

Neighbourhood Forum 5

Wollongong's Heartland

*Collaborating with Council
on community aspirations,
visions, needs & concerns.*



**Coniston,
Figtree,
Gwynneville,
Keiraville,
Mangerton,
Mount Keira,
Mount St Thomas,
North Wollongong,
West Wollongong,
Wollongong City.**

AGENDA meeting WEDNESDAY 5th February 2025 at 6.30 In the Library Theatre

- | | | |
|----|------------------|---|
| 1 | Presentations | Jerah Fox on Council's Infrastructure proposals
Martha Tyndall on City Foreshore Plan of Management |
| 2 | Apologies | Jeremy Lasek, Dorte Ekelund, Harold Hanson, Jenny Bayly |
| 3 | Minutes | of meeting of 2 nd December and matters arising: see pp. 20-23 |
| 4 | Comments | If you wish to comment on, or object to, any of the recommendations in this agenda please respond before the meeting date. |
| 5 | Caveats | See p. 2. |
| 6 | Responses | 6.1 Integrated Transport Interchange: see rec p.2
6.2 Action Plan to offset loss of CBD parking; see p 2 see rec p.3
6.3 Grey Street Footpath: see p. 3 rec p.4
6.4 Issues awaiting responses: see p.4
6.5 Fairy and Cabbage Tree Creeks flooding: see p.4, rec p.5 |
| 7 | Reports | 7.1 Stormwater Infrastructure Budget 2024-2028; see p.5, rec p.6
7.2 Closed Council Meetings: see rec p.7
7.3 14 Cosgrove Avenue, Keiraville: see p.7 rec p.8
7.4 Priorities and Projects: see rec p.8.
7.5 Pedestrian Safety in Keiraville: see rec p.8
7.6 Cultural State Environmental Planning Policy: see p.8, rec p.9.
7.7 UoW Liaison: see p.9
7.8 BlueScope Liaison: see p.10
7.9 Electric Scooters: see rec p.11
7.10 Certifiers: see rec p.11
7.11 Consultation re Southern Tablelands: see p. 11, rec p.12
7.12 Mt Ousley Intersection Design Improvements: see p.12
7.13 Housing Delivery Authority: see rec p.13
7.14 Mount Keira Road retaining wall: see p.13
7.15 Yours and Owls Festival: see rec p.13
7.16 City Foreshore Plan of Management: see p.14, rec p.15 |
| 8 | Planning | 8.1 Planning see p.16
8.2-4 Development Applications: see recs p.16
8.5 DA determinations: see p.17 |
| 9 | General Business | 9.1 see p.18 |
| 10 | Snippets | see p.219 |

Current active membership of Neighbourhood Forum 5 : 450 households

5 Caveats

Please note that whilst these reports and reviews, together with the recommendations and actions based on them, have been prepared with all due care and objectivity, no legal responsibility is accepted for errors, omissions or inadvertent misrepresentations, nor for any outcomes which might result from them.

6 Responses 6.1 Integrated Transport Interchange

We requested clarification on a potential Integrated Transport Interchange at Wollongong railway station, its consideration in Council's Integrated Transport Strategy and City Centre Movement & Place Plan.

“A future transport interchange in Wollongong City Centre has not been included in the draft Wollongong Integrated Transport Strategy. A key recommendation of the draft Wollongong Integrated Transport Strategy is to "develop a public transport service plan that has high service standards including route coverage, frequency, travel time, journey time and reliability on priority corridors." The Draft Wollongong City Centre Access and Movement Plan does speak to a specific location but does outline the importance of integrated multi-modal connections within the CBD. Your feedback is noted, and will be considered through the refinement of the Draft documents.”

Transport and Infrastructure Planning Manager

Recommendation

Council and TfNSW again be requested to expedite planning, funding and actions to provide major interchange facilities in the Wollongong Station area (including for rail, bus, taxis, pedestrians, cyclists and dropoff) as per TfNSW Integrated Public Transport Guidelines for regional cities such as Wollongong

6.2 Action Plan to offset the loss of CBD parking spaces

We requested information on an Action Plan to off-set the loss of 106 parking spaces in Wollongong CBD.

