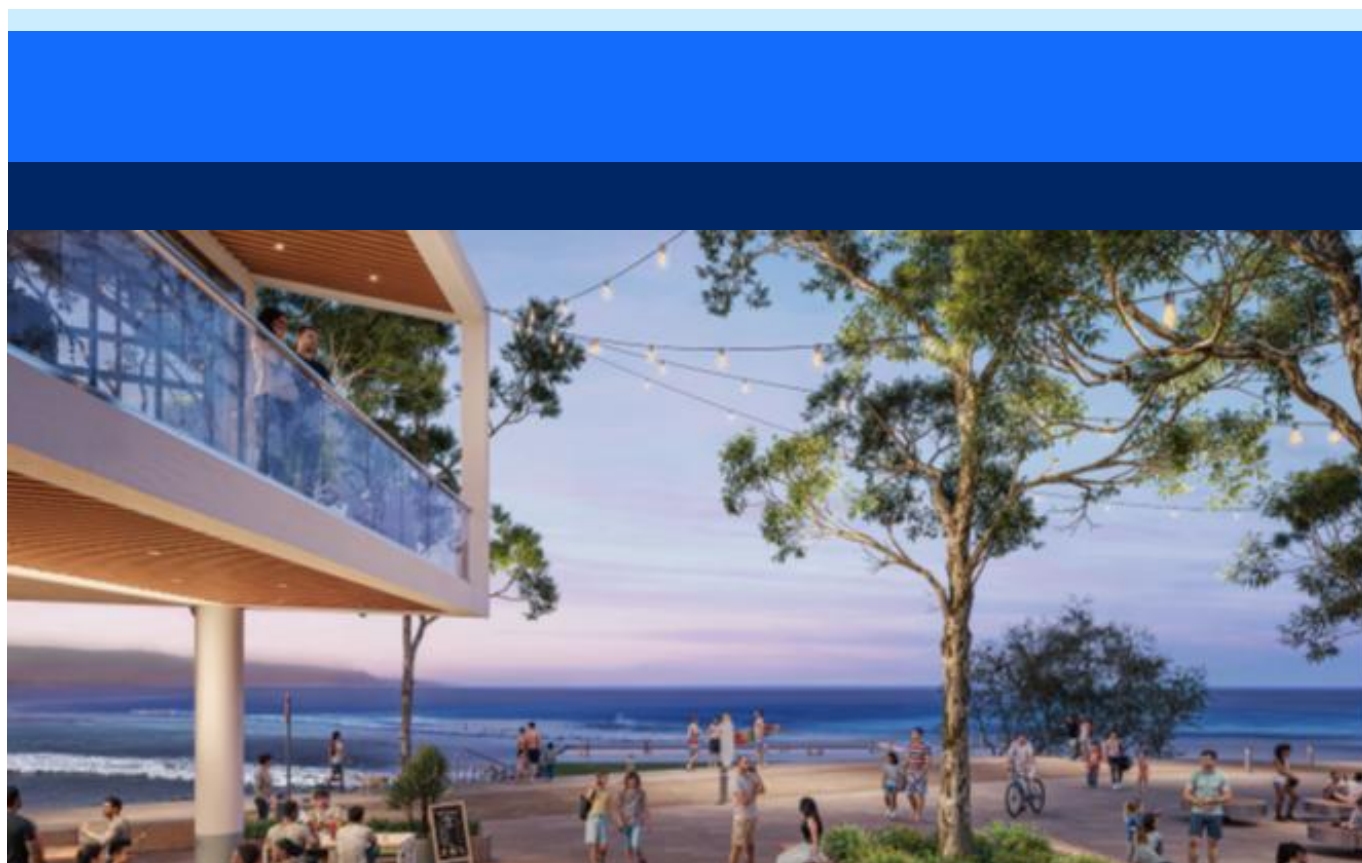


Bellambi Estate

Social and Affordable Housing Rezoning Proposal – Finalisation Report

June 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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Finalisation Report – Bellambi Estate

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Executive Summary

This Finalisation Report, prepared by the Department of Planning, Housing and Infrastructure (the Department), outlines the assessment of the Bellambi Estate Rezoning Proposal (Rezoning Proposal). The Rezoning Proposal was submitted by Homes NSW.

The Rezoning Proposal seeks to amend planning controls to certain land in Bellambi within the Wollongong local government area to:

- rezone part of the site to R3 Medium Density Residential and E1 Local Centre to enable residential development and social and affordable housing
- rezone part of the site to RE1 Public Recreation to provide public open space
- amend the maximum building height to apply a range of heights being 13 metres, 17.5 metres and 22 metres
- increase the floor space ratio to a range between 0.8:1 in the proposed R3 and E1 zones
- reduce the minimum lot size across the site to 200sqm
- facilitate the delivery of up to 2,500 homes, including a minimum of 30% social homes
- identify RE1 – Public Recreation land on the Land Reservation Acquisition map.

