

# Community Infrastructure Statement

## Warrawong Plaza Planning Proposal

28 March 2024





## 1.0 Introduction

This Community Infrastructure Statement has been prepared on behalf of Elanor Investors to provide a preliminary assessment of the key community infrastructure requirements arising from a Planning Proposal submitted to the NSW Department of Planning and Environment. This assessment:

- Identifies the Planning Proposal that is the subject of this assessment.
- Identifies the demographic and social context of the locality, including the implications for the project, and estimates the projected population arising from the Planning Proposal.
- Identifies existing provision of community infrastructure within the locality.
- Assesses demand arising from the proposed development.
- Comments on the funding approach and delivery arrangements for local, district and regional facilities.
- Provides a preliminary assessment of the potential social impacts of the development.
- Details how the project is aligned with social infrastructure and social needs.

### 1.1 The Site

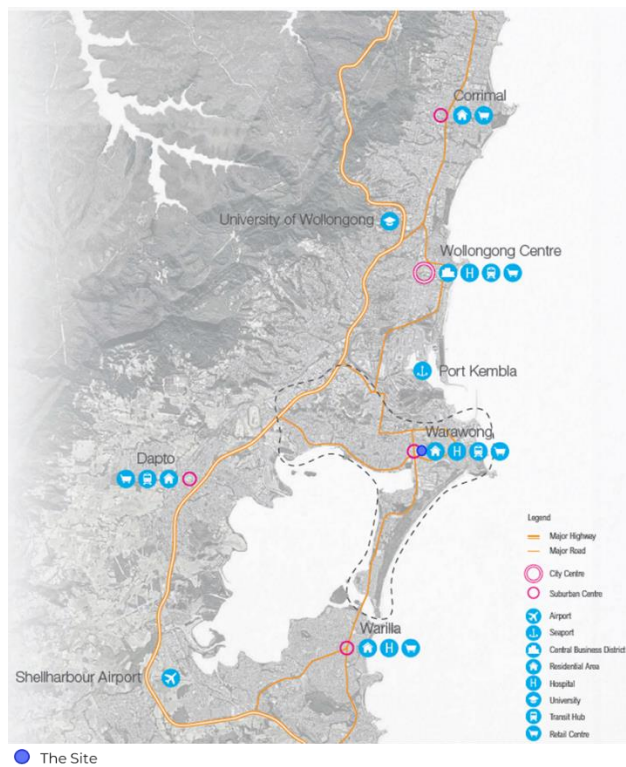
The Site is legally described as Lot A DP421454, Lot 2 DP571183, Lot 1 DP571183, Lot 1 DP217579, Lot 2 DP 216785 and Lot 2 DP535215 (**Figure 1**). This landholding forms a large, consolidated irregularly-shaped area of more than 7 ha. The Site is known as Warrawong Plaza and is located in the centre of the suburb of Warrawong, within the Wollongong Local Government Area (LGA), approximately 6km south of the Wollongong CBD, within the Illawarra region. The Site is located at 43-65 Cowper Street, Warrawong. It is situated on the traditional land of the Dharawal people. The Site's regional context is shown at **Figure 2**. The local surrounds of the site and key features and facilities are shown in **Figure 3**.



**Figure 1** Aerial photograph

Source: Nearmap edited by Ethos Urban





**Figure 2** *Regional context*

Source: CHROFI



Site Boundaries

**Key**

- |  |   |
|--|---|
| 1. Warrawong High School                         | 12. Kully Bay                               |
| 2. Warrawong Public School                       | 13. Kully Bay East Park                     |
| 3. Port Kembla Train Station                     | 14. Existing Warrawong Library              |
| 4. BlueScope Lands                               | 15. Darcy Wentworth Park                    |
| 5. Existing Warrawong Community Centre           | 16. Noel Mulligan Oval                      |
| 6. Future Warrawong Library and Community Centre | 17. Kemblawarra Public School and Preschool |
| 7. Port Kembla Hospital                          | 18. Coomaditchy Lagoon                      |
| 8. Large format retail development to the east   | 19. Port Kembla Beach                       |
| 9. Illawong Gardens Social Housing Estate (LAHC) | 20. Kemblawarra Bulky Goods Retail Precinct |
| 10. Kully Bay Playground                         | 21. Kully Bay Open Space                    |
| 11. Kully Bay Oval                               | 22. Gala Cinema                             |

**Figure 3** *Location of key surrounding development*

Source: Nearmap edited by Ethos Urban

## 1.2 The Proposal

This statement has been prepared in respect to a Planning Proposal in respect of the Warrawong Plaza site at 43-65 Cowper Street, Warrawong. The Planning Proposal is described in detail in the separate report by Ethos Urban, and generally comprises the following amendments to the *Wollongong Local Environmental Plan 2009*:

- Increase to the Height of Building development standard from 24 metres to a variable height limit up to 75 metres (refer to the Urban Design Report prepared by CHROFI at **Appendix A** for the proposed height of building map).
- Amendment to the Key Sites Map to identify 43-65 Cowper Street, Warrawong as “Area 11” and introduction of a new ‘Local Provision’ in Part 7 of the WLEP 2009.
- Amendment of the Active Street Frontages Map to identify frontages to Cowper and King Streets.

Reference design drawings prepared by CHROFI Architects which have informed the Planning Proposal identify the provision of approximately 1,300 dwellings and 55,000m<sup>2</sup> of floorspace for non-residential uses, including retail, education, office and entertainment uses.

Of relevance to this assessment, it is noted that:

- residential accommodation in the form of shop top housing, seniors housing, co-living and build-to-rent is already permitted with development consent on the site, and
- the Planning Proposal does not seek to amend the maximum floor space ratio (FSR) for development on the site.

Accordingly, it is considered that the proposal does not give rise to any significant increase in the development capacity or potential residential population of the site compared to existing planning controls. Whilst the proposed amendments to building height limits established by the *Wollongong Local Environmental Plan 2009* will facilitate the delivery of housing in a more appropriate manner, it is expected that a similar residential population could be delivered within the existing planning controls but that this would result in a poorer built form outcome and result in adverse effects on the provision of retail and leisure facilities within the existing centre.