“In relation to the loss of parking spaces at the Atchison Street/Auburn Street site, car parking spaces are currently proposed to be included in Lang Park following removal of the bus layover. This relocation of the bus layover also provides an opportunity to look at further opportunities to support community enjoyment of Lang Park and the Foreshore.

Furthermore, the draft City Centre Movement and Place Plan includes various recommendations to optimise parking, enhance walking, cycling and public transport that will reduce parking demand and the reliance on motor vehicles in the CBD over time.

The Plan also includes recommendations relating to the number and location of parking provisions and efficiency to facilitate sustainable growth including:

- Investigation of a park and ride facility to the south of Wollongong City Centre (when?)
- Implementation of sensor and smart parking systems that provide information to efficiently manage parking spaces, improving customer experience and sustainability. (when?)
- Development and adoption of a Parking Demand Masterplan”

Transport and Infrastructure Planning Manager

Recommendation

Council be requested to advise when buses will be relocated from Lang Park, how many parking spaces will be created there and what restrictions are proposed. Also re provisions to overcome the loss of CBD parking, please advise details of the Action Plan and timing for implementing relevant proposals from the City Centre Plan.

6.3 Grey Street Footpath

“Council have undertaken a preliminary assessment of the subject area of Grey Street and note that the relocation of the power poles would be a costly exercise for the benefit it may provide. The footpath on the eastern side of Gipps Street has not been identified in the Keiraville & Gwynneville Access & Movement Strategy as requiring attention, but rather, that it is an existing footpath and there is a missing footpath connection on the western side.

That said, Council will work with Keiraville Public School to make it easier and safer to get to school using active transport like walking, cycling and scooting. We're planning improvements around all schools in the Wollongong area to make safer routes for children, parents and carers travelling to school.

This can include replacing or upgrading existing infrastructure that we already have, or are identifying where we might need new infrastructure to support active travel. As part of this program, we have added Grey Street and the matters your raised to consider in our review.”

Senior Transport Planner

Recommendation

Council be requested to arrange an on-site meeting to review the situation.

6.4 Issues awaiting responses

Partial responses/acknowledgements have been made to some of these items but substantial responses are still to come.

1	Parking for Carers & Service People –	9/10/2024
2	Corrimal Street Footpath	24/10/2024
3	Community use of Local Parks –	24/10/2024
4	Allotments and Community Gardens -	25/10/2024
5	Housing Mix –	9/10/2024
6	Construction activities on Footpaths –	24/11/2024
7	Pedestrian crossing Cliff Road and GHD –	06/11/2024

6.5 Fairy and Cabbage Tree Creeks flooding.

“I like to extend my sincere thanks to you for supporting us in managing flood risk through Council’s Floodplain Risk Management Studies and plans. Efforts like yours are a key driver in the work we do in managing flood risk in our community.

Following the election, Council recently established flood committees for our catchments. Council is looking forward to work closely with the new committees. Meetings will be scheduled as required and the committee will receive updates on floodplain management matters.

For flood damage estimation Council follows the guideline of NSW flood risk management manual (2023) previously known as NSW floodplain development manual (2005). Accordingly, Average Annual Damage (AAD) is calculated and this AAD is used to identify flood hotspots and preliminary options for flood mitigation measures and their assessment.

To calculate Average Annual Damage (AAD) throughout the catchment, Fairy and Cabbage Tree Creek Floodplain Risk Management Study and Plan (FRMSP) considered a range of design events up to Probable Maximum Flood (PMF). The study also used multicriteria assessment (MCA) to prioritise potential flood mitigation options and Benefit-Cost Ratio is one of the multiple parameters used in MCA.

The study also notes that the sensitivity of the resulting BCR to the estimation process is low. The MCA of the FRMSP is providing an indication based on which the recommended mitigation measures can be explored more detailed.

During concept/detailed design stage the BCR can be reassessed. Apart from BCR, the state agency follows their guideline to assess funding application for various projects like study, concept/detailed design and construction.

Along with structural measures, Fairy and Cabbage Tree Creek FRMSP also recommended a range of emergency response management measures. Council is progressing with some of the measures and continually liaising with SES and other state agencies to implement other recommended measures.

Floodplain risk management is one of our priority areas in Council's business. However, based on budget and resources Council follows a staged approach in implementing flood risk mitigation measures. Council also rely on other funding agencies to implement flood mitigation measures.

