

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 for meeting on 1st March 2023 by email

- 1 Presentation None possible
- 2 Apologies
- 3 Minutes of meeting of 1st February and matters arising included in the agenda: see pp. 8-12
- 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 Responses 5.1 Outstanding responses: see p.2
- 6 Reports 6.1 Stormwater matters: see p.2
6.2 Resumption of Face-to-face meetings: see p.2 & **rec p.3**
6.3 Social Infrastructure Future Directions Plan: see **rec p.3**
6.4 Complying Development Notifications: see **rec p.3**
6.5 Heritage and Planning seminar: see p.3 & pp 13-14
6.6 Housing Strategy: see p.4
- 7 Planning 7.1 Planning see p.4
7.2 DA determinations: see p. 5
- 8 General Business see p.6
- 9 Snippets see p.7

Current active membership of Neighbourhood Forum 5 : 423 households

5 Responses 5.1 **Outstanding responses**

- i Land Valuations
- ii CBD bus terminus

6 Reports 6.1 **Stormwater Matters**

The Keiraville Residents Action Group (KRAG) have requested NF 5 support in requesting Council to resolve a number of stormwater issues:

- i Clarification of private ownership and responsibility of mains transporting public stormwater;
- ii Council to undertake a comprehensive stormwater system study in the Keiraville area, including a review of stormwater calculations taking into account climate change and local factors;
- iii Council's responsibility to ensure stormwater is discharged in a manner that is safe and non-destructive.

Comment

It is understood that KRAG have previously raised concerns with Council about the apparent inadequacy of the stormwater system in the Keirville area to cope with rainfall events such as in March/April 2022 and again in Feb 2023, resulting in flooding and damage, and they have recently requested a site meeting to discuss concerns and solutions. It seems that the ageing stormwater network including through private properties is failing to cope with intense rainfalls, putting residents at risk, which is exacerbated by accelerated runoff from larger scale urban development, plus impacts of climate change affecting rainfall intensities and frequency.

Recommendation

That the Council be advised the Forum supports KRAG's concerns about the apparent inadequacy of the stormwater system in the Keiraville area and requests advice on Council's Action Plan to ensure the stormwater system is "fit for purpose"

6.2 Resumption of NF5 Face-to-face meetings

It is far preferable to have face-to-face meetings but each time a favourable decision was likely to be made the Covid figures and the consequent risks re-asserted themselves. Currently the Covid figures in NSW are still very high, and the recent average of 9 deaths per day is 50% higher than the average of 6 deaths per day since the pandemic began

Unfortunately NF5 does not have the resources available to organise, manage or meet the cost of organising "hybrid" electronic meetings for an unknown number of people, for an indefinite period of payable time. It is understood this is a common concern and problem for most NFs

Recommendation

Council be requested to arrange a meeting with representatives of the Community Engagement section and Neighbourhood Forums to discuss options for supporting NF meetings including electronic resources, training and funding

6.3 Social Infrastructure Future Directions Plan 2022 – 2036

This was on exhibition for less than 3 weeks and the executive made a submission based on the minute for the February meeting.

Recommendation

That the submission be endorsed.

6.4 Complying Development Notifications

NSW EP&A Regulation Section 134 (5) of the requires that a Private Certifier must not issue a complying development certificate until at least 14 days after the certifier has given written notice to neighbours on land in a residential or rural zone. This currently applies in over 30 Council areas, including Sutherland, Wollondilly and Wingecarribee, but inexplicably not in Wollongong

Recommendation

Council be requested to make representations through local NSW MPs to the relevant Minister to include Wollongong on the list of Councils where Private Certifiers are required to notify neighbours prior to issuing Complying Development Certificates, in accordance with NSW EP&A Regulation Section 134 (5)

6.5 Electric Vehicle Chargers

The first electric vehicle (EV) chargers have been installed in a Council carpark, allowing increased access to charging infrastructure. Council is reviewing its policy on EV charging stations on public land to ensure that stations are safe, well managed, accessible and efficient asset for the community.

Recommendation

The provision of electric vehicle chargers in Council carparks is supported.

6.6 Heritage and Planning seminar

This seminar on 13th May could be of interest –

see attachment p.13

6.7 Housing Strategy

This will be determined by Council at its meeting on 27th February. It is noted that the strategy:

- i does nothing to redress the most important housing issue, and a fundamental planning principle, which is the continuing encouragement of intensive development remote from services
- ii stated a review has been undertaken of large sites in the Illawarra Escarpment Foothills although this was without any community participation even though it highlights the need for more controls, in particular on the 14 Cosgrove Avenue site for which the community has previously requested rezoning;;
- iii indicates no urgency to review character statements of suburb despite crucial need following State Government radically loosening controls;
- iv appears to disregard many of the detailed responses many responses made by the Forum.

