

# Scoping Report

158-162 Northcliffe Dr & 15-19 Stuart Rd,  
Warrawong

Residential Flat Building

Homes NSW

March 2026



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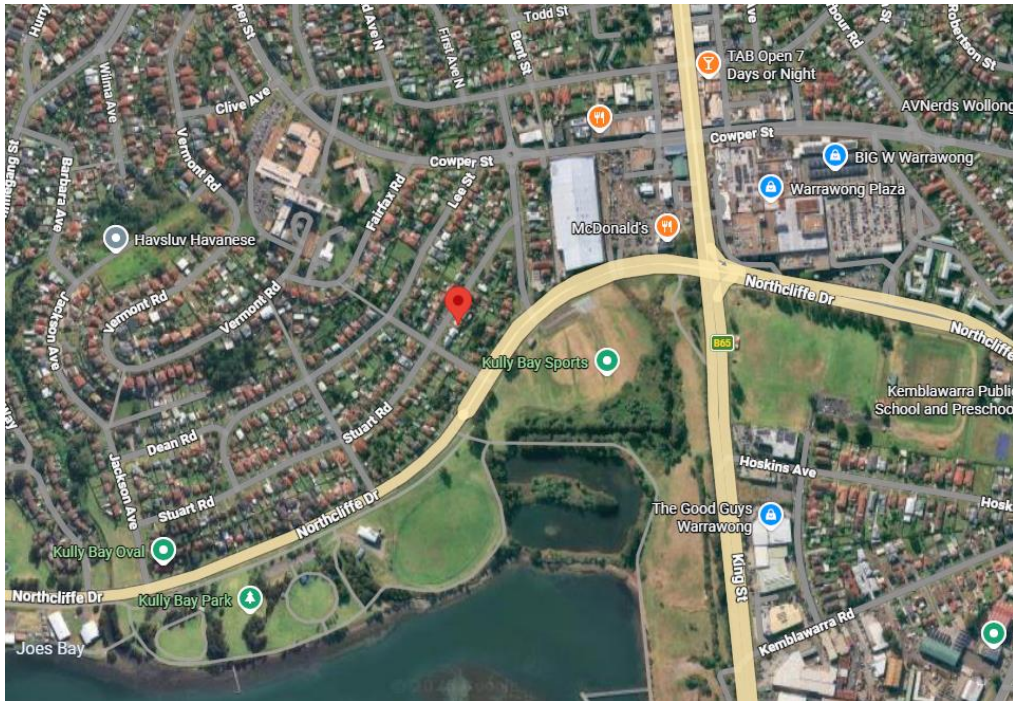
Next Steps

# SEARs Request

Homes NSW are seeking industry specific (Housing) SEARs lodged under Schedule 1, Section 26 - Housing development carried out by certain public authorities (Minister administering the Housing Act) of the SEPP (Planning Systems) 2021.

The estimated cost of the development is approximately \$35M (to be confirmed at lodgement of the development application).