## 2.0 Context Analysis

### 2.1 Demographic Context

The following provides a snapshot of the demographic context of the locality, based primarily on data obtained from the 2021 Census of Population and Housing (2021 Census) conducted by the Australian Bureau of Statistics (ABS) unless otherwise noted:

- The age profile of Warrawong (suburb) is largely similar to that of the broader Wollongong LGA, with the exception of a higher proportion of older (70+) persons residing in Warrawong (17.7% of population compared to 13.5%).
- Warrawong has a much higher proportion of persons who do not speak English at home, with 35% of the population speaking a language other than English (main languages being Macedonian, Italian, Portuguese, Arabic and Turkish), compared to only 16% across the Wollongong LGA.
- The unemployment rate for residents of Warrawong (9.3%) is significantly higher than for the Wollongong LGA (5.7%).
- The ABS Index of Relative Socio-Economic Disadvantage (IRSD) index considers factors such as language skills, education, employment, disability and income levels to gauge the level of relative disadvantage within a locality. For Warrawong (suburb), the IRSD index of 764.6 indicates that the locality experiences one of the highest levels of socio-economic disadvantage within the Wollongong LGA. At a national level, this index level places Warrawong in the 2% percentile, indicating a relatively high level of disadvantage.
- Bureau of Crime Statistics and Research data indicates that Warrawong has a relatively higher level of crime compared to surrounding areas in respect of offences such as robbery, theft, damage to property, and disorderly conduct. Warrawong is comparable to surrounding areas with respect to homicide, sexual offences and drug offences.
- Warrawong has a higher proportion of social housing compared to most other centres within the Wollongong LGA.

### 2.2 Social Context

As indicated through the IRSD index, the existing community experiences a relatively high level of disadvantage compared to other communities throughout the Illawarra, NSW and Australia more broadly. This includes:

- **Education and Qualifications:** The existing community has relatively lower levels of education and higher qualifications than other communities, with lower levels of Year 12 completion and lower levels of attainment in other educational and vocational qualifications. The existing community also has a relatively higher proportion of persons who do not speak English well, which may limit the ability of these persons to access employment opportunities.
- **Income:** The existing community has a relatively lower level of income and higher rate of unemployment.
- **Disability:** The existing community experiences relatively higher levels of disability, which may require access to additional support services and may limit mobility.
- **Employment:** There are a relatively higher proportion of workers employed in roles which are traditionally lower-paid 'blue-collar' and service industries, and working-age persons are more likely to be experiencing unemployment.
- **Housing:** Households within the community experience relatively higher levels of overcrowding in housing.
- **Family:** The existing community experiences higher proportions of divorce and single-parent families, and children are more likely to grow up in households where neither parent/carer is employed.
- **Mobility:** The existing community has a higher proportion of household who do not have access to a private vehicle.

It is noted that the IRSD is predominately a whole-population measure, and does not generally account for individual or sub-population variations within the area measured. In this respect, it is noted that the IRSD rank for Warrawong (suburb) does not wholly account for the older population of the locality, who are less likely to have required education/qualifications to access jobs at the same level as current standards and who are more likely to experience disability, or the relatively higher proportion of residents relying on public housing. Employment factors included within the IRSD which associate employment in traditionally blue-collar jobs such as machinery operators, drivers and labourers with socio-economic disadvantage are also potentially not a fair representation of disadvantage for a population where a higher proportion of workers are employed in the neighbouring manufacturing and port industries throughout Port Kembla and surrounds.

## 2.3 Implications for Project

The analysis of Demographic and Social Context has a number of implications for the project. There is a critical need for development to assist in addressing the relatively high level of social disadvantage experienced by the community, including with respect to:

- Increase opportunities for housing for smaller households, and households with lower incomes, by providing a range of dwellings in a well-located position where most facilities and services are accessible either directly by walking or by public transport.
- Increasing opportunities for local employment across a range of opportunities, including in entry-level positions suitable for young people and people with lower levels of formal qualifications. These opportunities should align with other actions being taken by the NSW Government, including the recent Memorandum of Understanding between TAFE NSW and BlueScope to explore the development of a 'Super TAFE' a short distance from the site at Port Kembla.
- Increasing construction activity within the locality, which will generate direct and indirect employment and expenditure within the local economy.
- Increasing opportunities for access to employment, including investigating opportunities to incorporate diverse employment-generating and skills uses within the site. This should seek to align with other economic development measures occurring within the locality, such as the recently developed BlueScope master plan that seeks to generate approximately 30,000 new jobs across its surplus landholdings in Port Kembla, a short distance from the site.
- Provide centre-based childcare to enhance opportunities for single parent/carer and other families to balance access to employment with caring responsibilities.
- Ensure continuity in the provision of essential retail and health services on the site to maintain access particularly for elderly and disabled residents who may have less capacity to travel to other surrounding centres to access these services.
- Seek to enhance opportunities to grow health and wellness-related service provision within the centre, to facilitate health outcomes for the community.

## 2.4 Strategic Context and Existing Funding Framework

Wollongong City Council's Community Strategic Plan (CSP) – *Our Wollongong Our Future 2032* (2022) – sets out Council and the community's priorities for the Wollongong LGA over the next decade. The following goals of the CSP are considered to be of key relevance to the project and the provision of community infrastructure:

- *2.1 Support educational and employment opportunities that retain young people and local talent, attract new workers and provide opportunities for the unemployed.*
- *2.3 Increase and attract new business investment and enterprise to Wollongong while supporting and growing existing local businesses.*
- *3.1 Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people.*
- *3.5 Provide communities with access to quality local spaces and places to meet, share and celebrate.*
- *4.4 Build awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage and histories.*
- *4.11 Quality services, libraries and facilities are available to communities to access and gather.*
- *5.1 Accessible and appropriate medical services are available to the community.*
- *5.3 Work towards enabling all people in our community to have access to safe, nutritious, affordable and sustainably produced food.*
- *5.4 Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.*
- *5.6 Healthy, active ageing programs are provided and promoted in partnership with government agencies and community organisations*
- *5.7 Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.*
- *5.8 Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability.*

- 5.12 Plan and deliver an accessible, safe, clean and inviting public domain.
- 6.2 Wollongong continues to build infrastructure and programs to fulfill its role as a UCI Bike city.

