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Kyah White
1 Illabunda Crecent
Koonawarra 2530
Ph 0423837736

Project Number MP09-0131

As a fan of the horse world I would like to comment on your land proposal.

As I have entered into the horse world as a 16 yr old I would be sad to lose the area where my horses are kept.

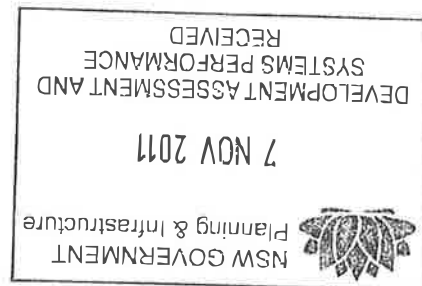
I would like to think there would be enough room for the new housing plus a small area where I could keep my new best friends.

I am looking at hopefully joining Dapto Pony Club to learn more about riding and how better to look after my horses as I would like to show them in the future .

If we have to move I would not be able to do this as we do not have a float and transport is very expensive

As there is little land left for horses in Dapto please that under consideration that this would be and opportunity for new riders to better themselves at the sport and is able to ride some where close to home instead of have to travel a long distance to see them everyday.

Thank you Kyah White



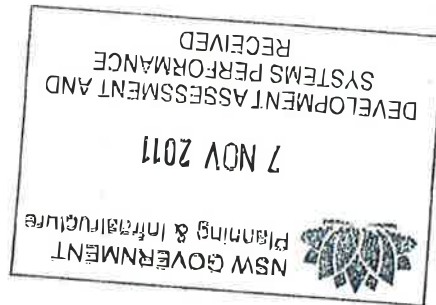
102

Cathy Olerenshaw
4, Culgoa Crescent
Koonawarra 2530
Ph 02 42620222

Project Number MP09-0131

I would like to bring to your attention although I fully understand the need for housing as a minority we the horse lovers of this land would like to point out that over the years I have been into horse riding and the ever increasing need for homes we are being pushed out of our selected sport, I feel so many other sports are well catered for we are simply asking for a small amount of the land to remain available to us so we can continue to enjoy the sport and for horses we love so much please help us horse people

Thank you
Cathy Olerenshaw



103.

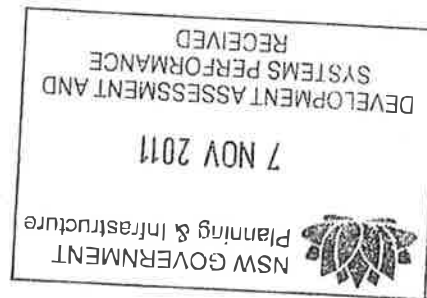
To Whom It May Concern

I am writing to you due to the issue of the 'Dapto Riding School' being developed on for housing. I believe that this is not right because there is absolutely no need for it, we have other areas that could be used instead of this land that is already being used.

I have spent a lot of time with my parent's horses and even my own horses, I do not like to think that all the good times I have had and have there, are no longer going to happen.

Also the riding school has been there for many decades and is a part of Dapto I feel that we would be developing more houses in the wrong area. In conclusion I object to the plan of building houses on the Dapto riding school area.

Thank you for taking the time to read my letter, Yours Sincerely Cody Knopp



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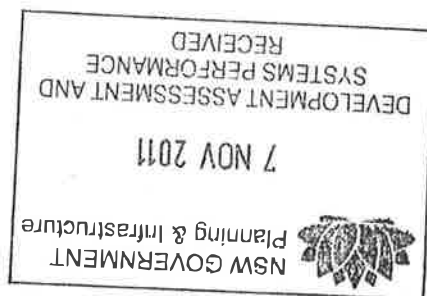
To Whom It May Concern

I am writing to you to object to the development of the 'Dapto Riding School.' I object to this because the school holds a very special meaning to me.

I learned to ride horses up there, I trained horses up there and to this very day I still train horses there, I have spend over 20 years up at the school working there and working with horses I even had broodmares.

This place is also where I met my ex-wife who I had two great children with and I would dread to see this area built upon for a couple more houses which could be built on another area which is not being used and could be developed on.

Thank you for reading this, Yours Sincerely Fred Knopp



Robert Byrne - Tallawarra Lands Noise

From: Jeff Parnell
To: Robert Byrne
Date: 10/24/2011 2:38 PM
Subject: Tallawarra Lands Noise
Attachments: Noise Review -Tallawarra Residential Concept.doc

G'day Rob,

As discussed on Friday, attached is a copy of my advice on noise. Drop round if you want to discuss further after the exhibition period closes.

Cheers

Jeff

Jeff Parnell | Noise Specialist | NSW Department of Planning and Infrastructure | 23 - 33 Bridge Street,
Sydney NSW 2000 | ph: 9228 6494 | fax: 9228 6466 | jeff.parnell@planning.nsw.gov.au

106.



RailCorp Property
PO Box K349
Haymarket NSW 1238
Tel: (02) 8922 1987 Fax: (02) 8922 4890
Email: jim.tsirimiagos@railcorp.nsw.gov.au

14 November 2011

Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

ATTENTION: Robert Byrne

Dear Sir/Madam,

TALLAWARRA LANDS, YALLAH – CONCEPT PLAN (MP09_0131)

I refer to your Department's letter received 22 September 2011 regarding the proposed development at the above address.

Rail Corporation New South Wales (RailCorp) has reviewed the Concept Plan and requests that all future Project Applications or Development Applications in close proximity to the rail corridor be referred to RailCorp for review. RailCorp also requests that the proponent liaise with RailCorp so that they can obtain RailCorp's requirements for the development of land in close proximity to the rail corridor, prior to finalising any documentation. Further, all future development proposals that are in close proximity to the rail corridor must ensure that drainage is not discharge into the rail corridor, or cause a change to RailCorp's current track drainage system.

Thank you for providing RailCorp the opportunity to comment and please contact me on the above number for any further enquires.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jim Tsirimiagos".

Jim Tsirimiagos
Manager, Land Use & Planning
RailCorp Property

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From: "McKellar, Kelly" <Kelly.McKellar@railcorp.nsw.gov.au>
To: "robert.byrne@planning.nsw.gov.au" <robert.byrne@planning.nsw.gov.au>
CC: "Tsirimiagos, Jim" <Jim.Tsirimiagos@railcorp.nsw.gov.au>
Date: 11/15/2011 9:57 am
Subject: RailCorp Submission - Proposed Concept Plan - Tallawarra Lands, Yallah (MP09_0131)
Attachments: Tallawara Lands MP09_0131 - RailCorp Submission 15-11-2011.pdf

Attn: Robert Byrne

Dear Sir/Madam

Proposed Concept Plan - Tallawarra Lands, Yallah (MP09_0131)

Rail Corporation New South Wales (RailCorp) has reviewed the proposal and has concerns about the possible impact of the Rail Corridor. Please find attached RailCorp's submission. A hard copy of the letter is in the mail. Apologises for the delay.