# Site Context



Lake Illawarra  
opposite the  
site

Warrarong  
Plaza 350m  
north-east

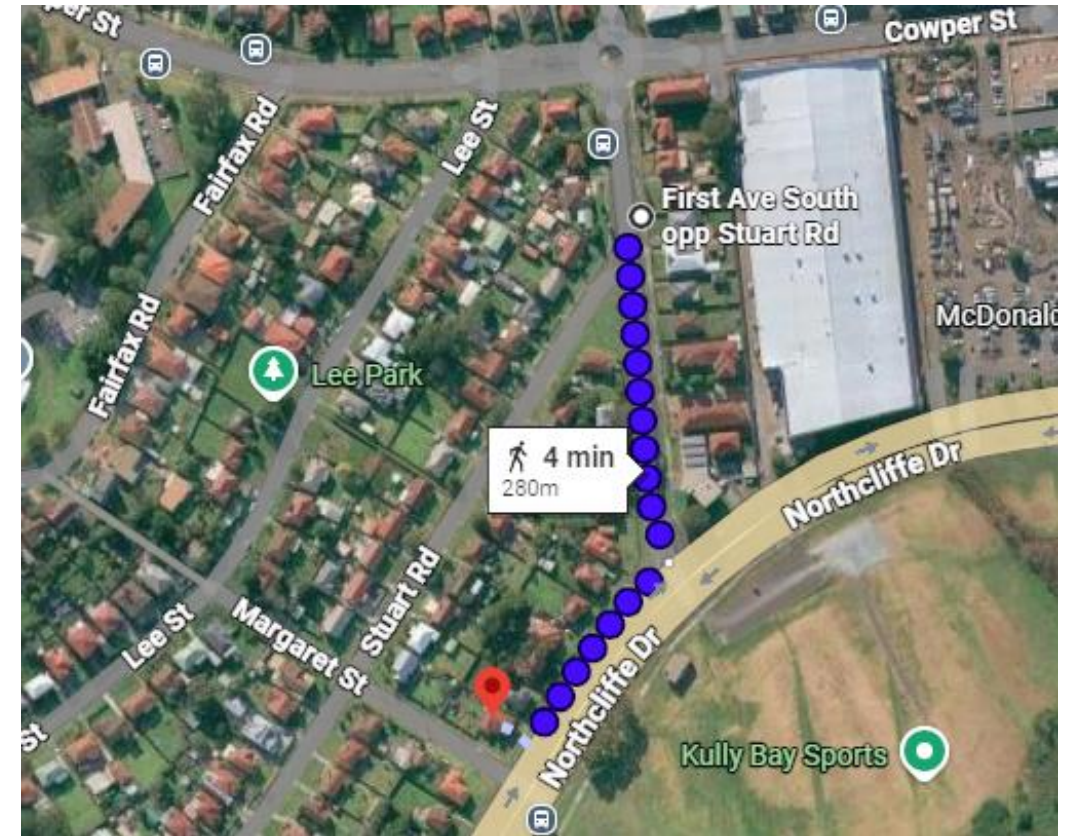
Port Kembla  
District  
Hospital 500m  
north-west