Social infrastructure planning within the Wollongong LGA is currently guided by Wollongong City Council's *Places for People – Wollongong Social Infrastructure Planning Framework 2018-2028* (2018). In December 2022, Council resolved to publicly exhibit a successor to this policy in the form of the Draft *Places for the Future - Social Infrastructure Future Directions Plan 2022-2036* (Draft Plan). Both strategies are focused primarily on the provision of community facilities (comprising libraries, community centres and multi-function spaces) by Council. Warrawong is located within 'Planning Area 8' under the Draft Plan, in which the delivery of a new Warrawong Library and Community Centre is identified as a priority project that Council is already undertaking to meet community facility needs.

Local infrastructure is funded by Council through a combination of general revenue streams (rates etc.) and contributions levied on new development. The *Wollongong City-Wide Development Contributions Plan 2022* requires that all development with a cost of works greater than \$200,000 makes development contributions to Council at a rate of 1% of development cost pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*. The Plan identifies key projects to be funded through the plan, which relevantly includes local road upgrades within Warrawong town centre and the delivery of the new Warrawong Library and Community Centre.

Regional infrastructure provided by the NSW Government is funded through a combination of general revenue and the recently-introduced Housing and Productivity Contribution (HPC). The HPC seeks to "set fair and consistent contributions toward the costs of infrastructure provided by the NSW Government"<sup>1</sup> by levying a fixed-rate contribution on new residential and commercial development which is to be paid directly to the NSW Government. The intent of the HPC is to assist the NSW Government in funding key State and regional infrastructure projects, such as health, education, justice, active transport, open space and biodiversity conservation. Funding will be expended through a combination of NSW Government projects and funding to local Councils.

---

<sup>1</sup> NSW Department of Planning and Environment, *Housing and Productivity Contribution*, May 2023, <https://www.planning.nsw.gov.au/sites/default/files/2023-05/housing-and-productivity-contribution.pdf>



### 3.0 Projected Population

**Table 1** summarises the projected residential population arising from the Planning Proposal, whilst **Table 2** provides an estimate of the service life stage for this population.

Average occupancy rates for existing apartments within the Wollongong LGA, based on data from the 2021 Census, have informed the future population assumptions in **Table 1**. Data for age distribution, outlined in **Table 2**, has been based upon the entire population of the Wollongong LGA using 2021 Census data.

Overall, the project would support approximately 1,300 dwellings with an estimated residential population of 2,128 residents.

The demographic and age mix of residents is likely to be reflective of the broader Wollongong LGA, noting that there is a prevalence of large detached housing in the local housing market but limited supply of smaller and more affordable apartment-typology housing which is therefore likely to draw from a wider housing sub-market beyond the immediate Warrawong locality. Housing on the site is expected to accommodate a range of household types, including couples without children (both young couples and empty-nesters), families, lone-person households and shared households. Accordingly, the community infrastructure needs of the future population are expected to be generally in accordance with the LGA-wide patterns and trends already observed.

**Table 1 Projected population**

Apartment Type	Indicative Dwelling Mix	Total Dwellings	Occupancy Rate (persons/dwelling)	Projected Occupants
1-bed	40%	503	1.20	625
2-bed	40%	503	1.74	904
3-bed	20%	251	2.30	599
Total	1,300 dwellings		2,128 residents	

**Table 2 Projected service age profile**

Service Age Group	Proportion of Population	Projected Population
Early Childhood and Preschool (0-4)	6%	120
Primary School (5-11)	8%	177
High School (12-17)	7%	151
Working Age (18-66)	62%	1,329
Retirees (66+)	17%	352
Total		2,128



## 4.0 Community Infrastructure Assessment

### 4.1 Education

As outlined in **Section 2.4**, opportunities to enhance educational outcomes for the existing and future community should be explored through future development to ensure that there is access to educational opportunities for both children, young people and adults. Providing access to education will assist in enhancing social and economic outcomes for the community and contribute to addressing existing disadvantage within the community.

#### 4.1.1 Early Childhood Education and Care

Australian Government Department of Education data indicates that 32.9% of children in NSW utilise formal child care arrangements, comprising a mix of centre-based day care, family day care and outside of school hours (OOSH) care<sup>2</sup>. Centre-based day care accounted for 59.7% of childcare usage, with an average of 32.1 hours/week/child attending centre-based care. Attendance at formal pre-school occurs at a higher rate of c.87% for children aged four years old<sup>3</sup>.

At the 2021 Census there were 288 children aged between 0-4 years residing within the suburb of Warrawong. Based on state-wide utilisation indicators, this would indicate a need for a maximum of 127 centre-based childcare and pre-school places.

**Table 3** summarises the existing provision of registered child care providers within a c.1.5km radius of the site, which indicates that there is approved capacity for approximately 196 children within centre-based child care. Existing utilisation of these centres is not known, however, this provision indicates either that there are centres operating with surplus capacity to accommodate additional children, or that centres within Warrawong are servicing a wider catchment.

Based on the projected population arising from the proposed development of 120 children aged 0-4, this would give rise to a need for approximately 53 centre-based childcare and preschool places. The development concept indicates a provision of approximately 1,500m<sup>2</sup> of new GLA for the purpose of centre-based childcare, which would provide more places than required, allowing the development to meet both the needs of the future on-site population as well as the wider community.

The provision of childcare to meet the needs of the future residents, including additional capacity to service the wider community, will assist in achieving a range of social and economic benefits to the local community including improving the ability of parents and carers to access employment, education and other services to improve their wellbeing and economic prospects, which is particularly important noting the higher level of relative disadvantage experienced by residents of Warrawong as outlined in **Section 2.0**. This is particularly important in light of the anticipated medium-term demographic towards a younger population within Warrawong with a higher proportion of children and working-age parents/carers.

