

31 October 2023

Greg Doyle
General Manager
Wollongong City Council
Locked Bag 8821
Wollongong DC NSW 2500

records@wollongong.nsw.gov.au

Dear Greg,

Property Council of Australia submission on the Planning Proposal Large R2 lots interfacing with Illawarra Escarpment - Multiple lots (PP-2023/3)

The Property Council of Australia (NSW) raises concern with the *Planning Proposal Large R2 lots interfacing with Illawarra Escarpment - Multiple lots (PP-2023/3)*. We understand that Wollongong City Council (Council) is currently reviewing this Planning Proposal, prior to it being referred to the NSW Department of Planning and Environment.

The Property Council is committed to successful development outcomes in the Illawarra region, and we support an Illawarra Chapter and Hunter Future Directions Committee who have members with skills in planning, development, legal, and engineering and design matters.

The Property Council is committed to measures that address the housing affordability and rental crisis facing the Illawarra. We raise concern that the proposed zoning amendment and tightening of planning provisions (Minimum Lot Size and Floor Space Ratio) which affect 68 separate properties along the Illawarra Escarpment (Balgownie, Mount Pleasant, Wombarra, and Stanwell Park etc.) will reduce the potential of these lands to respond to the current crisis and provide housing for a growing and diversifying population.

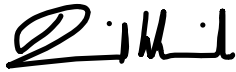
We are concerned that there is no attempt within this Planning Proposal to counter the loss of housing development yield (471 lots) elsewhere in the Wollongong City Local Government Area (LGA). The assessment of the Planning Proposal weighs heavily on potential environmental benefits over the loss of opportunity for housing growth, which is poorly covered in the report.

Further we contend that by reducing the development potential of these lots, it will set a precedent for further changes to planning provisions of similar residential zoned lands, again without any strategy to replace the loss in housing potential.

We request that Council properly assesses the loss in housing potential of the subject lands before making a final determination on the Planning Proposal, especially considering the current housing affordability and rental crisis affecting Wollongong and the broader Illawarra Shoalhaven region.

For any further enquiries, please do not hesitate to contact me at dwhite@propertycouncil.com.au or 0415 914 612.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. White', with a stylized flourish at the end.

David White
Regional Director - Illawarra
Property Council of Australia