



# Draft Bellambi People and Place Plan

June 2025

Homes  
NSW



## Acknowledgement of Country

We understand and acknowledge that Country in Bellambi has always been an important place for the Traditional Custodians, the Dharawal Wodi Wodi people, and other groups of First Nations peoples who travelled through the area historically and today.

The Dharawal Wodi Wodi people who lived, and continue to live on and care for Country, are saltwater people with an indelible connection and deep understanding of Country, the sea and the sky, and how these components of Country interact with the living world.

Bellambi is known as a meeting place, where people would come together to share in the rich resources, gather, shelter safely and access fresh water while participating in cultural practice and learning. Even today, and despite the changes to Country over centuries due to the impacts of colonisation, this special place draws First Nations peoples to live, visit and gather together.

We acknowledge and extend our deep gratitude to the Traditional Custodians, Elders and community who contributed to the development of this plan.

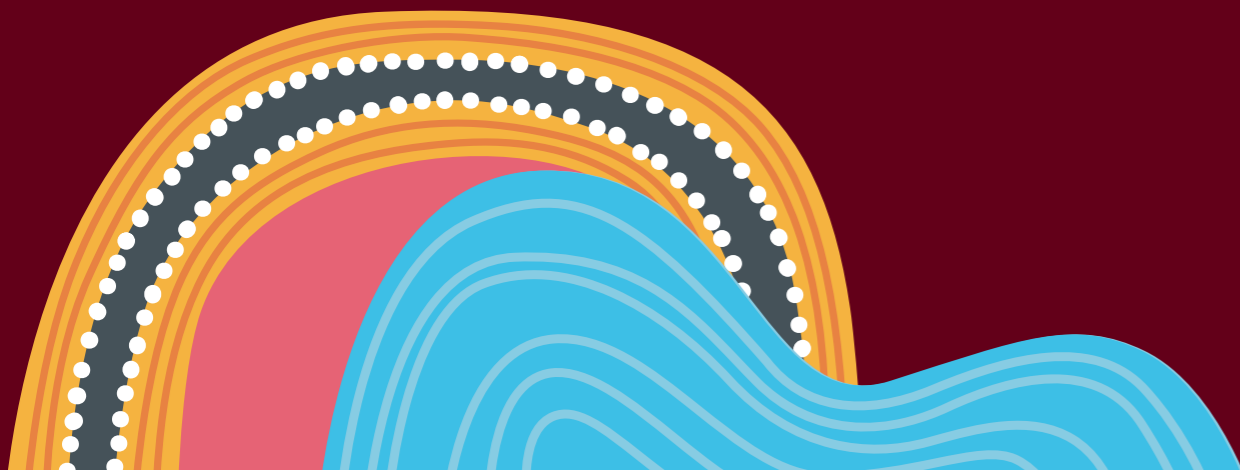
## About Homes NSW

Homes NSW's vision is to deliver quality homes and services that change lives and end homelessness. Homes NSW is at the forefront of the NSW Government's response to the housing crisis.

We are tasked with turbocharging the construction, maintenance and repair of social and affordable housing across our state. We are boosting homelessness support services and working to improve the experience and outcomes for those who need our help, as well as the 260,000 people who call our properties home.

The new social and affordable housing we deliver is modern, well designed, more accessible and located close to vital community services like shops, medical services and public transport.

We are committed to giving our social housing residents and the community a real voice in the design of our systems, projects, policies and services.



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**Draft Bellambi People and Place Plan**

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# 1

## About this plan

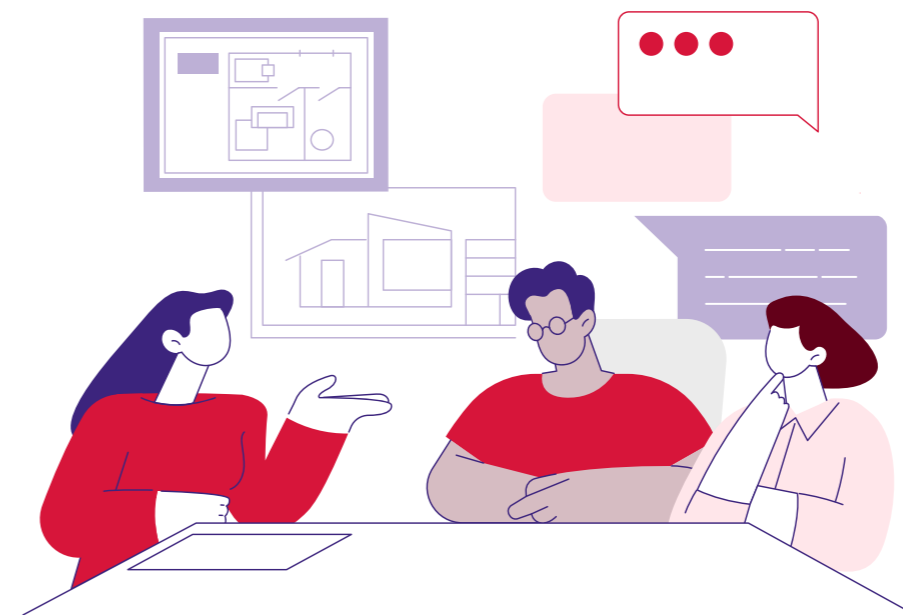
# Purpose of this plan

The Bellambi People and Place Plan puts people at the centre of planning by outlining the community's vision, directions and recommendations for future renewal of the Bellambi estate.

This plan is an important reference for current and future residents, stakeholders, government and the community that will guide future planning, infrastructure and community investment decisions as they contribute to the renewal of the Bellambi estate over time.

**The purpose of this plan is to:**

- Align community feedback with planning, design, construction and delivery plans to guide future renewal of the Bellambi estate
- Outline the initiatives, services and programs that can be delivered to support residents and community through renewal change
- Sensitively manage the impacts of renewal on existing and future residents, and the broader community
- Create a place that supports the community's vision, needs and aspirations, now and in the future.



This plan has been developed with the feedback provided by hundreds of local residents, stakeholders and the community who participated in early engagement between August 2024 and March 2025.

The Bellambi People and Place Plan will support the renewal of the Bellambi estate as it progresses through planning and design, construction and delivery.

The plan will continue to evolve as more detailed planning and design for the renewal takes shape, and as the community works together to delivery the key actions outlined in the plan, in the future.