**Table 3** Summary of existing centre-based childcare and pre-school within 1.5km radius of site

Centre Name	Address	Approved Places
Warrawong Community Preschool	99 Shellharbour Road PORT KEMBLA NSW 2505	40
Hillview Child Care Centre	89-91 Cowper WARRAWONG NSW 2502	24
Kemblawarra Public School Preschool	Shellharbour Road PORT KEMBLA NSW 2505	40
Hoskins Education & Care	30 Hoskins Ave WARRAWONG NSW 2502	24
Toddlers Palace Kindergarten	Lot 3 Eyre Place WARRAWONG NSW 2502	29
Little Peoples Early Learning Centre Lake Heights/Warrawong	80 Jane Avenue WARRAWONG NSW 2502	39
<b>Total</b>		<b>196</b>

<sup>2</sup> Australian Government, Department of Education, December 2022 Quarterly Snapshot, <https://www.education.gov.au/early-childhood/early-childhood-data-and-reports/quarterly-reports-usage-services-fees-and-subsidies/child-care-subsidy-data-report-december-quarter-2022>

<sup>3</sup> Australian Bureau of Statistics. (2022), *Preschool Education*, <https://www.abs.gov.au/statistics/people/education/preschool-education/latest-release>

#### 4.1.2 Primary and Secondary Schools

2021 Census data indicates that 73% of primary school-aged children and 63% of secondary school-aged children attend government schools, with the balance attending religious and other non-government schools. Based on the projected population profile, the whole development would give rise to demand for government school infrastructure to accommodate 130 primary school students and 111 secondary school students.

The site is currently located within the catchment areas of Kemblawarra Public School and Warrawong High School. A number of additional public schools are located within the vicinity of the site, including Warrawong Public School, Lake Heights Public School, Port Kembla Public School and Primbee Public School.

It is noted that based on the lead times for planning approval and construction, and the intended staged delivery of housing delivery on the subject site, it is not anticipated that there would be demand for government school infrastructure earlier than the 2028 school year. This provides ample time for the NSW Government to incorporate the proposal into its school infrastructure planning program, if required.

On behalf of the Proponent, Ethos Urban met with School Infrastructure NSW on 11 December 2023 to provide information regarding the proposal and future capacity within local schools. In this meeting, Ethos Urban outlined the nature of the development proposal, indicative demographic profile and demand for school education arising from the future population, and the indicative staging and sequencing of the development. In this meeting, School Infrastructure advised that:

- Student numbers in the catchment and surrounding schools are generally stable.
- The school-aged population estimates in **Table 2** of this report are relatively high compared to the Department of Education's historical benchmarks for higher density developments, and may therefore be treated as a conservative assessment.
- It is expected that local schools will be capable of accommodating the expected demand, either through utilisation of existing capacity, delivery of new infrastructure and/or adjustment of catchments as required.
- Future development should ensure good access to Kemblawarra Public School.
- Department of Education will provide more detailed comments in response to the formal exhibition of the Planning Proposal.

#### 4.1.3 Tertiary Education

TAFE NSW and BlueScope have recently entered into a Memorandum of Understanding (MoU) to explore the potential for an industry-based 'Super TAFE' to be established by 2028, including development of a business case, within the BlueScope Port Kembla lands located potentially as close as 900 metres from the Warrawong Plaza site. This new facility, if delivered, would be in addition to the existing TAFE NSW campuses at Shellharbour, Yallah, Wollongong West and Wollongong. Should the Super TAFE be delivered, this will significantly enhance access to skills-based education within the immediate locality of the site.

The University of Wollongong main campus, located at Keiraville, is accessible by public transport and road from the site. Tertiary education uses are permitted under the zoning of the site, and Elanor Investors have strong relationships with a number of tertiary education providers, for example the Western Sydney University student hub being developed at Fairfield City Central. Whilst university space is not currently proposed in the Reference Design, opportunities to incorporate further education uses could be explored at the Development Application phase to assist in addressing higher levels of unemployment and lower levels of formal educational qualifications as outlined in **Section 2.0**.

### 4.2 Health Care

The subject site is approximately equidistant between Wollongong and Shellharbour Hospitals. The NSW Government is currently planning for the New Shellharbour Hospital and Integrated Services Project, which will facilitate the construction of a new hospital at Dunmore, to provide improved and additional health services to meet the health needs of the growing Illawarra community. The NSW Government has also indicated that as part of the Integrated Services Project, a new Community Health Centre will be constructed on the south-east corner of the Port Kembla Hospital site, approximately 500 metres to the west of the subject site. Accordingly, the site is considered to be well serviced by existing and planned State health infrastructure.

The proposed future population will also give rise to the need for some privately-provided healthcare services, including general practice/medical centre, imaging, health consulting services and the like. The proposed development indicates a provision of approximately 4,000m<sup>2</sup> GLA for the purpose of a health and wellbeing

precinct, an increase of approximately 1,200m<sup>2</sup> of GLA currently allocated to health and wellbeing uses. This would provide additional capacity to provide local health services to meet the health needs of the existing and future community in a convenient and accessible location, ensuring that the community have convenient access to a range of local health services in order to assist in addressing the relatively poorer health outcomes and disadvantage currently experiences by the Warrawong community as outlined in **Section 2.0**.

### 4.3 Community Facilities

There are two main Council-operated community facilities currently provided within Warrawong:

- Warrawong Library, which is located approximately 250 metres to the south of the site within a small retail complex on Hoskins Ave. Whilst relatively close in distance, this facility is somewhat isolated from the main town centre. The library is relatively modern and provides facilities commensurate with other libraries provided by Council.
- Warrawong Community Centre, which is located approximately 150 metres to the north-west of the site on Green St. This facility is more centrally located than the library, with a main hall and meeting rooms. Whilst the facility was renovated in 2017, the building itself is over 50 years old and provides limited functionality.

