum original fabric.

- Ensure that significant early fabric is protected from ongoing deterioration by undertaking repairs using specified and/or otherwise approved methods and materials.
- Ensure that all new work to replace damaged and/or missing components and/or fabric matches the significant early materials and detail, as identified on site. A selected section/component of original work will be nominated as a suitable sample for matching by the heritage consultant in consultation with the contractor prior to commencement.

2.5 Protection of heritage fabric during the works

Implement appropriate measures to prevent adverse impacts on the features and fabric of the heritage buildings, particularly physical impacts during the works. Protection measures must ensure that:

- Any potential impacts are resolved in consultation with the architect/heritage consultant before work is commenced.
- All contractors and subcontractors working on the site are briefed about:
  - the heritage significance of the site and relevant statutory controls;
  - the significant features that need to be protected; and
  - measures being taken to limit adverse impacts (eg not using particular tools/equipment, taking care during demolition/penetration works to minimise damage to the existing building fabric and protect fragile elements, etc).
- Heritage fabric and components (such as floor finishes, joinery, walls, leading edges, salient angles, etc) are physically protected during the works (including demolition works) with protective coverings or hoardings to prevent impact damage.
- Heritage fabric and components are protected from vibrations during the works. Sledgehammers, kango hammers and other large or mechanised implements that vibrate the structure are not to be used unless specifically authorised by the architect.
- Where items such as windows, doors or roofing are removed during the progress of the works, adequate coverings are provided to prevent the entry of wind and water, and the coverings are fixed in a way that does not cause damage to the building fabric.
- Heritage fabric that is temporarily removed for repairs is stored in a way that protects it from the weather and damp—it is not placed directly on the ground and must be covered.
- Hot works (eg paint removal, epoxy repair, welding, etc) do not cause undue risk to the heritage structure.

2.6 General principles for works to existing fabric

The repair and maintenance of existing fabric and the fixing of new elements and services should comply with the following principles:

- All contractors, subcontractors and tradespeople must understand the important nature of the building's fabric.
- Fixing methods must be reversible, allowing later removal of the element, repair or refixing without risk of damage to the surrounding or significant material.
- In principle, all connecting material must be weaker than the material it is joining. For example, the mortar used between bricks or stones should be weaker than the bricks or stones. This will allow the stresses to be accommodated within the joint rather than transferring the stresses to the body of the material, causing it to fail.
- Fixing methods and materials used must be chemically and mechanically compatible with both the substrate and the element to be fixed. For example, metals must be galvanically compatible. There must be no risk of accelerated corrosion, staining, damage or other adverse effects.
- Traditional fixing methods and materials are to be used in preference to modern techniques unless these have been proven in similar situations and have been widely accepted as appropriate by conservation specialists.
- When choosing fixing locations, use existing/earlier fixing points wherever possible in preference to creating new ones.
- Do not fix in locations that will place significant fabric at risk of fracture, damage or failure.
- When fixing to significant fabric, choose a location that will be easy to repair and disguise, should the fixing be removed at a later date.
- Any fixing method must be tested first in a discreet, out-of-the-way location to ensure that it will be appropriate and can be relocated if required with minimal negative impact.
- Wherever possible, original/existing fabric (eg metalwork, timber members, stones, bricks) must be salvaged for re-use in preference to new materials. Fabric must be dismantled carefully so that maximum original fabric is retained.
- Where scheduled 'to match existing', new elements shall do so exactly in outward appearance, including moulding profiles, member sizes, construction, finish, colour, etc. It is not necessary to match elements that are not exposed to view unless otherwise scheduled. For example, timber species of structural elements may not need to be matched; however, strength and durability should be matched.
- Joinery must be constructed in the traditional manner with traditional fixings unless otherwise scheduled or specified.

2.7 Principles for introduction of new fabric

Some details may not be able to be fully resolved until opening-up works have occurred on site. In addition, some details need to be resolved when integrated with other building work/services.

The contractor must work collaboratively with the architect/heritage consultant before and during the course of the project on all issues, details and installation methods with potential heritage impacts to resolve these in the best way possible (preferably during opening-up works) to minimise damage/demolition/excavation works.

The connection/junction between new and old fabric must be carefully considered to minimise the impact of new work on the early fabric of the heritage structures. Impacts may relate to fixings, materials selection, weatherproofing details, structural details, modifications to accommodate rainwater goods, etc.

Generally, impacts on the heritage fabric must be reduced by:

- Ensuring that compatible materials are used (especially metals) to prevent corrosion or decay.
- Ensuring that junctions are detailed to provide adequate weatherproofing to prevent water entry.
- Ensuring that ventilation requirements are carefully considered so that the historical structures and their fabric are able to breathe adequately.
- Ensuring that new finishes do not seal the walls and ceilings, preventing them from being able to breathe. Finishes that seal the surfaces prevent the building fabric from drying out and can cause damage to the historical fabric.
- Ensuring that the installation of new services respects the heritage values of the heritage structures. Exposed services, such as electrical wiring, must not detract from the aesthetic quality of the building.

Flagstaff Hill Fort—schedule of conservation works

3 Flagstaff Hill Fort—schedule of conservation works

3.1 Identification of elements

The structures and elements of the Flagstaff Hill Fort are identified in Figure 3.1 and Figure 3.2.



Figure 3.1 Flagstaff Hill Fort site showing boundaries and key above-ground elements. (Source: Nearmap, with GML overlay)

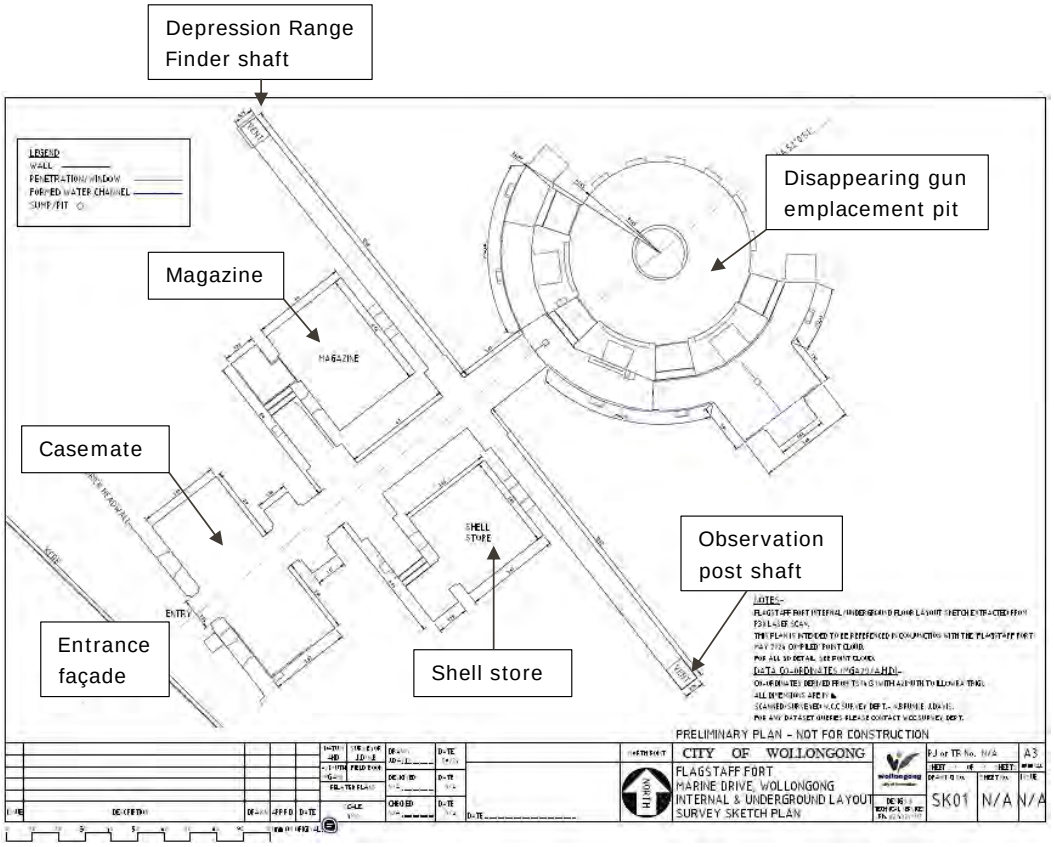


Figure 3.2 Flagstaff Hill Fort—plan of underground spaces. (Source: City of Wollongong with GML overlay, 2024)

3.2 Outline scope of works

This schedule of works includes repairs to the historical fabric of the Flagstaff Hill Fort. It does not include design and documentation of new elements.

The schedule has been divided into three separate scopes of work. These are as follows:

1. Works to conserve the external and publicly accessible components of the site. These works include repairs to:
   a. 1861 cannons;
   b. apron, walls and fencing to the gun emplacement pit; and
   c. front entrance façade to the subterranean fortification.
2. Works to stabilise the interiors of the subterranean fortification in their current state, with potential access only being provided to visitors on a guided tour. These works include:
   a. Stabilisation works to interior surfaces, fixtures and fittings;

b. cleaning out of existing drainage system and repairs to drainage infrastructure;

c. cleaning out of ventilation system and repairs to ventilation infrastructure; and

d. make safe works to access shafts to former observation post and former depression range finder.

3. Works to make the interiors safely accessible for potential regular visitation by the public~~, including enabling provision of a small shop or information centre relating to the forts~~, subject to an approved and adopted interpretation strategy (refer to Section 6—Conservation policies):

a. modifications to forecourt of subterranean structure;

b. external drainage and waterproofing works;

c. remedial works to former observation post and former depression range finder access shafts to improve ventilation of underground spaces;

d. removal of trip hazards; and

e. provision of electric lighting and power.

3.3 Conservation work priorities

The works that are of the highest priority are those that address the following issues:

- security of the site—to prevent damage to the site and its structures through unauthorised entry and vandalism;
- stability of the structures—to prevent structural failures;
- weathertightness of the underground fortifications—to slow down the decay of the heritage fabric; and
- health and safety of visitors—to minimise risks to people.

Investigative works are also of high priority as they will inform decision-making relating to future conservation works (eg investigations into ventilation and drainage systems; assessments of the integrity and stability of former structures and remains to determine whether they should be conserved/reconstructed and, if so, how).

Other works of high or medium priority are essential to the care and maintenance of significant fabric, to minimise its loss. Many of these tasks will be ongoing.

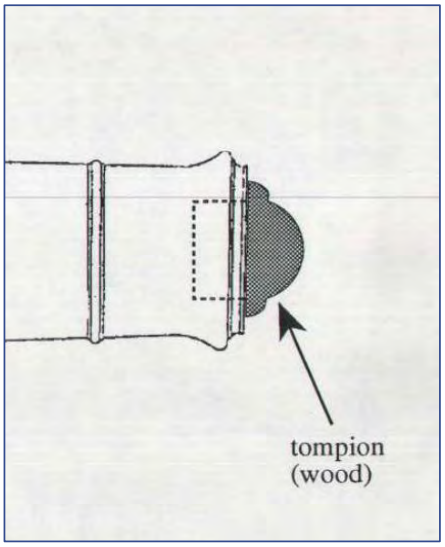
Low priority works are those that are not critical to the ongoing care of the place, but would assist in interpreting the use and significance of the place to visitors.

Schedule 1 (external works) and schedule 2 (internal works) generally contain high and medium priority works.

Schedule 3 (to enable visitation) generally contains lower priority works, although some works fit into the higher priority categories.

Priority	Timeframe
High priority works, including investigative works	Works should be undertaken within 1–3 years
Medium priority works	Works should be undertaken within 3–5 years
Low priority works	Works should be undertaken within 5–10 years

3.4 Schedule 1: External conservation works

Item, image and significance	Description of works	Priority
1861 guns and carriages		
1861 68-pounder guns Guns are of exceptional significance.  	• Carefully remove fixings and lift cannons out of gun carriages using a soft sling. Refer to methodology provided by OHM Consultants in Appendix C. • Take cannons to workshop for cleaning, rust removal, rust treatment and repainting as specified, in black. • Once works are complete and carriages have been repaired, return guns to carriages and refix. • Provide a new tompion to detail for each gun to prevent water entry. Prepare and paint in black. 	Medium priority. Complete within 3–5 years.
Timber gun carriages—stage 1: temporary repairs Gun carriages are reconstructions and of low significance. However, they are important to supporting and interpreting the guns.	• If cannons are not to be restored off site within 3 years, undertake temporary repairs as follows: – Check over timber for signs of decay and rot. – Remove soft, unsound timber. – Fill larger cavities with epoxy resin. – Fill surface fissures with wood filler.	High priority. Complete within 1–3 years.

Item, image and significance	Description of works	Priority
 	– Prepare and paint as specified in Russet Red colour. Refer to methodology provided by OHM Consultants in Appendix C. – Provide additional coat to end grain.	
Timber gun carriages—stage 2: full repairs  	• When cannons are scheduled to be restored off site: – Carefully disassemble timber carriages to undertake repair/replacement works—remove bolt hole plugs and salvage bolts. • Undertake the following repairs: – Check over all timber elements to assess their condition, paying particular attention to areas that are concealed when the carriages are assembled. – If timber element is more than 50% decayed, allow to replace timber element with a new section to match the original. Ensure timber is well seasoned and has a high durability rating. – If timber element is less than 50% decayed, allow to piece in a new section of timber to match the original. Ensure timber is well seasoned and has a high durability rating. • Reassemble carriages using salvaged bolts. • Provide new plugs to bolt holes.	Medium priority. Complete within 3–5 years.

Item, image and significance	Description of works	Priority
		
Concrete gun plinths Gun plinths are of low significance. 	• The existing concrete plinths are in good condition. No works proposed. • However, the plinths are not correctly oriented. If it is proposed to relocate and/or reorient the cannons, allow to remove existing plinths and provide new plinths to match the existing in the new locations identified on plan.	Low priority.
Circular gun emplacement pit		
Fence around circular gun emplacement pit The fence is of low significance. 	• Check over fence surrounding gun pit for peeling paint finish, broken joints or members (none currently obvious). • Prepare and paint areas where paint is missing. Colour to match existing.	Medium priority for safety. Low priority for conservation. Check annually.
Concrete apron to circular gun emplacement pit The pit apron is of exceptional significance.	• Remove debris and plants from top of concrete apron to gun pit. Check over surface of concrete apron for cracks, spalling and erosion of the surface. Remove loose cement patching. • Cut out cracks wider than 5mm to facilitate bonding and repair with compo mortar as specified. Colour and texture of patch is to match the surrounding concrete.	Medium priority. Complete within 3–5 years. Monitor annually.

Item, image and significance	Description of works	Priority
 	• Repair surface of apron with compo render only where the loss of surface material there is greater than 10mm in depth. Colour and texture of patch is to match the surrounding concrete.	
Walls around circular gun emplacement pit The walls are of exceptional significance. 	• Check over walls of gun pit for peeling paint, cracks or spalling. • Fill cracks wider than 5mm with compo mortar as specified. • Prepare and paint walls as specified. Do not paint over historical painted signage.	Medium priority. Complete within 3–5 years.
Floor of gun emplacement pit Pit floor is of exceptional significance.	• Remove all rubbish, plants, gravel and other debris from floor of gun pit. Check over concrete pavement and stones set into pavement.	Medium priority.

Item, image and significance	Description of works	Priority
	• Remove loose and decayed cement render. • Patch repair inner edge of concrete apron to circular pit that once accommodated gun mount with compo mortar as specified. • Fill cracks in concrete that are wider than 5mm with compo mortar as specified.	Complete within 3–5 years. Remove weeds quarterly.
Circular pit at centre of gun emplacement pit Pit for disappearing gun mechanism is of exceptional significance. 	• Remove water from mechanical pit at centre of gun emplacement pit and check over surviving metalwork from former disappearing gun. • Investigate and clean out drains from pit.	High priority. Complete within 1–3 years.
Metal fixtures and fittings in gun emplacement pit Gun fixtures and fittings are of exceptional significance.	• Check over all metal fixtures and fittings. • Remove corrosion back to a clean, bright surface. Treat metal with rust inhibitor. • Prepare and paint as specified.	Medium priority. Complete within 3–5 years.
Steel doors and panels to circular gun pit openings Doors are of exceptional significance.	• Retain and conserve existing doors and panels in situ. • Clean back corrosion to a clean, bright surface. • Treat with rust inhibitor. • Put doors in full working order. • Prepare and paint as specified.	High priority. Complete within 1–3 years.

Item, image and significance	Description of works	Priority
 		
Brick façade to underground fortifications		
Brick paved footpath Brick paving is of low significance.  	• Lift and salvage paving bricks between carpark kerb and brick façade to underground fortification complex. • Lower the ground level between carpark and building so that the finished ground level when bricks are re-laid is the same as the original door threshold. • Ramp pavement down from footpath level to door threshold level from both directions. • If needed, construct new low retaining wall to support concrete kerb and carpark. Wall is to sit under the kerb and not encroach on the new footpath. • Re-lay brick pavers to new ground levels. • Lower the top of the grated drainage sump to be level with the finished paving level. Ensure all paving slopes away from the entry door to the fortification and towards the top edge of the drainage pit.	Medium priority. Complete within 3–5 years. Lowering of ground level will improve access and drainage and provide some security from vehicle impacts.

Item, image and significance	Description of works	Priority
		
Brick façade Brick façade is of exceptional significance. 	• Remove all vegetation and roots growing in brickwork. • Allow to point up all open joints in the top course of brickwork. • Allow to point up open joints in brickwork below left (northern) window. • Clean out all weep holes above string course. • Re-bed and point up loose bricks in top section of wall and in ragged ends of wall left by demolition of surrounding walls.	High priority. Complete within 1–3 years.
Entrance doors Steel doors and frames are not original and are of low significance. Opening is of exceptional significance. 	• Remove loose bricks from threshold and make good. • Remove steel doors and frame. Make good fixing point with compo mortar. Provide temporary support for lintel until new steel lintel and doors are installed. • Provide new stainless steel support (eg arch bar) to lintel. Steel is to be unobtrusive. • Provide new stainless steel posts to support arch bar and lintel; size of posts is to fit recess left by existing steel doors (to be removed). Width of posts is to align with inner edge of the lintel label moulds. • Provide new steel frame and doors to detail. New doors are to be set back into rebate on inner face of wall.	High priority. Complete within 1–3 years.

Item, image and significance	Description of works	Priority
		
Windows Steel window shutters and frames are of not original and are of low significance. Openings are of exceptional significance. Timber window elements and remains of iron strap and gudgeon hinges are original and of exceptional significance. 	• Remove steel shutters and frames from window openings. Make good fixing points in masonry using compo mortar. • Conserve surviving timber window frame and retain in situ. • Conserve remains of iron brackets/ strap and gudgeon hinges from original shutters in situ. Clean back corroded material and treat with rust inhibitor. Prepare and paint metalwork. • Provide new steel frame and shutters to detail.	Medium priority. Complete within 3–5 years.
Stone sills and lintels Stone sills and lintels are of exceptional significance.	Door: • Remove loose bricks from door threshold. • Check over stone lintel. Provide temporary support for lintel until new lintel and/or steel doors are installed. • If lintel has lost more than 50% of its depth, replace lintel stone in sandstone, detail to match the original prior to decay—including pointed pediment detail to top of stone and label mould to bottom edge.	High priority. Complete within 1–3 years. Stone lintels and sills are in very poor condition and in danger of failing.

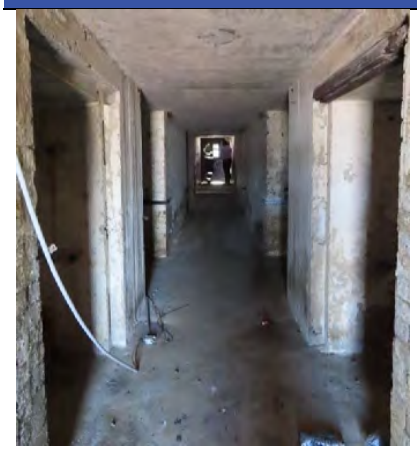
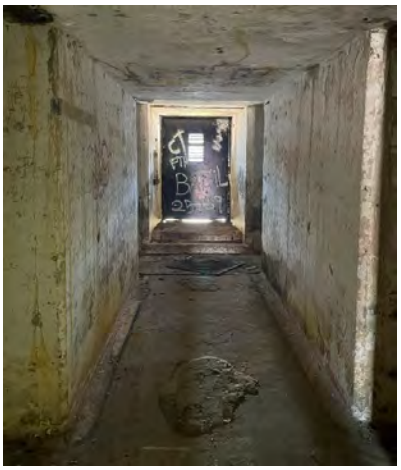
Item, image and significance	Description of works	Priority
 Door.  Northern window.	• If lintel has lost less than 50% of its depth, undertake the following repairs: – Cut out decayed underside of stone to even surface, leaving external face of existing stone intact to minimum 100mm depth. – Piece in new sandstone lintel beneath existing stone and pin it to the existing stone with stainless steel pins as specified. – Pin broken corner of lintel back to lintel with stainless steel pins as specified. – Patch repair underside of lintel where steel frame fixings have been removed using compo mortar as specified. • Northern window: – Check over stone lintel and sill. – Conserve sill in situ. • Gently brush back decayed surface of stone to sound surface. • Piece in section of stone to fill hollow beneath sill. • Southern window: – Replace stone lintel in sandstone; detail to match the original prior to its decay—including pointed pediment detail to top of stone (refer to lintel over door) and flat bottom to bottom of stone. – Replace stone sill in sandstone; detail to match the original prior to its decay—including curved slope to top surface of sill (refer to above instructions for northern window) and inclusion of recessed drip to underside of sill.	

Item, image and significance	Description of works	Priority
 Southern window.		
Steel ventilation pipes Ventilation pipes are of exceptional significance. 	• Clean out vent pipes projecting from façade. • Investigate where pipes are connected using smoke test and fibre optic video camera (industrial endoscope).	High priority. Complete within 1–3 years. Tests will assist in decision-making for internal works.
Former observation post and depression range finder		
Former observation post and depression range finder (see Figure 1.13 in Appendix 3) 	• Undertake physical investigation into tops of shafts to locate and investigate the integrity of the sites of former observation post and depression range finder to: – assess extent and condition of subsurface remains; and – assess material, condition and stability of fill.	High priority. Complete within 1–3 years. Test ~~s will~~excavation will assist in decision-making for protection of archaeology during internal works and

Item, image and significance	Description of works	Priority
		stabilisation of shafts.
Drainage and ventilation	• Use ground penetrating radar to investigate location and condition of drainage and ventilation pipes from fortifications.	High priority. Complete within 1–3 years. To assist in identifying existing drainage and ventilation systems.

3.5 Schedule 2: Internal conservation works

Item, image and significance	Description of works	Priority
Generally 	• Remove all rubbish and debris from interior of the complex. • Check over bricks stored in casemate. If they match those of the front elevation, retain and store them within the complex in a nominated location. • Salvage old loose ironwork scattered throughout the complex. Label and store it in a relevant location (ie in the space to which it belongs). • Undertake hazardous materials investigation. • Investigate mould treatment options that will not impact original surfaces eg Ultraviolet-C (UV-C) light. • Remove redundant electrical conduits and lighting.	High priority. Complete within 1–3 years. Important to sort and identify fabric for undertaking conservation works.
Concrete floor, ramps and steps Concrete floor is original and of exceptional significance. Painted line is also of exceptional significance.	• Remove all loose friable material from surface of concrete floor. • Retain and conserve all ramps and steps. • Conserve painted black line around edge of floor. • If there is a concern regarding trip hazards, insert a thin, loose fit piece of sheet material (eg ply or fibrous cement sheet) into hollow in floor to	Medium priority. Complete within 3–5 years. Ongoing. To conserve original fabric and reduce trip hazards.

Item, image and significance	Description of works	Priority
 	bring it up to level with finished floor surface. 	
Gravel floor Gravel is part of original floor to shell store and of exceptional significance.  Shell store.	• Retain and conserve compacted gravel floor in shell store, including evidence of timber joists that once contained the gravel. • Retain and conserve evidence of former floor surface (now removed) in magazine—rough concrete edge at base of walls.	Medium priority. Ongoing. To conserve original fabric.

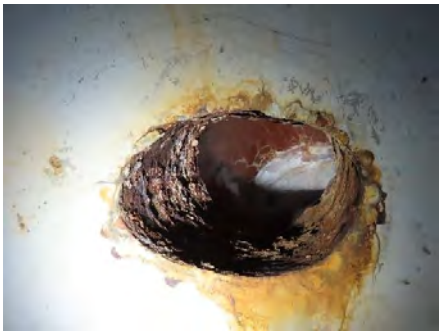
Item, image and significance	Description of works	Priority
	 Magazine (cartridge store).	
Drains and grated sumps Drains and sumps are original and of exceptional significance. 	• Clear all floor drains of debris. • Clean out all drainage pits and sumps. • Where grates are missing, provide new steel grates to pits/sumps, sized to fit the tops of the existing pit openings. Grates are to be removable to enable cleaning.	High priority. Complete within 1–3 years. Drainage is essential to conservation of structure. Grates are needed for safety. Cleaning will be ongoing.
Drainage pipes Drainage pipes are original and of high significance. They are important to weatherproofing the structure and maintaining it in good condition.	• Investigate drainage system from underground complex (using industrial endoscope). Map drainage pipes and outlets. • Clear all pipes of roots and debris and ensure drains are functional.	High priority. Complete within 1–3 years. Drainage is essential to conservation of structure. Cleaning will be ongoing.

Item, image and significance	Description of works	Priority
Brick walls Brick walls are of exceptional significance, as is the original painted signage.   Graffiti.  Mould.	• Brush walls with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Be careful to conserve remnant painted signage and painted skirting detail. • Remove peeling or separated acrylic paint layers. • Retain and conserve limewash finish. • Remove modern graffiti from brickwork using approved materials and methodology. Ensure that method is selective to individual paint layers and does not remove earlier wall finishes, surface of bricks or mortar from between bricks. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.   Example of remnant signage.	Medium priority. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.

Item, image and significance	Description of works	Priority
Concrete walls Concrete walls are of exceptional significance. 	• Conserve evidence of formwork used to build walls. • Brush walls with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Be careful to conserve remnant painted signage and painted skirting details. • Remove peeling acrylic paint layers. • Retain and conserve limewash finish. • Remove modern graffiti from concrete walls using approved materials and methodology. Ensure that method is selective to individual paint layers and does not remove earlier wall finishes or impact surface of concrete. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	Medium priority. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.
Lamp niches Lamp niches are of exceptional significance. 	• Conserve all lamp niches in situ, including ventilation pipes and openings in wall (above and to each side of each niche). • Conserve metal surrounds to wall vents. • Conserve lamp housing in the shelf of each niche. • Conserve all evidence of the framing for fireproof glass enclosures to the lamps. This includes scarring and remains of metalwork left in wall surrounding the recesses.	Medium priority. Ongoing. To conserve original fabric.

Item, image and significance	Description of works	Priority
		
Wall recesses Wall recesses are of exceptional significance.  	• Retain and conserve all wall recesses in their existing state. • Conserve all evidence of how recesses were constructed. • Conserve remnant framing and timber elements that originally formed linings to recesses in situ. • Remove rubbish and decayed material from openings. • Conserve metal fixtures and fittings in situ. 	High priority. Ongoing. To prevent further loss of significant fabric.

Item, image and significance	Description of works	Priority
Ceilings Ceilings are original and of exceptional significance.  	• Brush ceilings with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Remove peeling acrylic paint layers. • Retain and conserve limewash finish. • Remove modern graffiti from ceiling using approved materials and methodology. Ensure that method is selective to individual paint layers and does not remove earlier ceiling finishes, surface of bricks or mortar from between bricks. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	Medium priority. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.
Iron rails/beams in ceilings Iron rails/beams are original fabric and of exceptional significance. 	• Carefully remove any loose and spalling concrete from around iron rails. • Remove any loose rusted material from surface of rails. • Investigate structural integrity of iron rails and concrete around them. • Clean and treat with rust inhibitor.	High priority. Complete within 1–3 years. Important to maintaining structural stability.
Metal ceiling vents Ceiling vents are original fabric and of exceptional significance.	• Retain existing ceiling vents in situ.	High priority.

Item, image and significance	Description of works	Priority
	• Investigate and map reticulation of ventilation system using industrial endoscope. • Investigate materials used for construction of ventilation pipework. • Treat metalwork with rust inhibitor. 	Complete within 1–3 years. Important to maintaining air quality as well as conservation of significant fabric.
Terracotta ceiling vent Terracotta vent is introduced fabric and of moderate significance. 	• Conserve terracotta vent pipes in situ. • Investigate vent's connection with the original ventilation system—assumed to have been installed when roof vents blocked up. 	High priority. Complete within 1–3 years. Important to maintaining air quality.
Door and window openings and timber frames Door and window openings and timber frames are original and of exceptional significance.	• Retain and conserve brick arched heads and rendered sills to openings. • Retain and conserve all timber window and door frames in situ. • Retain all surviving window and door hardware in situ. • Clean and treat all surviving metalwork with rust inhibitor. • Where frames are missing, retain all evidence of where timber frames were originally fitted.	Medium priority. Complete within 1–3 years. To conserve original fabric. Ongoing.

Item, image and significance	Description of works	Priority
 Internal window to shell store.  Timber lintel to laboratory.	  Northern window of front façade showing timber frame for casement sashes and strap and gudgeon shutter hinges.	

Item, image and significance	Description of works	Priority
 Evidence of door frame around store.		
Internal steel doors and frames Remains of steel doors and frames are of exceptional significance Note: Bombproof covering materials are missing 	• Retain and conserve metal doors, frames, lintels, stops and hinges in situ. 	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
		
Iron/steel fixtures and fixings All early fixings are of exceptional significance.  	• Retain and conserve original fixtures and fittings in situ. • Retain and conserve strap hinges on corners of passages in situ. • Clean and treat all ironwork with rust inhibitor.	Medium priority. Complete within 3–5 years. Ongoing. To conserve original fabric.
Shaft to former observation post Shaft is of exceptional significance. Structure supporting shaft is of low significance.	• Investigate integrity and stability of structure holding fill in shaft leading up to former observation post. • Record existing iron structure in photographs and drawings. • If shaft is to be reopened in the future, construct timber frame beneath shaft to support structure and fill above. • Install temporary safety barricade across passage to prevent entry to area below shaft.	High priority. Complete within 1–3 years. For safety.

Item, image and significance	Description of works	Priority
	• Monitor condition of shaft closely. • If shaft is not to be reopened, construct new structural support to replace existing steel grate. The support structure should not obscure evidence of the shaft from view. 	
Shaft to former depression range finder Shaft is of exceptional significance. Structure supporting shaft is of low significance. 	• Investigate integrity and stability of structure holding fill in shaft leading up to former depression range finder. • Record existing iron structure in photographs and drawings. • If shaft is to be reopened in the future, construct timber frame beneath shaft to support structure and fill above. • Install temporary safety barricade across passage to prevent entry to area below shaft. • Monitor condition of shaft closely. • If shaft is not to be reopened, construct new structural support to replace existing steel grate. The support structure should not obscure evidence of the shaft and ladder from view.	High priority. Complete within 1–3 years. For safety.

Item, image and significance	Description of works	Priority
		

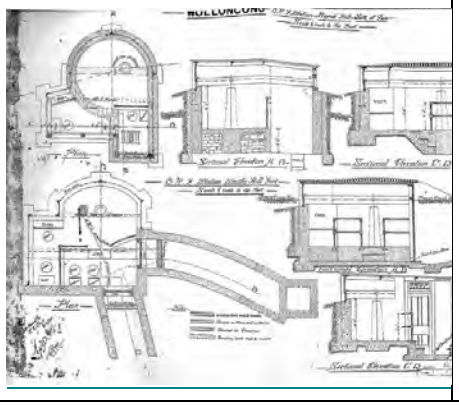
3.6 Schedule 3: Internal refurbishment works to enable regular visitation

This schedule of works assumes that works outlined in schedules 1 and 2 have been completed and that works outlined in schedule 3 are being undertaken within 3–5 years of the schedules 1 and 2 works.

This schedule also assumes that ventilation and drainage are key to making the place healthier and safer for regular compatible use, occupation or public visitation. Proposed new structures (eg lightweight shelters to depression range finders) require~~must~~ approval from the consent authority~~be approved~~.

Item, significance	Description of works	Priority
Waterproofing, drainage works		
Fill over underground fortifications Covering to fortifications is of high significance	• Under an archaeological watching brief, remove the fill from over the top of the underground fortifications. Retain fill on site for reinstatement on completion of drainage and waterproofing works. • Inspect existing waterproofing to structure to assess its condition. Retain and conserve existing waterproofing in situ (anticipated to be asphalt). • Provide a new waterproofing system over the top of the roof of the structure and around all the walls. • Following installation of new drainage and reconstruction of shafts, reinstate fill and grass over hill.	Medium priority. Complete within 3–5 years. For waterproofing of underground structure. Undertake in conjunction with drainage works and investigations of ventilation system and shafts to observation post and depression range finder.

Item, significance	Description of works	Priority
Drainage works Original drainage system is of high significance.	• Investigate existing drainage to hill over fortifications. • Provide new supplementary drainage as required to remove water from area of underground fortifications. • Provide new agricultural drains around the base of the exposed walls. Connect new drains to existing drainage system.	Medium priority. Complete within 3–5 years. For removing water from underground structure. Undertake in conjunction with drainage works and investigations of ventilation system and shafts to observation post and depression range finder.
Ventilation through observation post and depression range finder shafts		
Shafts to former observation post and depression range finder Shafts are of exceptional significance, although they may not be intact.	• While underground fortifications are uncovered, investigate remains of original ventilation shafts and of shafts providing access up to former observation post and former depression range finder. • Remove fill from shafts and remains of observation post and depression range finder. Conserve remains in situ. • Repair/reconstruct shafts to former observation post and former depression range finder, subject to an approved and adopted interpretation strategy (see below). • Consider reconstruction of missing components of observation post and depression range finder. Refer to historical drawings for details. • If observation post and depression range finder are not to be reconstructed, incorporate vents in tops of shafts to supplement existing ventilation system for underground spaces.	Investigations of shafts—high priority. Complete within 1–3 years. Works to shafts—medium priority (unless there is danger of collapse). Complete within 3–5 years. Undertake in conjunction with investigations into ventilation system and waterproofing and drainage works.
New lightweight structures New fabric.	• Construct new lightweight roofed shelters over shafts to prevent water entry. These shelters shwould be designed to interpret the structures that previously existed in these locations, no higher than the historic structures, subject to an approved and adopted interpretation strategy (see below). Refer to historical drawings (1894 drawing of Smiths Hill, see below), aerial photographs (1938 aerial of Flagstaff Hill, Appendix 3) and site plans.	Low priority. Complete within 5–10 years. For interpretation of key components of site, now missing. Approved design required.

Item, significance	Description of works	Priority
	• Enclose structures with an appropriate safety fence for protection and to prevent access. • Include a grate over the shaft structure. 	
Exterior works to underground complex		
Entrance forecourt to underground fortifications Existing footpath and carpark are of low significance.	• Remove parking spaces from immediately in front of main entrance to underground fortifications. • Develop design for new forecourt in front of main entrance to interpret former nineteenth-century walled compound area. Possibly build low walls and seating around original (southern) walled entrance to underground fortifications. Refer to original plans for fortifications.  • Install bollards to prevent vehicular access and entry to new forecourt area. • Use paving to define area that is pedestrianised zone only. • Undertake archaeological assessment prior to undertaking work and monitor for any surviving archaeological remains. These	Bollards—high priority. Complete within 1–3 years. For protection of site. Forecourt development—medium priority. Complete within 3–5 years. To improve safety and interpretation of site.

Item, significance	Description of works	Priority
	should be conserved in situ and used to guide the design.	
Brickwork Exceptional significance.	• Review condition of brickwork. • Undertake necessary repairs using methodology described in schedule 1 works.	High priority. Complete within 1–3 years Refer to schedule 1.
Stone lintels and sills Exceptional significance.	• Review condition of stone lintels and sills. • Undertake necessary repairs using methodology described in schedule 1 works.	High priority. Complete within 1–3 years. Refer to schedule 1.
Timber windows Reconstructed elements. Openings and original design are of exceptional significance.	• Reconstruct timber casement windows to front elevation. Refer to original drawings for fortifications. • Retain and re-use original frame in northern window in situ. • Construct new frame fit to southern window opening; detail to match that in northern window opening. • Construct two pairs of three-pane casement sashes as shown in drawings. • Provide stainless steel hinges to match evidence on existing window frame. • Provide stainless steel casement sash fasteners and locks. • Allow to paint windows; colour to match evidence on surviving original frame.	Low priority. Complete within 5–10 years. For recovery and reconstruction of elements of exceptional significance and improvement of interpretation of site.
Steel window shutters Reconstructed elements.	• Retain new steel shutters replaced as part of schedule 1 works.	High priority. Complete within 1–3 years. Refer to schedule 1.
Steel door Reconstructed elements.	• Retain new steel shutters replaced as part of schedule 1 works.	High priority. Complete within 1–3 years. Refer to schedule 1.
Interior works		
Concrete floor, ramps and steps Exceptional significance.	• Conserve existing floor finish. • Fill hollows in floor where there is a trip hazard with cement; finish to match original floor finish. • Provide safety strips if needed to steps and low lintels.	Low priority. Complete within 5–10 years. To improve access.

Item, significance	Description of works	Priority
Gravel floor Exceptional significance.	• Conserve existing gravel floor in shell store including evidence of timber framing (now removed). • Install temporary barrier across entrance to shell store to prevent entry, but still allow a view of the space.	Low priority. Complete within 5–10 years. To conserve fragile fabric while providing access.
Dish drains Exceptional significance.	• Conserve all original floor drains. • Ensure drainage system is clear and functional.	High priority. Complete within 1–3 years. Refer to schedule 1.
Grated pits/sumps New grates are of low significance.	• Retain grates over drainage pits—installed as part of schedule 2 works. • Treat grates with rust inhibitor.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Floor finish to casemate Exceptional significance.	• If casemate is to be used for a~~-~~ny approved purpose~~small shop or information desk~~, provide new loose fit sheet flooring over existing floor.	Low priority. To facilitate use only.
Wall finish Exceptional significance.	• Treat mould. • Remove any acrylic paint. • Limewash walls that were originally limewashed. • Do not limewash walls that have not been limewashed previously.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Ceiling finish Exceptional significance.	• Fill cracks with lime plaster. • Treat mould. • Remove any acrylic paint. • Limewash ceiling.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Painted signage Exceptional significance.	• Conserve historical signage where it exists, including ghost signage. • Do not paint over or repaint signage.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Internal timber doors and windows Exceptional significance.	• Conserve surviving frames in situ.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Galvanised steel doors and frames Exceptional significance.	• Conserve blast-proof doors and frames in situ. • Ease hinges.	Medium priority. Complete within 3–5 years.

Item, significance	Description of works	Priority
	• Clean back steelwork to clean surface, removing severely corroded material only. • Treat with rust inhibitor. • Prepare and paint using grey zinc-based paint.	Refer to schedule 2.
Lamp niches and associated ventilation holes Exceptional significance.	• Conserve lamp niches and associated ventilation holes as noted in schedule 2 works.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Iron fixtures and fixings Exceptional significance.	• Clean back ironwork to clean, bright finish. • Treat with rust inhibitor.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Ceiling and wall vents Exceptional significance.	• Retain and clean out original ventilation pipes.	Medium priority. Complete within 3–5 years. Refer to schedule 2.
Shaft to former observation post Exceptional significance.	• In consultation with structural engineer, carefully remove fill and steel structure from shaft. Assess its condition. • Undertake repairs to shaft, if viable. • Once shaft is repaired, remove temporary supporting structure and safety barrier. • Provide grate at top of shaft to enable natural air flow.	Medium priority. Complete within 3–5 years. To improve ventilation and to conserve significant fabric. Consider/undertake works in conjunction with lightweight structures above.
Shaft to former depression range finder Exceptional significance.	• In consultation with structural engineer, carefully remove fill and steel structure from shaft. Assess its condition. • Undertake repairs to shaft, if viable. • Once shaft is repaired, remove temporary supporting structure and safety barrier. • Provide grate at top of shaft to enable natural air flow.	Medium priority. Complete within 3–5 years. To improve ventilation and to conserve significant fabric. Consider/undertake works in conjunction with lightweight structures above.
Lighting and power Low significance.	• Install lighting and power to enable use of casemate for visitor information and to facilitate tour of underground spaces. • All conduits are to be surface-mounted and laid out to minimise their physical and visual impact on the spaces.	Low priority. Complete within 5–10 years. For visitation only.

Item, significance	Description of works	Priority
	• Provide 2 double general power outlets (GPOs) in casemate only.	
Interpretation		
Interpretation strategy	• Develop and implement interpretation strategy for the site and precinct (incorporating the Smiths Hill Fort site) in accordance with conservation policy for heritage interpretation. • Provide interpretation signage (including QR codes) or similar to explain history and use of the structures on the hill, including how they were designed to operate. Include interpretation for: – disappearing gun; – observation point; and – depression range finder. • Provide interpretation signage (including QR codes) or similar that explains the history, use and layout of the underground structures. Include interpretation for: – layout of fortifications; – storage and handling of ammunition within the fort; and – loading and cleaning of guns. • Provide interpretation that links the fortifications at this site to the fortifications at Smiths Hill.	High priority. Complete strategy within 1–3 years. Implement strategy within 3–5 years.

Smiths Hill Fort—schedule of conservation works

4 Smiths Hill Fort—schedule of conservation works

4.1 Identification of elements

The structures and elements of the Smiths Hill Fort are identified in Figure 4.1 and Figure 4.2.

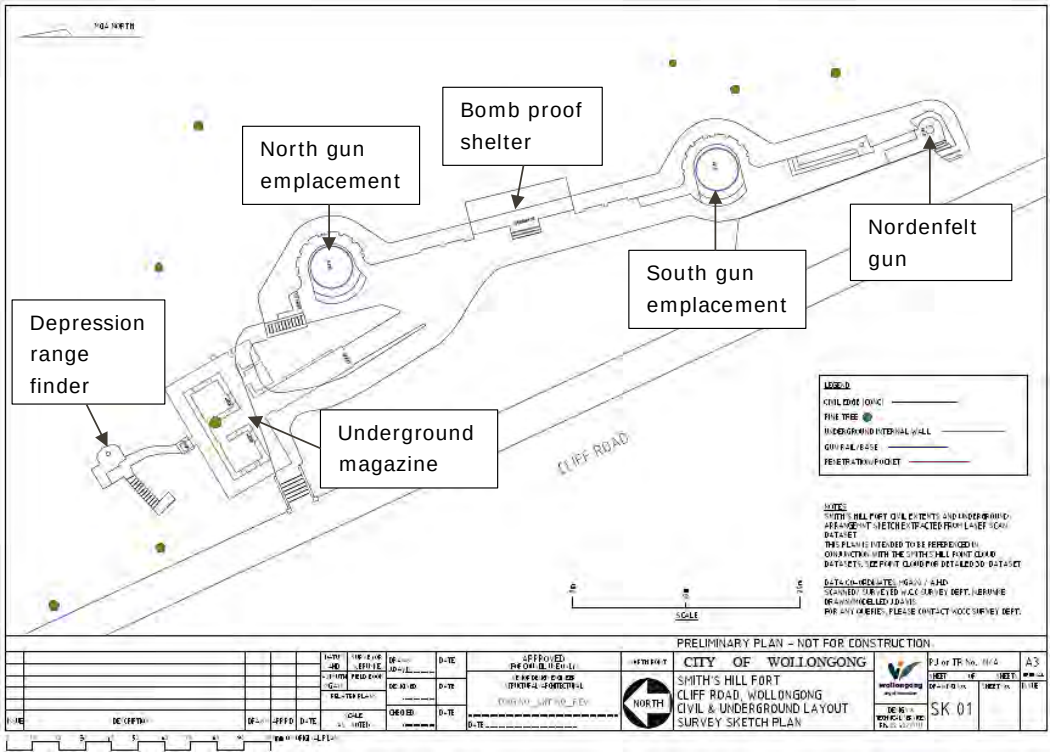


Figure 4.1 Smiths Hill Fort layout. (Source: City of Wollongong with GML overlay, 2024)

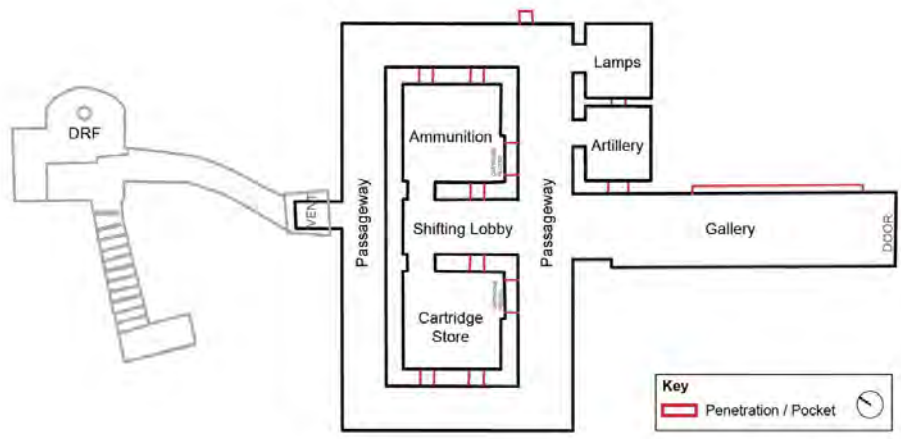


Figure 4.2 Plan of the underground magazine (in black) and depression range finder (or DRF, in grey) of Smiths Hill Fort, based on plan drawn following excavation of the former fort, 1986. (Source: City of Wollongong Council, 2024)

4.2 Outline scope of works

This schedule of works includes repairs to the historical fabric of the Smiths Hill Fort. It does not include design and documentation of new elements.

The schedule of works has been divided into three separate scopes of work. These are as follows:

1. Works to stabilise the site and to conserve the external and publicly accessible components of the site. These works include:
    a. tree removal and site stabilisation works;
    b. repairs to outdoor fortifications accessible from Battery Park, including gun emplacements and casemate;
    c. remedial works to the former depression range finder access shaft; and
    d. repairs to the entrance façade to the subterranean fortification.
2. Works to stabilise the interiors of the subterranean fortification in their current state, with potential access only being provided to visitors on a guided tour. These works include:

a. stabilisation works to interior surfaces, fixtures and fittings;

b. cleaning out of existing drainage system and repairs to drainage infrastructure; and

c. cleaning out of ventilation system and repairs to ventilation infrastructure.

3. Works to improve interpretation and make the interiors safely accessible for potential regular visitation by the public:

a. supplementary waterproofing and drainage;

b. internal painting; and

c. provision of electric lighting and power.

4.3 Conservation work priorities

The works that are of the highest priority are those that address the following issues:

- security of the site—to prevent damage to the site including its guns and structures through vandalism and unauthorised entry;
- health and safety of visitors—to minimise risks to people;
- stability of the structures—to prevent structural failures; and
- weathertightness of the underground fortifications—to slow down the decay of the heritage fabric.

Investigative works are also of high priority as they will inform decision-making in regard to future conservation works (eg investigations into drainage and ventilation systems; invasion of tree roots and stability of structures).

Other works of high or medium priority are essential to the care and maintenance of significant fabric, to minimise fabric loss. Some items will require ongoing monitoring and maintenance tasks.

Low priority works are those that are not critical to the ongoing care of the place, but would assist in interpreting the use and significance of the place to visitors.

Schedule 4 (external works) and schedule 5 (internal works) generally contain high and medium priority works.

Schedule 6 (to enable visitation) generally contains lower priority works, although some works fit into the higher priority categories.

Priority	Timeframe
High priority works, including investigative works	Works should be undertaken within 1–3 years.
Medium priority works	Works should be undertaken within 3–5 years.
Low priority works	Works should be undertaken within 5–10 years.

4.4 Schedule 4: External conservation works

Item, image and significance	Description of works	Priority
Tree removal		
Norfolk Island Pines Trees are significant to the park and are listed as significant landscape items by Council.  Tree over underground fortifications. Issue: damage to structures caused by trees.	• Refer to arborist's report (Appendix D) on trees at northern end of fortifications. • Carefully remove tree from top of underground fortifications. Grind out stump if possible without damaging structure. • Engage arborist to investigate tree up the hill from the Nordenfelt gun to determine its impact on the fortifications. • Cut back invasive roots of trees that are impacting the fortification structures. • Install a tree root barrier behind the fortification walls. • Continue to monitor roots.	High priority. Complete within 1–3 years. Essential to protect and limit damage to heritage structures.
Engineering services		
Geotechnical engineer. Issue: subsidence of site.	• Commission a geotechnical investigation of the foundation conditions and water flow paths around the fortifications.	High priority. Complete within 1–3 years. To understand stability of site.
Structural/civil engineer. Issue: subsidence of site and structural damage to fortifications.	• Refer to structural report (Appendix B). • Engage a structural/civil engineer to design remedial solutions to enable retention and stabilisation of the existing walls in situ. All solutions must be discussed with the heritage consultant to ensure that they minimise their heritage impacts on the fortifications. Possible solutions may include a combination of the following: – stitching and patching of cracks using Helifix ties or similar; – installation of steel anchors through the walls that extend back into the embankment behind the walls;	High priority. Complete within 1–3 years. To stabilise structures and prevent further damage.

Item, image and significance	Description of works	Priority
	– installation of subsurface drainage (eg agricultural drains) behind the walls; – inclusion of weep holes or drainage holes through the walls to prevent water from building up behind the walls; and – reconstruction of brick walls with piers or other strengthening built into the walls to strengthen them. • If the site continues to subside after tree removal and installation of tree root barriers, engage a structural or civil engineer to design a remedial solution to stabilise the ground around the fortification walls, particularly in the areas around: – the walls of the depression range finder; – the retaining wall above the banquette; and – the walls around the Nordenfelt gun. • With engineering input, consider construction of a subsurface wall system to stabilise the site and minimise movement/land slip and the incursion of tree roots. Potential systems could include: – shoring behind the existing walls; and – a contiguous pile wall outside the existing walls—between the road and the depression range finder, and possibly also below the depression range finder.	
Hydraulics engineer. Issue: water in underground fortifications and walls of casemate.	• If drainage continues to be an issue following cleaning out of existing drains, engage a hydraulics engineer to: – investigate the existing drainage systems, including drainage into the existing water cisterns/tanks (one inside battery and one downhill from battery); and – if necessary, design a new drainage system to supplement the existing to redirect water away from the fortification walls.	High priority. Complete within 1–3 years. To keep water out of structures and prevent further damage.

Item, image and significance	Description of works	Priority
Depression range finder		
Photographic record.	• Prior to undertaking repair and reconstruction works, photographically record the depression range finder—all elevations, floor and layout.	High priority. Complete within 1–3 years.
Fence Fence is of low significance. 	• Remove existing fence. • Provide a new steel fence or other safety barrier outside the existing structure. It must be freestanding and not fixed to the structure.	High priority. Complete within 1–3 years. Current fence has caused damage to structure.
Vegetation Grass is of low significance. (Fortification walls are of exceptional significance.) 	• Remove grass from around walls. • Poison and remove roots penetrating walls.	High priority. Complete within 1–3 years. Ongoing.
New subsurface walls and drainage to stabilise site New fabric—must be unobtrusive.	• If tree removal and root barriers have not been sufficient to stabilise site, construct new walls (eg below-ground contiguous pier walls) around the site of the depression range finder, as detailed by the structural engineer, to stabilise the site. The purpose of these walls is to remove pressure from the depression range finder walls. – The tops of the retaining walls should finish at ground level. – Provide drainage to the area between the new retaining walls and the depression range finder walls.	High priority. Complete within 1–3 years. To stabilise site and prevent further damage to significant structure.

Item, image and significance	Description of works	Priority
	– Fill and returf this area so that the depression range finder continues to be set into the ground.	
Concrete floor and steps of depression range finder Concrete floor and steps are original fabric and are of exceptional significance. 	• Remove all debris from depression range finder. • Conserve existing concrete floor and steps. • Investigate area around slate tread, which does not appear to be original. Retain in situ.	High priority. Complete within 1–3 years. Ongoing.
Grated drains Drain is original, of exceptional significance and important for removing water from site. Grates may not be original (age to be confirmed). However, grates were included over the drains in the original design. The hinged grates allow easy access to clean out drains. 	• Clean out all drains and ensure they are fully functional. • Investigate and map drainage system using industrial endoscope.	High priority. Complete within 1–3 years.

Item, image and significance	Description of works	Priority
Concrete walls of depression range finder Walls are original fabric and of exceptional significance.   	• Remove loose pieces of concrete and cement patching. • Assess cracks and displacement. • Stitch cracks in concrete walls using HeliBars or similar and fill gaps with cement mortar as detailed by engineer. Finish should match surrounding wall finish (markings from timber boarded formwork). • Provide vertical control joints between concrete and brickwork where cracks exist. • Fill cracks in top edge of depression range finder with cement mortar; finish to match surrounding surfaces. • Patch top of concrete wall where balustrade removed with cement mortar. 	High priority. Complete within 1–3 years. To stabilise and conserve significant structure.
Brick walls on uphill side of depression range finder Red brickwork at top of stairs is not original and of low significance.	• Brickwork of top section of wall appears to be single-skin only and inadequate to retain the embankment above it.	High priority. Complete within 1–3 years.

Item, image and significance	Description of works	Priority
	• Rebuild damaged brickwork at top of stairs: – Ensure new brickwork is bonded into existing brickwork. – Incorporate strengthening elements as detailed by engineer (eg second skin of brickwork). – Include subsurface drainage and weep holes or drainage holes in wall.	To stabilise structure.
Brick walls between shaft and depression range finder Brick walls are original and of exceptional significance. 	• With the exception of the top courses, brickwork appears to be original. Salvage original bricks from collapsing walls. • Rebuild brick walls as detailed by structural engineer: – Re-use original bricks for the exposed front face of the walls. – Note that face brickwork is currently laid in stretcher bond. If stretcher bond is to be retained, include ties to bond inner and outer brick skins together. – New bricks may be used for concealed brickwork and to complete the top of the walls. – Include wall strengthening or external piers as detailed by engineer. – Include weep holes or drainage holes to prevent build-up of water behind walls. • Provide subsurface drainage behind walls as detailed by hydraulics engineer. • Remove steel braces once repairs are complete, and make good, but only if drainage and strengthening of walls have been undertaken.	High priority. Complete within 1–3 years. To stabilise and conserve significant structure.

Item, image and significance	Description of works	Priority
	 	
Access shaft from underground fortifications Shaft is original and of exceptional significance. Recent brickwork at top of shaft is of low significance. 	• Remove section of non-original brickwork and concrete slab from top of shaft. • Investigate condition of original brickwork below. Point up open joints using cement mortar to match original. • Rebuild top of shaft, ensuring that brickwork aligns with walls below. Provide new roof.	High priority. Complete within 1–3 years. To stabilise and conserve significant structure.

Item, image and significance	Description of works	Priority
Handrails inside depression range finder Steel handrails are original and of exceptional significance. 	• Retain existing handrails. • Treat handrails with rust inhibitor, prepare and paint.	Medium priority. Complete within 3–5 years. To conserve significant fabric.
Stone pillar Stone pillar appears to be early and of exceptional significance. 	• Retain and conserve pillar.	Medium priority. Complete within 3–5 years. Ongoing.
Timber door frames Timber door frames are modern fabric and of low significance. They assist in interpreting the depression range finder. 	• Retain existing timber door frames. • Repair as necessary. • Prepare and paint.	Medium priority. Complete within 3–5 years.

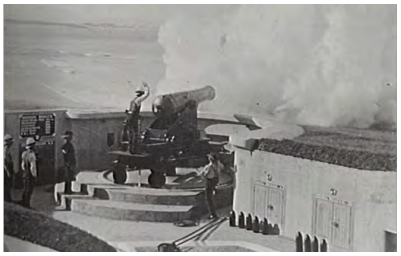
Item, image and significance	Description of works	Priority
Metal ventilation panel to shaft Metal panel is intrusive. 	• Remove existing panel and frame. • Replace with new louvred panel in same location; size to match existing.	High priority. Complete within 1–3 years. Work to be undertaken in conjunction with work to access shaft.
Battery—generally		
Debris	• Remove all loose gravel and other debris from floor of battery.	High priority. Complete within 1–3 years. Ongoing.
Concrete paving Early concrete paving is of exceptional significance. 	• Retain and conserve concrete paving to battery. 	High priority. Complete within 1–3 years. Ongoing.
Asphalt paving Asphalt is of moderate significance.	• Retain and conserve asphalt paving. • Patch repair asphalt with asphalt.	High priority. Complete within 1–3 years. Ongoing.

Item, image and significance	Description of works	Priority
 Decayed asphalt adjacent to brick drain and concrete ramp down to underground magazine.		To reduce decay around drain.
Drains and cistern (tank) Underground cistern (tank) is of high significance. Brick drains are of high significance. Steel grates may not all be original (age to be confirmed), but grates over drains are a significant component of the original design.  Brick drains.  Cistern (tank).	• Clean out all drains and ensure that they are fully functional. • Investigate and map existing drainage system using industrial endoscope. • Check falls of drains to drainage pits. • Make good asphalt and concrete around drains to ensure there are no washouts or hollows to hold water. • Ensure all pits have steel grates over them. • Check over brick drains and reset bricks that have lifted or are creating a trip hazard. • Retain and conserve water cistern located under battery paving. Retain existing metal lid. • Investigate condition of cistern and check that it is not leaking.  Drainage pit with hinged grate.	High priority. Complete within 1–3 years. Ongoing. To maintain proper drainage around the fort.

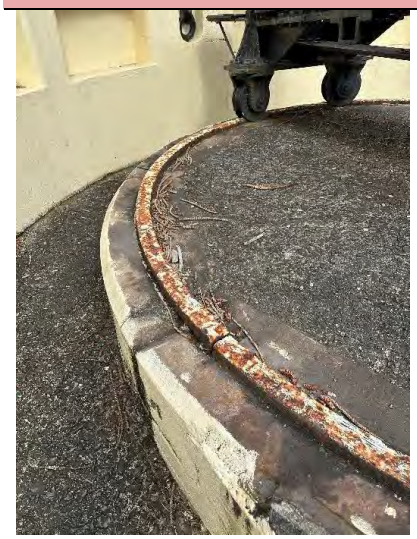
Item, image and significance	Description of works	Priority
New supplementary drainage New work.	• If found to be necessary following investigations of existing site drainage, undertake supplementary drainage works to redirect water away from fortifications. This is most likely needed around the eastern side of the bombproof shelter.	Medium priority. Complete within 3–5 years. Undertake with other site drainage works.
Concrete ramps Concrete ramp down to underground magazine is early and of exceptional significance. Concrete ramp up to Nordenfelt gun is also early and of exceptional significance. 	• Retain and conserve concrete ramp down to underground magazine. • Retain ramp up to Nordenfelt gun. • Ramp may be replaced if necessary to meet other requirements. • If ramp is to be retained, reinstate balustrade to ramp up to Nordenfelt gun.	Medium priority. Complete within 3–5 years. Balustrade is for safety.
Concrete steps and banquette Banquette is of exceptional significance. 	• Retain and conserve banquette. • Retain and conserve concrete steps.	Medium priority. Complete within 3–5 years. Ongoing.
Concrete walls Early concrete walls of fortifications, which exhibit clear bands from their construction, are of exceptional significance.	• Retain and conserve concrete walls. • Remove loose pieces of concrete and cement patching. • Assess cracks and displacement adjacent to northern and southern stairs and in wall around Nordenfelt gun.	High priority. Complete within 1–3 years. To conserve significant fabric.

Item, image and significance	Description of works	Priority
	• Stitch cracks in concrete walls as detailed by engineer (eg using HeliBars or similar and fill gaps with cement mortar). • Provide vertical control joints between concrete and brickwork where substantial cracks exist.	
Brick walls Brick walls of fortifications are of exceptional significance.  Vegetation in joints above bombproof shelter.  Displaced brickwork above banquette.	• Poison and remove all vegetation growing in brickwork. • Assess cracks and displacement in brick walls above concrete. • Generally, retain and conserve brickwork in situ. • Investigate construction of wall and condition of brickwork. • Undertake stitch repairs or install anchors as detailed by structural engineer. • Only rebuild brick walls where stitching is not a viable option. Rebuilding is to be as detailed by structural engineer and may include the following: – Copy existing bonding pattern and raked detail to top of wall. – Re-use original bricks for the exposed front face of the walls. – New bricks may be used for concealed brickwork and to complete the top of the walls. – Include wall strengthening or external piers as detailed by engineer. – Include weep holes or drainage holes to prevent build-up of water behind walls.	High priority—remove weeds, point up joints and monitor movement. Complete within 1–3 years. Medium priority—undertake repair and stabilisation works. Complete within 3–5 years. To conserve significant fabric and prevent further damage.

Item, image and significance	Description of works	Priority
 Raked top to brick wall.	• Provide subsurface drainage behind walls as detailed by hydraulics engineer. • Replace damaged bricks to top of wall.  Cracks at junction between brickwork and concrete.	
Timber doors to shell recesses Timber doors to shell recesses are not original, but have been made to replicate the original doors. They are of moderate significance.  Broken top rail to doors.	• Fill gaps around edges of frames with mortar. • Repair timber doors, by replacing broken or decayed elements such as rails or stiles. • For longer-term solution, replace doors in hardwood—detail to match existing. • Prepare and paint doors and frames. 	High priority. Complete within 1–3 years.
Metalwork Early iron fixings are of exceptional significance. Replica fixings are of moderate significance.	• Clean back ironwork and steelwork fixed to walls to clean, bright surface. • Treat with rust inhibitor. • Prepare and paint.	Medium priority. Complete within 3–5 years. To conserve significant fabric and minimise corrosion.

Item, image and significance	Description of works	Priority
		
Paintwork and signage Existing painted signage replicates early signage and is of moderate significance.  	• Conserve existing painted signage. • Do not paint over or repaint signage. • Prepare and paint walls. 	Medium priority. Complete within 3–5 years. To be undertaken with other repairs to brick and concrete walls.
Aprons to gun emplacements Aprons to gun emplacements are of exceptional significance.  	• Reconstruct moulded aprons to the top of the walls surrounding the two large gun emplacements. Detail of apron to match original drawings and detail of apron around disappearing gun emplacement at Flagstaff Hill.  Apron around Flagstaff Hill disappearing gun emplacement—for matching reference.	Medium priority. Complete within 3–5 years. To be undertaken with other repairs to brick and concrete walls.

Item, image and significance	Description of works	Priority
Gun emplacements		
Guns and gun carriages Guns and carriages are of exceptional significance.  	• Carefully remove fixings and lift guns out of gun carriages using a soft sling. Refer to methodology provided by OHM consultants in Appendix C. • Take guns to workshop for cleaning, rust removal, rust treatment and repainting as specified, in black. • Once works are complete and carriages have been repaired, return guns to carriages and reinstate on site. • Provide a new tompion to detail for each gun to prevent water entry. Prepare and paint in black.	High priority. Complete within 1–3 years. To conserve significant fabric and to reduce risk of cuts to visitors.
Raised concrete plinths Raised concrete plinths are original and of exceptional significance. 	• Retain and conserve concrete plinths to gun emplacements. • Point up cracks in plinth. • Remove debris from drains in surface of plinth and ensure they are functional.	High priority. Complete within 1–3 years. Undertake works at same time as repairs to guns and carriages.
Stone ring to plinths Stone capping is of exceptional significance.	• Retain and conserve stone edges to plinths. • Remove debris from drains and ensure they are functional. • Remove loose and decayed stone debris using a soft bristle brush. • Check over joints and cracks in stones.	High priority. Complete within 1–3 years. Undertake works at same time as repairs to guns.

Item, image and significance	Description of works	Priority
	• Check over previous patch repairs. Remove loose patching material. • Point up open joints with lime compo mortar. Do not widen joints. • Patch repair stones only where there is a recess in the top of the stone to hold water—greater than 5mm deep. 	
Steel rails for guns Steel rails supporting guns are of exceptional significance. 	• Clean rails back to clean, bright metal. • Treat rails with rust converter.	High priority. Complete within 1–3 years. Undertake works at same time as repairs to guns.

Item, image and significance	Description of works	Priority
Timber deck under Nordenfelt gun Timber deck is not original and is of low significance, although the iron straps and bolts securing the timbers are of moderate significance. 	• Remove debris and check over timber deck. • Replace decayed timbers. • Oil deck to extend its life. • Clean back metalwork to bright surface. • Treat with rust inhibitor.	High priority. Complete within 1–3 years. Undertake works at same time as repairs to guns.
Bombproof shelter		
Concrete floor Floor and steps of bombproof shelter are of exceptional significance. 	• Retain and conserve existing concrete floor and steps, including finish. • Remove debris from space and clean out drainage channels.	Medium priority. Complete within 3–5 years. Ongoing.
Brick and concrete walls Walls of bombproof shelter are of exceptional significance.	• Retain and conserve existing brick walls surrounding space. • Retain and conserve concrete retaining wall along western edge of space. • Investigate source of water in northeastern corner of space. • If required, implement supplementary drainage works to redirect water away from walls—refer to above schedule for preliminary investigations and supplementary drainage works.	High priority—investigation of water entry. Complete within 1–3 years. Conservation ongoing.

Item, image and significance	Description of works	Priority
	• Remove peeling paint. Prepare and paint walls.	
Concrete roof Roof of bombproof shelter is of exceptional significance. Evidence of former structure in southern half of casemate is of high significance. 	• Retain and conserve existing concrete roof. • Retain timber plate fixed to underside of roof and evidence of timbers embedded in concrete at southern end of space. • Remove peeling paint and spalling concrete from ceiling. • Clean any exposed reinforcement and treat with rust inhibitor. • Remove peeling paint. Prepare and paint ceiling.	High priority. Complete within 1–3 years.
Original steel columns, beam and handrails Beam is original and of exceptional significance. Large diameter steel columns are original and of exceptional significance. Handrails are of exceptional significance. 	• Clean steelwork back to clean, bright surface. • Treat with rust inhibitor. • Prepare and paint. 	High priority. Complete within 1–3 years. To conserve original fabric and maintain structural integrity.

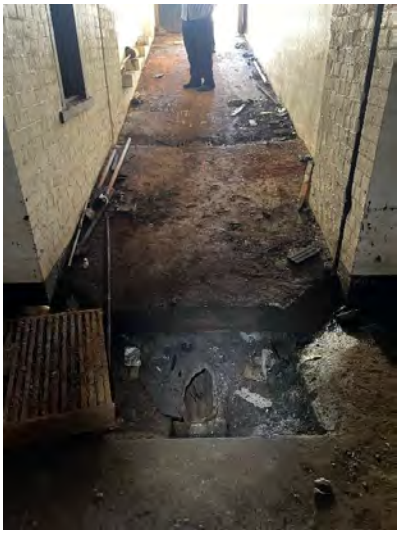
Item, image and significance	Description of works	Priority
		
Galvanised steel columns and chains Small diameter columns and chains are late twentieth-century and of low significance.	• Investigate structural integrity of steel columns and temporary prop supports. • Repair broken chain at southern end of space. • Clean steelwork back to clean, bright surface. • Treat with rust inhibitor. • Prepare and paint.	Medium priority. Complete within 3–5 years.
Entrance to underground magazine		
Brickwork Brickwork above entry is of exceptional significance.	• Retain and conserve brickwork, including arch detail over door. • Check over joints at top of wall and point up any open joints with compo mortar.	Medium priority. Complete within 3–5 years. Undertake works at same time as other brick repairs to fortification.
Steel doors Steel doors appear to be early and of exceptional significance.	• Retain and conserve steel doors. • Ease doors and ensure they are in full working order.	High priority. Complete within 1–3 years.