Renewing a neighbourhood like Bellambi takes time. Large-scale renewals are delivered in stages over many years, with opportunities for the community to stay involved along the way. The renewal of the Bellambi estate is expected to take 15 to 20 years – from early planning and design, through to the construction and delivery of new homes, infrastructure and services.

## Delivering this plan

Homes NSW is working across government and with the community to plan for the renewal of the Bellambi estate. The renewal is a whole-of-community opportunity to build on Bellambi's authentic sense of place, while preserving the cultural and community values that matter most to the people who live, work and spend time in Bellambi.

Successful implementation of this plan relies on close collaboration with a broad range of stakeholders including current and future residents, government, local organisations and the broader Wollongong community, so that together we can strive toward achieving the community's vision for future renewal of the estate.

Homes NSW is committed to working closely with the community throughout renewal to ensure that local needs and aspirations are reflected in the planning, design and delivery of housing, infrastructure, public spaces, services and broader community outcomes.



## This plan contains 5 main parts:

- 1 **About this plan**  
Provides an introduction to this document and the Bellambi renewal
- 2 **Our people**  
Provides an overview of the Bellambi community and its people
- 3 **Our place**  
Provides an overview of Bellambi as a place
- 4 **Early engagement**  
Provides an overview of early engagement undertaken with residents, stakeholders and the community and summarises what we heard
- 5 **Our future Bellambi**  
Sets out the community's shared vision, directions and recommendations for the renewal, and the people and place actions that will guide future transformation of the Bellambi estate.



Bellambi playground

## About the Bellambi renewal

Housing affordability and availability is one of the biggest pressures facing the people of New South Wales at the moment, and part of the challenge is a lack of housing supply.

Bellambi has been identified as an area suitable for housing renewal as part of Homes NSW's work to address the housing crisis and deliver more and better social and affordable homes in the Illawarra.

Renewing Bellambi will allow us to build more, new social and affordable homes that better meet the needs of community, while alleviating pressure on the housing market by providing more private homes where they are needed most.

Through renewal, we can transform local housing supply as well as the infrastructure, facilities and services that will support the needs of the Bellambi community as it grows over time.

### Through renewal, we can:

- Provide **more new** and **better housing** for everyone in the community
- Build on Bellambi's current strengths and opportunities to create an **authentic** and **enhanced sense of place**
- Improve the **infrastructure, facilities** and **services** that help people thrive in the community where they live
- Deliver **positive outcomes** for all **residents** and the **community**.



Bellambi renewal area may be subject to change following further planning and investigations

## Defining the Bellambi estate

The Bellambi estate is made up of a mix of homes owned by the NSW Government for social housing and properties owned by private landowners. All social housing tenancies are managed by Homes NSW and the NSW Aboriginal Housing Office (AHO).

Most of the social homes in the Bellambi estate were built in the 1970s and 1980s and include a mix of detached cottages, townhouses, villas and unit developments. Many of these homes are reaching the end of their intended lifespan, are costly to maintain and operate, and no longer meet modern accessibility, design and sustainability requirements to allow people of all ages and abilities to live comfortably in their homes.

# 2

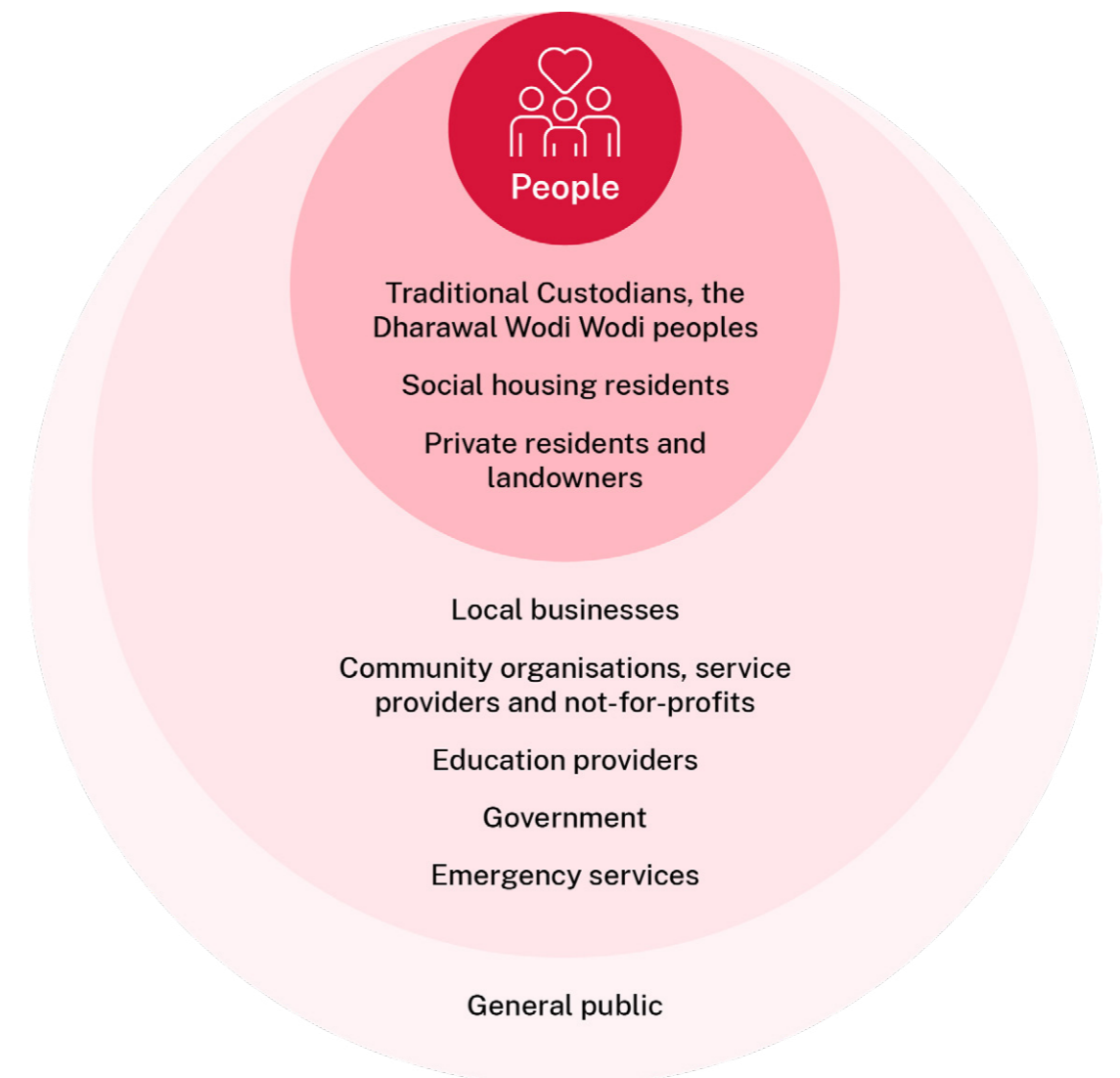
## Our people

## Our stakeholders

The Bellambi renewal involves a diverse range of stakeholders with varying interests and needs, which may change as the project moves through the planning, design, construction, and delivery stages over time.