The Department publicly exhibited a draft of this Rezoning Proposal from 13 February to 13 March 2026. The draft Rezoning Proposal received a total of 275 submissions from individual community members, community groups, landowners, NSW Government agencies, industry groups and Wollongong City Council.

In response to the key issues raised, such as building height, density, bulk and scale, traffic and parking, infrastructure capacity, biodiversity, coastal hazards and displacement of residents.

This report demonstrates how community feedback, agency input and updated technical evidence have been considered.

The Rezoning Proposal will be implemented through the Wollongong Local Environmental Plan 2009, amending the land use zone, height of buildings, floor space ratio, minimum lot size and land reservation acquisition.

It is proposed that the Rezoning Proposal will be implemented through an environmental planning instrument amendment under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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1 Introduction

This Finalisation Report has been prepared by the Department of Planning, Housing and Infrastructure (the Department) and sets out the assessment and finalisation for Bellambi Estate Rezoning Proposal.

The aim of this Rezoning Proposal is to streamline rezoning for the state's housing agencies to deliver a strong pipeline of social and affordable housing, following DPHI's release of the program guideline to promote social and affordable housing in May 2024. The proposed rezoning has been lodged by Homes NSW to facilitate the delivery of up to 2,500 homes within Bellambi Estate, comprising a mix of social and private market housing. The rezoning proposal will include a minimum of 30% social housing, lodged as a State-assessed rezoning under the State Significant Rezoning Policy.

This report documents how the proposal has evolved in response to technical analysis, community and stakeholder feedback, and cross-agency collaboration. It includes an overview of the:

- Bellambi Estate location, strategic planning context, rezoning pathway and governance arrangements (Section 2)
- key features of the exhibited draft Rezoning Proposal and related engagement activities (Section 3)
- submissions received during the exhibition, and key issues raised and how the Department responded to them (Sections 4)
- the Department's assessment of the Rezoning Proposal, including its recommendation to the Minister (Section 5).

The changes to planning controls proposed under this Rezoning Proposal will be implemented through an environmental planning instrument amendment under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2 Rezoning context

2.1 Site description

The Rezoning Proposal applies to approximately 26 hectares of land located in the Wollongong Local Government Area (LGA), on the land of the Dharawal people. The site is bound by Cawley Street to the west, Robert Cram Drive to the north, Rothery Street to the south and Armour Street to the east.

The area will be referred to in this document as the Site and is shown in the Structure Plan (Figure 1) as well as the Rezoning Proposal area boundary map (Figure 2).