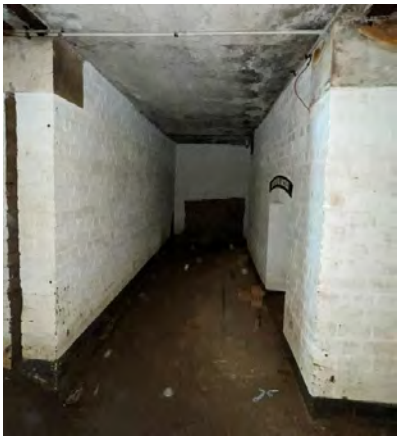
Item, image and significance	Description of works	Priority
	• Clean back metal to clean, bright finish. • Treat with rust inhibitor. • Prepare and paint.	To conserve significant fabric.
Louvred vent above doors Brick opening for vent is original and of exceptional significance. Louvred vent appears to have been replaced.	• Retain and conserve louvred vent. • Clean back metal to clean, bright finish. • Treat with rust inhibitor. • Prepare and paint.	High priority. Complete within 1–3 years.
Landscape elements		
Steel fence Steel fence is modern and of low significance. 	• Retain existing fence until it is determined to replace it (refer to Section 6—Conservation policies). • Touch up paintwork on fence as needed.	Medium priority. Complete within 3–5 years.
Gravel Gravel is of low significance. 	• Retain but manage gravel so that it does not constantly fall into battery.	Medium priority. Complete within 3–5 years. Ongoing.

4.5 Schedule 5: Internal conservation works

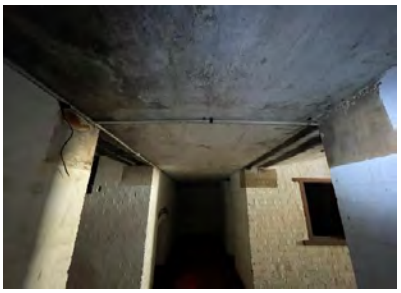
Item, image and significance	Description of works	Priority
Generally Significance of stored elements to be assessed. Steel elements may not be of significance, but need to be reviewed by a specialist in armaments. Timber joinery elements (doors, frames, architraves) are original and of exceptional significance.  Steel shutters and grates.  Steel panels.	• Remove all rubbish and debris from interior of the complex. • Check through stored metalwork with heritage consultant with expertise in fortification hardware and armaments. This includes large steel plates, shutters, brackets and grates, all of which appear to belong to the fortification complex. – Remove items that are clearly modern and do not belong to the fortifications. – Salvage all other items, brush off surface corrosion and remove areas of friable corrosion. Treat with rust inhibitor. – Record, label and inventory items and, if possible, identify their original functions and locations. – Store items off the floor (on palette) and manage items in accordance with conservation policy for movable heritage—until detailed investigations can identify their original use, heritage significance, future viability and interpretation potential. • Check over stored timber items that appear to belong to the fortification complex (eg door frames, panel door leaves including replica doors, timbers with tenons, mortices or rebates). – Salvage, inventory and store items for future/potential reinstatement. • Remove loose bricks and pile of loose timbers. • Undertake hazardous materials investigation. • Investigate mould treatment options that will not impact original surfaces eg UV-C light.	High priority. Complete within 1–3 years. To conserve significant elements to enable their future reinstatement where appropriate.

Item, image and significance	Description of works	Priority
 Metal brackets.	 Timber door frames and doors.  Timber framing.	
Concrete floor Concrete floor is original and of exceptional significance. 	• Retain and conserve existing finish to concrete floor. • Conserve painted black line around edge of floor. • Conserve painted skirting. • Remove all loose friable material from surface of concrete floor. • If there is a concern regarding trip hazards, insert a thin, loose fit piece of sheet material (eg ply or fibrous cement sheet) into hollow in floor to bring it up to level with finished floor surface.	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
		
Drains and grated sumps Drains formed in concrete floor are original and of exceptional significance. Grates may not be original (age to be confirmed). However, grates were included over the drains in the original design. The hinged grates allow easy access to clean out drains.  Pit with grate.	• Clear all floor drains of debris. • Conserve open channels and dish drains. • Clean out all drainage pits and sumps. • Clean existing grates and treat with rust inhibitor. • If grates are too fragile, provide new steel grates to pits/sumps. Grates are to match existing and are to be removable to enable cleaning.  Dish drain.  Channel drain.	High priority. Complete within 1–3 years. Maintenance of drains will be ongoing.
Drainage pipes Early sub-surface drainage system is of high significance.	• Investigate drainage system from underground complex (using industrial endoscope). Map drainage pipes and outlets.	High priority. Complete within 1–3 years.

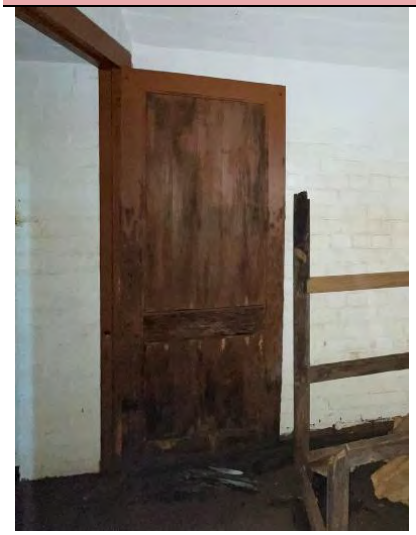
Item, image and significance	Description of works	Priority
The maintenance of the system is essential to the ongoing maintenance of the structures and the site.	• Clear all pipes of roots and debris and ensure drains are functional. • Replace broken pipes to ensure system is complete.	Maintenance of pipes will be ongoing.
Concrete walls Concrete walls, which exhibit banding from construction, are original and of exceptional significance. 	• Conserve evidence of formwork used to build walls. • Brush walls with soft bristle brush to remove loose material—flaking paint, decaying surface or delamination. Collect debris and remove from site. • Be careful to conserve remnant painted signage and painted skirting details. • Remove peeling acrylic paint layers. • Retain and conserve limewash finish. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	Medium priority. Complete within 3–5 years. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.
Brick walls and cornerstones Brick walls and cornerstones are original and of exceptional significance. 	• Brush walls with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Be careful to conserve remnant painted signage and painted skirting detail. • Retain and conserve metal fixings. • Retain and conserve shadows left by former shelving, frames, and so on. • Remove peeling or bubbling acrylic paint layers. • Retain and conserve limewash finish. • Retain and conserve unpainted brickwork. • Conserve corner stones in unpainted state. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	Medium priority. Complete within 3–5 years. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.

Item, image and significance	Description of works	Priority
 Shadow left by shutter framing to opening from cartridge store.	• Do not block wall cavities—doing so contributes to the lack of ventilation of the underground spaces.  Cavity in brickwork.	
Access shaft to depression range finder Shaft is of exceptional significance. Ladder is of exceptional significance. 	• Retain remnant limewash on walls. • Retain and conserve metal ladder in situ. • Retain and conserve shadow of frame above opening to shaft. • Replace ventilation fan when needed.  Shadow of frame.	Medium priority. Complete within 3–5 years. Ongoing.
Lamp niches Lamp niches are of exceptional significance.	• Conserve all lamp niches in situ, including ventilation pipes and openings in wall (above and to each side of each niche). • Conserve metal frames and lamp housings.	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
 Framed lamp niche with ventilation holes on each side and at top of niche.	• Conserve lamp housing in the shelf of each niche. • Conserve all evidence of the framing for fireproof glass enclosures to the lamps.  Lamp housing.	
Concrete ceiling Concrete ceiling is original and of exceptional significance. 	• Brush ceilings with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Remove peeling acrylic paint layers. • Retain and conserve limewash finish. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	Medium priority. Complete within 3–5 years. Mould removal will be ongoing. For conservation of original fabric, but also for health and safety of visitors and staff.
Brick vaulted ceilings Brick vaulted ceiling is original and of exceptional significance.	• Brush ceilings with soft bristle brush to remove loose material—flaking paint, decaying surface of bricks and mortar. Collect debris and remove from site. • Remove peeling acrylic paint layers. • Retain and conserve limewash finish. • Remove mould using approved materials and methodology. Avoid using bleach. If vinegar is used, gently spray onto surface and dab	Medium priority. Complete within 3–5 years. Mould removal will be ongoing. For conservation of original

Item, image and significance	Description of works	Priority
	off. Avoid rubbing surface as this will remove limewash. Avoid contact with metals.	fabric, but also for health and safety of visitors and staff.
Iron rails/beams in ceiling Ceiling beams are original and of exceptional significance. 	• Carefully remove any loose and spalling concrete from around iron rails. • Remove any loose rusted material from surface of rails. • Investigate structural integrity of iron rails and concrete around them. • Clean and treat with rust inhibitor.	High priority. Complete within 1–3 years. For integrity and stability of structure.
Ceiling vents Ventilation system is of exceptional significance. Individual ceiling vent outlets may be original or may have been replaced.	• Retain existing ceiling vents in situ. • Investigate and map reticulation of ventilation system using industrial endoscope. • Investigate materials used for construction of ventilation pipework. • It is possible vent pipes have been impacted by tree growing over top of fortifications. • Clear blocked vent pipes to ensure ventilation systems is working. • Replace broken vent pipes.	High priority. Complete within 1–3 years. For air quality in underground fortifications.

Item, image and significance	Description of works	Priority
		
Internal window and doors Timber lintels and timber window and door frames are original and of exceptional significance. Timber door to ammunition store is a replica of the original door. It is of moderate significance. Window shutters are not original and are of low significance.  Door frame.	• Retain and conserve brick arched heads and rendered sills to openings. • Retain and conserve all timber window and door frames in situ. • Retain and conserve timber lintels in situ. • Retain window shutters and replica door in situ. • Retain all surviving window and door hardware in situ. • Clean and treat all surviving metalwork with rust inhibitor. • Retain and conserve all evidence of hardware where doors have been removed. • Where frames are missing, retain all evidence of where timber frames were originally fitted.	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
 Replica panel door.  Window shutters.	 Timber frame showing evidence of hinges.  Timber lintel.	
Metal fixtures and fittings All original iron and steel fixtures are of exceptional significance.	• Conserve all metal fixtures and fittings in situ. • Clean and treat all metalwork with rust inhibitor.	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
 Ladder and fixings in shaft.	 Bracket.	
Electrical services and lighting Electrical circuitry and fixtures are of low significance. 	• Review condition of existing electrical conduits, power outlets and lighting. • Review condition of fan in access shaft to depression range finder. • Remove all items that are not safe. 	High priority. Complete within 1–3 years. For safety.
Equipment for cleaning and loading of guns and flagpole Items are replicas and of moderate significance.	• Retain and conserve all replica equipment for cleaning and loading of guns in situ. • Flagpole may be retained in situ.	Medium priority. Complete within 3–5 years. Ongoing.

Item, image and significance	Description of works	Priority
		

4.6 Schedule 6: Internal refurbishment works to enable ongoing compatible use

This schedule of works assumes that works outlined in schedules 4 and 5 have been completed and that works outlined in schedule 6 will be undertaken within three to five years of the schedules 4 and 5 works.

This schedule also assumes that ventilation and drainage are key to making the place healthier and safer for ongoing compatible use, occupation or public visitation.

Item and significance	Description of works	Priority
Waterproofing, drainage works		
Fill over and waterproofing of underground fortifications Fill was placed following opening up of site to expose fortifications. Fill material is not significant.	• Remove tree from over fortifications. • Under an archaeological watching brief, remove the fill from over the top of and around the underground fortifications. Retain fill on site for reinstatement on completion of drainage and waterproofing works. • Inspect damage to fortifications, drainage and ventilation system from tree roots. • Inspect existing waterproofing of structure to assess its condition. Retain and conserve existing waterproofing in situ (anticipated to be asphalt). • Provide a new waterproofing system over the top of the roof of the structure and around all the walls. • Following installation of new drainage and repairs to ventilation system, reinstate fill and grass over the top of the fortifications.	High priority. Complete within 1–3 years. Undertake works in conjunction with tree removal.
Drainage	• Investigate existing drainage around the underground fortifications.	High priority. Complete within 1–3 years.

Item and significance	Description of works	Priority
Original drainage system is of high significance.	• Undertake necessary repairs to drainage pipes. • Provide new supplementary drainage as required to remove water from area of underground fortifications. • Connect new drains to existing drainage system.	Undertake works in conjunction with tree removal.
Ventilation		
Ventilation Original ventilation system is of high significance.	• While underground fortifications are uncovered, investigate remains of original ventilation system. • Undertake necessary repairs to ventilation pipework. • Provide new fan to top of access shaft to former depression range finder.	High priority. Complete within 1–3 years. Undertake works in conjunction with tree removal.
Interior works		
Concrete floor, ramps and steps Fortification floor, ramp and steps are of exceptional significance.	• Conserve existing floor finish. • Fill hollows in floor where there is a trip hazard with cement; finish to match original floor finish. • Provide safety strips if needed to steps and low lintels.	Low priority. Complete within 5–10 years. To minimise trip hazards.
Dish drains Floor drains are of exceptional significance.	• Conserve all original floor drains. • Ensure drainage system is clear and functional.	High priority. Complete within 1–3 years. Ongoing.
Grated pits/sumps Grates are of low significance.	• Retain grates over drainage pits—installed as part of schedule 5 works. • Treat grates with rust inhibitor.	Medium priority. Complete within 3–5 years.
Wall finish Acrylic paint is recent and intrusive. Limewash is original and of high significance. Unpainted brickwork and concrete is of exceptional significance.	• Treat mould. • Remove any acrylic paint. • Investigate paint layers to confirm original paint scheme, including whether walls were painted at all. • Limewash walls that were originally limewashed. • Do not limewash walls that were not limewashed previously.	Medium priority. Complete within 3–5 years. Ongoing.
Ceiling finish Acrylic paint is recent and intrusive.	• Fill cracks with lime plaster. • Treat mould. • Remove any acrylic paint.	Medium priority. Complete within 3–5 years.

Item and significance	Description of works	Priority
Limewash is original and of high significance.	• Limewash ceiling.	Ongoing.
Painted signage Faded early signage is original and of exceptional significance. Repainted signage is of high significance.	• Conserve historical signage where it exists, including ghost signage. • Do not paint over or repaint signage.	Medium priority. Complete within 3–5 years. Ongoing.
Internal timber doors and windows Original timber door and window joinery is of exceptional significance.	• Conserve surviving internal timber doors and windows, including their frames, in situ.	Medium priority. Complete within 3–5 years. Ongoing.
Lamp niches and associated ventilation holes Lamp niches and associated ventilation holes are of exceptional significance.	• Conserve lamp niches and associated ventilation holes as noted in schedule 5 works.	Medium priority. Complete within 3–5 years. Ongoing.
Iron and steel fixtures and fixings Original iron and steel fixtures and fixings are of exceptional significance.	• Clean back ironwork to clean, bright finish. • Treat with rust inhibitor.	Medium priority. Complete within 3–5 years. Ongoing.
Ceiling and wall vents Vents are of exceptional significance.	• Retain and clean out original ventilation pipes.	Medium priority. Complete within 3–5 years. Ongoing.
Shaft to former depression range finder Shaft is of exceptional significance.	• The ladder is not safe. • Provide barrier across entrance to shaft to prevent entry. Barrier should not block view of shaft.	Medium priority. Complete within 3–5 years. Ongoing.
Lighting and power Electrical services are of low significance.	• Install or upgrade lighting and power to enable ongoing compatible use, occupation or public visitation of the underground spaces. • All conduits are to be surface-mounted and laid out to minimise their physical and visual impact on the spaces.	Low priority. Complete within 5–10 years. To facilitate visitation.

Item and significance	Description of works	Priority
	• Provide 2 double general power outlets (GPOs) in the underground magazine complex only.	
Interpretation		
Interpretation strategy	• Develop and implement interpretation strategy for the site and precinct in accordance with conservation policy for heritage interpretation. • Provide interpretation signage (including QR codes) or similar to explain history and use of the guns and above-ground structures. Include interpretation for: – each gun; – depression range finder; and – bombproof shelter. • Provide interpretation signage (including QR codes) or similar to explain the history, use and layout of the underground structures. Include interpretation for: – layout of underground magazine; and – storage and handling of ammunition within the fort. • Provide interpretation that links the fortifications at this site to the fortifications at Flagstaff Hill.	High priority—development of interpretation strategy. Complete within 1–3 years. Medium priority—implementation of interpretation strategy. Complete within 3–5 years. To promote visitation and aid understanding of the site.

Maintenance plan

5 Maintenance plan

The following table provides guidelines for cyclical maintenance and inspections. It is based on the inspection schedule included in the NSW Heritage Office (now Heritage NSW) document titled *The Maintenance of Heritage Assets: A Practical Guide* (1998).

Table 5.1 Maintenance tasks and intervals.

Type	Maintenance task	Interval (regularity)
Landscape—mowing	As per Council's usual landscape maintenance schedule.	Weekly in summer and three-weekly in winter.
Landscape—weeds	Remove weeds from joints and drains.	Weekly in summer and three-weekly in winter.
Landscape—tree roots	Monitor growth and intrusion into area around historical structures.	Annually.
Landscape—hard paving	Weed bricks, clear gravel and debris.	Monthly and after storms.
Landscape—gravel surfaces	Weed monthly; rake back into place. Monitor for washouts.	Monthly and after storms.
Surface drains	Check condition of subsurface drains with CCTV.	Biannually.
Surface drains and sumps	Clear surface drains and sumps. Remove gravel, vegetation and other debris.	Monthly and after storms.
Subsurface pipes	Clear subsurface pipes with electric eel.	Biannually or more frequently if underground fortifications begin to hold water.
Smiths Hill Fort around underground fortifications and depression range finder Flagstaff Hill Fort above shafts to former observation post and depression range finder	Monitor subsidence.	Annually. If there is movement, monitor quarterly.
Metal artefacts	Monitor for evidence of corrosion.	Monitor annually. Clean and treat with rust inhibitor where recommended every 5 years, paint every 5 years.
Masonry walls, ceilings	Check for evidence of salt decay. Remove salty material from site.	Monitor annually.

Type	Maintenance task	Interval (regularity)
Masonry walls, ceilings	Monitor cracks, using tell-tales.	Annually. If there is movement, monitor quarterly.
Masonry walls—Smiths Hill Fort	Monitor wall displacement, using tell-tales.	Annually for Smiths Hill Fort casemate. Every 3 months for Smiths Hill Fort depression range finder walls.
Mould	Demould underground structures. Treat as necessary.	Monitor every 6 months.
Painted surfaces	Repaint to match existing.	Every 7–10 years externally. Review condition every 15–20 years internally.

Appendices

6 Appendices

Appendix A

DTS, Flagstaff Hill: Structural Assessment Report, report prepared for Wollongong City Council, 5 June 2024

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FLAGSTAFF HILL - STRUCTURAL ASSESSMENT REPORT

Executive Summary

The purpose of this commission is to review the current state of the historical Flagstaff Hill fort and assess the current condition and performance of the existing construction along with any high-level recommendations for remediation to reinstate defective structural elements to protect and serve the facility function in the short-term period.

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1.1 Attachments:

1. High Level Defect Mapping
2. Flagstaff Hill -Wollongong site plan – P116/5-2
3. Flagstaff Hill -Wollongong Plan of Existing underground Fortification site plan – P116/9

2 Introduction

DTS was engaged on the 30th of May 2024 by councils internal city strategy and heritage divisions to undertake a visual structural assessment of the Flagstaff Hill Fort.

The inspection will comprise of a visual walkthrough, recording defects together with photographs of the damage observed, all to be outlined and discussed in this Structural Assessment Report, and issued to councils internal city strategy and heritage divisions for their review and consideration.



Figure 1: Site location

3 Purpose and Scope

The purpose of this report is to convey high-level analysis and recommendations drawn from an initial structural inspection and assessment completed by councils internal engineers. Our aim of the investigation was to establish any high-risk structural defects and review the performance of the original construction of the fort. Where possible, we have also commented on the expected cause of inspected deterioration.

Our scope does not include, and no effort will be made to undertake structural analysis to assess the capacity and integrity of the main structural elements of the building structures other than to report any obvious deficiencies observed.

4 General

We understand that the intent of this structural assessment is to inform councils internal city strategy and heritage divisions on the current condition and to inform what, if any, potential the structure has for future usage by council and the community.

5 Report Qualifications

- This report has been prepared for councils internal city strategy and heritage divisions, and should not be relied upon by any third party. No responsibility is undertaken to any third party in the use of this report.
- There has been no detailed assessment, this report predominantly relies on a visual inspection of the areas of the facility accessed and observed from safe areas.
- We do not claim to have discovered or seen every hidden defect in existence on the roof. Furthermore, the determination of proposed remediation should be considered indicative only and aided by ongoing, routine inspections that will guide the Strategic Asset Facilities Management team.
- Generally, DTS will not be aware of the long-term planned use of the asset and will form recommendations based on a continuation of the existing use of the asset as is, unless specifically requested to do otherwise.
- The services undertaken by DTS in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report. The opinions, conclusions and any recommendations in this report are based on the site conditions encountered and information reviewed at the date of preparation of the assessment report.
- Site conditions at other parts of the structure may be different from the site conditions found at the specific location investigated. Investigations undertaken and options offered in respect of this report are constrained by the site conditions, such as the structural facility condition including the services. As a result, not all relevant site features and conditions may have been identified in this report.
- This report does not reference or explore any access/egress requirements to the NCC and Australian standards and has been completed purely as a structural assessment.

6 General Background to the Facility

- The flagstaff hill fort was built circa 1890-1891 and consists of brick and reinforced concrete construction. The fort appears to be founded on rock and set into the headland, it is unknown how much cut and fill was used in the construction of the fort. Much of the construction is unknown as no Work as Executed or Design drawings were locatable.
- We note that the facility is located in an aggressive coastal environment and the facility and roof will be exposed to extreme prevailing weather conditions.

7 Building Construction

- The roof construction comprises of a reinforced concrete slab clear spanning across the room spaces in the order of 5 .0 m, these slabs are supported each side of the rooms by brickwork walls set out on a regular grid system.
- The facility roof drainage appears unique as it features cast in-situ cast-iron pipes that are arranged on a regular grid system.
- The roof has cast in steel members, at the entrance to branch off tunnels from the main central tunnel .The design behind this cast in member in unknown, however possible reasons could be to facilitate a large sliding door, for formwork to be built off or as a joint.
- It should be recognized that some 100 years ago concrete quality in an aggressive environment such as this location was generally not recognized and special precautions were not normally taken as they are today, such as increased cement content and extra rebar cover.
- Concrete visibly contained oversized and ungraded aggregate within
- Walls were either brick or reinforced concrete type construction, with seemingly varied thickness dependent on location withing the structure
- Walls height varied from 2m – 3m
- The flooring was reinforced concrete slab, expected to be founded on rock, however this has not been confirmed. The concrete slabs in the shell storage room has evidence of a set in flooring of unknown material at one point in history, shown by a grid pattern
- Floors have cast in drainage channels, and drainage sumps leading to and underfloor drainage network

8 Existing Documents

- Prior to the investigation we sought to review work as executed drawings, and specifications so that clues to the facility and roof deterioration may be revealed. Unfortunately, these records are minimal.
- In addition, at the time of writing this report there are no existing facility roof maintenance reports available to understand the general history of this concrete roof

particularly the roof leak that has occurred and the order roof deterioration that may have occurred.

9 List of Documents Provided

- Flagstaff Hill -Wollongong site plan – P116/5-2
- Flagstaff Hill -Wollongong Plan of Existing underground Fortification site plan – P116/9

10 Building Inspection

An inspection was undertaken on 31st May 2024 by Ben Hogendyk and Emil Toussis from Wollongong City Councils Design and Technical Services division.

The inspection comprised of a walkthrough visual inspection inside and outside Flagstaff Hill subject to availability of safe and reasonable access on the day of the inspection. No destructive testing or other quantitative investigations were completed.

Inspected areas are as follows:

- General walkthrough inside the fort facility inspecting the structural concrete and brick elements.
- General walkthrough outside the fort inspecting the condition above the underground facility.
- At the time of inspection, structural did not have access to the central cannon pit

11 Observations

Generally, the entire structure presented well for its age, no major deformation or structural damage could be seen that would warrant large scale structural repair works and/or closure of the structure, however throughout the investigation we noted multiple issues and items that would need to be investigated further and remediated before opening up to the public (Refer section 11).

Sounding out of certain areas showed the concrete to be in reasonable condition, however the overlayed plaster/paint was brittle and degraded in multiple locations. A detailed investigation should be completed once areas have been cleaned, as certain sections could not be properly inspected. The fort showed no obvious signs of differential settlement and looks to be securely located on a stable foundation, brick walls were relatively level with no joint displacements observed, indicating little differential lateral movement has occurred.

OUTSIDE:

11.1 General walk around

Visual inspection revealed the following:

a) The concrete roof is performing satisfactorily with no evidence of major structural deformations precluding the usage of this facility as maybe intendent.

b) Major corrosion was viewed on external doors and window shutters

c) No visible outflow for the drainage system on the North side of the network

d) No visible outflow for the ventilation system

e) No obvious signs of settlement or collapse in the fill above the network

f) A pit was located externally on the South side of the network, structural understands this pit captures a portion of the forts drainage

g) The visible concrete in the cannon pit looked in reasonable condition, especially as it is exposed to the elements

INSIDE:

11.2 General walk through the building

Visual inspection revealed the following:

a) There is visual evidence of minor- severe structural damage to some elements as follows:

- Minor to severe cracking to the wall cladding
- Apparent concrete spalling to the concrete slab in multiple locations
- Minor movement cracking to the main brickworks that supports the concrete roof over.
- Severe to minor rust stains that have extruded through a hole from the bottom of the concrete slab.
- Cracking and associated corrosion of reinforcement due to seepage through the crack in multiple locations

b) The presence of water and moisture was seen throughout the network, the magazine chamber had standing of approximately 10mm depth.

c) A once present drainage network with channels and outflow plumbing

d) Inset/cast in shelving and other unknown structures were once present throughout the fort

e) Heavy slide doors were once present in numerous locations

f) A lighting network was post installed but has since deteriorated and collapsed

g) The fort has had a lot of items that were installed during the initial construction, since removed. These include but are not limited to: Grates, grills, doors, hatches, storage etc.

12 Remediation and risk rating

Below is a summary on items of note that will need to be remediated. These have been categorised from high risk to low risk, noting importance of the repair works.

High risk structural items:

- The two ventilation shafts and hatches were severely corroded and in disrepair, these vents looked to be holding back concrete blocks and debris that were used to fill the shafts in. There is risk of collapse at anytime here and shoring or opening (removal of the debris) of these shafts should be completed. This item will require further investigation and design to be made safe. For the short term structural proposes the areas to be cordoned off during future site visits by council and contractors
- Intrusion of water was seen throughout the structure along joints, large cracks and open sections. The seepage showed signs of discolouration associated with efflorescence and staining associated with degradation and corrosion of the reinforcement within the concrete. Due to the period of construction, it is assumed that no impermeable barrier was provided to stop this seepage from occurring as would now have been done as standard practice. This item will need to be investigated further and a remediation provided

Moderate risk items:

- Evidence suggests the presence of a once operating drainage and ventilation network, however a lot of the system has been blocked and fallen into disrepair. Evidence of ventilation and drainage pipes experiencing vertical and lateral movement differential to the structure as a whole, which could make repair works difficult in practice. Drainage is still mostly unknown and will need to be resolved
- One of the sandstone lintels is disintegrating due to exposure to southerly winds (wind erosion), repair or replacement required

- Cast in steel members have experienced extensive corrosion and are causing flaking and spalling in the surrounding concrete, further investigation will determine the implications however repairs and protection of members should be explored.

Low risk items:

- Spalling and cracking is evident in concrete at various locations , dependent on the intended function, this may need repair for aesthetics (some spalling sections must be repaired)
- Access issues, trip hazards, uneven floors, stairs not to code etc
- Residual timber cast-ins are rotting/deteriorating
- Damaged and broken bricks observed, some sections may require repair
- Lighting to be replaced

13 Discussion / Conclusion

This report does not intend to describe the cause of the observed defects fully. However, a general explanation of the relevant aspects of cause of deterioration of the roof is outlined below.

Whilst the fort has a multitude of issues that will need rectification if future habitable usage is proposed, the general construction seems to be in fair condition. Future use of the fort by council seems feasible from our initial inspection, however considerable investment and work would be required to safely facilitate use of the structure for the community.

The fort was built before Australian standards were introduced so quality of construction was extremely reliant on the constructors ability. Visual investigation showed various non-conformances with todays standard and concrete construction in general, that being said no major structural defects were noted.

> The facility has been operational for some 100 years and has performed reasonably well considering its age in this coastal aggressive environment.
> Prevailing extreme weather conditions will impact on the general structural performance, particularly on exposed concrete and steel elements.
> In this coastal aggressive environment, the present wet humid conditions contain chloride ions, this promotes and exacerbates corrosion. Consequently, all elements that do not have adequate protection will breakdown under these conditions resulting in a rusted-out steelwork and concrete spalling.

- Based on our site observations and the extent of defects observed we consider that in the short-term remediation solution will be considered as hit and miss approach and may not be certified and come with a guarantee to the client's satisfaction.
- Whilst cracking in multiple locations was observed, they generally aligned at expected areas and didn't indicate overloading or differential movement. The cracks fell within damage category 0-2, which is repairable without major structural work.
- Moisture and mould were observed in most areas of the network, which is deemed consequential of the failed drainage and ventilation network as well as water ingress through cracks and concrete capillary action.

14 Recommendations

An initial short-term recommendation by structural would be to cordon off access to both vertical shafts, whilst the shafts have remained intact for presumably a long time, any interference by workers could cause a collapse.

D.T.S recommends further investigations to be conducted to develop a complete picture of the site, these include:

- Concrete condition assessment (compressive strength, carbonation, thickness, aggregate etc.)
- Detailed cleaning of the fort
- Reinforcement scanning and condition assessment
- Geotechnical assessment
- Comprehensive drainage and ventilation investigation
- Comprehensive defect survey to facilitate specification

After further investigations have taken place a remediation specification can be developed to facilitate the repair works. Expected works required from a high-level:

- Removal of existing paint/plaster and cleaning of network, re-application and painting where required
- Mortar repair of cracked, spalling and damaged concrete, elastic injection at joint cracks
- Application of a concrete impregnation protection system throughout roof structure to reduce seepage
- Sealing or opening of vertical shafts
- Clearing and re-opening of existing drainage and ventilation networks, construction of new drainage system in some areas
- Brickwork repair
- Replacement or repair of existing doors

Report Written by:



Ben Hogendyk

Structural Engineer

Report reviewed by:



Emil Toussis
Senior Structural Engineer

15 Typical Defects and Grading

The below table show typical defects observed throughout the structure, this is an example, not an exhaustive defect survey. Please refer to attached plan for location.

Defects Category Table

Category	Description	Typical Characteristics
Type 1	Low Level Damage	Local damage No influence on load capacity Slight brick defects
Type 2	Medium Level Damage	Local extensive damage Slight influence on load capacity Moderate brick defects
Type 3	High Level or high-risk Damage	Large scale damage Strong influence on load capacity Extensive brick defects

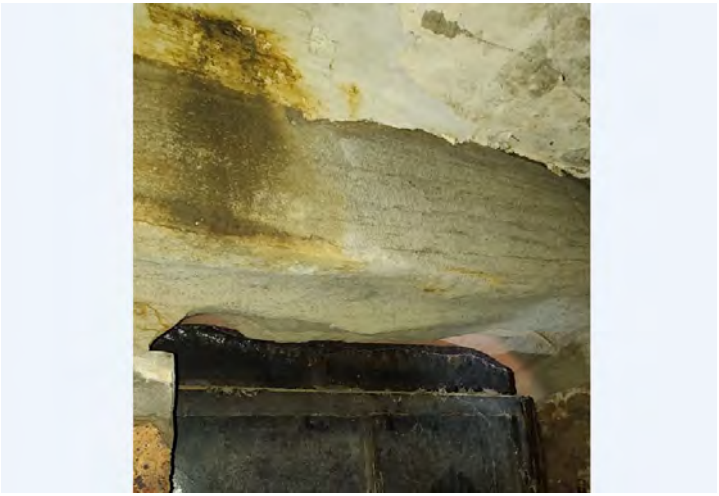
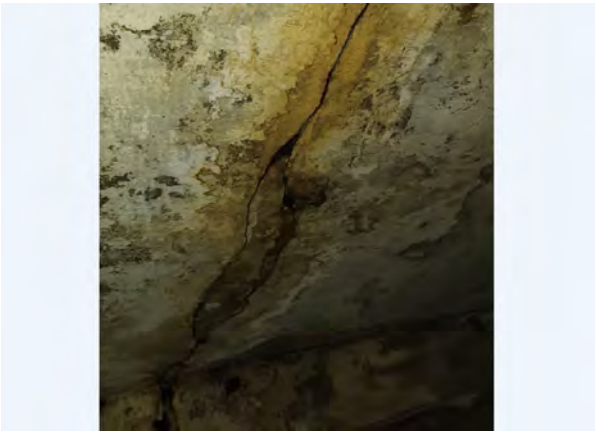
Item No.	Component	Observation Assessment	Photographic Observation	Condition Grade
1	Concrete wall to roof transition	Joint seepage at expected construction joint or cracking, staining dure to water ingress and resultant corrosion of reinforcement. Mould build up due to moisture		1
2	Floor in shell storage room	Evidence of potential floor system, now considered a trip hazard. Exposed aggregate is atypical to current concrete construction		N/A

Item No.	Component	Observation Assessment	Photographic Observation	Condition Grade
3	Concrete wall to roof transition	Joint seepage at expected construction joint or cracking, staining dure to water ingress and resultant corrosion of reinforcement. Mould build up due to moisture, typical around cannon pit		1
4	Cast in steel member	Severe corrosion of member, spalling and flaking of concrete along edges.		1

Item No.	Component	Observation Assessment	Photographic Observation	Condition Grade
5	Cast in steel member	Severe corrosion of member, spalling and flaking of concrete along edges.		1
6	Vertical hatch	Extreme corrosion identified, risk of collapse		3

7	Vertical hatch	Extreme corrosion identified, risk of collapse		3
8	Existing Drainage Network	Blockages, differential movement, debris and evidence of not operating as intended		2

Item No.	Component	Observation Assessment	Photographic Observation	Condition Grade
9	Cast in ventilation pipes	Cast in steelwork has corroded and spalled in multiple locations throughout the structure		1
10	Brickwork	Damaged bricks visible throughout structure		1

11	Sandstone lintel	Section loss of lintel block, expected to be caused by strong winds blowing through gaps		1
12	Joint	Typical joint crack with evidence or internal corrosion, joint not typically protected as general construction is currently completed.		1

13	Concrete wall to roof transition	Typical spalling visible, generally minor		1
14	Cast in ventilation	Evidence of differential movement once pipe passes through wall, may make reopening of existing networks difficult		2

Appendix B

DTS, Preliminary Structural Report: Smith's Hill Fortification, Cliff Road, Wollongong, report prepared for Wollongong City Council, 27 August 2024

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STRUCTURAL

ARCHITECTURAL



PRELIMINARY STRUCTRAL REPORT

SMITH'S HILL FORTIFICATION, CLIFF ROAD, WOLLONGONG

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Document History

Revision	Description	Date	Prepared By	Signature
1	Draft	21/08/2024	A.Rojanawisut	-
2	Draft	22/08/2024	Emil Toussis	-
3	Draft	22/08/2024	A.Rojanawisut	-
4	Issued for Heritage Team Review	27/08/2024	Emil Toussis Ann Rojanawisut	Emil Toussis Ann Rojanawisut

1. Introduction

DTS has been requested to investigate the condition of a historical fortification to report on the structural conditions and provide any structural remedial measures.

The inspection comprised of a visual walkthrough, recording defects together with photographs of the damage observed. The purpose of this commission is to review the current state of the facilities,

for future reference and to provide advice on the performance with recommendations for remediation to reinstate defective structural elements to protect and serve the facility function in the short-term of 5-10-year period?

2. Purpose and Scope

The purpose of this report is to provide the client a background understanding on the process of evaluation of the structural condition of the elements that a method of remediation can be considered. The report will present recommendations based on the visual evaluation of the facilities under inspection. The inspection was undertaken on the 2nd August 2024 by Emil Toussis in the presence of Joel Thompson.

Our scope does not include, and no effort will be made to undertake structural analysis to assess the capacity and integrity of the main structural elements of the facility other than to report any obvious significant deficiencies observed.

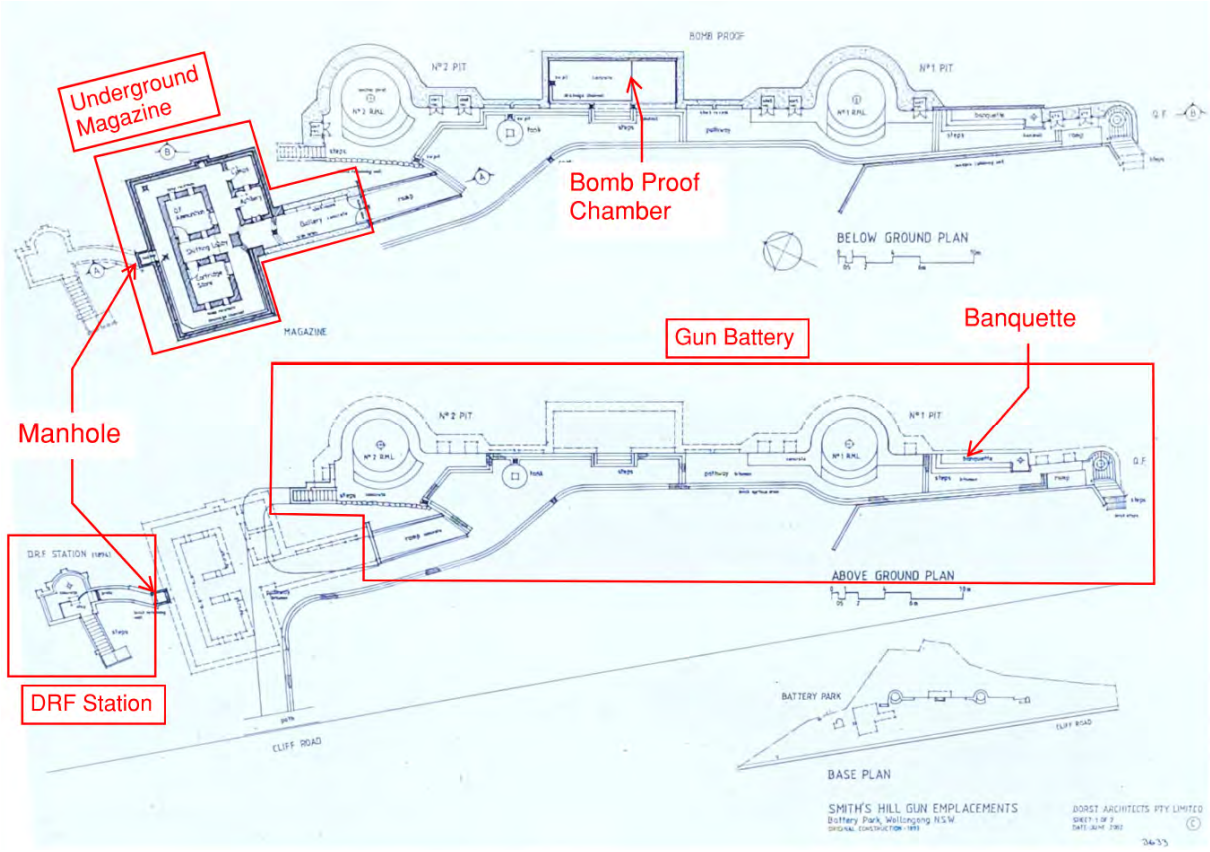
3. General

We understand that Joel Thompson will review this structural assessment report and provide direction and action as deemed necessary prior to implementing the recommended remediation work of the defects found associated with this facility.

4. Existing documents

Prior to the investigation we sought to review existing drawings, and maintenance reports so that clues to possible structural defects may be revealed.

5. Historical/ General Background



Smith's Hill Fortification was built in 1890-1891. It comprised of the gun battery, a depression range finder (DRF) and underground magazine. In early 1900s the fort was closed and was filled with boiler ash in 1946 to create Battery Park but the fort was uncovered and restored in 1988. The fortification is a historically significant and part of the Wollongong Harbour State Heritage Register Item.

The fort is surrounded by park and trees, located adjacent to the ocean on the eastern side and Cliff Road on the western side. There are tall mature Norfolk Island Pines in the vicinity of the fortification.

6. Investigation Procedure

- Our aim of the investigation was to establish where possible the cause of possible deterioration and to determine the most cost-effective remediation repair solution.
- An inspection of the fortification and associated structures were carried out by DTS on the 2 August 2024.
- The objectives of our inspection were to report on the structural implications of the Depression Range Finder brickwork tunnel, the underground Magazine building and the Gun Battery, and to advise on any structural remedial measures necessary.

- Survey and 3D scan were carried out on the same day of the structural inspection to utilise the understanding of the geometry and nature of the site including underground structures.
- Our inspection was limited to a visual examination of the exposed and accessible areas of the structures. Hence the drainage pit and drainage trench covered by silt cannot be properly inspected.

7. Condition Assessment:

7.1 Outside Observations

7.1.1 At the Depression Range Finder (DRF) Station

Significant cracking has occurred on every side of the brickwork trench. The cracking is random in pattern and occurs in numerous locations throughout the brick walls. The most significant and extensive cracking has occurred on the south-western side of the trench generally at the staircase (refer to figure 2) and near the manhole entry to underground magazine (refer to figure 3).

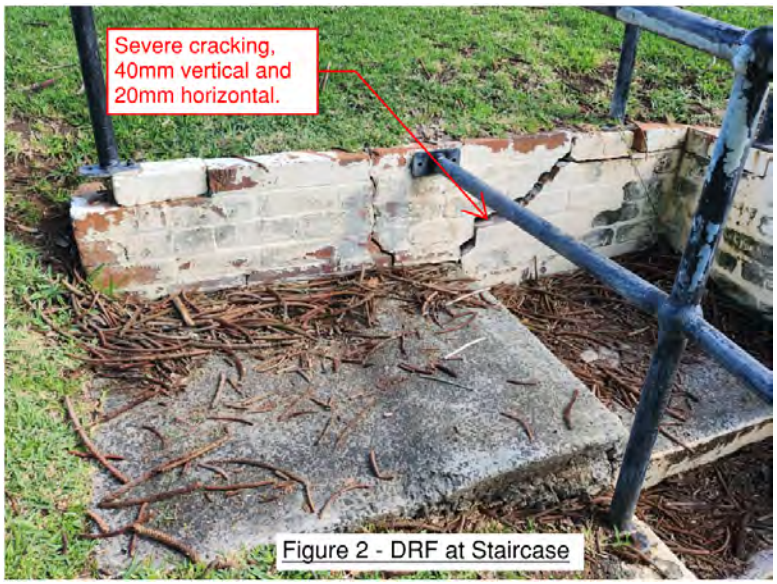


Figure 2 - DRF at Staircase

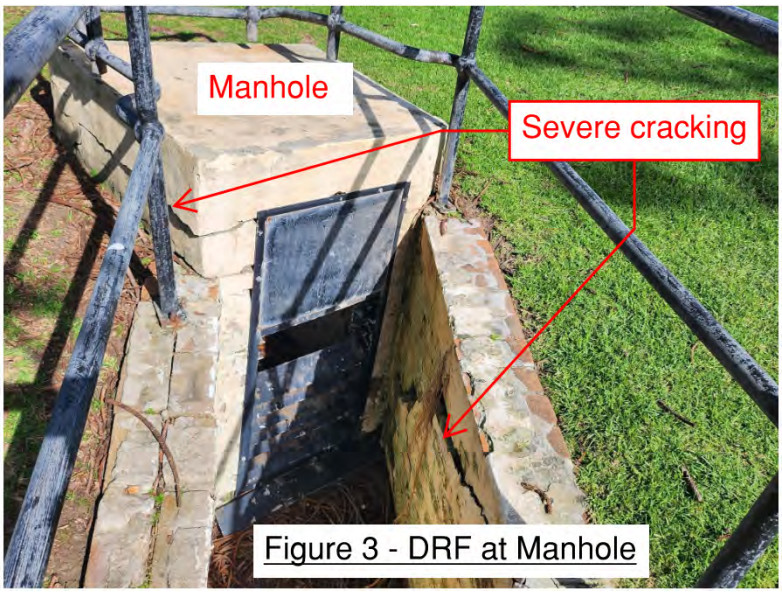


Figure 3 - DRF at Manhole

In our opinion the cracking to the brick walls is the result of the number of interacting influences, including the following: -

1) long-term brick growth in the brickwork walls.

2) The presence of large trees and lawns adjacent to the walls will influence the moisture content in the soils. Thus, influencing the expansion and contraction movements of the soil behind the wall. These will transmit movements into the retaining brick walls.

3) Potential down slope ground movement when combined with underground excessive moisture in times of prolonged significant wet weather events.

4) Due to above condition, it could transmit lateral and vertical movements into the adjacent brick walls, thus causing additional cracking. In addition, it is possible that movement may continue to occur at the crack locations in the future.

5) Temperature and moisture variations in the brick walls inducing cyclic expansion and contraction stresses in the walls.

7.1.2 At the Gun Battery

The moderate cracking and horizontal movement have occurred on the brickwork wall of the Banquette (refer to figure 5). The cause of the problem could be the nearby Norfolk Islands Pine which influences moisture content of the soil behind the wall.

There is a slight cracking has occurred at the top right corner of the Bomb Proof chamber (refer to figures 6 and 7). The cause of the problem could be a slightly sagging of the steel lintel at the opening. There is evidence of repair work undertaken but the problem still occurs. However, it does not appear to be a major structural problem, the wall is still stable, and the capacity of the wall structure appears to be sound.

The steel posts and lintels supporting the brickwork walls at the Bomb Proof chamber show evidence of heavy corrosion. The corrosion could be the results from the following.

1) The steel components have met the end of their life span.

2) There were no steel protection methods such as galvanising and coating invented during the time of construction.

3) The steel elements are exposed to prolonged major storm events.

4) The site is located within the aggressive coastline environment.

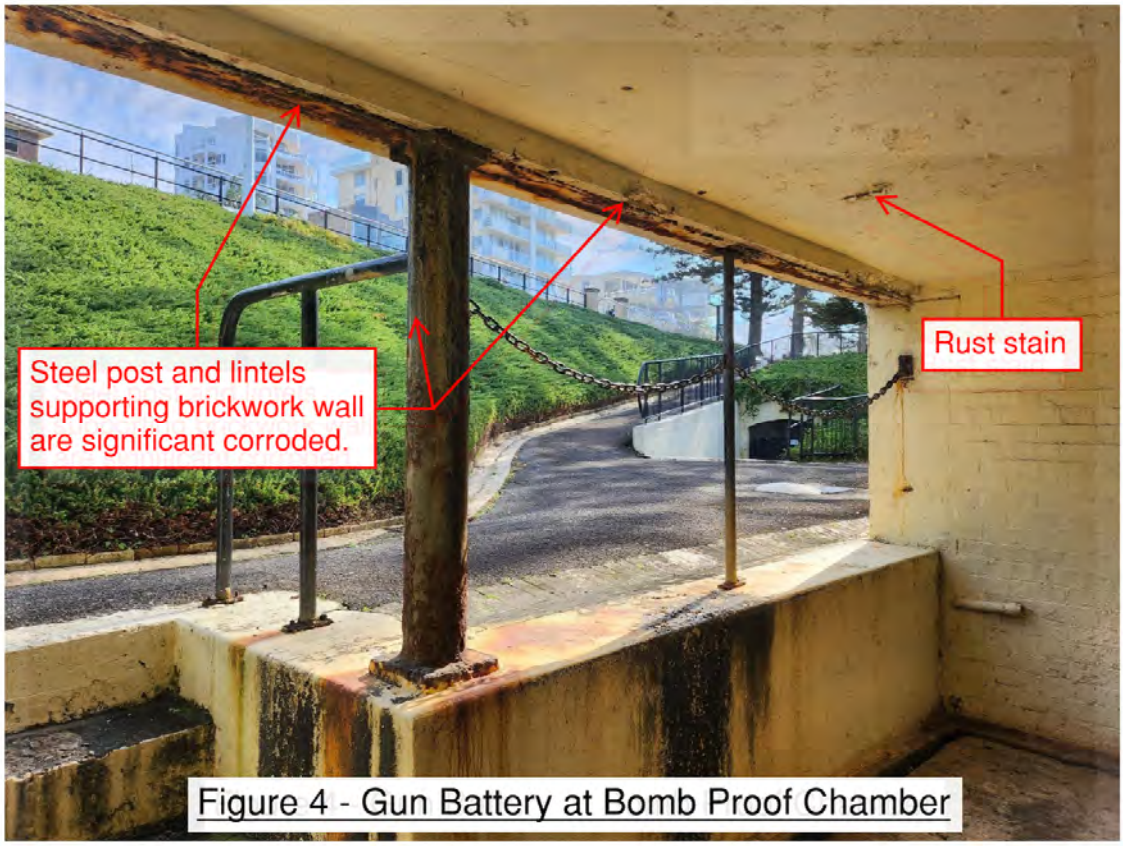


Figure 4 - Gun Battery at Bomb Proof Chamber

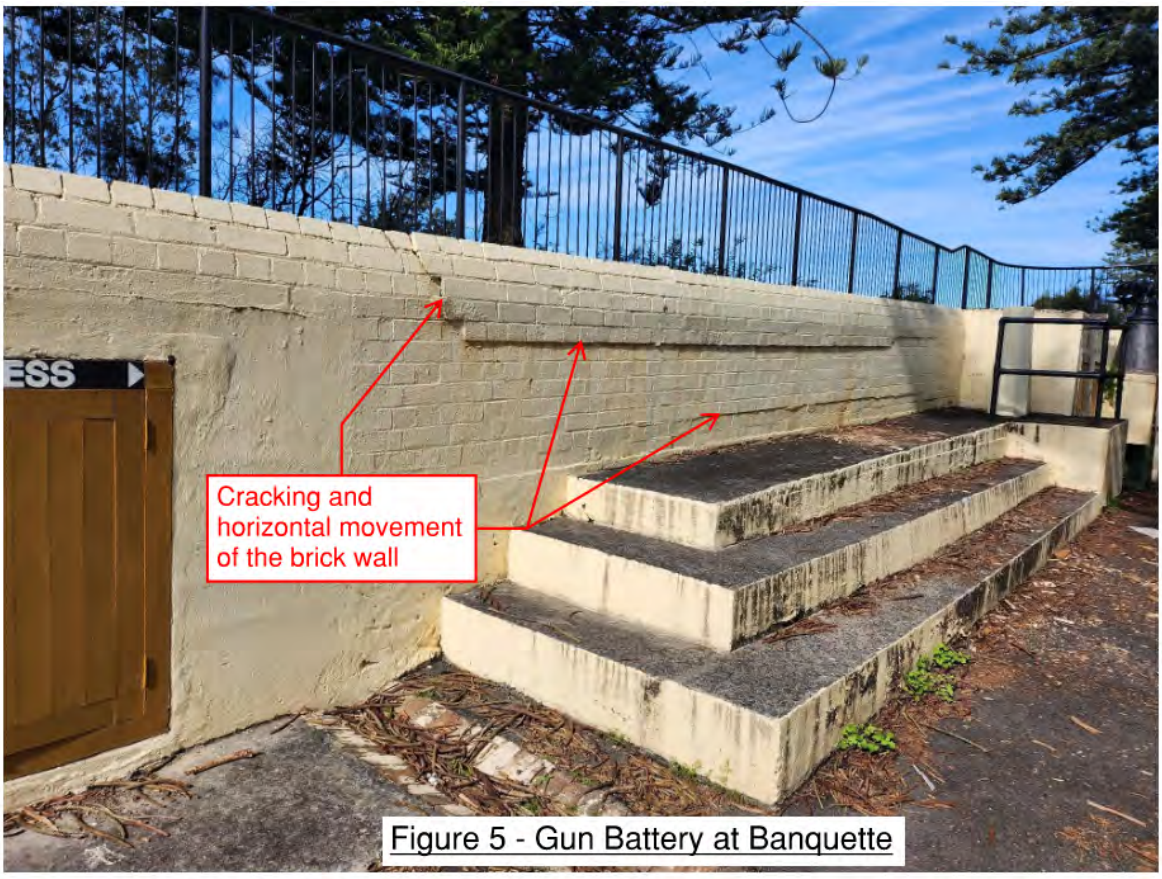


Figure 5 - Gun Battery at Banquette



Figures 6 and 7 - Gun Battery at Bomb Proof Chamber

7.2 Inside Observations

7.2.1 At the Underground Magazine

I. General site drainage was reviewed and identified that in most areas the drainage needs attention and improvement.

II. Based on our visual examination of the existing magazine there is no signs of visual structural defects in the forms of cracking to the brick walls and do not appear to be any serious structural inadequacies.

III. However, significant rust and deterioration are visible to the steel beams supporting brick arches (marked as location 1).

IV. In our opinion, the moisture from poor ventilation and drainage system, and the aggressive coastal atmosphere promoted cause the corrosion at these locations. The floor in a few locations were noticeably wet and covered with silt at the time of our inspection.

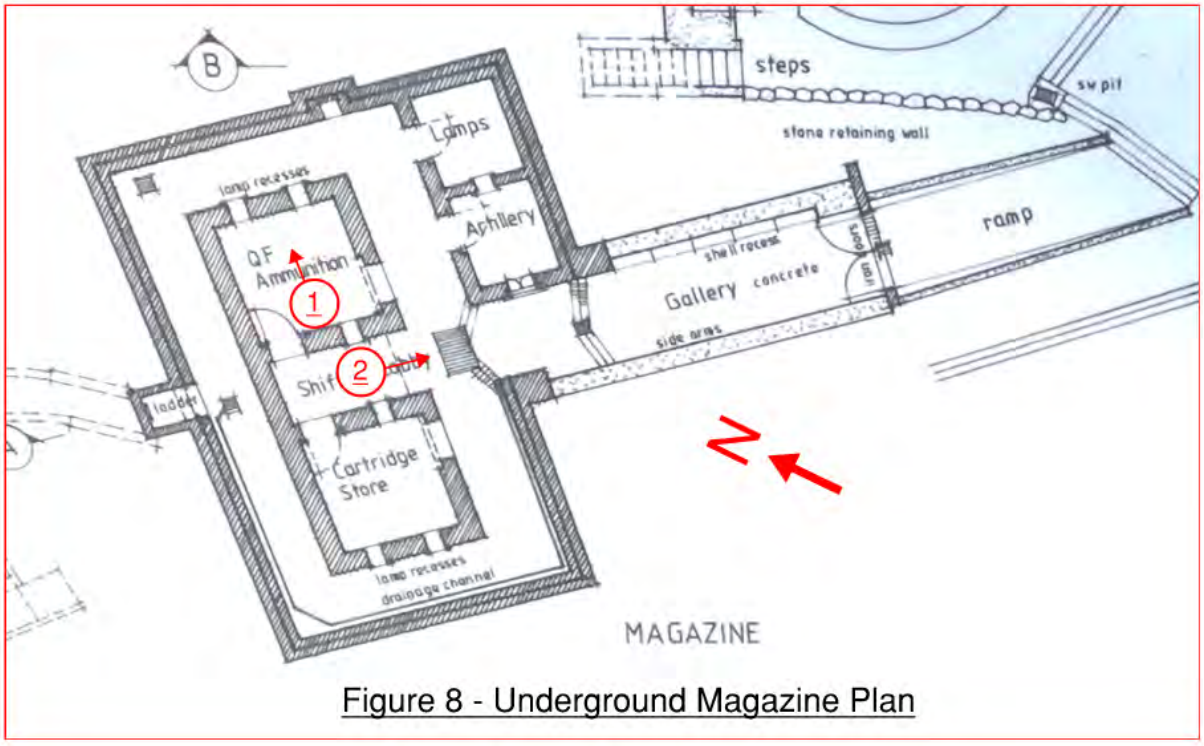


Figure 8 - Underground Magazine Plan



Figure 9 - Location 1



Figure 10 - Location 2

8. Discussion / Conclusion

This report has been prepared in order to understand the current condition of this facility and provide guidance to effective rectification work.

- The facility has been open for public for some 36 years and has performed relatively well in this very aggressive coastal environment.
- It is known that in this coastal aggressive environment, the present wet humid conditions contain chloride ions, this promotes and exacerbates corrosion, causing pitting, and crevice corrosion of the steel components, as evident in several locations. All metal elements eventually will breakdown under these conditions resulting in rust stains and structural defects.

8.1 Outside

I. For long term satisfactory results, we recommend that all exposed steelwork is treated to protect against the nearby aggressive coastline environment with an approved paint system applied in strict accordance with the manufactures specification.

II. The cause of the brick movement and spalling to the Gun Battery brick walls needs to be identified and monitoring before remediation (refer to figures 6 and 7).

III. In areas where water is able to freely ponds, review and rectify the concrete surface falls to allow water to drain effectively into the present drainage system.

IV. A vigorous regular maintenance regime must be enforced to ensure all the concrete and steel elements are effectively protected against the aggressive environment to perform as intendent.

V. Concrete testing to identify the extent of concrete damage as observed.

8.2 Inside

I. As we are not aware of the client's maintenance program to service this coastal environment, we suggest that it would be prudent for the client to invest and produce an approved vigorous regimented maintenance regime that must be enforced to ensure all steelwork and brickwork elements are able to perform effectively in this coastal aggressive environment in accordance with Australian design standards and sound construction practices.

II. It should be noted and taken into consideration that steelwork maintenance to treat corroded steelwork will require all pockets of rust to be systematically removed by power tool cleaning such as wire brushing, or sand blasting, as the most important stage of painting is the

preparation before painting commences, otherwise there is a likelihood that the paint coating will fail prematurely.

III. It should be also understood that, as the site location exposure falls in a high category C4, high atmospheric corrosivity, all structural steel protective paint coat, must comply with AS/NZS 2312.1: 2014 to give a maximum maintenance free period of 25 years.

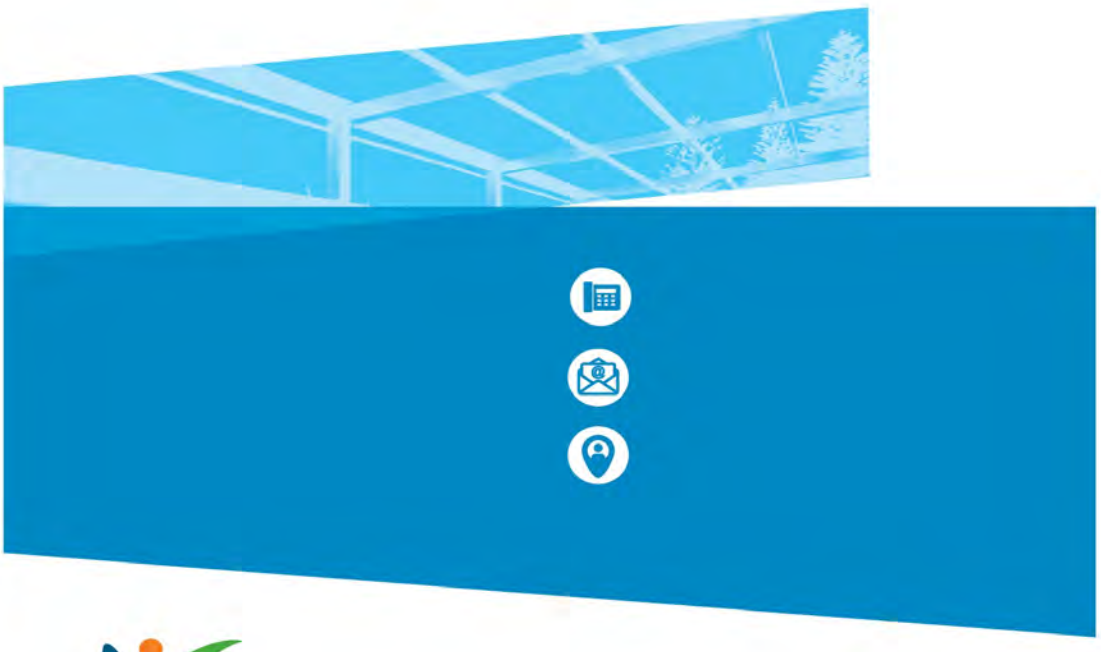
IV. Investigate the cause of the stormwater ponding into the rooms at the lower level, the extent of the water problem needs to be clearly identified and rectified to drain effectively into the present drainage system.

V. Natural ventilation requirements to satisfy current standards and sound practices.

9. Recommendations

1. We suggest that DRF station conditions are substantially derogatory, and the remedial works would be very expensive. The remedial works are not limited to the following.
   I. Providing subsoil drain behind the wall which will involve with digging trench behind the wall and installation of a long length of drainage pipe to discharge at an appropriate location.
   II. Reinstate the drainage of the DRF trench.
   III. Install vertical control joints into existing brick walls.
   IV. Where considered static, replace the damaged bricks and mortar to the cracks.

   In our opinion, the reinstatement of the DRF station would be undesirable and the benefit of it would not outweigh the cost.
2. The steel beams in the Magazine should be replaced with galvanised steel.
3. The steel posts and the steel lintels at the Bomb Proof chamber should be replaced with galvanised steel. Welding of the supporting posts to steel lintels and bolting the bottom of the posts to the brickwork are considered necessary.
4. The brick cracks at the Gun Battery Banquette could be repaired using mortar and replacing of damaged brick courses. To protect further movement, installation of subsoil drain and tree root barrier should be sufficient.
5. If the slight cracks at the top corner of the Bomb Proof chamber (refer to figures 6 and 7) have no sign of further movement (after monitoring for a period of time), the cracks could be a cosmetic repair using patching mortar. This repair should be carried out after replacing the steel lintels as mentioned in the number 3 above.
6. The drainage systems should be improved. Further investigation and recommendation from Stormwater team would be valuable.



wollongong
city of innovation

Appendix C

OHM Consultants, The Flagstaff Hill Fort & Smith's Hill Fort Metal Work, Wollongong: Condition Report & Specification, report prepared for GML Heritage Pty Ltd, July 2025

Flagstaff Hill Fort
&
Smiths Hill Fort
Wollongong

Metal Work
Condition Report & Specification

Prepared for GML Heritage Pty Ltd

July 2025



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V3

OHM Consultants

Introduction

This report pertains particularly to the metalwork of the two forts at Wollongong Flagstaff Hill (formally Signal Hill Battery) and Smiths Hill.
Together the sites show the technological change and transition from cannon ball to shell armoury technology. While the disappearing gun has been removed the casemate still demonstrates the changing technology that was a global strategic effort seen at a local seaport in Australia.
The design of both Flagstaff Hill and Smiths Hill casemates consider not only the protection from incoming shelling but the potential of the hazards of handling explosives by inclusion of separate magazines, venting, flame proof lanterns and blast doors, etc.
Smiths Hill is a rare example where the original artillery is still in position in NSW.

The two forts are in reasonable condition, but both require catch up maintenance work and a schedule of routine maintenance developed to keep these important sites at significant level.

Much of the metal fabric at Flagstaff Hill is not original and introduced to provide security to the site after closure as a military fort.

The report recommendations regarding the preservation has been divided into interior and exterior because the exterior items are largely intact in a marine environment. They have a historic and an interpretive roll to the public as open display. The interior items are mostly missing, degraded or partly intact and have historic value to the site but not normally open to the public and preservation techniques are recommended to stabilise them only.

This report documents historic metal components only and should be read as part of the total conservation management plan.

Authors

Dave McBeath
Oliver McBeath

Guiding Documents

- ECM_4593316_v1_DA-1981 217 Restoration of Old Smiths Hill Fort Project 1981 - Battery Park
- ECM_25151221_v1_Plan set - Smiths Hill Fort

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Flagstaff Hill

The 68-pound guns at Flagstaff Hill in Wollongong are remnants of Australia's coastal defence system from the 19th century. These guns were originally installed to protect the coastline from naval threats in 1879/80, reflecting the military strategies of the time. Designed to fire 68-pound solid shot cannon balls, they were a crucial part of the defensive fortifications.



One of the Flagstaff Hill 68lbs gun barrels with Standing & Bradleys Head gun with reproduction Standing and Slide

The installation of artillery at Flagstaff Hill was part of broader efforts to secure strategic locations in Australia against potential attacks, particularly during periods of colonial tension. Today, these historical guns serve as important artifacts, offering an insight into the past military defences and the historical context of the region. The fortifications at Flagstaff Hill (formally Signal Hill) in Wollongong represent a significant chapter in Australia's coastal defence history, embodying the strategic military architecture of the 19th century. These structures were part of a broader network of defences established to protect the colonies from potential naval threats. The design of the fortifications at Flagstaff Hill reflects both the technological advancements of the period and the geographical considerations that influenced military planning.

Strategic Placement and Purpose

Flagstaff Hill was chosen for its strategic vantage point overlooking the Illawarra coastline and the Port of Wollongong. The hill's elevation provided an ideal position for monitoring maritime activity and engaging potential threats before they could approach the harbor. The primary purpose of the fort was to serve as a deterrent to hostile forces, providing both a visible and operational means of defence. The location and design were integral to its function, enabling the defenders to maximise their firepower while minimising vulnerability.

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Architectural and Defensive Features

The second fort's design incorporated several key architectural and defensive features that were characteristic of coastal fortifications of the era. It included gun emplacements that housed artillery pieces, such as the 6-inch disappearing gun. These emplacements were strategically positioned to provide optimal coverage and range, allowing for effective targeting of enemy vessels. The disappearing gun was a technological innovation that allowed the gun to retract behind a protective parapet after firing, thereby shielding it and its crew from return fire.

In addition to the gun emplacements, the fort included reinforced casemates and storage facilities for ammunition and supplies. These structures were built with thick masonry walls and the introduction of steel reinforced roofs using railway tracks, designed to withstand bombardment and protect critical resources. The fortifications also featured underground bunkers and interconnected tunnels, providing safe passage for troops and a means of rapid mobilisation in response to threats.

Technological Advancements

The design of the fort at Flagstaff Hill was influenced by advancements in military technology during the late 19th century. One significant aspect was the use of rifled artillery, which offered greater accuracy and range than previous smoothbore cannons installed earlier overlooking Wollongong Harbour. The incorporation of such technology reflected a shift in military strategy, emphasising precision and power to counter increasingly sophisticated naval forces.

The disappearing gun mechanism was another notable advancement, illustrating the integration of engineering with defensive strategy. This innovation not only protected the artillery but also enhanced the element of surprise in combat, as the gun could be hidden between shots.

Historical Context and Legacy

The construction of the fortifications at Flagstaff Hill occurred during a period of heightened colonial tension and the expansion of British imperial influence. The perceived threat of naval incursions from foreign powers motivated the development of coastal defences throughout Australia. Flagstaff Hill, like other fortifications, was part of a unified effort to secure vital ports and infrastructure against these threats.

Today, the remnants of the fortifications at Flagstaff Hill serve as a historical monument, attracting visitors interested in military history and architecture. The site offers educational insights into the defence strategies of the past and the technological innovations of the period. It stands as a testament to the strategic foresight and engineering prowess that characterised the coastal defences of the time.

In conclusion, the design of the fortifications at Flagstaff Hill Wollongong exemplifies the strategic and technological considerations of 19th-century military architecture. Through its placement, structural design, and incorporation of advanced artillery technology, the fort played a crucial role in safeguarding the region and contributing to Australia's broader coastal defence network. Its legacy continues to inform and educate, preserving an important aspect of the nation's historical heritage.