Thank you for providing RailCorp the opportunity to comment and please contact me if you have any further enquires.

Regards,

Kelly McKellar | Assistant Town Planner
Commercial Services Group | Property Division | RailCorp
Level 21, 477 Pitt Street Sydney NSW 2000 | PO Box K349, Haymarket NSW 1238
p: 02 8922 4062 | f: 02 8922 4890 | e:
Kelly.McKellar@railcorp.nsw.gov.au<blocked::mailto:Kelly.McKellar@railcorp.nsw.gov.au>

MPDS_0131 - Tallawarra Lands - Yallah

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MPDS_0131 - Tallawarra Lands - Yallah 09/00512-4

Name +

Information (bwecmp:8008)

 Physical Id eB182586 created successfully(eB182586).

OK

Robert Byrne

RB 9-11-2011



Our Reference: HOG11/52226

Michael Woodland
Director
Department of Planning and Infrastructure
GPO Box 3927
SYDNEY NSW 2001

18 November 2011

Attention: Robert Byrne
Senior Planner

Dear Mr Woodland

Re: Tallawarra Lands Concept Plan

I refer to the Department of Planning and Infrastructure's (DPI) public exhibition of the Concept Plan for Tallawarra Lands (the subject site) in the Wollongong Local Government Area (LGA). Housing NSW welcomes the opportunity to review the documents and appreciates the extension on the submission deadline.

Housing NSW's interest in the Concept Plan is twofold – to promote housing affordability more generally across the LGA, and to ensure access to housing is provided for all income groups and for all stages a household may go through.

There is a concentration of Housing NSW properties in close proximity to the subject site. It is considered that the Concept Plan would have minimal impact on any Housing NSW properties in this location. However, as cited above, Housing NSW is interested in the impact on the housing market and promoting general affordability across the LGA. In this regard Housing NSW has undertaken a housing market analysis for Wollongong LGA (**Appendix 1**). It is hoped that this information will be useful in informing DPI on the current housing situation in the LGA and the Upper South Coast subregion, and when formulating principles to address residential development for the subject site. This Analysis examines the affordability, adequacy and appropriateness of housing to meet the needs of the local community, with a particular focus on low and moderate income earners who may be in housing need. Key housing issues are identified including (in summary):

- It is important to ensure that there is sufficient diversity in housing tenure, dwelling type, housing configuration and housing affordability, to meet the needs of the current and likely future population;
- The need for more diversity of housing stock, including more one bedroom and two bedroom stock, studio dwellings, accessory dwellings or granny flats and boarding house type accommodation, to meet the needs of the community throughout the housing life cycle;
- The fact that a significant proportion of CRA recipients in housing stress in Wollongong are aged under 25 years suggests there are insufficient affordable housing opportunities for young lower income earners, including university students;

- There is also a need to provide more purpose built aged housing to cater for the older lower income residents, including accessory dwellings or granny flats, particularly targeted to lower income earners. Ensuring that there is sufficient adaptable housing to allow older residents to age in place is also important;
- The fact that there are significant numbers of people (usually pensioners) living permanently in caravans in Wollongong further demonstrates that there is insufficient affordable housing to meet demand;
- The lack of affordable housing for purchase for low and moderate income earners. Purchase affordability is tight across the whole of Sydney and there is a rapidly growing proportion of low and moderate income purchasers in housing stress in Wollongong. It is now extremely difficult for lower income earners to find affordable purchase opportunities in Wollongong; and
- The BankWest Key Worker Housing Affordability Report from March 2009 indicates that Wollongong is not affordable for purchase by any of the five key worker groups investigated – nurses, teachers, police officers, fire fighters and ambulance officers.

In light of the above housing issues and the fact that a significant number of residential lots have been proposed, the subject site needs to provide for a diverse community. It is therefore recommended that a Social Impact Assessment (SIA) be prepared. The SIA will help identify potential social impacts of the proposed development, and ensure that the capacity of existing and the potential need for additional infrastructure, services and amenities (such as healthcare, aged services and schools) to cater to the needs of the future residents of Tallawarra Lands is assessed. HNSW also asks whether social impact assessment could be included as a standard Director General's requirement in major development applications for similar projects.

Housing NSW notes that only housing yield and density have been proposed in the current Concept Plan. The adjacent Dapto Release Area has a significantly higher maximum density of 25 dwellings/hectare in comparison to the subject Concept Plan Application which proposes a maximum density of 15 dwellings/hectare. Simply identifying the density to be constructed will not guarantee diversity in housing type (e.g. a mix of traditional detached dwellings, zero lot housing, small lot housing, attached dwellings etc) or configuration (e.g. a mix of one, two, three bedroom and larger housing stock). As such, it is suggested that a range of dwelling types be identified. A mixture of dwelling types would provide opportunities for all demographic groups and a range of household types to access housing.

Given the size of the site and the number of dwellings proposed, it is also suggested that a design guideline be prepared prior to the determination of the Concept Plan to guide the development of each subsequent stage of this Major Project. The design guideline would be beneficial in encouraging a range of housing types with a variety of housing configurations, as well as consideration of alternative dwelling choices such as accessory dwellings to ensure diversity of housing choice.

Housing NSW notes that the Concept Plan proposes to develop 200 residential lots for seniors living as part of a retirement village in the Lakeshore Precinct. It is noted that the justification for locating the village in this Precinct is due to its flat topography. Although this is acknowledged, it is considered that the retirement village would be better located in a more accessible location such as the Central Precinct due to its proximity to the retail shops and services in the proposed neighbourhood centre. Further, seniors living should not be simply

restricted to the retirement village, but scattered across the subject site. It is suggested that a proportion of adaptable housing be negotiated to allow residents to age in place.

Housing NSW also notes that the provision of local bus routes will take place in a time frame beyond the Concept Plan determination. Given the current inaccessibility of the subject site, it is not an ideal place of residence for seniors or low income families. It is therefore suggested that adequate bus routes running within Tallawarra Lands and connecting the subject site to surrounding areas be considered at this early stage. The location of the bus routes will impact the widths of the street network, which in turn will impact the overall design of the subject site. If the new site design results in a lower allotment yield, this would lead to a decreased supply of housing and therefore affect the overall housing affordability of the Upper South Coast area.

It is also noted that no specific uses have been determined for the 2.5 hectares of headland area in the subject site which is designated for tourist uses. It is suggested the use of this land be determined at the Concept Plan stage, as the provision of tourist accommodation will influence the availability of permanent accommodation for local residents. The Concept Plan needs to ensure that any development for tourist uses will not impede on the available quantity of permanent accommodation or place additional pressure on nearby caravan park accommodation.