Recommendation

That Council be requested to address the matters raised by the Forum and make appropriate changes to the Housing Strategy.

7 Planning

7.1 There have been no new significant development applications this month

7.2 DA Determinations

DA no. 20../....	Suburb	Address	Proposal	Forum Rec	Result Authority
21/1059	Figtree	5-7 Trusscott	4 Town houses	Object	Withdrawn
21/1405	W'gong	10 Gilmore St	Dual Occ	Support	Approved
21/1273	Keiraville	12 Dallas St	4 dwellings	Object	Approved
21/1309	Keiraville	3 Keira Mine Road	4 dwellings	Object	Approved
21/1397	Figtree	115 Waling Ave	First floor pool	Object	Approved
21/1508	Figtree	111 Bellevue Rd	Dual Occ	Object	Approved
21/1426	Gwn'ville	12 Berkeley Rd	Dual Occ	Support	Withdrawn
21/1310	Gwn'ville	14-16 Acacia Ave	8 dwellings.	Object	Approved Panel
21/1510	W. 'gong	55 Euroka St	Dual Occ	Object	Approved
21/1344	W. 'gong	44 Euroka St	Dual Occ	Object	Withdrawn
21/1231	W'gong	3-5 Ocean St	10 stories, 9 dw	Object	Approved Panel
22/417	Figtree	138 Jacaranda Ave	Dual Occ	Object	Approved
21/1037	Keiraville	12-14 Gipps	10 stories, 11 dw	Support	Approved
21/1511	Figtree	54 Cordeaux Rd	Dual Occ	Object	Approved
22/10	W'gong	487-491 Crown St	Medical Centre	Support	Approved
22/311	W.'gong	1 Sheppard St	Dual Occ	Support	Approved
21/1000	W'gong	23-43 Flinders	9 stories, 201 dw	Support	Refused
22/561	W. 'gong	15 Gundaren St	Dual Occ	Object	Approved
21/957	W'gong	WIN	Mixed	Support	Approved Reg Panel
22/607	Figtree	7 William St	Dual Occ	Object	Approved
22/1203	W'gong	114 Church St	Community facility	Object	Approved

Not yet determined

21/1060	W'gong	2, Lexton Ave	Dual Occ	Object	
21/1312	W'gong	300-2 Crown St	11 stories, 48 dw	Support	
21/1345	W'gong	11 Northcote St	Dual Occ	Support	
19/284	Keiraville	58-60 Murphys Ave	9 town houses	Object	
21/344	Keiraville	328 Gipps Rd	3 townhouses	Object	
21/1346	N W'gong	10 Lysant St	Dual Occ	Object	
21/1342	W'gong	46 Flinders St	9 stories, 47 dw	Support	
21/1343	W'gong	68, Gladstone Ave	Dual Occ	Object	
21/1375	W'gong	43 Kembla St	5 stories, 7 dw	Object	
21/1508	Figtree	111 Bellevue Rd	Dual Occ	Object	
22/61	Figtree	1 Malangong Close	Dual Occ	Support	
21/101	N W'gong	3, Squires Way	UoW Health complex	Support	
21/1492	W. 'gong	111 Robsons Rd	Dual Occ	Object	
21/1344	W. 'gong	44 Euroka St	Dual Occ	Object	
21/1467	W'gong	81-85 Keira St	7 stories, 43 dw	Object	
22/14	W'gong	24-30 Kenny St	18 stories, 68 dw	Support	
22/20	W. 'gong	38 Abercrombie St	Dual occ	None	
22/146	W'gong	21 Jutland Ave	Dual occ	Object	
22/123	Figtree	253 Mt Keira Rd,	Dual Occ	Object	
22/221	W'gong	4 Auburn St,	24 stories, hotel 59 dw	Support	
22/169	W'gong	36 Flinders St	9 stories, 119 units	Support	
22/250	Gwynville	14A Foley St	4 dwellings,	Support	
22/254	W'gong	2A Denison St	Dual Occ	Object	
22/512	W. 'gong	13 Rosemont St	Dual Occ	Object	
22/542	W'gong	5 Greenacre Rd	Dual Occ	Support	
22/938	W'gong	379-383 Crown St	21 stories, 91 units	Support	
22/320	W'gong	17-19 Gladstone Ave	9 stories, 35 units	Object	
22/952	Keiraville	54 Grey St	Dual Occ	Support	
22/960	W'gong	116 Corrimal St	12 stories, 83 units	Object	
22/966	W'gong	46 Burelli St	Art Gallery & TH	Support	
22/1278	W'gong	29-39 Denison St	36 units,	Object	
22/1247	Figtree	7 Govett Crescent	Dual Occ	Object	
22/1268	Figtree	54 Nebo Drive	2 lot subdivision	Support	
22/1343	Keiraville	4-6 Georgina Ave		Object	
23/50	N. W'gng	4-6 Blacket Street			