Frontage to a  
Classified  
Road

# Site Details: No's 158-162 Northcliffe Dr & No's 15-19 Stuart Rd, Warrawong

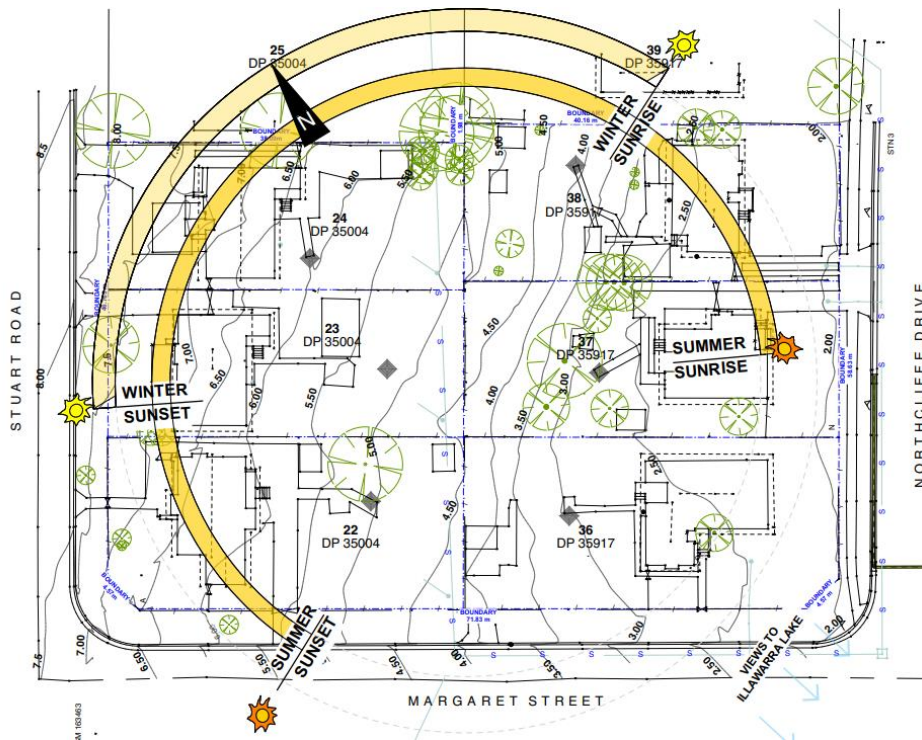


Landowner: The Minister administering the Housing Act 2001



Accessible and well located – approx. 250m to bus stop

# Site Characteristics



Occupied by six single dwellings

Northcliffe Dr – classified road  
(referral to TfNSW not required per Sch. 3 of ISEPP)

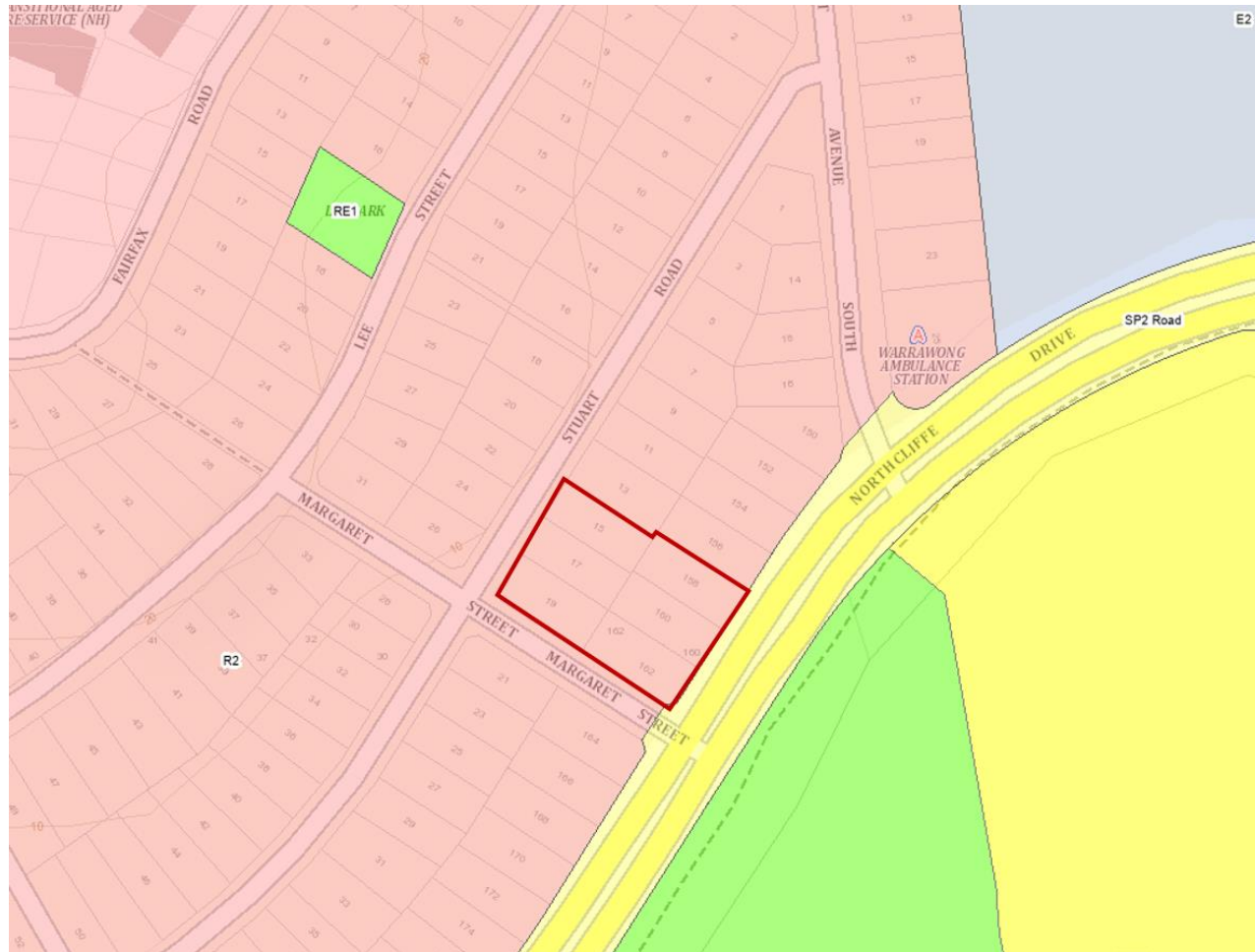
Site slope from Stuart Rd to Northcliffe Dr – (approx. 6m)