Housing NSW would also like to offer the assistance of the Centre for Affordable Housing. It is suggested that the proponent contact the centre to collectively figure out how to achieve greater housing diversity and affordability. The Centre is a business unit within Housing NSW whose purpose is to facilitate increased affordable housing opportunities across NSW. The unit can provide expert advice and assistance in developing affordable housing responses and brokering partnerships between private developers, Government and the non-profit sector. Renee Wirth, the Centre's Principal Policy Officer can be contacted on ph 8753 8182.

Housing NSW welcomes further involvement with DPI regarding the determination of the Concept Plan, as well as any subsequent Project Applications. Should you have further queries please do not hesitate to contact Mark Byrne, Acting Director Resource Planning on 6363 6001, or Sue Brown, Principal Planner, Portfolio Strategy and Urban Planning on 8753 8529.

Yours Sincerely



Brodie Druett
General Manager
Southern and Western NSW
Housing Services Division



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Information on Wollongong Housing Market

INTRODUCTION

This information on Wollongong Housing Market examines the affordability, adequacy and appropriateness of housing to meet the needs of the local community, with a particular focus on low and moderate income earners who may be in housing need. The term 'affordable housing' applies to housing that is appropriate to the needs of a household and within their means to pay for it.

Data for this housing market analysis has been drawn from the Australian Bureau of Statistics 2006 and 2001 Census, Centrelink, Rental Bond Board data, Valuer General's data and Housing NSW's asset database. For analysis purposes, Housing NSW groups Wollongong LGA as part of the Upper South Coast market together with Kiama, Shellharbour and Shoalhaven local government areas. These market groups have been identified largely on the basis of shared geographical, demographic, and socio-economic characteristics.

In addition to this analysis are Explanatory Notes that elaborate on the information included in the housing market analysis. The Explanatory notes discuss housing stress, adequacy and appropriateness of affordable housing stock, housing diversity as well as what can be done about these issues, broader housing market trends, plus where to look for more information. They also provide information on housing tenure, homelessness, housing issues in non-metropolitan NSW, caravan park accommodation and residents, the housing needs of older people and of younger people, key workers, indigenous housing and social impact assessment amongst other issues, along with some ideas on what can be done about these at a local level.

HOUSING MARKET

A Glance at the Market

At the 2006 Census, Wollongong had a population of 184,212 (up by 1.4% from 181,612 in 2001). Wollongong had a total of 71,259 occupied private dwellings (up by 3.6% from 68,803 in 2001). This gives an average occupancy rate of 2.59 persons per dwelling (down from 2.64 in 2001). This occupancy rate is slightly lower than the average for the Greater Metropolitan Region of 2.69 (non-metropolitan NSW is 2.53) and is in the lower end of occupancy rates for Upper South Coast - Kiama has an occupancy rate of 2.69 persons per dwelling; Shellharbour has an occupancy rate of 2.8 and Shoalhaven 2.49.

Indigenous Population

Like NSW generally, the indigenous population in Wollongong increased between 2001 and 2006 by 17.3% from 2,661 to 3,120 (compared to the growth rate for the total population of just 1.4%). Indigenous people now represent 1.7% of the total population in Wollongong LGA, compared with 1.2% on average the Greater Metropolitan Region or GMR and 4.7% in non-metropolitan NSW (excluding the GMR) at June 2006. Kiama has an indigenous population of 1.1%, Shoalhaven 3.7% and Shellharbour 2.3%. Across Australia the indigenous population is growing at three times the national average. Between 2001 and 2006 across Australia the indigenous population grew by 11%¹. Part of the growth in regional centres is due to a drift into urban areas and part due to the extremely high birth rate.

Housing Diversity

At the 2006 Census, 0.3% of dwellings in Wollongong had no bedroom (bedsits), 4.6% had one bedroom, 22.9% had two bedrooms, 45.8% had three bedrooms and 24.1% had four (with 2.3% not stated). This means that at least 69.9% of dwellings in Wollongong had three or more bedrooms.

Separate houses are the predominant dwelling type in Wollongong, comprising 72.0% of all dwellings, with units comprising 16.5% and attached housing (semi, row, terrace or town house) 10.1%.

The overwhelming predominance of larger bedroom stock and separate dwellings indicates a lack of housing diversity. Lack of diversity in housing configuration and type is a problem across NSW but is more acute in the outer ring local government areas of the GMR and in rural and coastal NSW. This can lead to a mismatch between housing needs and the housing stock available, which can also impact on affordability.

Private Rental Market

General

The private rental market represents only 17.8% of all occupied private dwellings in Wollongong (up slightly from 17.4% in 2001). This compares to 21.9% for the Greater Metropolitan Region and 17.3% in non-metropolitan NSW. The proportion of private rental stock in Wollongong is higher than neighbouring local government areas in the Upper South Coast housing market. Kiama has 16.1% of dwellings in the private rental market, Shellharbour 15.7% and Shoalhaven 15.6%. Within the Greater Metropolitan Region, inner ring LGA's tend to have the highest proportion of private rental accommodation (for example Mosman has 30.8%, Marrickville 34.7%), followed by middle ring LGA's (Canterbury has 26.3%, Parramatta 25.9%), with outer ring LGA's tending to have the lowest proportion of private rental stock (for example Blacktown 18.3% and Hawkesbury 16.3%). In other coastal areas within the "Rest of GMR", Newcastle has 23.3% occupied private rental and Lake Macquarie 14.8%.

People in Housing Stress

Using Centrelink data Housing NSW has calculated what proportion of people on low incomes in the private rental market and in receipt of Commonwealth Rent Assistance are paying more than 30% of their income and therefore will be in housing stress. There are 4,210 residents receiving Commonwealth Rent Assistance

¹ <http://www.smh.com.au/news/national/caught-out-by-an-ruban-time-bomb/2008/03/10/120...>

(CRA) in Wollongong and around 39.2% are in housing stress. This represents a significant number of CRA recipients in housing stress.

Single person households are by far the largest group in housing stress in the private rental market in Wollongong, comprising 46.3% of all those in receipt of CRA and in stress, followed by single parents comprising almost 33.3%. This indicates that the private rental market is not catering well enough for single person households and this may be due to a lack of housing diversity, particularly a lack of affordable private rental dwellings with one or two bedrooms to meet demand. This is impacting on younger renters as well, with 58.2% of CRA recipients in housing stress in Wollongong aged under 25 years (compared with just under 57% on average across NSW). This is typical of local government areas with universities. Armidale, Newcastle, Randwick and Sydney City LGA's all have universities and very high proportions of young people in housing stress.

