



Mr Aaron Hogan
Senior Planning Officer
E-mail: aaron.hogan@dpie.nsw.gov.au

Dear Mr Hogan

Subject: Major Projects – Response to Submissions – Seniors Housing – IRT Woonona Redevelopment (SSD- 73910208) (Wollongong City)

Thank you for your email dated 11th December 2025 seeking advice from the Conservation Programs, Heritage & Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on Response to Submissions (RtS) for the Seniors Housing - IRT Woonona Redevelopment.

We have reviewed the exhibited RtS and supporting documents against CPHR's previous advice provided to the proponent on 22nd August 2025. Key issues relating to biodiversity and flooding have largely been addressed.

CPHR are satisfied that the updated documentation supplied provides sufficient information to enable the Department of Planning, Housing and Infrastructure, as consent authority, to make an appropriately informed decision on this development. The following minor issues remain, however, and can be addressed by way of conditions of consent:

- submission and implementation of a project-specific Vegetation Management Plan.
- the Consent Authority should work with Wollongong City Council on managing its identified flood risk issues on site and consult with NSW SES on the final Flood Emergency Response Plan (FERP).

Further detail on these matters is provided in **Attachment A**.

If you have any further questions about this issue, please contact Bianca Klein, Senior Conservation Planning Officer, South East, Regional Delivery Division at bianca.a.klein@dceew.nsw.gov.au.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Chris Page'.

Chris Page
Senior Team Leader Planning (Illawarra)
South East Branch
Conservation Programs, Heritage and Regulation Group

24 December 2025

Attachment A - CPHR Comments on Seniors Housing – IRT Woonona Redevelopment (SSD- 73910208) (Wollongong City) – Response to Submissions

In preparing this advice CPHR has reviewed the following documents:

- Response to Submissions and Amendment Report, Colliers Urban Planning, December 2025.
- Vegetation Management Plan (VMP), Biosis, November 2022.
- Flood Letter, Acor Consultants, December 2025 which includes a set of updated afflux maps.
- Updated Flood Emergency Response Plan, Water Technology Pty Ltd, November 2025

Key Assessment Issues

<p>CPHR Issue 1</p>	<p>Biodiversity</p> <p>CPHR recommended that the preparation and implementation of a Vegetation Management Plan (VMP) is to be included as a condition of consent.</p> <hr/> <p>The proponent has provided a VMP prepared by Biosis dated 20th November 2023. The VMP was lodged with a previous DA for the site (demolition DA consisting of the demolition of several buildings according to the demolition site; DA2023/808). This DA was assessed under Part 4 of the NSW <i>Environmental Planning and Assessment Act 1979</i> with Wollongong Council as the consent authority. The footprint of this DA is not consistent with the footprint of the proposed SSD – 73910208.</p> <p>The detail provided in the VMP in relation to future vegetation management of the site is, however, adequate and will satisfactorily address the requirements of the recommended consent condition.</p>
<p>Recommendation</p>	<ul style="list-style-type: none"> - Update heading 1.1 <i>Project Background</i> to describe the current SSD application - Update the <i>VMP area</i> illustrated in Figures 2 and 3 of the VMP to be consistent with the footprint of the current SSD application. - Revise Management Zones as necessary - Revise management action schedule and budget as necessary

<p>CPHR Issue 2</p>	<p>Flooding</p> <p>The Flood Impact Risk Assessment maps provided in the initial Flood Report identified adverse flood impacts on Nicholson Road and Collins Creek in the 20% AEP event, and on the Princes Highway from the 10% AEP. The revised report indicates improved PMF levels with reduced impacts on proposed buildings.</p>
<p>Recommendation</p>	<p>Work with Wollongong City Council on managing its identified flood risk issues on site and consult with NSW SES on the final Flood Emergency Response Plan (FERP).</p>