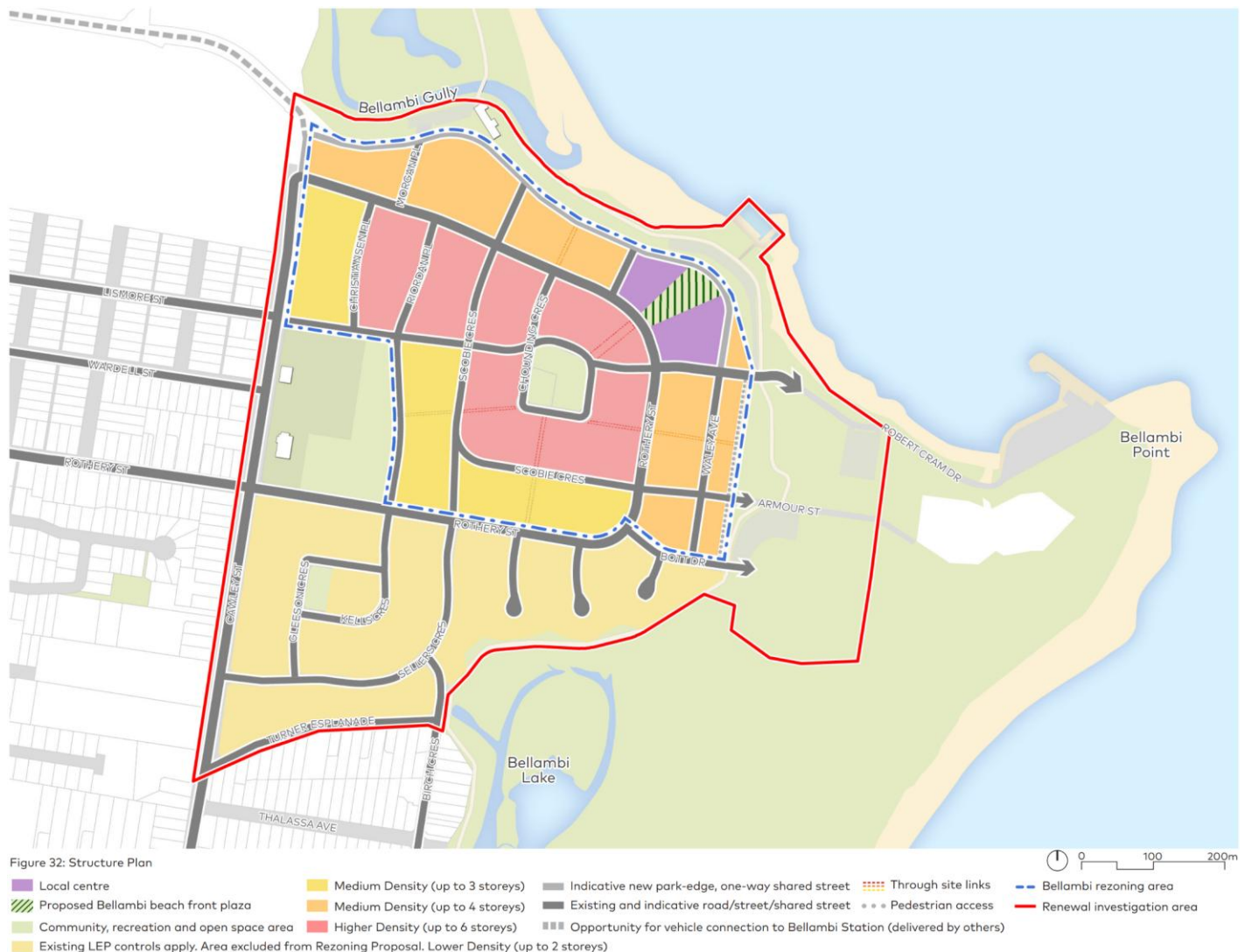


Figure 1 Structure plan

The Site is well located, adjacent to coastal land to the north, public open space to the east and low-density residential development to the south and west. The Site is comprised predominantly of ageing social housing stock, comprising single dwelling housing and medium density dwellings including townhouses and apartments. The Site also includes 24 privately owned dwellings and is serviced by an existing vehicular network and pedestrian paths, with a neighbourhood park in the centre of the site.



Figure 2 The Rezoning Proposal area boundary

2.2 Strategic context

The Illawarra Shoalhaven Regional Plan 2041 (Regional Plan) establishes the strategic framework for the region and aims to protect and enhance the region's assets and plan for a sustainable future. The Regional Plan forecasts population growth of at least 100,000 more people in the region and a need for an additional 58,000 by 2041.

The Rezoning Proposal is consistent with the Regional Plan as it will facilitate the development of up to 2,500 new dwellings, including social and affordable housing. The Rezoning Proposal will enable a diverse range of housing types to provide options for residential accommodation at various stages of life. Additionally, the Rezoning Proposal responds to the Regional Plan by facilitating the renewal of existing social housing and provide an overall increase to social housing stock.

The Rezoning Proposal is located in a strategic centre as most needs of residents can be met with a 15-minute walk, bike or drive, including Bellambi train station, and is regularly serviced with a local bus route into Wollongong CBD. The Rezoning Proposal includes augmentation to the street network to improve connectivity through the estate to public open spaces. The proposal will also provide for through site links to facilitate pedestrian connections within the site including Bellambi Beach and other local amenities.

2.2.1 Wollongong Local Strategic Planning Statement 2020

The Wollongong Local Strategic Planning Statement 2020 (LSPS) sets out the vision and planning principles to guide land use decisions within the Wollongong LGA for the next 20 years.

The LSPS identifies that there will be an ongoing demand for new dwellings, which can be provided through medium density where appropriate. The LSPS also identifies the need to increase supply of affordable and social housing.

The Rezoning Proposal responds to the LSPS as it will enable increased density, provide for diversity in housing typology and facilitate a net increase in social homes within the estate.

2.3 Rezoning pathway

In May 2024, the Department introduced a new streamlined rezoning process for the state's housing agencies (Homes NSW and Landcom) to deliver a strong pipeline of social and affordable homes. More about the program can be found on the Department's website: [Rezoning Pathway for Social and Affordable Housing Program](#).

In November 2025, Homes NSW lodged a scoping proposal for Bellambi Estate. The Department considered the proposal's eligibility against the program guidelines and determined that the Rezoning Proposal is suitable for the streamlined rezoning pathway.

The Rezoning Proposal was considered to meet the eligibility criteria as:

- the application is made on behalf of Homes NSW
- the project is not subject to an active application within the planning system
- the Rezoning Proposal is aligned with State and national housing priorities as it will facilitate new social and affordable housing
- the Rezoning Proposal is well advanced in preparation and capable of being lodged within 60 days of receiving feedback from the Department
- the Rezoning Proposal is consistent with relevant legislation, policies and Ministerial directions.