Regarding the stormwater network, you may aware that majority of Council stormwater network was designed to cater flows from minor events. For major events like 6 April 2024, Council rely on overland flow as the amount of flow is significantly high to accommodate in the stormwater network.

Floodplain Management Engineer

Recommendation

That Council be requested to advise on the process for appointments to the Flood Committees and that a Member of NF 5 be appointed to catchments in their area.

7 Reports 7.1

Stormwater Infrastructure Budget for 2024-2028

Council's Infrastructure Delivery Program for 2024-2028 includes an item for Stormwater and Floodplain Management, which shows a higher expenditure in 2024/25 but an average approx \$7 Million pa for the 4 years. Whilst this is welcome it is clearly inadequate to begin the huge task of upgrading Council's stormwater drainage system to address significant flooding and property damage that has occurred over many years, and reduce risks during major rain events which have become more frequent in recent years.

NF5 has consistently requested Council to significantly increase annual funding, given that Council's overall Asset Management Plan adopted in 2018 shows the replacement costs of Stormwater assets is over 25% of the total Infrastructure replacement costs. Whereas less than about 7% of annual capital works (CW) funds (CWF) have been allocated for improving Stormwater and Flooding assets. This represents a shortfall of about \$18 Million pa if the CW budget is say \$100 M pa. After reviewing Council's Stormwater Asset Plan in 2021 it was requested that a separate Stormwater Asset Plan be provided, but this has not yet become available.

The Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was adopted by Council in 2024. One of the key findings in this Council endorsed plan relates to flood damages estimated for the Fairy and Cabbage Tree Creeks study area summarised as follows:

Significant flood damages would be expected even in a 20% Annual Exceedance Probability (AEP) flood event. Owing to its higher probability of occurrence, this event results in the largest contribution to Annual Average Damages (AAD) and hence present value of damages. Direct damages increase incrementally with increasing event magnitude from \$11.6M in the 20% AEP event, to \$46.3M in the 1% AEP event, and \$59.8M in the 1 in 500 AEP event.

The Lord Mayor, Tania Brown and many newly elected Councillors stated stormwater/flooding is amongst their highest priorities, so hopefully the new Council will support the funding adjustment. Furthermore, following the election the Lord Mayor's office posted the following:

"I am excited about the next four years and working collectively with all Councillors in the interests of our residents and this starts with talking about the need for additional funding for flood mitigation and the efforts to rebuild our damaged assets to contemporary standards, following the cumulative impact of seven natural disasters in our LGA since 2019. See:

<https://www.wollongong.nsw.gov.au/council/your-council-officials/from-the-lord-mayors-office/lord-mayors-column-16-october-2024>

Recommendations :

That Council be urged to:-

- 1 Develop a Stormwater Asset Management Plan to ensure stormwater drainage serves to minimise property damage, danger and disruption to the community from flooding.
- 2 Develop a stormwater capital works program to ensure Council's stormwater assets meet the following core objectives:
 - Minimise property flooding and damage.
 - Protect the health and safety of the community.
 - Minimise adverse impacts on the environment.
- 3 Allocate sufficient stormwater funds in this 4 year infrastructure budget to progress implementation of the plan;
- 4 provide an updated summary of the status of Floodplain Risk Management Studies and Plans (FRMSP) for each catchment in the LGA, in particular in NF5 area, and for each FRMSP the Recommended Management Measures, the Implementation Plans, timing and proposed funding.

7.2 Closed Council Meetings

These have been a matter of concern to us for some time. In December 2024 the NSW Office of Local Government issued a consultation draft of amendments to the Model Code of Meeting practice in which the Minister's forward included ; - "The most important of the reforms is to end private councillor briefing sessions.

While well-intentioned as a means of educating councillors on matters before council, these sessions have had a corrosive effect on the transparency of council decision making.

Communities are entitled to know the deliberations of their councillors and the nature of the advice given to assist them in making responsible decisions. These changes will ensure that all material given to a councillor to make a decision in a council meeting is provided in a public fashion."

Recommendation

That a submission be made to the Office of Local Government supporting the proposal to end closed briefings of Councillors, and also require re-introduction on open Committees of Wollongong Council.