From the 2006 Census, 52% of all low² and moderate³ income households renting in the private rental market in Wollongong are in housing stress. This represents an increase from the 2001 Census and is below the GMR average of 56% and above the non-metropolitan NSW average of 50%. It compares with 52% in stress at 2006 in Kiama, 54% in Shellharbour and 56% in Shoalhaven. It should be noted that there are considerably more low and moderate income households renting and in stress in Wollongong than low and moderate income purchasers in stress (a difference of over 25%).

Caravan Parks

Census data from 2001 indicates that there were 627 households living permanently in caravan parks and manufactured home estates in Wollongong. Centrelink data from the same year shows that 228 residents living in caravan and manufactured home accommodation in Wollongong were in receipt of a pension or benefit. This data indicates that a little over 55% of these were in receipt of the Age Pension and that 65% were single person households. This suggests that caravan parks and manufactured home estates are providing affordable aged housing for lower income earners, mostly in single person households.

According to the 2006 Census, there were 884 households living permanently in caravan park/manufactured home estate accommodation in Wollongong. Centrelink data for the same year indicates that 615 residents living in caravan and manufactured home accommodation in Wollongong were in receipt of a pension or benefit.

Additional information about caravan park accommodation and residents is included in the Explanatory Notes. It raises questions about the long term suitability of this kind of accommodation for older residents, particularly frail aged.

Boarding Houses

According to a 1995 survey by the former Office of Housing Policy, Wollongong had 20 boarding houses with a total of 143 rooms. A study in 1998 of boarding houses in four inner Sydney LGA's (North Sydney, South Sydney, Leichhardt and Burwood) indicated that boarding house accommodation was declining at the rate of 7 – 8% per

² "Low income" households are those whose income is under 80% of the median household income.

³ "Moderate income" households are those whose income is between 80% and 120% of the median household income.

annum. This is a trend that is being experienced in other states of Australia. It is therefore likely that Wollongong has lost boarding house stock.

Boarding or rooming house accommodation has traditionally provided affordable private rental housing predominantly to single people on low incomes. There are a range of models but essentially boarding houses provide individual bedrooms and some shared facilities. There is plenty of demand for boarding house accommodation, including from students and lower income and key workers, but much of the existing stock is old, small in scale and not suited to the needs of residents. Consequently there is a move towards provision of more self contained units, so that boarding houses can be a more viable long term housing option and in order to reduce the potential for tension and conflict in communal areas. More self-contained boarding house accommodation improves tenancy management and provides for more sustainable tenancies.

Additional information about boarding house accommodation and residents is included in the Explanatory Notes. New more self-contained boarding house style development would assist in meeting some of the housing needs of single people on lower incomes currently struggling in the private rental market in Wollongong.

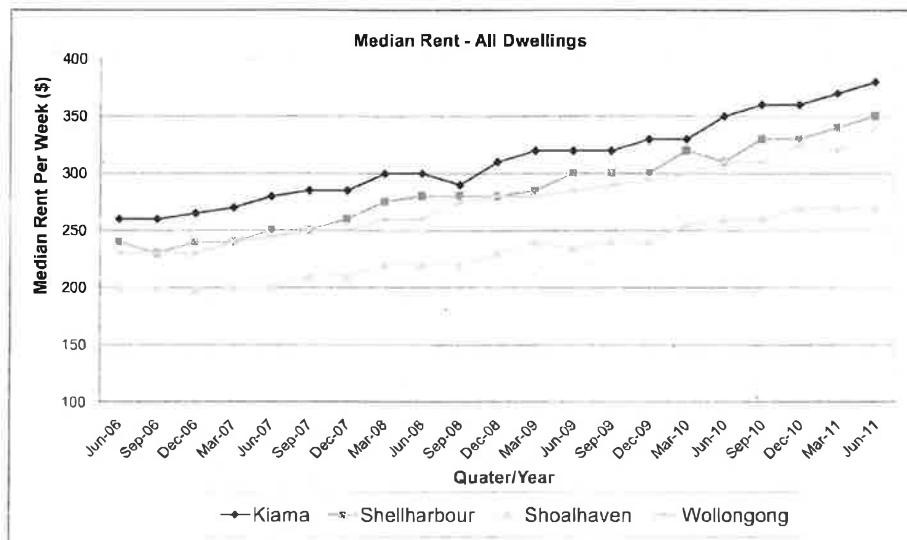
Rental Affordability

The proportion of properties in the private rental market in Wollongong that is theoretically affordable⁴ to households on 80 percent of median income⁵ was 55.7% at December 2009, slightly down from 53.8% 12 months previously, at December 2008. The proportion of affordable private rental in Kiama at December 2009 is 41.8%, Shoalhaven 63% and Shellharbour 51.4%. All LGA's in the Upper South Coast housing market have (theoretically) more affordable housing for rental than the average for the GMR (with 24.4%). However, not all affordable private rental housing is occupied by lower and moderate income earners, as the attached explanatory notes and fact sheets explain. This is evident from the high number of CRA recipients in housing stress in Wollongong.

The following chart shows the difference in median rental levels between Wollongong LGA and the other Upper South Coast housing market LGA's of Kiama, Shoalhaven and Shellharbour over the period June 2006 to June 2011. Generally in LGA's in the Upper South Coast, median rents have steadily increased since early 2006, with some season variations over this period. Kiama has the highest median rental levels, closely followed by Shellharbour and Wollongong.

⁴ Based on 30% of income

⁵ Median income for metropolitan residents



At June 2011, the median rent (for all dwellings – houses and units) in Wollongong for one bedroom was \$200 (with a 9.6% increase in the last 12 months); median rent for two bedroom dwellings was \$300 (with a 3.4% increase in the last 12 months); median rent for three bedroom dwellings was \$400 (with a 14.3% increase in the last 12 months); median rent for four or more bedroom dwellings was \$500 (with a 13.6% increase in the last 12 months). Rental levels in Wollongong at June 2011 are the highest in the Upper South Coast housing market and also higher than those of the Rest of the GMR. All LGAs have experienced strong increases in median rents in the last 12 months, particularly in Shellharbour. Increases in median rents on the South Coast have been on par with those experienced in the outer ring of the GMR over the last 12 months.

Median Rents for all dwellings (houses and units) in Upper South Coast housing market June 2009. The annual change in median is in brackets.