2.4 Project governance

The Department is the lead agency responsible for State-assessed Rezoning Proposals under the Social and Affordable Housing Program. The Department is responsible for:

- preparing this Finalisation Report
- consulting with Wollongong City Council and other government agencies
- final assessment of the Rezoning Proposal considering all submissions
- if supported, progressing the legislative amendments to implement the proposed amendment.

Homes NSW is the proponent for this Rezoning Proposal and is responsible for:

- preparing and submitting the Rezoning Proposal and supporting technical studies to the Department for exhibition and assessment
- engaging with the community during exhibition
- undertaking any additional work following exhibition to respond to submissions.

3 Engagement

The Department exhibited a draft Rezoning Proposal for 28 days from 13 February to 13 March 2026.

The Explanation of Intended Effect (EIE) set out the intent of the draft Rezoning Proposal to:

- assessment pathway, governance structure and exhibition process in line with the state significant rezoning pathway for social and affordable housing
- local and strategic context, in line with relevant state and local government strategic planning documents
- proposed amendments to planning controls to facilitate the rezoning. A summary of the key current and proposed legislative amendments (as exhibited) applicable to the Precinct is identified in Table 1:

The EIE proposed changes to planning controls to realise the aims of the Rezoning Proposal.

The existing and exhibited planning controls are summarised below in Table 1.

Control	Current planning controls	Exhibited Rezoning Proposal
Zoning	R2 – Low Density Residential RE1 – Public Recreation	R3 – Medium Density Residential RE1 – Public Recreation E1 – Local Centre
Building height	9m	Ranging from 3 storeys (13 metres) to 6 storeys (22 metres)
Floor Space Ratio (FSR)	0.5:1	Ranging from 0.8:1 to 1.8:1
Minimum lot size	449sqm	200sqm

Table 1 | Summary of key current and proposed amendments (as exhibited) within the EIE

The exhibition package was made publicly available on the NSW Government's planning portal at <https://www2.planning.nsw.gov.au/>

3.1 Consultation and engagement

3.1.1 Public notice

A ministerial release announcing the public exhibition was issued by the Minister for Planning and Public Spaces on 13 February 2026. In addition to the Department's notification, Homes NSW implemented a social media campaign for the duration of the exhibition period.

3.1.2 Engagement activities

The Department conducted the following engagement activities:

- delivered letters to landowners within the rezoning area
- provided notifications to Council and government agencies.

The Department notified key stakeholders of the public exhibition, including Wollongong City Council, State Government agencies, and landowners, Aboriginal Housing Office tenants and Homes NSW tenants.

In addition to the Department's engagement activities, Homes NSW advertised public exhibition with the following:

- digital and social media campaign
- local signage and posters across the Wollongong Local Government area
- hosted four community drop-in sessions over two days at Bellambi Neighbourhood Centre and Corrimal District Community Centre with a total of approximately 250 attendees on Tuesday 24 and Thursday 26 February 2026.

Homes NSW undertook stakeholder briefings with key stakeholders, including:

- Illawarra Local Aboriginal Land Council (LALC)
- Wollongong City Council
- Sydney Water
- Crown Lands
- NSW Maritime.

In addition, Homes NSW conducted briefings key stakeholders within and surrounding the subject site, including:

- Bellambi Neighbourhood Centre
- Bellambi Surf Life Saving Club
- Bellambi IGA Supermarket
- Holy Spirit College
- Olive's Café
- Private landowners within the rezoning area.

Homes NSW offered briefings with the following stakeholders within and surrounding the subject site, however not response was received:

- Bellambi Point Preschool
- Bellambi Point Public School.

4 Submissions summary and response

4.1 Who we heard from

The Department received 275 submissions during exhibition. Copies of submissions received via the NSW Government's planning portal are available at

<https://www.planningportal.nsw.gov.au/ppr/post-exhibition/bellambi-estate>

Table 2 provides a summary of submissions by major stakeholder groups.

Stakeholder	Number of submissions
Individuals	265
Government agencies (including Council)	6
Industry groups	2
Community groups	2
Total	275

Table 2 | Summary of submissions

Of the 275 unique submissions received, the Department received 76 in support (28%), 168 objections (61%) and 31 that offered neutral or general feedback (11%).

Figure 2 below outlines a summary of the key themes identified in submissions.