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Drawing Signal Hill Battery, RAAHC

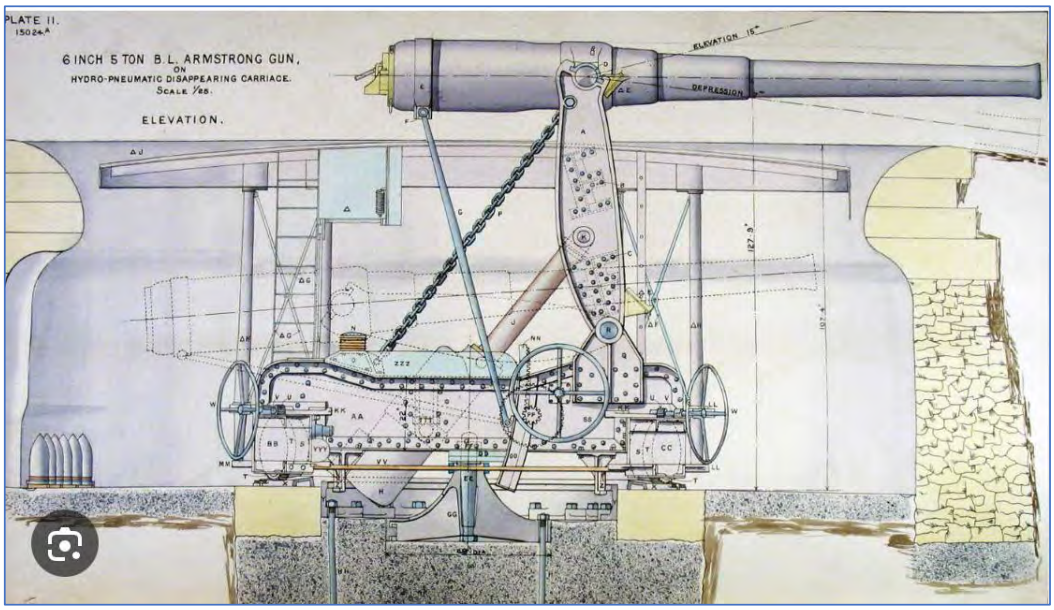
The 6-inch disappearing gun at Flagstaff Hill in Wollongong was a historically significant piece of military artillery. It was part of the coastal defence system in Australia, designed to protect the coastline from potential naval threats in the late 19th and early 20th centuries. The term "disappearing gun" refers to the gun's ability to retract or "disappear" behind a parapet or fortification after firing. This mechanism helped protect the gun and its crew from enemy fire by lowering the gun into a concealed position for reloading.
The 6-inch disappearing gun, also known as a disappearing carriage, was a type of coastal artillery used in the late 19th and early 20th centuries, including at locations such as Wollongong, Middle Head and Steel Point in NSW. This design aimed to protect coastal areas from naval attacks while minimising the gun's exposure to enemy fire. Here's how it generally worked:

1. Design and Mechanism: The disappearing gun was mounted on a special carriage that allowed it to be raised and lowered. When in the firing position, the gun was elevated and aimed at its target. After firing, the gun was automatically or manually lowered back into a pit or a protected position.
2. Firing Process: When the gun was fired, the recoil caused the carriage to move backward. This design had a counterbalance system that allowed the gun to disappear into its protected recess. This feature reduced the gun's visibility and vulnerability to return fire from enemy ships.
3. Loading Mechanism: The loading of the gun often required it to be in a horizontal position, so the gun would be elevated, the shell and powder would be loaded, and then the gun would be lowered again for safety when not in use.
4. Protection: The disappearance of the gun into a fortified position provided additional protection from enemy shells and observation. It could only be effectively targeted from protected positions, adding to its defensive capabilities.

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5. Deployment in Wollongong: The use of disappearing guns in Wollongong would have been part of the area's coastal defence strategy, particularly given its strategic location. These guns were intended to deter naval attacks and provide artillery support against potential threats.

The disappearing gun technology became less common as naval warfare evolved, and newer technologies and tactics emerged. However, they were an innovative solution for coastal defence during their time.



6 inch Disappearing Gun drawing , Nepean Historical Society

Flagstaff Hill Fabric

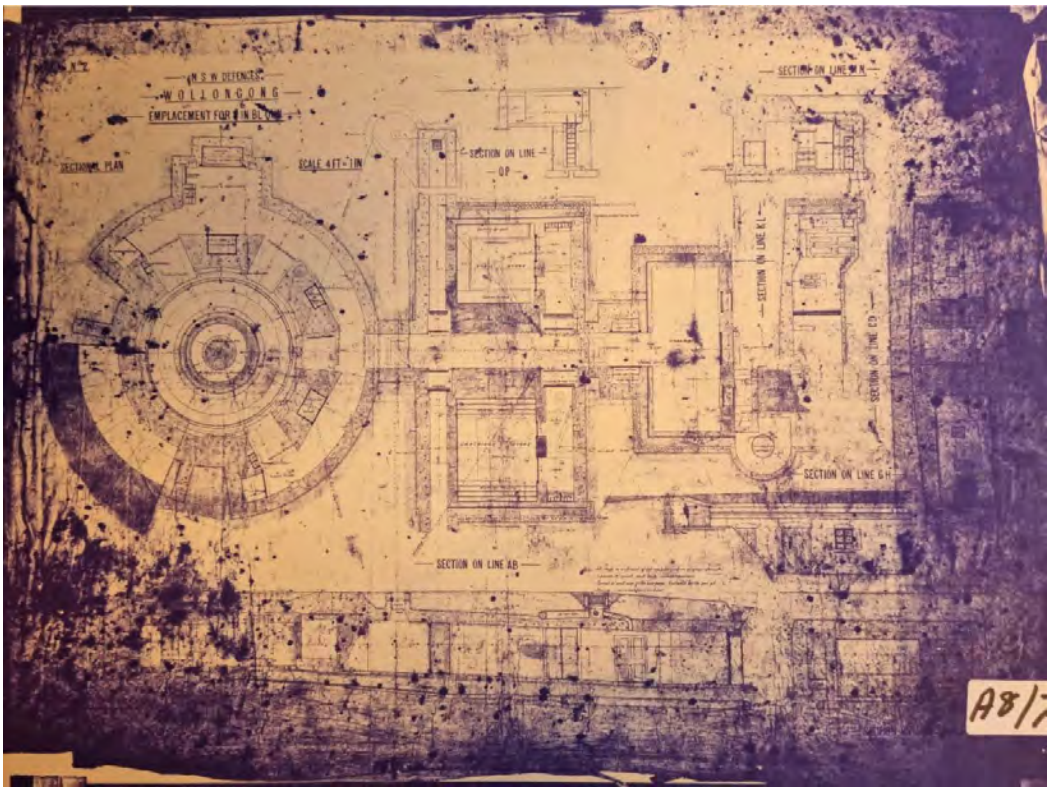
Flagstaff Hill Fort ironwork consists of two main areas external and internal.

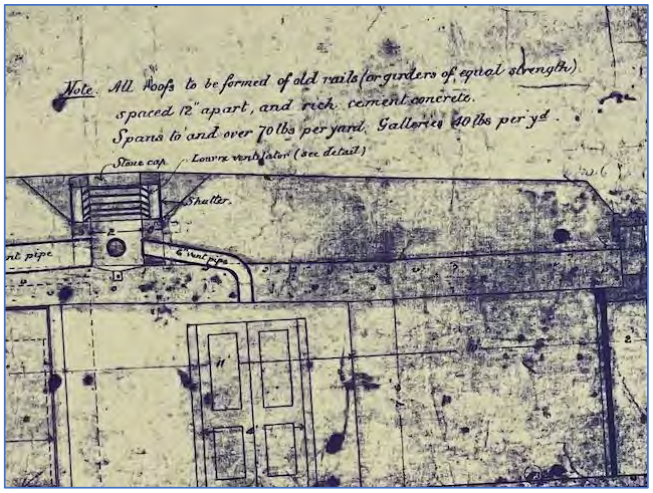
External metal work consists of three(3) 68lbs gun barrels on timber supports as part of the early endeavours to provide security to Wollongong Harbour as the first phase the ports security.

The second phase of security was the construction of a casemate armed with a 6-inch disappearing gun of which a portion of the casemate and gun pit remaining. None of the fortress external metalwork is original and has been installed to provide security to the site.

A major part of the fort's strength is in design of a roof using 70Lbs railway track set in concrete and overlaid with earth to form the casemate fort. A venting system was built into the structures roof to provide a dry aired space required to keep gun powder dry and a spark free environment for the light system of lanterns built into the walls of the tunnels.

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Layout drawings for Flagstaff Hill RAAHC

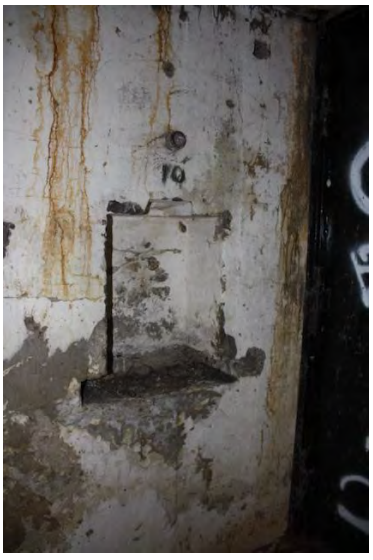
Internally the casemate was fitted with timber framing and doors as part of the spark free design of forts from this period.
Internally there are a few components survive intact and there are traces of components that have been imbedded into the masonry such as vents, hinges and brackets.

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The internal fittings of the fort have been removed although there is much evidence still evident that it was installed such as lanterns, racks, vents and ladders.



Depression Range Finder access where a ladder was positioned.





Remnants of the lantern niches which featured a safety light casing. Similar safety lights at Fort Scratchley, Newcastle.

Very few metal items remain at the Flagstaff Hill (Signal Hill) Fort.
Three (3) 68lbs gun barrels from the 1879 phase of established military protection.
Internal metal fitting from the 1890 fortress constructed for 6" disappearing gun.
The significance of Flagstaff Hill is the early defence layout and position of the site rather than the remaining original metal components remaining at the fort.

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RAAHC

Fabric

68 LBS Gun Barrels

The three muzzle loaded guns at Flagstaff Hill are located near their original positions but were moved further up the hill when the current road and park out layout were constructed. Originally installed at a lower position over the 1890 and recorded to have a timber Standing and Slide (Carriage).

Gun 10754 SBML 68 Pounder Mark I

Date of manufacture 1861
Place of manufacture Low Moor
Condition The gun barrel remain on an outline of the Standing carriage. The barrel is in a good condition but has a failing paint system that is not offering any corrosion protection. The barrel has a timber tampion possibly allowing water into its barrel. The Standing is in sound condition but will need to be renewed within 10 years. The paint condition is poor. Small amount of timber decay starting.
Recommendations Paint the Standing carriage with timber primer oil-based paint and topcoat immediately to protect it until a replacement is produced. The barrel should be lifted and a new outline Standing carriage be designed and constructed within ten years with annual inspections of its condition. The external gun should be treated for corrosion and painted with a 2-pac zinc enriched paint system to protect it. It is recommended that a tampion be fitted that is weatherproof.

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Gun 10656 SBML 68 Pounder Mark I

Date of manufacture 1861
Place of manufacture Low Moor
Condition The gun barrel remain on an outline of the Standing carriage. The barrel is in a good condition but has a failing paint system that is not offering any corrosion protection. The barrel has a timber tampion possibly allowing water into its barrel. The Standing is in sound condition but will need to be renewed within 10 years. The paint condition is poor. Small amount of timber decay starting.
Recommendations Paint the Standing carriage with timber primer oil-based paint and topcoat immediately to protect it until a replacement is produced. The barrel should be lifted and a new outline Standing carriage be designed and constructed within ten years with annual inspections of its condition. The external gun should be treated for corrosion and painted with a 2-pac zinc enriched paint system to protect it. It is recommended that a tampion be fitted that is weatherproof.

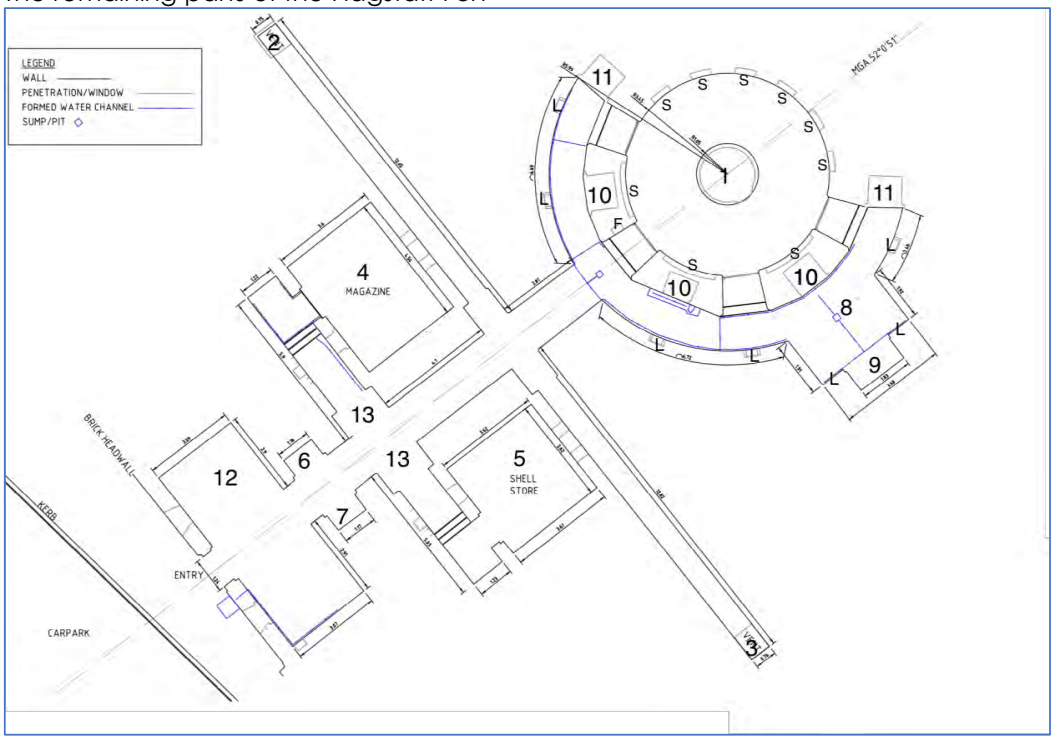
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Gun 10653 SBML 68 Pounder Mark I

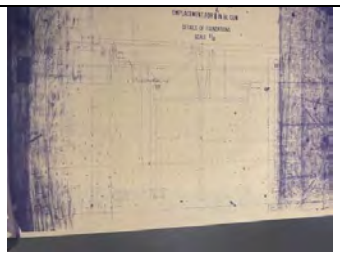
Date of manufacture 1861
Place of manufacture Low Moor
Condition The gun barrel remain on an outline of the Standing carriage. The barrel is in a good condition but has a failing paint system that is not offering any corrosion protection. The barrel has a timber tampion possibly allowing water into its barrel. The Standing is in sound condition but will need to be renewed within 10 years. The paint condition is poor. Small amount of timber decay starting.
Recommendations Paint the Standing carriage with timber primer oil-based paint and topcoat immediately to protect it until a replacement is produced. The barrel should be lifted and a new outline Standing carriage be designed and constructed within ten years with annual inspections of its condition. The external gun should be treated for corrosion and painted with a 2-pac zinc enriched paint system to protect it. It is recommended that a tampion be fitted that is weatherproof.

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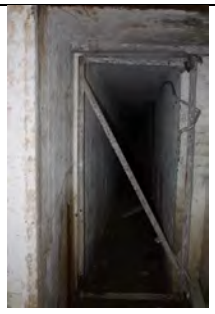
The remaining parts of the Flagstaff Fort



Flagstaff Hill Fort Wollongong City Council Drawing, 2024

No.	Room		Significant Metal Items	
1	Gun position	Pit	Potential foundation gun parts remain. Casemate doors into the gun pit are modern security additions.	
Recommended Action	Note: that any subsurface works may encounter the gun foundation. The tunnel doors should be left and maintained but are not part of the heritage significant fabric.			

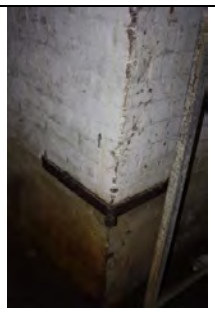
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2	Depression Range Finder	Surface	Nil Remove and infilled with a new cast iron grille.	
Recommended Action	The cast iron grille covering the original access point is not original and it is in a poor condition. The access point should be maintained with a new secure hatch.			
3	Observation Post	Surface	Nil Removed and infilled with a cast iron grille.	
Recommended Action	The cast iron grille covering the original access point is not original and it is in a poor condition. The access point should be maintained with a new secure hatch.			
4	Magazine	Internal		
			Door frame	
Recommended Action	Maintain all parts in situ as significant fabric, no work required if the structure is kept water tight.			
5	Shell Store	Internal		
			Roof vent	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite.			
6	Store	Internal	Nil	
7	Laboratory	Internal	Nil	

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8	Artillery Store & Pump	Internal	Wall racks Multiple	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
			Wall racks	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
			Roof beams Multiple	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
			Lamp niche vent remnants including substrate pipework	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			

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			Vent grille	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
9	Small store/Spanner Racks	Internal	Nil	
10	Cartridge Recess	Internal	Nil	
11	Shell Recess	Internal	Nil	
12	Casemate	Internal	Nil	
13	Double Blast Doors to Lobby	Internal		
			Door hinge	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
			Door hinge	
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
F	Fuses	Internal		
L	Lamp	Internal	Remnant frames & vents	

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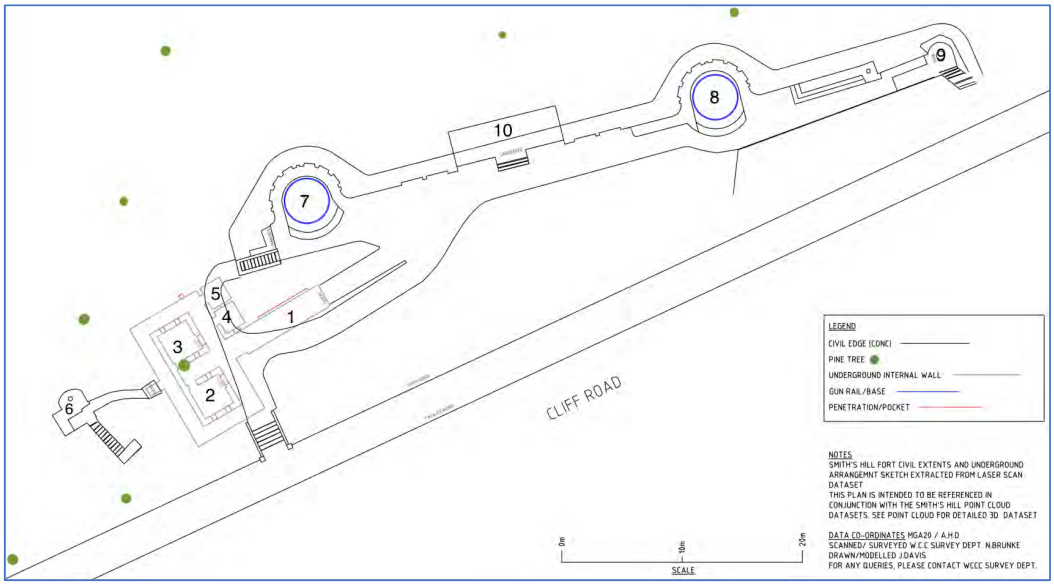
Recommended Action	Maintain all parts in situ as significant fabric. Treat with corrosion control such as Feronite or similar.			
S	Shell Recess	Pit	Nil	

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Smiths Hill

The casemates at Wollongong are part of the historical defensive structures located at Smiths Hill Fort. Built in 1891, these casemates served as fortified gun emplacements designed to protect artillery and their crews from enemy fire while providing a defensible position from which to operate.

The 80 lbs RML. guns used 68-pound gun barrels that can be viewed at Flagstaff Hill and were rifled to allow them to fire a shell projectile rather than a cannonball demonstrating the technological advancement from smoothbore to rifled technology. This allowed for more accurate targeting and range increasing the effectiveness of the fort.

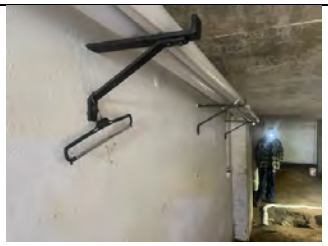


Smiths Hill Fort, Wollongong City Council Drawing, 2024

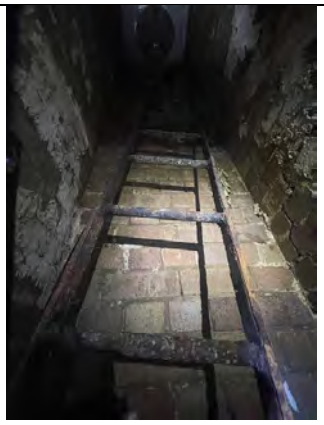
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	Room			
1	Entrance Hall	Internal/external		
			Secure entrance doors	
Recommended Action	See treatment pg. 27			
			Vents	
Recommended Action	See treatment pg. 27			
			Wall racks	
Recommended Action	See treatment pg. 27			

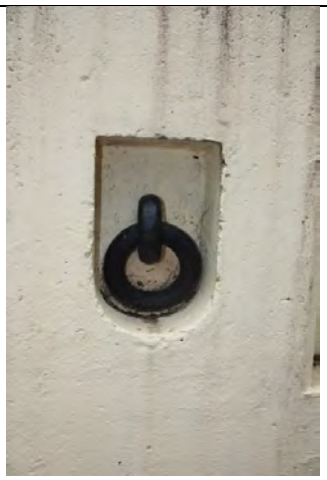
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			Wall racks	
Recommended Action	See treatment pg. 27			
			Drain grilles	
Recommended Action	See treatment pg. 27			
2	Cartridge Room	Internal		
			Lamp niche x2	
Recommended Action	See treatment pg. 27			
3	Ammunition Room	Internal		

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			Lamp niche x2	
Recommended Action	See treatment pg. 27			
4	Artillery Store	Internal		
5	Lamp Room	Internal		
6	Depression Range Finder	External/internal		
			Ladder	
Recommended Action	Maintain out of use. See treatment pg. 27			
7	80 lbs. RML Gun	External		
Recommended Action	See treatment pg. 27			

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			Ring x 2	
Recommended Action	See treatment pg. 27			
			Rail	
Recommended Action	See treatment pg. 27			
8	80 lbs. RML Gun	External		
Recommended Action	See treatment pg. 27			

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			Ring x 2	
Recommended Action	See treatment pg. 27			
			Rail	
Recommended Action	See treatment pg. 27			
9	Nordenfelt Rapid Fire Gun (1 1/2 inch)	External		
Recommended Action	See treatment pg. 27 Replace locks with secure harden bolts.			
10	Bomb Proof Room	External		

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			Columns	
Recommended Action	See treatment pg. 27			
	Metal items	Internal	Assorted	
		A number of loose iron items are contained within the casemate and appear to have been collected when the fort was excavated and securely stored. These items provenance have not been identified.		
Recommended Action	Store off the ground in a dry position.			

Key Features of the Casemate and barbette at Smiths Hill:

1. Structure: Casemates are typically made of thick masonry or concrete, providing robust protection from enemy bombardment. At Smiths Hill Fort, they were constructed to house and protect the artillery pieces stationed there, such as the larger calibre guns 80lbs. used in coastal defence.
2. Purpose: The primary function of the barbette was to allow a greater rotation to the guns and to protect the gun crews and ammunition from incoming fire.

They allowed guns to fire over the parapet while keeping most of the structure and personnel shielded.
3. Design: The design integrated both functional military architecture and strategic positioning. The barbettes at Smiths Hill were strategically placed to offer clear fields of fire toward the sea, allowing defenders to engage any approaching enemy vessels.
4. Historical Significance: These casemates, along with other structures at Smiths Hill Fort, reflect the military engineering and defence strategies of the period. They provide insight into the technology and methods used to secure Australia's coastlines against maritime threats.
5. Current Status: Today, the casemates are part of a historic site open to the public. Smiths Hill Fort and its casemates remain a significant cultural and historical site, illustrating the efforts made to protect Wollongong and the wider Illawarra region during times of strategic military importance.
Smiths Hill in Wollongong, Australia, is known for its historical significance, particularly regarding military history.

The 80-pound guns at Smiths Hill Fort in Wollongong are significant historical artifacts from the late 19th century, serving as part of the coastal defence installations. Smiths Hill Fort was constructed in the 1890s to protect Wollongong against potential maritime threats. These 80-pound rifled muzzle-loading guns were designed to fire heavy artillery shells, providing substantial defensive capability against enemy ships.

Smiths Hill Fort itself is a well-preserved example of coastal fortifications from that era. It includes the gun emplacements, underground rooms, and connecting tunnels that were used by the military for strategic defence. Today, the site is of historical interest and is open to the public, offering insights into the military history of the region and the defence strategies employed at the time.
The 80-pound guns were rifled muzzle-loading guns, a type of artillery used in the late 19th century for coastal defence. Here's how they generally worked:

1. Loading: The guns were loaded from the muzzle (the front end of the barrel). A gun crew would first swab the barrel to clean out any residue from the previous shot. Then, they would load a gunpowder charge followed by the projectile—an 80-pound shell. The projectile was often made of solid iron or contained explosive material.
2. Rifling: The inside of the barrel was rifled, meaning it had spiral grooves cut into it. This rifling imparted a spin to the projectile as it was fired, improving its range and accuracy compared to smoothbore guns.
3. Aiming: The gun crew aimed the weapon using a combination of direct sight and calculations, adjusting for factors like distance to the target, wind conditions, and the projectile's trajectory. The guns were typically mounted on carriages that allowed for horizontal and vertical adjustments.
4. Firing: Once aimed, the gun was fired by igniting the gunpowder charge. This was usually done with a lanyard that pulled a friction primer, igniting a small powder charge and then the main charge.
5. Recoil Management: These guns used a system of buffers and sometimes counterweights to manage the recoil when fired. The gun would often roll back on its carriage, and the crew would push it back into position after firing.
6. Reloading: After firing, the crew would swab the barrel again to cool it down and remove any burning remnants before reloading for the next shot.

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These types of guns required a well-trained crew to operate efficiently. They played a significant role in coastal defence during an era when naval threats were a considerable concern for coastal cities like Wollongong.
The 11/2-inch Nordenfelt gun was a type of early rapid-firing gun used in the late 19th century, including at coastal defence locations such as Wollongong. The Nordenfelt gun was a manually operated, the gun was designed for defence against fast-moving small craft.

Features and Operation:

1. This design allowed for a rapid succession of shots, increasing the rate of fire compared to similar single-barrel guns of the time.
2. Manual Operation: The gun was operated using a hand crank, which would chamber, fire, and extract cartridges sequentially from each barrel. This mechanical operation allowed for relatively rapid firing rates compared to other contemporary weapons, though still requiring manual effort.
3. Ammunition: The Nordenfelt gun used fixed ammunition, meaning the projectile and propellant were contained in a single cartridge, simplifying the loading process and allowing for quicker firing.
4. Role in Defence: At coastal defence sites like Wollongong, the Nordenfelt was used to protect against fast-moving targets, such as small enemy vessels that might try to attack or penetrate defences close to shore.
5. Deployment: These guns were commonly mounted on naval ships and at coastal fortifications where a rapid response to close-range threats was essential.

The introduction and use of rapid-firing guns like the Nordenfelt represented a significant advancement in military technology during the period, providing a balance between the firepower of larger guns and the speed required to deal with fast-moving threats. At Wollongong, such a weapon would have been part of a broader strategy to secure the coastline and important harbor areas against potential naval incursions.
Smiths Hill Fort is a reasonable condition and was restored in 1988 to its current condition.
The two 80lbs RML guns and one 1 ½ inch Nordenfelt rapid firing gun. All guns have a provenance with the site and were returned to their original positions during the restoration.
The Smiths Hill Fort was buried in 1946 and was exposed in the 1980's as part of Australia's Bicentennial celebrations. The guns were restored by apprentices at the Bendigo Ordnance Factory in 1986.

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Restoration plaque, Smiths Hill

Gun 69 RML 80 Pounder Mark I	
Date of manufacture	1872 conversion
Place of manufacture	Royal Gun Factory
Recommended Action	Recommendations below.

Gun 99 RML 80 Pounder Mark I	
Date of manufacture	1872 conversion
Place of manufacture	Royal Gun Factory
Recommended Action	Recommendations below.

Gun 4092 QF 1 3/4 Pounder Mark I Nordenfelt (1 1/2 inch)
Date of manufacture 1885
Place of manufacture Nordenfelt Guns and Ammunition Company
The gun was removed for safe keeping but has recently been returned to its original position. The gun needs corrosion control as recommended with all the iron work at Smiths Hill. Recommendations below. The locks that have placed at the base of the gun should be removed and replaced with security bolts. The gun barrel may be removed from the base for safe storage, but this should only be done if a secure repository can be established off site.

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Treatment

Exterior

All guns, timber and iron carriages at Flagstaff Hill and Smiths Hill
The following treatment should be undertaken.

Record

A record should be kept and presented as part of this contract and presented on completion of site works.
The record will form a report that should include,

- A photographic record of the project detailing each stage,
- A record of all products used,
- A description of works undertaken including dimensions,
- Care and maintenance recommendations

Transport and Removal

The barrels and carriage are to be removed in separate parts.
All lifting at any stage in this project must be done with soft slings of adequate strength to safely move the required weight without causing damage.
The barrel should be lifted off the carriage after releasing the trunnion caps by removing the iron pins and hinging back the caps.
Slings should be placed around the muzzle and vent field astragals with the centre of gravity approximately at the trunnions.
Carefully pack and safely remove both sections off site.
The barrels of the 68lbs and 80 lbs guns weigh 4.9 tonnes each.

Dismantling

Dismantle the gun carriage removing all the metal components included in this report so that they can be treated as recommended in the Ironwork section below.
All timber sections of 68lbs guns should be replaced using the current gun Standings as a template to produce the reproduction Standings.

Guns & Ironwork

The ironwork is to be abrasive blasted externally using an inert abrasive medium to the following finish.
The abrasive blasting is to be carried out by a contractor with experience in dealing with historic material.

- Abrasive blast cleaning AS1627.4 class 2.5
- 1st coat: Application of Dulux Zincanode 402 surface primer to prepared ironwork to a DFT of 75 microns.
- 2nd coat: Application of Dulux Duremax GPE to a DFT of 200 microns.
- 3rd coat: Application of topcoat of Dulux Weathermax HBR to a DTF of 100 Microns

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Colour : satin black

Abrasive blast clean to Sa21/2 (ISO 8501-1:2007) or SSPC-SP6. If oxidation has occurred between blasting and application of Marine Epoxy Undercoat the surface should be reblasted to the specified visual standard. Care should be undertaken not to over blast and report any defects.
Review all sections condition and report any defects that have become exposed after abrasive blasting.

Paint the ironwork using a marine epoxy system as outlined below and should be applied according to the manufactures recommendations. The painted surfaces should be complete and have no defects.
Apply the paint as specified by the product technical data sheet for a marine environment.
The barrel is to have all its paint removed by abrasive blasting using a soft medium. It is to be cleaned internally and externally.

Metal Paint system

- 1st coat: Application of Dulux Zincanode 402 surface primer to prepared ironwork to a DFT of 75 microns.
- 2nd coat: Application of Dulux Duremax GPE to a DFT of 200 microns.
- 3rd coat: Application of topcoat of Dulux Weathermax HBR to a DTF of 100 Microns

All metal sections are to be painted satin black.

It is recommended that a new tompion be produced and fitted to all the gun barrels to impede the ingress of water.

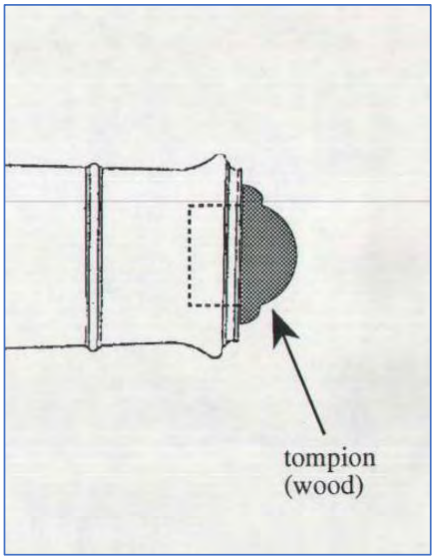
Timber

All timber sections of the carriage should be replaced with new Australian hardwood timber sections with measurements taken from the existing carriages.
All new sections should be manufactured from seasoned Australian Hardwood rated to F17, H4 grade resistant to rot and in ground contact.
All new timbers are to be the best quality of their respective kind, sound and well-seasoned, free from sap, shakes, large or loose knots and other defects.
The new replacement sections should be manufactured to the existing design, dimension and detail.
Adhesives to be used in new component manufacture must be for exterior use and compatible with the timber paint system.
The treated ironwork is to be reused in the new timber carriage and their location is to be taken from the existing carriage.

Tompion Design

The tompion dimensions are to be taken from the barrel.

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The new replacement sections should be manufactured to the existing design, dimension and detail. The tompion section should be a firm press fit into the bore.
The new sections should be manufactured from seasoned Australian Hardwood rated to F17, H4 grade resistant to rot and in ground contact.
Adhesives to be used in contact with gun barrel non-acid curing silicone elastomer.
The section to be repaired is to have all existing paint removed from the area.
All timber of the defect is to be removed until sound timber is located.
The repair section is to be either replaced with a timber insert or an epoxy filler suitable for external or marine use.
All timber repairs when complete will be true in profile and dimension with the adjacent fabric.

Timber Standing/carriage preparation

All timber is to be prepared and sanded to provide a sound and keyed surface for repainting.

All areas of the timber gun carriage are to be painted.
Particular attention should be paid to end grains and joints.
After priming, an undercoat should be applied to produce a uniform film covering the whole surface.

The timber is to be painted with a 3-coat system.

- 1st coat: Oil based primer sealer undercoat dry coat 40 microns
- 2nd coat: Premium enamel Topcoat
- 3rd coat: Premium enamel Topcoat

All timber is to be painted with following finished colour paints.
Gun Carriage – Russet Red
Tompion - Black

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Reassembly

The carriage is to be reassembled after construction and painting have been carried out to the original format.
All paint is to be made good after assembly so that it provides a sound and decorative finish required for outdoors.
The barrel is to have its tompion fitted and adhered securely into place.

The gun carriage and barrel are to be transported and lifted back into position using soft slings separately. The trunnion caps are to be secured into position once the gun is secured on site.

Interior

The interiors should be kept dry and regular checks should be made to make sure that floor drains are kept clear and functioning.

All interiors should be cleaned free of all rubbish and the initial clean should be carried out with a watching brief to identify and collect any historic material.

All metal (ironwork) should be treated for corrosion by painting the items with corrosion inhibiter such as Feronite to protect them.

Appendix D

Michael Dellapina (Arborist Public Tree Management), Arborist Assessment 3x Araucaria heterophylla (Norfolk Island Pines): Smiths Hill Fort, Battery Park, Wollongong, report prepared for Wollongong City Council, 27 February 2025

Arborist Assessment

3x *Araucaria heterophylla* (Norfolk Island Pines)



Smiths Hill Fort
Battery Park, Wollongong

Report prepared by

Michael Dellapina
Arborist Public Tree Management
(AQF5 Arborist)
Open Space + Environmental Services
Wollongong City Council

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3 Preliminary Recommendations 16

1 Introduction

On site preliminary tree assessments were conducted by Council's AQF5 Arborist, Michael Dellapina. The provided Condition Report on Cliff Road / Smith Hill Fortifications, Wollongong, by Damien Allan BE (Mech) CPEng. was read prior to onsite inspection, and points 5, 16, 17, 18, 19, 20, 21 and 22a were reviewed, as they referred to tree issues.

The report identified three trees which may be impacting the Fort structures within Battery Park, due to their proximity to these structures.

1.1 The site – Aerial image showing identified tree locations



1.2 The trees

Tree assessments have been undertaken on three trees. All trees have been identified as *Araucaria heterophylla* (Norfolk Island pine) and identified as Tree ID 63385, Tree ID 63386, and Tree ID 63387.

All trees appear to have been planted between 1951 and 1955 as indicated by 'IntraMaps' aerial images.





2 Observations

2.1 Tree 1 (ID 63385) – *Araucaria heterophylla*

TREEPLOTTER INVENTORY

Norfolk Island Pine Tree ID #63385
Battery Park - Cliff Road WOLLONGONG

Tree	
Primary ID:	63385
Asset ID:	
Status:	Alive
Common Name:	Norfolk Island Pine
Botanical Name:	Araucaria heterophylla
Origin:	
Code:	ARHE
Family:	Araucariaceae
Genus:	Araucaria
Cultivar:	
Number of Stems:	1
DBH [in]:	34
DBH [cm]:	87
DBH [cm] Stem 1:	
DBH [cm] Stem 2:	
DBH [cm] Stem 3:	
DBH [cm] Stem 4:	
DBH [cm] Stem 5:	
DBH [cm] Stem 6:	
DBH Range:	>75cm
Tree Height (Estimated) [m]:	25
Height Range:	20-30 Metres
Width:	8
Health:	Good
Useful Life Expectancy:	50+ years
Condition (Leaf):	Good
Canopy Structure:	Good
Age Class:	Mature
Homewood ID:	
Observations:	codominant, Poor Location
Tree Comments:	A mature established tree presenting good health and vitality. Tree is typical of its species with no obvious signs of structural weakness, free from pests or disease and contributing to habitat. Codominant in upper crown. Located 2.1m south of fort

Photos



Tree ID 63385 - Araucaria heterophylla.jpg
27/02/2025



Tree ID 63385 - Araucaria heterophylla - (2).jpg
27/02/2025

	structure, several surface roots up to 100mmØ. Tree is located within Heritage Item - State - Battery Park and is growing on top of the underground fort structure; this structure may not have been constructed to support the additional weight such as a large tree and its root system.
Stock Type:	
City Managed:	True
Botanic Gardens ID:	1
Crown Light Exposure:	
Archived:	No
null:	
New Data Field:	
Has Ecobenefits:	No

Location

Address:	Battery Park - Cliff Road WOLLONGONG
Address Number:	
Address Street:	Cliff Road WOLLONGONG
Street Planted:	
Suburb:	
Postcode:	
Organization:	Wollongong City Council
City:	Wollongong
Tree Type:	Park
Growing Space:	
Land Use:	Park/ Vacant/ Other
Location on Site:	
Planting Site Width:	
Pit Size:	
Park Name:	
Longitude:	150.90146598493
Latitude:	-34.416156085575
Easting:	
Northing:	

Design & Construction

Diameter at Root Flare (DRF) [m]:	1.15

Street View



Map



Tree Protection Zone (TPZ) [m]:	10.44
Structural Root Zone (SRZ) [m]:	3.51
Describe proposed works:	
Impact of proposed works:	
Type of impact:	
Tree retention value:	
Tree protection:	
Tree protection notes:	
Root investigation - slit trench:	
Hand dig only:	
Proposed max excavation depth (mm):	
Prune no roots greater than (mm):	
Excavation instructions:	
Pavement treatment:	
Pavement construction notes:	
Project arborist required to supervise works:	
Project arborist certified works complete:	

Report Prepared: February 27, 2025

2.2 Tree 2 (ID 63386) – *Araucaria heterophylla*

TREEPLOTTER INVENTORY

Norfolk Island Pine Tree ID #63386
Battery Park - Cliff Road WOLLONGONG

Tree	
Primary ID:	63386
Asset ID:	
Status:	Alive
Common Name:	Norfolk Island Pine
Botanical Name:	Araucaria heterophylla
Origin:	
Code:	ARHE
Family:	Araucariaceae
Genus:	Araucaria
Cultivar:	
Number of Stems:	1
DBH [in]:	30
DBH [cm]:	75
DBH [cm] Stem 1:	
DBH [cm] Stem 2:	
DBH [cm] Stem 3:	
DBH [cm] Stem 4:	
DBH [cm] Stem 5:	
DBH [cm] Stem 6:	
DBH Range:	>75cm
Tree Height (Estimated) [m]:	20
Height Range:	20-30 Metres
Width:	10
Health:	Good
Useful Life Expectancy:	50+ years
Condition (Leaf):	Good
Canopy Structure:	Good
Age Class:	Mature
Homewood ID:	
Observations:	ccdominant
Tree Comments:	A mature established tree presenting good health and vitality. Tree is typical of its species with no obvious signs

Photos



Tree ID 63386 - Araucaria heterophylla.jpg
27/02/2025



Tree ID 63386 - Araucaria heterophylla - (2).jpg
27/02/2025

	of structural weakness, free from pests or disease and contributing to habitat. Recommend retain tree, due to growing within an area that has been identified as Coastal Hazard Geotechnical risk. Undertake an investigative slit trench dig alongside the affected sections of the fort structure to identify any tree roots. If tree roots found, identify impacts upon the structure and investigate the feasibility of undertaking suitable root pruning and instillation of a tree root barrier. Codominant in upper crown. Located 2.5m west of fort structure. Tree is located within Heritage Item - State - Battery Park.
Stock Type:	
City Managed:	True
Botanic Gardens ID:	1
Crown Light Exposure:	
Archived:	No
null:	
New Data Field:	
Has Ecobenefits:	No

Street View



Map



Location

Address:	Battery Park - Cliff Road WOLLONGONG
Address Number:	
Address Street:	Cliff Road WOLLONGONG
Street Planted:	
Suburb:	
Postcode:	

Organization:	Wollongong City Council
City:	Wollongong
Tree Type:	Park
Growing Space:	
Land Use:	Park/ Vacant/ Other
Location on Site:	
Planting Site Width:	
Pit Size:	
Park Name:	
Longitude:	150.90134432099
Latitude:	-34.416095006889
Easting:	
Northing:	

Design & Construction

Diameter at Root Flare (DRF) [m]:	0.85
Tree Protection Zone (TPZ) [m]:	9
Structural Root Zone (SRZ) [m]:	3.09
Describe proposed works:	
Impact of proposed works:	
Type of impact:	
Tree retention value:	
Tree protection:	
Tree protection notes:	
Root investigation - slit trench:	
Hand dig only:	
Proposed max excavation depth (mm):	
Prune no roots greater than (mm):	
Excavation instructions:	
Pavement treatment:	
Pavement construction notes:	

Project arborist required to supervise works:	
Project arborist certified works complete:	
Report Prepared: February 27, 2025	

2.3 Tree 3 (ID 63387) – *Araucaria heterophylla*

TREEPLOTTER INVENTORY

Norfolk Island Pine Tree ID #63387
Battery Park - Cliff Road WOLLONGONG

Tree	
Primary ID:	63387
Asset ID:	
Status:	Alive
Common Name:	Norfolk Island Pine
Botanical Name:	Araucaria heterophylla
Origin:	
Code:	ARHE
Family:	Araucariaceae
Genus:	Araucaria
Cultivar:	
Number of Stems:	1
DBH [in]:	34
DBH [cm]:	87
DBH [cm] Stem 1:	
DBH [cm] Stem 2:	
DBH [cm] Stem 3:	
DBH [cm] Stem 4:	
DBH [cm] Stem 5:	
DBH [cm] Stem 6:	
DBH Range:	>75cm
Tree Height (Estimated) [m]:	22
Height Range:	20-30 Metres
Width:	12
Health:	Good
Useful Life Expectancy:	50+ years
Condition (Leaf):	Good
Canopy Structure:	Good
Age Class:	Mature
Homewood ID:	
Observations:	
Tree Comments:	A mature established tree presenting good health and vitality. Tree is typical of its species with no obvious signs

Photos



Tree ID 63387 - Araucaria heterophylla.jpg
27/02/2025



Tree ID 63387 - Araucaria heterophylla - (2).jpg
27/02/2025

	of structural weakness, free from pests or disease and contributing to habitat. Recommend retain tree, due to its location, which is on the top edge of a steep slope within an area that has been identified as Coastal Hazard Geotechnical risk. Undertake an investigative slit trench dig alongside the affected sections of the fort structure to identify any tree roots. If tree roots found, identify impacts upon the structure and investigate the feasibility of undertaking suitable root pruning and instillation of a tree root barrier. Tree is located 5.1m & 5.6m east of fort structure. Tree is located within Heritage Item - State - Battery Park.
Stock Type:	
City Managed:	True
Botanic Gardens ID:	1
Crown Light Exposure:	
Archived:	No
null:	
New Data Field:	
Has Ecobenefits:	No

Map



Location

Address:	Battery Park - Cliff Road WOLLONGONG
Address Number:	
Address Street:	Cliff Road WOLLONGONG
Street Planted:	
Suburb:	
Postcode:	

Organization:	Wollongong City Council
City:	Wollongong
Tree Type:	Park
Growing Space:	
Land Use:	Park/ Vacant/ Other
Location on Site:	
Planting Site Width:	
Pit Size:	
Park Name:	
Longitude:	150.90151426469
Latitude:	-34.416077534707
Easting:	
Northing:	

Design & Construction

Diameter at Root Flare (DRF) [m]:	1.01
Tree Protection Zone (TPZ) [m]:	10.44
Structural Root Zone (SRZ) [m]:	3.32
Describe proposed works:	
Impact of proposed works:	
Type of impact:	
Tree retention value:	
Tree protection:	
Tree protection notes:	
Root investigation - slit trench:	
Hand dig only:	
Proposed max excavation depth (mm):	
Prune no roots greater than (mm):	
Excavation instructions:	
Pavement treatment:	
Pavement construction notes:	

Project arborist required to supervise works:	
Project arborist certified works complete:	
Report Prepared: February 27, 2025	

3 Preliminary Recommendations

- **Tree 1 (Tree ID 63385) *Araucaria heterophylla* – Remove**.

  Growing on top of the underground fort structure; this structure may not have been constructed to support the additional weight such as a large tree and its root system.

- **Tree 2 (Tree ID 63386) *Araucaria heterophylla* – Retain**.

  Further investigation required. Undertake an investigative slit trench dig alongside the affected sections of the fort structure to identify any tree roots. If tree roots found, identify impacts upon the structure and investigate the feasibility of undertaking suitable root pruning and installation of a tree root barrier.

- **Tree 3 (Tree ID 63387) *Araucaria heterophylla* – Retain**.

  Further investigation required. Undertake an investigative slit trench dig alongside the affected sections of the fort structure to identify any tree roots. If tree roots found, identify impacts upon the structure and investigate the feasibility of undertaking suitable root pruning and installation of a tree root barrier.

Appendix 2

Wollongong Council Statement of Aboriginal Cultural Context, prepared by Joel Thompson (Coordinator Heritage, Wollongong City Council), 28 July 2025

Wollongong Fortifications CMP

Aboriginal Cultural Context Summary

Joel Thompson

28 July 2025

The Wollongong Harbour Precinct within which the study areas for the Fortifications discussed in this report are located within a landform context that is known to have been of high significance to the local Aboriginal people.

Elevated headlands along the Illawarra Coastline, with a fresh water supply, rock platforms and sandy beaches to their northern side have been consistently highlighted as areas of very high cultural significance along the coastline. The Sandon Point Aboriginal Place and Bellambi Point Aboriginal Place to the north, as well as Hill 60 and Bass Point to the south, demonstrate these same landform characteristics and have all long been acknowledged as areas of very high cultural significance.

The landform context surrounding Wollongong Harbour would have provided for all of the daily needs of the local people. Fresh water was available from the small stream to the north of the headland, the rock platforms and sandy beach areas would have supplied an abundance of fish, shellfish and crustaceans that were staples within the diets of the local saltwater people. The area must also have abounded in grassy pasturelands in that the first documented settler, Charles Throsby, along with his cattle were led directly to this location by Aboriginal guides in 1815, when he was in search of suitable grazing land during a severe drought. This suggests suitable habitat for Kangaroos, Wallabies and other species that would have contributed to the diet of the local people.

Archaeological studies undertaken within the Wollongong Harbour area including at Osborne Park and Brighton Lawn have also confirmed that despite over 200 years of intensive occupation and development, archaeological evidence of intensive use and occupation remains. Middens, stone tool making sites, and evidence of extensive burning are all located within the area albeit within a disturbed and altered contexts. This further confirms the significance of the area to the local people.

Elevated areas on headlands, and other highpoints above protected beaches are also known to have been used by Aboriginal people as signal points to pass on messages between tribes. The use of fires as a communication tool is highlighted by Aunty Sharralyn Robinson, who credits this form as communication as the reason why Captain James Cook encountered fires all along the eastern coastline during his 1776 exploration.

These high points also served as important viewing locations, including as viewing points used to assist with fishing enterprise and to monitor movements of people within the area. This practice is still continued to this day in commercial fishing enterprises at Hill 60/Red Point, the next headland south of the study area.

The use of the area as a viewing point and signal point aligns the cultural historical significance and use of the area with the reasons why these locations would have been chosen for defensive strategy in the protection of Wollongong Harbour. Extensive views over the ocean surrounding the protected harbour were the primary determinant in the choosing of the two fort locations for protections. The reasons these locations were selected would likely have led to the areas having significance to the local Aboriginal Community for similar observational purposed.

Archaeological evidence within the broader area, including at nearby Stuart Park, also confirms that the current Wollongong Coastline has been intensively occupied since the stabilisation of existing sea-levels around 6000 years ago. Radiocarbon dating has consistently confirmed occupation dating from 4000-6000 years ago, with some local sites also confirming much longer periods of Aboriginal occupation.

During their construction, the locations of the two forts underwent substantial landform alterations and have been subjected to over 200 years of historical development activity. As such, the Aboriginal archaeological record could be reasonably expected to have been impacted far more intensively than in other areas within the Wollongong LGA. Further, Aboriginal people would have been less likely to be able to continue traditional cultural practices within the study area beyond the first settlement in the area in 1815-1816. Although evidence from a recent archaeological study undertaken by Comber Consultants near Wollongong Harbour did locate a single glass artefact within a tool making context, suggesting that post contact expression of traditional cultural practice did continue beyond the availability of glass materials, perhaps from the 1830s Brighton Hotel which was established near Brighton Lawn.

It is clear that the study area represents a highly significant cultural context and that evidence of Aboriginal use, occupation and activity remains within the area. The local community maintain a strong cultural connection to the area

Appendix 3

Historical archaeological potential and significance assessment—Flagstaff Hill and Smiths Hill Forts

1 Historical archaeological potential and significance assessment

1.1 Relevant archaeological studies

There have been no known archaeological investigations within the site and relatively few within the surrounding area. The results of two investigations undertaken in the vicinity of the site, as well as investigations undertaken at the comparative site of Fort Scratchley in Newcastle, have helped to inform this assessment and are summarised below.

7 Harbour St, Wollongong

Archaeological testing and monitoring works were undertaken by AMAC Group in 2010 at the location of a residential property on part of the site of the former Wollongong Gaol[1]. A previous assessment had identified high potential for structural remains of a former gaol building of local significance to be located at the site. The site had been subjected to limited disturbance owing to the construction of a single storey dwelling which occupied a portion of the property. The results of both programs revealed that a truncated natural soil horizon was present beneath twentieth century fills, with several displaced artefacts associated with the occupation of the gaol interspersed throughout. No structural remains were identified, which was interpreted to be due to errors in the historical plans.

4 Robertson Street, Wollongong

In 2012 AMAC Group undertook archaeological excavations in the rear of a residential property on part of the site of the former Wollongong Gaol[2]. Test excavations identified the remains of a late nineteenth century brick wall and associated construction fills with minimal modern impacts. Bulk excavations revealed intact dish drain, additional footings and a small number of displaced artefacts contemporary to the period of the gaol's occupation.

Fort Scratchley

The only contemporary fortification subject to archaeological investigation in NSW, a test trench was excavated in 1979 by consultant archaeologists Graham Wilson and Martin Davies[3] within Room B of the c.1882 fort, with the intention of identifying occupation deposits. A thin deposit was located above construction fill, the former containing mostly construction debris and very scant evidence of the occupation of the site.

The construction fill was a substantial clay layer which did not contain any artefactual material. The site had been subject to minimal / disturbance. Insufficient archaeological evidence was identified during the excavation to identify the former functions of the space.

1.2 Flagstaff Hill Fort

1.2.1 Analysis of site disturbance

The site has been subject to minimal disturbance since the original construction of the fort at the end of the nineteenth century. Any archaeological remains within the footprint of the site which pre-dated the fort's construction are most likely to have been completely removed in the process of excavating the hillside to construct the substructure.

The demolition of the walls which once flanked the entrance in the 1970s was the most substantial impact to the site and done to facilitate new landscaping and the construction of the carpark and footpath at the south of the site. This process is likely to have removed most of the evidence of the walls to the level of the footings.

Removal of the observation post and depression range finder is likely to have been only to the extent of demolition the structures to the level of the surrounding landscape and is unlikely to have completely removed all structural remains.

In recent decades, the interior of the fort substructure has been subject to substantial interference by persons forcing their way in, which is likely to have disturbed any deposits which may have been present from the period of the fort's use.

It is unclear to what extent the top of the site has been levelled, and if former paths and roadways have been removed. A Before You Dig (BYD) inquiry was undertaken and no services were identified within the study area. Any otherwise unidentified services which may have been installed are likely to have only caused localised impacts to archaeological remains. Any modern park infrastructure is likely to have only caused localised impacts to construction fills and deposits.



Figure 1.1 Front entrance as it appeared at the time of the site visit.



Figure 1.2 Evidence of the removal of brick walling to the south of the entrance. Any evidence has been obscured beneath more recent landscaping and overgrowth.



Figure 1.3 An extended portion of wall has been truncated to the south of the entrance with a truncated section visible at the right.



Figure 1.4 Landscaping in the approximate location of one of the former observation rooms to the north of the gun pit does not demonstrate any evidence of the former structure.



Figure 1.5 Concrete feature to the north of the entrance appears to be in line with former wall.



Figure 1.6 There have been minimal recent ground impacts above the fort substructure.

1.2.2 Historical development of the site

The development of Flagstaff Hill Fort can broadly be understood in Four main phases:

- Phase 1: 1815-1890—Early European settlement of Wollongong;
- Phase 2: 1890—1914 Flagstaff Hill Fort;
- Phase 3: 1914–Present—Ownership by Wollongong Council.

1.2.3 Assessment of archaeological potential

Phase 1: 1815–1890—Early European settlement of Wollongong

The first Europeans to occupy the Illawarra were transient timber (cedar) getters who felled and processed the native cedar forests along the east coast, south of Sydney, while living in temporary, slab timber houses. No plans were made which indicate the locations of these camps. As it is unclear if the subject site was targeted for logging, there is a nil-low potential for archaeology relating to semi-permanent timber-getters camps to be present within the study area. There is low potential for evidence of land clearance such as tree throws.

Flagstaff Hill was a prominent location in Wollongong's early development, with a convict stockade being constructed somewhere on the headland and occupied by 300 convicts who were used to construct the harbor from 1837.[4] The exact location of the stockade is unknown and was likely located closer to the harbor construction works, and so archaeological features which related to it are unlikely to be located within the study area. Additionally, any archaeology relating to this use within the subject site is likely to have been completely removed or heavily truncated by the deep excavation caused by the construction of the fort. There is a nil-low potential for evidence of the convict stockade.

A sketch plan from 1855 appears to show a built feature about the centre of the headland, however nothing is shown in the approximate area of the site which is located further to the south. This suggests that by this stage no formal structures were present in this location of the headland, and there is no indication that anything was situated here until the construction of the fort.

The headland was also the site of early industrial activities, such as salt and coke making works, and recreational activities including the use of the nun's baths. While these were located north and west of the study area, there is a nil-low potential for isolated archaeological remains related to these activities to be present within the study area. There is nil-low potential for structural evidence of the former flagstaff, which was located in the approximate location of the Flagstaff Point to the north of the fort lighthouse, or any associated undocumented structures as the significant excavation cuts caused by the construction of the fort have likely removed any archaeological evidence.



Figure 1.7 Detail of a 1855 sketch plan showing location of a built feature on the north part of the headland, indicated in area of the red box. The study area is located slightly to the south. (Source: SLNSW A 331A / 853567)

Phase 2: 1890-1914—Flagstaff Hill Fort

The Flagstaff Hill fort was constructed from 1890 and included the bulk excavation of a discrete part of the headland to place in the subterranean elements. It is unclear how far this extended beyond the footprint of the fort. There is a high potential for evidence of the excavation in the form of the cut and backfills to be present. There is a high potential for remains of the temporary drain made during construction of the Flagstaff Hill fort to be preserved beneath the backfills.

The backfill placed around the fort as part of its construction in the significant landscape cut, may include deposits such as construction materials and domestic items, despite no similar artefacts being identified in the archaeological excavation of the construction cut at Fort Scratchley. There is a low-moderate potential for these to be present at Flagstaff Hill.

Visual inspection showed numerous gaps and crevices which may have collected and retained artefacts (Figure 1.10 and Figure 1.11) and there is a low-moderate potential for these artefacts to be present.

An undated plan shows the location of the original extent of the fort structures (Figure 1.9) with these elements still faintly visible on the 1938 aerial (Figure 1.12). This includes the former observation and range finding rooms at the ends of the north and south corridors. There is a high potential for truncated structural remains of the former fort elements to be preserved in situ. These may include footings, surfaces, and evidence of how they interfaced with the below ground elements of the fort.

The undated plan and 1938 aerial also shows the now truncated external wall to the south-east of the subterranean entryway, as well as another short wall to the south-west. Evidence of these walls may continue to survive archaeologically beneath the more recent carpark and landscaping. Due to the minimal disturbance of the site since coming into ownership by council in 1914, there is a moderate-high potential for archaeological evidence of these features. The location of these features relative to the modern layout of the headland is shown in Figure 1.13.

Roads or tracks are also visible to and over the fort on this aerial which may also pre-date the ownership of the fort by council, although it is unclear how formalised these were and how likely they are to have survived archaeologically. There is nil-low potential for archaeological evidence of these to be present as potential remains are likely ephemeral and may have been little more than dirt tracks.

The fort was part of a much larger defence complex built at Flagstaff Hill, which included a purpose-built barracks, water supply and associated infrastructure (Figure 1.8). The archaeological potential and significance of these elements have not been assessed as part of this CMP.

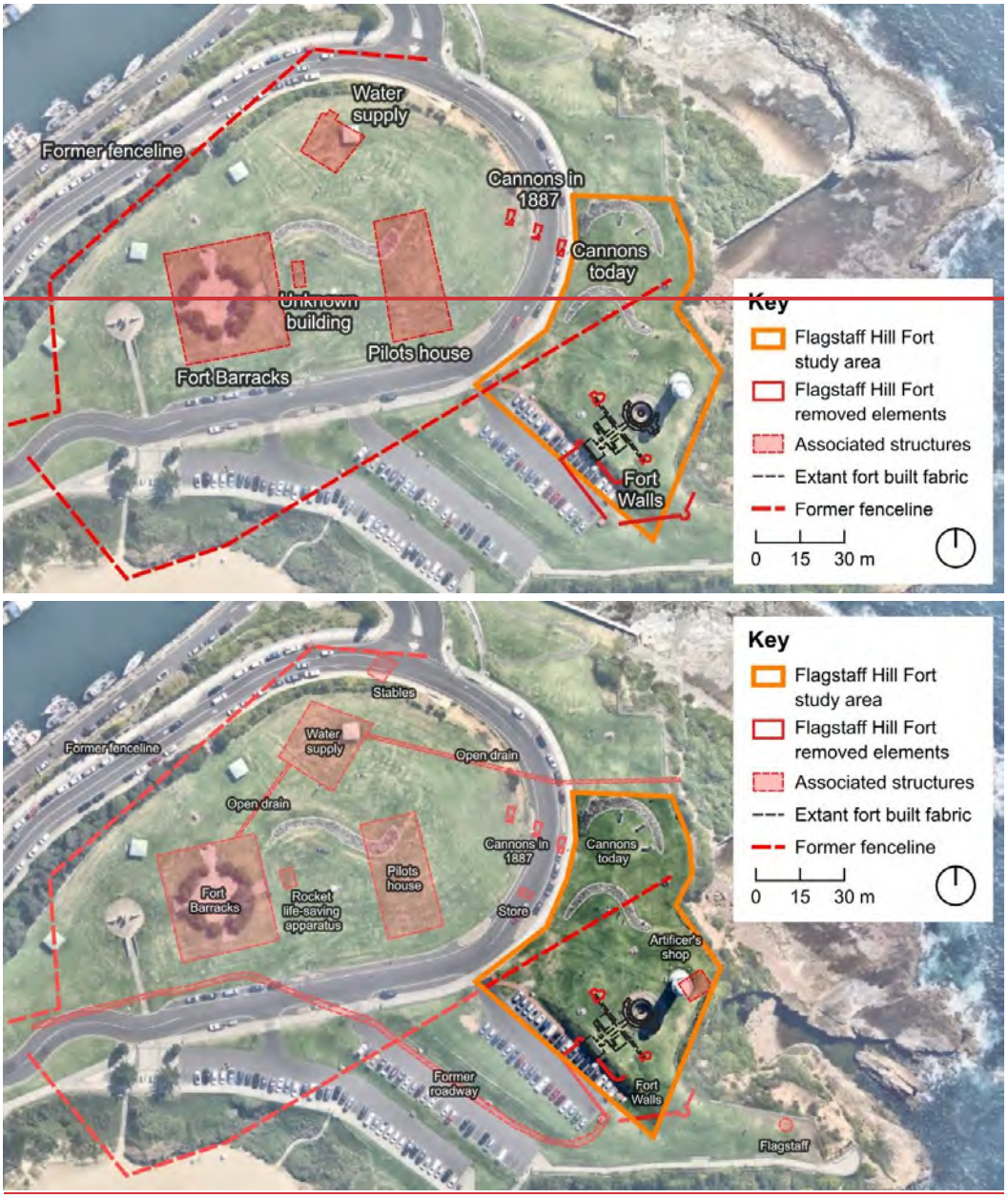


Figure 1.8 Location of study area in relation to ~~related~~ elements formerly present at Flagstaff Hill. Locations of features are not exact. (Source: informed by 1924 plan of Signal Hill, 1938 aerial, c1887 Map of Wollongong Harbour, and 1933 Map of the Town of Wollongong. Nearmap basemap with GML overlay)

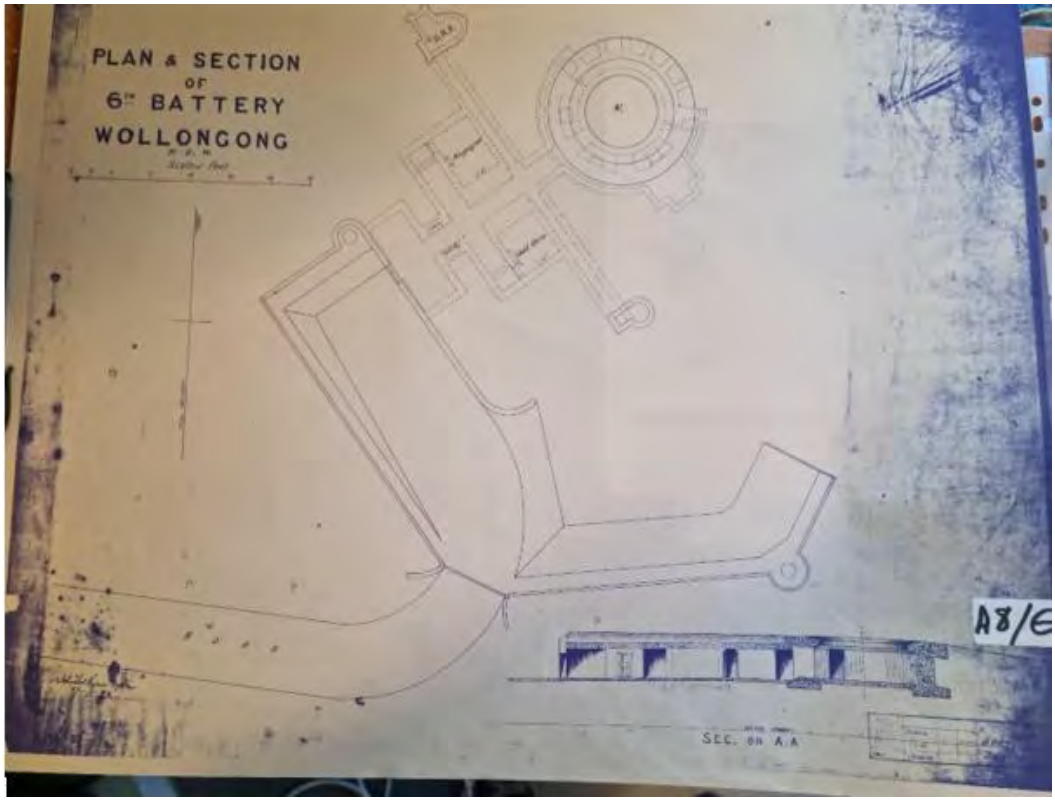


Figure 1.9 Engineering drawing showing the original extent of the Flagstaff Hill fortifications. (Source: Royal Australian Artillery Historical Company archives)



Figure 1.10 Gaps in and around the cartridge stores provide spaces for artefacts to accumulate.



Figure 1.11 Gaps around wall insets provide space for artefacts to accumulate.

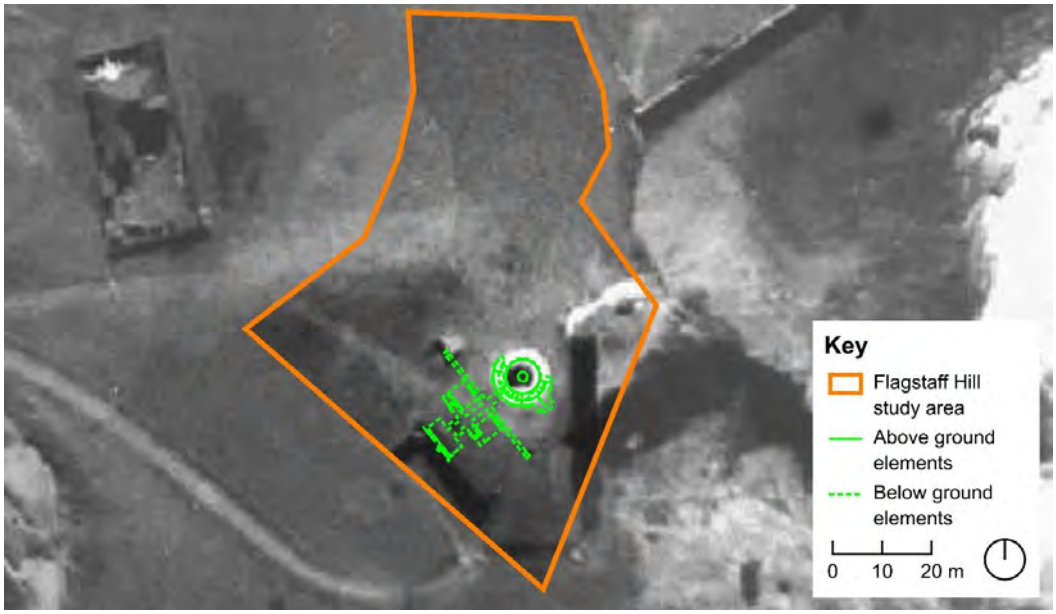


Figure 1.12 1938 aerial of study area with overlay indicating the location of observation rooms to north and south of gun pit, as well as a former path or roadway over the top of the below ground elements. A retaining wall can be seen extending to the south of the entry. (Source: Wollongong City Council 1938 with GML overlay)

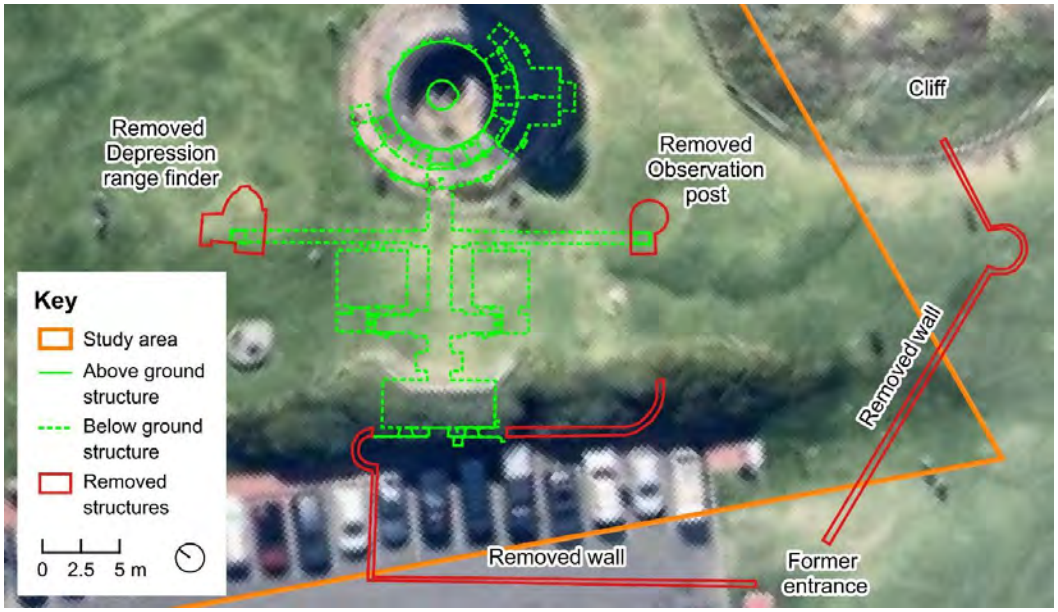


Figure 1.13 Showing the site today with the location of above and below ground structures and removed elements directly related to Flagstaff Hill fort. (Source: Wollongong City Council laser scan data, Nearmap basemap with GML additions)

Phase 3: 1914–Present—Ownership by Wollongong Council

There has been minimal changes since the handover of the fort to council in 1914. The 1941–1951 aerials show the continued survival of elements such as the road / paths and the south external walls. By 1949 Council had filled the gun pit with sand and bricked up the entrance. As both of these actions were reversed, evidence of these are unlikely to have survived archaeologically. The 1961 aerial (Figure 1.16) shows landscaping around the entrance to the fort which has coincided with the removal both south external walls and indicates the construction of a north-west aligned wall. The carpark immediately to the front of the fort entry has been constructed. It is unclear at what point the observation rooms were removed, but they appear to be gone by the time of the 1977 aerial (Figure 1.19). There is high potential for the remains of introduced fills above the observation rooms. Brick or concrete footings belonging to the retaining wall to the south of the entry may survive beneath the more recent landscaping. The aerials from 1977 onward (Figure 1.20 to Figure 1.23) show minimal changes to the study area, and any archaeology relating to this period is most likely contained to the introduction and removal of park furniture and any services. Evidence of these in the form of concrete platforms and cut / fills are likely to survive within the study area. There is a moderate potential for archaeological evidence of these features.