8 General Business

Date of next meeting
Wednesday 5th April 2023

Please Note:

Whether this meeting will be via e-mail or face-to-face will be advised later.

Current active membership of Neighbourhood Forum 5 : 423 households

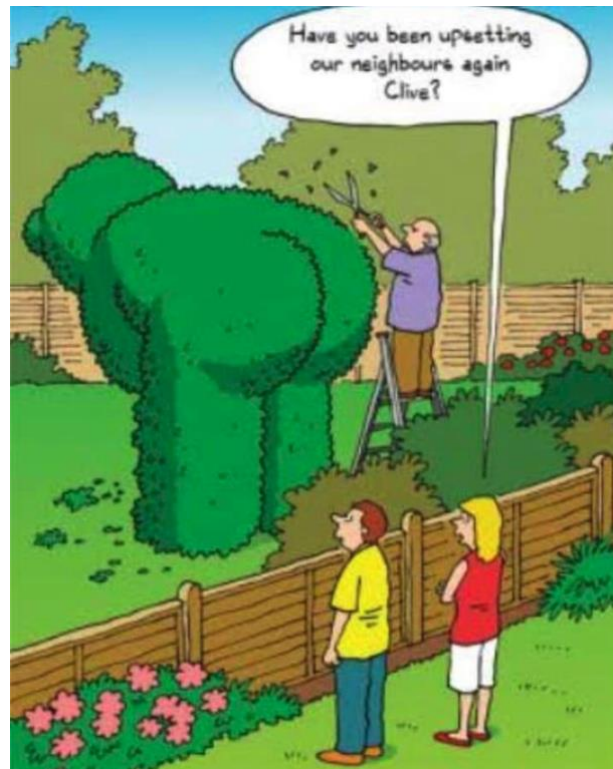
9 Snippets

Neighbours

The mixed-use redevelopment in Malmö, Sweden, envisaged as the 'City of Tomorrow', is, incredibly, now over 20 years old. The development illustrates what is possible in terms of planning and implementing high-quality, low-energy and liveable mixed-use neighbourhoods. It is one of the classic templates for urban living,

The development was planned and implemented using a 'creative dialogue' between city officials, planners, architects, developers, and citizens, enabling debate and knowledge transfer. The space in between the buildings is still the most impressive part of the neighbourhood with a fine network of spaces in which to walk, sit and dwell, with high quality landscaping and public realm.

A critical design element was to provide space for informal social interaction, particularly in the many semi-private, landscaped areas. There is opportunity for meeting neighbours, children can play, and passive contact is encouraged, so that passers-by can be seen and heard. This is representative of a distinctive approach to movement and liveability, carefully designing the space between buildings so that pedestrian and cycle movement is prioritised and social interaction is made possible.



The next Good Neighbour Day is 26th March 2023

<p style="text-align: center;">Neighbourhood Forum 5</p> <p style="text-align: center;">Wollongong's Heartland</p> <p><i>Collaborating with Council on community aspirations, visions, needs & concerns</i></p>		<p style="text-align: center;">Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</p>
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MINUTES of NF5 meeting 1st February 2023 by email