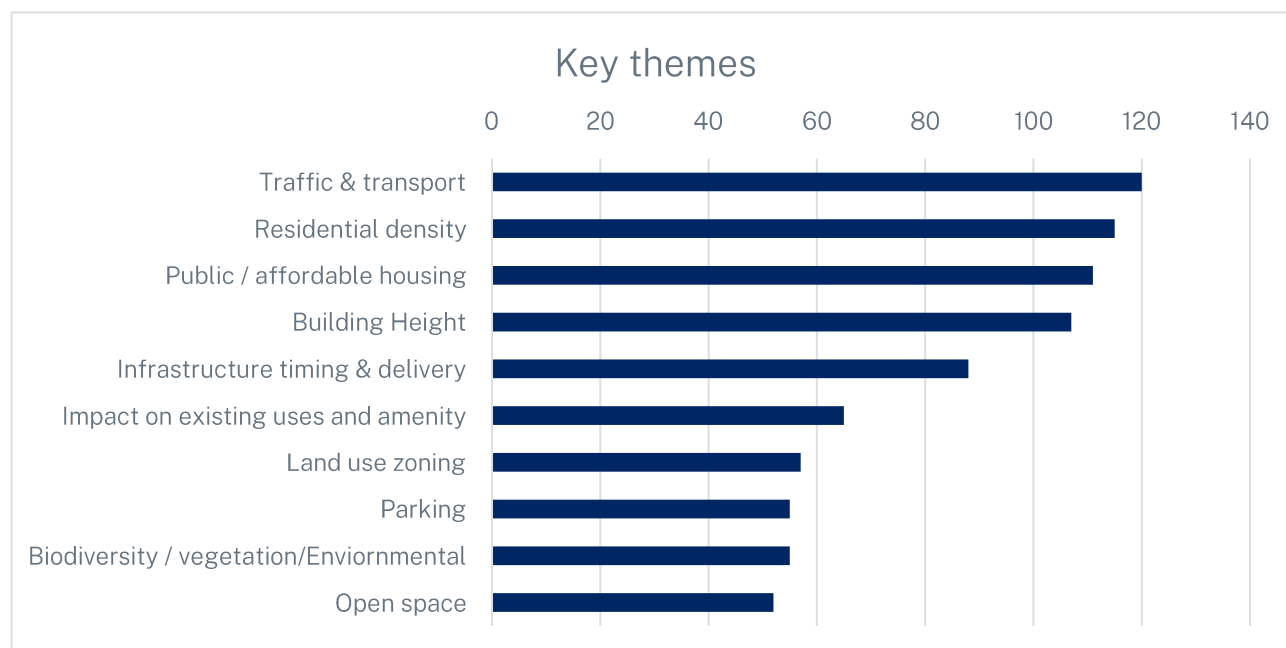


Figure 3 Key themes from submissions

4.2 Community submissions and responses

Matters raised in community submissions are summarised by theme below and a response is provided where concerns or issues were raised.

4.2.1 Density, building height and bulk and scale

The provision of building heights of up to 6 storeys, facilitating an increase in population density up to 4 to 5 times the existing density. Submissions identified this as being inconsistent with the existing local character and scale of Bellambi, resulting in visual impacts, noise, loss of views and overshadowing of existing buildings.

Response

The proposal has been designed to respond to the surrounding built form and coastal character, aligning with the heights and densities of Fairy meadow and Corrimal, amended under the NSW Government low and mid-rise housing reforms.

Higher-density development and building heights are located towards the centre of the site, with lower-scale development positioned along the site boundaries, reducing perceived bulk and providing transition in building scale to surrounding development. The proposed increase to maximum building height may result in some impacts to views, however view corridors are retained through the site via key roads and the public plaza.

Detailed amenity impacts, including overshadowing and noise will be assessed at the future development application stage.

4.2.2 Local centre

Need for additional retail offerings within the area, and the negative impact this may have on existing shops within the local area.

Response

A retail needs assessment prepared as part of the rezoning proposal identified that in addition to existing offerings, there will be a need to provide additional local retail within the precinct to meet the day-to-day needs of current and future residents, workers and visitors.

The proposed local centre will provide amenity for Bellambi residents, ensuring access to local services (such as a grocery store, gyms, cafes, medical centres, childcare centres etc.) within walking distance of homes, as well as serving the needs of the visiting population associated with Bellambi Beach, Boat Ramp and NSW Coastline Cycleway.

4.2.3 Roads and traffic

Traffic congestion and parking issues, particularly on Memorial Drive, Rothery Street, and streets along the foreshore. Potential safety concerns resulting from overflowing street parking, the widths of new streets and interfaces between pedestrians, cyclists and vehicles were also recognised.

Response

A Transport Management and Accessibility Plan (TMAP) prepared as part of the rezoning proposal identified improving walking, cycling and public transport, along with targeted road and intersection upgrades as suitable to help reduce traffic pressure and improve public safety. The TMAP was informed through consultation with Transport for NSW, Wollongong Council and Homes NSW.