Figure 1.14 1941 aerial of study area showing above and below ground elements of Flagstaff Hill fort. The aerial shows minimal changes from the 1938 aerial. (Source: Wollongong City Council with GML overlay)



Figure 1.15 1948-51 aerial of study area showing above and below ground elements of Flagstaff Hill fort. (Source: Wollongong City Council with GML overlay)



Figure 1.16 1961 aerial of study area showing above and below ground elements of Flagstaff Hill fort. A new retaining wall has been constructed to the north of the entrance and a new car park has been constructed to the south of the fort. (Source: Wollongong City Council with GML overlay)



Figure 1.17 1966 aerial of study area showing above and below ground elements of Flagstaff Hill fort. More extensive roads or paths have been constructed above the fort. (Source: Wollongong City Council with GML overlay)



Figure 1.18 1975 aerial of study area showing above and below ground elements of Flagstaff Hill fort. The parking space to the front of the fort has been asphalted. (Source: Wollongong City Council with GML overlay)



Figure 1.19 1977 aerial of study area showing above and below ground elements of Flagstaff Hill fort. The new landscaping to the north of study area has been excavated and by this time the retaining wall to the south of the entry has been removed. (Source: Wollongong City Council with GML overlay)



Figure 1.20 1986-87 aerial of study area showing above and below ground elements of Flagstaff Hill fort. Showing placement of the cannons at the north of the study area. (Source: Wollongong City Council with GML overlay)



Figure 1.21 1993 aerial of study area showing above and below ground elements of Flagstaff Hill fort. Showing minimal changes to the study area from the 1986-87 plan. (Source: Wollongong City Council with GML overlay)



Figure 1.22 2001 aerial of study area showing above and below ground elements of Flagstaff Hill fort. Showing minimal changes to the study area from the 1986-87 plan. (Source: Wollongong City Council with GML overlay)



Figure 1.23 2006 aerial of study area showing above and below ground elements of Flagstaff Hill fort. Showing minimal changes to the study area from the 1986-87 plan. (Source: Wollongong City Council with GML overlay)

1.2.4 Assessment of archaeological significance

This significance assessment specifically considers the historical archaeological resource of the Flagstaff Hill fort study area and is presented in Table 1.1 below.

Table 1.1 Significance assessment of the potential archaeological remains within the Flagstaff Hill fort study area against the NSW Heritage criteria.

Criterion	Potential archaeological remains
Criterion A (Historic significance) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	Flagstaff Hill fort is historically significant as the culmination of attitudes towards Wollongong's strategic importance in NSW which had been held since the mid-nineteenth century. The fort was the most significant element of a complex of defensive buildings placed on the Flagstaff Hill headland, including above ground barracks and other military buildings. The potential archaeological resource is anticipated as being associated with the construction and use of the fort (Phase 2: 1890-1914) including evidence of the construction into the hill and former features of the fort including the observation rooms. These remains may contribute to the state significance of the site in demonstrating the original layout and operation of the fort as one of two primary defensive features of the city of

Criterion	Potential archaeological remains
	Wollongong. Artefacts associated with the fort's use could enhance the historical significance of the fort. Historical artefacts associated with the forts construction could be considered significant at a local level for representing aspects of life in Wollongong during the late nineteenth century. There is nil-low potential for archaeology associated with Phase 1 (1815-1890) early settlement of Wollongong, including evidence of the convict stockade, the former flagstaff, use of the coke ovens, recreational activities or evidence of other undocumented structures on the Flagstaff Hill headland, or earlier coastal defences. These remains, as well as potential archaeology associated with the twentieth century use and ownership by Wollongong Council (Phase 3: 1914-present) would not be considered significant under this criterion. Under this criterion, the potential historical archaeological resource would be significant at a local and state level.
Criterion B (Historical association) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history (or the cultural or natural history of the local area).	The fort has limited associations with notable individuals, mostly in the capacity of visits from General Richardson and Major General Hutton during its period of occupation. The potential archaeological is highly unlikely to be directly associated with these individuals. Under this criterion, the potential historical archaeological resource would not meet the threshold for significance.
Criterion C (Aesthetic/creative/technical achievement) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	The anticipated historical archaeological resource (largely structural remains of the former depression range finder observation post and former fortification walls) are unlikely to individually demonstrate creative or technical achievements or demonstrate aesthetic characteristics. The exact layout of the fortifications is unique amongst late nineteenth century fortifications in NSW however it is composed of elements which are common amongst other contemporary examples. These features would not satisfy this criteria for significance. Under this criterion, the potential historical archaeological resource would not meet the threshold for significance.
Criterion D (Social, cultural, and spiritual) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.	Consultation undertaken by Wollongong Council with Destination Wollongong, Rotary Club of Wollongong, and individuals previously associated with the conservation of the fort confirms that the built fabric holds social significance, which is likely to extent to archaeological remains. Remains of the fort may also hold social significance for current and former residents of Wollongong who may be associated with persons that built or used the fort. The potential archaeology associated with the fort could also be significant to those interested in military history and former military personnel.

Criterion	Potential archaeological remains
	Under this criterion the archaeological remains would be considered significant at a local level.
Criterion E (Research potential) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	Buried remains of the Flagstaff fort (Phase 2: 1890-1914), include structural remains of the former observation and range finding rooms, as well as walls extending from the south of the fort entrance. These features were original elements of the fortifications and would be considered to contribute to the state significance of the site, particular to how late nineteenth century fortifications were constructed and used. Several fortifications dating to the late nineteenth century were constructed in New South Wales, however few of them have been archaeologically excavated. There are no known examples of archaeological programs undertaken on forts in the Illawarra. Archaeological investigation at the site could contribute to research and understanding of a key phase of military history in NSW and Australia. Artefacts from deposits within or surrounding the fort may include items such as food containers and personal effects belonging to the soldiers stationed at the fort. They could also be associated with the operations of the fort. Analysis of artefacts could yield new information about the volunteer militia who staffed the fort and how the fort functioned day-to-day. Artefact deposits, if present, could contribute unique or new evidence which could enhance the state significance of the site. Evidence of the fort's construction, including the drainage systems used in its construction, and the cuts and fills may be considered locally significant for their ability to provide unique evidence. Artefacts present within the construction trenches for the fort may also contribute to our understanding of the people who built it and how it was built. However, the origin of the fills used would likely be unknown and artefacts may not be able to provide new insights. Archaeological remains associated with the use and ownership of Wollongong Council in the twentieth century (Phase 3: 1914-presnt) are unlikely to contribute to the archaeological research potential of the site. There is nil-low potential for archaeology associated with the early development of Wollongong (Phase 1: 1815-1890) and ephemeral or truncated remains that may be present would likely not have research potential. Potential archaeology relating to Phase 1 (1815-1839) are likely to only relate to ephemeral activities if present. These remains would not be considered significant under this criterion. Under this criterion, the potential historical archaeological resource would be significant at a local and state level.

Criterion	Potential archaeological remains
Criterion F (Rare) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	Several other forts were constructed toward the end of the nineteenth century across NSW (see Section 4.2), however each of these were built to different designs which responded to their local environments. Given most of the fort remains intact and the removed elements are common features of late nineteenth / early twentieth century NSW fortifications (range finder and observation rooms, former fort walls), the potential archaeology would only be considered to meet this criterion at a local level. Artefacts associated with the volunteer militia, if they could be securely dated, would be rare at least at a local level and potentially state depending on the nature of the object. Under this criterion, the potential historical archaeological resource would be significant at a local level.
Criterion G (Representative) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Potential archaeological remains associated with Flagstaff Hill fort are expected to be predominantly structural and largely relate to elements of the fort removed to facilitate landscaping and a carpark in the mid twentieth century. Other fortifications dating to this period are more intact, however archaeological evidence of the removed elements such as the walls, observation post and depression range finder would likely enhance the state significance of Flagstaff Hill fort as a representative example of its type. There is unlikely to be any substantial deposits of artefactual material present at the site. Disentangling these items from later rubbish accumulated at the site may also impact the ability to demonstrate a representative picture of the persons who occupied the fort during its phase of use. If a clear association could be made, these objects could enhance the state significance of the site. Artefacts relating to the construction workers who built the fort could be considered representative of everyday life in Wollongong at the end of the nineteenth century and could be considered significant at a local level. Under this criterion, the potential historical archaeological resource could be significant at a state and local level.

Statement of historical archaeological significance

The potential historical archaeological resource is predominantly associated with Phase 2 (1890–1914) Flagstaff Hill fort and Phase 3 (1914–present) ownership by Wollongong Council. There is overall moderate-high potential for archaeology associated with these two phases.

Potential archaeological remains of the original elements of the fort (Phase 2: 1890–1914), including the observation rooms, original fort walls, have the potential to enhance our understanding of the structures as they were originally constructed and would be significant at a state level for their historical significance, research potential, and representativeness, and a local level for rarity.

Artefacts associated with the occupation of the site as a military fortification would be significant at a local, and potentially state, level for their ability to contribute to our understanding of militia who occupied the site, and potentially military life more broadly in NSW depending on the nature of the artefacts.

Artefacts recovered from the backfill over the fort's substructure deposited during its construction would be significant at a local level for their historical and potential research value. Generally, the potential archaeology of the site may hold significance at a local level for its importance to the local community.

Summary of archaeological potential and significance

Table 1.2 below summarises the study area's potential for historical archaeological features and deposits and includes an assessment of their significance. Figure 4.14 illustrates the areas of archaeological potential within the Smiths Hill site.

Table 1.2 Assessed levels of archaeological potential and significance within the study area.

Phase	Possible archaeological remains	Potential	Significance
Phase 1: 1815–1890 Early European Settlement of Wollongong	Evidence of land clearance and timber getting camps	Nil-low	Nil Unlikely to be present
	Evidence of the former convict stockade		
	Remains of former flagstaff		
	Industrial and recreational activities undertaken on headland		
Phase 2: 1890–1914 Flagstaff Hill Fort	Evidence of observation structures above the ends of the east-west corridors • Masonry footings and surfaces	High	State
	Artefacts relating to the use of the fort by local militia and military life • Personal, military-specific or institutional items	Low-Moderate	
	Former fort retaining walls south-east and south-west of the entrance • Masonry footings	Moderate-high	
	Evidence of forts construction • Cuts and fills • Objects discarded by construction workers • Former drainage channel	High	Local
	Evidence of the former roadways constructed to fort	Nil-Low	Nil
Phase 3: 1914–Present	Evidence of the demolition of the above ground elements and introduced fills to cover the site.	High	Nil

Phase	Possible archaeological remains	Potential	Significance
Ownership by Wollongong Council	Retaining wall constructed to the north-west of the entrance	Moderate	
	Landscaping and park infrastructure elements		

1.3 Smiths Hill Fort

1.3.1 Analysis of site disturbance

The site has been subject to minimal disturbance since the original construction of the forts at the end of the nineteenth century. Construction of the fort involved large-scale excavation and would have had a substantial impact.

Repeated flooding events in the magazine will have likely highly disturbed any archaeological deposits dating to the period of the sites use.

Removal of the observation rooms and machine gun placements are likely to have been only to the extent of leveling the structures to the surrounding landscape and is unlikely to have completely removed all evidence of their presence.

Any deposits which have accumulated in the water tanks (Figure 1.27) are likely to remain in situ but it is unclear if potential artefacts were accumulated stratigraphically. The planting of Norfolk Island Pines (Figure 1.24) may have had localised impacts on archaeological remains located beneath or adjacent them. If water remained or accumulated in the tanks it is possible that tree roots have permeated the structures and may have compromised their stability.

It is unclear to what extent the top of the site has been levelled since being taken over by Council and any if former paths and roadways have been removed. It is unclear if services have been installed around the study area which may have caused localised impacts to archaeological remains. Any modern park infrastructure is likely to have only caused localised impacts to construction fills and very shallow deposits.



Figure 1.24 Modern accessibility upgrades to access the fort from Cliff Road include new stairways and hand rails.



Figure 1.25 Landscaping and the fencing along the east side of the fort has been carried out since the fort was uncovered again in the late 1980s.



Figure 1.26 The grassed area to the east of the fort shows the twentieth century planting of Norfolk Island Pines but minimal evidence of other impacts to any potential archaeology in this area.



Figure 1.27 Potential evidence of one of the two underground tanks installed to the east of the fort structures.



Figure 1.28 The swivel gun is situated on a butt-joint timber base which may conceal deposits dating from the occupation of the site.



Figure 1.29 It is unclear if the Depression Range Finder Station may have originally had an overstructure, however this would have been located on top of the exposed built elements



Figure 1.30 Modern drains have been installed which interface with the potentially original dish-drains. Their alignment is concealed by the asphalt surface.



Figure 1.31 A pump room has been installed at the east end of the passage leading from the DRF station.

1.3.2 Historical development of the site

The development of Smiths Hill Fort can broadly be understood in Four main phases:

- Phase 1: 1815–1839—Early European settlement of Wollongong;
- Phase 2: 1839—1892 Early coastal defence;
- Phase 3: 1892—1914 Smiths Hill Fort; and
- Phase 4: 1914–Present—Taking up of site by Wollongong Council.

1.3.3 Assessment of archaeological potential

Phase 1: 1815–1839—Early European settlement of Wollongong

The first Europeans to occupy the Illawarra were transient timber (cedar) getters who felled and processed the native cedar forests along the east coast, south of Sydney, while living in temporary, slab timber houses. No plans were made which indicate the locations of these camps. As it is unclear if the subject site was targeted for logging, there is a low-nil potential for archaeology relating to semi-permanent timber-getters camps to be present within the study area. There is low potential for evidence of land clearance such as tree throws.

The earliest records of the site show it being part of the Throsby allotment dating to from 1835, however there is no recorded evidence of the site being developed during this period. There is nil-low potential for archaeology to be present relating to the Throsby land grant, which could include ephemeral evidence of agricultural activities or isolated artefacts.

Phase 2: 1839–1892—Early Coastal Defence

The 1892 survey plan (Figure 1.32) which ascribes the site for defence purposes does not provide any evidence of the site's development to this point, with no other evidence to indicate the site's use until then. A newspaper article from 1937 reports that Smiths Hill was the original location of the three cannons now located at Flagstaff Hill, but does not indicate that any formal structure or substructure was built to compliment these.[5] Potential archaeology relating to the original cannon placement may include the remains of former cannon bases or surfaces. Given the large-scale excavation required for the fort's construction, any remains would likely have been removed. Therefore, there is a nil-low potential for archaeological remains for dating to this phase.

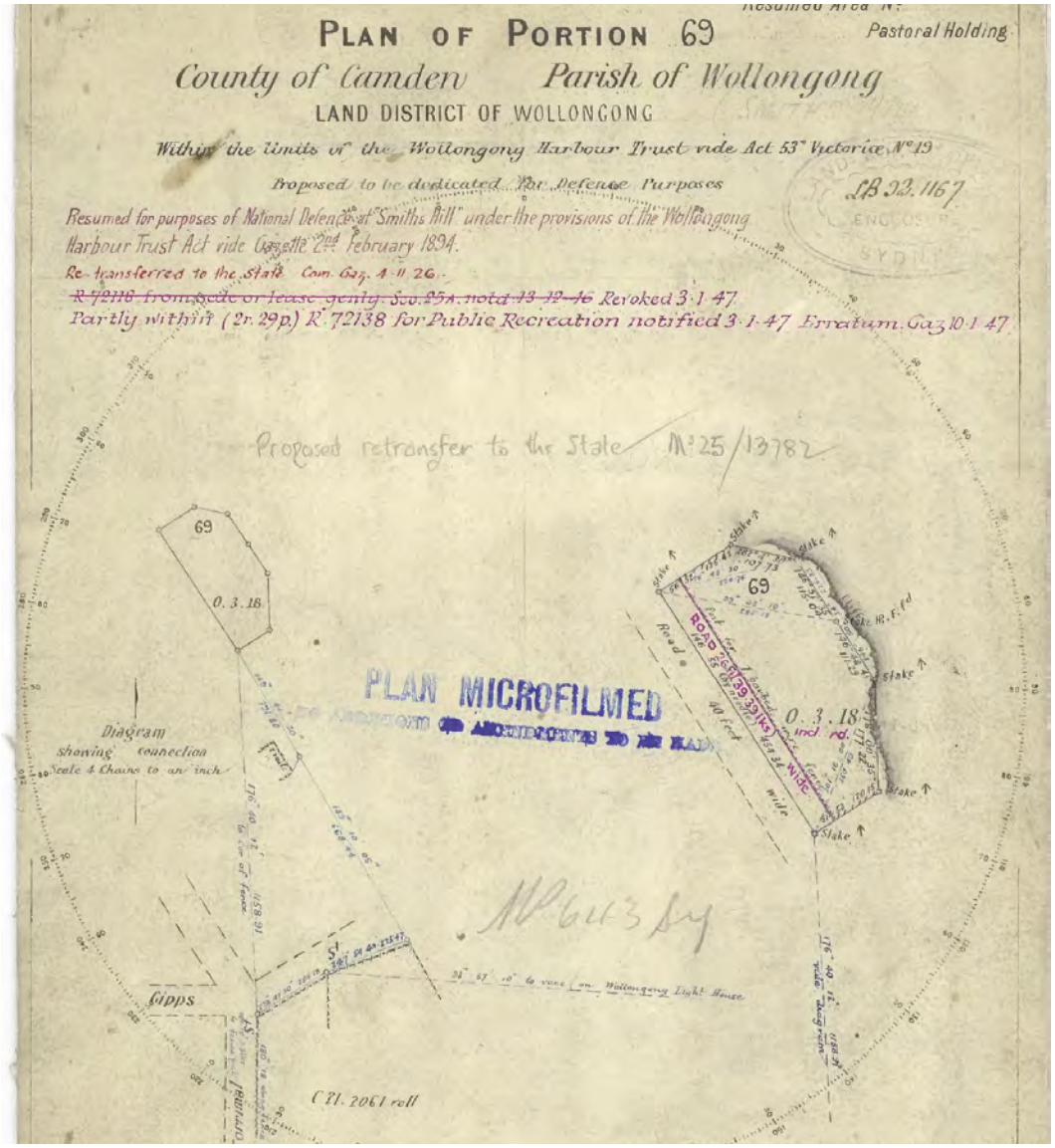


Figure 1.32 Detail of Crown Plan showing site of Smith's Hill fort with no evidence of previous land use. (Source: NSW Land Registry Services, Crown Plan 643-3000)

Phase 3: 1892–1914—Smiths Hill Fort

The fort was constructed from 1892 and included most of the elements visible today. There is a high potential for archaeological evidence of its construction to be present, including cuts and fills associated with the excavation of the hillside to place the fort structures.

The backfill within the construction cuts may include artefacts and other materials associated with the construction and those involved in the building works. A concrete hatch is visible in the middle of the grassed area to the east of the fort and this is likely to be an access to one of the two underground tanks described in a 1903 report.[6] Unfortunately no plan could be located which shows the size and exact location of these tanks. The report also details a latrine which may have been an unfixed temporary structure. There is a moderate-high potential for archaeological evidence of these features to survive, with remains likely including truncated masonry or concrete footings or bases, and redundant drainage and sewerage systems.

The excavation report of the fort mentions that there were observation stations to the side of the main part of the fort, as well as two machine gun placements to the south of the study area. It is unclear if the observation stations were above or below ground structures, however there is a moderate-high potential for archaeological evidence of brick or concrete footings to survive. The machine gun placements are also likely to retain structural evidence of the same form, however it is not clear how extensive these were. In 1907 a contract was awarded for the construction of a single men's quarters on the fort, however no plans have been located in the research for this report which indicate the extent or location of this structure. The building was likely located quite close to the fortifications within the park and there is moderate-high potential for elements of it to survive archaeologically. Any archaeological remains would likely include brick / concrete footings or postholes, as well as potentially deposits associated with the occupation of the building. There is also moderate potential for evidence of an earlier fence line suggested to have been along the eastern boundary of the fort.

It is unclear whether an over-structure was built for the range finding room, but if constructed, this feature would have been located above the extant built elements. There is nil potential for archaeological evidence of this feature to survive archaeologically.

Visual inspection showed very limited areas that artefacts relating to the militia use of the fort may have collected, indicating a low potential for these potential archaeological remains to be present.

The site has been minimally altered since the burial and re-excavation of the fort. There is high potential for the remains of introduced fills to cover the site, and there may be evidence of cuts made during excavation works to uncover the site. There is a moderate potential for evidence of previous landscaping, removed park furniture and redundant service alignments to be present across the site.

1.3.4 Assessment of archaeological significance

This significance assessment specifically considers the historical archaeological resource of the Smiths Hill fort study area and is presented in Table 1.3 below.

Table 1.3 Significance assessment of the potential archaeological remains within the Smiths Hill fort study area against the NSW Heritage criteria.

Criterion	Potential archaeological remains
Criterion A (Historic significance) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	Smiths Hill fort is historically significant as the culmination of attitudes towards Wollongong's strategic importance in NSW which had been held since the mid-nineteenth century. The potential archaeological resource is anticipated as being largely associated with the original features and its use by the local militia. Removed features including the observation room, machine gun placements and former tanks would be contribute to the state significance of the site for its historical value in demonstrating the originally intended layout and operation of the fort. Evidence of the construction of the fort, including excavation of the hill and construction fills would be considered significant at a local level. Potential archaeology relating to Phases 1-2 (1815-1892) and Phase 4 (1914-Present) are likely to be highly ephemeral and would not contribute to the historic significance of the place. Under this criterion, archaeological evidence would be significant at a state and local level.
Criterion B (Historical association) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history (or the cultural or natural history of the local area).	No significant associations with individuals or groups have been identified in relation to the anticipated historical archaeological resource in the subject site. Under this criterion, the potential historical archaeological resource would not meet the threshold for significance.
Criterion C (Aesthetic/creative/technical achievement) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	The exact layout of the fortifications is unique amongst late nineteenth century fortifications in NSW however it is composed of elements which are common amongst other contemporary examples. The only structural elements potentially represented in the archaeology of the site would be the single men's quarters building, latrine, and associated services would not satisfy this criteria for significance. The anticipated historical archaeological resource (largely structural remains) are unlikely to individually demonstrate creative or technical achievements or demonstrate unique aesthetic characteristics. Under this criterion, the potential historical archaeological resource would not meet the threshold for significance.
Criterion D (Social, cultural, and spiritual) An item has strong or special association with a particular community or cultural group in NSW	Consultation undertaken by Wollongong Council with Destination Wollongong, Rotary Club of Wollongong, and individuals previously associated with the conservation of the fort confirms that the built fabric holds social significance, which is likely to extent to archaeological remains.

Criterion	Potential archaeological remains
(or the local area) for social, cultural, or spiritual reasons.	Remains of the fort may also hold social significance for current and former residents of Wollongong who may be associated with persons that built or used the fort. The potential archaeology associated with the fort could also be significant to those interested in military history and former military personnel. Under this criterion the archaeological remains would be considered significant at a local level.
Criterion E (Research potential) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).	The potential archaeological resource of the Smiths Hill fort is expected to be associated with the construction and use of site. Several fortifications dating to the late nineteenth century were constructed in New South Wales (see Section 4.2), however few of them have been archaeologically excavated. There are no known examples of archaeological programs undertaken on forts in the Illawarra. Substantive and intact archaeological remains of the single men's quarters, machine gun placements, observation stations, and water tanks would be considered to contribute to the state significance of the site, particular to how late nineteenth century fortifications were organised and used. Given the lack of documentary evidence for the location of these elements, and the lack of standardised design, archaeological remains would present a unique source of evidence. Artefacts from deposits within or surrounding the fort may include personal items such as food containers and personal effects belonging to the soldiers stationed at the fort, or associated with the operations of the fort. Analysis of artefacts could yield new information about the volunteer militia who staffed the fort and how the fort functioned day-to-day. Artefact deposits, if present and clearly associated with the militia, could contribute unique or new evidence which could enhance the state significance of the site. Artefacts present within the construction trenches for the fort may contribute to our understanding of the people who built it and how it was built. However, the origin of the fills used would likely be unknown and artefacts may not be able to provide new insights. Under this criterion, archaeological evidence would be significant at a state and local level.
Criterion F (Rare) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).	The potential archaeological resource of the Smiths Hill fort is expected to be associated with the construction and use of site. Several other forts were constructed toward the end of the nineteenth century across NSW (see Section 4.2), however each of these were built to different designs which responded to their local environments. In the context of other fortifications from the same period, substantive and intact archaeological remains associated with the fort would only be considered to meet this criterion at a local level.

Criterion	Potential archaeological remains
	Artefacts associated with the volunteer militia, if they could be securely dated, would be rare at least at a local level and potentially state depending on the nature of the object. Under this criterion, archaeological evidence would be significant at a state and local level.
Criterion G (Representative) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).	Potential archaeological remains associated with Smiths Hill fort are expected to be limited and predominantly structural, with archaeological remains of the former likely temporary latrine or associated services in particular not expected to be a representative example of their type. Archaeological remains relating to the single men's quarters, machine gun placements, observation stations, or water storage tanks would likely enhance the state significance of Smiths Hill fort as a representative example of its type. There is unlikely to be any substantial deposits of artefactual material present at the site. Disentangling these items from later rubbish accumulated at the site may also impact the ability to demonstrate a representative picture of the persons who occupied the fort during its phase of use. If a clear association could be made, these objects could enhance the state significance of the site. Under this criterion the potential historical archaeological resource of the use of the Smiths Hill fort may meet the threshold of significance at a state level.

Statement of historical archaeological significance

The archaeological significance of Smiths Hill fort is mostly associated with it being one of the earliest formalised fortifications in the Illawarra region. Any surviving evidence of original elements of the fort, including the observation rooms, machine gun placements or the water tanks has the potential to enhance our understanding of the structures as they were originally constructed and would be significant at a state level for their historical, research, rarity and representative values.

Discrete artefacts which could be securely associated with the occupation of the site as a military fortification could be considered at a state level for their historical and social values in their ability to contribute to our understanding of the local militia who occupied the site.

Any evidence of the fort's construction, including artefacts recovered from the backfill surrounding the built elements would only be considered significant at a local level for their research and cultural values. Generally, the potential archaeology of the site may hold significance at a local level for its importance to the local community.

Summary of archaeological potential and significance

Table 1.4 summarises the study area's potential for historical archaeological features and deposits. Figure 4.15 illustrates the areas of archaeological potential within the Smiths Hill site.

Table 1.4 Assessed levels of archaeological potential and significance within the study area.

Phase	Possible archaeological remains	Potential	Significance
Phase 1: 1815-1839 Early European Settlement of Wollongong	Evidence of land clearance and timber getting camps	Nil-low	Nil Unlikely to be present
	Evidence of use of the site during Throsby's early land grant		
Phase 2: 1839-1892 Early Coastal Defence	Evidence of former cannon placements	Nil-low	Nil
Phase 3: 1892-1914 Smiths Hill Fort	Partially removed elements of the former fort • Subterranean tanks • Machine gun placements • Observation stations • Truncated remains of single men's quarters building Former latrine and associated services • Truncated footings • Redundant service alignments	Moderate-high	State
	Artefacts relating to the use of the fort by local militia • Military or personal items	Low	
	Evidence of the construction process of the fort	High	Local
	Evidence of an earlier fence line along the east boundary of the fort	Moderate	Nil
Phase 4: 1914-Present Ownership by Wollongong Council	Evidence of the removal of above ground elements and introduced fills to cover the site.	High	Nil
	Landscaping and park infrastructure elements including redundant mid-late twentieth century services	Moderate	

2 Endnotes

1 AMAC Group 2013, Final Archaeological Report 7 Harbour Street, Wollongong, NSW. Unpublished report to Mr Craig Osborne.

2 AMAC Group 2013, Final Archaeological Report 4 Robertson Street, Wollongong, NSW. Unpublished report to Mr James Isabella.

3 Wilson, G and Davies, M 1979, Fort Scratchley Report, 1. Archaeological Report. Unpublished Report to the department of Construction.

4 Illawarra, Chapter II, The Kiama Independent, and Shoalhaven advertiser, 1 April 1875, p 1.

5 Wollongong's old forts, *Illawarra Mercury*, 2 July 1937, p 14.

6 Smiths Hill Fort 1903 State properties transferred to the Commonwealth: report of Committee, p 17.

Appendix 4

Aboriginal Heritage Information Management System (AHIMS) search results

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 24-0147 BASIC
Client Service ID : 903593

GML Heritage Pty Ltd - Surry Hills

Date: 24 June 2024

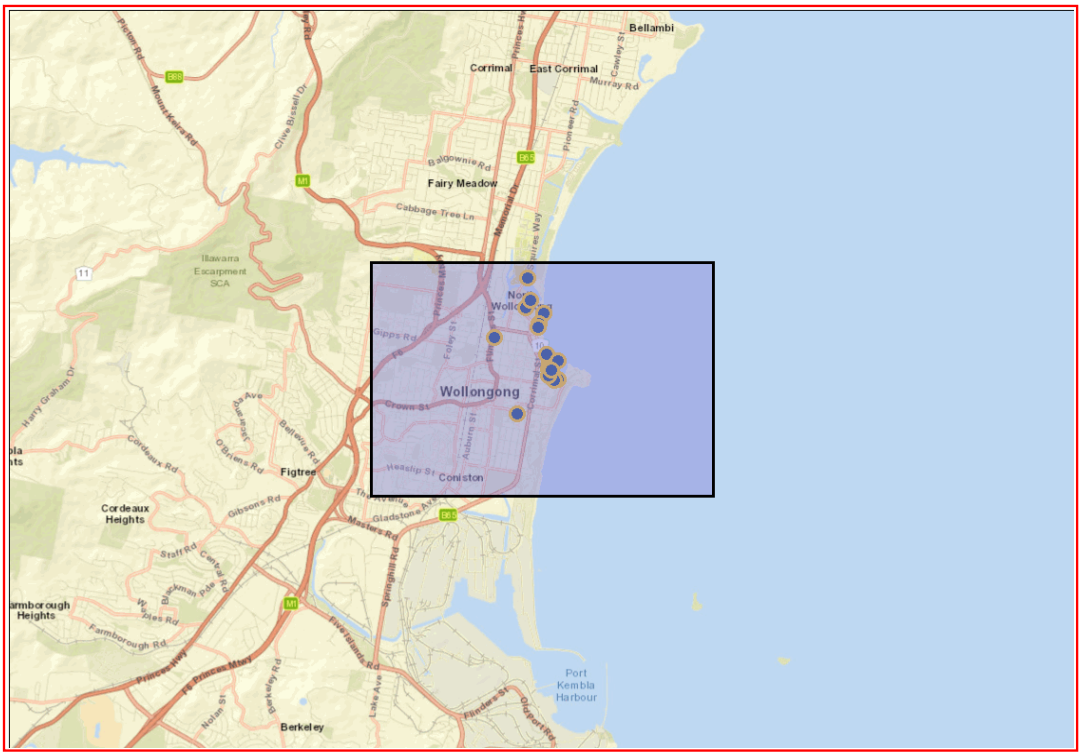
Level 17 323 Castlereagh Street
Haymarket New South Wales 2000
Attention: Jacob Gwiazdzinski

Email: jacobg@gml.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -34.4395, 150.871 - Lat, Long To : -34.4041, 150.9328, conducted by Jacob Gwiazdzinski on 24 June 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

18	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

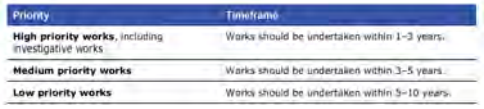
Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

ATTACHMENT 2

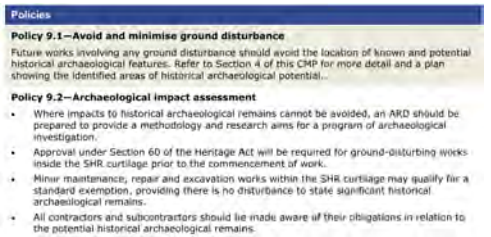
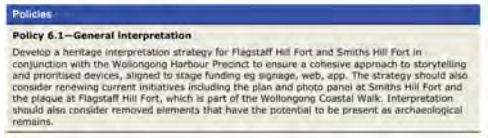
SUMMARY OF SUBMISSIONS – SMITHS HILL AND FLAGSTAFF HILL FORTIFICATIONS CONSERVATION MANAGEMENT PLAN

This document provides a summary of the key issues raised in submissions during the public exhibition period of the Fortification CMP from 15 October to 12 November 2025.

No	Submitter Details	Summary of submission	CMP Reference	Response
1.	Community Member Doc Is: 26950556	Submission noted the CMP and its recommendations are extensive including the recommended conservation works. The submission requested clarification on the following points: (I) Have these recommended actions been costed, and (II) how does WCC propose to fund them (III) What is the timeline for completion of works?	Part 4.3: Conservation Work Priorities of Appendix 1: Schedule of Conservation Works (Page 50)	The recommended Conservation Actions are ranked in the CMP in priority from low-high priority with a recommended timeframe attached to each.  The recommended actions, should the CMP be adopted, will be embedded into Council's Asset Management Plans and subject to a business proposal process and considerations as part of Council's normal Infrastructure Delivery Program budgeting process. Ongoing maintenance works are recommended to be included in the asset management plan for each precinct and funded from the operational budget. The NSW State Government Grant "Caring for State Heritage" may be available for Council to seek support for costed projects. It is noted the next round opens in 2027.
2.	Community Member	Submission noted strong support for the report, noting its comprehensive assessment, supporting additional financial options to preserve the site,	N/A	Support Noted.

No	Submitter Details	Summary of submission	CMP Reference	Response
	Doc Is: 26951622	and offered support for options to open the fortifications for possible tourist use.		
3.	Community member Doc ID 27013378	Submission offered support for CMP, noting the importance of the Forts as historic sites for Wollongong and offering support for the maintenance and restoration of these sites .	N/A	Support Noted.
4.	Illawarra Shoalhaven Branch National Trust Doc ID:27043601	**General Comments** Submission offered support of the external and internal conservation works and ongoing maintenance schedules. Notes the importance of balancing the landscape value of the avenue of Norfolk Pines with repairs to the Forts structures and supports the Arborist advice obtained relating to tree removal. Support for enhancing significant views from Flagstaff Fort to the Harbour and Smiths Hill Fort through vegetation management. **Visitation and Access** Submission offers support to making the Forts available to limited, controlled public visitation as long as works required are kept to a minimum, are reversible and have no impact on the historic fabric of the Forts. Some comments provided on Appendix 1: Schedule of Conservation Works Part 3.6 Refurbishment works proposed for visitation including-	Appendix D: Arborist Report (WCC) Part 4.4.3: Gradings of Significance, Table 4.8 and 4.12 Grading of Views (Page 116) Part 6.3.3 Curtilage and Setting (Page 193) Appendix 1: Schedule of Conservation Works Part 3.6 Schedule 3: Internal refurbishment works to enable regular visitation (Page 40 & Page 41) Part 3.2 Outline of Scope of Works (Page 15)	**General Comments** Support Noted Support for Arborist recommendations to remove Norfolk Pine noted. Part 4.4.3 of the CMP which provides a detailed view analysis and Tables 4.8 and 4.12 which provides a significance assessment of key views is noted. Policy 13.3 – *Retain Significance Views* addresses this issue. **Visitation and Access** Appendix 1 of the draft CMP inadvertently retained some discounted content/wording that directly referenced a potential shop/information centre for Flagstaff Hill Fort. These references had been removed from the CMP content and have now been removed from the final version of Appendix 1 of the CMP to address the Trust's concerns. A low scale inobtrusive entry structure to prevent water ingress to Flagstaff Hill and reconfiguration of the car park to create a forecourt meeting area that interprets previously existing structures could be

No	Submitter Details	Summary of submission	CMP Reference	Response
		a) New lightweight roofed shelters –Any structures to prevent water ingress should be low scale and unobtrusive (Page 40) b) Entrance forecourt – Seating areas need to consider archaeological issues (Page 41) c) Shop or information centre within the interior of Flagstaff Fort not supported. **Archaeology** Notes that the CMP has identified a number of former 'military' and 'non-military' structures on Flagstaff Hill outside the formal Study Area. Trust recommend further archaeological or lidar radar investigations to identify if any remains are present.	Appendix 3: Part 1 – Historical Archaeological Potential Figure 1.8 (Page 7)	further explored but this outcome would be subject to funding, further archaeological investigation and would require Section 60 Approval under the NSW Heritage Act 1977. Changes made to the draft plan in response to this submission: *Update Policy 13.3 to include reference to visual analysis and assessment of significance of key views identified.* *Update Part 3.6 of the Schedule of Conservation Works to acknowledge that recommendations would require approvals under the NSW Heritage Act 1977.* *Table of Internal Works is to note new structures are to be sensitively designed, low scale and acknowledge that significant archaeology would need to be avoided in forecourt design.* *Reference to enabling provision for a small shop or information centre at Part 3.2.3 deleted from CMP and any works recommended to support this outcome in Appendix 1: Schedule of Conservation Works deleted (Page 42 – casemate works).* **Archaeology** The archaeological features including 'Pilots House, water supply, unknown building and fort barracks' that are located outside of the study area at Flagstaff Hill have been noted by Councils Heritage Staff. These sites are located within the State Heritage listed area and are protected by the SHR listing of the site under the NSW Heritage Act 1977. Policy 9.1 and 9.2 of the CMP would be considered in any future projects in these areas.

No	Submitter Details	Summary of submission	CMP Reference	Response
		Interpretation Submission supports a minimalist interpretative approach, relying on low scale, low impact techniques such as paving etc which have been successfully employed in other historic precincts. Suggests use of QR codes that link to additional information on First Nations, architectural and site plans, photographs and 3D scans.	Part 5.8.6 CMP (Page 175) Table 7.2 Actions of Appendix 3: Implementation Plan (Page 197)	Further archaeological investigations outside the study area are not within the scope of the CMP project.  Policies **Policy 9.1—Avoid and minimise ground disturbance** Future works involving any ground disturbance should avoid the location of known and potential historical archaeological features. Refer to Section 4 of this CMP for more detail and a plan showing the identified areas of historical archaeological potential.. **Policy 9.2—Archaeological impact assessment** • Where impacts to historical archaeological remains cannot be avoided, an ARD should be prepared to provide a methodology and research aims for a program of archaeological investigation. • Approval under Section 60 of the Heritage Act will be required for ground-disturbing works inside the SHR curtilage prior to the commencement of work. • Minor maintenance, repair and excavation works within the SHR curtilage may qualify for a standard exemption, providing there is no disturbance to state significant historical archaeological remains. • All contractors and subcontractors should be made aware of their obligations in relation to the potential historical archaeological remains. Recommendation: *No change to CMP required.* **Interpretation** Part 5.8.6 Interpretation of the CMP recommends review and integration of existing Interpretation Strategies relating to the Wollongong Harbour and Blue Mile Precinct consistent with Policy 6.1. Part 3.5 of Appendix 1 recommends development and implementation of an interpretation strategy for both precincts including providing signage (with QR Codes) as a high priority. **6.2.6 Interpretation**  Policies **Policy 6.1—General Interpretation** Develop a heritage interpretation strategy for Flagstaff Hill Fort and Smiths Hill Fort in conjunction with the Wollongong Harbour Precinct to ensure a cohesive approach to storytelling and prioritised devices, aligned to stage funding eg signage, web, app. The strategy should also consider renewing current initiatives including the plan and photo panel at Smiths Hill Fort and the plaque at Flagstaff Hill Fort, which is part of the Wollongong Coastal Walk. Interpretation should also consider removed elements that have the potential to be present as archaeological remains. Recommendation: *Update Table 7.2 Implementation Plan to ensure Action relating to Interpretation and Visitor Engagement) is*

No	Submitter Details	Summary of submission	CMP Reference	Response
				consistent with Policy 6.1 and Part 5.8.6 to develop a Interpretation Strategy for the CMP Study Area.
5.	Community Member and Local Military Historian Doc ID: 27047452	Submission outlines past extensive involvement in researching the history of the areas coastal defences including the technical aspects of the sites, as well as involvement in 1988 excavation and restoration of the guns & associated emplacements at Smiths Hill Fort. Notes the extensive & detailed nature of the CMP and offers support. Suggests prioritisation of the conservation & restoration of the guns & their mountings plus other metal fittings across the two sites as well as reinstating the drainage in both sites. Supports repair to the rangefinder position at the Smiths Hill Fort and notes urgent attention needed. Also notes the entrance façade to the Flagstaff Hill site including the sandstone lintels, and the brick wall. Suggests improving areas either side of the facade with extended retaining walls in keeping with the bricks used in the existing facade. Submitter offers to provide ongoing advice to the project noting his extensive knowledge from over 40 years of experience.	Part 7 – Implementation Plan Appendix 1: Schedule of Conservation Works	Submission is noted. Specialist input is included in the CMP from an experienced Metal Conservator from OHM Consultants, and the report includes detailed recommendation for works to conserve the guns, canons and their mountings as well as internal structural engineering and arborist advice. The CMP has ranked the prioritisation of all recommended conservation works based on the significance of the element, risk of further deterioration, safety and visibility as either low, medium or high priority. Works ranked as High Priority (within 1-3 years) are required to stabilise the site and prevent further deterioration of significant fabric. (See Part 3.4 of Schedule of Conservation Works). The CMP recommendations for prioritisation will be considered by Council in seeking funding for staged projects for stabilisation and conservation works. Mr Scott has provided input throughout the development of the project and this input has been of great assistance. His ongoing advice and input is intended to be sought. Recommendation: *No change to the CMP required. Update Asset Management Plans and seek future funding opportunities per the recommendations of this report.*
6.	Community Member Doc ID: 27047454	Submission seeking clarification of the spelling used in the CMP document to refer to the Smiths Hill Fortifications – “Smith’s Hill” or “Smiths Hill”.	Whole CMP	Recommendation: The *CMP has been checked for consistency*. Whilst some references to previous reports that had used an apostrophe are made within the document, the report is otherwise generally consistent in using “Smiths Hill Fort”. The separate

No	Submitter Details	Summary of submission	CMP Reference	Response
				appendices which cannot be easily edited do contain a few remaining exceptions.
7.	Community Member Doc ID: 27047951	Submission offers support for CMP. Submission requests that a Flagpole (Flagstaff) separate from the currently removed Flagpole located in the Vietnam Veterans Memorial should be constructed to honour the Maritime Industry.	N/A	Support noted. The Conservation Management Plan study area does not include the site of the former Flagstaff near the Vietnam Memorial, which is located to the south west of the Fortifications (but still within the Wollongong Harbour State Heritage Precinct). The Flagstaff was removed in 2018 due to safety concerns. A current Council project is currently exploring upgrades to the existing picnic shelters and footpaths on the central area of Flagstaff Hill, and this project has included consideration of possible reinstatement of the Flagstaff. This submission will be considered in progression of that separate project. Recommendation: *No change to the CMP proposed.*
8.	Community Members Doc ID: 27050892	Submission offers support for the preparation of the Conservation Management Plan and notes the current condition. Indicates that State Government Assistance should be sought for costs.		Support noted. The NSW State Government Grants for Caring for State Heritage may be available for Council to seek support for costed projects. It is noted the next round opens in 2027.
9.	Destination Wollongong Doc ID: 27119999	Destination Wollongong note the significance of the Fortifications to the City's heritage and key opportunity for Cultural Tourism. The Conservation Policies of the CMP including noting the current condition of the site and reputational risks to Council if no action is taken to address identified safety concerns and stabilisation of significant fabric.	N/A	Council Staff have worked closely with Destination Wollongong throughout the preparation of the Conservation Management Plan document and appreciate their input in relation to cultural tourism gaps and opportunities in the LGA. These have informed the drafting of the CMP. Recommendation*:* *No change to CMP required.*

No	Submitter Details	Summary of submission	CMP Reference	Response
		Destination Wollongong Supports the allocation of resources by Council to improve the condition and ongoing maintenance of the Forts. Destination Wollongong would like to see increased focus on 'Experiential Tourism' in the type of Cultural Tourism offerings in the LGA, and strongly support activation of the Fortifications and supervised access for visitors through organised tours such as the Blue Mile Heritage Tour. The submission recommends installation of improved interpretation signage and facilities at both Forts to support this future use. Destination Wollongong supports Council to progress the recommendation of the CMP and in particular the longer term goal of activating spaces and delivering heritage tourism attractions through offerings that are unique to the City's history and heritage.		*Council and Destination Wollongong will continue to work in close partnership to deliver the long-term recommendations of the CMP to support activation of the Fortifications.*

ITEM 8 POST EXHIBITION - WEST DAPTO MINOR AMENDMENTS PLANNING PROPOSAL

On 28 July and 15 September 2025 Council resolved to prepare and exhibit a Planning Proposal to make minor amendments to the Wollongong Local Environmental Plan 2009 in the West Dapto Urban Release Area. The Planning Proposal was exhibited from 2 February to 27 February 2026 and six (6) submissions were received.

This report considers the comments received during the exhibition and recommends that Council progress the Planning Proposal with some minor amendments.

RECOMMENDATION

The West Dapto Minor Amendments Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for the finalisation of the following amendments to the Wollongong Local Environmental Plan (LEP) 2009:

1 Amending the Zoning, Floor space ratio, Minimum lot size and Height of buildings maps for part of 35 North Marshall Mount Road, Marshall Mount to improve the conservation and housing outcomes.

2 Amending Clause 4.1B – Lot Averaging Clause, within the Yallah-Marshall Mount precinct (West Dapto Urban Release Area Stage 5).

3 Amending Natural Resources Sensitivity – Biodiversity mapping and Clause 7.2 Natural resource sensitivity – biodiversity

4 Rezoning Road reserves through the C2 Environmental Conservation to enable approved roads.

5 Amending the Land Reservation Acquisition Map to identify key road reservations

6 Making other minor zone boundary adjustments, along with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps, to tidy-up the mapping,

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Location Plan
2 Post Exhibition Planning Proposal

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DA	Development Application
DCCEEW	Department of Climate Change, Energy, Environment and Water
DCP	Wollongong Development Control Plan 2009
DPHI	NSW Department of Planning, Housing and Infrastructure
LEP	Wollongong Local Environment Plan 2009
WDURA	West Dapto Urban Release Area

BACKGROUND

West Dapto Release Area

The West Dapto Urban Release Area (WDURA) covers an area of approximately 4,700 hectares and is currently proposed to house a population of 56,500 people in an additional 19,500 dwellings. To support jobs in the region an additional 175 hectares of employment lands will be created when fully developed.

West Dapto is the last remaining area for large scale urban development in the Wollongong Local Government Area. The NSW Department of Planning, Housing and Infrastructure (DPHI) has identified West Dapto as a priority urban release area to provide housing supply for the expected population growth. The WDURA is identified in the Illawarra Shoalhaven Regional Plan 2041 as being part of the West Lake Illawarra Growth Area, which also includes Tallawarra and Calderwood.

Stages 1 and 2 of the WDURA were rezoned in 2010. Subsequently, Stage 5 (Yallah / Marshall Mount) and parts of Stages 3 (Stockland Stage 3 and Cleveland Road phase 1 and 2) and Stage 4 (Huntley) have been rezoned to permit urban development.

There is currently a zoned development capacity of approximately 14,855 lots, of which some 8,000 lots can be serviced and some 10,075 lots have had Neighbourhood Plans or Concept Development Applications approved. Since 2010, approximately 2,900 lots have been developed and released for housing.

Planning Proposal

On 28 July 2025 Council considered a report which proposed a number of minor housekeeping amendments to the Wollongong LEP 2009, largely within Stage 5 Yallah Marshall Mount of the West Dapto Urban Release Area, to update land use zoning boundaries and other maps and clauses. The intended outcome is to amend the Wollongong Local Environmental Plan (LEP) 2009 controls to improve housing and conservation outcomes and to be consistent with the residential subdivisions approved and Development Applications under assessment.

Council resolved that:

1 *A Planning Proposal be prepared to amend Wollongong Local Environmental Plan 2009 for the West Dapto Release Area to:*

   a *Amend Clause 4.1B Lot Averaging clause.*

   b *Amend the Land Zoning Map to make minor changes to the C2 Environmental Conservation zoning boundaries, along with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps, as outlined in the report.*

   c *Amend the Land Reservation Acquisition Map to reflect the revised road design corridors.*

   d *Amend the Natural Resources Sensitivity – Biodiversity Map and Clause 7.2 Natural resource sensitivity - biodiversity*

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

3 *Following 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 requested to issue authority to the General Manager to exercise plan making delegation in accordance with Council's resolution of 26 November 2012.*

On 15 September 2025 Council considered a proponent-led Planning Proposal request at 27 North Marshall Mount Road, Marshall Mount to make a housekeeping amendment to correct the boundaries of a C2 Environmental Conservation zone on part of the property and remove part of the C4 Environmental Living zone. Council resolved 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).*

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.*

The two resolutions were incorporated into the one Planning Proposal for Gateway determination and exhibition. The Gateway determination required a minimum 20 day exhibition to the community and 30 days for State agencies.

PROPOSAL

This report considers the feedback received during the exhibition period. Six (6) submissions were received, three (3) from State Government agencies and three (3) on behalf of landowners.

The State Government submissions were from:

- Transport for NSW – advised they have no objection to the proposal.
- Rural Fire Service – advised they have no objections to the proposal.
- DCCEEW – advised that they do not object to the proposal, however they wish Council to consider the impacts of the proposed rezoning of C2 land to RE1 at 35 North Marshall Mount Road on the future protection and conservation standards of the environmentally sensitive land.

Comment: The proposed future Council ownership of this land would give an assurance of maintaining protection levels for the land in accordance with Local Planning Direction 3.1. The RE1 zoned land will deliver an acceptable open space outcome, combined with environmental protection.

Three submissions were made by/on behalf of landholders:

Submission 1:

Notes an inconsistency with a small section of land proposed to be R2 Low Density Residential, at 240 Marshall Mount Road. The submission also notes that Council could consider additional C3 zoned buffers in some areas to increase flexibility. The submission also notes support for future road corridor rezonings.

Comment: The inconsistency has been rectified in the post exhibition Planning Proposal. The buffer areas for the C2 zoned lands come out of the C3 and R2 zoned areas, as was the underlying approach taken in the precinct rezoning completed in 2018.

Submission 2:

Supports the clarification of zoning intents and seeks minor amendments of some proposed road boundaries to be compatible with approved concept development application boundaries.

Comment: As these minor changes relate to more detailed plans that have been subject to further assessment and approval, the minor changes are supported.

Submission 3:

Requests that Council relocate the Yallah Bypass Road into the electricity easement. The submission also proposes additional rezonings for potential road corridors in an area to the south of Yallah Road.

Comment: The bypass road has been subject to detailed design and was moved out of the electricity easement due to conflicts with the infrastructure and easement requirements. It is not suitable for the road corridor for the bypass road to be moved into the electricity easement.

The area south of Yallah Road has not had detailed planning and assessment at either neighbourhood plan or concept DA stage to provide more detailed information on impacts, such as environmental or Aboriginal heritage. Future road corridors can be better identified during further assessment of this area when either neighbourhood planning or a concept DA are undertaken.

CONSULTATION AND COMMUNICATION

The Planning Proposal was exhibited from 2 February to 27 February 2026. The exhibition arrangements included:

- Council's exhibition website.
- Letters to landowners.
- Exhibition on the NSW Planning Portal.
- Referral to relevant State agencies.

The exhibition page on Council's website received 157 views and 43 people downloaded documents.

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

SUSTAINABILITY IMPLICATIONS

The revised Local Environmental Plan would provide greater clarity to assist with the understanding and application of development controls in the Wollongong DCP, many of which seek to improve the sustainability, liveability and resilience of our city.

RISK MANAGEMENT

The revised Local Environmental Plan will provide improved clarity to Council, developers and the community regarding the lodgement requirements and development assessment process within the WDURA.

FINANCIAL IMPLICATIONS

The West Dapto Urban Release Area involves significant time and investment by council. This proposal makes minor changes to enable development in accordance with the adopted Structure Plan. There are no significant financial implications created by this report.

CONCLUSION

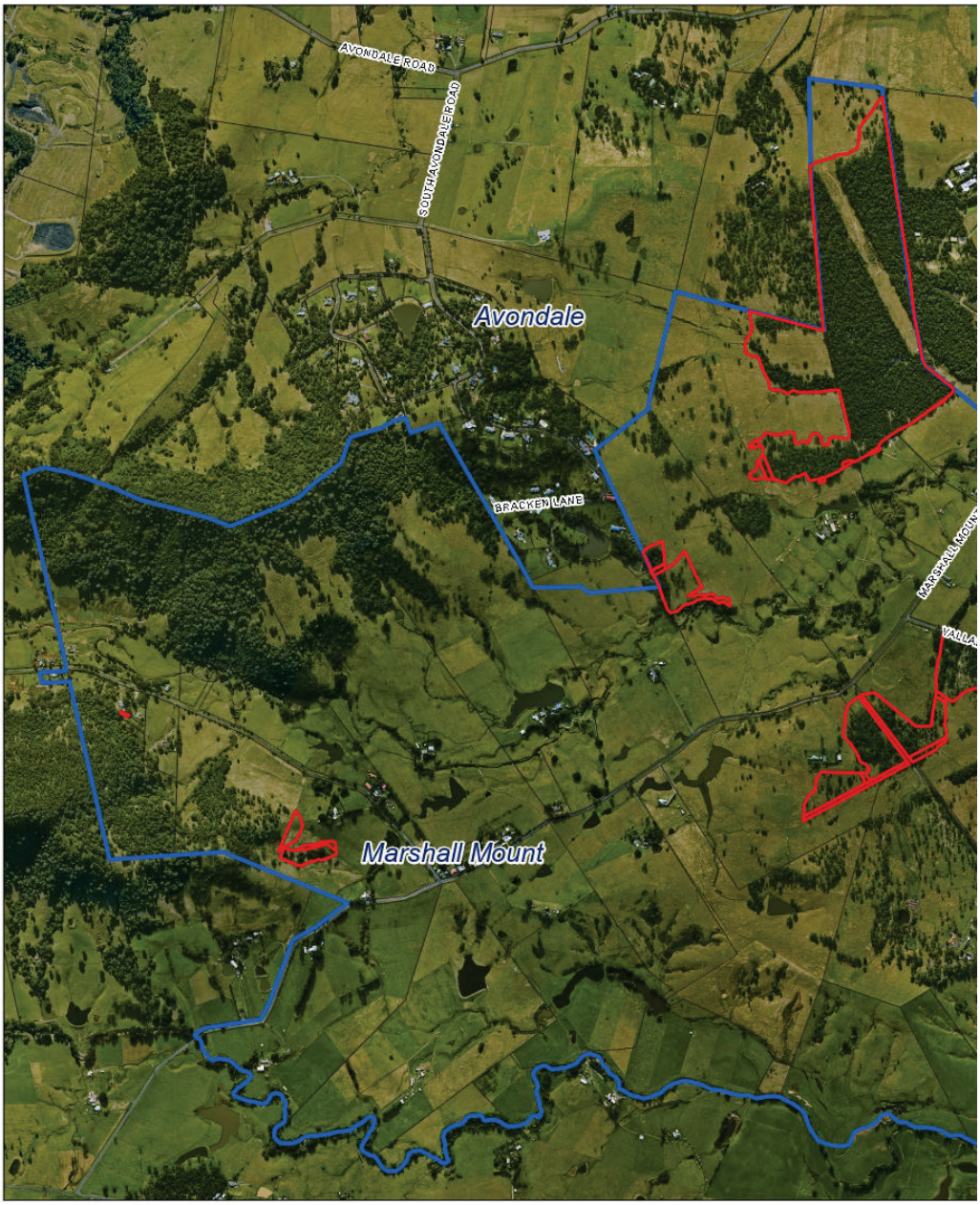
The Planning Proposal to amend the zoning, heritage, acquisition, minimum lot size and floor space ratio boundaries has merit and will correct current misalignment of the LEP boundaries. It is recommended that Council proceed with the amendments and progress these NSW Department of Planning, Housing and Infrastructure for finalisation.

wollongong
city of innovation

Planning Proposal

Location Plan

WDURA - Stage 5
Subject Sites



Drawn: J Lewis
Date: 10.07.25
Scale: 1:23,000
Date of Aerial Photo 2024

0 740
Meters

Name: PP_LocationPlan

PLANNING PROPOSAL – WEST DAPTO MINOR AMENDMENTS PP-2025/6

To amend Wollongong LEP 2009

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF LEP: Wollongong Local Environmental Plan 2009

West Dapto Minor Amendments

PP-2025/6 PP-2025/2

ADDRESS OF LAND: The Planning Proposal applies to various lots within the West Dapto Urban Release Area, including Stage 5 – Yallah-Marshall Mount Precinct

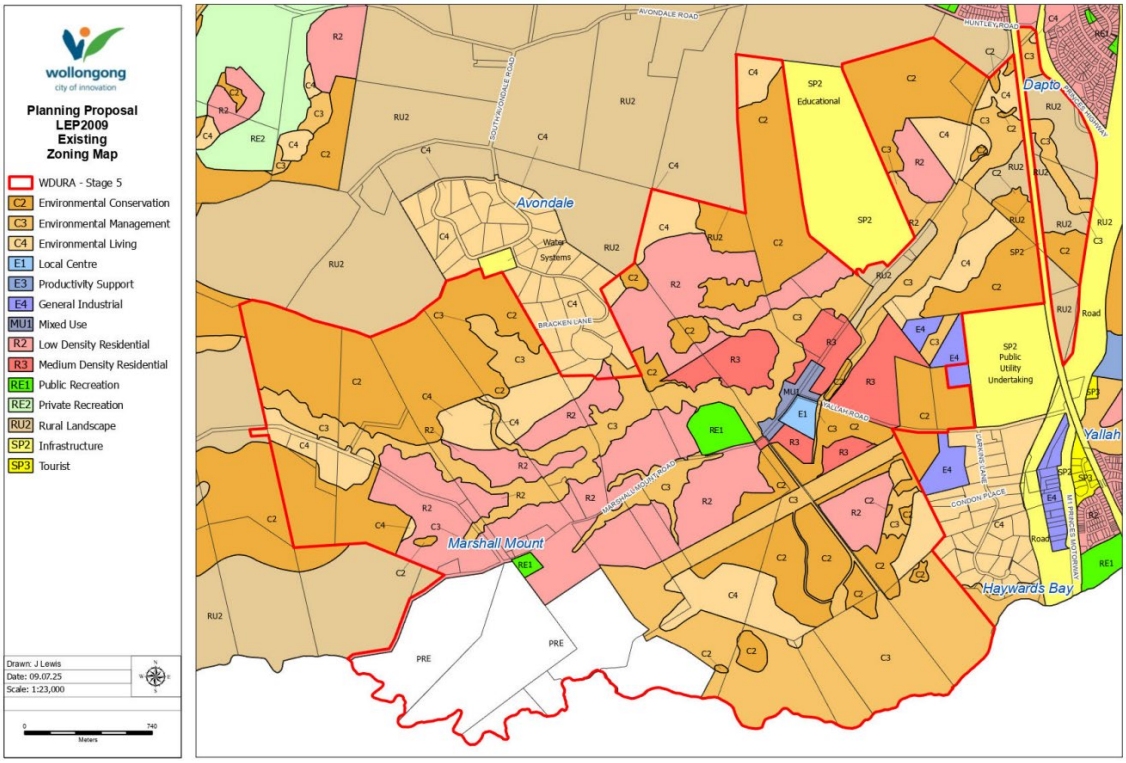


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West Dapto Minor Amendments PP-2025/6 Planning Proposal

Background

The West Dapto Urban Release Area (WDURA) is divided into 5 stages. The intent behind the staging was to control development timing and demand for services. Stages 1 and 2 were rezoned for urban development in 2010. Stages 3, 4 and 5 were zoned for rural purposes to defer urban release until the Stages 1 and 2 were sufficiently progressed.

Since the rezoning of the West Dapto Urban Release Area, a number of minor issues have arisen, requiring minor changes to the provisions of Wollongong Local Environmental Plan 2009.

On 31 October 2022 the Wollongong Local Planning Panel considered a series of proposed minor amendments and agreed that these had strategic merit.

Following work to refine these amendments, Council at its meeting of 28 July 2025 resolved to make a series of amendments to enable better implementation of the West Dapto Urban Release Area.

1 *A Planning Proposal be prepared to amend Wollongong Local Environmental Plan 2009 for the West Dapto Release Area to:*

   a *Amend Clause 4.1B Lot Averaging clause.*

   b *Amend the Land Zoning Map to make minor changes to the C2 Environmental Conservation zoning boundaries, along with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps, as outlined in the report.*

   c *Amend the Land Reservation Acquisition Map to reflect the revised road design corridors.*

   d *Amend the Natural Resources Sensitivity – Biodiversity Map (Note: Clause 7.2 Natural resource sensitivity - biodiversity is updated as part of the Minor LEP Clause Review Planning Proposal)*

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

3 *Following 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 requested to issue authority to the General Manager to exercise plan making delegation in accordance with Council's resolution of 26 November 2012.*

On 28 August 2025 the Wollongong Local Planning Panel considered a related Planning Proposal lodged by the developer of 27 North Marshall Mount Road, Marshall Mount and recommended that it be incorporated into the Council-led Planning Proposal.

A subsequent report was made to Council on 15 September 2025, where Council resolved:

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.*

This Planning Proposal incorporates the outcomes of both Council resolutions.

Part 1 – Objective and intended outcomes

Objective

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan to facilitate the development of the Urban Release Area in accordance with the West Dapto Vision and Yallah-Marshall Mount Vision documents.

Intended Outcomes

To facilitate the orderly development of the precinct by making minor adjustments to the boundaries of zoning, heritage, land acquisition, floor space ratio and minimum lot size to be consistent with approved and submitted development applications for subdivision of the site.

Part 2 – Explanation of provisions

Part 2.1 Summary of Proposed Amendments

Planning Proposal request seeks to make amendments to clauses, natural Resources Sensitivity – Biodiversity mapping, land use zoning boundaries and consequential development control map changes for an urban release area. The intended outcome is to amend the Wollongong Local Environmental Plan (LEP) 2009 controls to be consistent with the West Dapto Urban release Area Vision and the Yallah-Marshall Mount Vision.

Part 2.2 Detailed Explanation of Proposed Amendments

1 Amend Clause 4.1B – Lot Averaging Clause, within the Yallah-Marshall Mount precinct (West Dapto Urban Release Area Stage 5) Wollongong LEP 2009 Clause 4.1B(4) Lot averaging to read;

4) Despite any other provision of this Plan, development consent must not be granted to the subdivision of a lot created under this clause unless the consent authority is satisfied that - (a) the lots resulting from the subdivision will not be used for the purpose of residential accommodation, and (b) the subdivision will not result in any significant adverse environmental impacts on the land being subdivided, and (c) The subdivision will not result in any lot being less than 20% below the stated minimum lot size for that land.

2 Amend Land use zoning maps and Land Acquisition mapping to enable planned road reserves to be implemented. This involves changing some C2 Environmental Conservation to C3 Environmental Management to make roads permissible.

3 Amend Land use zoning maps for minor rezonings:

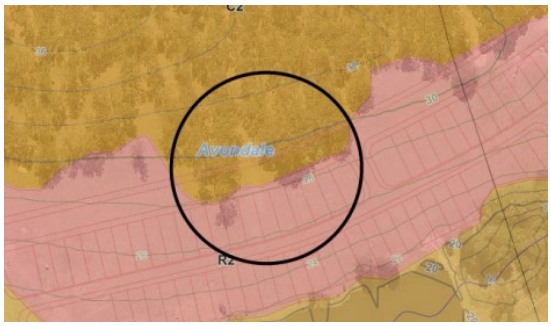
a 143 North Marshall Mount Road - rezone the C2 Environmental Conservation zone to C4 Environmental Living to align with the property boundary to the south, with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps.



b 27 North Marshall Mount Road - rezone the C4 Environmental Living zone to R2 Low Density Residential to align with a concept plan boundary, with consequential amendments to the Floor Space Ratio, and Minimum Lot Size. Rezone and realign C2 Environmental Conservation zone to RE1 Public Recreation.

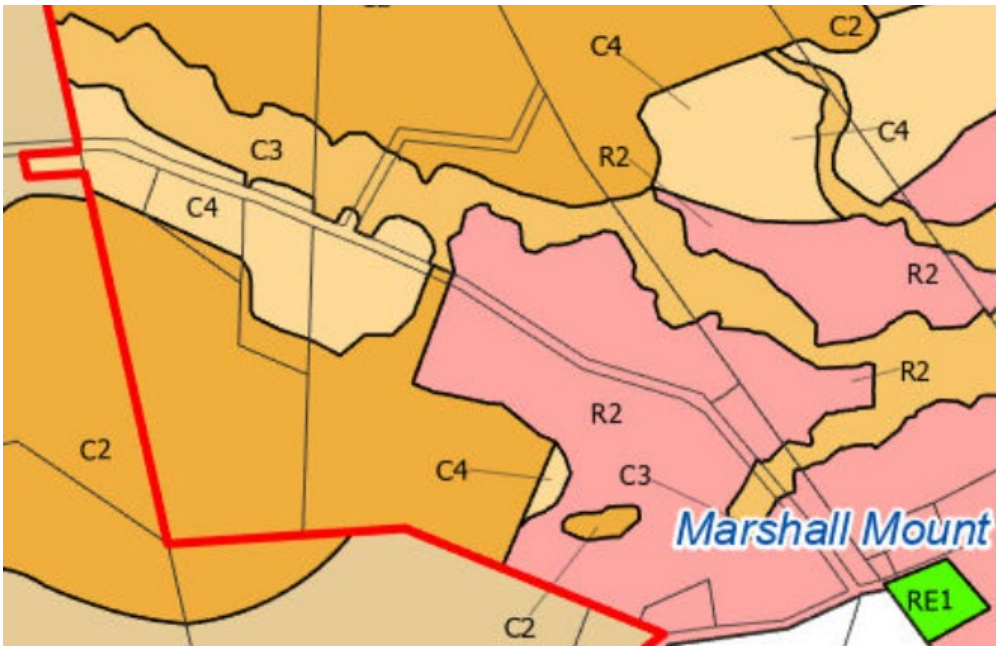


c 240 Marshall Mount Rd rezone the C2 Environmental Conservation zone to R2 Low Density Residential to align with the approved concept plan boundary, with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps.