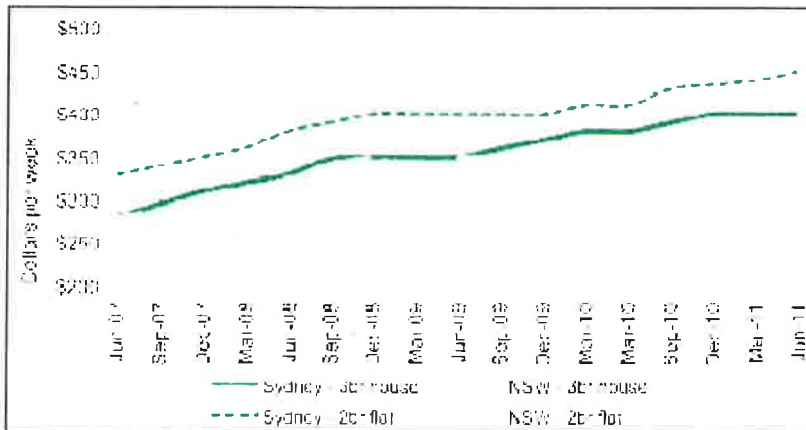
LGA	One bedroom dwelling	Two bedroom	Three	Four+
Wollongong	\$200 (9.6%)	\$300 (3.4%)	\$400 (14.3%)	\$500 (13.6%)
Kiama	-	\$315 (16.7%)	\$390 (8.3%)	\$450 (4.7%)
Shellharbour	\$225 (21.6%)	\$250 (-3.8%)	\$350 (9.4%)	\$445 (6.0%)
Shoalhaven	\$170 (9.7%)	\$230 (9.5%)	\$280 (4.1%)	\$350 (0%)
Rest of GMR	\$193 (6.9%)	\$290 (5.5%)	\$350 (6.1%)	\$440 (10.0%)
Non-metro NSW	\$160 (6.7%)	\$220 (10%)	\$290 (7.4%)	\$350 (0%)

Note: - indicates insufficient new bonds to reliably calculate the median rent.

According to the Real Estate Institute of NSW, the vacancy rate for the Wollongong for April 2011 was 1.3% (down from 1.6% in November 2010). The private rental market in Wollongong is tight.

The figure on the following page gives a picture of the change in median rents in Sydney and NSW between September 2005 and June 2009. This contrasts sharply with the trend for median sales prices.

Trends in Median Rents – Sydney and NSW



Rent and Sales Report No. 96 June 2011

The attached explanatory notes give additional information on broader housing trends in rental and home purchase in NSW.

Private Purchase

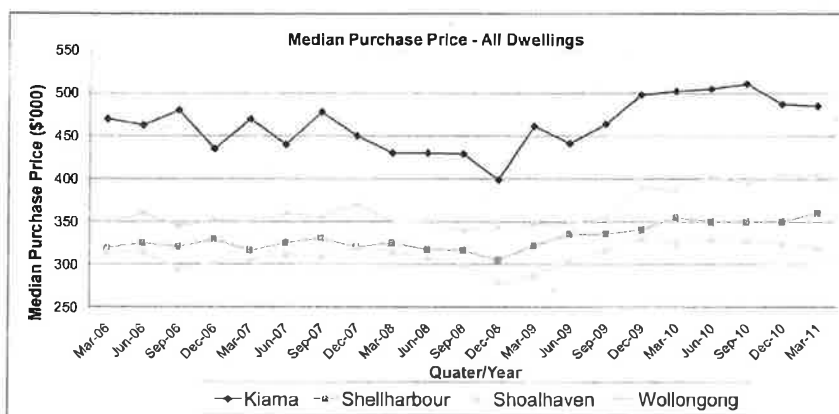
At December 2009, the proportion of dwellings affordable for purchase to households at 80% of median income⁶ was 7.0% in Wollongong, down from 8.5% 12 months previously in December 2008 and compared to 3.8% on average in the GMR at December 2009. Clearly it is extremely difficult for lower income households to purchase housing in Wollongong. However, this represents a slight improvement in private purchase affordability compared with figures over the past three years from 3.8% in June 2007:

Purchase affordability is a little tighter in the other Upper South Coast housing market LGA's at December 2009, with 0.8% in Kiama, 6.3% in Shellharbour and 5.1% Shoalhaven. The explanatory notes provide more detail about housing purchase affordability issues.

From the 2006 Census, the proportion of low and moderate income households in Wollongong who are purchasing and are in housing stress is 54%. This is an increase of 18.0% from the 2001 Census. The proportion of purchasers in stress in Wollongong is below the GMR average of 61%, and above the average proportion in non-metropolitan NSW of 43%. This compares with 52% in Kiama, 55% in Shellharbour and 51% in Shoalhaven.

This chart below shows the median purchase price for Wollongong, Shellharbour, Kiama and Shoalhaven over the period from March 2006 to March 2011. Clearly Kiama had the highest median purchase price over this period in this housing market, Wollongong has a similar median purchase price to Shellharbour and Shoalhaven.

⁶ Based on 30% of income



The median sales price for houses in Wollongong was \$405,000 at March 2011 (with a 6.3% decrease over the last 12 months). The median sales price for units in Wollongong at March 2009 was \$295,000 (with a 7.8% decrease over the last 12 months). Kiama has the highest median house and unit prices in the Upper South Coast housing market, followed by Wollongong. Property values within the Upper South Coast housing market are lower than 12 months ago, with the exception of house prices in Shellharbour and unit prices in Kiama. Median house and unit prices in this market are mostly above the medians for the Rest of GMR.

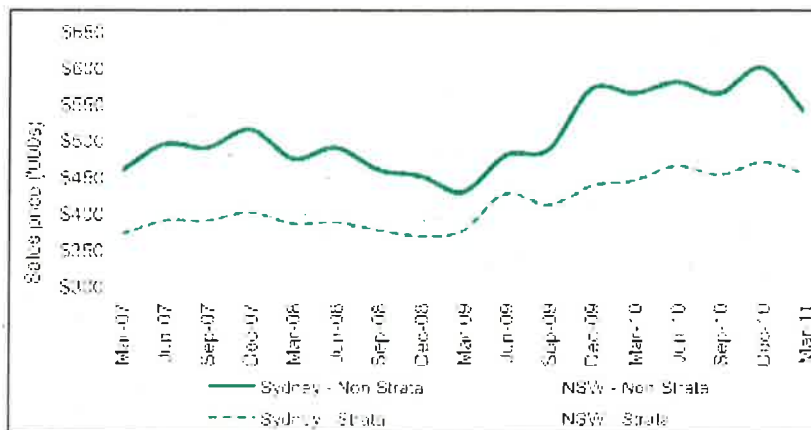
The median dwelling prices for the Upper South Coast housing market at March 2011 are in the table below. The generally declining median dwelling prices over the last twelve months are in contrast to the increases in median rents over the same period.