Car parking and road widths for future development will be provided in line with relevant planning requirements. The exact amount of parking spaces will be determined at future detailed development stages, based on the type of homes, the land use and the needs of future residents.

4.2.4 Infrastructure and public transport

The capacity of existing infrastructure, including utilities and social infrastructure such as schools and health facilities to support the proposal. Improvements to the frequency of buses and train services, and provision of additional local bus stops within the site were also identified.

Response

A utilities infrastructure and servicing strategy report prepared as part of the proposal concluded that there is adequate utility infrastructure to support future development, within the precinct.

The planning proposal was supported with a community infrastructure needs assessment report, which identified social infrastructure requirements and made recommendations for Homes NSW to continue to work with the relevant agencies to ensure adequate social infrastructure is provided as the population increases in the rezoning area.

Improvements to the frequency and provision of public transport will be subject to detailed planning and design by Transport for NSW.

4.2.5 Open space and public amenity

The provision of open space and ability to accommodate existing and future residents. Submissions also identified that the increase in density may result in existing open spaces feeling overcrowded, calling for open spaces to be increased, particularly near the Bellambi Pool and the foreshore area.

Response

The precinct is well serviced by open space and recreation areas including beaches, parks, sports fields, playgrounds, a public pool and other local facilities. The rezoning proposal builds on this by retaining these spaces, improving connections between them and upgrading them where needed.

Specific improvements to open space and recreation areas will be subject to ongoing consultation between Homes NSW and Wollongong City Council.

4.2.6 Coastal management and biodiversity

The proximity of development to the coast and erosion prone areas, as well as insufficient buffers and setbacks to protect coastal processes and foreshore areas that could result in potential loss of existing biodiversity value.

Response

A Coastal Hazards Study prepared as part of the rezoning proposal found that new homes can be safely located outside coastal hazard areas, with appropriate setbacks and design controls in place. Homes NSW will work with Council to review coastal conditions at later planning stages to ensure future development remains safe.

Homes NSW have identified that a Biodiversity Management Plan will be prepared to support future development applications. Future development will be managed to protect and enhance Bellambi's natural environment, with new homes located outside natural areas and within the existing urban footprint. Where possible existing high-value trees will be retained, and alongside increased native tree planting, contribute to a precinct wide minimum canopy target of 30%.

4.2.7 Social and affordable housing

The level of social housing proposed, including potential public safety concerns, increased anti-social behaviour and maintenance requirements. Requests for affordable housing to be brought forward and prioritised for key workers.

Current social housing residents raised concerns with displacement during the redevelopment of the site resulting in the loss of local community connections, schooling continuity and access to long term housing.

Response

Timing and delivery of the renewal will be facilitated by Homes NSW. Additionally, the relocation process will be managed by Homes NSW.

It is noted that Homes NSW will continue to work closely with Wollongong City Council and relevant stakeholders through future detailed development application stages to ensure new development responds appropriately to its surroundings and integrates sensitively with the existing neighbourhood.

The Department also received a number of submissions relating to areas outside of the precinct that are not within the scope of this proposal and assessment. These including Elizabeth Park, the DIY skatepark, Bellambi boat ramp, surf lifesaving club and rock pool, as well as cumulative impacts on existing uses.

The NSW Government's Urban Development Program will continue to focus on the planning and delivery of housing and employment land and infrastructure to support new development in key growth regions of NSW, including in Metropolitan Sydney and in Regional NSW.

Community engagement will continue throughout the implementation phase in line with the Department's updated Community Participation Plan that outlines planning and development assessment consultation requirements.

4.3 Government submissions and responses

Relevant agencies were consulted during the exhibition process. The Department received submissions from the following NSW Government agencies:

- Wollongong City Council
- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- DPIRD
- Sydney Water
- Transport for NSW
- RFS

The key comments and issues raised by government stakeholders and utility providers are summarised below.

4.3.1 Wollongong City Council

Council comment

Council is generally supportive of the proposal and the redevelopment.

Response

Noted.

Open Space

Requests consideration be given to an adjustment to the size and dimension of Elizabeth Park open space to enable greater utilisation for organised sports.

Council expectation that the land identified for acquisition for an expansion to Chounding Reserve be dedicated to Council free of cost.

Response

Homes NSW will continue to work in collaboration with Council to ensure appropriate public open space is available to existing and future residents.

Acquisition negotiations will be between Homes NSW and Council.

Social and affordable housing

Supports a higher proportion of social housing 10% affordable housing. Requests the inclusion of a clear commitment and mechanism for delivery for affordable housing.

Response

The rezoning of Bellambi Estate will facilitate the renewal of ageing social housing stock, to provide for diverse housing typologies and a mix housing tenure, including a minimum of 30% social housing.