7.3 14 Cosgrove Avenue, Keiraville

Whilst re-zoning of this property is welcome there is an opportunity for the spur to be used as an ideal walking access track to Mt Keira ring track in preference to the Ken Ausburn Track and the Uni Track access.

As a 'Healthy Wollongong' walking track opportunity could be taken to walk through the Wollongong Botanic Garden, cross Robson Rd, walk along Georgina Ave, then up Cosgrove Ave then walk directly up the spur on 14 Cosgrove Ave. As stated this walk could become a major tourist drawcard complemented greatly by the overall proximity of North Wollongong Railway station.

The Ken Ausburn track was developed by WCC during 1995, with funding obtained from the Commonwealth Government, after reaching agreement with the two landholders at that time (UOW and BHP). Subsequently the BHP land which is traversed by the track was incorporated into the Illawarra Escarpment State Recreation Area. Since the establishment of the track much of the infrastructure has degraded, and the track surface has deteriorated.

Recommendation

That Council be requested to

- 1 write to NPWS and UOW, inviting both organisations to join with WCC in the development of a joint management plan for the Ken Ausburn Track, and that the plan subsequently be used as the basis for grant applications to assist with the maintenance and upgrade of the track.
- 2 consider the possibility to reserve and implement the provision of a walking track to the escarpment across 14 Cosgrove Avenue, Keiraville

7.4 Priorities and Projects.

Following responses from members the executive reviewed some 40 potential projects and selected 10 to be followed up each with a convener to drive it.

The projects are:

- 1 Environment - street tree planting
- 2 Engineering - city centre parking and traffic
- 3 Economic Development - city centre focus
- 4 Publicity - raising the profile of the Forum
- 5 Planning - future character statements
- 6 Public Transport and Parking.- foreshore & CBD parking
- 7 Community – street parties
- 8 Active Transport – priorities for upgrades of facilities
- 9 Riparian Corridors - flooding
- 10 Locality Plans – Keiraville/Gwynneville

Recommendations

That:

- 1 the priorities be endorsed
- 2 any members interested in being involved in any of these projects contact the secretary.

7.5 Pedestrian Safety in Keiraville

Concern has been raised about pedestrian safety at many intersections (list available) in Keiraville.

Recommendation

That Council be requested to commission an independent road safety audit at selected intersections in Keiraville and that the report be publicly available.

7.6 Proposed Cultural State Environmental Planning Policy

Submissions are open on the intended effects of the proposed SEPP. These include:

Current planning pathways

- 1 Non-refusal standards for entertainment;
- 2 Conditions of consent for entertainment

Events

- 1 Temporary structures for community events;
- 2 Supporting events at major precincts
- 3 Vivid Sydney
- 4 Temporary extended trading hours for unlicensed venues during special events
- 5 Cultural activation of town halls

Outdoor dining and food trucks

- 1 Providing outdoor music and outdoor dining using exempt development
- 2 Outdoor dining at farm gate premises
- 3 Updated provisions for food trucks in residential and conservation zones

Updates to the Business and Industrial Codes

- 1 Allowing change of use in SP4 Enterprise zones
- 2 Bicycle rails and lockers

They also set out best practice guidelines for Councils to facilitate cultural events, especially musical events. Mostly they do not seem to over-ride Council's ability to control noise, numbers, traffic, etc.

Recommendations

- 1 A submission in support of the proposals be lodged with the provisor that guidelines and mandates make clear any adverse noise and other potentially adverse impacts on nearby residents can be adequately controlled and enforced.
- 2 In relation to approvals for significant cultural events Council be requested to ensure noise levels can be monitored and that measures are in place to require immediate correction of infringements and for penalties to be applied where appropriate.

7.7 University of Wollongong Liaison

The regular liaison meeting with the University indicated:

- 1 **Mt Ousley Interchange;**
 - a. monthly meetings with TfNSW and Contractor re UoW site matters continue;
 - b. internal disturbance to Uni will be significant when the internal UOW road starts construction;
 - c. they are awaiting timing of further tree removal;
 - d. they support any proposal for better access to Uni.
- 2 **Health and Wellbeing project**
 - a. Concept Design approved;
 - b. DAs to be lodged for each building.

- 3 **NSW Ambulance Station**
 - a Building complete, station operational;
 - b Traffic will be monitored to assess if intersection improvements are needed.