Our stakeholders include:





Bellambi's IGA local grocer on Cawley Street

# Our community

Bellambi is home to a diverse and deeply connected community, including First Nations peoples and residents from across Europe, the Pacific Islands, Asia, the Middle East, and other parts of Australia.

Many residents have a long-standing connection to the local area, reflected in their strong sense of local history, culture and pride in Bellambi's heritage. Family and kinship are central to life in Bellambi, with multi-generational households and everyday acts of neighbourly support creating a strong sense of community spirit.

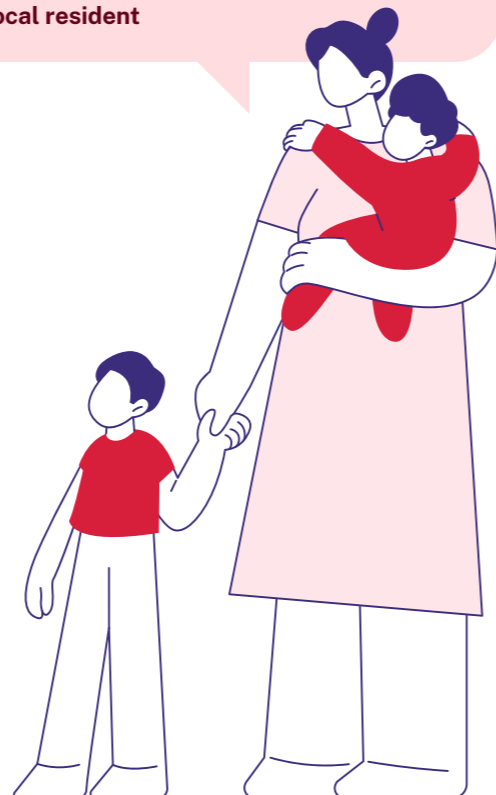
Local organisations like the Bellambi Neighbourhood Centre, Bellambi Surf Life Saving Club and Bellambi Bowls Club play a key role in bringing people together in the local area and providing support through social, recreation and community programs and activities.

While Bellambi faces challenges such as youth disengagement, anti-social behaviour, crime, isolation among elderly people and ongoing socio-economic pressures, many people in the community remain optimistic about Bellambi's future. This optimism, evident in conversations with community, is driven by a strong desire for renewal – one that addresses socio-economic issues, improves living standards and respects Bellambi's local history and identity.

We understand that the people of Bellambi are committed to realising the areas potential and showcasing all that it has to offer as part of future renewal plans.

Bellambi always feels like home. We are a tight-knit community, and there is a real sense of care and looking after each other here. Everyone can be themselves in Bellambi – it's just how we do things.

Local resident



## Bellambi community



### Our population

The suburb of Bellambi has a population of 4,039 residents



### Our origin

39% of the community have English ancestry followed by Australian, Irish, Scottish and Australian Aboriginal



### Our parents

59% of the community have parents born in Australia followed by England, New Zealand, Scotland, Italy and the Cook Islands



### Our country of birth

Most people were born in Australia followed by people from England, New Zealand, the Philippines and Scotland



### Our primary language

English is mostly spoken at home followed by Spanish, Arabic, Italian, Vietnamese and Macedonian



### Our age

The median age is 38 in Bellambi, which is the same as across Australia

23% are between 0 and 17 years of age  
22% are 18 to 34 years old  
19% are 35 to 49 years old  
24% are 50 to 69 years old  
12% are 70 and over



### Our households

Over 1,000 families live in the suburb of Bellambi. Couples with or without children account for most households, followed by single person households and one parent families



### Our homes

Currently, there are around 1,816 dwellings in the broader suburb of Bellambi, and around 645 dwellings in the Bellambi estate



### Our jobs

21% are professionals  
18% are technicians and trades workers  
15% are community and personal service workers  
11% are labourers, clerical and administrative workers  
9% are managers

Statistics: Locality snapshots | Wollongong City Council | Community profile and Homes NSW data

# 3

## Our place

# Our Bellambi

Bellambi is a coastal neighbourhood located on Dharawal Country. We understand and acknowledge that Country in Bellambi has always been an important place for the Dharawal Wodi Wodi people, and other groups of First Nations people who travelled through the area historically, and today.

## Country

Bellambi is a place of rich cultural heritage significance. Bellambi Point holds strong value in the cultural landscape, and the area is home to many First Nations peoples who are deeply connected to Country in this place.

In June 2012, Bellambi Point was declared an Aboriginal Place by the NSW Office of Environment and Heritage under the National Parks and Wildlife Act 1974. The NSW Minister for the Environment at the time noted the significance of Bellambi Point to Aboriginal culture.

Through conversations with First Nations community, we understand that Bellambi is a known gathering, tool making and ceremony place where people would come together to share in Bellambi's rich resources, gather, shelter safely and access fresh water, while participating in cultural practice and learning.

Despite the changes to Country over centuries due to colonisation, Bellambi draws First Nations peoples to live, visit and gather, and continues to be a resource rich place of cultural significance today.



Bellambi dunes



Bellambi lagoon and beach

## Natural environment

Bellambi is known for its rich natural environment of coastal, marine and wetland ecosystems. With direct access to Bellambi Beach, the area is popular for swimming, surfing, boating and fishing, and is home to a diverse range of marine life.

Bellambi Lagoon and its wetlands are culturally and environmentally significant, offering vital habitat for native plants and wildlife. Among Bellambi's beaches and waterways, local bushland and green spaces give residents and visitors unique opportunities to connect with nature. To the west, the Illawarra Escarpment is a place of important cultural and environmental significance, adding to Bellambi's scenic value and appeal.

## Transport and connectivity

Bellambi is currently connected through a range of transport modes, including public and active transport and road access.

The Bellambi Station is located approximately 800 metres north-west of the Bellambi estate, providing direct train services to Wollongong and Sydney via the South Coast Line. A network of bus routes connect Bellambi to central Wollongong and surrounding suburbs. The Bellambi estate is serviced by several bus stops, with services running throughout the day on weekdays and weekends.