1 Presentation	None possible
2 Apologies	David Winterbottom
3 Minutes	of meeting of 7 th Dec 2022 adopted, with matters arising in agenda.
4 Comments	Included in these Minutes
5 Responses	<p>5.1 CBD Bus layover permanent site It was agreed that:</p> <ul style="list-style-type: none"> i) Paul Scully MP be requested to make representations for TfNSW to reimburse Council for repairs to damage in CBD streets caused by buses during their relocation for 6 months; ii) Council and TfNSW be requested to collaborate with the community to assist developing options for a permanent site for relocation of the bus layover, and provide regular updates on progress.
6 Reports	<p>6.1 WIN Development Crown, Keira, Burelli Sts implications That the General Manager be requested to convene a meeting with the relevant staff and NF5 representatives to discuss the issues previously raised.</p> <p>6.2 UoW Health & Wellbeing Precinct, North W'gong: noted</p> <p>6.3 Advice to owners of Strata Title Property It was agreed that:</p> <ul style="list-style-type: none"> i) members living in strata or community title development schemes consider whether to seek advice from independent sources, such as through the Owners Corporation Network; ii) Ward 2 Councillors be requested to establish a working party with representatives of NF5 and affected residents to identify the specific needs of residents in local strata developments, including for local open spaces and the type of advice provided by Sydney City Council to its residents. <p><i>NF5 MINUTES of meeting 1 Feb 2023 2</i></p>

6.4 Manildra Port Kembla ethanol transport issues

It was agreed that Local MPs be requested to make further representations:

- i) for providing adequate track availability to enable Manildra to transport ethanol by rail;
- ii) but if this is not feasible and road haulage is to be used, then it be restricted to daylight hours, and prohibited on Sundays and public holidays, as previously submitted including by Wollongong City Council, NF5 and NF7.

7 Planning

7.1 Planning noted

7.2 DA.2022/1278, 36 units, 29-39 Denison St W'gong

It was agreed that the submission of objection be endorsed

7.3 DA.2022/1247, dual occ 7 Govett Crescent. Figtree

It was agreed that the submission of objection be endorsed

7.4 DA.2022/1247, 2 lot subdivision. 54 Nebo Drive,

It was agreed that the submission of support be endorsed

7.5 DA-2022/1343. 4-6 Georgina Ave, Keiraville

It was agreed that the submission of objection be endorsed

7.6 DA determinations: noted

8 General Business

8.1 Gwynneville upgrades plans

Council advise that submissions close on 28 Feb (ie before NF5 next meeting 1 March) for upgrades in Gwynneville, including Wiseman Park, Gipps Road, Throsby Drive and Foley Street. Details are on Council's website: our.wollongong.nsw.gov.au.

Comment:

The need for the Keiraville Gwynneville Access & Movement Study (K/G AMS) was initiated 10 years ago through a recommendation in the K/G Planning Project, that was developed with extensive community involvement and assistance by Council planning staff. In Dec 2020, after workshops and many discussions with community representatives, Council adopted the K/G AMS and it's Action Plan, which was very general. Since then NF5 has requested Council to appoint a Steering Committee, and the proposed Gwynneville upgrades demonstrate the need for such involvement.

It was agreed that:

- i) Council be requested in conjunction with Ward 2 Councillors to initiate creation of, and support for, a Steering Committee to include representatives of UoW,
- ii) WCC, Transport for NSW and NF5, to prioritise actions and review implementation of the K/G Access & Movement Study;

- iii Members be requested to review proposals on Council’s website and provide feedback to NF5 Secretary (dwlocalplan1@gmail.com) by Tues 21 Feb, and/or direct to Council by 28 Feb; and
- iv NF5 Executive be authorised to make a submission to Council by 28 Feb 2023.

8.2 Social Infrastructure Plan 2022-2036 (SI Plan)

Council notify that submissions close on 27 Feb (ie before NF5 next meeting 1 March) for the SI Plan for “foundation” Social Infrastructure, which are Council-owned facilities like libraries, community centres, community halls and cultural facilities. It addresses existing buildings in 10 Planning areas, and it has very useful tables identifying each facility and future directions, including for the Central area “further investigation proposed” re the PAC, Town Hall, Art Gallery & Museum.

The SI Plan is based on two key premises, that are fundamental and supported, ie:

- the location, design and scale of social infrastructure is driven by the nature, location and scale of the services Council plans to provide or see delivered;
- the nature, location and scale of the services Council provides or supports through its social infrastructure is driven by evidence-based analysis of community needs, wants and expectations (underlines added for emphasis).

The SI Plan follows Council’s SI Planning Framework adopted in Dec 2018, which defined SI as both the ‘hard’, physical assets (buildings) and the ‘soft’ human, social and service assets that contribute to making Wollongong a great place to live, work and play. It summarised community consultation outcomes re changing expectations, including that residents are:

- Looking for more arts, performance and cultural activities to be provided and for spaces in community facilities that will accommodate these activities;
- Increasingly diverse community, with a greater range of needs and expectations, which creates pressure for innovative program development and delivery.

Also the 2018 Framework noted that the highest level of demand for new social infrastructure is for additional cultural centres, museums, art galleries and theatres, which are needed in the regional / city centre.