Overland flow

Site/neighbouring/street trees – high, medium and low retention values

# Wollongong LEP 2009 Zoning and Permissibility

Land zoned R2 Low Density Residential



Residential Flat Buildings are permitted with consent under the Wollongong LEP 2009

# Housing SEPP – Chapter 6 Low and Mid Rise Housing Part 4 Residential flat buildings and shop top housing



- Inner area – the site is located 150m walking distance to Warrawong town centre
- Cl. 179 non-discretionary standards (RFB in R1 and R2):
  - Site area is >500sqm
  - Site width is >12m
  - Min. 0.5 car spaces/dwelling
  - Max. FSR 0.8:1
  - Max. height 9.5m

# The Proposal

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## Residential Flat Building

**Dwelling Yield:** 54 dwellings

**Tenure:** 100% social housing



## Amenity

**Mix:** 31 x 1 Beds and 23 x 2 Beds

**Parking:** 24 Parking Spaces (incl. 6 accessible)



## Est. Cost of Development

**HSEPP Schedule 1:** Section 26 Housing development carried out by certain public authorities

**Cost is greater than \$30million (\$35million)**



## Height and FSR

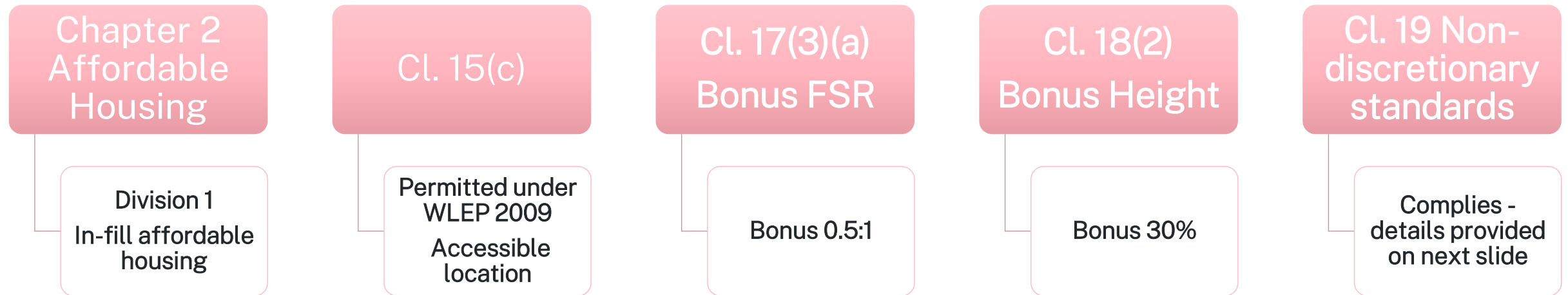
**Height:** 13.3m to lift overrun (12.35m: LMR 9.5m + HSEPP 30% bonus)

**Variation** of 0.95m (7.7%) sought to the maximum height control.

**FSR:** 1.06:1 (1.3:1: LMR 0.8:1 + HSEPP 0.5 bonus)

# Housing SEPP 2021 – Relevant Planning Controls

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# Wollongong LEP 2009/LMR Housing Inner Area Relevant Planning Controls

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# Housing SEPP Clause 19 Non-Discretionary Development Standards