Beyond public transport, Bellambi is accessible via the Princes Highway, making it easy to reach by motor vehicle. Bellambi offers a range of active transport modes including pedestrian-friendly pathways and nearby coastal cycling routes that support walking and cycling, connecting residents to key destinations across Wollongong.



## Community, recreation and open space facilities

Bellambi is supported by a network of community, recreation and open space facilities that are well-loved and used by a wide range of people in the community including local residents and visitors to the Wollongong region.

### These facilities include:

#### Community facilities

- Bellambi Neighbourhood Centre
- Bellambi Surf Life Saving Club
- Bellambi Point Community Preschool

#### Recreation and open space facilities

- Bellambi Point Reserve
- Bellambi Beach
- Bellambi Rock Pool and adjacent park
- Bellambi Boat Ramp
- Elizabeth Park
- Bellambi Oval and Skate Park
- Wollongong Coastal Cycleway



Bellambi Neighbourhood Centre



Bellambi skate park

# Our Bellambi



Bellambi Lagoon



Bellambi Surf Life Saving Club



Bellambi Point Community Preschool



Bellambi Neighbourhood Centre



Elizabeth Park



Bellambi Lagoon Nature Park



Wollongong Coastal Cycleway



Bellambi Beach



Bellambi Rock Pool and adjacent park



Bellambi Boat Ramp



Bellambi Point Reserve



Bellambi Oval and Skate Park



# 4

## Early engagement with community

# Early engagement with community

Homes NSW is taking a community-led approach to renewing the Bellambi estate which has involved broad consultation with residents, stakeholders and the community before preparing plans for the future.

Close consultation with the Traditional Custodians of the Bellambi area, the Dharawal Wodi Wodi peoples, has been a key part of our early engagement. We created a dedicated space for consultation with First Nations peoples ensuring respectful, meaningful and inclusive discussions with Elders, social housing residents, local First Nations organisations and the wider community.

### Early engagement focused on understanding:



Current challenges experienced in Bellambi



Potential opportunities to be realised in Bellambi



The types of housing, infrastructure, facilities and services that could be delivered in the future as part of renewal



The community's vision and long-term aspirations for renewal

The summary of feedback received during early engagement is available in the **Early Engagement Outcomes Report** prepared by Homes NSW in 2025.



# What we heard

Through early engagement we spoke to people from all parts of the community, including people with different backgrounds, experiences and values.

Most early feedback indicates support for a renewal that is shaped by local residents and the community — one that retains Bellambi’s authentic sense of place, while balancing development and preserving the cultural and community values that are most important to the people who live, work and spend time in the area.

Importantly, the renewal is seen by many as an opportunity to improve the quality of social housing in the Bellambi estate, respond to key challenges and opportunities raised by the community, upgrade essential infrastructure, services, and facilities that support everyday life, and increase the supply of affordable and private housing for Wollongong’s growing population.

A snapshot of what we heard during early engagement is outlined below.



Early engagement in Bellambi

## Challenges

Residents and community identified the following current challenges experienced in Bellambi:

### Community safety and wellbeing

Many people in the community raised concerns about crime, anti-social behaviour, poor lighting and safety in streets and public areas. Issues like graffiti, rubbish dumping, lack of CCTV cameras, inefficient design of streets and cul-de-sacs and high vehicle speeds – particularly on Rothery Street – contribute to a sense of insecurity among residents and community. Concerns were raised about the frequent use of dirt bikes in public areas, with noise and safety considered a recurring problem.

### Housing suitability and maintenance

Ongoing challenges with the ageing quality, size and design of social housing in the Bellambi estate was raised frequently by community. Many social homes in the estate are in need of ongoing maintenance, and there is a recognised need for a diverse range of housing types to be delivered that are better aligned with local community needs, particularly for multi-generational families, people living with disability and elderly people.

### Access to services

Limited access to public transport, shops, services, community spaces and recreational facilities is a concern for the community. Many residents emphasised the need for stronger wrap-around support, particularly in mental and general health, education, and employment. There is also demand for more programs, activities and events in community and open spaces, especially for First Nations people, young people and the elderly.

### Social connection and inclusion

Social isolation is a challenge for both young and elderly people living in the Bellambi estate. Many community members pointed out the lack of spaces and activities for these groups to spend time and foster intergenerational connections. Many believe that better community and recreation facilities in Bellambi could foster connection, knowledge sharing, mutual support and greater participation in community life, while also improving community health and wellbeing.

### Perception and trust

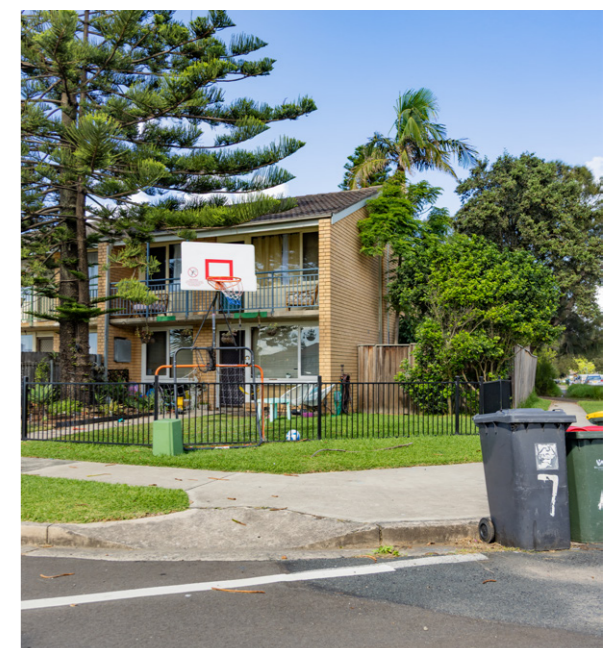
Many local residents shared that social stigma and negative outside perceptions are challenging to live with. Many people raised concern about feeling a sense of disconnect between government and the community, with many feeling that the area has not received the necessary infrastructure upgrades and investment needed over time. These negative perceptions are seen as barriers to growth, community pride, and attracting further government investment to improve the local area.