Frequent feedback is the CBD needs a New Look to justify its position as the third City in NSW, the most important State, and growing. The SI Plan provides a valuable and possibly unique opportunity for the community to contribute its views and to encourage Council to start building our Future City in the way we, part of the community who live here, want to see.

It was agreed that Members be requested to review proposals on Council's website and provide feedback to NF5 Secretary (dwlocalplan1@gmail.com) by Tues 21 Feb, and/or direct to Council by 27 Feb, and NF5 Executive be authorised to make a submission to Council by 27 Feb 2023.

8.3 Land Valuations by NSW Government

Many ratepayers have recently received the NSW Valuer General's (VG) land valuations (excluding any structural improvements) for their property as at 1 July 2022. Valuations are at 3 yearly intervals and since 2019 land sale prices have increased significantly to July 2022, but declined since. Each notice advises the last day to object, and reasons.

An Illawarra Mercury article on 31 Jan stated that roughly one tenth of all property owners in the Illawarra found the value of their land increased by more than 50%, but this does not mean that Council rates will increase similarly. It is expected that most residents are not aware of the complexities of the Government's rating system that Councils must use. It seems timely for Council to publicise the situation and likely impacts on residential rates of significant increases in land valuations.

In June 2020 the Government's response to IPART 2019 Report recommendations "to improve the equity and efficiency of the rating system" was to adopt about half them, but not major changes, and included: "Even though rates are commonly considered a fee for service, they are in fact a form of taxation."

Since 2010 IPART's annual rate peg determination limits Council's increase in total general rate income, ie 1.8% for 2022/23 and forecast 3.7% for 2023/24 (excluding Waste & Stormwater charges). Council has decided on two calculations to make up a rate per residence, ie a Base Charge for all properties (\$796 in 2022/23), plus an "Ad Valorem" amount (about 20 cents per \$ land valuation in 2023/23), which is understood could be reviewed for next year's rates to help offset increased valuations.

It was agreed that:

i) Council be requested to clarify and effectively publicise the basis for calculating annual rates in 2023/24, and the impact of recently increased land valuations;

ii) It is suggested concerned residents ensure any objection is lodged by the VG's nominated deadline, and addresses reasons outlined on the VG website.

8.4 DA-2023/50, 4-6 Blacket Street North Wollongong – 14 Feb Residential - demolition of existing structures, tree removal and construction of a residential flat building including ten (10) units and associated basement parking. It is noted that a variation is sought re Visual Privacy, minimum required setbacks from buildings to the side and rear boundaries.

It was agreed that the Executive seek clarifications and, if deemed necessary, make a submission by the 14 Feb deadline.

9 Snippets noted

Next MEETING Wednesday 1st March 2023

(to be advised if by email or face-to-face)

Current active membership of Neighbourhood Forum 5 is 419 households

Attachment – Heritage Seminar

Do you have an interest in maintaining the existing character of your suburb? Are you concerned about the loss of local heritage? Do you want to write a ‘cracking’ letter of objection to unsympathetic developments? Are you thinking of purchasing a heritage-listed property but are unsure what modification you can make? Then, this seminar is for you.

Co-hosted by Heritage Solutions and the National Trust’s Illawarra Shoalhaven Branch, this one-day seminar will cover:

- Heritage – what is it?
- The National Trust – where does it fit into advocating for Heritage?
- The existing NSW Heritage Act and proposed changes.
- The Burra Charter – what is it?
- NSW Environmental Planning and Assessment Act – its history.
- Local Environmental Plans (LEPs) – provisions for Heritage.
- Planning Provisions – what are their impact on heritage?
- How do Councils assess Development Applications?
- Objections to Development Applications – how do you write a good one?
- What can you do to a heritage-listed property?
- Heritage Case Studies – Braidwood NSW, Lake Wobegon Minnesota, Napier NZ

Andrew Conacher and Fiona Reynolds will bring their own flair to the seminar; not only will you walk away armed with new information, but you will have had fun throughout the day.

Copies of the material will be made available on the day, so bring along a USB stick for downloading!

The Illawarra Shoalhaven Branch will provide a delicious morning and afternoon tea. BYO lunch or purchase from a nearby café.

Saturday 13 May. 9am to 3pm

Old Court House, Harbour Street Wollongong

Fee \$15 per person including morning tea – byo Lunch

**Bookings via Eventbrite:
Search for ‘Heritage.101’
Bookings open 1/3/2023**

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