LGA	Median House Price	Annual change	Median Strata Price	Annual change
Wollongong	\$405,000	3.8%	\$360,000	6.2%
Kiama	\$485,000	-6.4%	\$385,000	4.3%
Shellharbour	\$360,000	0.7%	\$290,000	-3.0%
Shoalhaven	\$320,000	-3.0%		
Rest of GMR	\$370,000	1.3%	\$329,000	1.2%
Non-metropolitan NSW	\$299,000	-3.5%	\$263,000	-5.5%

Note the median sales prices for Shoalhaven and for non-metropolitan NSW are for all dwellings, houses and units.

The trends in median sales price in Sydney and NSW from June 2005 to March 2009 are in the figure below.

Trends in Median Sales Price – Sydney and NSW



Rent and Sales Report No. 96 March quarter 2011

Social Housing

There are currently around 7,114 social housing dwellings in Wollongong, with 6,581 public housing dwellings, 446 community housing properties and 87 additional Aboriginal Housing Office properties. At the 2006 Census, public housing represented 8.2% of all housing in Wollongong, compared to an average of 4.8% for the GMR and 3.5% in non-metropolitan NSW.

There are five public housing estates in Wollongong, at Bellambi, Berkeley, East Woonona, Koonawarra and Warilla/Barrack Heights/Mt Warrigal. Less than 50% of all public housing in Wollongong is in these five estates.

There are almost equal proportions of public housing tenants in Wollongong that are in the 25-54 age group (49.2%) and the more than 55 years age group (49%). This is proportionally similar to the average in the GMR – 45.7% for 25-54 years, and 52.8% for 55 plus years. The Wollongong LGA has a high proportion of single person households (53.4% compared with 51.8% on average in the GMR). A significant proportion of public housing tenants (household heads) in Wollongong are Aged Pensioners (27.2% compared with 28.5% in the GMR) and Disability Support Pensioners (31.9% compared with 30.9%).

KEY ISSUES

In Wollongong, key housing issues for the community include:

- It is important to ensure that there is sufficient diversity in housing tenure, dwelling type, housing configuration and housing affordability, to meet the needs of the current and likely future population.
- The need for more diversity of housing stock, including more one bedroom and two bedroom stock, studio dwellings, accessory dwellings or granny flats and boarding house type accommodation, to meet the needs of the community throughout the housing life cycle. Single person households are by far the largest household type in receipt of CRA and in housing stress in the private

rental market in Wollongong, yet close to 70% of housing stock is three or four bedrooms. In addition, across NSW the trend is to declining household size.

- There is insufficient smaller bedroom stock to meet the needs of the community – with 46.3% of CRA recipients in housing stress in Wollongong being single person households. Other councils have used their DCP to require a mix of one, two and three bedroom stock in new residential developments. This would assist in meeting the needs of households through different stages of their housing life cycle, and in particular young people and older people.
 - New more self contained boarding house style development may also assist in meeting the needs of lower income earning single people in the private rental market. The explanatory notes provide more information on boarding houses and on the trend to more self-contained accommodation. This kind of accommodation is used by students and key workers. Examples of the new generation boarding house development are shown on the Centre for Affordable Housing's website at <http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/NSW+Local+Government+Housing+Kit/Addressing+Affordable+Housing/Boarding+and+Lodging+Houses.htm>.
 - Accessory or secondary dwellings (granny flats) may assist in meeting some of the demand for smaller dwellings in . A significant proportion of CRA recipients in housing stress in Wollongong are single persons and accessory dwellings could assist this group as well. Where lot sizes are large accessory dwellings could be encouraged to provide more affordable rental accommodation suitable for both younger and older residents. The explanatory notes provide information on accessory dwellings, particularly Landcom's trial of different types of accessory dwellings. In addition, the Department of Planning's new SEPP on Affordable Rental Housing 2009 has information on granny flats and new more self contained boarding house style accommodation at <http://www.planning.nsw.gov.au/PlansforAction/Supportingaffordablerentalhousingpolicy/tabid/313/Default.aspx>
- The fact that a significant proportion of CRA recipients in housing stress in Wollongong are aged under 25 years suggests there are insufficient affordable housing opportunities for young lower income earners, including university students. Affordable student housing is needed to meet some of this demand and ensure that students have sufficient after housing income to pay for food, bills (electricity, phone etc), health, transport and education expenses.
 - Burke, Pinkney and Ewing in their 2002 paper on "Young People and Housing" state that "proximity to possible work or to the educational institution where they are studying is a key factor in young people's decisions about where to live." The young people surveyed by Burke et al nominated high housing costs as their biggest housing problem. "Because of their stage in life and trends in education and employment, young people tend to have low incomes." Burke et al further note that:
 - A significant number of young people living independently were spending more than 30% of their income on housing;
 - There is a lack of affordable rental housing near tertiary institutions in the inner suburbs for students;
 - Difficulties included paying up front housing costs, including bond, rent in advance, connection fees for essential services;

- Young people also cited that the housing available was in poor condition and discrimination by estate agents or landlords as housing issues.

(Further information about housing for young people is in the attached explanatory notes/fact sheets.)

- For these reasons Burke et al advocate that tertiary institutions be encouraged to provide more purpose built affordable student accommodation, particularly in high cost locations. Housing NSW encourages Wollongong Council to utilise the planning system to facilitate the provision, by the University and/ or the private sector, of more student accommodation that is affordable.
- There is also a need to provide more purpose built aged housing to cater for the older lower income residents. , including accessory dwellings or granny flats, particularly targeted to lower income earners is required to meet the housing needs of older lower income residents. Ensuring that there is sufficient adaptable housing to allow older residents to age in place is also important.
- The fact that there are significant numbers of people living permanently in caravans in Wollongong further demonstrates that there is insufficient affordable housing to meet demand. Many permanent residents living in caravans or manufactured homes are reliant on a pension or benefit and are therefore particularly vulnerable. These residents are at risk of losing their housing if there is any move from long term to short term sites or redevelopment of the caravan parks/manufactured home estates. The loss of this low cost housing would have significant impacts for the residents and flow on effects to the local housing market. The Explanatory notes show what other councils are doing to protect this form of accommodation for long term residents, particularly Gosford and Wyong.
- The lack of affordable housing for purchase for low and moderate income earners. Purchase affordability is tight across the whole of Sydney and there is a rapidly growing proportion of low and moderate income purchasers in housing stress in Wollongong. It is now extremely difficult for lower income earners to find affordable purchase opportunities in Wollongong. There is also the question of whether lower income earners are able to compete with higher income earners for affordable properties, suggesting the need for affordable purchase opportunities to be targeted. It may also be a reflection of the relative lack of housing diversity.
- The BankWest Key Worker Housing Affordability Report from March 2009 looked at nurses, teachers, police officers, fire fighters and ambulance officers in 540 local government areas across Australia. They examined housing affordability in terms of purchasing housing and they provide tables showing the house price to earnings ratio for each of those occupations at 2004 and 2008 and 2009 for each of the 540 local government areas, and a determination of whether each of the 540 local government areas is affordable or unaffordable for purchase by those five key worker groups. According to the BankWest report Wollongong is not affordable for purchase by any of the five key worker groups investigated – nurses, teachers, police officers, fire fighters and ambulance officers.

