

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-73910208 Seniors Housing - IRT Woonona Redevelopment
Applicant	Illawarra Retirement Trust
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director, Social and Diverse Housing Assessments under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

17 April 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's assessment report;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a total development cost of \$121,999,198 and up to 190 construction jobs and 91 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the NSW Government's commitment under the National Housing Accord;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the Department it was placed on exhibition from 29 July 2025 until 26 August 2025 (28 days). One public submission was received, as well as a comment from Wollongong City Council.

The Department also undertook a site visit on 12 September 2025.

The key issues raised by the public and considered in the Department's assessment report and by the decision maker include solar access and building height. Other issues are addressed in detail in the Department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<i>Solar access</i>	<p><i>Assessment</i></p> <p>The public submission raised concerns about the potential loss of sunlight to properties south of the site from Building D.</p> <p>In response, the Applicant amended Building D by reducing its size (resulting in a reduction in ILUs from 32 to 26), increased its setback from the southern boundary (from 7.3m to between 9.7m and 14.22m) and recessed the top floor from the southern and eastern boundaries.</p> <p>The above amendments enable retention of two hours solar access to living room windows (where greater than two hours was received in existing condition) or additional solar access to the existing condition (where less than two hours was received in existing condition).</p> <p>The Department considers the change to solar access to adjoining properties to be acceptable, and notes that the proposed exceeding height does not result in any additional solar impact when compared with a compliant envelope.</p> <p><i>Conditions</i></p> <p>The Department includes a condition with list of architectural plans that establish the maximum height and setback to Building D.</p>
<i>Building height</i>	<p><i>Assessment</i></p> <p>The public submission raised concern regarding the height and scale of Building D, as it is adjacent to the two storey townhouses along the southern boundary.</p> <p>The Applicant seeks a variation to the maximum height of buildings development standard for Building D, amounting to 20% at its highest point (the rooftop plant). However, adjacent to the southern boundary, the Applicant has amended the proposal to incorporate an increased upper storey setback. As a result, the three storey built form that interfaces with the southern boundary would remain below the maximum permissible permitted height.</p> <p>The Department supports the height of Building D, and the Applicant's request to vary the standard, as it aligns with the Principles of Policy of the Housing SEPP and continues to satisfy the objectives of the height of buildings development standard in WLEP, is setback from the southern boundary by a distance that exceeds the minimum recommended in the Apartment Design Guide, and it does not result in adverse amenity impacts, including overshadowing, overlooking or unacceptable visual impact.</p> <p>Further, the height exceedance is largely due to accommodating flood planning measures and adopting a built form strategy that maximises open space and view corridors. The new buildings, including Building D, do not exceed the height of the existing RCF building on the site (which is retained).</p> <p><i>Conditions</i></p> <p>The Department includes a condition with list of architectural plans that establish the maximum height and setback to Building D.</p>