Council is in the process of delivering a new district-level multi-function community facility and library at the corner of Green Street and King Street, which will replace and enhance the two existing community facilities. The new Warrawong District Community Centre and Library received planning approval in late-2022 and comprises:

- A new district library split between Ground Level, Level 1 and Level 2;
- Community centre with lounge, community rooms, kitchen, amenities and office space on ground floor;
- Space for the Illawarra Legal Centre on Level 2
- A food and drink premise (café) at ground floor level;
- Approx. 200 seat community hall
- landscaped forecourt area; and
- Car parking.

Planning for this facility follows an extensive community consultation and site selection process to determine the location and nature of facilities provided. This space is intended to service district-scale needs well beyond the immediate requirements of Warrawong, with capacity to accommodate future growth. Completion of the facility is expected to occur in 2025. Funding for this project is drawn from a combination of funds raised through the *Wollongong City-Wide Development Contributions Plan* and other Council revenue sources (e.g. rates). Future development on the subject site would contribute to the provision of this new facility in accordance with these existing revenue frameworks. Noting the significant increase in capacity and quality of community facilities provided through this project, as well as the long-term capacity embedded in this project to reflect future population growth, it is considered that the existing/planned community facilities are adequate to accommodate the proposed development.

Notwithstanding the above, future Development Applications for development of the subject site may consider opportunities to provide a range of communal indoor facilities (meeting rooms, bookable spaces, music rooms etc) to meet communal space requirements of the future population in accordance with the applicable planning framework.



**Figure 4** Indicative images of future Warrawong Community Centre and Library

Source: Wollongong City Council



## 4.4 Open Space and Public Domain

Future residents on the subject site will require access to a range of active and passive open spaces to support leisure, amenity and health outcomes.

### 4.4.1 Active and Passive Open Space

The site is well-located relative to existing active and passive open spaces, sitting on the northern edge of an expansive open space network which extends around the shoreline of Kully Bay and through to Port Kembla Beach in the east. This corridor includes over 100 hectares of open space, with a diverse range of recreational areas and facilities, including:

- Children's playgrounds
- Exercise stations
- Walking, running and cycling paths
- Maritime/boating facilities
- Sportsgrounds – rectangular and oval – including amenities buildings
- Port Kembla Swimming Pool
- Port Kembla Beach

These facilities are in various states of modernity and repair, however, there is clearly capacity for relatively minor improvements in the quality of facilities to deliver significant additional utilisation capacity to support future use. Examples of enhancements which could be undertaken at relatively low cost (compared to say acquiring new land) include installation of additional seating, picnic tables and related amenities, upgrades to turf and drainage systems, replacement of amenity buildings, installation of new pathways or play equipment, and better utilising current areas of open grass for more intensive purposes. More intensive options to deliver additional capacity can include selective conversion of grass playing fields to hybrid or synthetic turf fields or the installation of sports lighting.

Neither the NSW Government nor Wollongong City Council adopt numerical standards for the quantitative provision of open space. Instead, planning and open space policy has shifted towards approaches that focus on the functional use of land and enhancing usage within constraints on land availability for these persons. Notwithstanding this, it is noted that the Kully Bay Green Grid stretching from Barnes Park to Port Kembla Beach exceeds 100 ha in area, which based upon the populations of c.28,000 residents in the adjoining ABS SA2 regions of Berkeley-Lake Heights-Cringila, Windang-Primbee and Port Kembla-Warrawong would give a ratio of open space to population well in excess historic (and outdated) numerical standards of 2.83 ha/1,000 residents. This provides a clear indication that there is more than sufficient land available for open space and recreation within the locality, whilst observation of the quality of this space identifies opportunities for enhancement and embellishment to better meet the needs of the existing and future community.

Wollongong City Council adopted the *Sportsgrounds and Sporting Facilities Strategy 2023-2027* and Implementation Plan in early-2023 which identifies specific actions for the provision of sporting infrastructure. This plan identifies short, medium and long-term priorities for the provision of sporting infrastructure within the LGA. The plan recognises different priorities and needs for different areas of the LGA based on levels of projected population growth and local availability of facilities and land. There is significant capacity within sporting facilities and open space in the immediate vicinity of the site to support future demand through implementation of standard strategies and initiatives outlined in this policy. Council funds open space and sporting infrastructure projects through a combination of funds raised through the *Wollongong City-Wide Development Contributions Plan* and other Council revenue sources (e.g. rates). Future development on the subject site would contribute to the provision of local sport and recreational infrastructure in accordance with these existing revenue frameworks.

Accordingly, the site is considered to have good access to public open space and has existing capacity to support further additional utilisation. However, there are opportunities to enhance connectivity between the Warrawong Town Centre and the regional open space network. At present, the existing Warrawong Plaza development acts as a significant barrier to north-south permeability and particularly pedestrian movements between Cowper Street and open space to the south of Northcliffe Drive. Future development of the subject site can seek to address this issue by providing a mid-block pedestrian connection between King St and Shellharbour Road to allow pedestrians from the subject site and the population to the north of Cowper Street to better access this open space. It is recommended that any design guidelines or master plan adopted for this site seeks to facilitate improved pedestrian connectivity between Cowper Street and Darcy Wentworth Park.

#### **4.4.2 Private Sporting and Leisure Facilities**

There are a number of private sporting and recreational facilities provided within the local catchment area, including private gymnasiums and indoor recreation facilities. These facilities are distributed throughout the town centre and the employment lands to the south of Hoskins Ave.

Future development on the subject site has the capacity to provide additional private sporting and recreation opportunities within the site subject to demand and needs. This includes potential opportunities to incorporate leisure and recreation opportunities, such as tennis courts or gymnasiums, on unutilised rooftop spaces or internally within buildings. Provision of these spaces would be on a commercial basis, subject to market demand and need.

#### **4.4.3 Communal and Private Residential Open Space**

Communal and private open space will be provided within the site in accordance with the requirements of the Design Guidelines and the Apartment Design Guide. The Urban Design Report prepared by CHROFI demonstrates how a diverse range of communal spaces can be provided within the site to maximise residential amenity and meet the immediate local needs of future residents for outdoor open spaces. Details of the design, functionality and provision of this space would be subject to future Development Applications.