- 4 **Dragons Project**
 - a DA approved;
 - b site work to start soon;
 - c agreements in place for collaboration with Uni on research, scholarships, etc.

- 5 **Student Accommodation**
 - a occupation rate 85% booked for next year but will increase;
 - b balance between local and international students seems stable.

- 6 **Owls and Yours Festival**
 - a it is too disturbing to have the festival during term time;
 - b confirmed that a number of dates were offered but these did not fit the OYF schedule;
 - c apparently the Lang Park site has been confirmed;
 - d the Uni can accommodate smaller events.

- 7 **Gwynneville-Keiraville Shuttle**
 - a The feasibility study for a GK service/additional bus service next year indicated that there is not enough demand;
 - b team is keeping the matter under review.

- 8 **Maldon Dombarton Rail Link**
 - a The Uni continue to support this, not least for passenger traffic.

- 9 **UoW Reviews**
 - a The long term Future's Strategy is being reviewed;
 - b this will not be completed until the new VC has been appointed and has reviewed the proposals.

7.8 BlueScope Community Consultative Committee

The regular meeting indicated most of the issues reported to the NF5 October meeting remain but significant updates are:

- 1 the Company is under some financial pressure partly because of Chinese surplus capacity (and likely to be made worse with Trump's tariffs) and partly because of major upgrades currently under construction;
- 2 the identification of a site on surplus land for major noisy festivals/events is being discussed with Council as part of the Master Planning process:

- 3 their dust mitigation procedures are considered better than best practice;
- 4 over 250 trees have been planted to compensate for a couple removed for the new blast furnace.

7.9 Electric Scooters:

Concern has been expressed about the potential risk of accidents to pedestrians caused by uninsured electric scooter riders.

Recommendation

That Council be requested to advise on its position regarding electric scooters on public fairways.

7.10 Certifiers

Following a recent incident whereby a Certifier issued a Construction Certificate for a development which was contrary to the terms of the Development Consent, it transpires that unless Council takes action within 3 months to have it set aside there is nothing they can do.

It is amazing that this is the law as it embodies a clear conflict of interest and even more amazing that the Certifier has no obligation to advise Council that whilst the Certificate purports to certify that the development has been constructed in accordance with the approved plans, it has not been so constructed.

It would seem that, in effect the Certifier, hired by the proponent, grants a revised Development Consent, and after 3 months, is immune from challenge by either Council or any neighbour who may be adversely affected unless somebody happens to notice.

Recommendations

That Council be:

- 1 supported in seeking to extend the time within which to challenge Certifiers decisions ;
- 2 requested to make strong representations to the NSW Government to prohibit Certifiers from issuing a Construction Certificate which is not strictly in accordance with the Development Consent before receiving a response from Council.

7.11 TfNSW Consultation re Southern Tablelands

TfNSW is calling for input into a detailed draft regional transport strategy for South East NSW and Tablelands that includes Canberra. It is very light on connections to Wollongong and Port Kembla

Recommendation.

That a brief submission be lodged supporting better public transport options between Wollongong and the Southern Tablelands and Canberra; and for real measures that will allow for more freight moving to and from Port Kembla to be moved by rail, with consideration of completion of the Maldon Dombarton rail link for passengers as well as freight.

7.12 Mt Ousley Intersection Design Improvements

As previously reported to NF5 there were three meetings arranged by local MP Alison Byrnes in 2024 re MOI design changes to the 2016 concept design, with TfNSW, Council and the Working Group created at the public meeting on 20 May 2024 , in particular about restoring the bridge over Mount Ousley Road for pedestrians and cyclists, and safety concerns . These resulted in establishing a Working Group for the shared-path bridge with reps of TfNSW (including their Active Transport section), Council and 8 Community Groups (including NF5) to provide a forum for feedback on the development of a shared path bridge design.

A number of planning sessions have been arranged. The first was held in January this year and the next is scheduled for late February. It is hoped to complete the design process by April to enable submission of a funding proposal to incorporate a shared-path bridge over MO Road.

Also at NF5 meeting on 7 Oct 2024 a report was tabled on MOI design changes, which included background information and identified nine potential safety issues. TfNSW responded on 22 Nov and on 10 Dec a meeting was held with engineers, and confirmation of NF5 notes is awaited.