Infrastructure

Council welcomes the commitment from Homes NSW to invest in infrastructure to support the precinct's future population. In this regard, Council will work with Homes NSW to identify appropriate open space, recreation/sports and community facilities that best support the needs of existing and future residents.

Response

Noted.

Local centre

The identification of the local centre to support the local service needs of the community is supported. Council is interested in understanding the mechanisms that will be put in place to ensure commercial and mixed-use premises in the precinct provide for these needs (i.e. childcare and health services).

Response

The objectives of the E1 Local Centre zone are to provide for a range of retail, business and community uses that serve the needs of the people who live in, work in or visit the area. The permissible uses within the E1 zone will allow for land uses that serve the community needs.

Transport

Appropriate investment in active transport infrastructure and public transport services will be required.

Response

Homes NSW have amended the TMAP to address the feedback received by TfNSW. Homes NSW will continue to work collaboratively with Council and TfNSW on active and public transport servicing the rezoning area.

4.3.2 DCCEW

Agency comment

General support for the retention, protection and enhancement of areas with existing biodiversity values as well as increased tree planting throughout the precinct

Support for preparation of a Biodiversity Management Plan to clearly state actions that will be undertaken to improve and enhance biodiversity including providing food resources for swift parrot.

Response

Noted.

Biodiversity value

The submission identifies the opportunity to protect and improve Bellambi Gully, Bellambi Lake, the foreshore and adjacent beaches

Clarify the proposed management measures which refers to “retention and management of all wooded habitat outside the development footprint, including areas under the positive covenant”

Consider a site specific DCP, or amendments to the Wollongong DCP containing a precinct-specific chapter, requiring a Vegetation Management Plan / Biodiversity Management Plan with each DA submitted affecting natural areas.

Response

The *Biodiversity Conservation Act 2016* continues to apply to the land within the rezoning area, which requires proponents to avoid, minimise, and offset impacts on biodiversity. Existing biodiversity values must be identified and protected, and any unavoidable impacts must be justified.

Land use

Consider setbacks and buffers and ensure that the proposed W1/RE1 zoning covers relevant buffers to Bellambi Gully and the foreshore.

Consider objectives within the Illawarra Shoalhaven Regional Plan relating to the restoration of riparian corridors, protection of waterway health outcomes and water sensitive urban design are incorporated.

Response

Future development within the rezoning area will be subject to the Wollongong Local Environmental Plan 2009, including section 7.4 Riparian lands and section 7.7 Foreshore building line, which will require sufficient setbacks and buffers. The proposal will incorporate water sensitive urban design at development application stage.

Development application stage

The submission recommends a holistic and strategic approach be taken to planning and assessment of biodiversity matters and indirect impacts on Bellambi Gully and Bellambi Lake.

The location of Water Sensitive Urban Design (WSUD) and drainage infrastructure should be confirmed in a detailed design during DA stage.

Consider all potential clearing in determining whether the NSW Biodiversity Offsets Strategy will be triggered.

Response

Detailed design requirements for biodiversity matters, water sensitive urban design and drainage infrastructure are to be addressed at the development application stage.

Coastal management

The submission notes consideration for design amendments to enable flexibility of future foreshore management and maintain important environmental and community value for land identified to be at risk from coastal hazards at 2100.

The proposed layout does not demonstrate that it aligns with key outcomes of the NSW Coastal Design Guidelines (2023).

It is recommended that consultation occurs with Council on a long-term plan for management of the adjacent high-use recreation and foreshore area.

Response

Homes NSW will work with Council at the detailed design stage to ensure future development has regard to coastal hazards, using the most up to date information available.

4.3.3 DPIRD

Agency comment

The inclusion of water sensitive urban design treatment measures and commitment to use of best practice erosion and sediment control techniques during construction will result in negligible impacts to threatened species that might occur within the area.

Response

Noted.

4.3.4 Sydney Water

Servicing

Further studies need to be and to identify an appropriate potable water servicing strategy for the site. Wastewater servicing however should be available for the proposed development.

Response

Detailed design requirements for potable and wastewater servicing is to be addressed at the development application stage.

Bellambi Water Resource Recovery Facility and Sewer Pumping Station

Sydney Water's Treatment Planning team is currently reviewing the proposal due to potential odour risks and operational impacts. The proponent may be required to complete additional odour modelling and/or implement odour controls and equipment, subject to findings.

Response

Noted.

4.3.5 TfNSW

Traffic generation

Request that the Transport Management and Accessibility Plan (TMAP) is updated to model “business-as-usual” vehicle trip generation, or a suite of measures is presented to achieve the desired mode shift.

Response

An addendum to the TMAP has been provided which includes modelling a business as usual scenario to address TfNSW’s feedback. Homes NSW will continue to work collaboratively with TfNSW through the renewal process.