Bellambi community



Illegal dumping



Bellambi estate

## Opportunities

Residents and community identified the following opportunities to be realised in Bellambi:

### Country and First Nations culture

The community broadly see renewal as an opportunity to protect, enhance and heal Country and culturally significant sites, improve housing for First Nations people, and integrate cultural knowledge into the estate's planning and design through partnerships with Traditional Custodians, the Illawarra Local Aboriginal Land Council, and First Nations community. There is strong support for celebrating First Nations culture through storytelling and education, and creating inclusive spaces for Elders and young people to connect and share cultural knowledge.

### Community safety and wellbeing

Renewal is seen as an opportunity to improve neighbourhood design, transport, accessibility and overall safety. Many residents find the estate's current street layout confusing and support redesigning local streets by removing cul-de-sacs, reconfiguring roads, and adding traffic calming measures to improve safety and accessibility. Safety is a key concern, with strong support for installing CCTV cameras in key locations and improving street lighting to enhance security in public spaces. Overall, renewal is seen as an opportunity to create a more inclusive, accessible and secure neighbourhood for all.

### Natural environment

Community value Bellambi's unique, natural environment and want to see the local beaches, sand dunes, waterways and natural ecosystems protected and enhanced through renewal. There is strong support for introducing more native plants and landscaping to streets and public spaces, particularly along the foreshore, to soften the built environment and provide shaded areas for people to gather. Residents highlighted the importance of preserving high-value trees and improving waste management to tackle littering, illegal dumping and vermin. The renewal is seen as an opportunity to improve stormwater management, address localised flooding and promote sustainability through enhanced waste management systems, active travel, climate-resilient infrastructure and local environment programs. Community would like to see local bush care groups and programs supported to help protect and enhance native flora and fauna in the local area.

### History and culture

Bellambi is widely recognised as a special place by many people in the Wollongong region due to its rich and diverse history of early settlers and migrant communities who have shaped the area over time. Community feedback highlights a strong desire to see local history reflected in the renewal through the arts, gathering spaces, cultural interpretation, landscaping and programs in community spaces. There is strong support for recognising significant sites, local industries and the contribution of residents past and present, with an emphasis on ensuring the community continues to help shape Bellambi's evolving identity over time.

### Transport and connectivity

Many people see renewal as an opportunity to improve transport, access and connectivity in Bellambi. Community feedback highlights a desire for more frequent and reliable public transport options including trains, buses and local shuttle services, alongside safer and wider walking and cycling paths. Residents want to see active and public transport become the preferred way to get around, but believe this relies on having safe, direct and accessible routes to key destinations, including Bellambi Station and local bus stops. Improved transport links to surrounding suburbs, better connections for emergency and community transport, and amenities that support walking and cycling are seen as vital to creating a more connected and accessible neighbourhood.

### Local economy and services

Many people in community feel that Bellambi is currently lacking in local shops, businesses and services. As the population grows, people would like to see more small-scale retail, food, beverage and social enterprise options introduced to the area to better meet local resident and community needs. While places like Bellambi IGA and Olive's Café are highly valued by community, there is strong support for adding more local services that are accessible and affordable. Many residents also support the idea of clustering these services to create a local hub that encourages connection, supports everyday living and creates local employment and learning opportunities.

### Community leadership, partnerships and engagement

Renewal is seen as an opportunity to empower local leadership, strengthen partnerships and celebrate Bellambi's strong and diverse community spirit. Residents want to be included in shaping Bellambi's future, with strong support for a local consultative committee to guide future renewal plans. Clear and ongoing communication, particularly around relocations and construction, is considered vital, along with support services that help people maintain their daily routines and social connections. Many see renewal as an opportunity to attract local investment, improve local infrastructure and services, and boost the economy through strong collaboration between government, organisations and the community, delivering lasting benefits for everyone



Bellambi train station



Fangerz surf and coffee East Corrimal



New housing at Bellambi circa 1970. Credit: From the collections of Wollongong City Libraries and the Illawarra Historical Society -P06130



Bellambi Neighbourhood Centre

## Housing

The Wollongong community widely supports renewal of the Bellambi estate, recognising that much of the existing social housing is outdated and no longer meets the needs of current and future residents. Many of the social homes in the estate have exceeded their intended lifespan, with ongoing maintenance issues frequently raised by residents.

Renewal is seen as an opportunity to introduce a broader mix of housing types including new and improved social homes, and affordable and private housing options that meet the needs of Wollongong's diverse and growing population. This includes housing for young people, first home buyers, families, elderly people, people living with disability and key workers.

Community feedback emphasised the importance of delivering homes in a variety of sizes and styles that are well-designed, sustainable, accessible and adaptable to changing community needs and climate conditions. There is strong support for homes that offer outdoor spaces, gardens, improved privacy, and areas for children and pets to play, while staying well-connected to parks, local services, public transport and community facilities.



Bellambi estate

## Built environment

Community feedback reflects a strong desire for development that is thoughtful, balanced, and respectful of Bellambi's coastal character.

During early engagement, concerns were raised about overdevelopment, particularly in the form of high-rise buildings, which many felt would be out of character with the area's identity and sense of place. Some feedback suggests that height limits of three to four stories may be acceptable in the future, provided this form of development is balanced and delivers social and community benefit while remaining respectful of Bellambi's coastal character.

There is interest in mixed-use development that combines residential, retail and commercial spaces — provided it delivers a balanced mix of property types, responds to community needs, and increases access to social and affordable housing.

Concerns were raised about the underutilisation of existing housing and the need to make sure that any increase in density is supported by the right infrastructure. This includes enhanced public spaces, more parking and improvements to the built environment to support long-term liveability.

Overall, the community wants future development to be managed with care to protect the distinct character and strong sense of place that defines Bellambi.