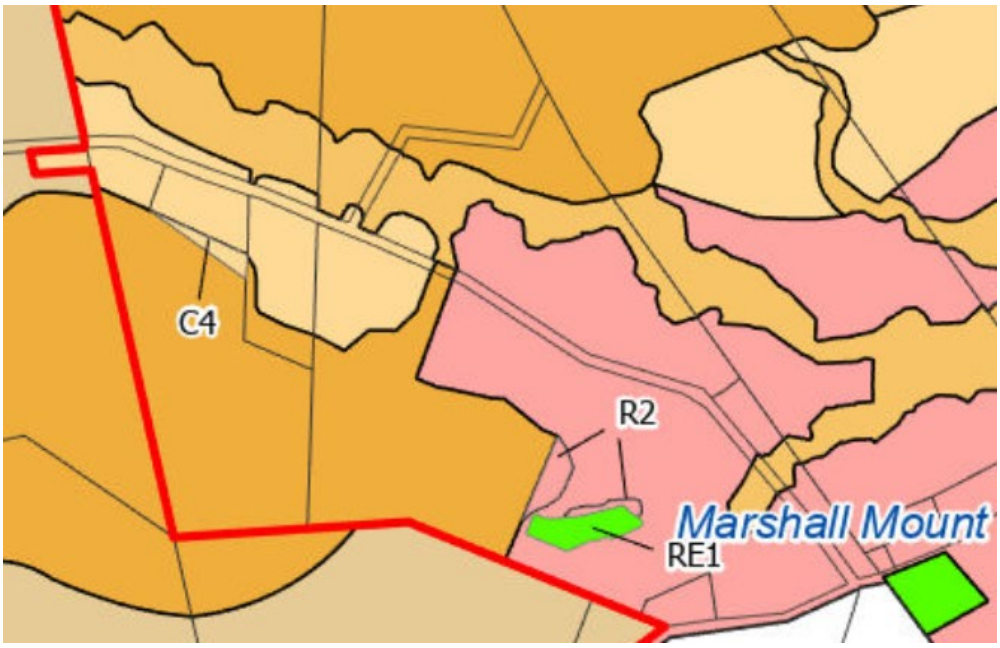


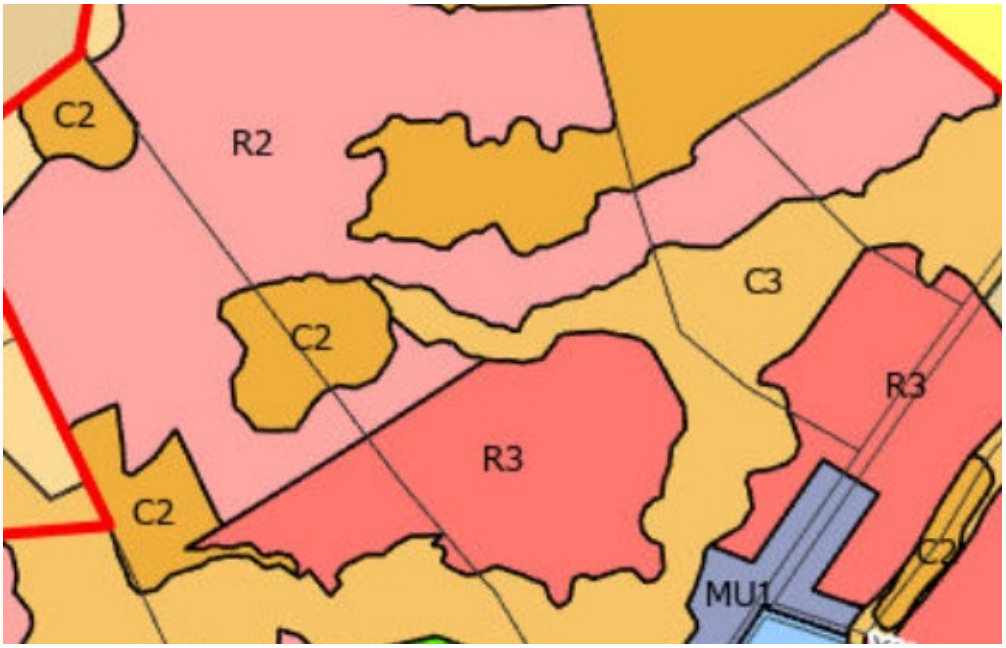
4 Amend the Natural Resources Biodiversity – Sensitivity mapping, to remove the affectation from developed properties, where an adopted Neighbourhood Plan is in force that identifies the land for intensive forms of development – such as the development anticipated in Residential, Commercial and Industrial zones. Such amendments would not apply to Conservation zones.

The proposed zoning changes are outlined below. There are also some consequential changes to the Floor Space Ratio maps, Minimum Lot Size maps and Height of Building maps in conjunction with these proposed changes.

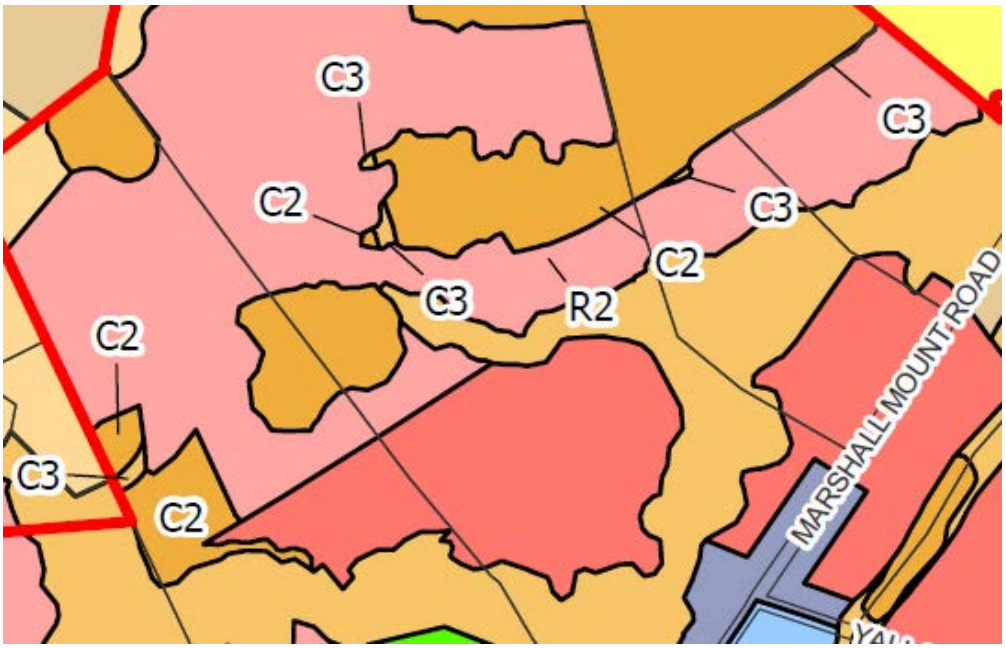


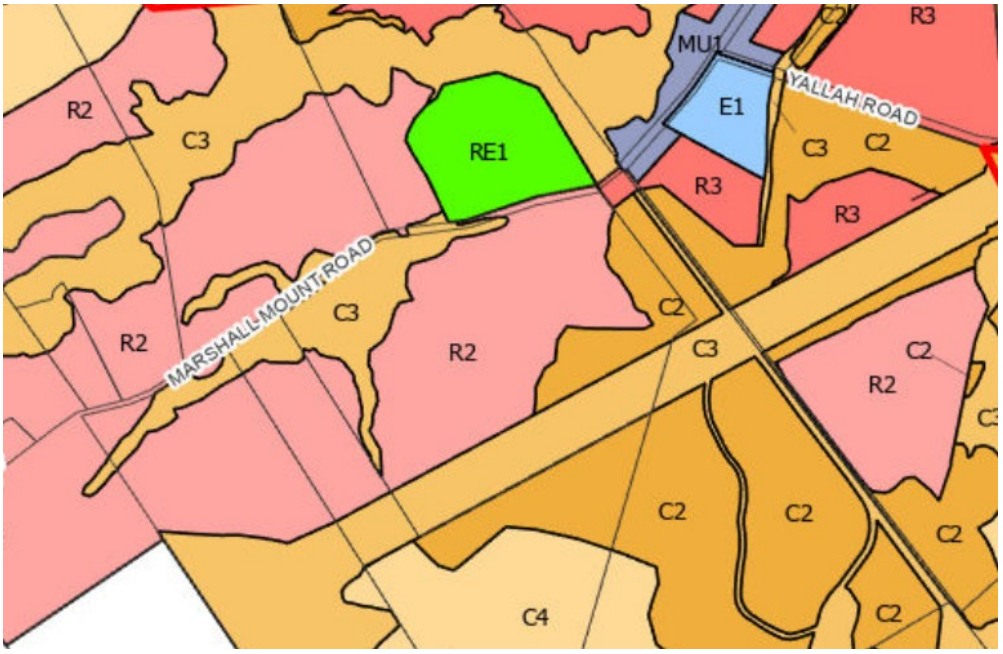
Existing zones above, proposed zones below



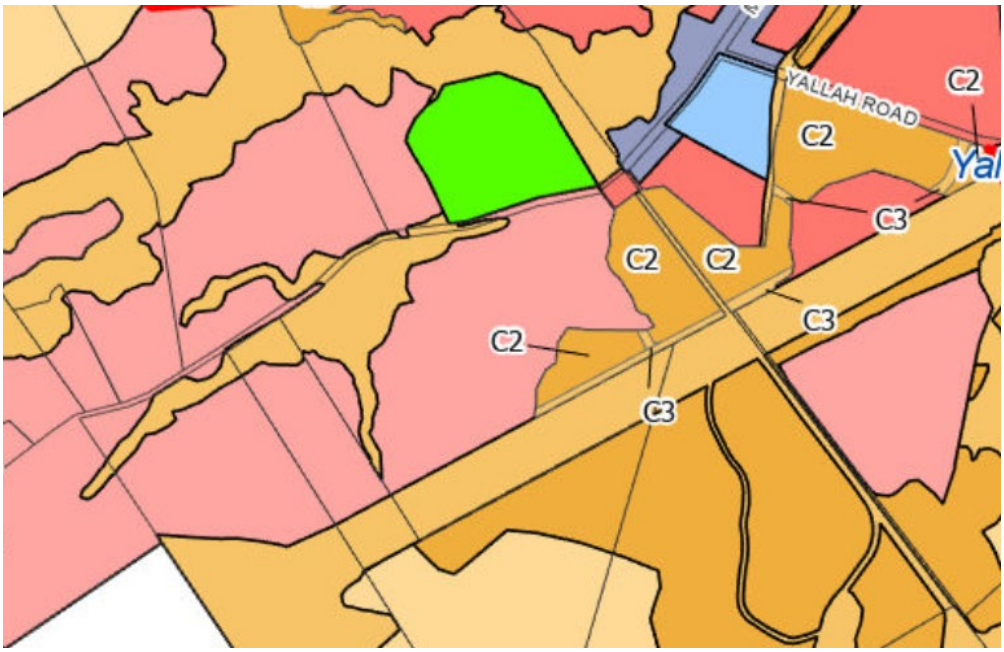


Existing zones above, proposed zones below





Existing zones above, proposed zones below



Part 4 of this draft Planning Proposal illustrates the proposed map amendments to Wollongong LEP 2009.

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 submitted Planning Proposal is within the West Dapto Urban Release Area. Population growth will bring more people to the Illawarra and increase demand for services and housing.

Council has exhibited and adopted the West Dapto Vision (2018) and Structure Plan for West Dapto and identified the precinct as being suitable for urban development as part of Stage 3 of the Release Area.

The Planning Proposal is consistent with Council's Local Strategic Planning Statement and the Illawarra Shoalhaven Regional Plan 2041.

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 intended outcome and enabling residential development on the site. The site is within the West Dapto Urban Release Area and is intended for urban development. The proposal outlines the best possible outcome for the site.

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)?

The Illawarra-Shoalhaven Regional Plan 2041

The Planning Proposal is consistent with the following objectives within the Illawarra Shoalhaven Regional Plan 2041 –

Objective 11: Protect important environmental assets.

Objective 12: Build resilient places and communities.

Objective 18: Provide housing supply in the right locations.

Objective 19: Deliver housing that is more diverse and affordable.

Objective 21: Respond to the changing needs of local neighbourhood.

Objective 22: Embrace and respect the region's local character.

The Planning Proposal will allow for the future delivery of local community infrastructure whilst also providing for greater housing supply, and environmental management.

The Regional Plan also identifies the need to prioritise opportunities for new housing in strategic centres, given they are well serviced by utilities, public transport, walking and cycling, education, health, community infrastructure, shopping, community, and commercial services. The Planning Proposal will allow for the future development of this precinct consistent with these identified opportunities.

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?

West Dapto has been identified as an urban release area since the 1980s when the suburb of Horsley was rezoned, and urban development commenced. The importance of West Dapto for housing supply is indicated in a range of Council's strategic documents as outlined below:

Our Wollongong Our Future 2032 Community Strategic Plan

This Planning Proposal is consistent with the delivery of Wollongong 2032 and Goal 1: We value and protect our environment. It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2022-2026
Strategy	**Service**
1.6 West Dapto urban growth is effectively managed with facilities and spaces to support the future community.	Land Use Planning

The Planning Proposal will allow the progression of future urban growth in an appropriately managed way to support future community outcomes as envisaged in Council's adopted Community Strategic Plan.

Local Strategic Planning Statement

In 2025 Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2025 to provide a vision for the City. It has drawn on the many existing strategies and plans developed, exhibited and adopted by Council.

Strategic Planning Policy	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 seeks to make a minor amendment to the Council-led Planning Proposal and is largely consistent with this priority. The RE1 zone is sufficient to achieve the intended outcome.
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.	As above, the proposal makes minor amendments and is largely consistent with this priority. The proposal does not intensify development within hazard prone areas.
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 Council-led Planning Proposal and the submitted Planning Proposal request both increase the riparian green space. The proponent has suggested that the realigned space would be RE1 Public Recreation.

Strategic Planning Policy	Considerations	Response
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	As mentioned, the proposal will maintain the riparian green space endorsed by Council on 28 July 2025, which includes better connectivity to the rest of the riparian system. The proponent has suggested that the realigned space would be RE1 Public Recreation.
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 will not change the housing outcomes endorsed by Council on 28 July 2025. The area subject to the change is part of a Concept DA (which considers the whole property) but is not part of the stage 1 outcomes.
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 will not change the centres related outcomes endorsed by Council on 28 July 2025. The area is on the periphery of the urban area, with connectivity to a future town centre at Marshall Mount.
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.	The area is currently rural but is in an urban release area. The Yallah-Marshall Mount Vision aims to concentrate urban development close to potential public transport routes to maximise access. The site also would be able to utilise riparian greenspaces for future connectivity once the precinct is developed. The proposal will not change the housing outcomes endorsed by Council on 28 July 2025.

Strategic Planning Policy	Considerations	Response
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.	This aim was considered in the original rezoning of the precinct. The proposal submitted to Council does not contradict this.
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 site is on the periphery of the urban zoned area and is some distance from the proposed town centre. There are no direct proposed employment generating uses on the site other than potential home businesses & working from home opportunities. The site does contribute to the catchment for nearby proposed town centres at Marshall Mount and Calderwood.
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.	The proposal does not affect freight networks.
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 does not affect the Port of Port Kembla.
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.	Improved road access through the West Dapto Urban Release Area will increase access opportunities for natural assets in the Illawarra Escarpment area

The Planning Proposal seeks to enable the development of the West Dapto Urban Release Area in line with the strategic outcomes, as identified in the LSPS.

Wollongong Housing Strategy 2023

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

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

The Housing Strategy acknowledges that the adopted visions for housing within the LGA includes 'Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure' and that Council will continue to progress existing initiatives that support housing such as the West Dapto Urban Release Area.

The Planning Proposal seeks to make minor boundary adjustments to be consistent with the intended urban development of the area. This is consistent with the Wollongong Housing Strategy 2023.

West Dapto Vision 2018

The West Dapto Vision outlined in the document is as follows:

> *West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.*
>
> *The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.*
>
> *West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.*

The Vision estimates that the urban release area would potentially provide 19,500 dwellings (and a population of over 56,000 people). The Vision seeks to concentrate higher densities around centres and public transport nodes and co-locate compatible land uses to reduce reliance on private vehicles. The Vision indicates that the precinct is intended to have a village centre and neighbourhood park (2-5ha) located next to an identified district park. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.

The Planning Proposal is consistent with the West Dapto Vision 2018.

Q5: Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The Planning Proposal is consistent with other applicable State and regional studies and strategies.

Q6: Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is consistent with the applicable State Environmental Planning Policies.

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 Proposal's for new Local Environmental Plans and associated amendments.

The Minister for Planning, under section 9.1 of the EP&A Act issues directions that relevant planning authorities, in this case Wollongong Council, must follow when preparing planning proposals for new Local Environmental plans. The directions cover the following broad categories:

- Employment and resources.
- Environment and heritage.
- Housing, infrastructure and urban development.
- Hazard and risk.
- Regional planning.
- Local planning making.

A complete assessment of the Planning Proposals consistency against all s.9.1 Directions is provided at Table B. The following Ministerial Directions (s.9.1 Directions) are highlighted with respect to the Planning Proposal:

- Direction 3.1 Residential Housing

Direction 3.1 Residential Zones

The objectives of Direction 3.1 are:

(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,

(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and

(c) to minimise the impact of residential development on the environment and resource lands.

The Planning Proposal seeks to provide a diverse housing product including residential flat buildings, a mix of townhouses, semi-detached and detached dwellings on smaller lot holdings.

The proposal is conducive to the nominated objectives and complies with the nominated objectives. The Planning Proposal makes minor amendments to the existing residential zones to facilitate urban development.

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 will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats. The Planning Proposal makes minor boundary adjustments within existing development zones and does not impact on environmental zones.

Q9: Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

The Planning proposal will not have a detrimental impact on critical habitat or threatened species populations or ecological communities or their habitats.

Q10: Has the Planning Proposal adequately addressed any social and economic effects?

The proposed amendments are minor and will assist the orderly development of the precinct.

Section D – Infrastructure (Local, State and Commonwealth)

Q11: Is there adequate public infrastructure for the Planning Proposal?

The site is currently serviced. The planning proposal will not increase demand on services or infrastructure.

Section E – State and Commonwealth Interests

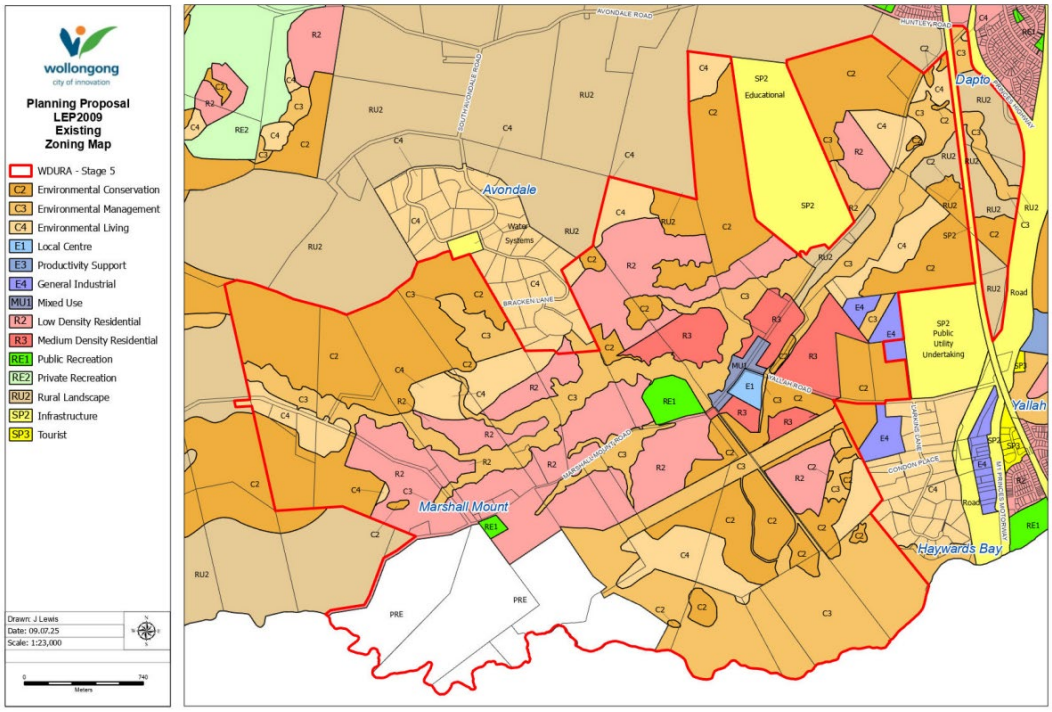
Q12: What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

In accordance with the Gateway determination and based on the identified issues and limited impacts, consultation is required with the following agencies and departments:

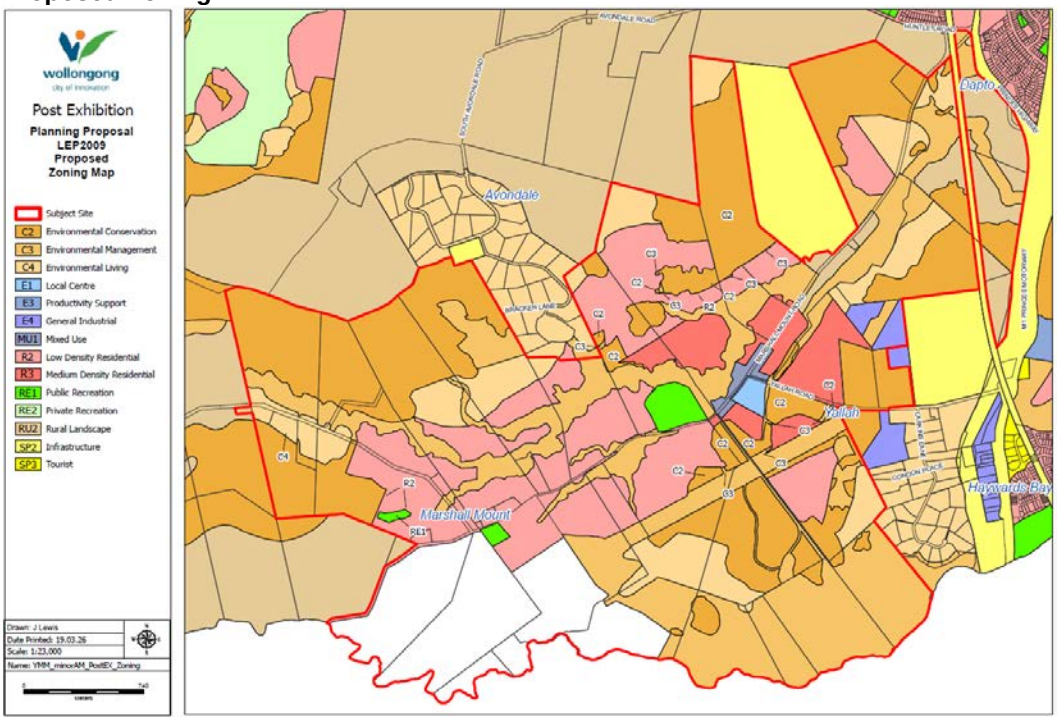
- NSW RFS.
- Transport for NSW.
- DCCEEW.

Part 4 – Mapping

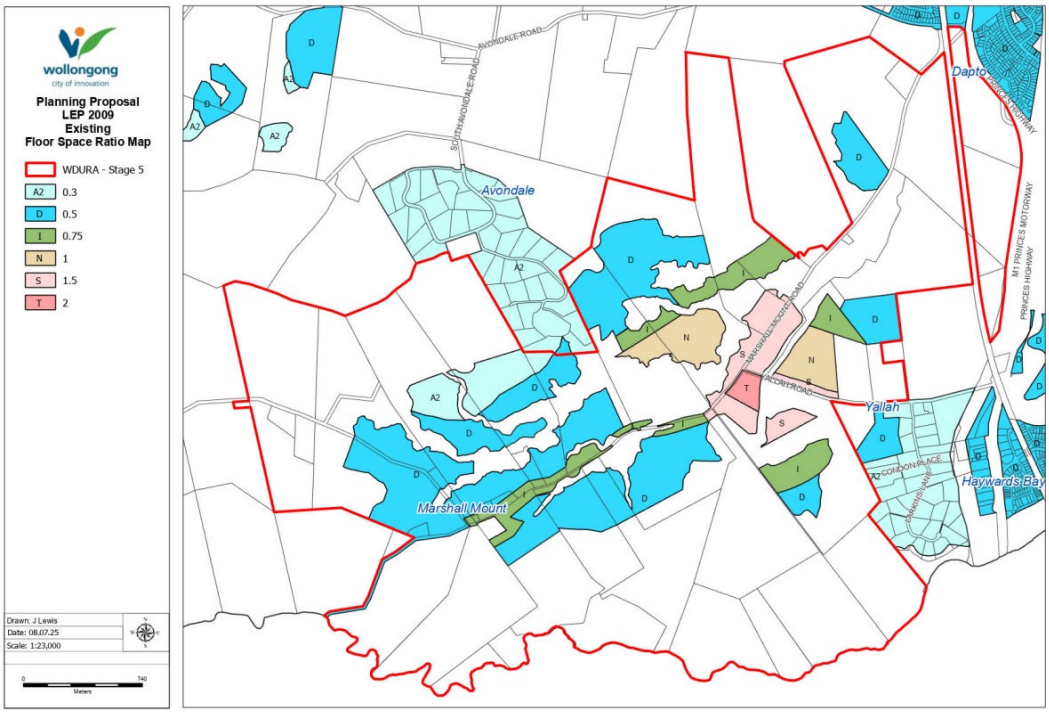
Existing Zoning



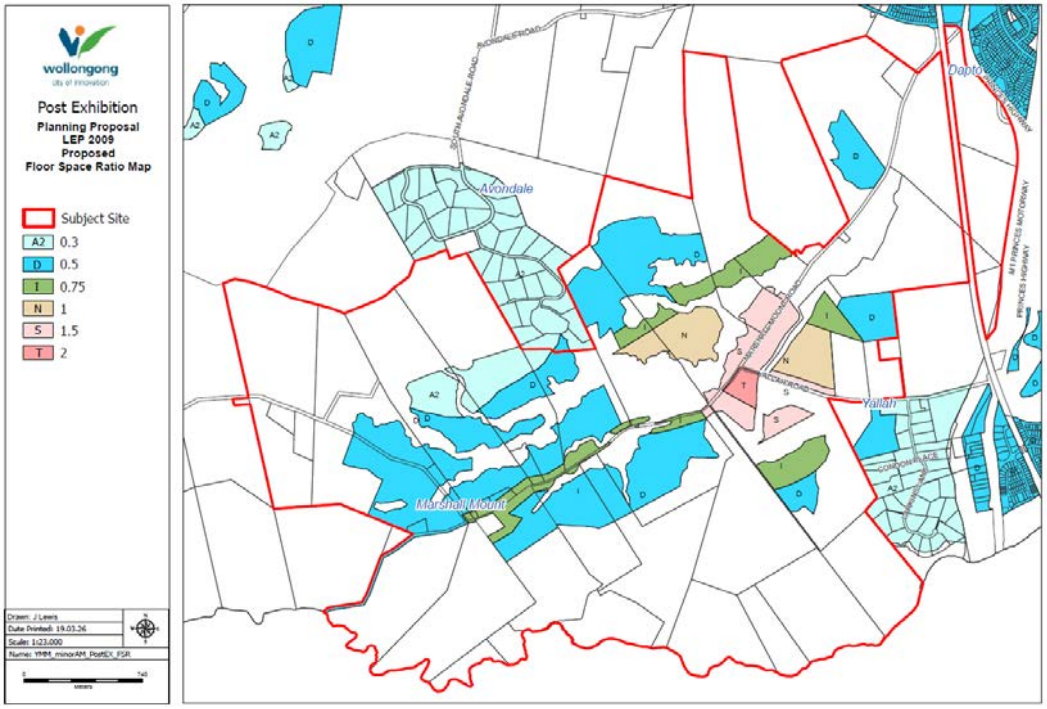
Proposed Zoning



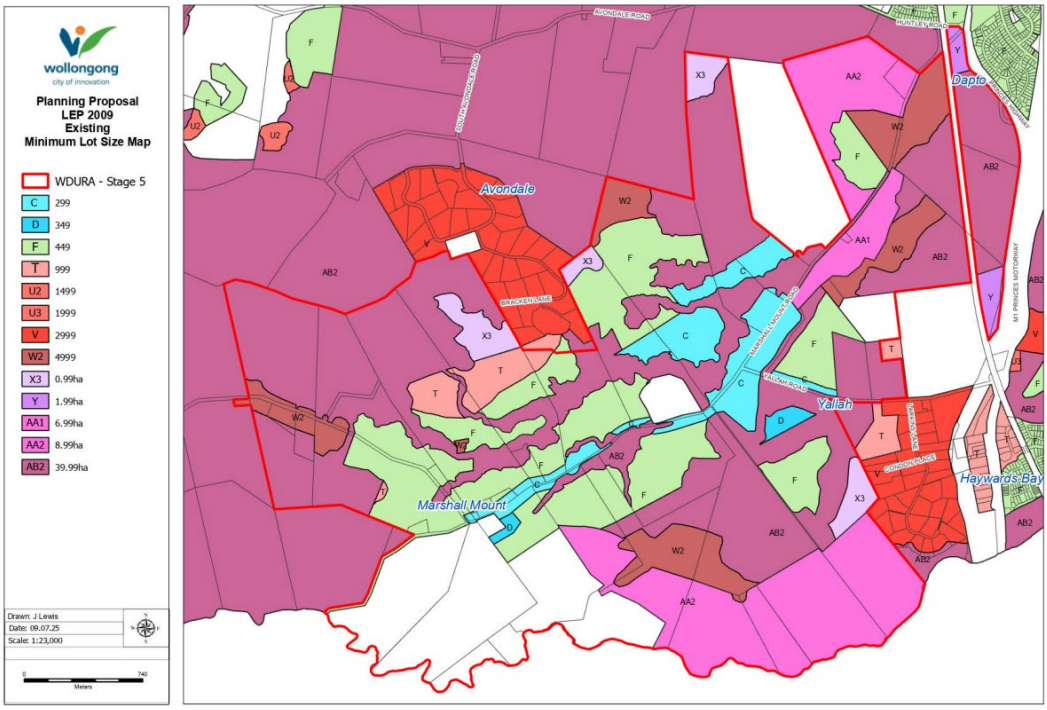
Existing Floor Space Ratio



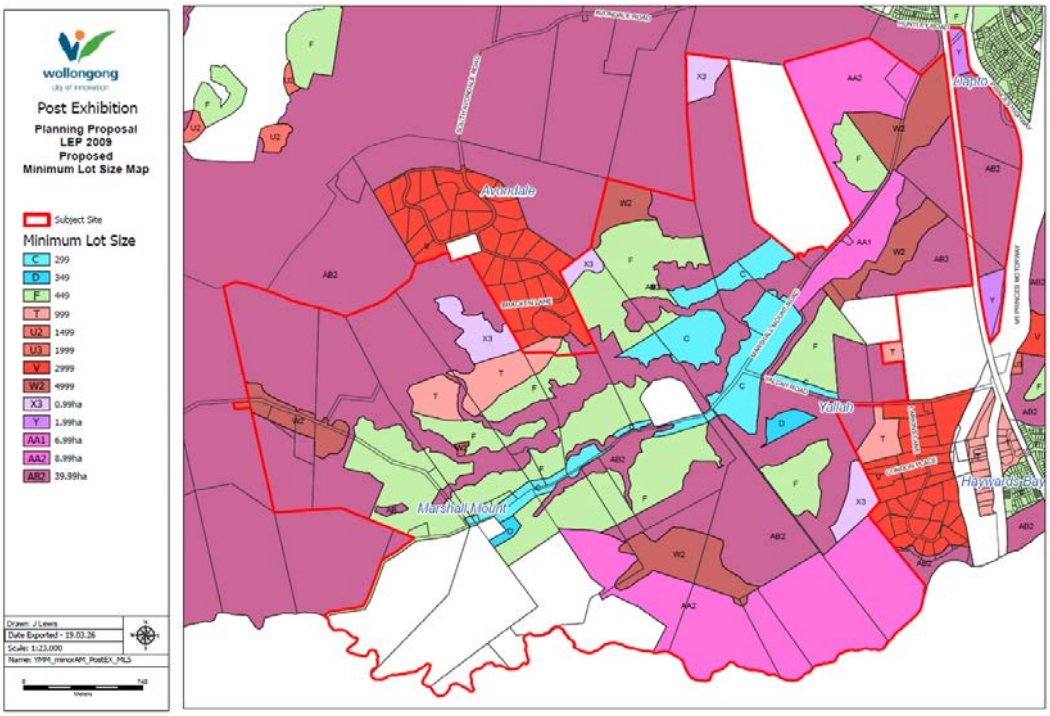
Proposed Floor Space Ratio



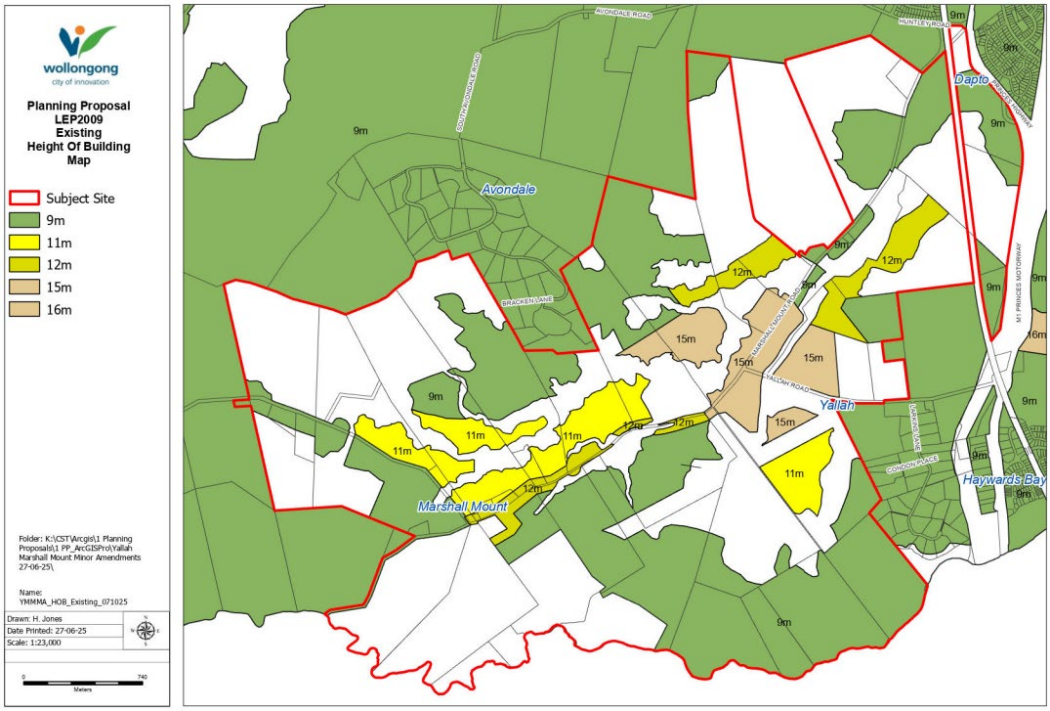
Existing Minimum Lot Size



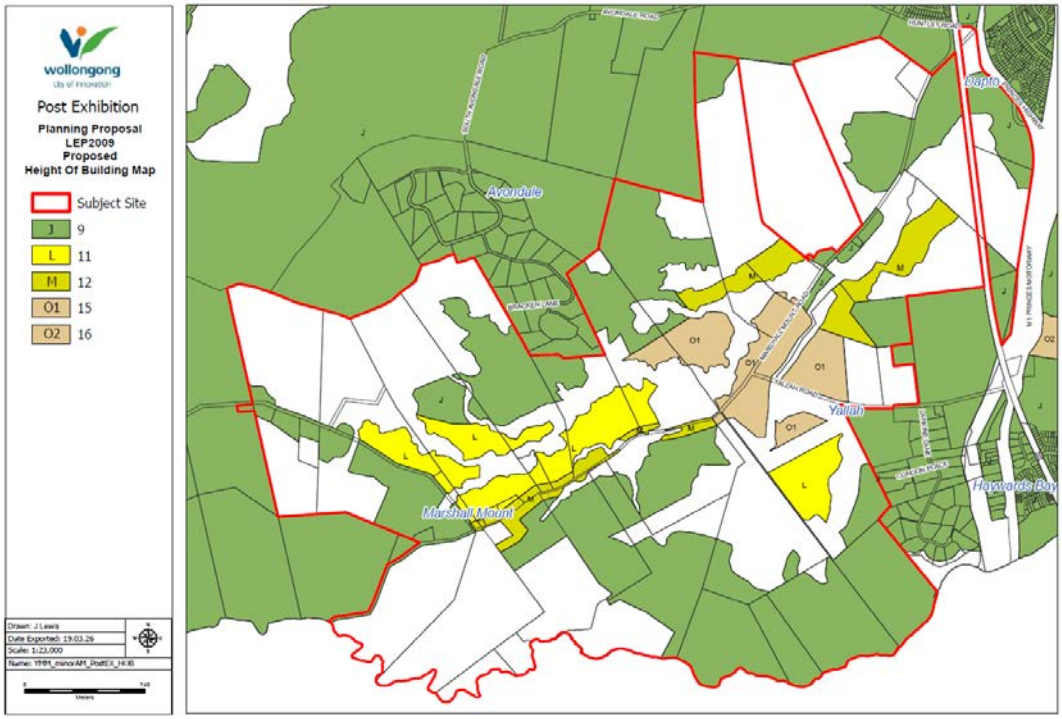
Proposed Minimum Lot Size



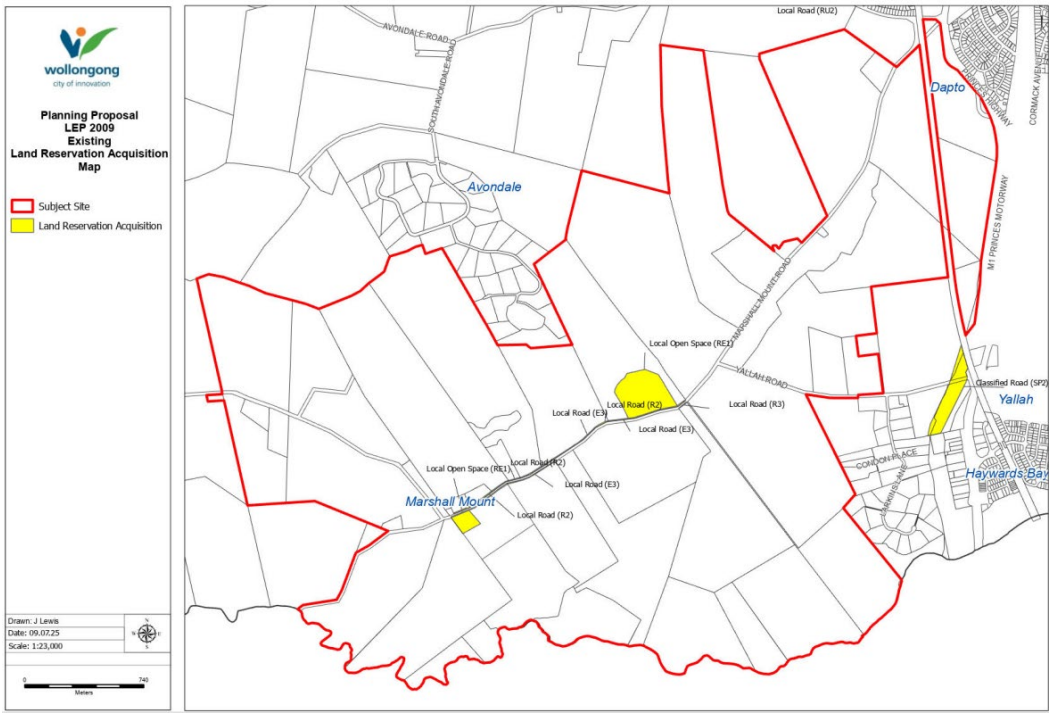
Existing Height Of Building



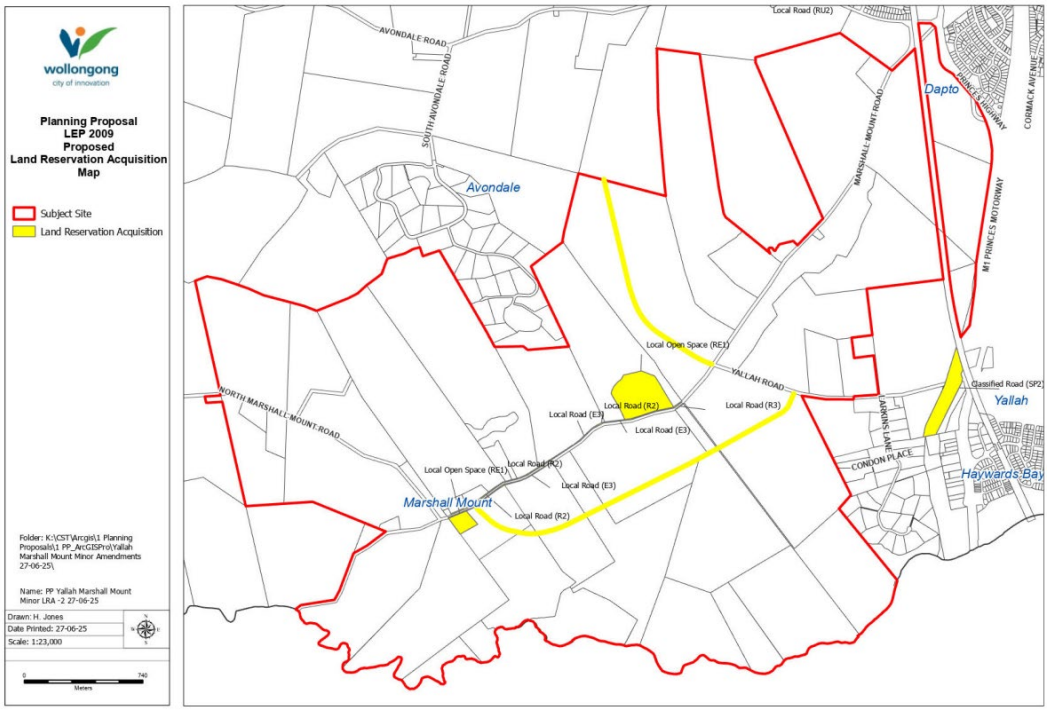
Proposed Height Of Building



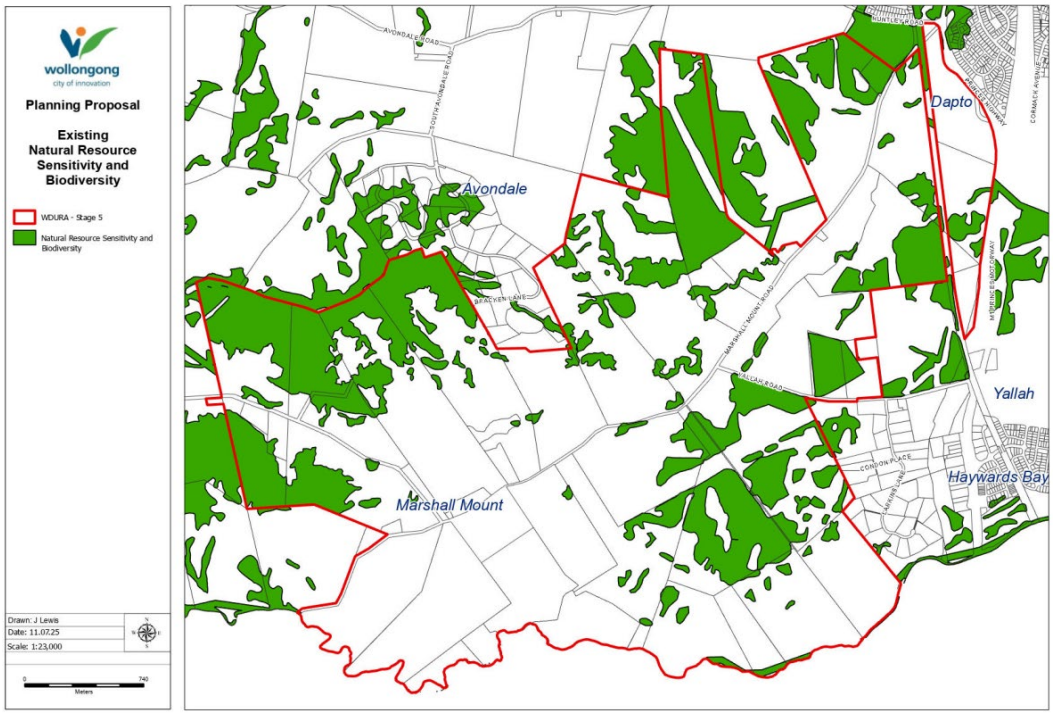
Existing Land Reservation Acquisition



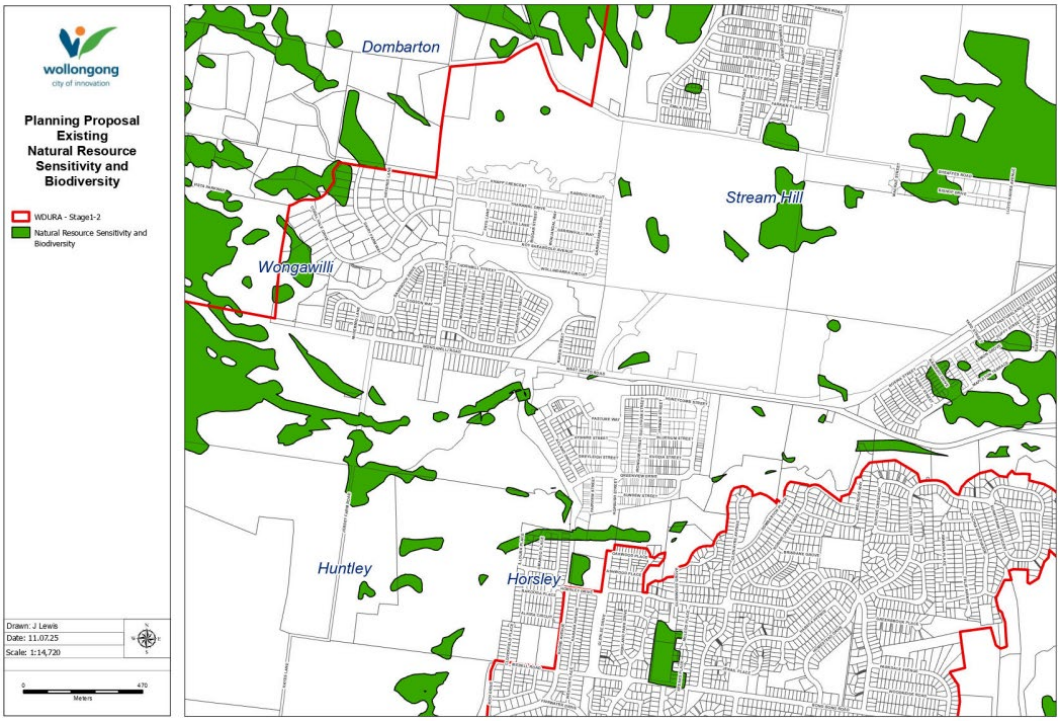
Proposed Land Reservation Acquisition



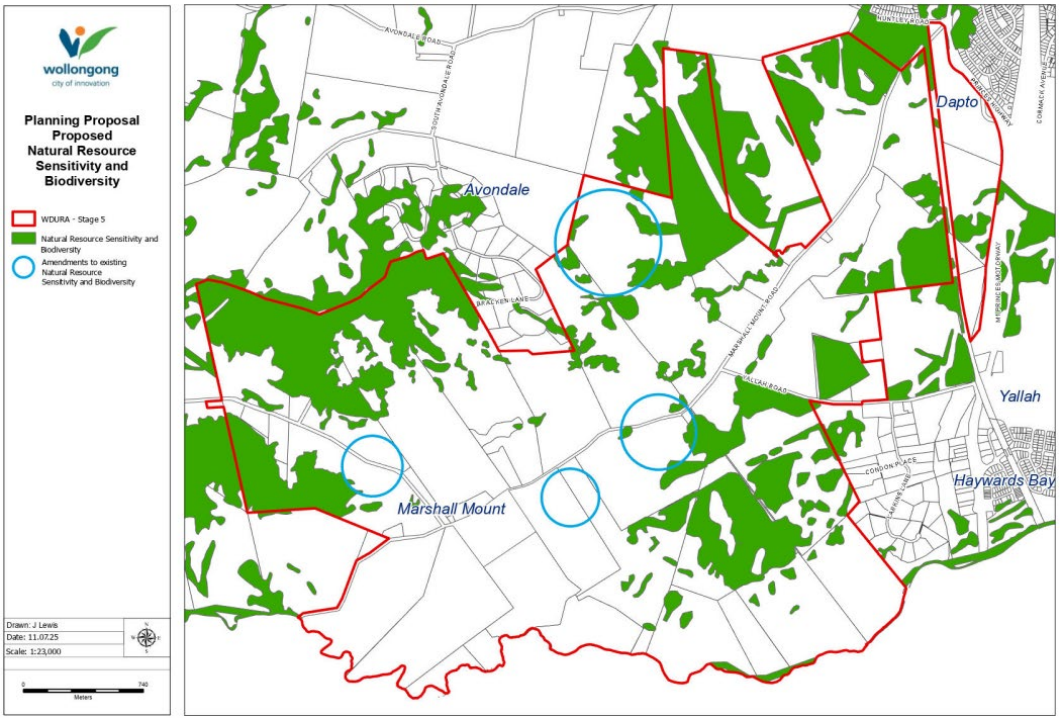
Existing Natural Resources Biodiversity – Sensitivity



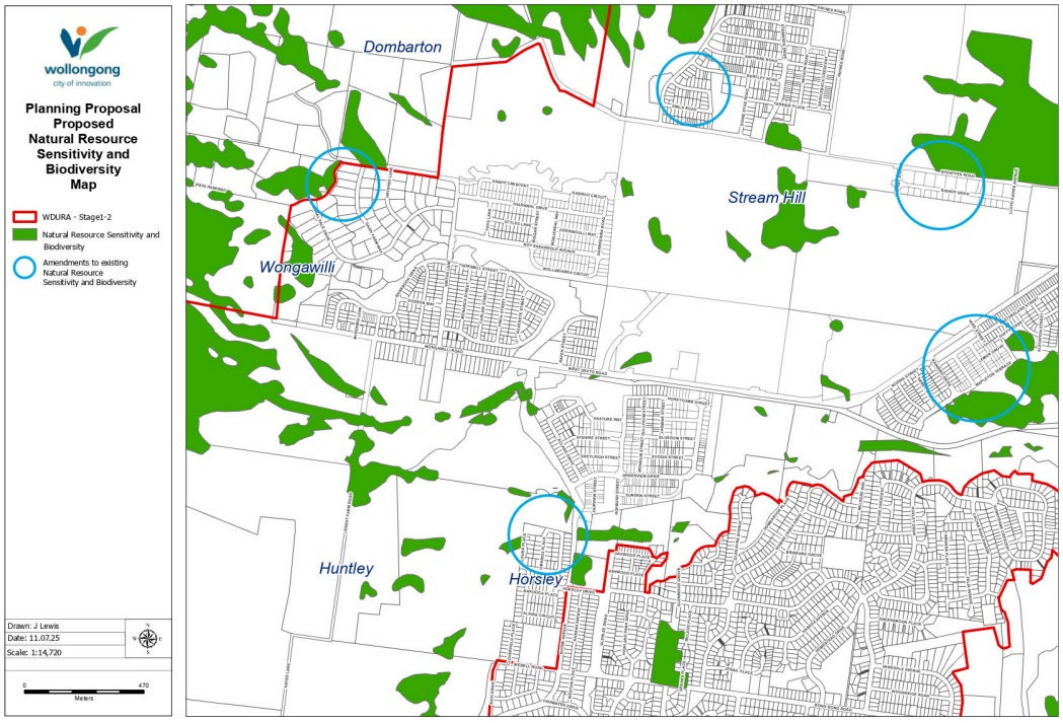
Existing Natural Resources Biodiversity – Sensitivity



Proposed Natural Resources Biodiversity – Sensitivity



Proposed Natural Resources Biodiversity – Sensitivity



Part 5 – Community Consultation

If a "gateway" determination is issued, the Planning Proposal will be placed on exhibition for 28 days in accordance with "gateway" requirements

The Planning Proposal was reported to Council on 28 July 2025 seeking endorsement for Gateway. At the meeting Council resolved the following:

1 *A Planning Proposal be prepared to amend Wollongong Local Environmental Plan 2009 for the West Dapto Release Area to:*

   a *Amend Clause 4.1B Lot Averaging clause.*

   b *Amend the Land Zoning Map to make minor changes to the C2 Environmental Conservation zoning boundaries, along with consequential amendments to the Floor Space Ratio, Minimum Lot Size and Height of Buildings Maps, as outlined in the report.*

   c *Amend the Land Reservation Acquisition Map to reflect the revised road design corridors. d Amend the Natural Resources Sensitivity – Biodiversity Map and Clause 7.2 Natural resource sensitivity - biodiversity*

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

3 *Following 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 requested to issue authority to the General Manager to exercise plan making delegation in accordance with Council's resolution of 26 November 2012.*

A related lodged Planning Proposal was reported to Council on 15 September 2025 seeking an amendment for Gateway. At the meeting Council resolved the following:

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.*

The Business papers for the Planning Proposal remain publicly available on Council's website and are also available as an attachment of this report.

The requirements for consultation are outlined in the EP&A Act and the minimum requirements for this consultation are identified in Section 1, Stage 5 of the Local Environmental Plan Making Guideline (Department of Planning and Environment August 2023). The requirements set out in Stage 5 relate to the notification requirements and what material is to be made available for inspection. The Planning Proposal was exhibited for a minimum period of 20 working days in

accordance with the Gateway determination dated 14 November 2025 (from 2 to 27 February 2026).

Public Exhibition

The Planning Proposal was exhibited for a minimum 20 working days, including:

- *Hard copies at Council's Administration building and relevant Libraries;*
- *An electronic copy on Council's website;*
- *Planning Portal;*
- *Notification letters to surrounding and nearby property owners;*
- *Notification to relevant State agencies and other authorities nominated by the NSW Department of Planning and Environment (30 working days).*

As a result of submissions received during exhibition, some minor realignment of road corridor and boundary changes have been made to be consistent with approved concept Development Applications.

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		September 2025
Consideration and decision by Council		September 2025
Submitted to Department of Planning & Environment for Gateway		October 2025
Gateway Determination	Max 25 days	November 2025
Post Gateway / Pre-exhibition	Max 50 days	Nil
Commencement and completion of public exhibition period	Max 95 days	Jan-Feb 2026
Consideration of submissions		Mar 2026
Post exhibition review and additional studies		
Final Council Decision		April 2026

Action	Timeframe	Timeline
Submission to Department for finalisation	Max 55 days	April 2026
Notification of LEP amendment		2026

Table A - Checklist of State Environmental Planning Policies – applicable at the time of the Gateway submission

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The Planning Proposal will not impact on biodiversity or conservation
SEPP	(Building Sustainability Index: BASIX) 2004	Consistent	The Planning Proposal will 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 will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Industry and Employment) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	No 65—Design Quality of Residential Apartment Development	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Planning Systems) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Central River City) 2021	Not Applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	
SEPP	(Precincts—Regional) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production) 2021	Not Applicable	

State Environmental Planning Policy		Compliance	Comment
SEPP	(Resilience and Hazards) 2021	Capable of being consistent	The Planning Proposal involves minor boundary adjustments and will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Resources and Energy) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

Deemed SEPPS (former Regional Plans)		Compliance	Comments
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

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 report at Section B – Q4.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable to Wollongong.
1.3 Approval and Referral Requirements	Consistent	The proposal is consistent with this Direction because it does not alter the provisions relating to approval and referral requirements.
1.4 Site Specific Provisions	Not applicable	The proposal will not introduce site-specific provisions.
1.4A Exclusions of Development Standards from Variation	Not applicable	The proposal will not introduce any exclusions.

	Compliance	Comment
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 Principles for the Cooks Cove Precinct	N/A	Not Applicable to Wollongong.
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		Not applicable to Wollongong.
1.17 Implementation of the Bays West Place Strategy		Not applicable to Wollongong.

	Compliance	Comment
1.18 Implementation of the Macquarie Park Innovation Precinct		Not applicable to Wollongong.
1.19 Implementation of the Westmead Place Strategy		Not applicable to Wollongong.
1.20 Implementation of the Camellia-Rosehill Place Strategy		Not applicable to Wollongong.
1.21 Implementation of South West Growth Area Structure Plan		Not applicable to Wollongong.
1.22 Implementation of the Cherrybrook Station Place Strategy		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 planning proposal makes minor changes to conservation zones. Some minor changes are made to enable crucial infrastructure in accordance with the structure plan or approved Das. The main change involves changing some E2 to RE1 for open space. This area will end in council ownership and will enable the conservation values to be managed and maintained.
3.2 Heritage Conservation	Consistent	The proposal is 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	Direction does not apply	Not applicable.
3.8 Willandra Lakes Region	N/A	Not applicable to Wollongong.

	Compliance	Comment
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 the prescribed regulated catchments.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	The planning proposal does not increase development on any flood impacted areas.
4.2 Coastal Management	Direction does not apply	The planning proposal does not impact on any coastal zones.
4.3 Planning for Bushfire Protection	Consistent	The proposal will not have any impact on bushfire risk.
4.4 Remediation of Contaminated Land	Consistent	The proposal will not impact upon any remediation, the land is already zoned for urban purposes and the Planning Proposal makes only minor boundary adjustments within existing development zones.
4.5 Acid Sulfate Soils	Consistent	The proposal will not impact upon acid sulfate soils. The Planning Proposal makes only minor boundary adjustments within existing development zones.
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The Planning Proposal appears 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 proposal seeks to make minor changes to the LEP road acquisition layer, based on updated information from Council's civil engineers.
5.2 Reserving Land for Public Purposes	Consistent	The proposal seeks to make minor changes to the LEP road acquisition layer, in accordance with the adopted master plan and based on updated information from Council's civil engineers.
5.3 Development Near Regulated Airports and Defence Airfields	Consistent	The proposal will not result in development within areas associated with regulated airports and defence airfields.
5.4 Shooting Ranges	Direction does not apply	Not Applicable
5.5 High pressure dangerous goods pipelines	Consistent	The proposal will not impact upon any pipelines.

	Compliance	Comment
Focus Area 6: Housing		
6.1 Residential Zones	Consistent	The proposal is consistent and makes minor boundary adjustments to be consistent with approved and lodged development applications for subdivisions.
6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable.
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Consistent	The proposal will not impact upon any employment zones.
7.2 Reduction in non-hosted short-term rental accommodation period	Consistent	The proposal will not impact upon any short-term rental accommodation.
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	Consistent	The proposal will not impact upon any future mining, petroleum production and extractive industries.
Focus Area 9: Primary Production		
9.1 Rural Zones	Consistent	The proposal will not impact upon any rural zones.
9.2 Rural Lands	N/A	Not applicable to Wollongong.
9.3 Oyster Aquaculture	Consistent	The proposal will not impact upon any aquaculture.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong.

ITEM 9 POST EXHIBITION - DOGS ON BEACHES AND PARKS POLICY

The Wollongong Dogs on Beaches and Parks Policy provides dog owners with access to open spaces to exercise their dogs and clarifies the conditions and responsibilities of owners that must be follow when using those spaces. The Policy also makes it clear where dogs are not allowed for the amenity of others and protection of the environment. The use of beaches is managed through a traffic light system that sets out where dogs are not allowed (red zones), where they are allowed on-leash at certain times (orange zones) and where they are allowed off-leash at any time (green zones).

The Dogs on Beaches and Parks Policy is reviewed each term of Council to ensure it remains current. On 27 October 2025 Council resolved to publicly exhibit the updated draft Dogs on Beaches and Parks Policy, which proposed several editorial and format changes, including contemporising the structure of the document to improve readability and navigation of the Policy. The draft Policy also proposed a change to the hours applying to the use of orange zoned beaches, moving from seasonal access times to the same before 9:00am and after 5:00pm all year round, to minimise the confusion that often comes with the time change.

The draft Policy was exhibited from 5 November to 10 December 2025, and a total of 291 submissions were received. Feedback in submissions indicated that the community would prefer the current seasonal approach to the orange zone beach access times to remain in place, as this better responds to sunset times.

Having considered all feedback received through submissions, it is recommended that the Dogs on Beaches and Parks Policy be finalised with one change to the exhibited version of the Policy. That is, to maintain current access times for orange zoned beaches, being prior to 9am and after 6pm in summer, and prior to 9am and after 4pm in winter.

RECOMMENDATION

The amended Dogs on Beaches and Parks Policy be adopted by Council.

REPORT AUTHORISATIONS

Report of: Corey Stoneham, Manager Regulation + Enforcement
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Dogs on Beaches and Parks Council Policy
2 Dogs on Beaches and Parks Policy Review - Engagement Report

ACRONYMS USED IN REPORT

Abbreviation	Meaning
LGA	Local Government Area
The Policy	Dogs on Beaches and Parks Policy

BACKGROUND

The Dogs on Beaches and Parks Policy is due for review once every term of Council. The Policy was first implemented in 1999 with regular reviews undertaken since this time. The Policy was last adopted by Council in February 2024, with only minor amendments implemented as part of that review.

The Policy's current three tier traffic light system for beaches utilises green for off-leash areas, orange for on-leash timed areas, and red for prohibited areas, and identifies the requirements of dog owners when utilising these zones with their dog/s. This system has been in place since 2010.

Dog off leash areas are identified in each of the three Wards (both designated beach areas and parks). Council Animal Compliance Officers patrol all beach and foreshore areas and parks on a regular basis, with increased patrols occurring in beach and foreshore areas on Fridays, Saturdays, Sundays and Mondays, including public holidays.

The review of the Dogs on Beaches and Parks Policy went to the 27 October 2025 Council Meeting. The review of the Policy resulted in predominantly editorial and format changes, including contemporising the structure of the document.

Editorial changes included:

- updated / new content relating to dog ownership numbers in the Local Government Area (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'.

Format changes were also 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.

The endorsed draft Policy also proposed that orange-zoned beaches change from on-leash before 9am and after 4pm in winter and 6pm in summer to be before 9am and after 5pm all year round.

In resolving to exhibit the draft Policy, Council retained McCauleys Beach as an "Off-Leash Green Zone" and requested that staff continue to monitor resident and dog activity beyond the Sandon Point Aboriginal Place boundary.

Council also resolved to welcome community feedback on sites for future 'off-leash' dog parks or other opportunities across the city.

The Policy went on public exhibition between 5 November and 10 December 2025.

Concurrent with the exhibition of the draft Policy, there was an accompanying mapping tool for the community to place drop pins for preferred future 'off-leash' dog parks across the LGA. Consideration of this feedback will be undertaken separately to the Dogs on Beaches and Parks Policy review.

PROPOSAL

Following public exhibition of the Dogs on Beaches and Parks Policy, and in response to issues raised in submissions received, it is proposed to finalise the Policy with one change to the exhibited version of the Policy. That is, to not change the orange zone beach access times, but to maintain current times for orange zones, being prior to 9am and after 6pm in summer, and prior to 9am and after 4pm in winter.

CONSULTATION AND COMMUNICATION

In preparing the Dogs on Beaches and Parks Policy review, internal consultation occurred within Council. Areas contacted for feedback included Council's Heritage, Parks and Open Space, Sport and Recreation, Environment, Lifeguards, Property, Engagement, Communications and Governance Teams. Key issues discussed were incorporated into the Policy as presented to Council for endorsement for public exhibition.

Council has provided the community and stakeholders the opportunity to respond and provide comments on the Dogs on Beaches and Parks Policy review during the public exhibition period.

During the public exhibition period, Council published a project webpage, which included an online community survey, Frequently Asked Questions and a copy of the proposed amendments to the Policy. Corf lute signs were also installed at all orange zone beaches throughout the LGA.

During the public exhibition period, information was also accessible via all Council Libraries, as well as presented at Let's Talk Port Kembla on 30 October 2025, Pop-up Friday Markets at Crown Street Mall on 7 November 2025, and Let's Talk Corrigall on 12 November 2025.

Information about the Policy review was also sent to identified stakeholders, including businesses and community, and Aboriginal Land Council groups.

A total of 291 submissions were received on the Policy (this does not include those submitted regarding the 'off-leash' dog parks, which are to be considered separately).

Of the submissions received, 153 respondents identified that they owned a dog, 57 respondents identified that they did not own a dog, with 81 respondents choosing not to answer this question.

Key themes raised in submissions include:

- Times for orange off-leash beach zones (102 submissions)
  - 15% in support of proposed change
  - 44% not in support of proposed change
  - 41% suggested various alternative arrangements
- McCauleys Beach (71 submissions)
  - 80% support continuation of the beach being a green off-leash zone
  - 20% do not support off-leash access in recognition of the beach's cultural significance
- Need for enhanced compliance (53 submissions)
- Need for enhanced education (20 submissions)
- A range of general comments including:
  - The addition, removal and changes to other beaches (e.g. Port Kembla and Sharky's)
  - Concern about unsafe behaviour of dogs
  - Appreciation of the availability of dog off-leash areas
  - Suggestions for improvements to facilities and amenity at off-leash locations
  - Environmental considerations (e.g. beach erosion, snakes, access, vegetation management)

Feedback from the public exhibition has been summarised into key themes, in Table 1: Summary of the key feedback themes from the public exhibition of the Dogs on Beaches and Parks Policy Review.

Table 1: Summary of the key feedback themes from the public exhibition of the Dogs on Beaches and Parks Policy Review

Theme	Feedback	Council Response
Orange zone beaches The policy proposed that the Orange zone beaches be simplified as: • Dogs are allowed on leash on orange zone beaches before 9am and after 5pm; and • Dogs are not allowed on orange zoned beaches between 9am and 5pm.	102 submissions commented on the proposed change to the orange zone beaches. Of these, 15 respondents (approximately 15%) supported the proposed change, generally stating this would reduce confusion and improve compliance opportunities. 45 respondents (approximately 44%) did not support the change, generally stating that a 5pm start in winter is considered unsafe and impractical due to darkness and personal safety concerns, and that current times are seen as fair and practical. Additionally, 42 respondents (approximately 41%) suggested new changes to the orange zones, including that: • Dogs should be allowed on-leash at any time. • Consideration of spatial zoning instead of timed zoning. • Calls for clearer, easier to understand rules and signage.	Council acknowledge concerns raised in association with the standardised time of dog access commencing at 5pm throughout the year, in particular safety during winter. It is subsequently proposed to revert back to the existing orange zone requirements: • Dogs are allowed on-leash on orange zone beaches before 9am and after 6pm in summer; and • Dogs are allowed on-leash on orange zone beaches before 9am and after 4pm in winter; and • Dogs are not allowed on orange zone beaches in between these prescribed times
McCauleys Beach Even though proposed changes to McCauleys Beach green zone were not included in the Draft Policy, comments were received in relation to the zoning and use of the beach.	71 submissions commented on the use of McCauleys beach as a green zone beach. Of these, 57 respondents (approximately 80%) supported no change to the current green zone, generally stating that dogs do not cause erosion to the Aboriginal Place, and the issues are attributed to storms, tides and poor maintenance, that off leash access is considered important due to lack of alternative off-leash areas in the Northern suburbs, and that the beach is not appropriate for swimmers but ideal for dogs. Alternatively, 14 respondents (approximately 20%) supported a change to the zoning, siting cultural and environmental concerns, including Aboriginal cultural values and wildlife protection, and conflict with dogs and families including safety and hygiene issues.	Noted. The Draft Policy placed on public exhibition has retained the existing green zone on McCauleys Beach, and no further changes are proposed.

Theme	Feedback	Council Response
	Comments received from the Aboriginal community and groups include: • McCauleys Beach at Sandon Point should be declared a Red Zone, as it is considered an Aboriginal place of great significance. It is only right and respectful to honour this sacred space. • Regarding increased storm surges causing scouring of the Aboriginal Place at Sandon Point, concern is that receding sand is exposing new parts of the Aboriginal Place and that humans and dogs are interacting in the Place. Calls for a Management Plan of Sandon Point are considered a priority, and dog behaviour would be something to include in the Plan. • Expressed opposition to McCauleys Beach continuing to be a fully off-leash dog area and recommend to Council that the area be declared a 'No dog' zone given the significant Aboriginal heritage at the site.	Noted. The preparation of the Plan of Management for Sandon Point is a separate process to the Dogs on Beaches and Parks Policy.
Compliance	Compliance issues were raised in 53 submissions. Respondents consider that the current rules aren't being enforced, with limited ranger hours, unclear signage, and frequent breaches creating safety, hygiene, and environmental risks. Many believe the policy can only succeed with clearer information, stronger penalties, and more consistent ranger presence and monitoring.	Noted. Compliance enforcement will continue to be undertaken as committed by the Policy via Council's Compliance and Enforcement Policy and Compliance and Regulation procedures. Compliance activities are continually reviewed as part of consideration for operational improvements.
Education	20 submissions included suggestions for improving education on dog ownership. This included clear communication and education as essential to improve rule understanding, including behaviour focused signage and messages about wildlife protection to support safer shared spaces, and implementing public awareness campaigns.	Noted. Education issues will continue to be undertaken as committed by the Policy. Education campaigns are continually considered to improve community awareness.