(More information on what can be done about these issues is included in the attached explanatory notes and fact sheets.)

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Lake Illawarra Authority

Contact: Anna Knowlson
(p) 4275 9470

Director Metropolitan & Regional Projects South
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
9 NOV 2011
Scanning Room

4 November 2011

Dear Sir

**Submission on Exhibition of Concept Plan for a Mixed Use Development, Tallawarra Lands,
Princes Highway, Yallah, MP09-0131**

Reference is made to the exhibition of the Environmental Assessment for the proposed Concept Plan for the Tallawarra lands by TRUenergy.

The Lake Illawarra Authority (LIA) has reviewed the information on exhibition and wishes to make the following comments.

Foreshore Land and Riparian Corridors:

- 1. The LIA generally supports the Conceptual Future Ownership Plan, noting that the future transfer of land will need detailed consideration and agreement between the parties. The LIA supports the protection and revegetation of foreshore reserve areas along Lake Illawarra and bringing them into public ownership. The LIA also supports the retention and revegetation of riparian corridors and wetland areas.

It is considered that there is insufficient information in the Environmental Assessment and the Vegetation Management Plan (VMP) regarding intended funding arrangements to restore the foreshore and riparian lands proposed to become public lands. It has not been made clear in the documentation which entity would undertake the implementation of revegetation works on these future public space areas as outlined in the VMP. The LIA considers that the responsibility of any required revegetation work and proposed infrastructure works, such as shared pathways etc, proposed to be located on future public land should be addressed prior to the subdivision certificate being issued for the next stage 'super-lot subdivision'.

- 2. As the LIA has been nominated as a possible future owner of foreshore and riparian public lands the LIA should be included in any negotiations for a possible future Voluntary Planning Agreement (VPA) or any other such agreement regarding commitments by the developer(s). The costs for revegetation and infrastructure works on the proposed public areas should be addressed in a VPA or other such agreement and should not cause an unnecessary burden on the LIA as an agency of the State Government.

The LIA's concern is based on an understanding that once the super lot subdivision is registered TRUenergy could sell off developable parcels to individual developers. Consequently no one developer would be responsible for the implementation of the VMP or proposed infrastructure works within the proposed public spaces. The future public areas may not be owned by prospective developers and therefore would not be included in future development applications.

Urban Design:

1. The LIA does not support two areas of residential housing development shown on the exhibited Concept Plan backing onto proposed public reserve land. One area is in the northern precinct at Elizabeth Point and the other area is the southern most area in the lakeside precinct.

The location of residential lots with a rear boundary onto public open space is considered undesirable for security and environmental reasons. This could lead to extra maintenance issues for the future land managers such as LIA or Council.

All residential development should preferably be contained within external boundary roads providing a buffer between residential lots and public reserve areas.

2. The LIA supports the use of Water Sensitive Urban Design (WSUD) in all future development of the Tallawarra lands in order to minimise future impacts on Lake Illawarra.
3. Prior to future large scale construction work, a soils management plan and a water quality monitoring program should be implemented in order to protect the lake from possible contamination.

Contaminated land:

The LIA is concerned about the lack of information with regard to the existing contamination of the foreshore land between the Power Station and Duck Creek. These areas of environmental concern include asbestos disposal areas as well as the location of other past contamination "issues". Any requirements for remediation of these areas of environmental concern should also be addressed by TRUenergy in some way such as via a VPA or other agreement prior to the land changing ownership. The LIA as a public authority would need to be confident that there would be no potential for ongoing risks to the environment and/or risks to the health of the general public from previous contamination before accepting ownership of the land.

Should you require further information concerning the above, please contact the undersigned or Mrs Anna Knowlson on 42759472 or email anna.knowlson@lands.nsw.gov.au.

Yours faithfully



Brian Dooley
Executive Officer



Letter of Representation

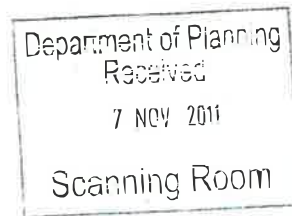
Attention:
Metropolitan and Regional Projects South,
GPO Box 39
Sydney NSW 2001



PCU027695

RE: Proposed mixed use development, Tallawarra Lands, Yallah.

App No: MP09_0131



Fish Telecom is a registered telecommunications carrier that currently has essential telecommunications gear located at the premises owned by Mr Robert Gratzler. The equipment has commercial use and services businesses south of Mr Gratzers house.

I am writing to register Fish Telecom's strong objection to the above referenced planning application for the following reasons:

1. It appears that there will be 3 separate blocks of land which will border the which are in line with radio communications links out to the southern suburbs.

These sites will cause the Fish Telecom unnecessary financial hardship as the firm will need to erect new communications equipment and serve legal notice to new owners under powers awarded to carriers in the Telecommunications Act 1997. This action not only promise to inconvenience Fish Telecom but will result in new residents feeling underwhelmed/mislead by the developer at the site of new communications gear being erected without obligatory consultation.

2. Access to the proposed site may involve using Mr Gratzers drive-way, which is unsuitable for heavy construction.

Currently the driveway access arrangement has worked well for both Fish Telecom and Mr Gratzler as it allows both parties to peaceably access Mr Gratzers property. The extra traffic generated will serve to only clutter, distract and slow down both Fish Telecoms commercial needs and Mr Gratzers family lifestyle.

3. The area is an environmentally sensitive one and this development would have an adverse effect on the local environment.

Fish Telecom purposefully has used radio link technology to connect its extensive network, including Mr Gratzers property because the company's position is that digging up the nearby land for telecommunications or otherwise would serve to only unbalance the ecology on the development site that has taken decades, if not more, to find a sustainable existence.

4. The development is encouraging large trees (25m tall) to be planted behind every house.

Under powers awarded to carriers by the Telecommunications Act, Fish Telecom may need to enforce its right to cut the above mentioned trees in order to sustain its radio link technology to Mr Gratzers house and other commercial interests. Under the Act, apart from serving residents/ developers 10 days legal notice, Fish Telecom is exempt from local councils tree removal policies, and will if necessary, use it's powers to overcome limitations imposed by the foreign facade trees affecting the firms commercial interests.

5. The development is allowing houses to be built up to 9m high. (ie. Double story house with pitch roof or triple story flat roof).