#### **4.4.4 Civic and Urban Open Space**

Whilst Warrawong has a very high provision of outdoor open space, there is a dearth of more urbanised public spaces within the town centre core. Urban public spaces play an important role in acting as a public meeting place, and provide opportunities for rest and community interaction for a range of uses who may not typically utilise spaces in more dispersed parkland settings.

The New Warrawong Library and Community Centre project will provide a relatively small (c. 1,000m<sup>2</sup>) urban plaza within the town centre, between the proposed building and car park. This space will provide significant amenity to the local centre, however, the retail/leisure precinct of the existing and proposed Warrawong Plaza (and the future residential population) will experience significantly greater visitation rates in comparison to the library precinct, and there is opportunity to provide a more significant space to enhance public amenity. The master plan proposes a highly-activated urban plaza within the heart of the site with an area of at least 3,000m<sup>2</sup>, shielded from adjoining major roads to provide greater amenity whilst remaining publicly accessible on a 24-hour/7-day basis. This will provide significant additional amenity to future residents of the subject site, and the much higher number of persons who visit the Warrawong town centre on a daily basis.

The project also provides the opportunity to facilitate the upgrade of areas of public domain immediately adjoining the subject site, in accordance with Council's development policies. This will contribute positively to the quality and safety of the public domain for a significant area of the Warrawong Town Centre for existing and future residents.

## 5.0 Preliminary Social Impact Assessment

'Social impacts' generally refer to the consequences that people experience when a new project brings change (DPE 2023). For the purposes of the SIA, 'people' are classed as individuals, households, groups, communities, or organisations. Whilst a full SIA is not required at the Planning Proposal phase under NSW Government or Council planning requirements, a preliminary assessment has been undertaken having regard to the types of impacts outlined in the *Social Impact Assessment Guideline for State Significant Development* (DPE 2023). **Table 4** outlines at a broad level the types of potential impacts, stakeholders affected, and the ways in which these impacts can be mitigated or the project enhanced having regard to the existing social context (**Sections 2.0 and 3.0**) and access to community infrastructure (**Section 4.0**). The nature and extent of impacts will be more closely understood as part of detailed design and development planning, to be set out in future Development Application/s for the project. The purpose of this preliminary assessment is to provide a high-level assessment and identify matters to be considered further as the project progresses.

**Table 4 Preliminary Social Impact Assessment**

Category of Impact	Nature of Potential Impacts	Stakeholder(s) affected	Potential Mitigations or Project Enhancements
way of life, including how people live, how they get around, how they work, how they play, and how they interact each day	<b>Improved housing diversity and supply</b> – the proposal will facilitate the delivery of approximately 1,300 apartments within a highly centralised location, in a locality where existing housing stock is predominately comprised of larger detached dwellings and townhouses. There are relatively fewer 1- and 2-bedroom dwellings, despite a high proportion of lone and 2-person households, indicating a mismatch between housing supply and demand. The provision of new housing in a well-located position will provide greater housing choice to existing residents and increase opportunities for households to access housing within this locality.	Existing and future residents	Refinement and determination of dwelling mix at the future Development Application/s phase, including consideration of options to include alternative housing models such as Build-to-Rent, co-living, seniors housing.
	<b>Affordable housing</b> – the planning proposal will facilitate the provision of 10% of all dwellings as affordable rental housing for a minimum period of 15 years from completion. This will significantly enhance the supply of affordable housing within the locality, particularly for lone-person, couple and smaller families to whom apartment living is more suited than existing housing options.	Existing and future residents, community housing providers	LEP provisions set out the affordable housing to be required and the requirements for its management
	<b>Construction impacts</b> – the proposal will result in some temporal impacts on the amenity of the locality as a result of construction works, including potential noise, dust, construction traffic, changes to pedestrian and vehicle access arrangements and other such impacts. Mitigation of these impacts will be dealt with as part of future Development Application/s for the project.	Existing local residents, local businesses/workers	Future DA assessment processes



	<p><b>Disruption of access to retail services</b> – the staged redevelopment of the site will result in some disruption to the community's access to existing retail services, including relocation and restrictions on access and trading throughout the process of redevelopment. As the new facilities are completed, the proposal will provide a significant enhancement in the quality and range of retail and business services provided within the site, improving access to services.</p>	Existing and future residents, local businesses	<p>Inclusion within Design Guidelines of specific requirements/services to continue trading throughout the construction phase, to maintain community access to essential/important services.</p> <p>Inclusion within Design Guidelines of minimum Net Lettable Floor Area requirement for non-residential uses.</p>
community, including composition, cohesion, character, how the community functions, resilience, and people's sense of place	<p><b>Meeting place</b> – There is a dearth of existing community meeting spaces within the Warrawong Centre at present, with the circulation/seating areas within Warrawong Plaza providing one of the few 'third places' where the community can congregate. This will be temporarily disrupted to some extent during the staged redevelopment of the retail spaces, however, will be significantly enhanced by the redevelopment of the centre including better quality indoor spaces and the new 'green heart' within the site.</p>	Existing and future residents	Design Guidelines set out high-level design guidance for 'Green Heart' publicly accessible open space
	<p><b>Community composition</b> – The delivery of new housing will provide opportunities for existing residents to move into more suitable housing, remain within the area where existing housing stock is no longer suitable, and allow new residents to move to the area.</p>	Existing and future residents	N/A
accessibility, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation	<p><b>Pedestrian movement</b> – A significant component of the Planning Proposal is the introduction of new through-site pedestrian linkages which will encourage and enhance connection between Cowper Street and the Warrawong Town Centre with the Kully Bay foreshore and green grid.</p>	Existing and future residents	Design Guidelines set out requirements for through-site link provision.
	<p><b>Traffic generation/local road network</b> – As set out in the Transport Assessment, the Planning Proposal would result in significantly less traffic generation compared to a retail centre developed in accordance with the current planning controls. In addition, the provision of new housing in a centrally located position with immediate walkable access to town centre services and open space will significantly reduce trip generation rates from new dwellings compared to new housing delivered in other locations. The proposal will therefore make a significant positive contribution to local traffic generation and road network performance.</p>	Existing and future residents, road users from surrounding areas	Design Guidelines set out future assessment requirements for vehicle access, parking and opportunities to reduce private vehicle ownership and use

