

<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></p>		<p><b>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</b></p>
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#### **Minutes of meeting on 1<sup>st</sup> September 2021 by email**

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|---|--|---|---|--|---|---|
| 1 | Presentation   | None possible   |   |  |   |   |
| 2 | Apologies  | None necessary  |   |  |   |   |
| 3 | Comments   | Incorporated into these minutes   |   |  |   |   |
| 4 | Responses  | <p><b>5.1 Cycleway at Smith St Wollongong:</b><br/>It was agreed that Council be thanked for responding to community concerns about the cycleway and request them to negotiate with TfNSW to implement reducing the speed limit in the one-way Smith St between Keira and Harbour Streets to 30km/h to improve safety, and to implement intersection upgrades to improve safety for pedestrians and cyclists as soon as possible.</p> <p><b>5.2 Safety around Schools:</b><br/>It was agreed that Council be thanked for their comprehensive response to safety around schools.</p> <p><b>5.3 Outstanding submission:</b> noted</p> |   |  |   |   |
| 5 | Reports  | <p><b>6.1 Community preferences:</b><br/>It was agreed that</p> <table border="0"> <tr> <td style="vertical-align: top;">1</td> <td>members indicate their support or otherwise for the 6 issues in need of improvement to which we seek commitment for urgent action in the first year of the new Council from Ward candidates at the December election, and add amendments or others that may have been omitted;</td> </tr> <tr> <td style="vertical-align: top;">2</td> <td>the executive prepare a recommendation to be determined at the October meeting.</td> </tr> </table>  | 1 | members indicate their support or otherwise for the 6 issues in need of improvement to which we seek commitment for urgent action in the first year of the new Council from Ward candidates at the December election, and add amendments or others that may have been omitted; | 2 | the executive prepare a recommendation to be determined at the October meeting. |
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**Current active membership of Neighbourhood Forum 5 : 405 households**

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- 6.2 Beaton Park Tennis Courts:**  
It was agreed that Council be complimented by successfully achieving funding and that the Forum supports the proposals.
- 6.3 Landscape in the City Centre:**  
It was agreed that Council be complimented on the upgraded landscape in the city centre - it is clear that a green and clean environment will attract people and add to economic vitality.
- 6.4 Sustainable apartments:**  
It was agreed that Council be requested to provide advice and support to those living in apartments similar to that offered by the City of Sydney.
- 6.5 Illawarra-Shoalhaven Regional Transport Plan:**  
It was agreed that our State and Federal MPs be asked to make representations to establish the delivery time frames for the Mt Ousley interchange, and for investigations for Faster Rail works for the South Coast line.
- 6.6 Planning Procedures**  
It was agreed that Council be requested, as a way of leveling the playing field between developers and longstanding residents, to make changes to practices and procedures relating to Development Applications, and that the executive seek a meeting with the Director of Planning to discuss this and other planning related issues.
- 6.7 Meeting with WCC executives:**  
It was agreed that the General Manager be thanked for arranging a productive meeting between Council's executive and NF5 representatives
- 6.8 Covid issues:**  
It was agreed that that our local MPs be advised of our support for their proposal that Wollongong be classified as "regional" for the purposes of covid restrictions.
- 6.9 Cosgrove Avenue Court Case:**  
It was agreed that Council be requested to make representations to the court that the only acceptable proposal for this site would be so substantially different from the original that a new Development Application would be required and no further compromise should take place.
- 7.1 Liveability:** noted
- 7.2 City Centre:** noted;
- 7.3 Stormwater:** noted;

- 8 Planning
- 8.2 DA 21/845 Dual occupancy 42, Robsons Rd Keiraville**  
It was agreed that the submission of objection be endorsed,
- 8.3 DA/2019/1356A, 14 units 9-11 Park St Wollongong**  
It was agreed that the submission of objection be endorsed.
- 8.4 DA 21/858 Dual occupancy 19, Northcote St Wollongong**  
It was agreed that the submission of objection be endorsed.
- 8.5 DA 21/890 9 storey mixed use 7-15 Gladstone Ave W’gong**
- 8.6 DA 21/901 15 storey mixed use 2-8 Belmore St W’gong**  
It was agreed that:
- 1 following substantial concerns from residents on the east side of Belmore St., no submission be made;
  - 2 Council be requested to amend section 5.12 of Chapter B1 of the DCP so that overshadowing be applied to all affected dwellings not just those adjacent.
- 8.7 DA determinations:** noted

- 9 General Business
- 9.1 DA21/057 WIN Grand Development** 1<sup>st</sup> October
- A development Application has been lodged for the whole of the block surrounded by Crown, Keira. Burelli and Atchison Streets after a five year process and the developers have presented the proposals to the executive via Zoom.