Theme	Feedback	Council Response
General comments – Beaches	General beach comments were raised separately to comments in relation to McCauleys Beach and orange zone beaches. These included: • Suggest new beach – 17 comments • Remove beach – 11 comments • Change to existing beach – 4 comments • Against dogs on beaches – 14 comments A number of submissions included suggestions for new beaches especially in northern suburbs and other underused or unpatrolled areas. Off-leash spaces, including swimming areas, are seen as important for community and dog wellbeing. Suggestion was made for designated sections or timed green zones over strict time restrictions. A number of submissions included suggestions for changes to particular beaches, including: • Port Kembla residents believe the suburb already has enough dog beaches and want at least one permanently dog-free beach for families. Some community members call for the beach to become dog-free due to constant rule-breaking and safety concerns, but also that the beach as a safe swimming spot for young children, and families want to enjoy it without fear of dogs or droppings. • For Sharky's Beach, Austinmer - make Sharky's carpark and the front section of the beach on leash for safety and better control. Consider shifting the off-leash area to Sharky's southern end, where it suits beach use better. Submissions against dog beaches in particular related to feeling unsafe around off-leash or uncontrolled dogs, especially children and vulnerable beach users. There is considered to be ongoing issues with uncontrolled dogs and aggressive behaviour from some owners when asked to follow rules. Additionally, dogs are considered to disturb wildlife and damage sensitive beach environments. Enforcement and signage are seen as needing improvement, with strong support for more dog free areas and relocating off-leash spaces away from beaches.	Noted. No further changes are proposed for the current review of the Dogs on Beaches and Parks Policy are considered at this time.

Theme	Feedback	Council Response
General comments – Policy support	Support for the policy was included in just under 20 submissions, including: • Support the policy and proposed changes as a whole. • The balance between dog access and beach use is appropriate. • Appreciation for off-leash areas and their value to wellbeing. • Gratitude and positivity toward the current dog friendly approach.	Noted.
General comments – Dog parks An opportunity was provided separate to the Policy review, to place a pin on an interactive map, making suggestions for future dog parks.	As part of the mapping tool for future dog parks, 40 pins were added with 18 different suburbs nominated for off-leash dog parks in the northern suburbs and Wollongong CBD to meet demand and reduce beach pressures. Just over 30 submissions additionally included requests for more local, fenced, off-leash dog parks in the northern suburbs and Wollongong CBD to meet demand and reduce beach pressures.	Noted. The matter of potential additional dog parks is to be assessed separately.
Out of scope comments	A number of submissions included that additional facilities were needed to support dogs on beaches and parks: • Improve signage – full audit, replacement, and clearer rules at beaches and parks. • Repair and maintain beach access points, including urgent fix of McCauleys Beach stairs. • Provide safer, accessible paths and signed transition corridors to off-leash beaches. • Build more fenced, well-lit dog parks and include water facilities. • Install separate dog waste and nappy bins to improve hygiene. • Add more bins and toilets in high-use areas. • Improve lighting along key paths that dog owners use. • Ensure accessibility for people with disabilities in dog exercise areas.	Noted. These matters are out of scope of the Dogs on Beaches and Parks Policy, as they relate to infrastructure and maintenance, and broader environmental matters. Issues will be considered as appropriate in consultation with relevant Council stakeholders, including as priority matters relating to public safety. Improvement to beach and park signage is undertaken currently on an as needed basis, where signs require replacement due to damage, or where additional signs are required in a particular area.

Theme	Feedback	Council Response
	Other out of scope comments included: • Concerns raised relate to broader safety and behaviour issues on beaches, not specifically dogs. • Storm damage, unclear signage and unresolved access problems are creating confusion and frustration. • Beach infrastructure and maintenance are seen as insufficient, and many believe these should be prioritised before changing dog rules. • Significant erosion – affecting both ends of the beach and the Aboriginal Place area at McCauleys Beach - needs urgent attention and collaboration with the Aboriginal community. • Environmental issues such as tree vandalism are viewed as more harmful than controlled dogs. • Current access design forces dog owners to cross non off-leash areas, exposing them to potential fines. • Support for limiting dog walkers to a maximum of four dogs per person. • Manage vegetation and snake risks at Bellambi and other areas.	

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'*. It specifically delivers on the following.

- 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.

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

There are no additional risk implications associated with this report, as this is a continuation of the existing Policy.

FINANCIAL IMPLICATIONS

There are no additional financial implications associated with this report, as this is a continuation of current arrangements.

CONCLUSION

On 27 October 2025 Council resolved to publicly exhibit the draft Dogs on Beaches and Parks Policy. Changes were predominantly editorial and format changes, including contemporising the structure of the document to improve readability and navigation of the Policy.

The draft exhibited Policy also included a proposed time change to the orange zoned beaches from on-leash before 9am and after 4pm in winter and 6pm in summer, to be before 9am and after 5pm all year round, to minimise the confusion that the time change often causes.

A total of 291 submissions were received during the exhibition period, predominantly commenting on the times for orange off-leash beach zones, the use of McCauley's Beach, and need for enhanced compliance and education.

Following consideration of submissions, it is proposed that the Policy be finalised with one change to the exhibited version of the Policy. That is, to not change the orange zone beach access times from those that apply under the current Policy, being prior to 9am and after 6pm in summer, and prior to 9am and after 4pm in winter.

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 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 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 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 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;
4. Specifies conditions under which dogs are permitted on beaches and parks / reserves across the LGA;
5. Establishes / clarifies dog control areas including off-leash areas, on-leash areas, and locations where dogs are prohibited;
6. Restates dog owner's responsibilities in respect to behaviour of dogs in public places;

7. Supports environment, heritage, wildlife and threatened species protection; and
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 2035 OBJECTIVES

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.

BACKGROUND

The *Companion Animals Act 1998* (the Act) commenced in 1998 and Council commenced implementation of the Act in 1999 with an emphasis on 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.

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.

DOGS ON BEACHES AND PARKS | COUNCIL POLICY

DOG OWNER RESPONSIBILITIES

GENERAL RESPONSIBILITIES

Dog owners have an obligation to ensure that their dog does not adversely affect any other person or animal:

- 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;
- 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 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.

DOGS ON BEACHES AND PARKS | COUNCIL POLICY

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 be microchipped and lifetime registered, and be recorded on the NSW Companion Animal Register.

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 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

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 along the foreshore, beaches and parks/reserves. This approach also enables a diagrammatic view of the access provisions along our coast. 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.

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.

DOGS ON BEACHES AND PARKS COUNCIL POLICY

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.

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 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 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 a green zone beach. These areas will generally be identified by temporary lifeguard 'No Dogs' signs in these areas.

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 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 areas 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:~~.~~

- Dogs are allowed on-leash on orange zone beaches before 9am and after 6pm in summer;
- Dogs are allowed on-leash on orange zone beaches before 9am and after 4pm in winter; and
- Dogs are not allowed on orange zone beaches in between these prescribed times. ~~In these zones dogs are only permitted when on-leash prior to 9:00 am and after 5:00 pmand 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, 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. Keeping dogs on-leash within the limited times has the added benefit of reducing unwanted aggressive behaviour due to the increased control of the dog.

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.

PROHIBITED RED BEACH ZONES

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 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 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 conspicuously exhibited at reasonable intervals, notices to the effect that dogs are prohibited in or on that public place or part.

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;

- Development and use of a Beach and Park Dog Access Locations brochure;
- Animal Compliance Officer in-field education;
- School education; and
- Promoting the Policy at Council and community events, including information days, and microchipping days.

SIGNAGE

The Policy will continue to be implemented 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 compliance patrols of public land, particularly enforcement on hotspot beaches, and high use parks. 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. Responsibility for a dogs behaviour sits with the owner or person in control of the dog. 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 maintains a compliance presence to monitor 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 is used to register and monitor complaints in relation to dogs in public places. 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.

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]

DOGS ON BEACHES AND PARKS COUNCIL POLICY

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:

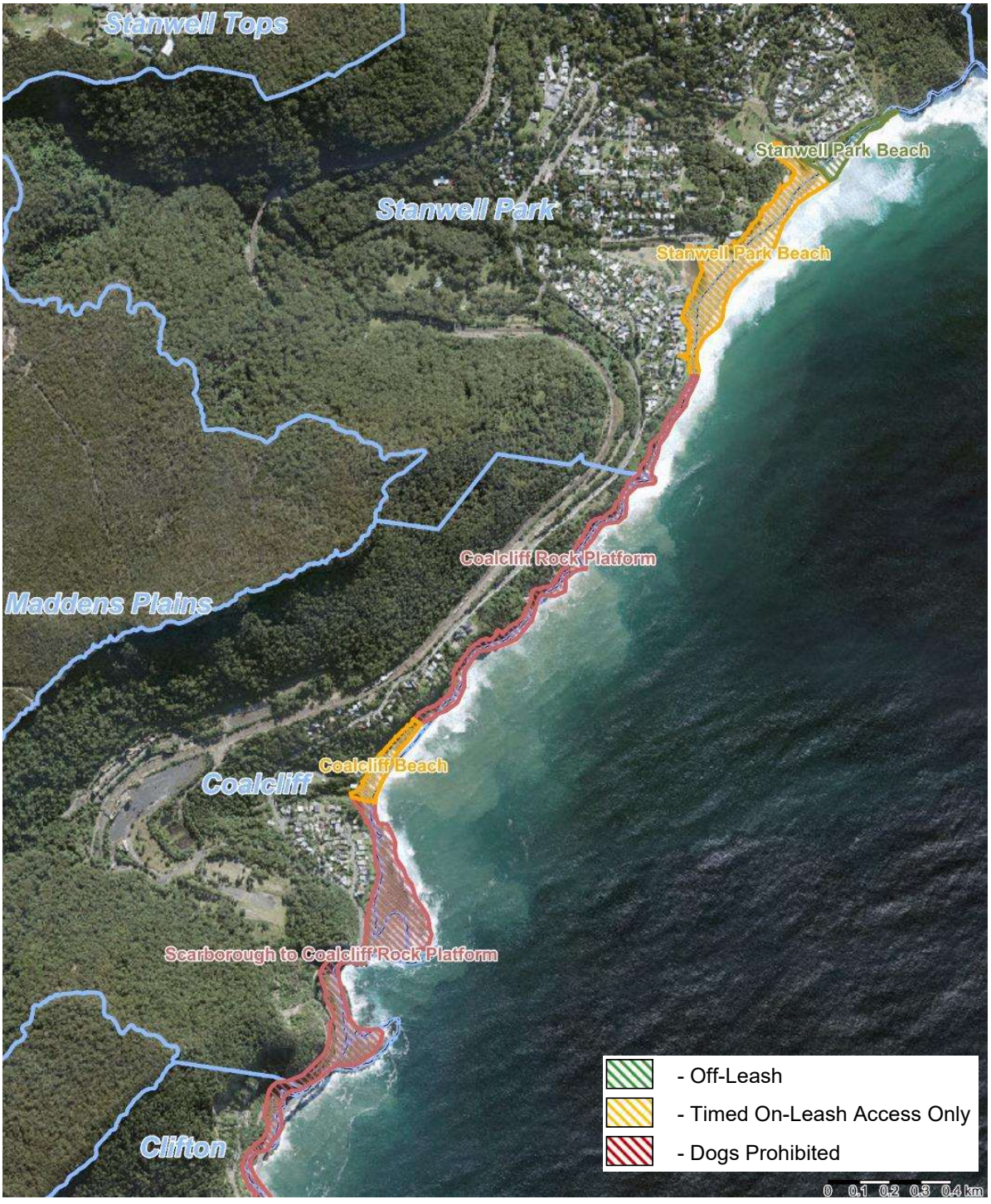


- Off-Leash
- Timed On-Leash Access Only
- Dogs Prohibited

Note – any beaches not designated as above are 'Public Place'.

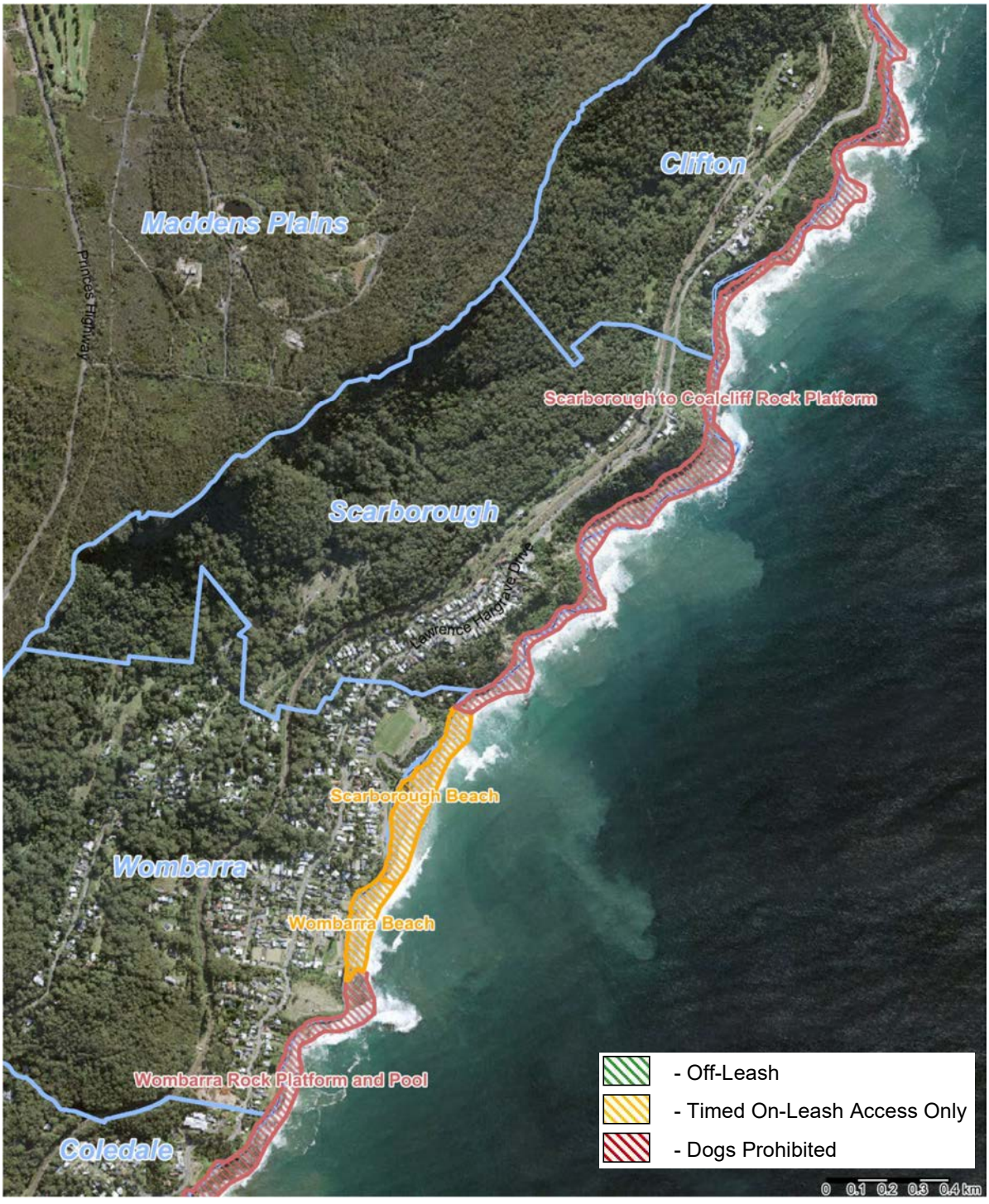
DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 1: Stanwell Park - Clifton



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 2: Clifton - Coledale



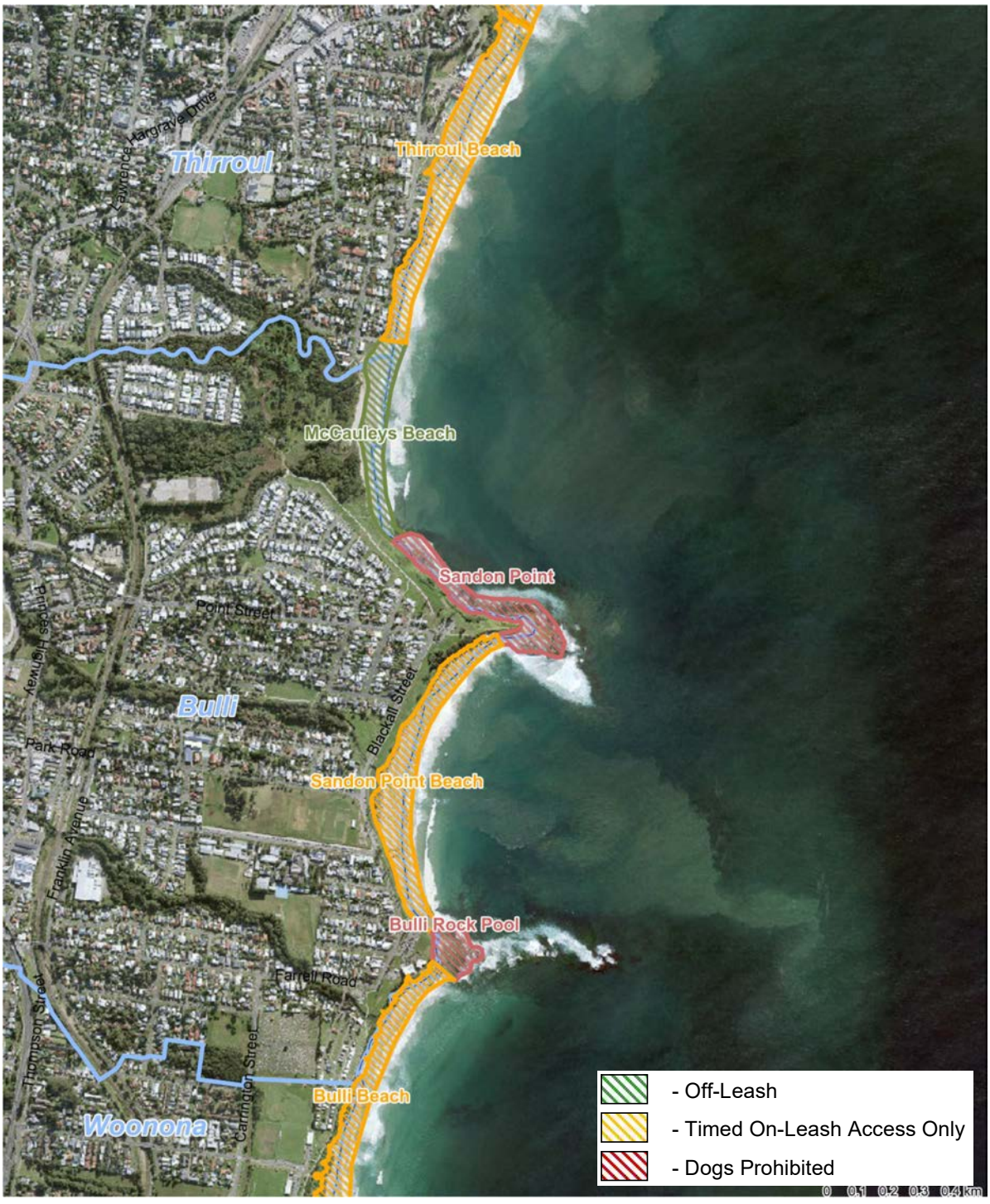
DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 3: Coledale – Thirroul



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 4: Thirroul – Woonona



DOGS ON BEACHES AND PARKS COUNCIL POLICY

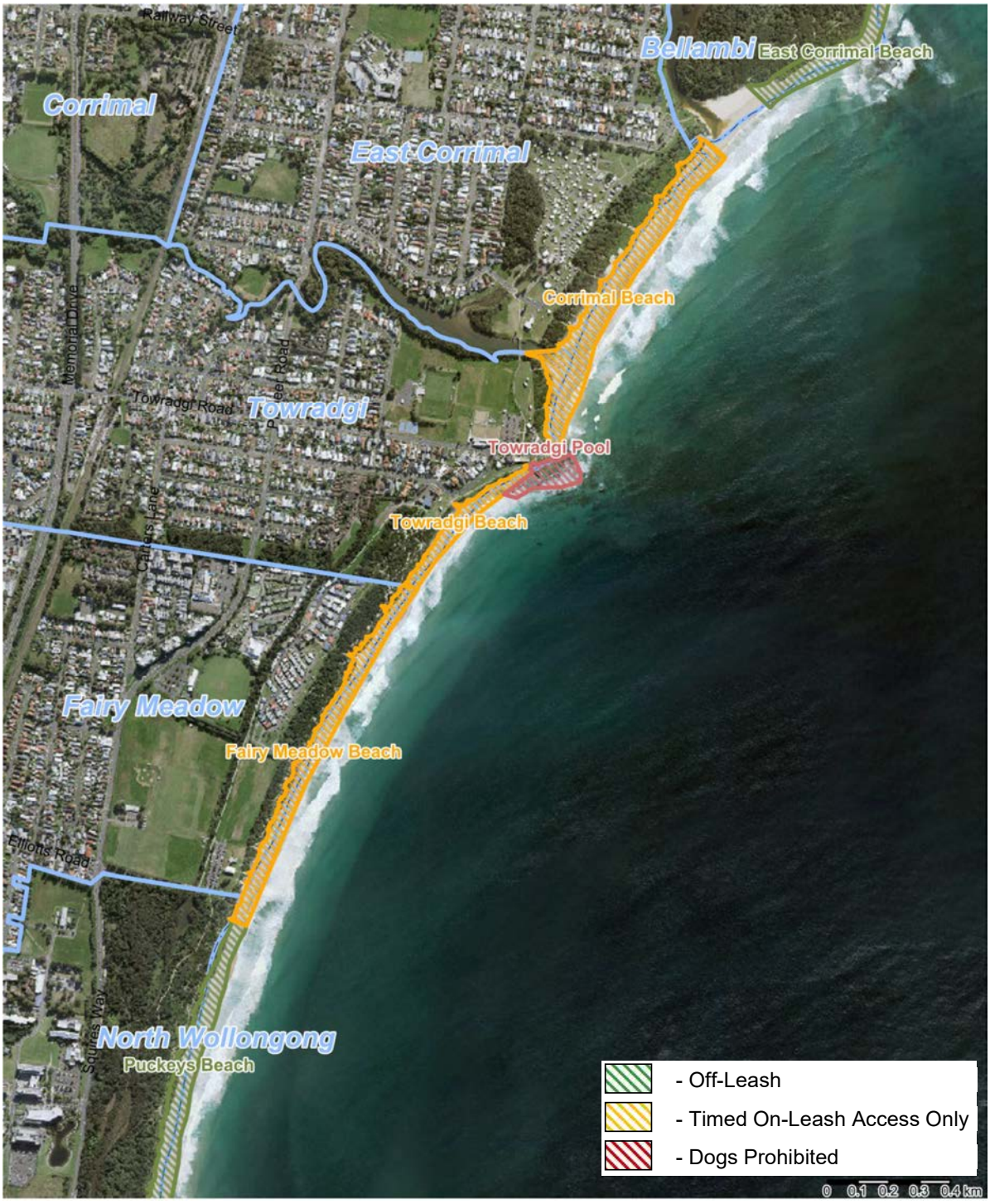
Map 5: Woonona – Bellambi



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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



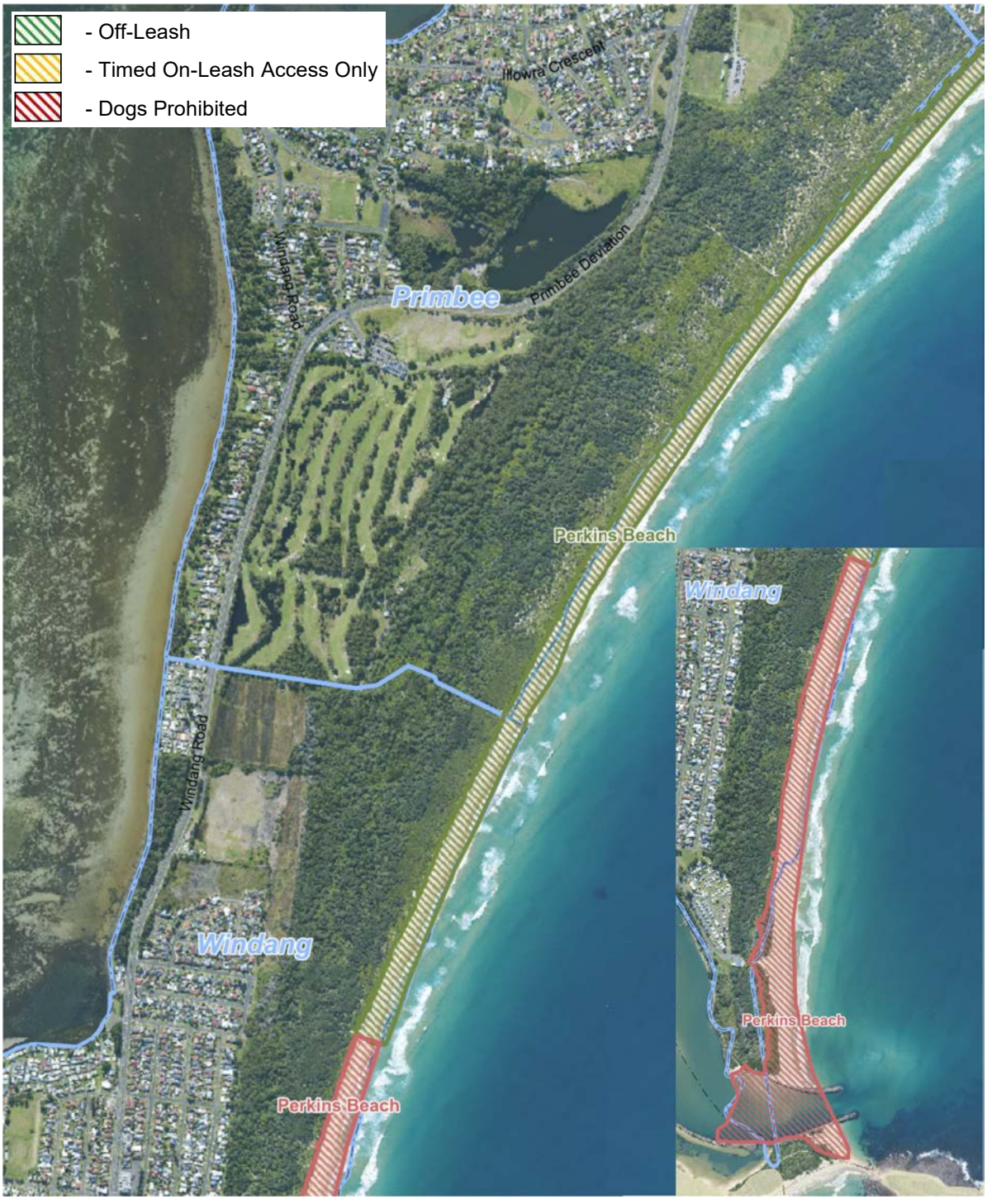
DOGS ON BEACHES AND PARKS COUNCIL POLICY

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





Dogs on Beaches and Parks Policy Review

Engagement Report

February 2026

Wollongong City Council
Visit 41 Burelli Street, Wollongong
Phone 4227 7111
Email engagement@wollongong.nsw.gov.au
Web our.wollongong.nsw.gov.au

wollongong
city of innovation

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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.
This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.
The analysis of engagement results was assisted by the use of AI technology using de-identified data. All data had been reviewed and de-identified by staff before being input into AI.

Executive Summary

The review of the Dogs on Beaches and Parks Policy went to the 27 October 2025 Council Meeting.

The Draft Policy proposed that orange-zoned beaches change from on-leash before 9am and after 4pm in winter and 6pm in summer to be before 9am and after 5pm all year round. It was also proposed to reduce dog access on McCauleys Beach to just the northern end as part of the Policy Review.

In the week between the business papers being released and the Council meeting, some community members emailed Council with complaints about the proposed change to McCauleys Beach.

On the floor of Council, Councillors made the following resolution:

- The "Off-Leash Green Beach Zones" list in the draft Policy be amended to remove proposed changes to the McCauley's Beach off-leash area prior to going on Public Exhibition.
- Staff continue to monitor resident and dog activity beyond the Sandon Point Aboriginal Place boundary.
- Council welcome community feedback on sites for future 'off leash' dog parks or other opportunities across the city.

The Dogs on Beaches and Parks Policy Review 2025 went on public exhibition between 5 November and 10 December 2025. The accompanying mapping tool saw community drop pins on their ideas for future 'off leash' dog parks across the LGA. This went live for the same period, which has been reported on separately.

Methods

We published a project webpage on our.wollongong.nsw.gov.au, which included an online community survey, Frequently Asked Questions and a copy of the proposed amendments to the Policy. We installed corflute signs near orange zone beaches and popular locations throughout the Local Government Area.

People could access information about the project from all Council libraries and at Let's Talk Port Kembla on 30 October 2025, Pop-Up Friday Markets Crown Street Mall on 7 November 2025 and Let's Talk Corrimal on 12 November 2025. Information about the engagement was sent to identified stakeholders, including businesses and groups.

Feedback

We heard from the community via online surveys, email submissions and customer requests, including one group submission. A total of 291 submissions were received. The feedback has been themed. A high-level summary of the themes appears below.

McCauley's Beach
There was some confusion in the community regarding the status of green zone on McCauley's Beach. Of 291 submissions, 71 mentioned McCauleys, 57 supporting no change to the green zone and 14 supporting a change to the zoning.

Orange Zones
102 submissions mentioned the orange zone time changes to before 9am and after 5pm all year round. 15 supported the proposed change, 45 didn't support the change and 42 suggested new changes to the orange zone.

Compliance
Compliance issues were raised in 53 submissions. Some members of the community feel the current rules aren't being enforced, with limited ranger hours, unclear signage, and frequent breaches creating safety, hygiene, and environmental risks. Many believe the policy can only succeed with clearer information, stronger penalties, and more consistent ranger presence and monitoring.

Dog Parks
Community feedback included requests for more local, fenced, off leash dog parks in the northern suburbs and Wollongong CBD to meet demand and reduce beach pressures. It was suggested additional parks would improve safety, protect wildlife, and offer local options. The Thirroul Village Committee suggested partnering with Council to identify suitable sites across key suburbs. As part of the mapping tool for future dog parks, 40 pins were added with 18 different suburbs nominated.

Education
Clear communication and education are suggested as essential to improve rule understanding. People wanted behaviour focused signage, targeted to dog owners and messages about wildlife protection to support safer shared spaces. Some members of the community feel that education should be backed by patrols and fines, with broader awareness campaigns encouraging responsible behaviour for community and environmental benefit overall

Beaches
Some suggested changes to the zoning for a number of beaches.

Against dogs on beaches
Some people said they feel unsafe around uncontrolled dogs, with some avoiding beaches. Dogs are seen to disturb wildlife and harm sensitive environments, raising concerns about safety and environmental impacts.

Other themes included: additional facilities needed, comments supporting the policy and some out-of-scope comments.

Next steps
The project team will now review the feedback and prepare a report for Council including suggested changes to the Policy.

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

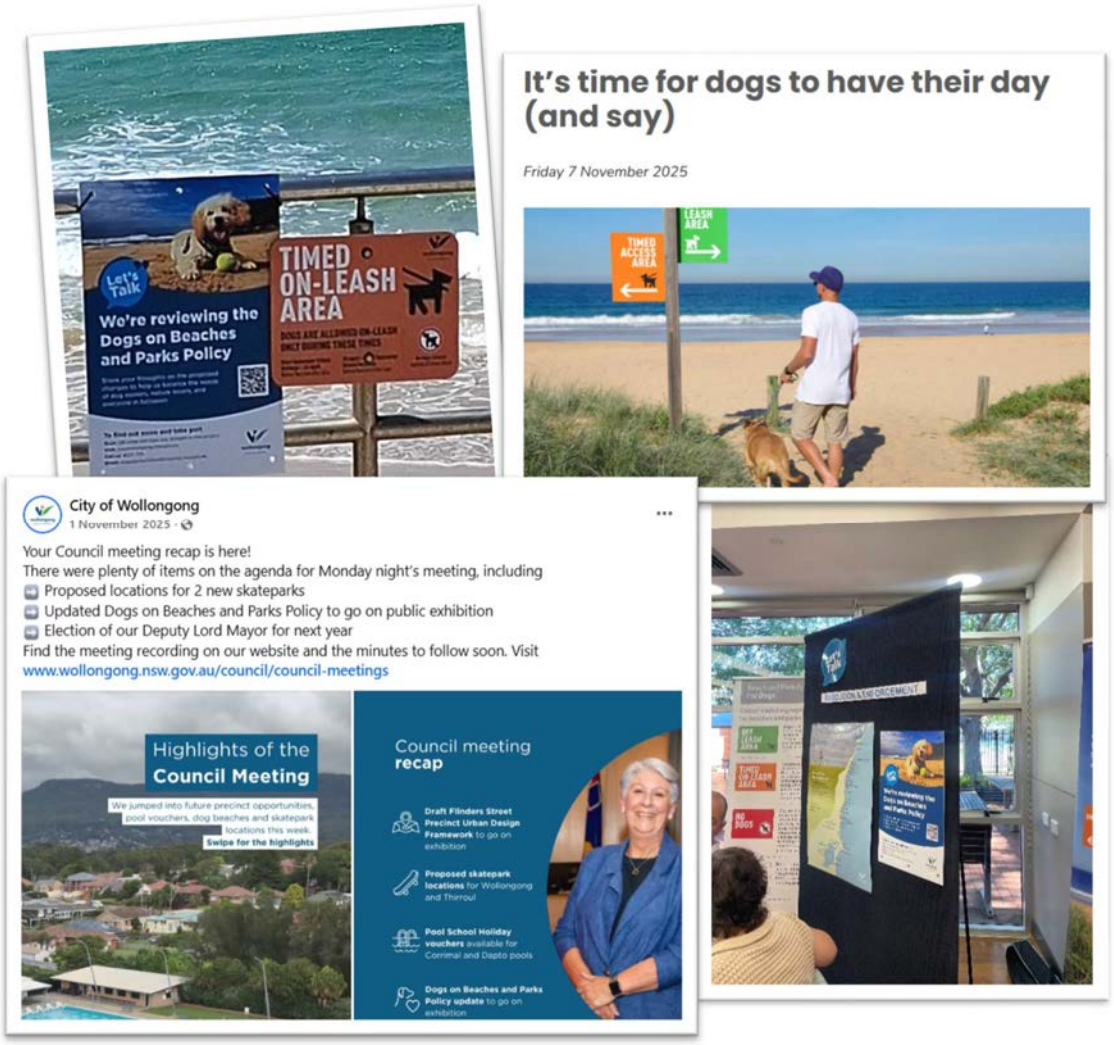
Stakeholders

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



Our methods

Some ways we spread the word about this project included:



The ways we gathered feedback on this project included:

Online via a feedback form	Face-to-face conversations	Hard copy surveys	Emails	Phone call

Participation

All stakeholders and the wider community were invited to provide feedback on the Dogs on Beaches and Park Policy Review 2025.

Engagement Participation

This section provides details on the participation in engagement activities and feedback received during the exhibition period.

Engagement Activities	Participation
Phone call	1
Emails	40
Letter	1
Customer Requests	18
Online participation via the feedback form:	225
Hard copy feedback forms	6
Total	291

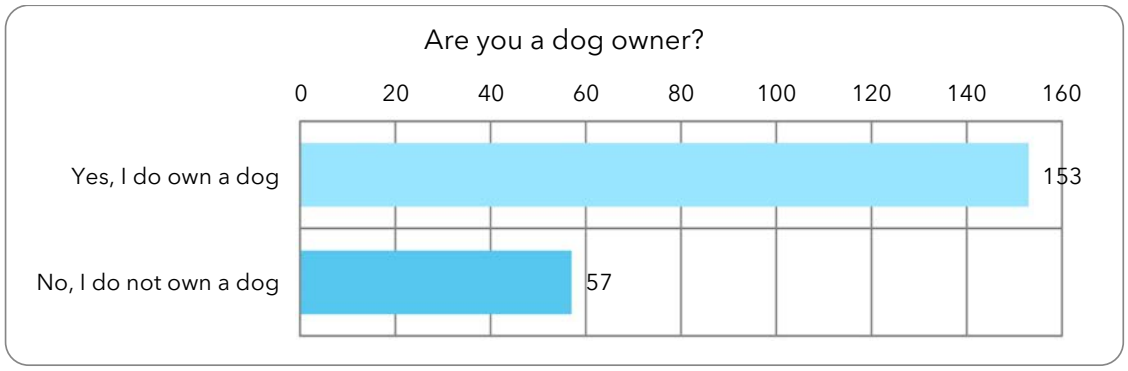
Feedback Results

We received 225 online surveys, 40 emails (including one group submission from the Thirroul Village Committee), six hardcopy surveys, a letter and one phone call during the exhibition period. We also received 18 customer requests regarding the Policy prior to the start of the engagement period. These have been included in the total number of 291 submissions

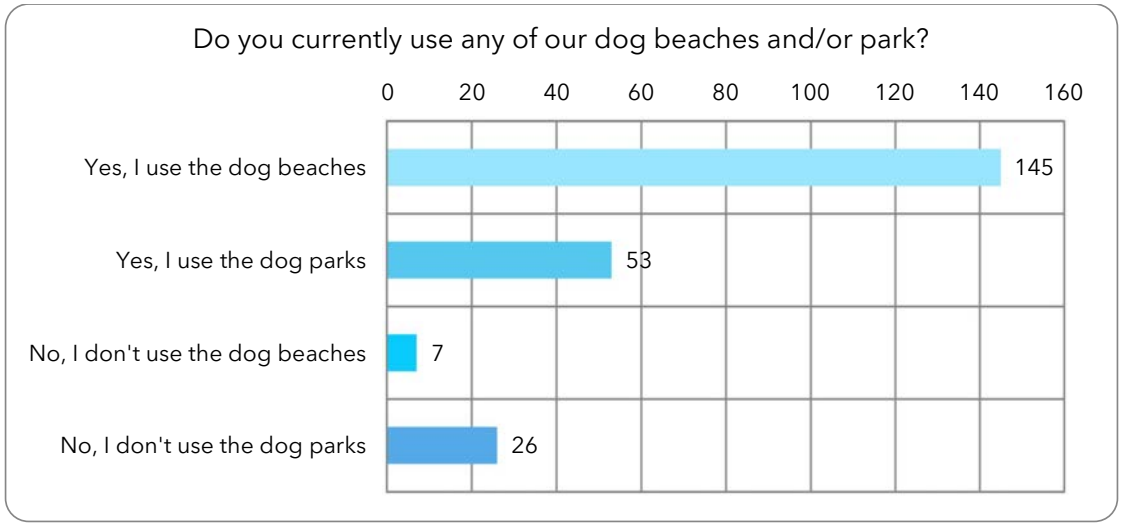
Insight into our respondents via the online survey

We asked two questions via the survey to get an indication of who our respondents are in terms of dog ownership, and how they use our dog friendly spaces. We also asked respondents their suburb to give an indication of where people lived and how that may have influenced their feedback.

Dog ownership



Usage of dog beaches and dog parks



Suburb
The online survey asked people to state what suburb they live in.

Just over half of those who answered this question said they live in Woonona (48), Bulli (35) and Thirroul (26). Submissions came from Wollongong (16), Corrimal (14), Port Kembla (13), Wollongong (16), and Austinmer (9). Three or fewer submissions were from residents in each of the remaining suburbs in the Local Government Area.

Key themes from the feedback

The community were asked if they had any feedback that they would like Council to consider as part of the Review of the Dogs on Beaches and Parks Policy 2025. All feedback received across collection methodology has been themed and a summary of the comments for each theme appear below.

Several people made multiple submissions, by emailing a submission and then also completing the online survey. The number of submissions has been adjusted to reflect only one submission per person being counted in the total number.

Orange zone beaches

The policy proposed that the Orange zoned beaches, which gives timed access for dogs in a selected number of beaches on the coast of the LGA be simplified as:

- Dogs will be allowed on the orange zoned beach (on-leash only) before 9am and after 5pm, all year round, rather than from 4pm in winter and 6pm in summer.
- Between 9am and 5pm, dogs are not allowed in orange zoned beaches.

Of the 291 submissions, 102 submissions mentioned the orange zone time changes. They were then separated into three categories and summarised.

- Support change - 15
- Don't support change - 45
- Suggest new change to orange - 42

Orange change supported

- A consistent year-round schedule (before 9am and after 5pm) was favoured because it could reduce confusion and improve compliance opportunities.

Orange change unsupported

- Strong opposition to reducing dog walking hours - current times are seen as fair and practical.
- 5pm start in winter is considered unsafe and impractical due to darkness and personal safety concerns.
- Lack of off-leash parks in Northern Suburbs adds pressure on beach access and fairness concerns raised about daylight access.
- Belief that all dog owners should be allowed to walk dogs on-leash at any time on beaches.

Suggest new change to orange

- Wanting Orange Zones to allow on-leash access either all day or certain times of day
- Support for spatial zoning (sections of beach) instead of time zoning
- Calls for clearer, easier-to-understand rules and signage

McCauley's Beach

Even though changes to McCauleys Beach green zone were removed from the exhibition copy of the Policy, we received a large number of comments about the beach.

Of 291 submissions, 71 mentioned McCauleys. They were then separated into two categories and summarised.

- Support no change - 57
- Support a change - 14

There was significant representation of residents in the northern suburbs who participated in this project which is reflected in the postcode data collection via their survey and information from the Customer Requests that were raised.

McCauleys Beach - no change

- Strong opposition to any reduction of McCauleys off-leash area.
- Widespread agreement that dogs do not cause erosion to the Aboriginal Place, and the issues are attributed to storms, tides, and poor maintenance. Calls for Council to provide evidence if claiming dogs cause harm and to consult transparently.
- Off-leash access considered vital for community wellbeing, social connection, mental health, and responsible dog behaviour.
- Northern suburbs lack alternative off-leash areas, meaning that reductions would create overcrowding and force longer travel.
- Many say dog owners self-regulate, clean up, avoid sensitive areas, and contribute to beach care.
- Cultural and environmental concerns viewed as manageable through signage, education, and better infrastructure, not restrictions.
- Strong belief that off-leash areas should be maintained or expanded — not reduced.
- McCauley's Beach is a long-standing, essential off-leash space that supports exercise, mental health, social connection, and tourism - reducing access would harm community wellbeing and quality of life.
- Proposed restrictions lack clear, site-specific justification and appear unnecessary, creating confusion, reducing compliance, and wasting resources.
- The beach is less attractive for swimmers due to erosion, rocks, sewage warnings, and lack of patrols, making it ideal for dogs.
- Restricting off-leash areas would cause overcrowding, conflict, and inequity for dog owners.

- Limiting access to dogs being allowed off-leash to only the northern end of the beach would negatively impact on already compromised access to the beach.

McCauleys beach change support

- Some support reducing or removing the off-leash dog area at McCauley's Beach.
- There is cultural and environmental concerns, including Aboriginal burial sites and wildlife protection which dogs and owners are impacting negatively on.
- Safety, compliance, and hygiene issues from unrestricted dog access and uncollected waste.
- Conflicts with families and environmental damage such as erosion and habitat loss.
- Preference for fewer dog-friendly beaches because of safety concerns of individuals who are wanting to use the beach without dogs on there.
- Mixed on-lead/off-lead zones seen as impractical without fencing.
- Criticism of council's reversal of changes - calls for on-lead or timed zones and better enforcement.

Dog-friendly beach comments

Some respondents chose to reference current dog-friendly beach arrangements, including suggestions of new ones or removing dogs from certain beaches. The feedback can be summarised as:

- Demand for more off-leash beach access, especially in northern suburbs and other underused or unpatrolled areas.
- Concern about losing existing off-leash spaces like McCauley's, with calls for equivalent alternatives if changes occur
- Preference for designated sections or timed green zones over strict time restrictions.
- Requests for dog access in safe swimming areas so families and dogs can stay together.
- Off-leash spaces seen as vital for community wellbeing and responsible dog ownership, with some arguing wildlife impacts are overstated.
- Port Kembla residents believe the suburb already has enough dog beaches and want at least one permanently dog-free beach for families. Some community members call for the beach to become dog-free due to constant rule-breaking and safety concerns, but also that the beach as a safe swimming spot for young children, and families want to enjoy it without fear of dogs or droppings.
- Some consider there to be ongoing issues with uncontrolled dogs and aggressive behaviour from some owners when asked to follow rules.
- For Sharkies Beach, Austinmer - make Sharky's carpark and the front section of the beach on-leash for safety and better control. Consider shifting the off-leash area to Sharky's southern end, where it suits beach use better.

There was about a dozen people who indicated they were against dog on beaches. Their reasons include:

- Many people feel unsafe around off-leash or uncontrolled dogs, especially children and vulnerable beach users.
- Some residents avoid beaches due to fear of dogs and rule-breaking by owners.
- Dogs are considered to disturb wildlife and damage sensitive beach environments.
- Enforcement and signage are seen as inadequate, with strong support for more dog-free areas and relocating off-leash spaces away from beaches.

Dog Park comments

People had the opportunity to place a pin on an interactive map, making suggestions for future dog parks. Just over 30 people also suggested sites for new dog parks via submissions and these comments have been summarised into the following points:

- Demand for more off-leash dog parks, especially in northern suburbs and Wollongong CBD, with preference for grassed, fenced, and safe spaces.
- Current parks are too far for many residents - increasing apartment living and dog ownership create pressure for accessible local options.
- Additional parks would reduce reliance on beaches, ease conflicts with other users, and help protect coastal wildlife.
- Community and groups want to help identify new locations, including suggested sites in Bulli, Woonona, Corrimal, Bellambi, Fairy Meadow, Wollongong, and Stuart Park.

Additional facilities requested

Some took the opportunity to tell us that additional facilities were needed to support dogs on beaches and parks. A summary of their comments appears below:

- Improve signage – full audit, replacement, and clearer rules at beaches and parks
- Repair and maintain beach access points, including urgent fix of McCauleys Beach stairs
- Provide safer, accessible paths and signed transition corridors to off-leash beaches
- Build more fenced, well-lit dog parks and include water facilities (e.g., Riley Park, KGV Oval)
- Install separate dog waste and nappy bins to improve hygiene
- Add more bins and toilets in high-use areas
- Improve lighting along key paths that dog owners use
- Ensure accessibility for people with disabilities in dog exercise areas.

Education

To accompany many points about compliance, respondents made suggestions for improving education on dog ownership in spaces across the local government area. A summary of their comments appears below:

- Many problems come from people not understanding or valuing the rules, so clearer education and communication are critical.

- Highly visible, behaviour-focused signage and targeted education for dog owners and fishermen are needed to promote safe and respectful use of spaces.
- Wildlife protection and community safety can be improved through strong messaging about responsible behaviour and ecological sensitivity.
- Compliance should complement education, with visible patrols and some fines reinforcing the rules.
- A broad public awareness campaign, including leaflet drops, should encourage rule-following for the benefit of all users and the environment.

Policy Support

Support for the policy was included in some of the feedback. Whilst it was just shy of 20 mentions, their reasoning has been summarised as the following:

- Some said they support the policy and proposed changes as a whole
- The balance between dog access and beach use is appropriate
- Appreciations for off leash areas and their value to wellbeing
- Gratitude and positivity toward the current dog friendly approach.

Out of scope comments

Comments that didn't directly relate to the Policy were received and a summary of these appears below:

- Many concerns raised relate to broader safety and behaviour issues on beaches, not specifically dogs.
- Storm damage, unclear signage and unresolved access problems are creating confusion and frustration.
- Beach infrastructure and maintenance are seen as insufficient, and many believe these should be prioritised before changing dog rules.
- Significant erosion – affecting both ends of the beach and the Aboriginal Place area at McCauleys Beach – needs urgent attention and collaboration with the Aboriginal community.
- Environmental issues such as tree vandalism are viewed as more harmful than controlled dogs.
- Current access design forces dog owners to cross non-off-leash areas, exposing them to potential fines.
- Support for limiting dog walkers to a maximum of four dogs per person.
- Manage vegetation and snake risks at Bellambi and other areas.

Group submissions

We received one group submission by Thirroul Village Committee (TVC). Their submission has been summarised as:

> *There are limited dog parks in northern Wollongong, despite growing demand due to smaller yards and the need for dog socialisation. Increased dog activity is putting pressure on local beaches, so creating fenced dog parks with basic amenities in underutilised green spaces would provide an alternative. The TVC supports this initiative and is willing to work with Council to identify suitable locations.*

Aboriginal Feedback

The Aboriginal community was engaged during this project given a number of sensitive sites are located along our coastline that are in proximity to current dog-friendly beaches. The feedback has been summarised below:

- Increased storm surges caused scouring of the Aboriginal Place at Sandon Point has been a concern over the last few years. The resulting receding sand is exposing new parts of the Aboriginal Place and that humans and dogs are interacting in the place.
- Calls for a Management Plan of Sandon Point have been emphasised as a priority for Council and Illawarra Local Aboriginal Land Council to deliver. The Plan should provide agreement about activities that are permissible in the area, and that dog behaviour and interaction nearby by the Aboriginal Place would be something to include in the Plan.
- Opposition to the McCauleys Beach continuing to be a fully off leash dog area and recommend to Council that the area be declared a "No Dog zone" given the significant Aboriginal heritage at the site and meaning for the Aboriginal community.
- McCauleys Beach is home to Aboriginal burials. Aboriginal burial places are no different to cemeteries and it is inappropriate for dogs to run loose in there. Council should protect the graves now and into the future.

Next Steps

Feedback heard from the community will now be considered by the Regulation and Enforcement Team. All the responses from the survey, submission and face to face events will be reviewed in detail and inform the finalising of the Policy before it is put to Council for adoption.

All feedback is important and is one factor in the decision-making process for Council. The graphic below shows some of the factors we consider in our decision making:



Engagement on this project has now closed.

All identified stakeholders, participants and the broader community will be updated on this project as it progresses. Updates will be made available via the engagement website.

ITEM 10 POLICY REVOCATION - PROPERTY ADDRESSING POLICY

The purpose of this report is to seek endorsement for the revocation of Council's existing Property Addressing Policy as the NSW Government *NSW Address Policy and User Manual* is the authoritative policy framework governing property addressing within New South Wales.

RECOMMENDATION

1 That Council revoke the Property Addressing Policy.

2 Council note that the NSW Address Policy and User Manual, and the Property Addressing Procedure will be used in replacement.

REPORT AUTHORISATIONS

Report of: Marisa Garnero, Chief Digital + Information Officer (Acting)
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Property Addressing Policy
2 Property Addressing Procedure

BACKGROUND

The NSW Government has established a comprehensive *NSW Addressing Policy and User Manual,* which mandates that local councils, as custodians for all address sites within their Local Government Area, comply with its requirements when assigning and managing addresses. This State-level policy forms the authoritative framework for property addressing across New South Wales and provides consistent addressing standards for address custodians.

Council currently maintains a Property Addressing Policy that outlines principles and procedural requirements for the creation, modification and management of property addresses, and requires these be made in accordance with the principles and recommendations set out in the NSW Government *NSW Addressing Policy and User Manual*.

Council's current Property Addressing Policy focuses on the following matters:

1. The allocation of property addresses at the earliest practicable stage, with decisions made to minimise inconvenience to owners and occupants in the surrounding area.
2. The framework for receiving requests, providing notification, undertaking consultation, managing submissions for review, and issuing notifications of decisions relating to the allocation or reallocation of property addresses.
3. Requirements for the display of property numbers, including conditions under which notices and orders may be issued for incorrect display.

Item (1) is comprehensively covered within the *NSW Government Addressing Policy and User Manual*, with no material difference in intent or outcomes.

Items (2) and (3) relate primarily to Council's operational and procedural practices and are therefore more appropriately documented as a procedure. These matters have accordingly been transitioned, with minimal amendment, into a standalone Property Addressing Procedure, providing clearer guidance on operational processes and required actions. It is noted that separate policies and procedures apply to the determination of suburb and road names. Road naming (for all public roads, excluding freeways and Crown roads) is governed by Council's Road Naming Policy, while suburb names are determined in consultation with the Geographical Names Board.

As a result of transitioning Items (2) and (3) to a procedural document, the remaining policy content merely duplicates references to the *NSW Addressing Policy and User Manual*, rendering Council's Property Addressing Policy redundant.

PROPOSAL

Council revoke the current Property Addressing Policy as the NSW Government's *NSW Address Policy and User Manual* is mandated as the required framework for assigning and managing addresses. The existing operational and procedural conditions have been incorporated into the Property Addressing Procedure.

CONSULTATION AND COMMUNICATION

Feedback was sought from the Property Addressing team, as well as the escalation points responsible for handling customer inquiries in relation to property addressing in formulating this approach.

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
4.8	Provide our community with equitable services, access to education, and information to help them make informed decisions.	Information Management and Technology

FINANCIAL IMPLICATIONS

There are no financial implications of this recommendation.

CONCLUSION

This policy revocation is presented to Council to reduce duplication of a policy framework.

PROPERTY ADDRESSING COUNCIL POLICY

ADOPTED BY COUNCIL: 6 FEBRUARY 2023

PURPOSE

The purpose of this policy is to provide a clear framework to ensure that Council maintains a consistent approach to the allocation of property addresses throughout the Wollongong LGA.

POLICY INTENT

- This policy aims to ensure Council maintains a consistent approach to the allocation of property addresses throughout the Wollongong LGA, based on policy and guidelines that are substantially in accordance with the NSW Address Policy and User Manual and associated documents. The policy recognises the need to minimise disruption to residents and property owners when proposing changes to existing addressing.
- Council will consult with affected sections of the community in developing proposals for property addressing, in accordance with the Community Consultation policy.

OBJECTIVE

The main objectives of this policy are to –

1 Provide a framework and guidelines for the allocation and maintenance of property addresses that will enable the efficient location and clear identification of all properties in the Wollongong LGA;

2 Support the effective delivery of emergency services, mail, goods and other services to the community, by ensuring all properties are readily locatable and unambiguously identifiable;

3 Provide property addressing which is consistent with the NSW Addressing User Manual, while recognising the need to minimise disruption to existing residents and property owners by accommodating existing address usage where it can reasonably meet the overall objectives of this policy;

4 Ensure property addressing proposals are developed in consultation with affected sections of the community and relevant agencies.

WOLLONGONG 2028 OBJECTIVES

This policy helps deliver the following objective from the Wollongong 2028 Strategic Plan:

- ***Objective 4.3: Our council is accountable, financially sustainable and has the trust of the community***

POLICY

The NSW Address Policy and User Manual states in Chapter 2: 2.5.3 Governance and Custodianship that: “Local Governments are recognised as address custodians for all address sites within their Local Government Area.” As such, Council acts as the local authority for the allocation of property addresses and will allocate property addresses in a way which is consistent with the NSW Address Policy and User Manual, whilst recognising the existing usage of address details by residents. Existing addresses will not always be consistent with the guidelines provided in the NSW Address Policy and User Manual, and the potential impact on owners and occupants of changing address details needs to be considered in developing proposals to manage property addressing issues.

Owners or occupiers are required to display their property address in a manner which complies with Councils adopted policy, and Council has power under Local Government Act 1993 – Section 124 to issue Notices and Orders to comply.

1 Property Addressing

Property addresses will be allocated generally in accordance with the NSW Addressing User Manual, taking into consideration the overall objectives of this policy. The naming or re-naming of roads is covered by a separate Road Naming Policy.

PROPERTY ADDRESSING COUNCIL POLICY

2 Allocation of Street Address – new properties

Street address numbers will be allocated at the earliest practical stage of the development process, and in advance of approval for occupation of the property.

All new corner properties will be allocated an alternate address for each street frontage.

3 Change to existing property addresses

Where a re-allocation of street address numbers is required to meet the objectives of this policy, it will be applied in such a way as to minimise change to addresses currently in use by owners or occupants.

4 Requests for Allocation or Re-allocation of Property Address

Property owners or their appointed agents are required to submit a written request for allocation of a new address (i.e. where the property has not previously been allocated an address or an alternate street frontage address is required) or to change an existing allocated address. All such requests will be assessed against the objectives of this policy.

5 Notification – Allocation of a new or changed property address

Council will notify the property owners or their appointed agents, and the following service agencies, of the allocation of a new or changed property address:-

- Australia Post
- Emergency Services
- Utility Services – electricity, water and gas distribution assets
- Telecommunications Services– fixed line assets
- Australian Electoral Commission
- Valuer Generals Office NSW

The property owners or their appointed agents will be responsible for all other notifications regarding the allocation of a new or changed property address.

6 Consultation - Proposal to change existing property addresses

Where a change to existing property addressing is proposed, Council will consult with all parties it considers will be affected by the proposal. The extent of consultation will be determined specifically for each change proposal, based on an assessment of who may be affected.

The primary method of consultation will be written notification directly to affected property owners, occupants and service agencies, inviting them to make submissions on the proposal. Broader community consultation may be undertaken where, in the opinion of Council, it is justified by the extent and/or impact of the proposed change. Consultation will be undertaken in accordance with the Council's Community Consultation policy. Where a proposal may include the naming or renaming of a road or adjustment to a suburb boundary, consultation will also be in accordance with the Geographic Names Board NSW guidelines.

7 Notification - Proposal to change existing property addresses

Notification of a change proposal will include:-

- a full written description of the proposal with accompanying maps
- include all options being formally considered by Council
- contact details of the responsible Council officer for information on the proposal
- the methods available to make submissions on the proposal
- the closing date for submissions to be considered

Submissions from any owner, resident or agency will be considered, whether or not a notification letter was sent directly to that person or agency.

8 Submissions - Proposal to change existing property addresses

Submissions must be made in writing, include the name and address of the person making the submission, and be received at Council by the advised closing date to be formally included in Councils assessment. Optionally, contact details should also be provided to allow a Council officer to confirm or discuss contents of the submission and to provide further information if required.

The minimum period for receiving submissions will be 28 days from issuing of the date of notification. This period may be extended where, in Councils opinion, it is reasonable in order to allow all interested parties the opportunity to make a submission.

Submissions received after the closing date and before a formal adoption of a proposal may also be considered if, in the opinion of Council, it is reasonable to think they may influence the outcome.

9 Determination of Proposal

Following consideration of all complying submissions, a determination will be made on the address change proposal. This determination will be approved by the Chief Information Officer or under delegation by the Information Manager. At the discretion of the Chief Information Officer, more complex and/or controversial proposals may be referred to Executive Management or to full Council for adoption.

10 Notification of Decision - Proposal adopted as Notified

Where the approved proposal does not substantially vary from what was notified through the consultation process, the affected property owners and persons who made complying submissions will be notified in writing of the decision. Notification will include what actions Council will undertake in implementing the address change, and what actions are required of affected property owners as a result of the change.

11 Notification of Decision – Variation from Notified Proposal

Where the adopted proposal varies substantially from what was initially notified, the modified proposal will be re-notified and further consultation will be undertaken as defined in this Policy. Persons or agencies that made complying submissions on the initial proposal will be notified in writing of the modified proposal and consultation process.

12 Notification of Decision – Proposal not adopted

Where Council has determined not to adopt a notified change of address proposal, the affected parties and agencies, and others who made complying submissions, will be notified in writing of the decision. Notification will include details of any further actions Council will undertake in regard to the proposal.

13 Display of Property Address Number

All occupied properties are required to display signage showing the current allocated property address number and other details relevant to identifying that property, in accordance with section 8.4 of Australian Standard AS/NZ 4819:2011 – Rural and Urban Addressing. The property owners have responsibility for providing and displaying this signage.

Where Council is made aware that a property is not correctly or adequately identified, a written request will be sent to the owners and occupants asking them to comply with Councils policy within 28 days of the date of issue of the request. Contact details of the relevant Council officer to discuss the request will be provided.

Where suitable signage is not displayed after 28 days from the date of issue of the request, and the owner or occupants have not contacted Council with an undertaking to comply with the request, further reasonable steps will be taken to contact the owners and occupants to request compliance with the Policy.

14 Issue an Order

Council can issue an Order under sect 124(8) of the Local Government Act, 1993 to the owner or occupier of a property to comply with the requirements to display property address signage.

Where requests to have a property address displayed in compliance with Councils policy have been unsuccessful after 60 days from the date of issue of the original written request, Council may issue the owner or occupier with a Notice of Intent to issue an Order. Where the owner or occupier fails to comply with the terms of the Notice of Intent, the Order will be issued.

15 Exclusions

The proposal and determination of Street Names does not fall within the responsibility of this Policy.

The proposal and determination of Suburb Names does not fall within the responsibility of this Policy.

PROPERTY ADDRESSING COUNCIL POLICY

LEGISLATIVE REQUIREMENTS

There are no direct Legislative requirements that impact upon Council's property addressing processes.

REVIEW

This Council Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

REPORTING

There are no reporting requirements associated with this policy.

ROLES AND RESPONSIBILITIES

The Chief Information Officer is responsible for this policy. The Property Addressing team are responsible for ensuring the policy is applied.

RELATED PROCEDURES

This policy is applied with close consultation to the NSW Address Policy and User Manual.

SUMMARY SHEET	
Responsible Division	Information Management and Technology
Date adopted by Council	6 February 2023
Date of previous adoptions	1 February 2016; 25 February 2013; 28 November 2005; 30 August 1982
Date of next review	6 February 2026



PROPERTY ADDRESSING PROCEDURE

APPROVED BY: CHIEF DIGITAL INFORMATION OFFICER | 25 SEPTEMBER 2025

PURPOSE

This document outlines the steps and actions carried out in the assignment and management of property addresses within the jurisdiction of Wollongong City Council. It is based on the NSW Address Policy and User Manual and the AS/NZS 4819:2011 Rural and Urban Addressing Standard to provide accurate, consistent, and easily locatable property addresses.

SCOPE

The procedure applies to all property addressing activities carried out, within the jurisdiction of Wollongong City Council, by staff involved in property addressing and GIS services. It includes the allocation, management, maintenance, dispute resolution and stakeholder engagement carried out in property addressing activities for:

- Urban and rural residential properties
- Commercial and industrial properties
- Multi-unit developments (e.g., apartments, townhouses, and shopping centres)
- Subdivisions and newly created lots
- Public infrastructure and utility sites
- Private roads and accessways that require formal addressing

CONTEXT

Council's priority is to ensure that every property is easily identifiable by all stakeholders including residents, emergency services, service providers, and developers, whilst completing addressing to ensure the least amount of negative mpact to each. In doing so, Council implements the advice set out in the NSW Address Policy and User Manual and the AS/NZS 4819:2011 Rural and Urban Addressing Standard. Where conflicting interests arise, Council maintains authority as outlined in the NSW Address Policy and User Manual, and seeks resolution towards:

1. Ensuring all customers and service providers can locate properties by their unique street address.
2. Allocating the property address to establish the location of properties for Emergency Services.
3. Ensuring all urban premises are identified by a property address number, clearly visible on mailbox or front entrance, with rural properties clearly visible on mailbox or gate post.

ROLES AND RESPONSIBILITIES

Role	Responsibility
Spatial Information Officer (SIO)	Primary point of contact for all property addressing enquiries. Maintains accurate spatial data and implements property addressing in Council systems in line with this procedure.
Spatial Team	Assists SIO with accurate spatial data and integrates address changes in Council systems.
Development Engineering - Subdivision Team	Manage new subdivisions and the assignment of new road names.
Planning and Support Team	Ensures compliance with planning approvals and zoning.

PROPERTY ADDRESSING	PROCEDURE DOCUMENT

Customer Service Team	Communicates with stakeholders regarding addressing enquiries received via email, phone or written communication.
Statutory Property Team	Oversee the renaming of existing roads and the formal naming of previously unnamed lanes.

STATEMENT OF PROCEDURES

1. Addressing Principles

The following principles are foundational to creating and maintaining property addresses that are logical, consistent, and easily locatable. These principles ensure compliance with the NSW Address Policy and User Manual and the AS/NZS 4819:2011 Rural and Urban Addressing Standard, and set out the basis for property addressing at Wollongong City Council.

1.1. Uniqueness

Each property address must be unique to avoid confusion for emergency services, postal deliveries, and general navigation.

IMPLEMENTAITON	Assign unique numbers or descriptors (e.g., unit numbers) to properties sharing a single access point, such as multi-unit dwellings or commercial complexes.
EXAMPLE	When a new subdivision requires an address, numbers are assigned based on the relevant advice in the NSW Address Policy and User Manual to ensure uniqueness.

1.2. Clarity

Addresses must be clear and intuitive to facilitate easy location by residents, service providers, and emergency responders

IMPLEMENTAITON	• Ensure sequential numbering along streets, with odd numbers on one side and even numbers on the other. • Avoid complex or ambiguous addressing schemes, such as excessive use of suffixes like “A,” “B,” or “1/.”
EXAMPLE	When there is no room for whole numbers between existing addresses, i.e., 27 and 29 David Street, use 27A David Street. Otherwise, use the next available whole number in sequence of existing addresses..

1.3. Continuity

Addressing must follow a logical and consistent sequence along streets, roads, and other thoroughfares to minimise confusion.

IMPLEMENTAITON	• Begin numbering at the primary access point to the street, often at the intersection closest to the town centre or main thoroughfare. • Maintain consistency with established patterns in the locality.
EXAMPLE	In residential areas with standard frontages (i.e. 15 -20 metres), addresses are assigned according to sequence, i.e., 15 and 17 Smith Street in

	neighbouring lots. If a vacant lot exists between the premises, reserve 17 Smith Street for infill and address as 15 and 19 Smith Street.

1.4. Accessibility

Addresses should be accessible and inclusive for all stakeholders, ensuring ease of use for emergency services, postal delivery, and other users.

IMPLEMENTAITON	• Provide clear and timely communication of address changes to all affected parties which may include Australia Post, Spatial Services, and owners, for any given addressing matter. • Ensure that addresses are visible on-site with appropriate signage (e.g., property address or building nameplates). • Maintain compliance under the provisions of the Local Government Act 1993 for issuance of orders and penalties if residents fail to comply.
EXAMPLE	Conduct on-site inspections ensuring adequate visibility of numbering and signage and provide clear and timely communication to non-complying residents.

1.5. Logical Numbering and Allocation

Logical numbering ensures that addresses reflect the physical layout of the locality and allow for future development.

IMPLEMENTAITON	Assign unique numbers or descriptors (e.g., unit numbers) to properties sharing a single access point, such as multi-unit dwellings or commercial complexes.
EXAMPLE	When a new subdivision requires an address, numbers are assigned based on the relevant advice in the NSW Address Policy and User Manual to ensure uniqueness.

1.6. Integration with Digital Systems

Addresses must be integrated into digital systems to ensure accuracy and accessibility for mapping, navigation, and emergency response.

IMPLEMENTAITON	• Regularly update OneCouncil and Council's GIS. • Update Council's maps to include property number text. • Share updates with relevant external stakeholders, such as NSW Spatial Services, utility providers, and emergency services as required.
EXAMPLE	All newly assigned addresses are promptly entered into Council's property system and provided to NSW Spatial Services, Australia Post and other appropriate stakeholders when required to update their records as soon as the address is finalised.

2. Address Allocation

2.1. Initiation

- Address requests may arise from subdivision approvals, development applications, building permits, private certifiers or other stakeholders including but not limited to, Australia Post, Land Registry Services, Spatial Services etc.
- Address requests are to be received through Council's request management system in OneCouncil. Any correspondence outside of the following channels will be redirected towards one of them:
    - Customer service officers lodging request on behalf of the customer via email, written form, phone calls, or in person visit.
    - Customer request via OneCouncil portal.
- Applications received must include relevant site plans, subdivision maps, and development approvals and plans. Where details are omitted, these may be requested from the affected party before progressing the request.