Bellambi estate

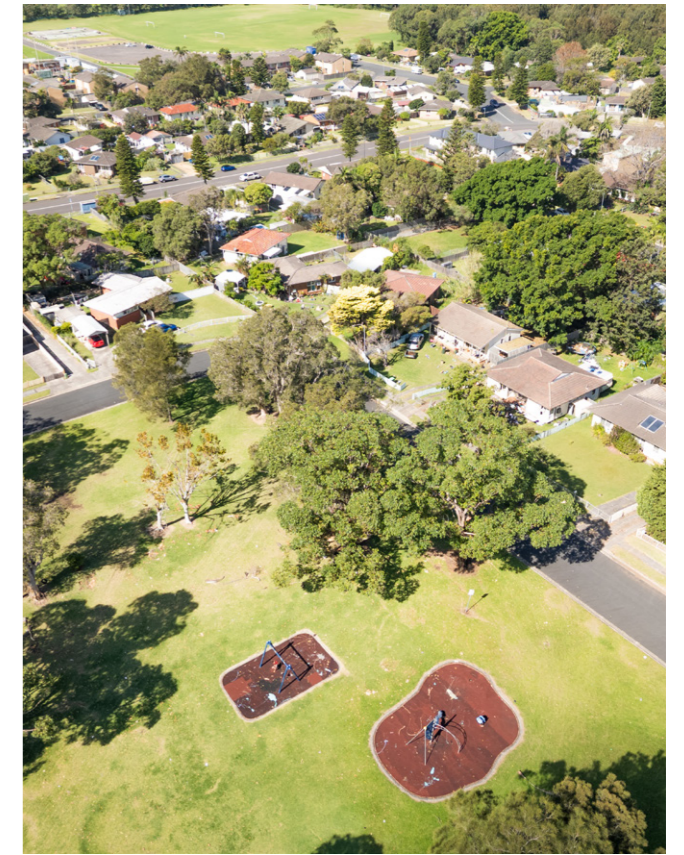
## Infrastructure, facilities and services

The community views renewal as a valuable opportunity to revitalise and expand Bellambi's existing infrastructure, facilities, and services. There is a strong emphasis on creating safer, more inclusive spaces that cater to people of all ages, abilities and cultural backgrounds.

The Bellambi Neighbourhood Centre is widely regarded as the heart of the community—a safe, welcoming hub that provides essential support to all. Building on this foundation, community would like to see increased investment in programs and infrastructure that benefit young people, elderly people and families in the Bellambi estate. In particular, the community has called for more multi-purpose spaces that promote social connection, encourage intergenerational engagement and support wellbeing through events, activities, and programs.

Residents see renewal as an opportunity to partner with Wollongong City Council to enhance recreational facilities and programs throughout Bellambi over time. There is strong support for inclusive, high-quality public spaces, including upgraded playgrounds, new skate and basketball facilities, outdoor gym equipment in parks and a dedicated dog park. Many community members also expressed interest in establishing an additional community garden to help build social connections, encourage healthy lifestyles and ease cost-of-living pressures.

Supporting children, young people and families to continue their education while renewal takes place, as well as maintaining and enhancing much-loved natural assets like the foreshore, rock pool and boat ramp, were also highlighted as key opportunities. These priorities reflect the community's vision for an inclusive, connected and supportive neighbourhood for all.



Chounding Reserve



# 5

## Our future Bellambi

## Community vision

During early engagement, residents, stakeholders and the community shared their vision and long-term aspirations for future renewal of the Bellambi estate. Our shared **community vision** outlines what the community hopes to see for the future of Bellambi – a vision to be realised through renewal.



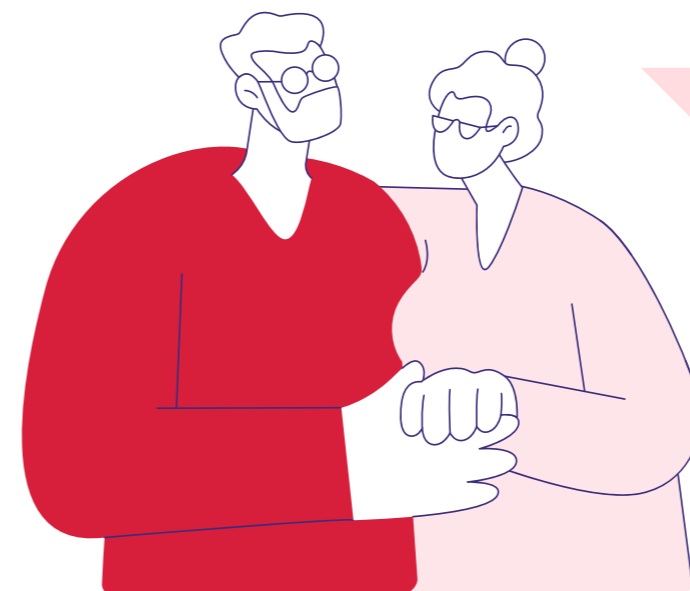
### Community vision for a future Bellambi:

Bellambi, a coastal community on Dharawal Country, is shaped by its natural environment, rich cultural heritage and strong local identity.

The renewal of the Bellambi estate offers a unique opportunity to create a vibrant, inclusive and resilient neighbourhood that honours Country, responds to the local environment and reflects the strengths and aspirations of community.

With a diverse mix of high-quality homes, enhanced infrastructure and initiatives that strengthen social connection, Bellambi will evolve to be a place where everyone feels safe, welcome and proud to belong.

The renewal is more than new housing – it is a catalyst for long-term growth, positive change and opportunity for our people and our place.



Renewing Bellambi provides us with a unique opportunity to work together to enhance the area, to create a place where people want to live and spend more time.

**Local resident**



Bellambi beach

## Renewal directions

Our **renewal directions** outline the community's big-picture priorities and guide how renewal should happen in the future, to help bring the vision to life.



### Country-centred

Empower the Dharawal Wodi Wodi peoples as Traditional Custodians to care for and heal Country alongside community, creating opportunities for cultural knowledge-sharing, education and protection of significant cultural sites.



### Diverse housing

Deliver a diverse mix of new social, affordable and private housing that is well-designed to meet community needs, is connected to local amenities and provides housing choice to support Wollongong's growing population.



### Resilient environment

Protect and enhance Bellambi's natural assets ensuring future development is sustainable, climate-resilient and sensitive to the local environment.



### Vibrant spaces and places

Strengthen Bellambi's network of community, recreation and open spaces to create inclusive places that foster activity, connection and shared experiences.



### Seamlessly connected

Create a well-designed and interconnected neighbourhood that prioritises safe, sustainable and accessible pedestrian and transport options, improving connectivity between people, places and key destinations.



### Authentic sense of place

Strengthen Bellambi's sense of identity by recognising its history, while bringing new life to places and spaces to create an authentic and welcoming neighbourhood to live, work and visit.



### Inclusive community

Build upon Bellambi's strong community foundation by fostering collaboration and partnerships between residents, stakeholders and government to support the needs of community as it grows over time.