7.13 Housing Delivery Authority

The HDA offers proponents a new State Significant Development pathway and State Significant Development pathway with a concurrent rezoning process. Neither will have to be approved by councils, cutting approval times and speeding up the delivery of new homes. These complex proposals often require greater resources and planning capabilities and as a result, the projects can get stuck in council planning systems for years. These delays compound declining housing availability, worsening affordability and create greater uncertainty for proponents who are trying to build much needed new homes.

Unfortunately, nowhere in these procedures is there any mention of consultation with affected neighbours or their ability to make submissions. Moreover the Government has long prohibited “spot re-zonings” which are now suddenly integral to the new regime.

Recommendation

That the Forum advise Council of its support for any action it, or the Local Government Association of NSW, might take to curb the constant erosion of the ability of local government to reflect the views of their local communities when promoting appropriate new development but safeguarding their existing environment.

7.14 Mount Keira Road retaining wall

Wollongong City Council will commence rehabilitation work on the retaining wall on Mount Keira Road immediately in front of the Sydney Water / Water Board facility and west of house #218 on 17 February 2025 to restore the wall so that it continues to provide stability of the embankment behind it.

These improvement works are part of Council’s commitment to improve and maintain the city’s assets. Works are expected to take 12 weeks (weather permitting). Some delays may be experienced on Mount Keira Road while traffic is managed to allow Council to carry out these works. Access will be available for businesses and local residents at all times however sometimes with the assistance and guidance of Traffic Controllers.

Works are anticipated to take place on week days from 7:00 am to 6:00 pm Saturdays, when required, from 8:00am to 1:00pm. Parking on Mount Keira Road, on the northern side in the location of the works, will be affected during the works. Access to surrounding footpaths will be partially affected during the works.

7.15 Yours and Owls

Despite the prospect of constraints on fans and performers, noise nightmare for neighbours and traffic and parking chaos, it seems this festival will still be on Flagstaff Hill.

Recommendation

Council be requested to advise on progress on finding a suitable location for events such as Yours and Owls.

7.16 City Foreshore Plan of Management

Council’s website advises the draft Wollongong City Foreshore Plan of Management (CFPoM) is on exhibition and submissions close Wednesday 26 February 2025.

It covers Crown Reserves (of which Council is the Crown Land Manager) and Council-owned community land along the foreshore between Stuart Park and Swan St. In Dec 2023 a 200-page draft CFPoM was included in the 800-page Agenda for Council meeting, and it was resolved to request Ministerial consent to exhibit, which was recently received, thus the exhibition now.

This report refers to the regionally unique and cherished Stuart Park (SP) Crown Reserve, in particular re commercial skydiving activities. The CF PoM relies on the SP Management Plan adopted by Council in March 2023, which makes no provision for continuing skydiving landings in the Park, after considering feedback from 1,200 people. Despite this, the draft CFPoM seeks to perpetuate skydiving in SP and enable whatever else Council might decide, now and in future.

The CF PoM is required to comply with the NSW Crown Land Management Act 2016 (CLM Act) and Local Government Act 1993 (LG Act). It replaces the Ministerial approved 2000 Stuart Park PoM (which was cancelled by a Minister in April 2017 after representations including by the skydiving company, the then WCC GM, LM and an MP in the area). Also the 2008 CF PoM, which did not allow long term licenses in the park, and was never adopted by the Minister. NF5 has repeatedly requested a separate SP PoM and involvement in its preparation by key stakeholders and community representatives (as occurred with the 2000 SP PoM, leading to its adoption by the Minister), but has not occurred with the CF PoM.

Stuart Park was gazetted as a Public Park 140 years ago in 1884 and about 30 years ago cricket was moved off SP to make way for the Oval/Village Green to be used for passive recreation. By Crown Lands letter Nov 2000 and the 2000 SP PoM, skydiving activities in SP were to cease by Dec 2005, and the Oval revert to a Village Green, providing unrestricted access and use by the public. But a new 5-year licence was approved until Dec 2010 to land in SP area, which includes a Plan requiring the primary landing area to be west of SP Oval, not on the Oval.