2.2. Assessment

- Validate the proposed address using the NSW Address Policy and User Manual.
- Check for conflicts or existing addresses using OneCouncil and the GIS.

2.3. Numbering and Naming

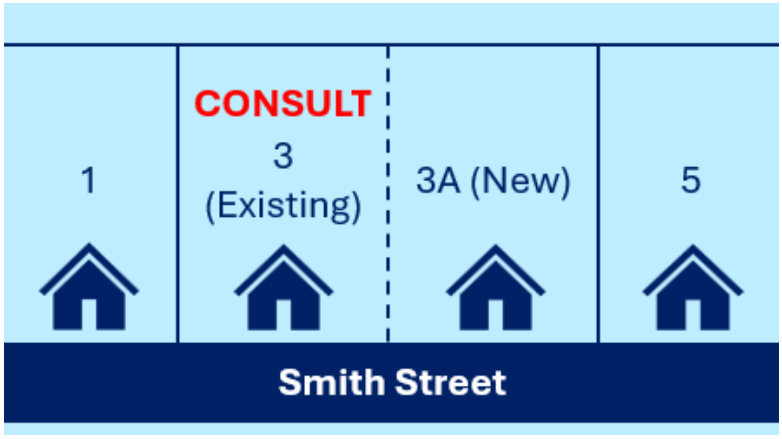
- Address numbers shall be:
    i. Unique, clear, logical and unambiguous.
    ii. Sequential positive integers commencing from the datum point with no gaps in numbering unless reserved per the NSW Address Policy and User Manual. This requirement is necessary to support Emergency Service response.
    iii. Odd numbers on the left side of the road (from the datum point) and even numbers on the right side. An exception to this principle is where the existing numbering pattern of an area runs opposite to this instruction, in which case numbering shall continue as per existing layout.
    iv. Created without prefixes, in the form of preceding alphabetical characters.
    v. Singular, i.e. no number ranging shall be used.
    vi. Distinct from Lot Numbers i.e. lot numbers shall not be used in place of an assigned rural or urban address number.
    vii. Numbering shall adhere to these principles, regardless of individual preferences regarding number or naming types.
    viii. Assigned in a manner considering possible future development and reserving numbers as appropriate.
- Where a primary address site has more than on access point, it may be assigned one or more alternative addresses. Corner sites with only one access point shall have only one address - on the road that the site is accessed from. Example of alternative applying alternative addresses include:
    i. A corner site that has developed access from two roads.
    ii. A site that has multiple access points from dual frontage or a separate access lane.
    iii. A large site that has multiple developed access points on the same road.
    iv. A large complex that occupies an entire block with multiple developed access points. Corner sites with only one access point shall have only one address - on the road that the site is accessed from.

2.4. Consultation

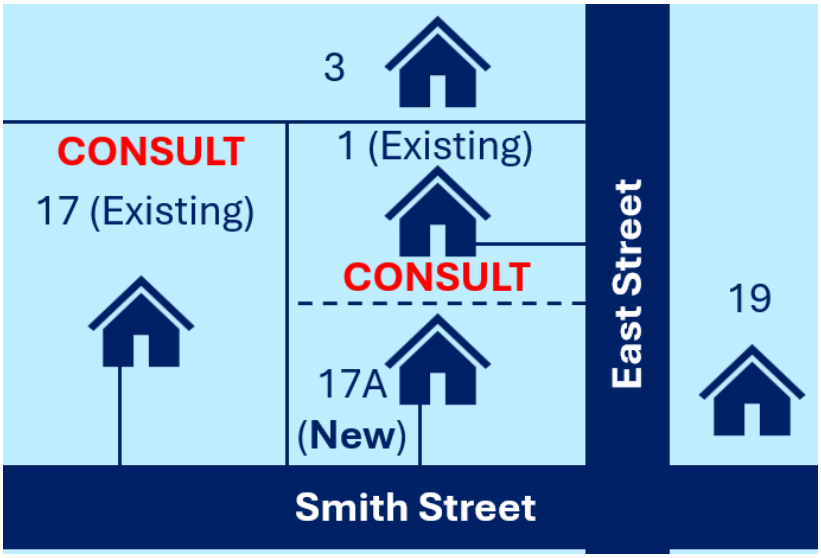
In the event that the proposed property addressing is likely to have an impact on existing residents, these residents are to be consulted prior to the approval of the proposed addressing.

The following addressing situations require consultation:

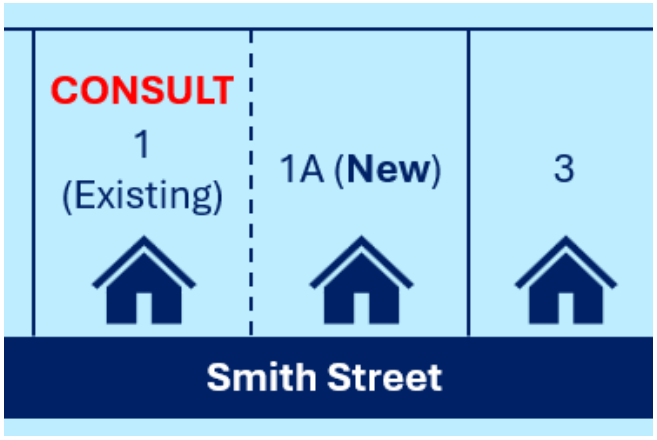
i. When the use of suffixes impacts an existing residence, the impacted resident will be consulted with. See example below:



ii. When the subdivision of a corner block affects the frontage access location and suffixes that impacts an existing residence must be used. Existing impacted residents must be consulted with. See example below:



iii. When the proposed property addressing impacts an existing residence that have been assigned as either Number 1 or Number 2. The existing Number 1 and 2 residents must be consulted with. See example below:



2.5. Approval

- Obtain necessary internal Development Applications and/or Construction Certificate approvals and assess the plans.
- Notify relevant parties including the request submitter and relevant stakeholders outlined in Appendix A – Communications (Address Update).

2.6. Entry into Systems

- Update the address database in OneCouncil and GIS.

3. Address Correction

3.1. Initiation

- Discrepancies may arise from various sources, including data degradation over time, issues with address validation systems, subdivision approvals, development applications, building permits, private certifiers, or other stakeholders including but not limited to, Australia Post, Land Registry Services, Spatial Services, etc.
- Discrepancies are to be reported through Council's request management system in OneCouncil. Any correspondence outside of the following channels will be redirected towards one of them:
  i. Customer service officers lodging request on behalf of customer via email, written form, phone calls, or in person visit.
  ii. Customer request via OneCouncil portal.
- Applications received must include detailed information of the discrepancy including but not limited to Lot and DP, address and a site map, depending on the nature of the discrepancy reported. Where details are omitted, these may be requested from the affected party before progressing the request.

3.2. Request Review

- Investigate discrepancies reported by stakeholders.
- Verify against Wollongong City Council address database in OneCouncil.
- Use existing information that's been provided i.e., DP and Lot number, Address, Owner's name to identify the discrepancy.
- If discrepancy is found a site visit will be conducted to confirm addressing issue.

3.3. Resolution

- Amend address details as necessary, ensuring compliance with guidelines.
- Communicate changes to affected parties, including the request submitter, those affected within the locality of the property and relevant stakeholders outlined in Appendix A – Communications (Address Update).

4. Addressing Disputes

4.1. Common Causes of Disputes

- **Address Duplication:** Multiple properties sharing the same or similar addresses, i.e., 1, 1A, 1B, 1C.
- **Inconvenient Numbering:** Stakeholder dissatisfaction with numbering or naming conventions, including owner of property or neighbouring properties.
- **Historical or Cultural Significance:** Requests for address changes to reflect heritage or cultural identity.
- **Address Errors:** Incorrect recording or communication of an address.
- **New Developments:** Disagreements during subdivision or new address allocations, i.e., street frontage of new developments.

5. Dispute Resolution Process

Step 1: Lodging a Dispute

- Disputes are to be logged through Council's request management system in OneCouncil. Any correspondence outside of the following channels will be redirected towards one of them:
    i. Customer service officers lodging request on behalf of customer via email, written form, phone calls, or in person visit.
    ii. Customer request via OneCouncil portal.
- Customers should provide supporting evidence, such as maps, plans, photos, or relevant documentation. Where details are omitted, these may be requested from the affected party before progressing the request.

Step 2: Initial Assessment

- The dispute is reviewed within ten business days.
- Compare the address in question against property system, maps/GIS, and advice in the NSW Address Policy and User Manual.

Step 3: Engagement and Consultation

- **Consultation with Stakeholders:** Engage the disputing party and other affected entities within the locality of the property.
- **Site Inspection:** Conduct a physical site inspection to verify details.

Step 4: Resolution Criteria

- Incorporate cultural or historical considerations where applicable.
- Ensure compliance with the NSW Address Policy and User Manual, logical address sequencing, and accessibility for emergency service. If there is ambiguity, conflicting interests between stakeholders, or an internal resolution cannot be met, Council may designate to consult with or seek advice from stakeholders listed in Appendix A – Communications (Consultation).

Step 5: Decision Notification

- Provide a formal written response outlining the decision, reasoning, and any corrective actions.
- Notify other affected parties within the locality of the property, or stakeholders outlined in Appendix A – Communications (Address Update) of any changes if necessary.

Note: See Appendix B and Appendix C for a flow chart of the above procedural steps.

6. Review Process

Dispute Escalation Pathway – where a satisfactory resolution is not achieved

Role	Responsibility
Spatial Information Officer	1. Receive and acknowledge the complaint. 2. Investigate by collecting relevant information and supporting evidence. 3. Liaise with NSW Spatial Services, Land Registry Services, and Australia Post. 4. Apply appropriate mitigation strategies to manage complex interactions, referencing Council's Unreasonable Conduct of Customers Framework and Customer Feedback & Complaints Management Policy where required. 5. Document the outcome, noting that a satisfactory resolution was not achieved. 6. Escalate to Insights and Location Analytics Coordinator
Insights and Location Analytics Coordinator	Insights and Location Analytics Coordinator attempts to resolve the dispute. If still unresolved, escalate to the Information Manager.
Information Manager	Information Manager attempts to resolve the dispute. If still unresolved, escalate to the Chief Digital and Information Officer.
Chief Digital and Information Officer	Provide final resolution at their discretion.

7. Case Study Examples

Case Study 1: Address Duplication

- **Background**: Two properties on Smith Street were inadvertently assigned the same number (e.g., 15 Smith Street).
- **Issue**: Confusion for emergency services and mail delivery.

- **Resolution**: Following consultation, one property was reassigned as 15A Smith Street to maintain sequencing and avoid duplication.
- Update Councils property system, maps and notify Australia Post, Spatial Services NSW etc.

Case Study 2: Lot Numbers as Property Addresses

- **Background**: An older residential area used lot numbers (E.g., Lot 12 DP 12345), instead of standard street addresses.
- **Issue**: The lack of proper street addresses caused confusion for postal deliveries, emergency services, and utility providers.
- **Resolution**: Council assigns logical street numbers based on pedestrian access, road access and numbering conventions.
- Update Councils property system, maps and notify the owner, NSW Spatial Services, NSW LRS and Australia Post.

Case Study 3: Corner Lot with Dual Frontage

- **Background**: A corner property has dual frontage on Park Road and Green Street but used "1 Park Road" as its address despite primary access being on Green Street.
- **Issue**: The misalignment led to confusion for emergency services, visitors and deliveries.
- **Resolution**: Council updated the address to “2 Green Street” to reflect the primary access point and worked with the owner to align signage and mailbox placement.
- Update property system, maps and notify Australia Post, Spatial Services NSW etc.

8. Site Inspections Outline

8.1. Site Inspections

Site inspections are on-location evaluations conducted to compare the actual conditions of a site, such as a street, building, or construction area with the details shown in plans, maps, or official documents. The purpose of a site inspection is:

- To verify accuracy between real world conditions and documented designs or records.
- To identify discrepancies, such as missing infrastructure, incorrect placements, or outdated information.
- To ensure compliance with building plans and regulatory requirements.
- To ensure emergency services can find a property based on its address, by having a clearly visible house number and a detailed, accurate address.

8.2. Types of Inspections

Site inspections can range from basic checks or a follow up to detailed assessments, depending on the project's complexity and the specific needs of the stakeholders and/or enquiry. For example, a street that already has numbers is required receive additional numbers, particularly when new buildings are added or when the numbering system is adjusted.

8.3. Follow Up Inspections

Follow up inspections are conducted after 28 days to ensure numbers have been displayed correctly on property/site.

PROPERTY ADDRESSING	PROCEDURE DOCUMENT

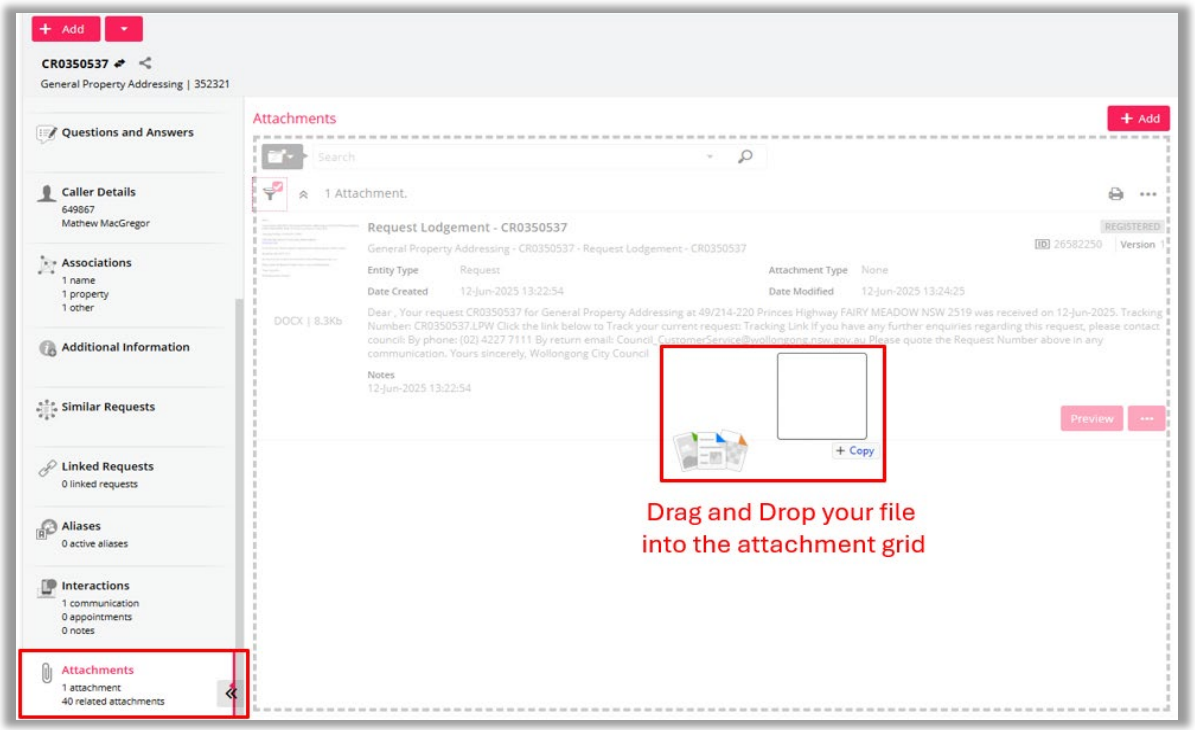
9. Record Keeping and Recording

All records created as part of the property addressing process should be stored in Council's approved electronic document and records management system (Enterprise Content Management (ECM) in OneCouncil) in accordance with Council's Records and Information (Management Policy). Maintaining comprehensive records in ECM ensures transparency and accessibility for future audits or inquiries.

Records created as part of the property addressing include, but are not limited to:

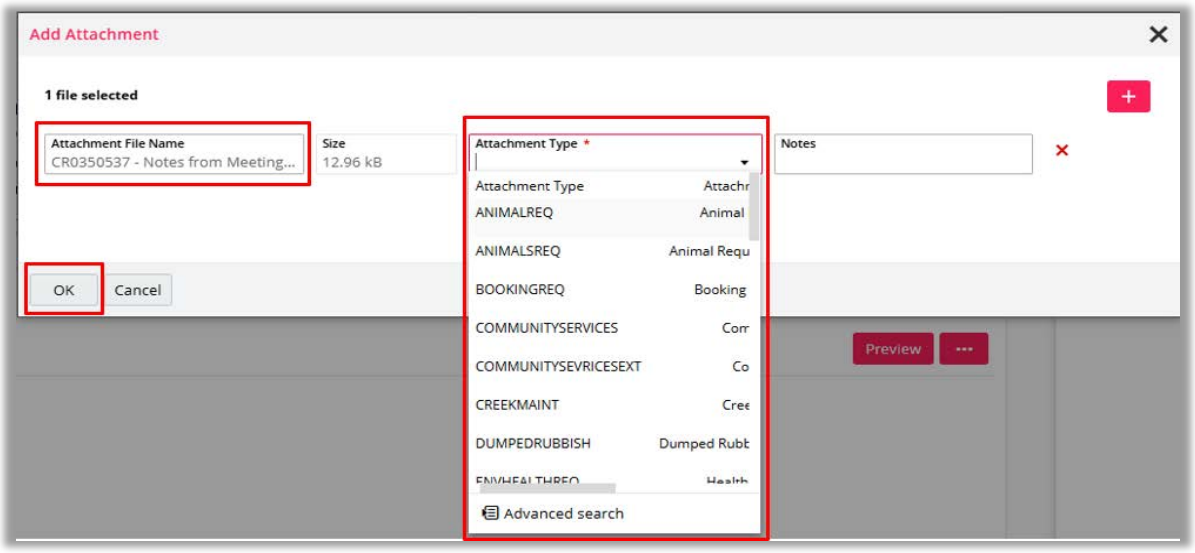
- Emails to customers or stakeholders
- Notes from a phone call or site visit
- Evidence of decision or approval
- Notes from internal meeting
- Documented decision process

Records can be added to the to the Attachment Grid of the attachment tab of the customer request. Drag the file or email from your computer and drop it on the Attachment Grid.



Ensure your record is appropriately titled (see File Management Naming Conventions Procedure) and select the correct attachment type (Property Addressing Correspondence). Select OK and your document is appropriately registered.

PROPERTY ADDRESSING	PROCEDURE DOCUMENT



Provide periodic reports to Australia Post. We provide a monthly full address extract to Australia Post but not to Spatial Services NSW. We do notify Spatial Services NSW on all enquiries when property addresses are changed.

REVIEW

APPROVAL AND REVIEW	
Responsible Division	Information Management & Technology
Date approved	25 September 2025
Date of previous approvals	N/A
Date of next review	September 2028
Responsible Manager	Information Manager
Parent Policy	N/A

PROPERTY ADDRESSING | PROCEDURE DOCUMENT

APPENDIX A - COMMUNICATIONS

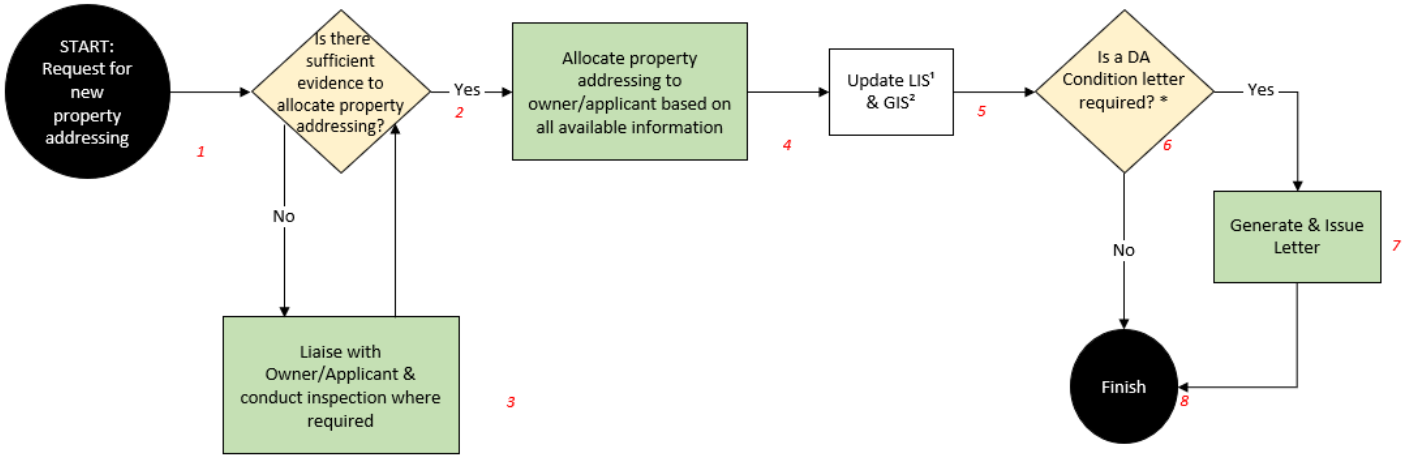
Address Updates		
Department	**Purpose**	**Contact**
Spatial Services	Send addresses to update their records	SS-Addressing@customerservice.nsw.gov.au
Southern NSW Land		southern_nsw_land_data@property.nsw.gov.au
Australia Post		

Stakeholder Consultation		
Stakeholder	**When**	**Communication**
Australia Post	Complex addressing issues	Advice sought for ease of navigation of postal services
	Property addressing dispute claiming postal issues	Clarification on issues and advice sought
Surrounding Residents	Complex renumbering involving alphas	Site inspection. Discussion and provision of options. Letter notifying of proposed changes and timeframes. Follow up notice confirming the final decision and implementation date
	Renumbering proposed to resolve addressing issue	Recommendation and feedback period of 28 days
Spatial Services	Complex addressing issues	Advice sought towards consistent addressing in line with state standards
Emergency Services	If changes may impact navigation or response times	Feedback on potential operational impacts

PROPERTY ADDRESSING | PROCEDURE DOCUMENT

APPENDIX B – NEW PARCELS

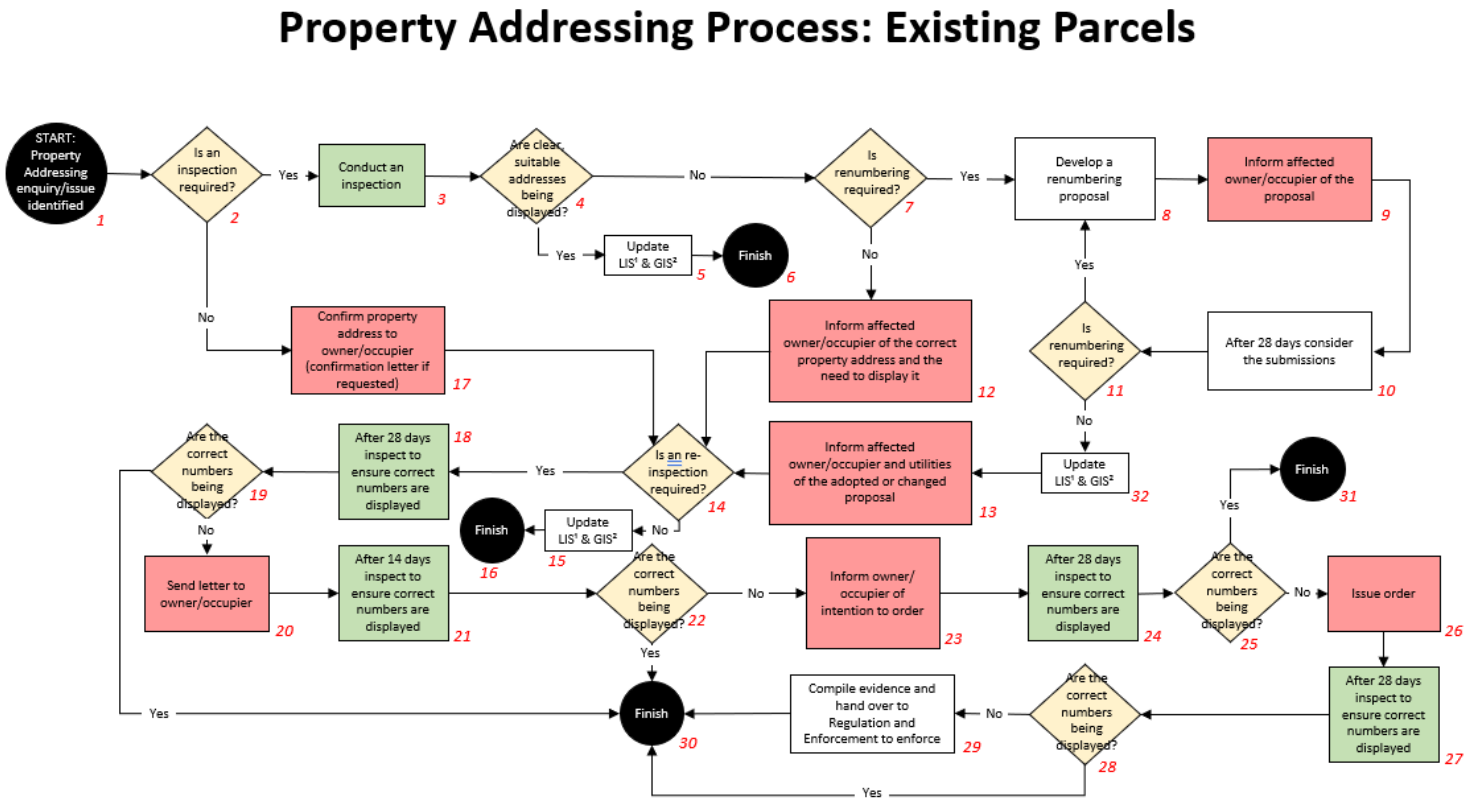
Property Addressing Process: New Parcels



[1] Refer to: 01 LIS Property Updates (OneCouncil); Document ID: 22128979
[2] Refer To: 04 GIS Cadastral Updates; Document ID: 22132855
*Subdivision Certificate referrals are completed by Subdivisions Development Engineering upon approval

PROPERTY ADDRESSING | PROCEDURE DOCUMENT

APPENDIX C – EXISTING PARCELS



[1] Refer to: 01 LIS Property Updates (OneCouncil), Document ID: 22128979
[2] Refer To: 04 GIS Cadastral Updates, Document ID: 22132855

ITEM 11 WITHDRAWAL OF DRAFT PLANNING AGREEMENT - 344 FARMBOROUGH ROAD, FARMBOROUGH HEIGHTS

On 7 December 2020 Council endorsed a draft Planning Agreement for exhibition at 344 Farmborough Road, Farmborough Heights. It proposed to dedicate approximately 7.74 hectares of environmentally sensitive land to Council as well as a monetary contribution toward ongoing maintenance. The draft Planning Agreement was exhibited from 11 December 2020 to 5 February 2021 and five submissions were received.

The Development Application DA-2020/1245 associated with the Planning Agreement was withdrawn in August 2021, and there has been no subsequent Development Application for the subject land. The developer has agreed that the draft Planning Agreement should be withdrawn.

This report is a post-exhibition report, as well as an endorsement that the draft Planning Agreement be formally withdrawn.

RECOMMENDATION

The draft Planning Agreement for 344 Farmborough Road, Farmborough Heights be withdrawn.

REPORT AUTHORISATIONS

Report of: Luke Musgrave, Manager City Strategy
Authorised by: Linda Davis, Director Planning + Environment

ATTACHMENTS

1 Location/Zoning Map

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DA	Development Application
LEP	Wollongong Local Environmental Plan 2009
OEH	Office of Environment and Heritage
Study	Farmborough Heights to Mt Kembla Strategic Planning Study
VMP	Vegetation Management Plan

BACKGROUND

Planning Proposal

***NOTE**: In December 2021, NSW Department of Planning, Housing and Infrastructure changed the lettering of Environmental zones from E1-E4 to Conservation zones C1-C4 – this report refers to the current zone names to avoid confusion.*

In 2013 Council endorsed the Farmborough Heights to Mt Kembla Strategic Planning Study to guide future development and Planning Proposal requests in this part of the Illawarra Escarpment. The study was undertaken in two stages. Stage 1 was an ecological assessment to identify areas appropriate for conservation. Stage 2 was a concept plan for areas that may be suitable for housing development located between the existing urban areas and the Illawarra Escarpment. The Study recommended that any Planning Proposal for residential development needs to demonstrate improved conservation outcomes. The Study included recommendations for 344 Farmborough Road, Farmborough Heights including the rezoning of significant vegetation to C2 Environmental Management.

In 2015, a Planning Proposal request was lodged to rezone 344 Farmborough Road, Farmborough Heights (Lot 1 DP 825516) from RU2 Rural Landscape to C4 Environmental Living and C2 Environmental Conservation. The location and zoning are shown in the map (Attachment 1). The areas proposed to be zoned C2 Environmental Conservation are environmentally significant and include moist

forest and grassy woodland. These areas are also mapped as natural resource sensitivity – biodiversity land.

The C2 zoned land was proposed to be dedicated to Council as public reserve together with a Vegetation Management Plan (VMP) and funding. In February 2016, a VMP was prepared for the site which indicated an estimated in-perpetuity maintenance cost of $370,000.

On 27 June 2016, Council resolved to prepare a Planning Proposal and that –

3 *Council support the proposed dedication (with funding) of the area proposed to be rezoned C2 Environmental Conservation (7.8 hectares) to re-vegetate and protect in perpetuity the identified environmental values of the site.*

On 13 March 2017 following the exhibition of the Planning Proposal, Council resolved to finalise the Planning Proposal and that -

2 *Council support the proposed dedication (with funding) of the area proposed to be rezoned C2 Environmental Conservation (7.8 hectares) to re-vegetate and protect in perpetuity the identified environmental values of the site.*

3 *The legal agreement for the transfer of C2 zoned land with funding to Council be finalised prior to development consent for subdivision.*

On 19 May 2017, Wollongong LEP 2009 (Amendment No 34) was notified which rezoned the site to C4 Environmental Living and C2 Environmental Conservation. The site now contains four separate areas of C2 Environmental Conservation zoned land.

Development Applications

DA-2018/1035 (Withdrawn)

In 2018, Development Application DA-2018/1035 was lodged for “Subdivision – demolition of existing dwelling, tree removals, construction of a 30 lot Community title rural residential subdivision and Neighbourhood lot for the access road and a four lot Torrens title subdivision for public reserves to be dedicated to Council and utility infrastructure”.

This application proposed the dedication of the four C2 zoned areas to Council as public reserve lots. During the assessment, concern was raised regarding fragmentation of the C2 areas, in particular the two areas to the southeast, and ensuring continuation of the areas and maintenance access.

During negotiations, the in-perpetuity maintenance costs were reviewed and updated to account for all of the C2 land, updated unit rates and updated discount rate using the Office of Environment and Heritage (OEH) Total Fund Deposit worksheet which calculates the Present Value of establishing and maintaining the land. As a result, the monetary contribution increased from $370,000 to $476,025 and this was agreed to by the applicant.

The applicant then submitted a Letter of Offer to enter into a Planning Agreement and a Draft Planning Agreement and Explanatory Note were prepared on this basis.

On 21 November 2018, the DA was withdrawn by the applicant, and the draft Planning Agreement was put on hold while the applicant prepared a revised development application for lodgement.

DA-2020/1245 (Withdrawn)

On 5 November 2020, Development Application DA-2020/1245 was lodged for the “Demolition of existing dwelling house, tree removal, four lot Torrens Title subdivision creating three public reserves and a residue lot, Community Title subdivision of the residue lot to create 30 rural-residential lots and one community lot”. The DA was accompanied by a request to enter into a Planning Agreement.

The applicant addressed previously raised fragmentation concerns by proposing an additional land dedication which would provide a linkage between the two areas to the southeast of the site. This resulted in a small increase to the land area proposed to be dedicated to council.

On 16 August 2021, the applicant requested that this Development Application be withdrawn.

Draft Planning Agreement

On 13 May 2019, the applicant provided a Letter of Offer to enter into a Planning Agreement under Section 7.4 of the *Environmental Planning and Assessment Act 1979* under which, the developer proposed to dedicate 7.7363 hectares of environmentally sensitive land to Council and provide a monetary contribution of $476,025 toward the on-going cost of maintaining the land.

On 5 November 2020, the applicant submitted a Development Application (DA-2020/1245) including a draft Planning Agreement. The draft Planning Agreement process was being progressed separately but concurrently to the Development Application assessment.

At the 7 December 2020 Council Meeting the draft Planning Agreement and Explanatory Note were endorsed for exhibition, and the public exhibition was held from 11 December 2020 to 5 February 2021.

No subsequent Development Application has been made since the withdrawal of DA-2020/1245. Due to the length of time that has passed, any continuation would require re-reporting to Council as well as a re-exhibition of the draft Planning Agreement, effectively restarting the Planning Agreement process.

The developer has agreed that the draft Planning Agreement should be withdrawn and that a new draft Planning Agreement will be submitted with any future development application.

PROPOSAL

The draft Planning Agreement and Explanatory Note were exhibited between 11 December 2020 and 5 February 2021.

A total of five (5) submissions were received. A summary of the issues raised and responses are shown in the table below. Where relevant, the submissions were sent to the Officer that was assessing the Development Application at the time. As the Planning Agreement is now being withdrawn, there will be no formal responses from the perspective of the Planning Agreement to the issues raised.

Table 1: Summary of Submissions

No.	Submitter	Issues Raised	Response
1	Resident, Farmborough Heights	Concerns relating to increased traffic in the area. Suggest that the Developer should provide a second road entry by extending Panorama Drive.	DA issue
		NSW Government should build an elevated four lane highway above the Dombarton to Unanderra railway line.	Noted
2	Resident, Farmborough Heights	The Developer should provide a second road entry by extending Panorama Drive.	DA issue
3	Resident, Farmborough Heights	All the land to be dedicated to Council is unsuitable for housing and of no value to the developer.	Noted
		Lot 14 should be incorporated into the public reserve.	Will be considered as part of any future DA
		Public access to Lot 23 should be provided by adding lot 24 and 2 to the Public Reserve.	Noted
		The Base Contribution Amount of $476,025 should be increased substantially as it is insufficient to maintain the dedicated land in perpetuity.	Will be considered as part of any future negotiation
		The Planning Agreement should only be finalised after DA-2020/1245 has been fully evaluated by the Council as it may prejudice the Development Application assessment.	The Planning Agreement has been on-hold for 5 years pending a DA outcome

No.	Submitter	Issues Raised	Response
		The restoration and maintenance work listed in the Vegetarian Management Plan (VMP) should be clearly assigned, item by item, to either the Developers or to Council.	The VMP will be the developer's responsibility
		A timeline for the Initial Restoration work should be established.	Noted
4	Resident, Farmborough Heights	Concerns relating to the lot sizes being proposed as part of the development.	Noted
		Land to be transferred as part of the Planning Agreement is incorrect, as per WCC's letter to the developer which listed items to be rectified – "Lot 14 should be integrated into Lots 13 and 34 as Public Reserve."	Other comments as above
		Lot 23 Public Reserve has no public access.	
		The Planning Agreement needs to be deferred until DA-2020/1245 is fully evaluated by Wollongong City Council.	
5	Resident, Farmborough Heights	Access in and out of public reserve should be restricted.	DA issue
		Certain maps incorrectly show nearby gravel drive within the subject lot which is not correct. The accurate location of Lot 101 should be confirmed.	Noted – will be reviewed in future DA
		Queried whether community title lots are a reasonable proposal.	Proposed by applicant
		Proposed fencing options to ensure privacy and security between public reserves and adjoining properties.	DA issue
		Concerns relating to privacy and amenity due to the change in what is currently private land being transferred to public land.	DA issue
		Any removal of vegetation within the Public Reserve should be suitably replaced to ensure no loss of privacy and to discourage public access.	Noted

If/when any future Development Application is submitted for the subject site, any associated planning agreement will need to again be presented to Council for consideration and be exhibited.

CONSULTATION AND COMMUNICATION

The draft Planning Agreement was exhibited for community input from 11 December 2020 and 5 February 2021. The DA has since been withdrawn, and no subsequent Development Application has been submitted.

Any future Planning Agreement will be required to go through ordinary Planning Agreement processes again, including being presented to Council for endorsement and a public exhibition period.

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

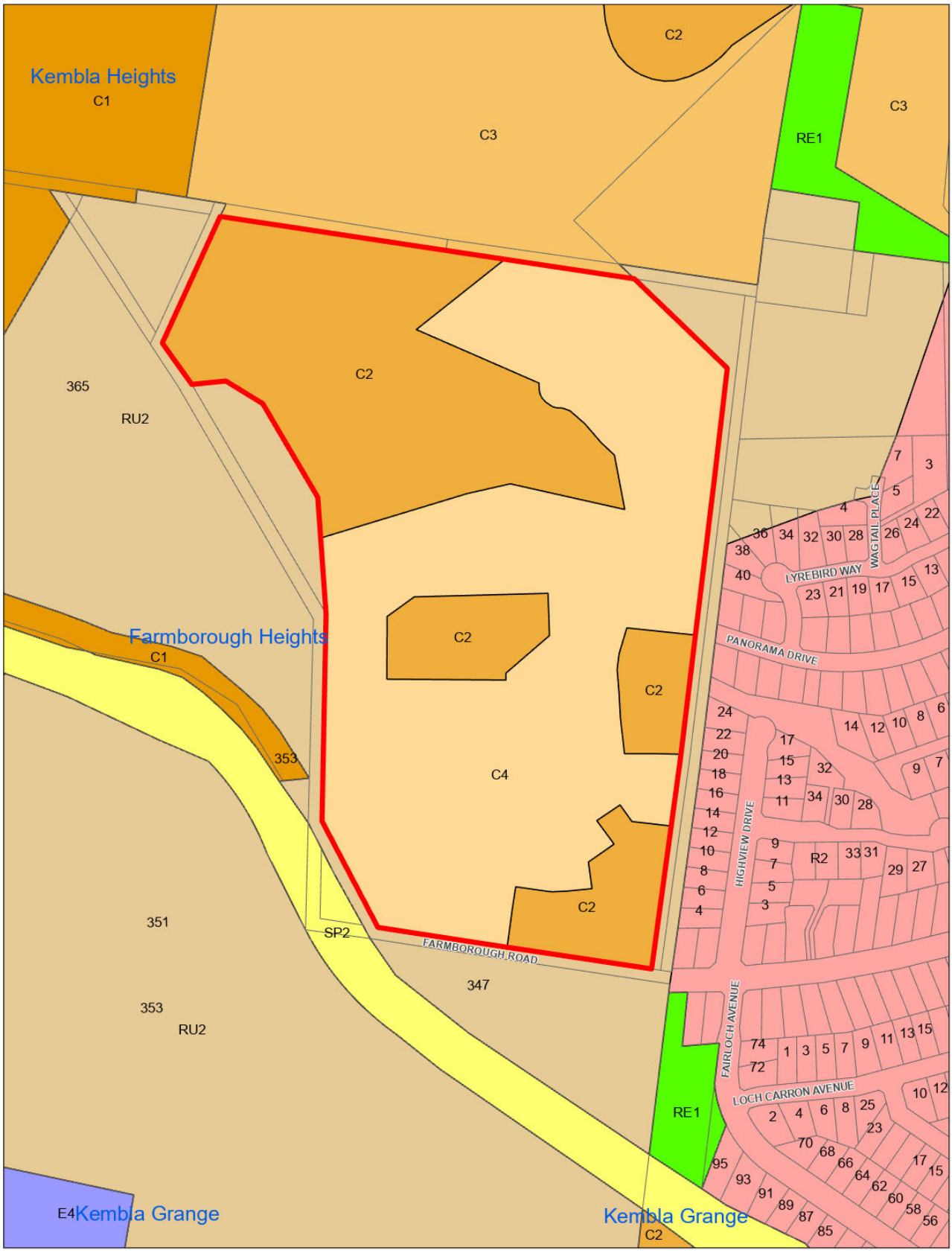
RISK MANAGEMENT

The draft Planning Agreement is being withdrawn. Any future Planning Agreement will be required to go through legislative and Council Policy processes, including being presented to Council for endorsement and a public exhibition period.

CONCLUSION

The draft Planning Agreement was exhibited in 2020/21. The Development Application associated with the Planning Agreement has been withdrawn, and there has not been a subsequent Development Application submitted to Council.

It is recommended that Council withdraw the draft Planning Agreement. Any future Planning Agreement associated with a future Development Application will need to go through all ordinary Planning Agreement processes including public exhibition.



344 Farmborough Road

344 Farmborough Rd
National Parks & Nature Reserves
Environmental Conservation
Environmental Management
Environmental Living
General Industrial
Low Density Residential
Public Recreation
Rural Landscape
Infrastructure

N

Path: K:\CST\Arcgis\2026 Maps\344 Farmborough Rd 21-04-26.aprx

ITEM 12 BOTANIC GARDEN REQUEST FOR PROPOSALS

At its 17 November 2025 meeting Council resolved to adopt the Wollongong Botanic Garden 2025-35 Masterplan Report and Landscape Plan and conduct a public Expression of Interest (EOI) process to determine any commercial interest in providing suitable activations for the site. The activations were to be aligned with the Masterplan through enhancing visitor experience, strengthening environmental education and / or increasing community use and tourism appeal.

This report provides Council with recommendations following a Requests for Proposals process.

RECOMMENDATION

1 In accordance with Section 55.3(i) of the *Local Government Act 1993 (NSW)* Council resolves to direct negotiate with Treeclimb SA Pty Ltd to progress the TreeClimb proposal noting that this is a unique commercial offering and that a Development Application process and approval is required.

2 Council delegate to the General Manager the authority to undertake and finalise negotiations with the above proponents, noting that the nature of negotiations will vary depending on the project.

REPORT AUTHORISATIONS

Report of: Ingrid McAlpin, Manager Open Space + Environmental Services (Acting)
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

There are no attachments for this report

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DA	Development Application
EOI	Expression of Interest
Masterplan	Wollongong Botanic Garden 2025-35 Masterplan Report and Landscape Plan
RFP	Request for Proposals

BACKGROUND

The masterplan has been in development for many years and has been highly anticipated by stakeholders who want to move forward with their projects and develop the site. Council has carried out extensive consultation over this time, including a five-year approval process for the Gleniffer Brae Conservation Management Plan, which is now endorsed by NSW Heritage.

Before adopting the masterplan, Council also updated and confirmed community feedback through a public exhibition process. The masterplan was formally adopted on 17 November 2025 and will guide projects and services at the site for the next ten years.

As the site is around 50 years old, the masterplan focuses on renewing, repurposing, and improving existing assets, rather than building new ones, in line with Council's broader asset management approach.

The masterplan focuses on:

- enhancing the Botanic Garden as an inclusive destination by upgrading amenities including accessible toilets, picnic and BBQ facilities to support longer stays and broader community use.
- strengthening its role as a "living classroom" through activities like integrated environmental education embedded in trails, aerial rainforest walks and tree canopy experiences
- activities that incorporate Aboriginal "Caring for Country" knowledge and offer both immersive and passive experiences

- activation by encouraging creative, market-led partnerships to deliver cafés, ecotourism, events and education-based experiences that activate the site, diversify its attractions and commercially sustainable ways for visitors to engage with the Garden, shifting it from a largely passive space to a vibrant, experience-driven destination.

Along with adopting the Masterplan, Council resolved to receive a subsequent report following a public Expression of Interest (Request for Proposals) process to determine any commercial interest in providing suitable activations for the site. A Request for Proposals process is a non-binding way to test the market and determine what interest there is and what might be possible.

Following Council's adoption of the 2025-2035 Wollongong Botanic Garden Masterplan, a Request for Proposals process was undertaken to seek innovative and aligned activation ideas for the site. Applicants were required to address stated criteria and acknowledge that:

- this site is classified as Community Land under the *Local Government Act 1993* and any proposed lease or licence will be subject to statutory advertising in compliance with Section 46 and/or 47 of the *Local Government Act 1993,* and
- Council makes no warranty that the site will be suitable for the proposed use notwithstanding that such use may be a permissible one.

The following criteria was advertised via Tenderlink.

Mandatory Criteria:

1 Referees

2 Identification of elements to which the submission applies

3 Tourism or similar accreditation

4 Public Liability Insurance

Proposal Criteria:

1 Previous experience in the successful operation and management of commercial activities or facilities in a similar scope

2 Proposed commitment to minimising the environmental impact of the activation project

3 Proposed contribution to the local community in line with sustainability and ecotourism principles

4 Proposed activation project details

5 Demonstrated strengthening of Local economic capacity

In response, eight (8) submissions were received from the following, in alphabetical order with key aspects summarised:

1 *A Regenerative and Experiential Garden* – A landscape design framework overlay to the adopted masterplan – professional services proposal (Landscape Architecture, Urban Design, Architecture)

2 *Forest Pathways* – Guided Forest Therapy Walks (Forest bathing)

3 *Gwynneville Bakery* – Request for Council support for the existing Gwynneville business

4 *Neighbours of the Garden* – Small scale food-base gatherings and educational activities, neighbour circles and an annual neighbour's day event

5 *NEST Markets + Food/Wine Festival* – Regular monthly markets thematically curated with up to 50 stalls + annual standalone evening destination-style food and beverage festival event

6 *PlanetWork*– 'Nature based' / 'Bush and Culture Kindergarten Model' early learning and education outcomes with 20 place childcare service operating from Cratloe Cottage

7 *POD Emporium + Espresso* – Café operation and fit out (potential Council assistance) in a site provided by Council

8 *Treeclimb* – Environmental Education and Nature Based Eco-tourism Activation with small café.

PROPOSAL

Following a review of submissions received, it was evident that the scale and nature of proposals varied from full commercial with regional tourism reach (Treeclimb) to local level sole operators.

Due to the unique nature of the Treeclimb product, it is recommended that Council enter direct negotiations to refine their proposal, explore commercial aspects and conduct key stakeholder consultations prior to their lodgement of a Development Application. It is anticipated that these actions would occur over the remainder of the 2026 calendar year.

During development and adoption of the Botanic Garden Masterplan, some key stakeholders raised their concerns about the viability of a commercially funded cafe operation/nature-based activation for Cratloe Cottage (Discovery Education Centre). The RFP process has established that there is no commercial appetite to fully fund refurbishment and operation of a stand-alone café in this facility or other location within the Botanic Garden at the present time without Council support. Given this confirmed commercial reality, it is not proposed to pursue further feasibility for a standalone café/restaurant at this time. It is proposed to progress the redesign of the Southeast corner of the site including the Murphy's Avenue entry carpark and finalising the location of a new fully accessible amenities block.

The *NEST Markets + Food/Wine Festival*, *Forest Pathways* and *Neighbours of the Garden* warrant further investigation. The *NEST Markets + Food/Wine Festival* proposal has merit to explore as part of events offered at the Botanic Garden. This can provide seasonal variation, and food and beverage curated themed events as standalone items or in conjunction with other existing events such as Botanic Garden Day, Open Days at Gleniffer Brae etc. It is proposed that Council officers progress discussions with *NEST Markets + Food/Wine Festival* and explore a trial program that could occur within existing event DA approvals.

The smaller scale *Forest Pathways* and *Neighbours of the Garden* projects can form part of regular Eventbrite booked events and integrated with the Botanic Garden's existing education outreach program. Council officers will invite the *Forest Pathways* and *Neighbours of the Gardens* programs to consider operating as providers under the Botanic Garden education program.

The proposal from *PlanetWork* for a 20-place childcare facility operating out of a refurbished Cratloe Cottage, while well considered for the proposed use, is not supported. It is preferred to maintain Education program delivery from this facility over dedicating this space to a childcare facility which would restrict access to the broadest cross section of community.

It is proposed that Council advises the remaining proponents that it will not progress with their projects at this time but remains open to discussions with them and any other proponents wishing to nominate new activation ideas at the Wollongong Botanic Garden.

CONSULTATION AND COMMUNICATION

1. Members of the Request for Proposals Panel
2. Council's Procurement and Governance Divisions
3. Legal Services

It is proposed to consult with key stakeholders regarding the Treeclimb proposal, to enable understanding and refinement of the project prior to submission of a required Development Application and statutory advertising 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**
4.2 Provide a variety of quality and accessible public spaces and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.	Botanic Garden and Annexes

SUSTAINABILITY IMPLICATIONS

The RFP criteria included:

- Proposed commitment to minimising the environmental impact of the activation project
- Proposed contribution to the local community in line with sustainability and ecotourism principles

The responses to these criteria varied according to the nature and scale of the projects proposed.

In relation to the *Treeclimb* proposal, any supporting infrastructure impact is totally reversible such that the site would be returned to its former state if the service were removed. This is also the case for *Nest Events, Forest Pathways* and *Neighbours of the Garden*.

An underlying principle of the adopted Botanic Garden Masterplan which carried through the RFP process was asset repurpose/reuse in preference to new asset creation. As a 50-year-old facility, most projects anticipated over the 10-year lifespan of the masterplan focus on this principle, along with introducing energy and water conservation/recycling measures to reduce the service's overall environmental footprint and promote sustainability principles to the community wherever possible.

RISK MANAGEMENT

The risk of accepting the recommendations of this report is considered low on the basis that the RFP process has fully complied with Council's Procurement Policies and Procedures and the *Local Government Act 1993.*

Should Council accept the recommendations of this report, an independent market valuation will be obtained to support direct negotiations with Treeclimb, prior to their submission of a Development Application. It is foreshadowed that any such Development Application will require Ministerial assent and assessment by the State Planning Panel.

FINANCIAL IMPLICATIONS

Commercial returns for those that activations progressed will be determined via negotiation under delegation to the General Manager. It is proposed that income generated by any new service be directed back to the Botanic Garden.

CONCLUSION

Adoption of the recommendations in this report will allow for the progression of projects and services that will enhance the visitor experience and align with the adopted Wollongong Botanic Garden Masterplan and Plan of Management.

ITEM 13 TENDER T1000237 - SELF-SERVICE TECHNOLOGY FOR LIBRARIES

This report recommends that Council decline to accept any of the tenders submitted for T1000237 – Self-Service Technology for Libraries in accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021.*

The Tender Evaluation Panel has concluded that none of the tenders is acceptable as the number of units and associated hardware, as specified and quoted in the tender submissions, is insufficient to meet the scale required across the entire service. It is anticipated that negotiations with the tenderers or any other party in relation to a revised scope of works will result in a satisfactory outcome 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 T1000237 – Self-Service Technology for Libraries 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.

REPORT AUTHORISATIONS

Report of: Sarah Taylor, Manager Libraries + Community Facilities
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
WCL	Wollongong City Libraries

BACKGROUND

Tenders were required to be invited for implementing self-service technology for customers across Wollongong City Libraries (WCL). WCL is seeking a partnership with a leading technology provider to assist in overhauling customer interactions within Council's Library Service. Services in scope of the tender included Public PC reservations, printing, self-service borrowing and cashless payments. WCL's goal in this tender was to implement a fully integrated solution, not individual components of the scope.

Tenders were invited by the open tender method with a close of tenders of 10.00 am on 20 January 2026.

Three (3) tenders were received by the close of tenders, and all tenders 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 Libraries and Community Facilities and Information Management and Technology Divisions. Tender submissions were received by the following parties:

Name of Tenderer
Bibliotheca Australia Pty Ltd
Envisionware
Monitor (MBM)

The Tender Evaluation Panel evaluated all tenders in accordance with the following Evaluation 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 Minium 3 years warranty on products and services

Evaluation Criteria

1 Cost to Council – 40%

2 Demonstrated strengthening of local economic capacity – 10%

3 Demonstrated prior experience and satisfactory performance in delivering services of similar size, scope and risk profile – 15%

4 Suitability to specifications and functionality of products/services, account management and support – 35%

PROPOSAL

The Tender Evaluation Panel has concluded that none of the tenders is acceptable and 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 evaluation process confirms that tenderers demonstrate the capability to provide the required service, however the number of hardware units proposed is insufficient to meet current operational needs across the service. The Panel anticipates that a satisfactory outcome will be achieved through a negotiation process conducted in accordance with Council's Procurement Policies and Procedures that enables consideration of necessary hardware requirements to deliver a fair value outcome.

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 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**
4.9 Provide programs, services and places including libraries and facilities for social cohesion, cultural activities and community belonging. 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.	Libraries

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 low risk based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

If Council does not proceed with the implementation of self-service technology across libraries, several operational risks may arise that affect service delivery for both customers and Library staff. These include limited payment options and reduced customer choice, staff time being diverted to low-value customer interactions, inefficiencies in staff and customer workflows for certain enquiry types and falling behind sector standards in the adoption of technology that is now commonplace in libraries across the state.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Capping of customer fees for printing and photocopying across the service (fair use policy), reducing the need for additional or upgraded hardware to manage these enquiries
- Reduction in the amount of hardware requiring ongoing maintenance and support using "all in one" devices that handle multiple enquiry types
- Resourcing efficiencies achieved through the implementation of self-service technology
- Establishment of a long-term partnership with a vendor to support both short-term improvements and ongoing innovation

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

- Designated project provided for in the Operational Budget. Funding will be sourced from the appropriate Restricted Asset managed by Library Services, and no additional or new funding allocation is required.

CONCLUSION

It is anticipated that a better value outcome can be achieved via direct negotiation with the tenderers. It is recommended that Council consider the recommendations of this report.

ITEM 14 TENDER T1000252 - LEASE OF THIRROUL BEACH PAVILION CAFE

This report recommends acceptance of a tender for Lease of Thirroul Beach Pavilion Café in accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*.

RECOMMENDATION

1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of NB Kiosk Pty Ltd (ABN 50 696 408 938) for Lease of Thirroul Beach Pavilion Café located at Part Lot 30 Section 3 in DP 2185 and Part Lot 31 Section 3 in DP 2185 being Crown Reserve R89099.

2 Enter into a lease agreement for an initial term of five (5) years, with a five (5) year option in accordance with the provisions of the lease agreement.

3 Council delegate to the General Manager the authority to finalise, execute and affix the Common Seal of Council (if required) to the lease and any other documentation necessary to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Roisin OSullivan, Manager Commercial Operations + Property
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

The Thirroul Beach Pavillion Café is an iconic beachfront venue overlooking the scenic shores of Thirroul Beach. The café has long served as a community hub, offering relaxed seaside dining and convenient access to one of the region's most popular and assessable beaches. Renowned for its stunning ocean views, family-friendly surrounds, and a laid-back coastal atmosphere, the café continues to be a valued destination for both locals and visitors.

Council sought tenders from suitably experienced operators capable of delivering a high-quality food and beverage offering that caters to the diverse needs of the Thirroul Beach users. The successful operator was required to demonstrate the capacity to establish and operate a sustainable and commercially viable hospitality business, while also enhancing the overall amenity and visitor experience of the café and the surrounding foreshore area.

The current lease expires on 31 July 2026, at which time Council will take back possession of the premises to undertake essential repairs and maintenance. These works are anticipated to take approximately eight (8) weeks to complete, with the new lease proposed to commence on 1 October 2026.

In accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, Council commenced a public tender process for a new lease.

Tenders were invited for the lease by the open and selective tender method with a close of tenders of 10.00 am on Wednesday, 22 April 2026.

Two (2) complying tenders and one (1) non-complying tender were received by the close of tenders, and all tenders 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 Commercial Operations + Property and City Works Divisions.

The Tender Evaluation Panel evaluated all tenders in accordance with the following Evaluation criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

1 Referees

2 Mandatory Site Inspection

3 Operational Objectives

4 Workplace Health & Safety Documentation

5 Current Certificates, Registrations and Insurances

6 Financial Capacity

Evaluation Criteria

1 Proposed rental payable to Council – 30%

2 Demonstrated strengthening of local economic capacity – 10%

3 Proposed Business Plan – 30%

4 Demonstrated experience and satisfactory performance in operation premises of similar size, scope and risk profile – 20%

5 Staff qualifications and experience – 10%

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 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	Ranking
NB Kiosk Pty Ltd	1
PBLB Pty Ltd	2
PBLB Pty Ltd – alternate tender	NON-CONFORMING

PROPOSAL

It is proposed that Council approve entering into a lease agreement with NB Kiosk Pty Ltd (ABN 50 696 408 938) for Thirroul Beach Pavilion Café in accordance with the proposed lease agreement outlined in the Public Tender documentation.

The recommended tenderer has satisfied the Tender Evaluation Panel that it can meet the obligations specified in the draft lease agreement which was attached to the tender documents. The Panel is satisfied the tenderer possesses the required experience, operational capacity, and commitment to deliver a high-quality hospitality offering at this renowned beachside venue.

Referees nominated by the recommended tenderer were contacted by the Tender Evaluation Panel and provided positive feedback, confirming their satisfaction with the tenderer's performance in similar commercial lease arrangements.

Considering a declared Conflict of Interest, the General Manager stepped away from any role or involvement in this matter, including prior to the tender and through the evaluation and reporting of the outcome.

Under Section 377 (1) of the *Local Government Act 1993*, Council is not permitted to delegate powers to any staff member other than the General Manager. Where there is a declared conflict of interest, the appropriate course of action is for the General Manager to sub-delegate their authorities and powers in relation to this matter to a staff member of their choosing, and for that staff member to implement the

decision of Council. If Council so resolves as per items 3 and 4 of the recommendation, the General Manager has indicated that they will promptly sub-delegate those items to the Director Community Services.

CONSULTATION AND COMMUNICATION

1 Members of the Tender Evaluation Panel

2 Nominated Referees

3 Council's Procurement, Governance and Legal divisions

4 Pursuant to Chapter 6 Division 2 Section 47 of the *Local Government Act 1993*, Council is required to give public notice of the proposed lease. The 28-day statutory advertising period closed on Tuesday, 31 March 2026 at 12pm with no submissions being received.

PLANNING AND POLICY IMPACT

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 core business activities as detailed in the Community Strategic Plan 3.3 – 'Increase and attract new business investment and enterprise to Wollongong while supporting and growing existing local businesses.'

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 entering into a lease agreement is considered low based upon Council's risk assessment matrix and appropriate lease management will be implemented in accordance with the lease terms.

The General Manager has a declared conflict of interest and has accordingly sub-delegated his authorities and powers in relation to this matter.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Sustainable procurement by providing open tender method to give companies the opportunity to provide a submission for the lease.
- Weighing in the tender assessment provided for strengthening of local economic capacity using local services, labour and materials.
- The commercial lease agreement promotes sustainable business practices including mandatory use of sustainable packaging and sourcing of products and limited wastage.

FINANCIAL IMPLICATIONS

Walsh and Monaghan were engaged to undertake an independent assessment of the market rental value of the tenancy for Thirroul Beach Pavilion Café to assist the evaluation panel with assessment of tender submissions. Council will receive rental income under the lease in accordance with the information circulated to Council under separate cover.

CONCLUSION

It is recommended that Council approve entering into a commercial lease agreement with NB Kiosk Pty Ltd (ABN 50 696 408 938) for the operation of the Thirroul Beach Pavilion Café. The proposed lease arrangement delivers a commercial return to the community and is consistent with Council's operational objectives for the management and activation of the property.

ITEM 15 PROPOSED ACQUISITION OF LAND FOR ROAD PURPOSES - PART LOT 1 DP 340683 (NO 1 - 3) REEF AVENUE, WOMBARRA

This report seeks Council's approval to acquire proposed Lot 101 in Proposed Plan of Acquisition DP 1319263 for road purposes (the Subject Land) being part of Lot 1 DP 340683 (No. 1 – 3) Reef Avenue, Wombarra (the Property). The acquisition of the Subject Land will rectify an encroachment of part of the public road reserve that encroaches upon the Property.

This report also seeks the removal of a draft historic road widening reservation (RES 186) that also affects the Property.

RECOMMENDATION

1 Council acquire proposed Lot 101 in Proposed Plan of Acquisition DP 1319263 for road purposes, being part of Lot 1 DP 340683 comprising an area of approximately 24.7m², as shown in the attachments to this report. The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.

2 Council revoke proposed reservation RES 186 for proposed road widening associated with Reef Avenue, Wombarra.

3 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

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.

5 Upon acquisition being finalised, Council dedicate Proposed Lot 101 in Proposed Plan of Acquisition DP 1319263 as public road pursuant to section 10 of the *Roads Act 1993*.

REPORT AUTHORISATIONS

Report of: Roisin OSullivan, Manager Commercial Operations + Property
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

1 Plan of Proposed Lot 101 required for Road Purposes
2 Proposed Plan of Acquisition DP 1319263
3 RES 186 Reef Avenue Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Just Terms Act	Land Acquisition (Just Terms Compensation Act) 1991
the Property	part of Lot 1 DP 340683 (No. 1 – 3) Reef Avenue, Wombarra
RES 186	Draft historic road widening reservation Reef Avenue
the Subject Land	proposed Lot 101 in Proposed Plan of Acquisition DP 1319263
WLEP	Wollongong Local Environmental Plan 2009

BACKGROUND

A portion of Reef Avenue at Wombarra (the splay corner bitumen road formation) encroaches onto part of the north-eastern corner of private property at Lot 1 DP 340683 (No. 1 – 3) Reef Avenue, Wombarra (refer Attachments 1 and 2). This encroachment is historical in nature and has existed since prior to 1942 noting that the available aerial imagery does not extend further back to confirm an exact establishment date. Reef Avenue provides access to Wombarra Rock Pool.

Council Officers have been in negotiations with various owners over the years to acquire the encroachment and agreement has been reached with the current owner, subject to compensation payable in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms Act) including reimbursement of the owner's reasonable valuation and legal costs associated with the transaction.

Council obtained a valuation report from Preston Rowe Paterson Sydney Pty Ltd to assess the compensation payable for the Subject Land pursuant to the Just Terms Act, the details circulated under separate cover to Council.

In addition to the acquisition, the owner has conditionally requested the removal of a historical draft road widening reservation, RES 186, to be removed as a constraint on the Property.

RES 186

Affecting the northern boundary along the full lot frontage of the Property along Reef Avenue is a 1964 draft road reservation of 8 feet 6 inches or approximately 2.6 metres wide (Attachment 3).

This draft reservation proposed in 1964, following Council resolution at its meeting of 20 April 1964 (Minute 64/153) to approve an application for subdivision of land at the corner of Reef Avenue and Lawrence Hargrave Drive, Wombarra.

RES 186 sits as a constraint on the Property and noted as road reservation under Section 10.7 of the *Environmental Planning and Assessment Act 1979*. RES 186 is not mapped in the Wollongong Local Environmental Plan 2009 (WLEP) Section 5.1A as a Land Acquisition Reservation. Therefore, the revocation of this Reservation does not require amendment to WLEP to revoke the scheme, rather a Council resolution is required to remove it as a planning constraint from the Property.

Council's Infrastructure Strategy and Planning Division determined that any future upgrade of this road could be largely planned within the existing road reserve, with only 24.7m^2 being required, and then historic road widening reservation can be removed.

PROPOSAL

Council acquire Proposed Lot 101 in Proposed Plan of Acquisition DP 1319263 for road purposes being part of Lot 1 DP 340683 comprising an area of approximately 24.7m², as shown in the attachments to this report.

Agreement to compensation payable in accordance with the Just Terms Act has been reached with the property owner, circulated to Council under separate cover. In addition to the compensation payable in accordance with the Just Terms Act, Council will also be responsible for the payment of the owner's legal and valuation costs associated with the acquisition.

Concurrent with the acquisition, Council can revoke proposed reservation RES 186 for proposed road widening associated with Reef Avenue, Wombarra.

CONSULTATION AND COMMUNICATION

This report was prepared in consultation with relevant Council teams, including Infrastructure Strategy + Planning, Land Use Planning, and Council's General Counsel. All have reviewed the proposal and are aligned with the recommended approach.

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, works and play.	Property Services Transport Services

This acquisition is also in accordance with Council's Land and Easement Acquisition and Disposal Policy.

RISK MANAGEMENT

Council Officers have considered and assessed several risks associated with the proposal and Land Acquisition generally should it proceed via a compulsory acquisition process, and these are summarised below:

- **Uncertainty in Valuer-General Determinations**

  If Council proceeds to a compulsory acquisition and the matter is determined by the Valuer-General NSW, the final compensation payable is unknown until the determination is issued. Regardless of the amount, Council must pay market value for the land in accordance with its obligations under the Just Terms Act.

- **Potential Legal Challenge in the Land and Environment Court**

  Property owners may be dissatisfied with the compensation determined by the Valuer-General and may lodge an objection with the NSW Land and Environment Court. If this occurs, the Court may determine a higher compensation amount in favour of the property owner. The legal and financial implications of Class 3 Proceedings are unpredictable and could be significant.

FINANCIAL IMPLICATIONS

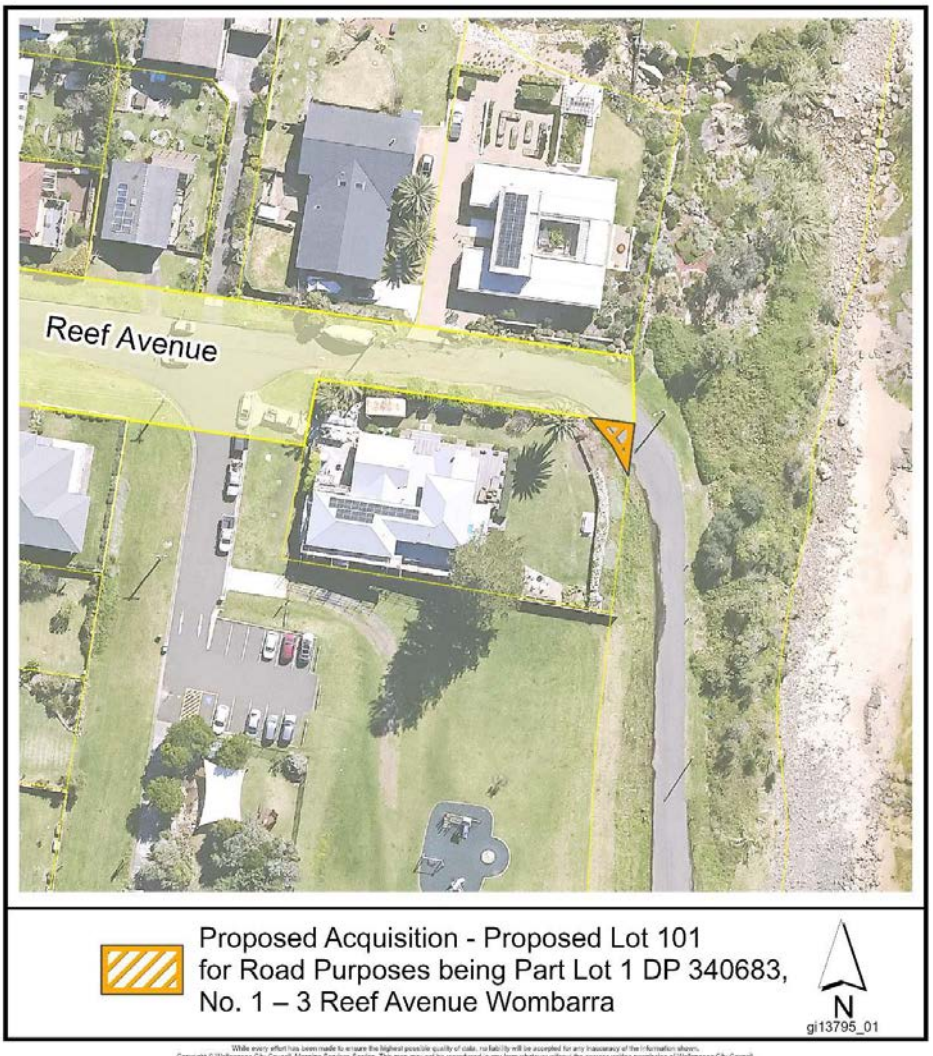
The amount of compensation circulated under separate cover to Council has been assessed in accordance with the heads of compensation pursuant to the Just Terms Act.

Council's Infrastructure Strategy and Planning team has advised that funds for the acquisition and the owners disturbance costs i.e., valuation and legal costs, would need to be allocated from Capital contingency (General Revenue) Fund.