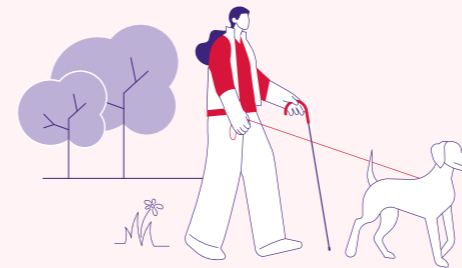
# People and place actions

## What are the key pillars?

### 1 More and better housing for everyone



### 2 Authentic and enhanced sense of place



### 3 Improved infrastructure, facilities and services



### 4 Positive outcomes for residents and community



## What people and place actions are we taking?

Our **people and place actions** outline the practical steps we will take, together with residents, stakeholders, government and the community, to turn the renewal directions and vision into real, on-the-ground outcomes.

The 40 actions outlined over the following pages align with four key pillars shaped by feedback from hundreds of residents, stakeholders and community members during early engagement on the Bellambi renewal.

The pillars are not listed in order of priority — the numbering is simply in place to help track progress over time. While many actions relate to multiple pillars, each has been placed under the one it aligns with most.

## Who will implement the actions?

Delivering the actions in this plan depends on strong collaboration with a wide range of stakeholders to help realise the community's shared vision for Bellambi's renewal.

As planning for the renewal progresses, Homes NSW will work closely with these stakeholders to implement the actions outlined in this plan.

Homes NSW is committed to working with the community throughout every stage of the renewal to ensure the needs of current and future residents are at the centre of the process.

## When will the actions be implemented?

The actions will be implemented over 3 phases:

### Planning and design (P&D)

The 0–3 years during which new housing and infrastructure will be planned and designed

### Construction (C)

The 10–15 years during which new housing and infrastructure will be built

### Operation (O)

The ongoing period which begins when renewal is complete, and residents and community move into new homes in the Bellambi estate



Chounding Reserve



# 1 More and better housing for everyone



What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Diverse housing supply</b>					
Increase the supply of <b>social housing</b> providing a range of different housing sizes and typologies	•	•		Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Increase the supply of <b>affordable and private homes</b> providing a range of different housing sizes and typologies	•	•		Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
<b>Housing design</b>					
Design housing that responds to <b>resident and community needs</b> that considers affordability, accessibility, safety and privacy, flexibility and community wellbeing	•			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure, residents and community
Design housing that reflects Bellambi's <b>character</b> as a <b>coastal neighbourhood</b> that is well-connected to natural and open space areas, public transport, community facilities, and local shops and services considering long-term maintenance requirements	•			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Design <b>sustainable and climate-responsive housing</b> that is energy and water-efficient, cost-effective to maintain and operate, and resilient to the impacts of climate change and extreme weather events	•			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Design housing with an emphasis on <b>safety</b> by considering principles of Crime Prevention Through Environmental Design (CPTED) and other factors such as passive surveillance, safety features and appropriate lighting	•			Homes NSW	Wollongong City Council, NSW Police (Lake Illawarra and Wollongong Police Districts)

# 2 Authentic and enhanced sense of place



What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Country, history and culture</b>					
Work closely with the Illawarra Local Aboriginal Land Council (ILALC), Traditional Custodians and registered Aboriginal parties to ensure a coordinated response to the <b>protection of Bellambi Point</b> and surrounding culturally significant sites	●	●		Homes NSW	Illawarra LALC, Traditional Custodians, Registered Aboriginal Parties
Create opportunities for the First Nations community to <b>embed cultural knowledge</b> and <b>storytelling</b> into renewal plans through a program of engagement to foster a safe and inclusive environment for First Nations people living, working, and visiting the area	●	●		Homes NSW	Illawarra LALC, Traditional Custodians, First Nations community
Make <b>Country visible</b> in the design of <b>housing, infrastructure</b> and <b>public spaces</b> by incorporating culturally appropriate materials, colours, textures and landscaping in renewal plans	●	●		Homes NSW	Illawarra LALC, Traditional Custodians, First Nations community
Protect and enhance <b>significant sightlines</b> to the Illawarra Escarpment, Bellambi Point and the Pacific Ocean when planning and designing new housing and infrastructure, to honour cultural importance and enduring connection to Country	●	●		Homes NSW	Illawarra LALC, Traditional Custodians, First Nations community
Support and explore opportunities with Traditional Custodians, the ILALC and Wollongong City Council to promote First Nations history and culture in the local area, such as thorough <b>interpretive signage</b> , where appropriate and community-led.	●	●		Traditional Custodians, ILALC, Wollongong City Council	Homes NSW, First Nations community
Work with residents and community to capture stories of Bellambi's <b>diverse history</b> and investigate ways that history can be celebrated and reflected in future renewal plans to celebrate local identity and foster a sense of <b>community belonging</b>	●			Homes NSW	Wollongong City Council, Illawarra LALC, Traditional Custodians, residents and community, local organisations

What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Environment and sustainability</b>					
Introduce more <b>locally endemic native plants</b> and <b>landscaping</b> to streets and public spaces to soften the appearance of the built environment, create more opportunities for shade and support the regeneration of Country	●	●		Homes NSW	Wollongong City Council, Traditional Custodians
Support the protection and enhancement of Bellambi's natural environment by <b>retaining high-value trees</b> within the renewal footprint wherever possible, and incorporating green and open space areas throughout the Bellambi estate	●	●		Homes NSW	Wollongong City Council, Traditional Custodians
Work with Wollongong City Council and the community to further investigate <b>sustainability</b> and <b>climate initiatives</b> that can be delivered in residential and public areas that protect local ecosystems, reduce greenhouse gas emissions, encourage active transport and deliver buildings and infrastructure that minimise environmental impact	●	●	●	Homes NSW	Wollongong City Council, residents and community, local organisations
Work with Wollongong City Council and the community to implement <b>sustainable waste management systems</b> and education programs in residential and public areas to help with waste reduction, recycling, illegal dumping and vermin control.	●	●	●	Wollongong City Council	Homes NSW, residents and community
Work with Wollongong City Council, government landowners, Traditional Custodians and local environment and bush-care groups to help <b>manage and improve the environmental health</b> of Bellambi's beaches, waterways and natural areas and investigate potential partnership opportunities to expand local resident and community participation	●	●	●	Wollongong City Council, relevant NSW Government agencies	Homes NSW, Traditional Custodians, local environment and bush care groups