Yet for the past 25 years the skydiving company has been allowed to daily land on the Oval and contravene licences, to the disruption of public access. This also contravenes a High Court decision in 1959 (“Rutledge”) which enables the public to have unfettered right of access. Also this draft CF PoM incorrectly claims “shared use” when orange cones on the Oval are removed by the skydiving company operator when there is not active landing occurring, which “reflects shared use between commercial and non-commercial recreational use of Stuart Park.” But there is no “shared use” during daily landings.

Leasing and licensing of community land is to be consistent with the Core Objectives of the community land Category that applies to the land. Most of Stuart Park is Categorised as a Park, for which Core Objectives are:

- to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- to provide for passive recreational activities or pastimes and for the casual playing of games, and
- to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

It seems clear the commercial operation of skydiving in Stuart Park is not a passive recreational activity, nor for the casual playing of games, and is not consistent with the Core Objectives of a Park. For the past 14 years since the landing licence's expiry in Dec 2010, Council has allowed the skydiving company to continue on a monthly basis. Whereas Section 46(A)(3) of the LG Act state a lease or licence for a term exceeding 5 years may be granted only by tender, but Council has not complied with this.

Despite requests, there has been no explanation why only a peppercorn annual rent is paid (set by Council staff, not by market valuations, nor by tenders) resulting in foregone income to Council arguably up to hundreds of thousands of dollars per year.

As an overall solution, NF5 has requested Council to require the skydiving landings be moved to a large area of seldom-used Council land north of Fairy Meadow Surf Club, where landings often occur when winds preclude use of SP, but so far to no avail.

Residents are urged to have their say on the CF PoM, in particular re the proposed continuation and entrenchment of skydiving activities alienating the public's rights of access to SP Oval. Submissions close on 26 Feb, and if members want to assist in a NF5 response, please email the Secretary by 20 Feb and/or come to NF5 meeting 6.30pm Wed 5th Feb in the Burelli St Library Theatre, when a Council representative will be making a presentation.

Recommendation

NF5 endorse the executive to lodge a submission on the CF PoM by the closing date of 26 Feb 2025, taking into account feedback from members by 20 Feb.

8 Planning

8.1 As these reviews have only been made with the information available, members are encouraged to make their own submissions with any additional comments to the Secretary before the closing date if possible.

8.2 DA-2024/875 7 stories, 58 units, 94 Kembla St W'gong

30th Jan

This is a proposal for a 7 storey building with commercial development and parking on the ground floor under 58 residential units, with basement parking. It is 4% above the height limit, has one or two other minor infringements all of which seem acceptable in the circumstances. However, there could be more solar panels or greenery on the roof.



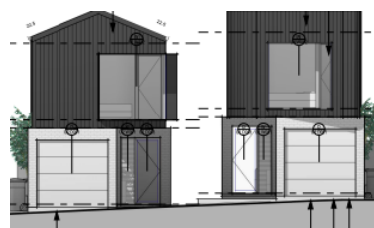
Recommendation:

That a submission of support, subject to more solar/greenery on the roof, be endorsed.

8.3 DA-2024/920 Dual Occ 10 Braeside Ave, Keiraville

23rd Jan

This is a proposal for a two storey detached dual occupancy in a street of mostly single storey houses. It seems to comply with all Council requirements, and with our Locality Plan for Keiraville, except for the lot width being a little under the 15m. limit. There are some relatively high, small first floor bedroom windows but with minimal overlooking impact.



Recommendation:

That the submission of support be endorsed

8.5 DA Determinations

23/511 faulty	W'gong	16-18 Market Pl.	5 stories, 7 units,	Object	Approved Panel
23/587 complies	W'gong	5 Greenacre Rd	Dual Occ	Object	Approved
23/64 faulty	W'gong	4 Smith St & 22 Harbour St	4 stories, 5 units	Object	Approved Panel
23/759 complies	W'gong	45-49 Flinders St	MacDonalds	Support	Approved Panel
23/768 faulty	W'gong	205 Church St	Dual Occ	Object	Refused
23/962 complies	W. W'gong	Edmund Rice College	2 storey building	Support	Approved
23/975 complies	Gwynnvil	19 Paulsgrove	boarding house	Support	Approved
23/1008 faulty	Keiraville	8 Burradool St	Dual Occ	Object	Approved Panel
24/1 complies	W'gong	15-19 Marr St	7 storeys, 24 units	Support	Approved Panel
24/2 faulty	Gwynnville	13 Francis St	Dual Occ	Object	Approved
24/11 complies	W'gong	106,120,122 Smith St, 3A Charlotte St	8 lot subd.	Support	Approved
24/23 faulty	Mangertn	51 Byrarong St	Dual Occ	Object	Refused
24/26 faulty	W'gong	23-27 Auburn St	16 stories, 61 units	Support	Deemed refusal
24/96 complies	Keiraville	74 Grey St.	Dual Occ	Support	Withdrawn
24/100 faulty	Figtree	4A Arter Ave.	13 dwellings	Object	Withdrawn
24/162 complies	W. W'gong	473 Crown St	7 affordable units + facility	Support	Approved
24/181 complies	Mt Keira	Mt Keira Road	Archery clubhouse	Support	Approved
24/207 faulty	N. W'gong	26-30 Ajax Ave	12 houses	Support	Refused
24/290 complies	W'gong	2 Auburn St	Dog day care	Support	Approved
24/476 faulty	W'gong	264-6 Kenny St	19 stories, 113 units	Object	Deemed refusal
24/477 faulty	W. W'gong	33 Parsons St.	3 houses	Object	Refused
24/596 complies	Figtree	88 Jacaranda Ave	Dual Occ	Support	Approved
24/812 faulty	Gwynneville	26 Crawford Ave	Dual Occ	Support	Approved

Not yet determined

23/156 faulty	W'gong	c/o Crown/Gladstone	22 stories 288 units	Object
23/765 faulty	W'gong	1-3 Stewart St	13 stories, 27 units	Object
23/945 complies	W'gong	98-104 Gipps St	5 storey commercial	Support
24/87 complies	N.W'gong	39-41 Montague St	16 warehouse units	Support
24/210 faulty	W'gong	41-47 Denison St	17 stories, 75 units	Support
24/477 faulty	W. W'gong	33 Parsons St.	3 houses	Object
24/538 complies	W'gong	65 Gladstone Ave	Dual Occ	Support
24/574 complies	Coniston	47 Robertson St	Dual Occ	Support
24/599 faulty	W'gong	109-115 Church St	9 stories, 45 units	Object
24/608 faulty	W'gong	Keira and Kenny Sts	14 stories, 116 units	Object
24/708 faulty	W.W'gong	93 Robsons Rd	10 Co-living rooms	Object
24/776 faulty	W'gong	14 Finlayson St	Dual Occ	Support
24/788 faulty	Keiraville	19 Rose St	Dual Occ	Object
24/796 faulty	Figtree	14 Mallangong Close	Dual Occ	Support
24/803 faulty	W'gong	34 Evans St	Dual Occ	Support
24/812 faulty	Gwynneville	26 Crawford Ave	Dual Occ	Support
24/860 faulty	Keiraville	13 Braeside Ave	Dual Occ	Support

General Business

Next Meeting

6.30pm Wednesday 5th March 2025

Library Theatre

Current active membership of Neighbourhood Forum 5 : 450 households

Snippets

Delivering Genuinely Affordable Homes

Why won't the big builders build more? Number one: they are doing very nicely with their subsidies and profits. Number two: the biggest factor for housebuilders and potential homeowners is the economy and interest rates, not planning rules. Planning is a scapegoat for a refusal to acknowledge that the underlying housing market is broken, and that the housebuilding sector and landowners have played a major part in breaking it. No amount of planning deregulation can change this state of affairs.

What can government do instead? It can stop bashing planning and face the facts about housing delivery. The housebuilders cannot deliver a national housing policy. That is the job of government. There is no new deal with the developers that will produce more housing, least of all more affordable or social housing. It must also face the fact that no amount of target setting or reliance upon cross subsidy will bring down prices or meet the need for genuinely affordable housing.

Prices reflect interest rates; the state of the national economy, and developer business practices – not the volume of planning permissions granted. Government must start talking about public investment in social and affordable housing; roll back the “as of right” planning ‘reforms’; stop the fire sale of public land, and – crucially – switch subsidies for development and refurbishment from the housebuilders and landowners to the public and social sectors. That’s where the initial funding for social housing can be found.

Bob Colenutt