Mode Share

TfNSW does not consider the proposed mode share targets to be appropriate given the context of the development and proposed measures to reduce private vehicle travel. It is requested that the TMAP report is updated to reflect more appropriate mode share targets, or a suite of measures is presented to achieve the desired mode shift.

Response

An addendum to the TMAP has been prepared which provides further justification for the proposed transport mode shares.

Proposed measures

Further details are required to substantiate the proposed initiative of signal optimisation along the Memorial Drive corridor, otherwise a review of the traffic distributions may need to be undertaken as route choice may be impacted.

TfNSW has no funded projects identified which include investigations of the Memorial Drive corridor. The indicative timing should be amended to remove “on-going” status.

Response

An addendum to the TMAP has been prepared to address changes to the initiatives in the TMAP addendum.

Infrastructure contribution

TfNSW encourages consideration of any applicable development contributions to support improvements to active transport and public transport, where relevant Enhancements to walking, cycling and public transport accessibility beyond the project extents would be welcomed and if applicable, claimed as an offset to any Housing and Productivity Contribution.

Response

The TMAP addendum will include a section to address infrastructure contributions. Homes NSW will continue to work collaboratively with TfNSW through the renewal process.

4.3.6 RFS

NSW RFS raises no objections to the planning proposal subject to the recommendations in the above reference Strategic Bush Fire Study and a requirement that any future development on bush fire prone land comply with *Planning for Bush Fire Protection 2019*.

Response

Noted.

5 Post-exhibition amendments

5.1 Wollongong Local Environmental Plan 2009

After consideration of various technical studies and submissions, the Department has not made any changes to the planning control amendments that were publicly exhibited.

As noted in Section 4, it is considered that the concerns raised by the community during public exhibition, such as bulk and scale, traffic and transport and social housing can be managed during the detailed design stage. Additionally, Homes NSW will work collaboratively with Wollongong City Council during future stages of the Bellambi Renewal project.

The following LEP maps will be amended:

- Land zoning
- Height of buildings
- Floor space ratio
- Lot size
- Land reservation acquisition.

Detailed maps showing the exhibited and final maps can be found online on the [NSW Planning Portal](#). Please refer to the [NSW legislation website](#) for the latest maps.

6 Conclusion

The Rezoning Proposal amends certain maps of the *Wollongong Local Environmental Plan 2009* (LEP). The amended LEP maps include land zoning, height of buildings, floor space ratio, lot size and land reservation acquisition.

The Department has reviewed all feedback received during exhibition and has addressed several key issues, including traffic and transport, residential density, affordable housing, building height, impact of existing uses and amenity, land use zoning and open space. The assessment has also sought to balance the views and recommendations received through submissions from community and government stakeholders.

The Department recommends the rezoning of Bellambi Estate be supported to facilitate the delivery of up to 2,500 new homes. Submissions from community members and industry groups highlighted the following key benefits:

- increase in social and affordable housing supply, and housing diversity through the revitalisation of old housing stock that is dangerous, underutilised and unsafe
- preserving and enhancing access to public open spaces, Bellambi foreshore and social and community infrastructure, alongside improved pedestrian, cyclist and vehicle connectivity
- improving biodiversity values with increased tree canopy and embellishment of natural areas through increased landscaping
- inclusion of a new local centre along the Bellambi foreshore, with retail and shopping options, supported by public domain improvements
- broader regional benefits including economic growth, opportunities and community safety.

The assessment undertaken as part of this Finalisation Report demonstrates that the proposed planning controls for Bellambi Estate appropriately respond to the opportunities and constraints of the rezoning area.

7 Appendices

7.1 Appendix A – List of referenced documents

The following documents are available online on the [Planning Portal](#):

Exhibition documents

- Bellambi Estate Explanation of Intended Effects (February 2026)
- Bellambi Arboricultural Impact assessment (October 2025)
- Bellambi People and Place Engagement Outcomes Report (October 2025)
- Bellambi People and Place Plan (October 2025)
- Biodiversity Assessment Report (October 2025)
- Coastal Hazards Study (October 2025)
- Community Infrastructure Needs Assessment (November 2025)
- Historical Heritage Assessment (October 2025)
- Preliminary Aboriginal Cultural Heritage Assessment (June 2025)
- Preliminary Site Investigation (November 2025)
- Retail Needs Assessment (September 2025)
- Strategic Bushfire Study (October 2025)
- Sustainability Plan (November 2025)
- Transport Management Accessibility Plan (November 2025)
- Urban Design Report (November 2025)
- Utility Infrastructure Servicing Strategy (October 2025)
- Water Management Plan (October 2025)

Finalisation documents

- Finalisation Report (June 2026)
- Submissions Report (June 2026)
- Updated Transport Management Accessibility Plan (June 2026)

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