CONCLUSION

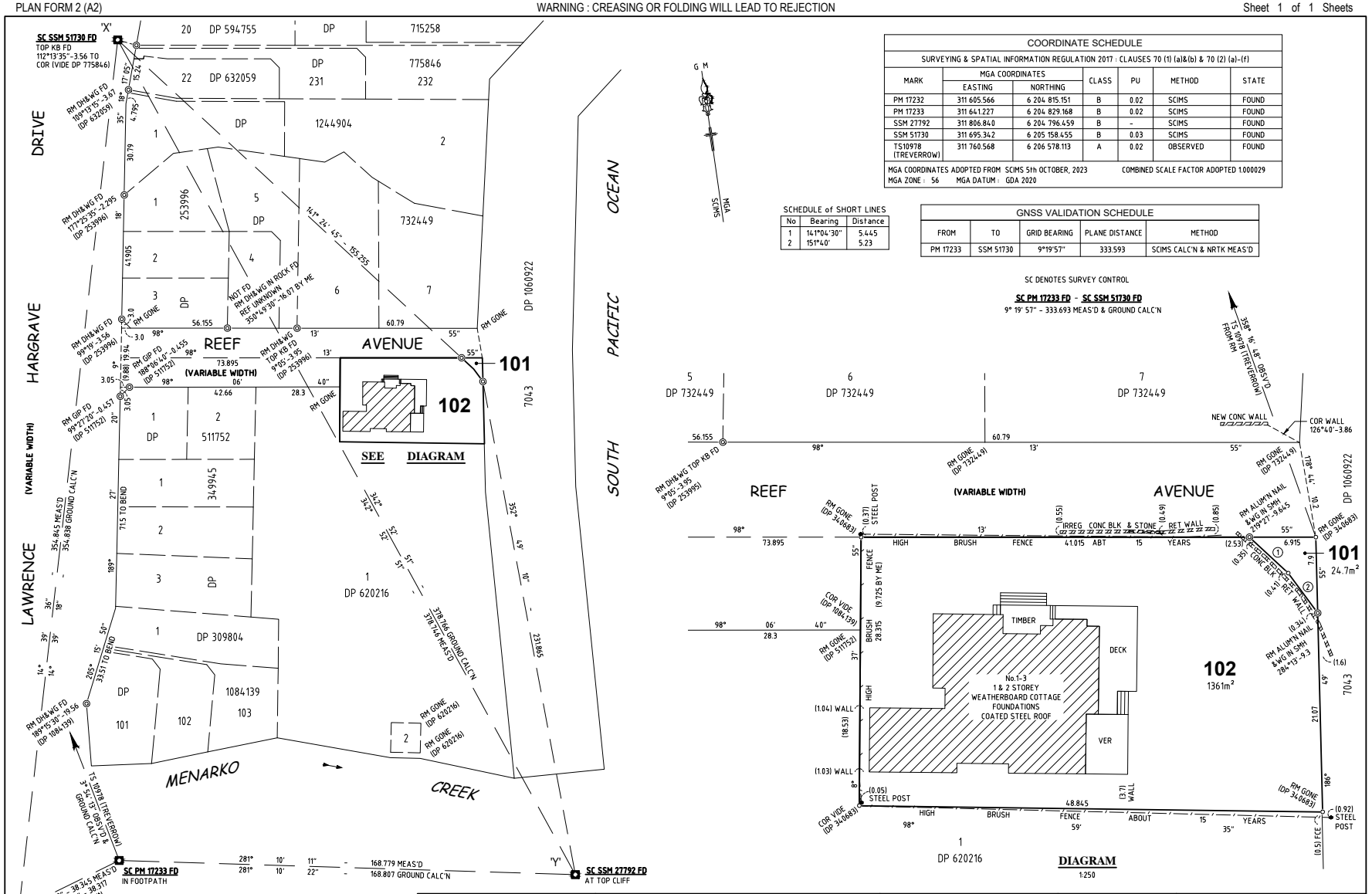
This acquisition of the Subject Land would resolve a long-standing historical road encroachment.

The revocation of the proposed reservation RES 186 scheme would also remove this constraint from the Property.



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PLAN FORM 2 (A2) WARNING : CREASING OR FOLDING WILL LEAD TO REJECTION Sheet 1 of 1 Sheets



COORDINATE SCHEDULE						
SURVEYING & SPATIAL INFORMATION REGULATION 2017 : CLAUSES 70 (1) (a)&(b) & 70 (2) (a)-(f)						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 17232	311 605.566	6 204 815.151	B	0.02	SCIMS	FOUND
PM 17233	311 641.227	6 204 829.168	B	0.02	SCIMS	FOUND
SSM 27792	311 806.840	6 204 796.459	B	-	SCIMS	FOUND
SSM 51730	311 695.342	6 205 158.455	B	0.03	SCIMS	FOUND
TS10978 (TREVERROW)	311 760.568	6 206 578.113	A	0.02	OBSERVED	FOUND
MGA COORDINATES ADOPTED FROM SCIMS 5th OCTOBER, 2023 COMBINED SCALE FACTOR ADOPTED 1.000029 MGA ZONE : 56 MGA DATUM : GDA 2020						

SCHEDULE of SHORT LINES

No	Bearing	Distance
1	141°04'30"	5.445
2	151°40'	5.23

GNSS VALIDATION SCHEDULE				
FROM	TO	GRID BEARING	PLANE DISTANCE	METHOD
PM 17233	SSM 51730	9°19'57"	333.593	SCIMS CALC'N & NRTK MEAS'D

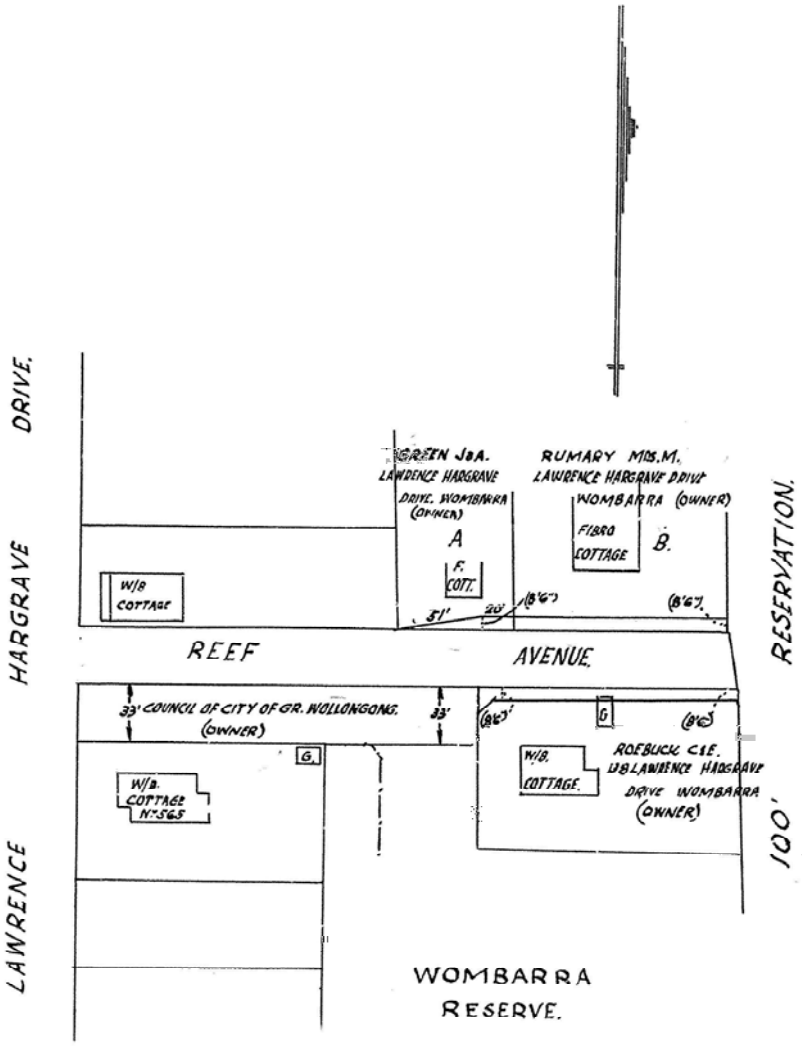
SC DENOTES SURVEY CONTROL
SC PM 17233 FD - SC SSM 51730 FD
9° 19' 57" - 333.693 MEAS'D & GROUND CALC'N

SURVEYOR	PLAN OF PROPOSED ACQUISITION AFFECTING LOT 1 DP 340683	L.G.A. : WOLLONGONG	Registered	
Name : NEIL CRAIG JOHNSON		Locality : WOMBARRA		
Date : 26th JANUARY, 2024		Reduction Ratio: 1 : 800		
Reference : 23-0671_0124		Lengths are in metres.		

COUNCIL OF THE

CITY OF GREATER WOLLONGONG

CITY ENGINEER'S DEPT.



NOTE 1.

1. Proposed widening shown thus. ▭
2. All dimensions subject to survey.

TITLE	SCALE: 60' = 1"	REF.:	SKETCH OR DRAWING No.
PLAN OF PROPOSED ROAD WIDENING REEF ROAD WOMBARRA.	DRAWN — INITIAL: P.B.D. — DATE: 3-4-64		RES. 186.
	TRACED	CITY ENGINEER	

Document Set ID: 25366397
Version: 1, Version Date: 08/08/2024

ITEM 16 PROPOSED GRANT OF RIGHT OF CARRIAGEWAY / RIGHT OF ACCESS OVER COUNCIL OPERATIONAL LAND - BULLI MINERS COTTAGE SITE 200 PRINCES HIGHWAY BULLI TO FORMER DENMARK HOTEL SITE 202 PRINCES HIGHWAY BULLI

The purpose of this report is to seek authority to the grant of a Right of Carriageway/Right of Access (ROC) over Council Operational land known as Lot 1 DP 194397, 200 Princes Highway Bulli (Bulli Miners Cottage) to facilitate access to the adjoining property, being Lot 1 DP 986139, 202 Princes Highway, Bulli (known as the 'former Denmark Hotel'), to enable the owners to progress a proposal to restore and adaptively reuse the former Denmark Hotel site.

RECOMMENDATION

1 Subject to a development consent for the adaptive reuse of the former Denmark Hotel site, Council resolves to grant a Right of Carriageway/Right of Access over Council Operational land known as Lot 1 DP 194397, 200 Princes Highway, Bulli in favour of Lot 1 DP 986139, 202 Princes Highway, Bulli as shown on the attachment to this report.

2 The applicant be responsible for the creation of the Right of Carriageway/Right of Access including Council's valuation, survey, plan lodgement and legal costs, and any other costs associated with the grant/registration of the Right of Carriageway/Right of Access. Council further resolves that the assessed compensation payable for the grant of the Right of Carriageway be satisfied through works in kind, resulting in no monetary compensation being payable.

3 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: Roisin OSullivan, Manager Commercial Operations + Property
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

1 Plan showing location of the Proposed ROC across Councils Bulli Miners Cottage Site

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Bulli Miners Cottage	Council Operational land known as Lot 1 DP 194397, 200 Princes Highway Bulli
former Denmark Hotel	Lot 1 DP 986139, 202 Princes Highway, Bulli
ROC	Right of Carriageway/Right of Access

BACKGROUND

This report has been prepared in response to Council's resolution of December 2015, which supported, in principle, a Right of Carriageway (ROC) over Council's Bulli Miner's Cottage site to service the former Denmark Hotel, subject to development consent and appropriate heritage conservation outcomes. Council further resolved that a subsequent report be brought forward prior to formalising any such arrangement.

The former Denmark Hotel and the adjoining Bulli Miner's Cottage are both locally listed heritage items within the Old Bulli Heritage Conservation Area. The former Denmark Hotel has been vacant and has deteriorated over several decades, while the Bulli Miner's Cottage, acquired by Council in 1990, has remained unoccupied since 2007 and currently operates as a static display.

Proposed ROC Arrangement

The former Denmark Hotel has a constrained vehicle access from the Princes Highway due to its location on a classified road near the crest of a hill. In 2022 deferred development consent was granted for the adaptive re-use of the building with vehicular access via the Bulli Miners Cottage, however, the deferred commencement conditions lapsed after the ROC was not registered. The current owners now seek to establish the ROC prior to lodging a new development application, with the proposed alignment unchanged from earlier approval.

The proposed ROC comprises an approximately 45 metre compacted driveway along the northern boundary of the Bulli Miners Cottage site as shown in Attachment 1. The alignment minimises impacts on the current and future use of Council's land.

Heritage Considerations

The former Denmark Hotel is a locally listed heritage item in a deteriorated condition. Council Heritage staff advise that the existing access constraints are a significant barrier to any adaptive reuse of the site and that, without an alternative access arrangement, the long-term conservation of the building is at risk. The proposed ROC addresses this access constraint and is therefore considered an important enabling measure from a heritage management perspective.

Council Heritage staff and the Wollongong Heritage Reference Group support the proposed ROC, noting that it facilitates potential future conservation outcomes without prejudicing Council's ownership or future use of the Bulli Miners Cottage. Approval of the ROC does not approve any development, rather, it provides a lawful access arrangement that would allow any future proposals to be properly assessed through the development application process.

PROPOSAL

It is proposed that Council approve the grant of a ROC over Council Operational land known as Bulli Miners Cottage in favour of the former Denmark Hotel as shown on the attachments to this report.

CONSULTATION AND COMMUNICATION

This report was prepared in consultation with relevant Council teams, including Land Use Planning, Heritage, Commercial Operations and Property and Development Assessment and Certification, as well as the Wollongong Heritage Reference Group. All have reviewed the proposal and are aligned with the recommended approach.

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
2.7	Develop and implement programs and projects that achieve proactive heritage management, education and promotion.	Land Use Planning

This easement is in accordance with Council's Land and Easement Acquisition and Disposal Policy.

FINANCIAL IMPLICATIONS

Council has obtained a valuation report from Certified Practising Valuers Herron Todd White Pty Ltd to assess the compensation payable for the proposed grant of ROC pursuant to Council's Land and Easement Acquisition and Disposal Policy. Details have been circulated to Council under separate cover.

While the Policy anticipates monetary compensation for the grant of an interest in land, it is proposed that the assessed compensation be satisfied through the delivery of works in kind associated with the construction of the Right of Carriageway at the applicant's cost. This approach results in no monetary

compensation being payable to Council and recognises the establishment costs and betterment delivered to Council's land.

All costs associated with the establishment of the ROC and ongoing maintenance would be borne by the owners of the former Denmark Hotel, including construction costs.

CONCLUSION

The proposed ROC gives effect to Council's earlier in-principle support and represents a property decision to formalise an access arrangement over Council operational land. The ROC addresses a known access constraint affecting the adjoining former Denmark Hotel site and enables any future proposals to be properly assessed through the development application process.

Approval of the ROC does not approve or predetermine any development outcome. Any adaptive reuse or redevelopment of the former Denmark Hotel site would remain subject to separate planning approvals and relevant statutory requirements. All costs associated with establishing and maintaining the ROC would be borne by the applicant, and the alignment has been designed to minimise impacts on the current and future use of Council's Bulli Miners Cottage site.

On balance, the acceptance of works in kind in lieu of monetary compensation is considered appropriate given the establishment costs borne by the applicant, the consistency with Council's 2015 resolution and the public benefit associated with improved access and potential future activation of the Bulli Miner's Cottage site.


metromap
by Aerometrex
SP 67448
Bulli Miners Cottage
Lot 1 DP 194397
Princes Highway
Denmark Hotel
Lot 1 DP 986139
Aerial imagery © MetroMap by Aerometrex (2025
wollongong
city of innovation
Proposed Right of Carriageway over Council Operational Land (Bulli Miners Cottage) in favour of an adjoining private land - Former Denmark Hotel, being Lot 1 DP 986139, 202 Princes Highway Bulli
Existing Constrained Narrow Access
N
GIS ref.: gi13718-01
Printed: 29/01/2026
Aerial Photography: 2025
5.5 0 5.5 11 16.5 22
Metres
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ITEM 17 PROPOSED DEDICATION OF SEVENTH STREET, SCARBOROUGH, AS COUNCIL PUBLIC ROAD

The purpose of this report is to recommend the dedication of Seventh Street, Scarborough, as a Council public road. Seventh Street is currently used as a public car park adjoining the Scarborough Hotel; however, ownership of the land remains with the original subdivider, South Clifton Colliery Pty Limited, as the road was not formally dedicated to Council at the time of subdivision in 1885.

Formal dedication is required to enable appropriate management of the road reserve and to support the orderly management of the road network within the Scarborough area.

RECOMMENDATION

1 Council dedicate Seventh Street, Scarborough, identified in Deposited Plan 1659, as Council Public Road in accordance with s16 of the *Roads Act 1993* (NSW).

2 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: Roisin OSullivan, Manager Commercial Operations + Property
Authorised by: Kerry Hunt, Director Community Services

ATTACHMENTS

1 Map of proposed dedication of Seventh Street

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ASIC	Australian Securities and Investment Commission
Hotel	Scarborough Hotel
Seventh Street	Seventh Street, Scarborough
Vacant Land	vacant parcel of land being Lot 5 DP 570067

BACKGROUND

Seventh Street, Scarborough, (Seventh Street) is a short road off the east of Lawrence Hargrave Drive, adjoining both the Scarborough Hotel, being Lot 1 Sec 4 DP 1659 & Lot 1 DP 982323 (Hotel) and a vacant parcel of land being Lot 5 DP 570067 (Vacant Land). It is approximately 1,653 m^2 and is zoned C3 – Environmental Management.

In the early 1900's there was an informal pedestrian track from Lawrence Hargrave Drive through Seventh Street and down the cliff face towards an area known colloquially as Poverty Bay and Poverty Beach. That area was used as camping grounds for shacks and tents during the Great Depression of the 1920's and 30's. The track remained in use until the 2010's as general pedestrian access to the ocean, and may still be in use, ad hoc, by locals however natural paths have become less visible over time.

In recent history, and since the 1960's, Seventh Street has been used as a public car park, servicing the Scarborough Hotel, and the area generally.

Council has, historically, received numerous enquiries and requests relating to Seventh Street. However, as the land is in private ownership, Council has been unable to take any enforcement or regulatory action.

Private ownership of the land was confirmed by way of a Road Status Search Report that Council obtained for Seventh Street from an independent historical searcher, confirming that:

- the land known as Seventh Street was intended to be dedicated as public road in Deposited Plan 1659, circa 1885;
- at the time of inclusion in DP 1659, there was no legislative provision for automatic dedication of roads to the public;
- Council has not formally or informally accepted dedication of Seventh Street; and
- Seventh Street is considered to comprise residue land in Certificate of Title Volume 1220 Folio 68, remaining in the name of South Clifton Colliery Pty Limited.

Council has since confirmed by way of a Current and Historical Company Search that South Clifton Colliery Pty Limited (ACN 000 009 816) was deregistered on 22 December 2005.

Upon deregistration, any land owned by the Colliery vested in the Australian Securities and Investment Commission (ASIC), pursuant to Section 601AD of the *Corporations Act 2001*.

Council has since contacted ASIC's Property Law Team and confirmed that ASIC:

- has no objection to Council utilising its statutory powers to dedicate Seventh Street as public road under the *Roads Act 1993* (NSW); and
- does not intend taking any steps on behalf of the Colliery to assert, exercise, enforce or waive any rights that they may have.

Section 16 of the *Roads Act 1993* applies to land that is set aside for the purposes of a road left in a subdivision of land effected before 1 January 1907, as is the case for Seventh Street, and provides that:

- Council may, by notice published in the Gazette, dedicate land as a public road.
- On the publication of the notice in the Gazette the land described in the declaration becomes free of all trusts, restrictions, dedications, reservations, obligations and interests, and the land is dedicated as a public road.
- No compensation is payable to any person with respect to any loss or damage arising from the operation of Section 16.

To better manage the public car parking in this area of Scarborough, the status of Seventh Street and to formalise its use by the public, it is proposed that Seventh Street be dedicated as a public road under Section 16 of the *Roads Act 1993*.

The proposed dedication will ensure that Seventh Street is maintained to an adequate standard, and that Council can enforce rules and regulations pertaining to publicly owned lands, including enforcement action for trespass, damage, and dumping.

Council has provided written notice of its intention to dedicate Seventh Street as public road to the owner of the Scarborough Hotel, the owner of the Vacant Land, and ASIC. The owner of the Hotel is supportive of the proposal, and no objections have been received.

PROPOSAL

Council dedicate Seventh Street, Scarborough, as defined in DP 1659 as Council public road pursuant to s 16 of the *Roads Act 1993* (NSW).

CONSULTATION AND COMMUNICATION

In preparing this report, the following Council divisions and teams were consulted:

- Infrastructure, Strategy and Planning – Transport
- Infrastructure, Strategy and Planning – Stormwater
- Infrastructure, Strategy and Planning – Infrastructure Assets
- City Strategy – Land Use Planning – Heritage

- City Strategy – Heritage
- Open Spaces + Environmental Services – Natural Areas
- Project Delivery – Geotechnical Engineering
- Development Assessment + Certification – City Wide Development
- Legal Services

The Council divisions and teams consulted are aligned with the proposed dedication of Seventh Street as a Council public road.

Council also engaged with ASIC and notified adjoining property owners. Council obtained a Road Status Search Report from SAI Global.

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**
2.3 Deliver high quality, fit for purpose and sustainable infrastructure to support a growing and resilient city.	Property Services

RISK MANAGEMENT

If Council does not dedicate Seventh Street as Council public road, there is a real and significant risk that the land is used freely by the community for any purpose, such as illegal occupations, business use, camping, and dumping without Council having any avenue for regulation or enforcement of those uses.

FINANCIAL IMPLICATIONS

Council will be required to maintain the road and ensure that it is safe and fit for use.

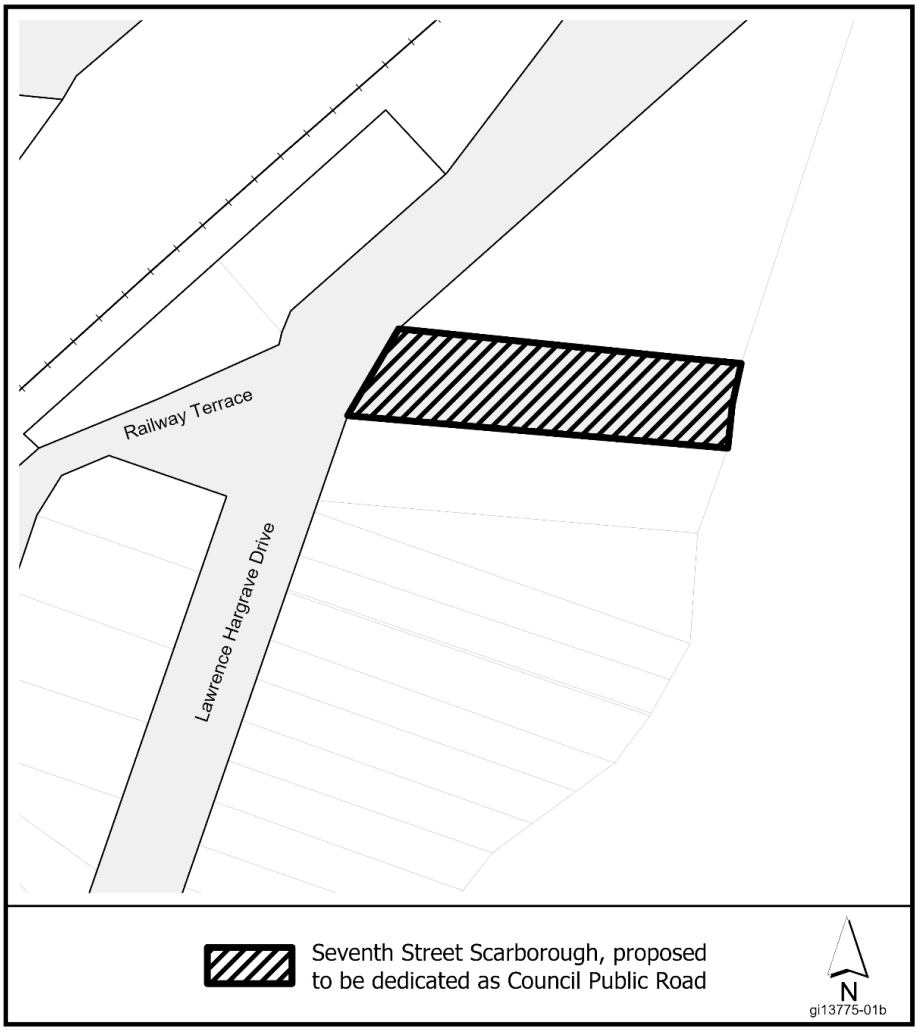
It is recommended that future use of Seventh Street be as a car park to support the tourist and recreational demand of the area. To support this demand, it is proposed to introduce four hour parking in alignment with the parking type principles outlined in Wollongong Transport Strategy (2025–2035).

CONCLUSION

In order to formalise the intention in the original subdivision of DP 1659, and ensure that Seventh Street is managed appropriately, Council ought to dedicate the land as Council public road and enforce a four-hour parking limit.



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ITEM 18 APPOINTMENT OF COUNCILLOR DELEGATES TO COMMITTEES AND REFERENCE GROUPS - CASUAL VACANCIES

Council is entitled to representation on a number of groups and committees. Councillors are appointed as a representative of Council to these groups and committees by resolution of Council. A vacancy has arisen for a number of groups and committees (listed in the attachment to this report) due to the resignation of Councillor Tiana Myers. This report seeks a Council resolution for the appointment of councillors to these vacancies. The duration of appointment will be the remainder of the term of council.

RECOMMENDATION

1 Councillor representatives be appointed to the groups and committees listed in Attachment 1 where the number of nominations equals the number of available appointments.

2 That a Councillor representative be appointed as Chair of the Southern Area Floodplain Risk Management Committee for the remainder of the Council term from among the Councillor members.

3 That Cr David Haden be appointed as a delegate of the West Dapto Review Committee as a Ward 3 Councillor.

4 Where the number of nominations is greater than the number of available appointments, elections be held to fill any remaining vacancies, with the elections to be conducted by open means on a show of hands.

5 The term of appointment to Internal Committees and Reference Groups be for the remainder of the term of Council.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Nominations of Councillor Delegates to Internal Committees and Reference Groups

BACKGROUND

The resignation of Councillor Tiana Myers in March 2026 has created vacancies on a number of advisory committees and reference groups, to which Cr Myers was appointed to by Council in November 2024.

Councillors have been provided with the opportunity to submit nominations for the various vacancies to which they wish to be appointed. Any nominations received as at the date of publishing of this report have been noted in the attached listing of required Councillor appointments.

Further nominations can be made from the floor when considering this item. Attachment 3 of Council's adopted Code of Meeting Practice stipulates that voting for the appointment of Councillor Delegates to Committees and External Bodies is to be by open means, on a show of hands. Those committees with nominees highlighted in red in the attached document, currently have more nominees than required members and may require an election process to be conducted.

The West Dapto Review Committee includes the Lord Mayor and all Ward 3 Councillors as members. As a current Ward 3 Councillor, Cr David Haden is therefore recommended for appointment to the committee, replacing Cr Tiana Myers.

The Southern Area Floodplain Risk Management Committee also requires the appointment of a Councillor representative to serve as Chair for the remainder of the current Council term. This position is required to be filled from among the existing Councillor members of the Committee to ensure continuity of leadership and effective oversight of the Committee's functions. Cr Stuart has expressed an interest in nomination for this position.

CONSULTATION AND COMMUNICATION

The Lord Mayor and Councillors have been provided with details of the various internal and external committees and organisations to which appointments of Councillor representation can occur. In addition, the Lord Mayor and Councillors and have been provided the opportunity to submit nominations to the committee and/or organisations to which they wish to be appointed.

PLANNING AND POLICY IMPACT

This policy contributes towards goal 4.7 of the Wollongong 2035 Objectives

> *"Demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability."*

FINANCIAL IMPLICATIONS

Councillor representatives appointed to some committees may incur travel and/or overnight accommodation expenses for attendance at quarterly or annual meetings. Such expenses are accounted for within the Councillors' annual budgets.

Other expenses incurred may include travel to and from meetings, parking fees or incidental expenses incurred while attending meetings.

CONCLUSION

It is appropriate for Council to proceed to appoint Councillor representatives to the groups and committees listed in the report to ensure that Council's interests are appropriately represented.

25 May 2026	COUNCILLOR APPOINTMENTS TO COUNCIL COMMITTEES AND EXTERNAL ORGANISATIONS			
COMMITTEE	COUNCILLOR REQUIREMENT	TERM	CURRENT DELEGATES	NOMINATIONS FOR VACANCY
FLOODPLAIN RISK MANAGEMENT COMMITTEES				
Our Floodplain Risk Management Committees give advice to Council on the preparation and implementation of flood management plans for catchments within the Wollongong Local Government Area (LGA). The Committees include people interested in the sustainable management of floodplains in our area. There is one committee each for our northern, central and southern areas.				
SOUTHERN AREA The Southern area covers the Minnegang Creek Kully Bay, Mullet Creek, Brooks Creek, Lake Illawarra, and Duck Creek catchments (Ward 3). **Meeting frequency**: Quarterly	• Maximum three Councillors (one to be elected Chairperson)	Term of Council	• Cr Ann Martin • Cr Deidre Stuart • Vacancy	1. Cr David Haden
WALKING, CYCLING AND MOBILITY REFERENCE GROUP				
The Walking, Cycling and Mobility Reference Group will provide advice and feedback to Council in developing, implementing, and monitoring bicycle and pedestrian strategies and policies. The Group does not have decision making authority, the power to bind the Council or the power to incur expenditure. **Meeting frequency**: As needs basis but not more than quarterly.	• Three Councillors (one to be elected Chairperson)	Term of Council	• Cr Dan Hayes (Chair) • Cr Jess Whittaker • Vacancy	1. Cr David Haden
LAKE ILLAWARRA COASTAL MANAGEMENT PLAN IMPLEMENTATION GROUP				
The purpose of the Lake Illawarra CMP Implementation Group is to oversee and where needed, provide advice on the implementation of actions within the Lake Illawarra CMP. It will act as a platform for relationship building between all stakeholders, with the shared aspiration to ensure that Lake Illawarra's ecological, social, and economic value is maintained and improved now and into the future **Meeting frequency**: Quarterly	• Up to 3 Councillors • Chair to be appointed from the Host Council's Delegates (Wollongong is the Host council for 2024 term).	Term of Council	• Cr Ann Martin (Chair) • Cr Diedre Stuart • Vacancy	1. Cr Jess Whittaker 2. Cr David Haden

ITEM 19 LOCAL GOVERNMENT REMUNERATION TRIBUNAL - ANNUAL FEES PAYABLE TO THE LORD MAYOR AND COUNCILLORS

The Local Government Remuneration Tribunal makes determinations under Section 241 of the *Local Government Act 1993* in respect of the annual fees payable to the Lord Mayor and Councillors. This report recommends Council accept the determinations of the Tribunal for the remainder of the term of the Council.

RECOMMENDATION

That Council determine to pay the Councillors' allowance and Mayoral allowance at the maximum allowable level within the range determined annually by the NSW Local Government Remuneration Tribunal for the remainder of the current term of the Council.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Act	*Local Government Act 1993*
Council	Wollongong City Council
Tribunal	Local Government Remuneration Tribunal

BACKGROUND

In accordance with Section 241 of the *Local Government Act 1993* (the Act), the Local Government Remuneration Tribunal (the Tribunal) determines, no later than 1 May each year, the minimum/maximum fees payable for Councillors and Mayors for each category of Council NSW.

Section 248 of the Act stipulates that a council must pay each Councillor an annual fee in accordance with the Tribunal's determinations, the annual fee is to be the same for each Councillor and Council is able to pay that fee having regard to the category established by the Tribunal.

Council may fix a fee that is equal to or greater than the minimum but not greater than the maximum for the appropriate category. When a council declines to fix a fee, it must pay the appropriate minimum fees as determined by the Tribunal.

PROPOSAL

Council has previously determined Councillor and Lord Mayoral fees annually. Moving forward it is proposed that the fees be determined for the entire term of the elected Council to improve administrative efficiency and provide longer-term clarity on fee levels.

For the 2026/27 financial year the Tribunal has determined a 3.7% increase to the fees applicable for each category from 1 July 2026. This report recommends annual fees be paid at the maximum level. The rates effective from 1 July 2026 are to be as shown in the table below.

Category: Major Regional City	Fee
Councillor fee	$38,050
Lord Mayoral Fee	$118,530

By resolving to pay the maximum allowable level within the range determined annually by the NSW Local Government Remuneration Tribunal for the remainder of the current term of the Council, any subsequent increases in the maximum rates payable determined by the Tribunal for the 2027/28 and 2028/29 financial years, will be paid to the Councillors and Lord Mayor in the corresponding years. This information will be available to the public on the NSW Government Remuneration Tribunals Website.

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

FINANCIAL IMPLICATIONS

There are sufficient funds allocated annually in the budget to meet the fees as determined by the Tribunal.

CONCLUSION

The Tribunal has determined the minimum and maximum fees applicable for the purposes of remuneration of local government elected representatives. It is recommended Council adopt the maximum allowable fees for the remainder of the Council term, as determined by the Tribunal each year.

ITEM 20 RETURNS OF DISCLOSURES OF PECUNIARY INTERESTS - MAY 2026

The Model Code of Conduct requires the General Manager to table all Returns of Disclosures of Interest lodged by persons nominated as designated persons, at the next council meeting after they are received. Electronic copies of these returns will be tabled at the meeting in accordance with the Model Code of Conduct.

RECOMMENDATION

Council notes the tabling of the Returns of Disclosures of Interest as required by Part 4 of the Model Code of Conduct.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

In accordance with the *Government Information Public Access Act 2009*, Council makes the returns of interests by 'designated officers' available free of charge on Council's website. Council redacts residential addresses from online versions of the returns to protect the safety of the individuals named.

PROPOSAL

One initial return of a new designated person and two updated returns of existing officials will be tabled at the meeting.

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 21 MARCH 2026 FINANCIALS

This report outlines Council's financial performance against the December Quarterly Review (Adopted Phased Budget) for the financial year-to-date, as at 27 March 2026. Monthly Financial Reports are provided to support transparency and ongoing monitoring, however, unlike the Quarterly Review, they do not include detailed analysis of full-year or forward-year financial impacts. Where material timing variations arise, monthly results may provide an early indication of potential changes that are considered in detail through the Quarterly Review process.

The year-to-date financial result compared to budget is favourable for the Operating Result [pre-capital] by $9.5M, and Funds Available from Operations by $3.7M.

The Total Funds Result is favourable to budget by $10.3M. This result continues to predominately reflect the timing of capital works delivery within the Infrastructure Delivery Program rather than an improvement in Council's underlying financial capacity.

Council has expended $77.2M on its capital works program to date, representing 60.8% of the annual budget, compared with a budgeted year-to-date expenditure of $89.3M. Variations from budget generally reflect the staging and timing of project delivery rather than changes to the overall scope of Council's capital program.

The Statement of Financial Position at the end of the reporting period indicates that Council holds sufficient cash to meet all externally restricted requirements and planned commitments. Cash balances largely reflect funding received for specific purposes, including capital works, that will be expended as projects progress.

RECOMMENDATION

The financials be received and noted.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Financial Statements - March 2026

GLOSSARY OF TERMS

Term	Definition
Capital Expenditure	Capital Expenditure refers to the funds the organisation invests in acquiring, constructing, or upgrading long-term assets that will provide benefits over multiple years. These assets are typically infrastructure, property, plant, and equipment. This type of expenditure is capitalised on the balance sheet and depreciated or amortised over the asset's useful life. In performance reporting, movements in Capital Expenditure often reflect changes in strategic investment programs, asset renewal cycles, or the timing of major projects.
Operating Expenses	Operating Expenses are the ongoing costs required to run business operations within the financial year. These include, but are not limited to, employee expenses, materials and contract expenses, utilities, maintenance, administrative expenses, and other recurrent and non-current spending necessary to deliver services.

BACKGROUND

This report presents the Financial Performance of Council for the financial year to date up to 27 March 2026. The below table provides a summary of the organisation's overall full year financial results.

Table 1

Wollongong City Council 27 March 2026 Year to Date Position	Original Budget $M 1-Jul	Revised Budget $M 27-Mar	YTD Forecast $M 27-Mar	YTD Actual $M 27-Mar	Variation $M
Operating Revenue	348.9	375.6	277.0	277.6	0.5
Operating Costs	(362.2)	(364.3)	(272.2)	(263.3)	8.9
Operating Result [Pre Capital]	**(13.3)**	**11.4**	**4.8**	**14.3**	**9.5**
Capital Grants & Contributions	70.2	73.3	51.4	27.0	(24.3)
Operating Result	**56.9**	**84.6**	**56.2**	**41.3**	**(14.9)**
Funds Available from Operations	**68.7**	**57.0**	**41.8**	**45.5**	**3.6**
Advances (made by) / repaid to Council	-	(0.2)	(0.3)	(0.3)	-
Capital Works	**139.4**	**127.0**	**89.3**	**77.2**	**12.1**
Contributed Assets	**5.9**	**5.9**	**-**	**-**	-
Transfer to Restricted Cash	2.8	47.3	46.6	40.7	5.9
Borrowings Repaid	-	-	-	-	-
Funded from:					
- Operational Funds	68.7	56.7	41.5	45.2	3.6
- Other Funding	79.6	103.8	81.1	69.8	(11.3)
Total Funds Surplus/(Deficit)	**0.2**	**(19.6)**	**(13.3)**	**(2.9)**	**10.4**

Operating Results

The Operating Result [pre-capital] for March 2026 is a year-to-date surplus of $14.3M, representing a favourable variance of $9.5M compared to the budgeted surplus of $4.8M. This result includes non-cash accounting transactions and reflects expected timing of operational income and expenditure across the financial year.

The Operating Result for the same period is a surplus of $41.3M, which is an unfavourable variance of $14.9M compared to budget. This variance is primarily driven by the timing of capital grant income and capital expenditure recognition rather than changes to operational performance.

Funds Results

Funds Available from Operations

Funds Available from Operations is favourable by $3.6M compared to the year-to-date budget of $41.8M. This measure excludes non-cash accounting transactions and movements to and from restricted reserves but includes variations in cash payments for employee entitlements. This result provides the clearest indicator of changes to Council's short-term funding position and current financial capacity arising from operational performance.

Total Funds Result

The Total Funds Result as at 27 March 2026 is favourable to budget by $10.4M. This variance largely reflects the timing in the delivery of the capital works program and associated funding receipts rather than the creation of additional discretionary financial capacity.

Capital Works

At the end of March, Council had expended $77.2M on its Capital Works Program, representing 60.8% of the annual budget, compared with a budgeted year-to-date expenditure of $89.3M.

The variance reflects the phasing and staging of project delivery, procurement timeframes, and construction scheduling. Detailed analysis of project-level timing changes and proposed revisions to delivery schedules is provided through the Quarterly Review process.

Financial Position

Cash, Investments and Available Funds

Council's cash and investments increased during March 2026 to $260.7M, compared to $260.8M at the end of February 2026, reflecting usual movements in these balances associated with the timing of operational and capital expenditure across the financial year.

Table 2

Wollongong City Council

27 March 2026

Cash, Investments and Available Funds

	Actual 2024/25 $M	Original Budget 2025/26 $M	Revised Budget 2025/26 $M	Actuals YTD 2025/26 $M
Total Cash and Investments	**214.5**	**206.3**	**243.6**	**260.7**
Less Restrictions:				
External	103.2	105.3	114.9	112.3
Internal	67.6	86.2	103.6	101.9
CivicRisk Investment	3.7			3.7
Total Restrictions	174.5	191.6	218.6	217.9
Available Cash	**40.0**	**14.7**	**25.0**	**42.8**
Adjusted for :				
Payables	(27.5)	(32.6)	(30.1)	(24.7)
Receivables	30.2	32.7	32.5	17.5
Other	3.8	1.9	(10.1)	7.7
Net Payables & Receivables	6.5	2.0	(7.7)	0.5
Available Funds	**46.5**	**16.7**	**17.3**	**43.4**

A significant portion of Council's cash and investments is subject to external and internal restrictions, meaning these funds can only be utilised for specified purposes or future commitments. Council's true discretionary cash position is, therefore, best assessed by considering budgeted end of year Available Funds that are uncommitted and not subject to restriction, albeit that this position will vary throughout the year due to Council's uneven cash flows.

External restrictions represent funds that must be expended for a specific purpose and cannot be used for general operating activities. Internal restrictions represent Council-determined allocations for future purposes, which may be varied by resolution of Council. Further detail is provided in the Cash Flow Statement (Attachment 1).

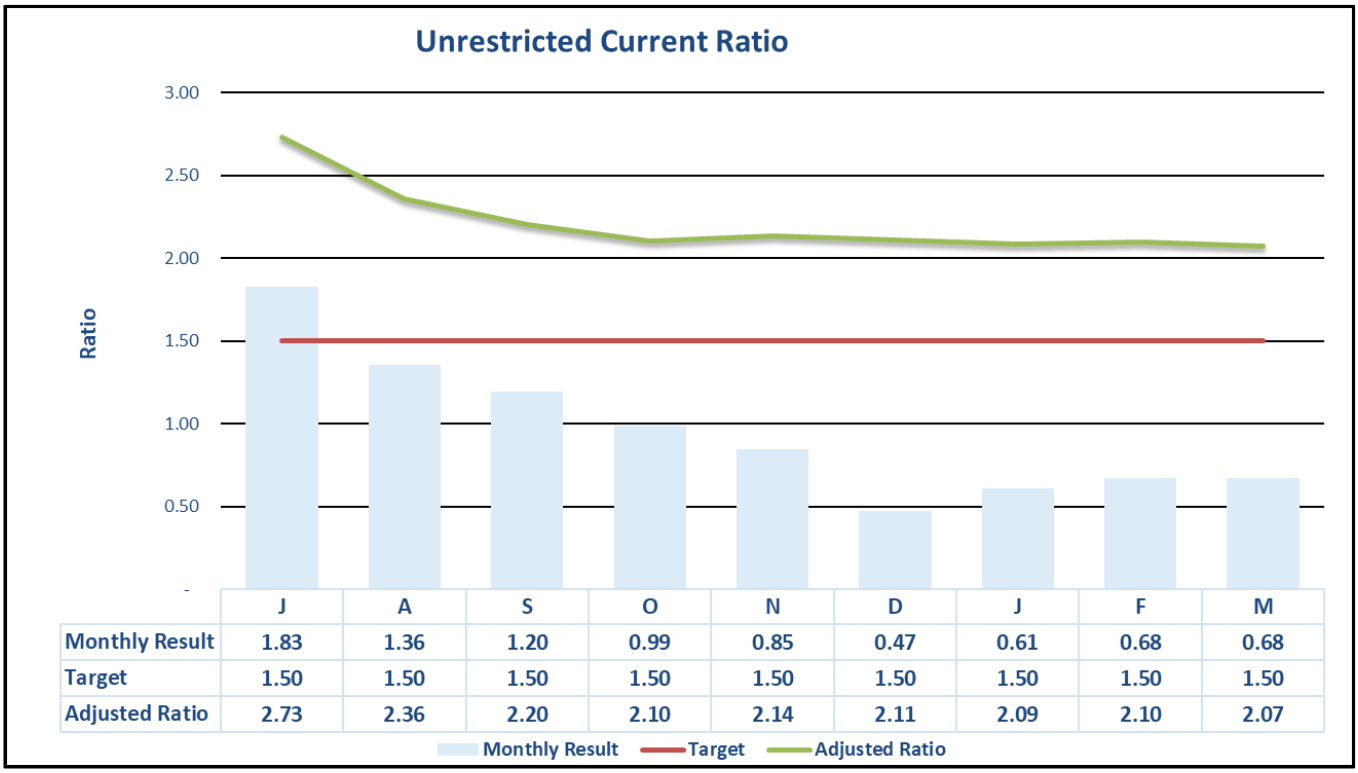
Council's Available Funds position remains above Council's Financial Sustainability Policy target range of 3.5% to 5.5% of Operational Revenue [Pre-capital], indicating that liquidity remains strong. The high balance also reflects timing variations in capital delivery. Other cash movements remain broadly aligned with anticipated cash flows over the financial year.

Investment Classification and Liquidity Ratios

As part of the annual review undertaken in June 2025, certain investments were reclassified between current and non-current categories based on their intended holding period, liquidity characteristics and historical transaction activity. This review resulted in $47.6M of Floating Rate Notes with maturities greater than 12 months being reclassified from current (liquid) to non-current (not included in this liquidity ratio).

This accounting reclassification reduced the Unrestricted Current Ratio below the published target of 1.5. However, there has been no change to Council's underlying liquidity of Council, as Floating Rate Notes remain readily tradable and continue to support cash flow management.

An adjusted Unrestricted Current Ratio has been calculated to include the investment securities that have been re-classified to non-current for accounting purposes, showing that for the month of March Council's ratio sits at 2.07, well above the benchmark of 1.5.



	J	A	S	O	N	D	J	F	M
Monthly Result	1.83	1.36	1.20	0.99	0.85	0.47	0.61	0.68	0.68
Target	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Adjusted Ratio	2.73	2.36	2.20	2.10	2.14	2.11	2.09	2.10	2.07

Borrowings

Council has no outstanding loans as at 27 March 2026. Borrowings are not currently identified in the forward estimates and would only be considered where appropriate to manage cash flow timing, support asset investment and maintain intergenerational equity in accordance with Council's Financial Sustainability Policy and Resource Strategy. An application for subsidised loan borrowings under the New South Wales Government's Low-Cost Loans Initiative (LCLI) – Round 4 has been made and if successful would be introduced into future budget variations.

Infrastructure, Property, Plant and Equipment

At 27 March 2026, Council controlled and managed $4.14B of Infrastructure, Property, Plant and Equipment at net carrying value, with a gross replacement cost of $7.2B, excluding $138.1M in Work in Progress. These assets are managed on behalf of the community to support service delivery and long-term sustainability.

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

RISK MANAGEMENT

Current economic conditions are placing upward pressure on Council's Operating and Capital budgets, driven by broader cost-of-living increases and a tightening interest rate environment that is shaping financial conditions nationally. Ongoing volatility in global markets has also contributed to higher transport and input costs across the economy, reflecting sensitivity to shifts in international supply chains and fuel-related price movements. These combined trends may influence construction, service delivery and procurement costs across the local government sector and place pressure on current and future budgets. Council continues to monitor these external pressures closely and assess any potential implications for essential services and capital program delivery

CONCLUSION

Council's financial performance to the end of March 2026 reflects a generally favourable year-to-date position across key indicators. The Operating Result [pre-capital] and Funds Available from Operations both show positive variances against the phased budget and the Total Funds Result remains ahead of expectations primarily due to timing differences in the delivery of the capital works program rather than changes in underlying financial capacity.

Capital expenditure to date is below phased budget, reflecting the staging and scheduling of project delivery in the current year.

Council's Statement of Financial Position confirms that cash and investment balances remain sufficient to meet all externally restricted requirements and planned commitments. Available Funds continue to exceed the Financial Sustainability Policy target range, indicating a strong liquidity position, noting that balances are temporarily elevated due to capital delivery timing.

Wollongong City Council

1 July 2025 to 27 March 2026

Income Statement

	2025/26 Original Budget $'000	2025/26 Revised 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	259,833	192,820	192,835	15
User Charges and Fees	40,870	41,245	30,828	31,246	418
Interest and Investment Revenues	6,240	12,255	9,180	8,218	(962)
Other Revenues	6,334	6,380	4,562	4,259	(303)
Rental Income	7,553	7,811	5,827	5,334	(493)
Grants & Contributions provided for Operating Purposes	28,960	19,518	14,919	16,763	1,844
Grants & Contributions provided for Capital Purposes	70,216	73,317	51,360	27,021	(24,339)
Other Income:	0	0	0	0	0
Profit/Loss on Disposal of Assets	0	28,516	18,896	18,896	0
Total Income from Continuing Operations	**419,147**	**448,875**	**328,391**	**304,571**	**(23,820)**
Expenses From Continuing Operations					
Employee Costs	169,238	174,787	131,125	129,056	2,069
Borrowing Costs	1,028	1,125	832	687	145
Materials & Services	103,104	95,290	71,601	64,194	7,407
Other Expenses	26,217	24,516	18,377	18,718	(342)
Depreciation, Amortisation + Impairment	88,185	88,484	65,455	64,720	736
Labour Internal Charges	(23,041)	(17,381)	(13,271)	(12,725)	(546)
Non-Labour Internal Charges	(2,497)	(2,529)	(1,871)	(1,345)	(526)
Total Expenses From Continuing Operations	**362,235**	**364,291**	**272,248**	**263,305**	**8,943**
Operating Result	**56,912**	**84,584**	**56,143**	**41,266**	**(14,877)**
Operating Result [pre capital]	**(13,304)**	**11,267**	**4,783**	**14,245**	**9,462**

Funding Statement

Net Operating Result for the Year	56,912	84,584	56,143	41,266	(14,877)
Add back :					
- Non-cash Operating Transactions	108,577	80,929	62,608	60,520	(2,089)
- Restricted cash used for operations	11,963	13,364	10,086	7,128	(2,958)
- Income transferred to Restricted Cash	(91,916)	(102,992)	(72,889)	(47,682)	25,207
Leases Repaid	(514)	(514)	(380)	(316)	64
Payment of Employee Entitlements	(16,354)	(18,404)	(13,726)	(15,463)	(1,737)
Funds Available from Operations	**68,668**	**56,967**	**41,842**	**45,451**	**3,609**
Loans Repaid	0	0	0	0	0
Advances (made by) / repaid to Council	0	(240)	(266)	(292)	(26)
Operational Funds Available for Capital Budget	**68,668**	**56,727**	**41,576**	**45,159**	**3,583**

Capital Budget Statement

Assets Acquired	(139,415)	(126,997)	(89,333)	(77,189)	12,144
Contributed Assets	(5,871)	(5,871)	0	0	0
Transfers to Restricted Cash	(2,776)	(47,282)	(46,588)	(40,678)	5,910
Funded From :-					
- Operational Funds	68,668	56,727	41,576	45,159	3,583
- Sale of Assets	1,399	30,399	29,679	23,992	(5,687)
- Internally Restricted Cash	14,508	17,995	14,118	11,692	(2,426)
- Borrowings	0	0	0	0	0
- Capital Grants	35,098	26,835	20,399	18,524	(1,875)
- Developer Contributions (Section 94)	22,345	21,739	15,911	14,626	(1,285)
- Other Externally Restricted Cash	400	944	944	764	(180)
- Other Capital Contributions	5,871	5,897	26	224	199
TOTAL FUNDS SURPLUS / (DEFICIT)	**226**	**(19,615)**	**(13,269)**	**(2,886)**	**10,383**

WOLLONGONG CITY COUNCIL

Statement of Financial Position

as at 27 March 2026

	YTD Actual 2025/26 $'000	Actual 2024/25 $'000
Current Assets		
Cash Assets	**47,147**	49,586
Investment Securities	**65,716**	67,365
Receivables	**17,549**	30,216
Inventories	**6,067**	6,511
Current Contract Assets	**8,452**	5,366
Other	**5,432**	3,144
Total Current Assets	**150,362**	162,188
Non-Current Assets		
Non Current Cash Assets	**88,000**	46,250
Non Current Investment Securities	**59,860**	51,309
Non-Current Receivables	**292**	0
Property, Plant and Equipment	**4,136,234**	4,133,991
Investment Properties	**5,650**	5,650
Right-Of-Use Assets	**1,684**	2,276
Total Non-Current Assets	**4,291,720**	4,239,475
TOTAL ASSETS	**4,442,083**	4,401,663
Current Liabilities		
Current Payables	**24,727**	27,485
Current Contract Liabilities	**26,385**	23,174
Current Lease Liabilities	**171**	395
Current Provisions payable < 12 months	**19,042**	20,711
Current Provisions payable > 12 months	**40,809**	40,809
Total Current Liabilities	**111,134**	112,573
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	**0**	0
N/C Lease Liabilities	**2,072**	2,072
Non Current Provisions	**51,197**	50,603
Total Non-Current Liabilities	**53,269**	52,675
TOTAL LIABILITIES	**164,403**	165,248
NET ASSETS	**4,277,679**	4,236,415
Equity		
Accumulated Surplus	**1,533,705**	1,522,371
Asset Revaluation Reserve	**2,556,099**	2,561,571
Restricted Assets	**187,875**	152,473
TOTAL EQUITY	**4,277,679**	4,236,415

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 27 March 2026

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	**203,452**	247,522
User Charges & Fees	**27,782**	39,909
Interest & Interest Received	**7,177**	9,061
Grants & Contributions	**49,346**	97,659
Bonds, deposits and retention amounts received	**173**	167
Other	**21,902**	31,727
Payments		
Employee Benefits & On-costs	**(118,434)**	(153,952)
Materials & Contracts	**(73,230)**	(126,741)
Borrowing Costs	**(93)**	(141)
Other	**(21,504)**	(22,192)
Net Cash provided (or used in) Operating Activities	**96,571**	123,019
Cash Flows From Investing Activities		
Receipts		
Sale of Investments	**33,338**	50,649
Sale of Infrastructure, Property, Plant & Equipment	**29,892**	2,068
Payments:		
Purchase of Infrastructure, Property, Plant & Equipment	**(79,651)**	(89,795)
Deferred Debtors & Advances Made	**(292)**	-
Net Cash provided (or used in) Investing Activities	**(98,787)**	(117,306)
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	**-**	(657)
Repayment of Finance Lease Liabilities	**(223)**	(370)
Net Cash Flow provided (used in) Financing Activities	**(223)**	(1,027)
Net Increase/(Decrease) in Cash & Cash Equivalents	**(2,439)**	4,686
plus: Cash & Cash Equivalents - beginning of year	**49,586**	44,900
plus: Investments on hand - end of year	**213,576**	164,301
Cash & Cash Equivalents and Investments - year to date	**260,723**	213,887

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 27 March 2026

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Total Cash & Cash Equivalents and Investments - year to date	**260,723**	213,887
Attributable to:		
External Restrictions (refer below)	**112,306**	103,184
Internal Restrictions (refer below)	**101,879**	67,583
Unrestricted	**46,538**	43,121
	260,723	213,887
External Restrictions		
Developer Contributions	**70,954**	73,967
RMS Contributions	**1,287**	402
Specific Purpose Unexpended Grants	**21,323**	13,381
Special Rates Levy Wollongong Mall	**1,156**	1,062
Special Rates Levy Wollongong City Centre	**94**	94
Unexpended Loans	**1,009**	973
Domestic Waste Management	**9,107**	6,033
Private Subsidies	**3,081**	2,898
Housing Affordability	**3,189**	3,120
Stormwater Management Service Charge	**1,106**	1,254
Total External Restrictions	**112,306**	103,184
Internal Restrictions		
Property Investment Fund	**5,674**	5,532
Strategic Projects	**42,761**	31,700
Sports Priority Program	**1,051**	856
Car Parking Stategy	**1,619**	1,372
MacCabe Park Development	**(37)**	2,190
Darcy Wentworth Park	**18**	18
Garbage Disposal Facility	**5,445**	5,982
West Dapto Development	**44,672**	19,259
Natural Areas	**173**	173
Lake Illawarra Estuary Management Fund	**503**	501
Total Internal Restrictions	**101,879**	67,583

ITEM 22 STATEMENT OF INVESTMENT - MARCH 2026

This report provides an overview of Council's investment portfolio performance for the reporting period March 2026.

Council performed below benchmark for March 2026. The March result was primarily due to the negative valuations on the consolidated Floating Rate Notes and NSW TCorp investments. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity.

Month	Weighted Average Return	Benchmark Return
March 2026	0.09%	0.32%

RECOMMENDATION

Council receive the Statement of Investment for March 2026.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services

ATTACHMENTS

1 Statement of Investment - March 2026
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 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 27 March 2026 were $260,743,989 (Statement of Investment attached) [28 March 2025 $190,105,371], and includes Council's interest in CivicRisk Mutual Ltd.

Council had an average weighted return for March 2026 of 0.09% which was below the benchmark return of 0.32%. The result was primarily due to the negative valuations on the consolidated Floating Rate Notes and NSW TCorp investments. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity. The financial markets in Australia experienced increased volatility and a downturn, driven by geopolitical tensions in the Middle East and ongoing inflation fears.

The Reserve Bank of Australia (RBA) meets eight times a year to review the economy and decide on interest rates. At their meeting on 18 March 2026, the RBA decided to increase the cash rate target by 25 basis points to 4.10 per cent.

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 27 March 2026, year to date interest and investment revenue of $7,272,909 was recognised compared to the year to date proposed budget of $8,365,923.

Council's 22 Floating Rate Notes had a net decrease in value of $355,139 for March 2026.

Council holds two Mortgage-Backed Securities. In March 2026, their value increased by $8,266. 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 decrease in value of $265,435 in March 2026. The Medium-Term Growth Fund recorded a net decrease in value of $174,330 in March 2026. 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 March 2026, Council's exposure to CBA was 19.36%, 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 delivered an overall return below the benchmark. The result was primarily due to the negative valuations on the consolidated Floating Rate Notes and NSW TCorp investments. Financial market volatility rose throughout the month as investor mood rose and fell depending on the latest news about the Iran war. Besides the threat of higher inflation and tighter monetary policy, investors and markets are also grappling with the response of governments to the crisis.

The portfolio performed unfavourably when compared to the year-to-date budget during March 2026.

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
27 March 2026

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	44,712,209	BOS A/c	27/03/2026	27/03/2026	4.35%
CBA General Fund A/c	A1+	-	2,398,880	General A/c	27/03/2026	27/03/2026	4.35%
NAB General Fund A/c	A1+	-	1,065	General A/c	27/03/2026	27/03/2026	
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%
Great Southern Bank	S&P ST A2	5,000,000	5,000,000	T/Deposit	3/10/2025	2/10/2026	4.23%
Great Southern Bank	S&P ST A2	4,000,000	4,000,000	T/Deposit	2/12/2025	2/11/2026	4.44%
Coastline Bank	Moodys Baa3	250,000	250,000	T/Deposit	5/12/2025	7/12/2026	4.50%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	15/01/2025	15/12/2026	4.84%
Bank of Sydney Ltd	Unrated ST UR	250,000	250,000	T/Deposit	8/01/2026	8/01/2027	4.50%
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%
Bank of Queensland Ltd	S&P A-	2,000,000	2,000,000	T/Deposit	2/10/2025	4/10/2027	4.14%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2025	25/11/2027	4.34%
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%
Rabobank Australia Ltd	S&P A+	5,000,000	5,000,000	T/Deposit	2/10/2025	2/10/2028	4.27%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	27/11/2025	29/01/2029	4.58%
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%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	27/11/2025	27/11/2029	4.65%
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%
Rabobank Australia Ltd	S&P A+	5,000,000	5,000,000	T/Deposit	27/11/2025	27/11/2030	4.96%
Total			172,862,154				

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
27 March 2026 continued

Bond and Floating Rate Note Securities

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,498,750	FRN	31/03/2023	31/03/2026	4.57%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,101,936	FRN	16/06/2021	16/06/2026	4.85%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,509,550	FRN	11/09/2023	11/09/2026	4.90%
Macquarie Bank Ltd	S&P A+	4,000,000	4,014,120	FRN	14/09/2023	14/09/2026	5.02%
Suncorp Bank (Norfina Ltd)	S&P AA-	3,750,000	3,756,075	FRN	15/09/2021	15/09/2026	4.65%
QPCU LTD t/a QBANK	S&P BBB-	2,000,000	2,013,160	FRN	18/09/2023	18/09/2026	5.91%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,500,125	FRN	20/09/2023	21/09/2026	6.01%
Suncorp Bank (Norfina Ltd)	S&P AA-	1,500,000	1,515,210	FRN	11/03/2022	25/01/2027	4.59%
ANZ Banking Group Ltd	S&P AA-	3,500,000	3,539,830	FRN	12/05/2022	12/05/2027	4.93%
Suncorp Bank (Norfina Ltd)	S&P AA-	3,000,000	3,031,770	FRN	24/11/2023	24/05/2027	5.09%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	2,500,000	2,548,550	FRN	19/01/2023	19/01/2028	4.91%
Beyond Bank Australia Ltd	Moodys Baa1	2,500,000	2,513,875	FRN	21/03/2025	21/03/2028	5.46%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,522,500	FRN	31/03/2023	31/03/2028	4.80%
Judo Bank	S&P BBB	5,500,000	5,541,800	FRN	29/08/2025	13/06/2028	5.63%
Emerald Reverse Mortgage Trust	Unrated UR	289,208	232,495	MBS	17/07/2006	30/06/2028	4.44%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,122,407	FRN	11/09/2023	11/09/2028	5.08%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,532,445	FRN	19/09/2023	19/09/2028	5.20%
Teachers Mutual Bank Ltd	Moodys Baa1	5,000,000	5,049,450	FRN	3/10/2025	3/10/2028	4.69%
National Australia Bank Ltd	S&P AA-	4,000,000	4,074,520	FRN	16/11/2023	16/11/2028	5.40%
Bank of Queensland Ltd	S&P A-	5,000,000	5,020,350	FRN	28/11/2025	20/11/2028	4.76%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	3,000,000	3,077,010	FRN	21/11/2023	21/11/2028	5.71%
Newcastle Greater Mutual Group Ltd	S&P BBB+	4,500,000	4,560,615	FRN	29/08/2025	21/01/2030	4.98%
Macquarie Bank Ltd	S&P A+	5,000,000	5,042,200	FRN	28/11/2025	17/07/2030	4.55%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,308,320	MBS	17/07/2006	21/08/2056	4.74%
Total			73,627,063				

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		4,845,704	13/06/2007	-4.28%	3.73%
TCorp Medium Term Growth Facility Fund	N/A		5,736,432	26/10/2021	-2.14%	2.76%
Total			10,582,136			

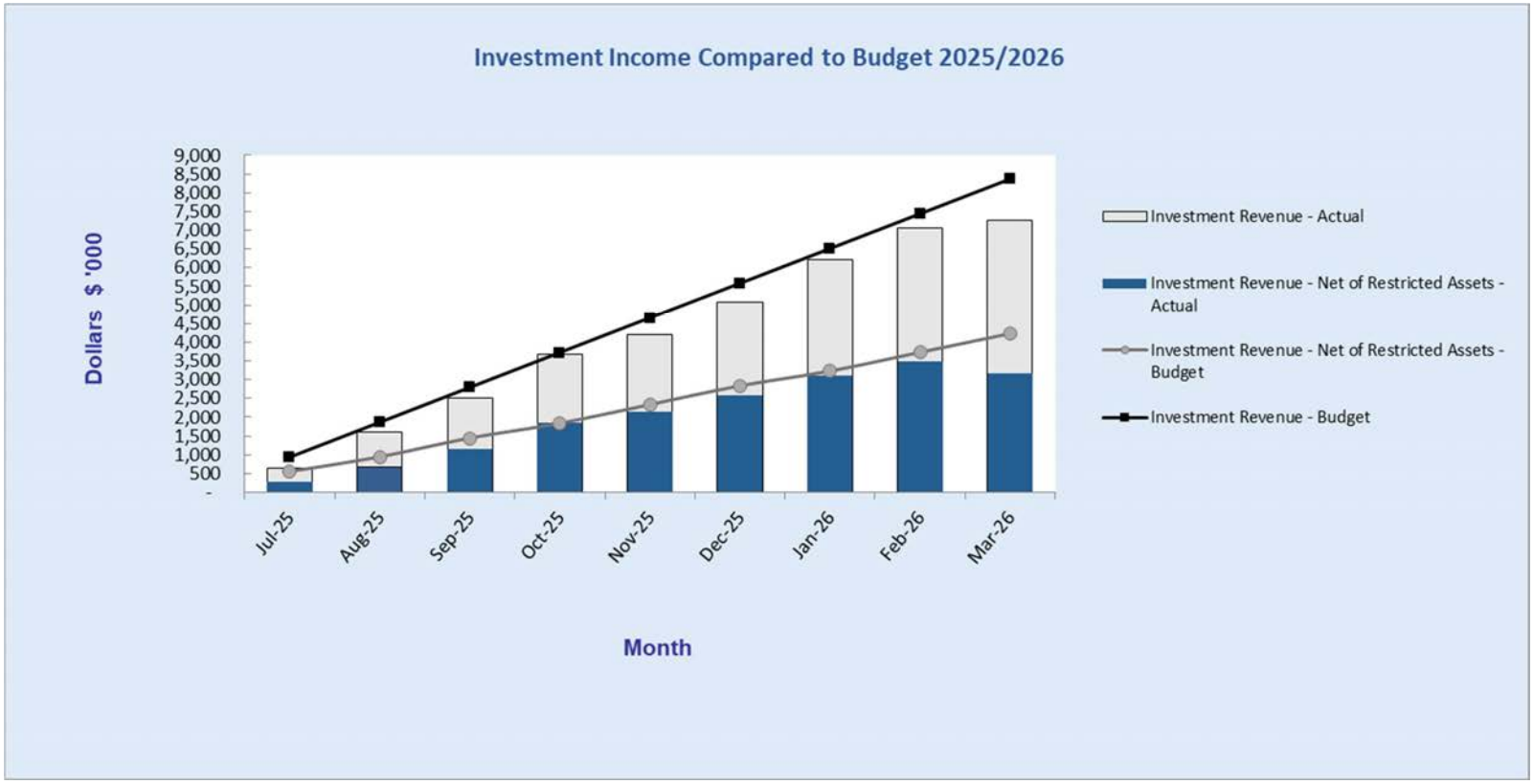
Membership interest in Investment Body			Fair Value of Holding $
CivicRisk Mutual Limited	N/A		3,672,636

TOTAL INVESTMENTS	$	260,743,989

* 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
9,000
8,500
8,000
7,500
7,000
6,500
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Month
Investment Revenue - Actual
Investment Revenue - Net of Restricted Assets - Actual
Investment Revenue - Net of Restricted Assets - Budget
Investment Revenue - Budget

ITEM 23 QUESTION WITH NOTICE - WHALE RETRIEVAL AND REMOVAL

QUESTION SUBMITTED BY

Councillor Jess Whittaker

QUESTION

1 NSW National Parks and Wildlife Service coordinated the removal. What assistance did Wollongong City Council offer during the planning stages and throughout the operation?

2 Is there expected to be a debrief or formal review of the operation to which Wollongong City Council could provide input?

ANSWER

1 Council provided limited support to National Parks and Wildlife Service (NPWS) during the whale carcass retrieval operation at Era Beach between 28 April and 2 May. Council's role was primarily responsive, focused on provision of information and minor operational assistance.

Background and Timeline

- **Tuesday, 28 April**

  NPWS initiated contact with Council, requesting a list of relevant contacts and roles to support the operation if required. Council provided the requested information.

- **Wednesday, 29 April**

  Further correspondence occurred between NPWS and Council, with additional contact details supplied. Council's Media team was notified at this stage. NPWS shared an initial (confidential) operational plan and requested site-specific information regarding Council's Waste and Resource Recovery Centre at Whytes Gully. No requests were made of Council regarding communications or operational support.

- **Thursday, 30 April**

  At approximately 3:00 pm, NPWS provided a detailed (confidential) operational timeline confirming the whale removal would occur on Friday, 1 May. NPWS confirmed Australian Feral Management as the appointed contractor. Earlier in the week, Council had provided contact details for other experienced contractors.

- **Friday, 1 May – Retrieval Operation**

  The operation was undertaken by NPWS and its contractor, with Council receiving regular updates. The whale carcass arrived at Bellambi Boat Ramp earlier than expected (approximately 11:00 am vs the advised time of between 2:30pm and 3:00 pm). Council was informed at 11:00am that the whale carcass had arrived. During NPWS operation, Council staff nearby noticed debris on the boat ramp and offered to deploy Council's water cart to clean the area. NPWS accepted the offer and Council deployed a water cart to clean debris from the boat ramp, as the contractor did not have suitable equipment on site.

- **Saturday, 2 May**

  Council provided further support by deploying a water cart at approximately 2:30 pm (low tide) to address remaining debris.

Ongoing Actions

Following completion of the operation on Friday afternoon, Council continued monitoring site conditions over the weekend.

Key Points

- No prior operational or communication responsibilities were assigned to Council.
- Confidentiality requirements were observed throughout the process.
- Council's involvement was coordinated and responsive to NPWS requests, apart from the water cart, which was offered and accepted to support the operation.

2 On the 5 May 2026 there was a constructive meeting between senior executives of NPWS and council staff. We indicated that we would welcome the opportunity to:

- Participate in multi-agency After Action Review (AAR) run by NPWS. An After-Action Review is an opportunity to consider all aspects of an operation/incident response to understand what worked well, identify aspects that did not go well and identify areas for improvement and learning.
- Work together on shared messaging after the Review.

The most recent update indicates that the After-Action Review is tentatively booked for 22 May 2026.