



New South Wales

State Environmental Planning Policy (Planning Systems) Amendment (Warrawong Site) 2025

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

State Environmental Planning Policy (Planning Systems) Amendment (Warrawong Site) 2025

under the

Environmental Planning and Assessment Act 1979

1 Name of policy

This policy is *State Environmental Planning Policy (Planning Systems) Amendment (Warrawong Site) 2025*.

2 Commencement

This policy commences on the day on which it is published on the NSW legislation website.

3 Repeal of policy

This policy is repealed at the beginning of the day following the day on which this policy commences.

4 Maps

The maps adopted by the following environmental planning instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy—

- (a) *State Environmental Planning Policy (Planning Systems) 2021*,
- (b) *Wollongong Local Environmental Plan 2009*.

Schedule 1 Amendment of State Environmental Planning Policy (Housing) 2021

Section 15C Development to which division applies

Omit section 15C(2A). Insert instead—

- (2A) This division does not apply to development on land—
 - (a) identified as an “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map, or
 - (b) identified as the Warrawong Site on the State Significant Development Sites Map, within the meaning of *State Environmental Planning Policy (Planning Systems) 2021*, Chapter 2.

Schedule 2 Amendment of State Environmental Planning Policy (Planning Systems) 2021

[1] Section 2.2 Definitions

Omit section 2.2(1), definition of *State Significant Development Sites Map*.

Insert in alphabetical order—

State Significant Development Sites Map means—

- (a) for the following sites identified in Schedule 2—the State Environmental Planning Policy (State and Regional Development) 2011—State Significant Development Sites Map—
 - (i) Barangaroo Site,
 - (ii) Bays Precinct Site,
 - (iii) Bella Vista and Kellyville Station Precincts Sites,
 - (iv) Broadway (CUB) Site,
 - (v) Darling Harbour Site,
 - (vi) Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site,
 - (vii) Luna Park Site,
 - (viii) North Penrith Site,
 - (ix) North Ryde Station Precinct Site,
 - (x) Penrith Lakes Site,
 - (xi) Redfern-Waterloo Sites,
 - (xii) Royal Randwick Racecourse Site,
 - (xiii) Showground Station Precinct Site,
 - (xiv) Sydney Olympic Park Site,
 - (xv) Sydney Opera House Site,
 - (xvi) Taronga Zoo Site,
 - (xvii) The Rocks Site,
 - (xviii) Warnervale Town Centre Site,
 - (xix) Waterloo Metro Quarter, or
- (b) otherwise—the State Environmental Planning Policy (State and Regional Development) 2021—State Significant Development Sites Map.

[2] Section 2.2(1), definition of “Sydney Metro”

Omit “1998”. Insert instead “1988”.

[3] Section 2.3 Maps

Omit the note.

[4] Schedule 2 State significant development—identified sites

Omit “**Bella Vista Station Precinct and Kellyville Station Precinct Sites**” from section 13, heading.

Insert instead “**Bella Vista and Kellyville Station Precincts Sites**”.

[5] Schedule 2, section 13

Omit “Bella Vista Station Precinct Site or the Kellyville Station Precinct Site”.

Insert instead “Bella Vista and Kellyville Station Precincts Sites”.

[6] Schedule 2, section 17

Insert after section 16—

17 Development at Warrawong Site

Development that has an estimated development cost of more than \$60 million on land identified as the Warrawong Site on the State Significant Development Sites Map.

[7] Schedule 2, section 18

Omit “Cherrybrook Station Precinct” wherever occurring.

Insert instead “Cherrybrook Station Government Land State Significant Precinct Site”.

Schedule 3 Amendment of Wollongong Local Environmental Plan 2009

[1] Clause 7.13 Certain land within employment or mixed use zones

Omit clause 7.13(2). Insert instead—

- (2) This clause applies to land in Zone E1 Local Centre, Zone E2 Commercial Centre or Zone MU1 Mixed Use, other than—
 - (a) land to which clause 7.19 applies, or
 - (b) land identified as “11” on the Key Sites Map.

[2] Part 7 Local provisions—general

Insert at the end of the part, with appropriate clause numbering—

Development on certain land in Warrawong

- (1) This clause applies to land identified as “11” on the Key Sites Map.
- (2) Development consent must not be granted for development for the purposes of residential accommodation on land to which this clause applies unless the consent authority—
 - (a) is satisfied of the matters specified in subclause (3), and
 - (b) has considered the *Warrawong Plaza Design Guidelines* published by the Department in December 2024.
- (3) For subclause (2)(a), the consent authority must be satisfied of the following matters—
 - (a) at least 7,800m² of the gross floor area of all buildings on the land will be used for the purposes of retail premises while works are being carried out,
 - (b) at least 50,000m² of the gross floor area of all buildings on the land will be used for one or more non-residential purposes,
 - (c) at least 6,500m² of the land will be public open space,
 - (d) at least 15% of the residential floor area of all buildings on the land will be used for the purposes of affordable housing,
 - (e) each dwelling on the land used for the purposes of affordable housing will be at least 50m²,
 - (f) for at least 15 years after the issue of the occupation certificate—
 - (i) the accommodation proposed to be used for affordable housing will be used for affordable housing, and
 - (ii) the accommodation used for affordable housing will be managed by a registered community housing provider,
 - (g) before the date of the issue of the occupation certificate, a restriction will be registered against the title of the land in accordance with the *Conveyancing Act 1919*, section 88E that will ensure the requirements in paragraph (f) are met.
- (4) In this section—

non-residential purposes means the following purposes—

 - (a) centre-based child care facilities,
 - (b) commercial premises,

- (c) community facilities,
- (d) educational establishments,
- (e) entertainment premises,
- (f) health services facilities,
- (g) recreation facilities (indoor).

residential floor area, of a building, means the gross floor area used for the purposes of residential accommodation, other than the floor area used for the purposes of—

- (a) group homes, or
- (b) seniors housing.

[3] Schedule 1 Additional permitted uses

Insert at the end of the schedule, with appropriate clause numbering—

Use of certain land in Zone E2

- (1) This clause applies to land in Zone E2 Commercial Centre identified as “36” on the Additional Permitted Uses Map.
- (2) Development for the purposes of residential flat buildings is permitted with development consent.