	<b>Public transport</b> – The proposal will result in an increase in public transport demand, both from increased visitation to Warrawong Plaza and from new residents within the site. There may be some temporary disruption to public transport facilities and services during the construction phase of the development.	Existing and future residents, existing public transport users	Design Guidelines require future DAs to enhance amenity and safety of P/T infrastructure, including weather protection and seating.
<b>culture</b> , both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings	The site has been extensively developed and disturbed, and does not contain any known heritage significance. Future design and project development at the Development Application phase will adopt Connecting with Country principles in design and consultation approaches.	Local Aboriginal stakeholders	Design Guidelines set out requirement to demonstrate how Connecting with Country principles have been adopted in design approach at the Development Application phase.
<b>health and wellbeing</b> , including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health	<b>Enhanced walkability</b> – The Planning Proposal will facilitate a significant improvement to walkability within and through the Warrawong Town Centre, particularly enhancing pedestrian connectivity between Cowper Street and the Kully Bay green grid. This will enable greater walkability, encouraging active travel over vehicle-based travel for shorter trips and thereby improving local health outcomes.	Existing and future residents	Design Guidelines set out requirement for through-site pedestrian connectivity
	<b>Access to healthcare</b> – The proposal will facilitate the expansion in health services provided within the Warrawong Town Centre, with approximately 4,000m <sup>2</sup> of floorspace for health and wellbeing services. The Design Guidelines require the continual provision of a pharmacy business within the site throughout the construction phase to ensure community access to essential medicines and provisions throughout the construction phase of the project.	Existing and future residents	Design Guidelines require continual provision of pharmacy service within site. Design Guidelines require a minimum floorspace provision for health facilities, gymnasiums and health-related services.
<b>surroundings</b> , including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity	<b>Local amenity</b> – The proposal will have temporary negative impacts on local amenity during the construction phase, including potential noise, dust, construction traffic, changes to pedestrian and vehicle access arrangements and other such impacts.	Existing and future residents	Development Application/s to include measures to mitigate construction impacts, such as preparation of a Construction Management Plan
	<b>Overshadowing</b> – The proposed increase in building heights will result in some overshadowing of public places to the south of Northcliffe Drive during the winter period. As detailed in the Urban Design Report by CHROFI, overshadowing of public open space would be limited in terms of duration and the times of year when this occurs. The overshadowing of open space is minimal in its own right, and particularly in the context of significant expanses of open space throughout the Kully Bay green grid that will continue to have full sun throughout the year.	Users of open space during winter months	Design Guidelines set out indicative building envelopes to ensure separation between taller buildings, breaking up shadows.

	<b>Public safety</b> – The internal site linkages and urban design layout has been designed to provide	Pedestrians, including local residents (existing and future) and visitors to Warrawong town centre	CPTED Assessment to be provided as part of future Development Application/s.
<b>livelihoods</b> , including people's capacity to sustain themselves through employment or business	<b>Employment opportunities</b> – The proposal will facilitate the provision of an additional 540 full-time equivalent (FTE) jobs during the construction phase, and a further 540 FTE jobs on an ongoing basis predominately through the operation of additional businesses within the site as well as additional local expenditure by new residents. This will have a significant positive effect on local opportunities for employment in a locality which currently experiences relatively higher levels of unemployment.	Local working-age residents	N/A
	<b>Access to resources (health, childcare, services)</b> – The proposal will maintain access to existing pharmacy services throughout the construction phase, with a significant expansion in health and retail services facilitated through the completion of the project. The provision of additional childcare facilities will significantly enhance the capacity for parents and carers to balance employment and caring responsibilities, providing increased opportunities for workforce participation in a locality with a relatively higher level of unemployment and lower rate of participation.	Local working-age residents	Design Guidelines require continual provision of pharmacy service within site. Design Guidelines require a minimum floorspace provision for health facilities, gymnasiums and health-related services. Design Guidelines set out requirement for provision of centre-based childcare within site.
	<b>Access to education</b> – The proposal is accessible to University of Wollongong campuses by public transport. Higher education uses are permitted on the site, and the proponent will further explore opportunities to support educational opportunities on the site as part of a future DA, in order to assist in retaining young people and local talent. This is particularly important in a locality with relatively lower levels of educational attainment. The Memorandum of Understanding between TAFE NSW and BlueScope to investigate the delivery of a new 'Super TAFE' potentially within walking distance of the site has the capacity to significantly enhance access to skills-based and vocational education within the locality.	Young adults and working-aged residents	Design Guidelines require consideration of opportunities to provide educational uses within the site
<b>decision-making systems</b> , including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.	<b>Community participation in planning process</b> – There will be a number of opportunities for people to have their say in respect of the project, including through the public exhibition of the Planning Proposal and for future Development Applications in accordance with Council's Community Participation Plan.	All stakeholders	N/A



## 6.0 Conclusion

Overall the subject site is very well-located in respect of access to education, health care, community facilities and passive and active open space. Any future population on the subject site will gain significant amenity from proximity to a wide range of community infrastructure in the locality, as well as direct access to community infrastructure and amenities proposed to be delivered on the subject site.

This assessment has not identified any locality- or site-specific constraints in terms of community infrastructure capacity or availability which would constrain the ability for future population growth in accordance with the Planning Proposal. Whilst the project will result in delivery of additional housing, which is not currently present on the site, it is considered that the infrastructure needs of these households can be met within the existing infrastructure funding and provision frameworks which apply to the site. It is noted that whilst the Planning Proposal seeks to amend the maximum building heights, no change to the zoning or maximum FSR is sought and residential accommodation is already permitted under the *Wollongong Local Environmental Plan 2009* – therefore, the development is providing housing within capacity already allowed under the existing planning and infrastructure framework.

The proposed development offers the opportunity to deliver enhancements in local community infrastructure and amenity through the provision of new medical and health facilities, centre-based childcare, new pedestrian through-site links, the provision of a significant new urban public space and enhanced public domain.