Similarly to argument 1 The Act enables Fish Telecom to serve notice to residents of extremely tall homes outlining the requirement to use nearby land for telecommunications facility, including potentially rooves of residential double story homes with pitched rooves. Such action may be necessary if the existing radio link to Mr Gratzers house is perturbed by the development.

I urge the Department to protect this precious rural-like landscape and reject this application that serves only to irrevocably compromise the landscape character.

Kind Regards,

Braulio De La Fuente MBA, GCertBT
Senior Manager

Fish Telecom Pty Ltd
Registered Telecommunications Carrier & Consultants
Suite 1B, 83-85 Market Street
Wollongong NSW 2500

109.

03/11/2011

[Redacted]

Attention: Director,
Metropolitan and Regional Projects South.
GPO Box 39
Sydney NSW 2001

RE: Proposed mixed use development, Tallawarra Lands, Yallah.

App No: MP09_0131

As a resident bordering Tallawarra, I wish to indicate my objections to the Tallawarra Lands Development proposal.

I am not affiliated with any organisation that has an interest with the development, nor have I made any donations, political or otherwise that could be construed as relevant to the development.

I am only objecting to certain aspects of the development that I can see will have a direct impact to my family, neighbours and visitors to the area. I understand that development and progress needs to occur for the good of the area/region via growth and employment and as such, I support the majority of the development.

The areas that I object relate to the Central Precinct and the large blocks. These objections are highlighted in the following 10 points:

1) Differing Boundary Lines

Whilst reviewing the Environmental Assessment (EA), I have noticed that different sections/studies of the Tallawarra Lands Development appear to have differing boundaries indicated on the northern end of the Central Precinct.

(IE). The indicated boundary on the 'Landscape Masterplan in Application & Declaration - Appendix A – site plan' differs to other plans in the EA. This plan shows the boundary approx 25m south of other plans and if it is correct, then most of my objections will be withdrawn.

Which is the correct Development Boundary?

2) Loss of views.

As per the Director General's requirements – Key Issues – Section 4a – Environmental and Residential Amenity - the development shall take into account the existing views and impact of the development. Climate change – 4.2.5.2 – Obtrusive build form/site development leading to loss of visual amenity.

This development will obliterate any views currently enjoyed by myself, the residents of Carlyle Close and the hundreds of visitors/sight seer's that regularly park and enjoy the natural lookout to the southern view. Approx once a month a mini bus filled with students study the southern area from the eastern end of Carlyle Close.

3) Reduced Land values

Land owners along Carlyle Close have paid a premium for their land which is based on the uninterrupted views. This development will ultimately have a negative impact on our house/land market values.

4) Landscape Plan.

Section 6.2, 6.3 Residential Landscape Principle – Visual Amenities.

These sections dictate that large trees, in excess of 10m, are to be planted in the backyards. Due to the extremely strong, at times cyclonic, winds I believe this rule should be removed from all blocks of land on the Central Precinct hill that will be impacted by strong southerly and westerly winds.

Large trees are not only extremely noisy and messy, but dangerous and damaging in strong winds. For safety reasons and common courtesy, no large trees should be planted in high wind areas (on the hill) or near boundaries.

Twigs and small branches can easily travel 50m in the winds experienced on the hill. This being a common occurrence during winter months.

5) Access to Carlyle Close.

The Environmental Assessment does not clearly state that the large blocks cannot gain access via Carlyle Close.

Carlyle Close is a narrow road that was only designed for the existing estate. This road already becomes congested and difficult to negotiate with the current residents and is regularly blocked by delivery and work trucks when homes are being built. It should be stipulated that No access to Tallawarra Lands to be via Carlyle Close.

6) Boundary Fences.

The Environmental Assessment does not mention if boundary fences will be constructed along the Carlyle Close boundary.

My concerns are: * Fences will obliterate the southern views.

*Fence Material types – Each land owner could potentially choose a different material and/or colour which will have a negative visual impact along Carlyle close.

* Fence construction – Will need to be built to withstand extremely strong winds. I have witnessed colour bond fences on the Northern side of Carlyle Close damaged by south & westerly winds.

* Cost – My land will have 3 separate bordering blocks. an expense I should not bear.

If boundary fence required, I suggest the Carlyle Close boundary fence be made of a mesh type, like ARC weld mesh. It should be installed by the developer to ensure uniformity, at developers cost.

7) . Animals Not Mentioned

The Environmental Assessment has not made mention of several animals that inhabit the hill and surrounding area, or the Tallawarra/Escarpment corridor that they use.

In the last 11 yrs my family and friends have witnessed several times

- Kangaroo's/Wallabies that traverse to/from Tallawarra lands to the public reserve, west of the water tank. (Last roo spotted 17/9/11 near Mt Brown cutting)
- Turtle/tortoise's and Frogs that traverse from the ponds in the northern public reserve – through our property – down to the wet lands in Tallawarra Lands.
- Echidna's, as recently at 1/11/11, that venture along Tallawarra side of Tallawarra /Carlyle boundary.

8) Industrial land

Regulations on the Businesses that set up in the industrial areas are to be set so as not to impact the neighbouring residents. Noise and smell is the greatest concern.

Noise will travel over great distances in calm conditions, especially at night time. Even a reversing siren/beeper is extremely annoying whilst trying to sleep with windows open. As this industrial land is in close proximity to a residential area, the hours of operation should be limited to 07:00hrs to 22:00hrs.

Smell can also be intrusive. The development indicates that the industrial area can be used for boat building, ie. fibreglassing. I believe that any industry that uses toxic chemicals that can permeate into the atmosphere should not be allow in close proximity to residents.

Learning from history, the southern end of Dapto regularly experienced fibreglass fumes when UFI Pools were in operation at Yallah.

9) Building Height regulations.

The Environmental Assessment allows buildings to be constructed to a maximum of 9m. Building on the large blocks close to the ridge will not only be an eyesore from Carlyle Close but from the F6 freeway.

Buildings above a single story could interfere with TV and internet receptions.

Double story constructions will contravene Loss of privacy clause to existing residents.

10) Internet Interference.

My house is a base station for Fish Internet's Etherwave internet system.

If the development and regulations for the large blocks beside my land are approved, the signal from Albion Park and to Oak Flats will be affected resulting in loss of internet connection to not only myself but to many customers downstream of me

This will have a monetary impact to myself and result in lost income for Fish Internet.

If your Dept has any influence on the actual construction of the development (i.e. the excavation) I request that the maximum dust suppression rules be imposed to stop the impending dust storms that will be generated by the winds and driven to neighbouring houses.

I request that my name and contact details NOT be made available to the Proponent or other interested public authorities or the Dept's web site.

Yours Sincerely

A handwritten signature in black ink is written above a solid black rectangular redaction box that covers the name of the sender.