

11 June 2025

Wollongong Health Precinct Project Team
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

Via email: regionalstrategicplanning@dpie.nsw.gov.au

Re: UDIA submission to Draft Wollongong Health Precinct Strategy

Dear Project Team,

Urban Development Institute of Australia NSW (UDIA) is the state's leading development industry body. We represent a broad swath of participants to the industry and have more than 450 members across the entire spectrum of industry including developers, financiers, builders, architects, engineers, consultants, academics, state government bodies, and local government. We also have established regional chapters across Western Sydney, Hunter, Central Coast, and Illawarra-Shoalhaven.

We thank the Department of Planning, Housing and Infrastructure (DPHI) for the opportunity to comment on the Draft Wollongong Health Precinct Strategy. This document has been long awaited and anticipated, and we appreciate the extensive stakeholder engagement DPHI has undergone which has led to this public exhibition.

UDIA would like to commend the exhibited Strategy for providing an ambitious pathway forward for the precinct. At its core, the Strategy provides a clear vision on development outcomes and consider an interconnected precinct. It does this while acknowledging important constraints to the precinct, particularly relating to topography, and explores innovative ways to turn these into desirable outcomes, which is also encouraged.

We do take this opportunity to ask for clarity and details in relation to some items referenced in the draft Strategy and seek their clarification as part of finalisation of the Strategy.

Affordable Housing

We refer to Page 43 of the Strategy, which alludes to potential additional Social and Affordable Housing incentives upon implementation: *"The planning framework will need to include incentives to support the provision of affordable housing in private development and*

joint ventures with registered community housing providers.” There are currently strong incentives offered by the 30% Affordable Housing bonus provision and UDIA is interested to understand what additional provisions or incentives for more Affordable and Social options DPHI may be considering. We are particularly interested to understand whether DPHI are considering new tenure types in the region, specifically Build to Rent, and would be keen to workshop how these incentives might materialise, given UDIA was closely involved in the formation of the 30% bonus.

Zonings

We anticipate, upon implementation, that we will be able to provide more valuable and granular insights, particularly relating to any potential amendments to the Planning Framework. However, at an earlier stage, UDIA would strongly encourage greater clarification be provided regarding the extent of medium and high density proposed throughout the Strategy. It is unclear what scale is being alluded to, and with medium and high density having various definitional forms, this is an important clarification for prospective developers and investors into the precinct. It is also unclear how DPHI anticipates the delivery of mixed uses of commercial, medical, accommodation, and residential, as these mixes will pre-define the types of developers and operators likely to take an interest in the precinct. Both of these matters need clarification, and early clarification will support greater certainty for the entire precinct.

We thank DPHI for the opportunity to respond to this public exhibition. If you would like to discuss the contents in our submission further, please reach out to Nathan Boulous, Southern Regional & Research Manager, UDIA NSW at nboulous@udiansw.com.au.

Kind Regards,



Stuart Ayres
Chief Executive Officer
UDIA NSW