# 2 Authentic and enhanced sense of place continued

What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Neighbourhood character and design</b>					
Work closely with residents and the community to ensure Bellambi's strong <b>sense of place</b> is enhanced through renewal plans, incorporating resident and community feedback to inform detailed planning, design and decision-making processes	●	●		Homes NSW	Residents and community, local organisations
Review the layout and design of the <b>street network</b> in the Bellambi estate that considers removing cul-de-sacs, redesigning the layout of roads and introducing traffic calming measures to make local streets safer	●	●		Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Coordinate regular <b>community clean-up</b> days in partnership with residents, local organisations and Wollongong City Council to improve the appearance of local streets and promote better waste management practices through education and community engagement	●	●	●	Homes NSW	Wollongong City Council, local organisations, residents and community
<b>Feeling safe and welcome</b>					
Explore opportunities to create <b>culturally safe spaces</b> that support First Nations community in coming together to share stories of their time on Country and support cultural knowledge exchange between young people and Elders	●	●		Homes NSW	Illawarra LALC, Wollongong City Council, Traditional Custodians, First Nations community
Work with Wollongong City Council and NSW Police to design streets, infrastructure and public spaces that help to <b>reduce crime</b> and <b>anti-social behaviour</b> and <b>improve community safety</b> , considering initiatives such as Crime Prevention Through Environmental Design (CPTED), CCTV in key locations, lighting upgrades in streets and public spaces and other place-based initiatives	●			Homes NSW	Wollongong City Council, NSW Police (Illawarra and Wollongong Police Districts)



Bellambi Rock Pool



Bellambi Lagoon Nature Park

# 3 Improved infrastructure, facilities and services



What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Local economy and services</b>					
Investigate the delivery of <b>local shops, businesses and services</b> within the Bellambi estate as part of renewal plans, including more small-scale food and beverage, retail, social enterprise and small business options that complement existing local services and meet the local needs of residents	●			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Investigate opportunities for <b>local employment</b> during the renewal, particularly during construction and future operations		●	●	Homes NSW	N/A
<b>Community, recreation and open space facilities</b>					
Work with residents, community and Wollongong City Council to explore the establishment of a <b>community garden</b> in the Bellambi estate	●	●		Wollongong City Council	Homes NSW, residents and community
Work with Wollongong City Council to better coordinate <b>short-term maintenance and enhancement works</b> in <b>public open space areas</b> , in advance of broader renewal works taking place	●	●		Wollongong City Council	Homes NSW
Work with Wollongong City Council to investigate the delivery of <b>additional, multi-purpose spaces</b> for <b>community use</b> as part of renewal plans	●			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Work with Wollongong City Council to investigate the delivery of <b>expanded recreation uses</b> as part of renewal plans	●			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure
Protect Bellambi's <b>foreshore, beaches, rock pool</b> and <b>boat ramp</b> during renewal and ensure equitable access can be maintained to these assets by people of all ages, cultural backgrounds and abilities	●	●		Wollongong City Council and NSW Government agencies (various)	Homes NSW

What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Transport and connectivity</b>					
Work with Transport for NSW and Wollongong City Council to explore opportunities for more frequent, reliable and accessible <b>public transport</b> options to better connect residents of the Bellambi estate to key destinations across the region	●			Transport for NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure, Homes NSW
Work with Wollongong City Council to explore the delivery of improved <b>active transport</b> infrastructure as part of renewal plans	●			Homes NSW	Wollongong City Council, NSW Department of Planning, Housing and Infrastructure



Bellambi Surf Life Saving Club

## Planning and design (P&D)

The 0–3 years during which new housing and infrastructure will be planned and designed

## Construction (C)

The 10–15 years during which new housing and infrastructure will be built

## Operation (O)

The ongoing period which begins when renewal is complete, and residents and community move into new homes in the Bellambi estate

# 4 Positive outcomes for residents and community



What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Partnerships and engagement</b>					
Establish a <b>community governance framework</b> for the Bellambi renewal that facilitates meaningful engagement and collaboration between government agencies, key stakeholders and local organisations to support joint planning for the renewal. Work together to promote resource-sharing, joint funding-bids and service alignments	•	•		Homes NSW	Wollongong City Council, Illawarra LALC, Transport for NSW, NSW Police, NSW Education, local organisations, service providers, Bellambi Neighbourhood Centre
Establish a <b>community consultative committee</b> for the Bellambi renewal made up of residents and community representatives of all ages, cultural backgrounds and abilities to help guide communications, engagement and planning for the renewal	•	•		Homes NSW	Residents and community
Work with residents and community, and Wollongong City Council, in the <b>design</b> of any <b>new community, recreation</b> and <b>open space facilities</b> planned as part of the renewal	•			Homes NSW	Wollongong City Council, residents and community
<b>Report back</b> to residents, community and stakeholders on the progress made against delivering the actions of the Bellambi People and Place Plan	•	•	•	Homes NSW	Wollongong City Council, local organisations and stakeholders, residents and community

What?	When?			Who?	
	P&D	C	O	Lead	Support
<b>Resident and community support</b>					
Investigate providing a <b>central location in Bellambi</b> for social housing residents and community to make enquiries and access support during the renewal		•		Homes NSW	N/A
Work with social housing residents through a <b>tenant participation program</b> to elevate tenant voices, seek feedback and sensitively manage change during renewal		•	•	Homes NSW	NSW Department of Communities and Justice, local organisations, service providers, social housing residents,
Work with service providers, local organisations, government agencies and community to investigate the coordination of long-term <b>wrap around support</b> for social and affordable housing residents in general health, mental health, aged care, legal aid, social connection, employment and education support	•	•	•	Homes NSW	Wollongong City Council, Illawarra Shoalhaven Local Health District, NSW Health, NSW Police, Centrelink, service providers, local organisations
Work with local organisations, stakeholders and education providers to <b>support children, young people</b> and <b>families</b> to continue to access early, primary and secondary education close to home, particularly during the relocations and construction phases		•		Homes NSW	NSW Department of Education, Bellambi Neighbourhood Centre, local education providers, local organisations and stakeholders
Work with Wollongong City Council, local organisations and service providers to identify <b>community development opportunities</b> and <b>initiatives</b> that can be delivered in Bellambi to support residents and community through renewal, and to help build community capacity	•	•	•	Homes NSW	Wollongong City Council, local organisations, service providers

## Thank you. Next steps.

Homes NSW would like to thank the Bellambi and broader Wollongong community for their time, ideas and contribution to shaping this People and Place Plan. Your voices, lived experiences and aspirations are at the centre of this process.

As part of our ongoing commitment to working alongside community, the draft Bellambi People and Place Plan will be on public exhibition in June and July 2025.

We invite you to review the draft Plan, share your feedback and continue to help us shape the future of the Bellambi estate that reflects the needs and aspirations of everyone who calls this place home.

**Together, we're building and stronger and more connected Bellambi.**



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