Standard	Proposal
(2) The following are non-discretionary development standards in relation to the residential development to which this division applies –	
(a) a minimum site area of 450m <sup>2</sup> ,	<b>Complies: 3,958.4sqm</b>
(b) a minimum landscaped area that is the lesser of – (i) 35m <sup>2</sup> per dwelling, or (ii) 30% of the site area,	<b>Complies: 44% of the site area</b>
(c) a deep soil zone on at least 15% of the site area, where – (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,	<b>Not Applicable – ADG applies</b>
(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	<b>Not Applicable – ADG applies</b>
(e) the following number of parking spaces for dwellings used for affordable housing – (i) for each dwelling containing 1 bedroom – at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms – at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms – at least 1 parking space,	<b>Complies 24 spaces required and provided</b>
(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	<b>Complies</b>
(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	<b>Noted</b>

# Compliance with Controls in LEP and HSEPP

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## FSR (HSEPP)

- Permissible: 1.3:1
- Proposed 1.06:1

## Height (HSEPP)

- Permissible: 12.35m
- Proposed 13.3m (variation of 7.7%)

## Minimum street frontage (LEP)

- Clause 7.14 requires a minimum 24m frontage for RFBs
- Proposed: 49m to Northcliffe Drive

# Height Blanket Diagrams – LMR & Bonus Height

*0.95m breach (7.7%) of the 12.35m height control*

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Figure 1. 9.5m height plane - LMR

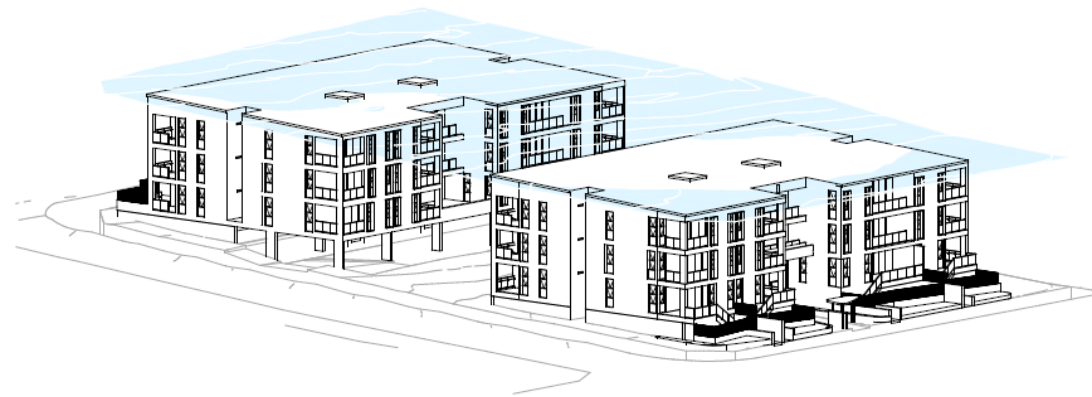


Figure 2. 12.35m height plane - LMR + Affordable Housing Bonus

# Key ADG Controls

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 **Deep Soil** Complies: 26% (1,054m<sup>2</sup>) provided