Whilst this assessment has not addressed housing demand, which is addressed separately in the Planning Proposal, it is noted that the provision of 10% of future residential floorspace as Affordable Rental Housing is a very significant community infrastructure contribution in excess of any existing planning requirements.

**Table 5** summarises the key findings of this assessment, whilst **Table 6** demonstrates how the project addresses the social and demographic implications as set out in **Section 2.3**.

Overall, this assessment concludes that the development will be well-serviced by community infrastructure, will have overall positive social impacts (with mitigation of short-term construction effects through the DA process), and directly responds to the identified social and demographic needs of the local community.

**Table 5** Summary of findings

Infrastructure Category	Current Provision	Project Response	Impact of Proposal	Project Contribution & Funding Sources
<b>Education</b>	Good provision of early-childhood education facilities Close proximity to local government primary and secondary schools	Provide centre-based childcare to meet the needs of future residents and wider community. Include opportunities for additional education uses	Net positive impact on early childhood care and education. Provision of additional childcare capacity surplus to immediate needs of development. Increase in demand for government schools, capacity to support at existing sites.	<ul style="list-style-type: none"> <li>Design Guidelines assure provision of childcare and consideration of educational uses within the site</li> <li>NSW Housing and Productivity Contribution</li> </ul>
<b>Health Care</b>	Planned delivery of new Shellharbour Hospital at Dunmore. c. 3,500m <sup>2</sup> GLA of private health and wellbeing uses at Warrawong Plaza.	Maintenance of pharmacy access throughout construction. Provision of approx. 4,000m <sup>2</sup> of local private health and wellbeing services.	Minor additional demand for regional facilities, within capacity of planned projects such as Shellharbour Hospital and Warrawong Community Health Centre.	<ul style="list-style-type: none"> <li>Design Guidelines assure provision of floorspace for health and wellbeing uses</li> <li>NSW Housing and Productivity Contribution</li> </ul>

Infrastructure Category	Current Provision	Project Response	Impact of Proposal	Project Contribution & Funding Sources
<b>Community Facilities</b>	New Warrawong Library and Community Centre being developed by Council for c.2025 opening.	Consideration of new community space/facilities to be explored through detailed design.	Additional demand for local community facilities, including library and community spaces.	<ul style="list-style-type: none"> <li>Section 7.12 Development Contributions</li> <li>NSW Housing and Productivity Contribution</li> </ul>
<b>Open Space</b>	Very high local provision of active and passive outdoor space within Kully Bay-Port Kembla Beach open space corridor. Poor provision of urban/civic spaces.	Provision of >3,000m <sup>2</sup> urban public open space within subject site. Provision of new through-site link from Cowper St to Kully Bay green grid.	Improved access to regional open space network with Cowper-Northcliffe through-site link.	<ul style="list-style-type: none"> <li>Design Guidelines assure provision of urban open space and improved connection to open space network</li> <li>Section 7.12 Development Contributions</li> <li>NSW Housing and Productivity Contribution</li> </ul>

**Table 6** *Response to Social and Demographic Implications*

Implication	Project Response	Achieved?
Increase opportunities for housing for smaller households, and households with lower incomes, by providing a range of dwellings in a well-located position where most facilities and services are accessible either directly by walking or by public transport.	The project will facilitate the delivery of approximately 1,300 apartments in immediate proximity to local services, retail facilities, amenities, open space and employment opportunities, in addition to being well-connected by public transport to broader local areas of employment and services, including the future redevelopment of the BlueScope Port Kembla lands.	✓
Increasing opportunities for local employment across a range of opportunities, including in entry-level positions suitable for young people and people with lower levels of formal qualifications. This should seek to align with other economic development measures occurring within the locality, such as the recently developed BlueScope master plan which seeks to generate approximately 30,000 new jobs across its surplus landholdings in Port Kembla.	The planned net increase in employment land uses onsite is expected to result in a combined direct and indirect operational employment impact of 540 FTE jobs per annum.	✓
Increasing construction activity within the locality, which will generate direct and indirect employment and expenditure within the local economy.	The construction phase of a future development is expected to support up to \$2,65 billion in economic output, \$990 million in gross value add, \$500 million in income over 12 years and an average of 540 fulltime equivalent (FTE) jobs per annum throughout the construction period. These benefits will be predominantly realised onsite, though the indirect benefits are expected to be contained to the Wollongong region given it's the existing capacity of the construction and industrial sectors in the region.	✓
Increasing opportunities for access to employment, including investigating opportunities to incorporate university spaces within the site. These opportunities should align with other actions being taken by the NSW Government, including the recent Memorandum of Understanding between TAFE NSW and BlueScope to explore the development of a 'Super TAFE' a short distance from the site at Port Kembla.	Education uses remain permitted on the site, and the proponent will continue to explore opportunities to incorporate higher education uses at the future DA stage. The proposal could provide space to accommodate a range of potential educational land uses, including university spaces which would complement the development of the nearby Port Kembla 'Super TAFE' should this occur.	✓

Implication	Project Response	Achieved?
Provide centre-based childcare to enhance opportunities for single parent/carer and other families to balance access to employment with caring responsibilities.	The proposal will provide centre-based childcare to meet the demand generated by future residents at a minimum, with the development concept providing for approximately 1,500m <sup>2</sup> of new GLA for the purpose of centre-based childcare which would provide surplus capacity able to cater to the wider community.	✓
Ensure continuity in the provision of essential retail and health services on the site to maintain access particularly for elderly and disabled residents who may have less capacity to travel to other surrounding centres to access these services.	The Design Guidelines ensure the continuity of essential retail services including supermarket, fresh and prepared food, pharmacy and banking facilities. The proposed redevelopment will significantly enhance the extent and quality of retail facilities provided to the local community.	✓
Seek to enhance opportunities to grow health and wellness-related service provision within the centre, to facilitate health outcomes for the community.	Medical and health facilities (including health services facilities, gymnasiums, other health-related services) are to be provided which have a minimum area of 3,500m <sup>2</sup> of gross floor area	✓