This probably the most significant and imaginative proposal ever to have come to Council. Basically the \$400 million development, with a 3 year construction period, on the 13,000 m<sup>2</sup> site, is proposed to achieve Wollongong’s first carbon neutral certified major building, and comprises:

- i 402 residential units;
- ii 56,000 m<sup>2</sup> of development or 3 times that existing;
- iii with 22,00 m<sup>2</sup> of this commercial;
- iv a third of the site devoted to public areas, including a pathway diagonally across the site to link the railway station to the mall;
- v 469 parking spaces and 288 cycle places;
- vi retention of heritage and near heritage buildings with mostly two storey small scale shops with 4m setback on Crown Street;
- vii residential/commercial towers on Burelli Street;
- viii a number of community/recreation buildings, including a restaurant, cinema, pool and live music venue.

The only jarring feature is a 120m high tower on the corner of Burelli/Atchison although this is within Council's height limit controls. These vary across the site and other towers do not comply, however are considered acceptable.

However, the proposal will have significant implications for the structure of the city centre. In particular it could:

- i downgrade the mall to secondary retail/services;
- ii dilute the entertainment precinct focussed on the performing arts centre;
- iii reinforce the need for a public transport spine through the centre from the hospitals in the west to the foreshore, perhaps using 20 seater buses;
- iv complicate the Crown/Keira Streets intersection;
- v prompt the development and implementation of a Masterplan for McCabe Park;
- vi highlight the need for upgrading the streetscape and traffic arrangements in the surrounding streets in line with the completion of the project;
- vii provide an opportunity for Council to review its plans for the city centre and to respond to the implications of the proposal.

#### Recommendations

- 1 members check out details on Council's web site;
- 2 members send any comments, objections or support to the secretary by Wednesday 22<sup>nd</sup> September;
- 3 the executive compile responses and make a submission on the Development Application;

## 9.2 McCabe Park

It is noted that the WIN Grand proposal could breathe new life into the city centre generally, and its west end in particular, and there is an urgent and critical need to re-invigorate McCabe Park, not least to complement this initiative.

For over ten years there have been a series of proposals and platitudes from Council but a manifest failure of resolve to adopt a Master Plan and implement its provisions.

**Recommendation**

That Council be requested , as a matter of urgency, to prepare in association with stakeholders, exhibit and adopt a Master Plan for McCabe Park and implement its provisions.

**9.3 Community Strategic Plan**

Council is anxious to make a presentation to the October meeting on this, which is available on their website.

**Recommendation**

That if Covid restrictions allow, Council be invited to present the Community Strategic Plan to our meeting on 6<sup>th</sup> October. If not they may be able to organise a Zoom meeting for which registration will be essential.

**9.4 University Liaison**

At the quarterly liaison meeting there was a presentation on the revised plans for the Health and Well-Being precinct at Campus East. They are an improvement on the previous plans and are more closely aligned to the DCP Master Plan, notably the pedestrian spine although there still remains a conflict where this intersects with the access road off Squires Way.

On the Mount Ousley Interchange the University is working closely with Transport for NSW to expedite the project. UOW has had several meetings with the project team in relation to property acquisition and impacts on the University during construction and once operational. The University as a firm supporter of this project will do its best to ensure the project issues are resolved quickly and collaboratively between the University and Transport for NSW.

The University are also working closely with Wollongong Council on cycleways in the vicinity and the Planning Agreement for the oval.

Plans are proceeding to provide a medical clinic on site

All classes are now accessed remotely and expected to remain so until the new term in March 2022. Enquiries for places at UOW from potential domestic students for next year are strong.

10      Snippets      noted

**Next Meeting/Agenda: on Wed. 6<sup>th</sup> October 2021**