 **Communal Open Space** Complies: 27% (1,068m<sup>2</sup>) provided

 **Solar Access** Complies: 72% of units achieve 2 hours solar access

 **Cross Ventilation** Complies: 67% of units are naturally ventilated

 **Building Separation** Complies: 6m & 12m

# Comparison of LMR and Housing SEPP Height and FSR Provisions

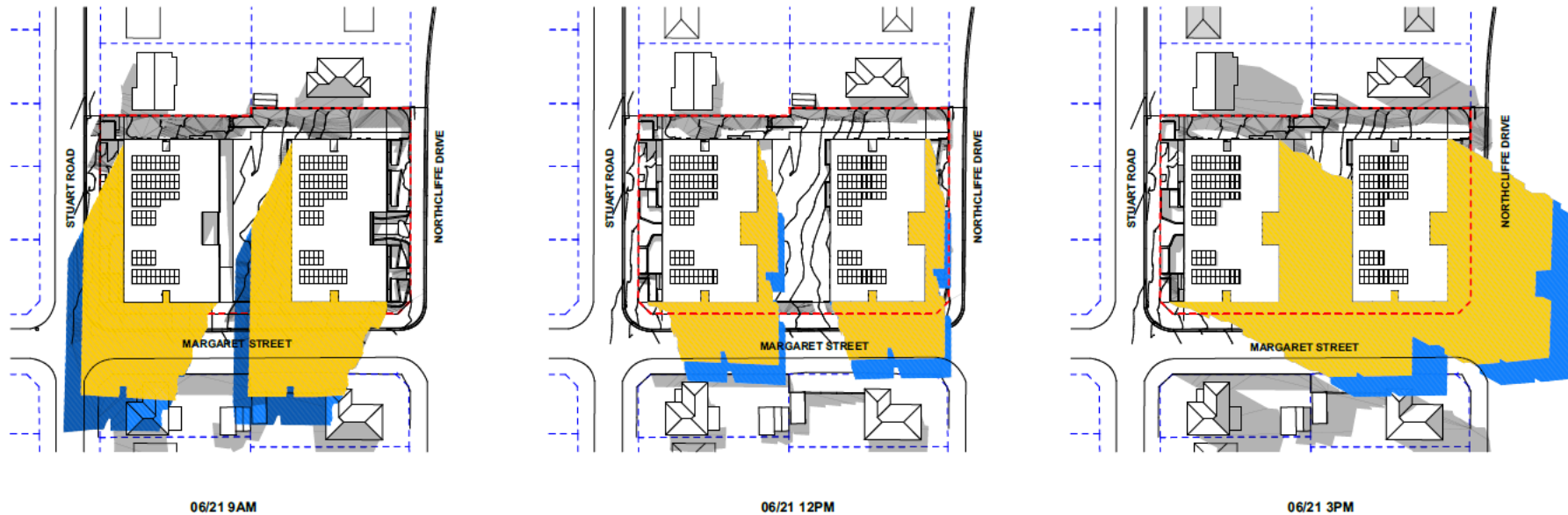
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The Housing SEPP bonus is providing for 21 additional dwellings to be delivered.

	HSEPP 2021	LMR Provisions
Height	12.35m	9.5m
FSR	1.3:1	0.8:1
Number of units	54 units	33 units
Parking spaces required	23 spaces	14 spaces

# Overshadowing Analysis

Shadow impacts from additional height – LMR and Housing SEPP Bonus



## LEGEND

- SITE BOUNDARY
- EXISTING SHADOWS CAST BY NEIGHBOURING BUILDING
- SHADOW CAST BY CURRENT PROPOSAL BELOW THE LMR HEIGHT PLANE - 9.5M
- SHADOW CAST BY CURRENT PROPOSAL BELOW THE LMR HEIGHT PLANE - 12.35 M



## Note:

- No significant additional overshadowing as a result of the bonus height.
- Private open space and north-facing living room windows of dwellings on Margaret Street will continue to receive 3 hours during midwinter.

# Conclusion

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- Homes NSW are seeking industry specific (Housing) SEARs lodged under Schedule 1, Section 26 - Housing development carried out by certain public authorities (Minister administering the Housing Act) of the SEPP (Planning Systems) 2021.
- Homes NSW met with officers from Wollongong City Council on 9 December 2025. Council raised certain design related matters which include the Northcliffe Dr appearance of the development at ground level, location and configuration of car parking and the design of the communal open space, and apartment layouts. Council comments will be considered in the refinement of the design.
- The State Design Review Panel (SDRP) Meeting No. 1 was held on 6 February 2026. Advice and recommendations arising from the design review will be considered in further design development. Matters raised include the amenity of internal and external communal areas, the design and layout of some apartments, and the approach to car parking, including the basement layout and its relationship to the central communal open space. The Connecting with Country strategy, overall landscape strategy and the response to stormwater and flooding constraints is also in review.
- A further SDRP meeting will be held prior to the finalisation of the design and lodgement of the SSDA.
- Homes NSW are currently preparing a community engagement plan.