

Neighbourly Committee No 4
Incorporating Neighbourhood Forum No 4
Executive Committee
Co-Convenors: Bradley Chapman and Paul Evans
Secretary: Brad Chapman
Acting Treasurer: Paul Evans
Contact: Convenor– bradleyc@ozemail.com.au



**NF4 Tuesday, February 4th, 2024, General Meeting:
In Person Meeting @ Towradgi Community Hall**

Topic: NF4 Zoom Link for 4 February Meeting
Time: Feb 4, 2025 07:00 PM

Join Zoom Meeting via a browser window:
[https://uca-nswact.zoom.us/j/95772168790?
pwd=MWgkCbsM838M2xztiYJpk40QkMbaao.1](https://uca-nswact.zoom.us/j/95772168790?pwd=MWgkCbsM838M2xztiYJpk40QkMbaao.1)

Meeting ID: 957 7216 8790
Passcode: 941654

• ***Please be aware*** that NF4's Zoom Protocol Policy expects that attendees will have their **Camera and Microphone turned ON** to show they are participating in the meeting with respect for physical attendees in the room. The chairpersons will make every effort to recognise online requests to speak in accordance with established meeting etiquette.

MINUTES

Open Meeting- 07.06pm

Apologies – Anne Marrett, Sam Tannous, Cr Dan Hayes, Cr. Richard Martin

Minutes of Previous Meeting 3 December 2024 - Brief Meeting with Supper for Year's End. No minutes required from free discussion prior to Year-End Supper.

Business Arising from Minutes -

Current DAs:

DA-2021/1409/A - Modification of Development Application - 21 Henrietta Street TOWRADGI NSW 2518
Residential - demolition of existing dwelling, tree removal, construction of a dual occupancy and Subdivision - Torrens title
Modification A - Changes to roofline and type, windows on ground floor and level 1, minor changes to ground level rear terraces, minor layout change to the proposed garages and stormwater management plan

DA-2024/948 - Development Application - 26 Rae Crescent BALGOWNIE NSW 2519
Residential - carport, alfresco area and internal alterations

DA-2024/945 - Development Application - 9 James Road CORRIMAL NSW 2518
Residential - alterations and additions to dwelling, convert detached garage to studio and deck

DA-2022/1237/A - Modification of Development Application - 21 Thalassa Avenue EAST CORRIMAL NSW 2518
Residential - alterations and additions and pool cabana Modification A - garage addition and relocation of cabana

DA-2024/932 - Development Application - 56 Lake Parade EAST CORRIMAL NSW 2518
Residential - demolition of existing structures, construction of new dwelling and swimming pool

DA-2024/909 - Development Application - 5A Lismore Street BELLAMBI NSW 2518

Residential - alterations and additions to dwelling, addition of pergola and front fence

DA-2023/120/B - Modification of Development Application - 21 Lake Parade EAST CORRIMAL NSW 2518

Residential - demolition of existing dwelling and construction of dwelling and swimming pool Modification B - amend Condition 2 to indicate removal of trees 1, 2 and 5 and changes to approved front fence and driveway

DA-2023/964 - Development Application - 26 Princes Highway FAIRY MEADOW NSW 2519

Demolition of structures, tree removal, construction of takeaway food and drink premises with drive thru, signage, car parking, civil infrastructure and landscaping - Re-notified due to amended details received

DA-2025/15 - Development Application - 79 Collins Street CORRIMAL NSW 2518

Residential - alterations and additions

DA-2025/24 - Development Application - 639 Princes Highway RUSSELL VALE NSW 2517

Residential - tree removals, construction of dwelling to form dual occupancy - Subdivision - Strata title two (2) lots

DA-2025/27 - Development Application - 3 Balmoral Street BALGOWNIE NSW 2519

Residential - demolition of existing structures and construction of two (2) dwellings to form a detached dual occupancy and Subdivision - Torrens title - two (2) lots

• **No community Enquiries about the above DAs.**

3 Specific DA matters were however, added to General Discussion below.

• **Correspondence In –**

Community Meeting RE: Land & Environment Court Appeal hearing for DA2022/1205 previously declined by SRPP.

• **Correspondence Out –**

Submissions from NF4 regarding the two contentious DA applications presented here.

Community Campaigns:

• **Corrimal Community Action Group** - Provided by Cherylyn on behalf of the Committee.

1. There will another hearing before the Land and Environment Court on 20 February at the Coke Work site. People who have sent submissions in relation to DA-2023/550 were asked if they would like to attend to speak to the LEC.
2. All are welcome to come and show support.
3. The exhibition period was only 14 days instead of 28 days so it was difficult to get around the large number of documents.
4. I have received the amended SOFAC document (Statement of Facts and Contentions) which details some of the outstanding matters before the court.
5. Outstanding issues include
 - Sequencing of the development- changing built form has implications for bulk earthworks
 - Subdivision boundary line between the internal bus loop road and proposed Heritage Plaza, remembering that this is a heritage listed area and would need state approval
 - Parking problems – Transport and Infrastructure SEPP has not been satisfied
 - Problems with choice of how to deal with groundwater in basements. This is an issue that is regulated under the Water Management Act 2000- aquifer interference activity. Best Practice is for the water to be tanked rather than drained.
 - Needs assessment of impact of changes to the groundwater to High Ecological Value ecosystems.
 - Contamination of groundwater could discharge to the watercourse or stormwater system
 - No aquifer interference approval
 - Problems with receiving water and downstream environs. The site is mainly fill material and acid sulphate soils.
 - In an event it would require evacuation of residents during remediation and significant cost and time.
 - In new builds 10% of units should be adaptable. This threshold has not been reached
 - Silver level design features are missingNSW Apartment Design Guide Part 4 Designing the building plus local regulations.

- Anybody who has west facing windows would know the importance of shading on west side, especially in summer
- Shifting costs to WCC and ratepayers
Quote from Maker Document p.16 “All elements of the proposed treatment train require regular maintenance to operate effectively. Responsibility for ongoing maintenance rests with asset owners, that is council and lot owners.”
That includes 28 tree Pits that would be dedicated to council and require quarterly cleaning
- All flows from the development will be directed to the creek as the legal point of Entry

• **East Corrimal Open Space Committee** –

No formal report was available for this meeting.

Items Raised as General Business in this Category:

- The idea of a community toilet facility was again raised for the support of the growing number of locals and visitors accessing the area encompassing Happy Valley Park (Dobbie Ave), East Corrimal Beach and Bellambi Lagoon. The current suggestion being considered for presentation to Council is a public toilet created at the end of Murray Rd for this purpose, separated from the bottom of the Corrimal Caravan site and not breaching the security of the Caravan Park operation.
- Secondly, the suggestion of extra shade trees for Happy Valley Park, adjoining the Play Area was also raised. NF4 undertakes to pass this idea along to the Open Space Committee for their consideration as a submission to Council.

• **Build our Bridge Committee**

[NF4, NF5, Illawarra Bike Users Group, Healthy Cities Illawarra, Keiraville Residents' Action Group]

General Business:

- **DA-2024/939 - 61-65 Railway Street CORRIMAL NSW 2518**
Commercial - demolition of existing structures, tree removal, lot consolidation and construction of an eighty-three (83) place childcare centre and associated landscaping, carparking and stormwater works *27 Jan*

NF4 desire to be heard on this proposal beyond the closing date for submissions due to this being our first meeting of the 2025 year.

The meeting discussed the difficulty raised by this proposal:

The provision of additional childcare facilities is an extremely necessary need throughout the city, weighed against the appropriateness of the site choice in terms of safety for users and severe traffic congestion.

- **DA-2025/26 - Development Application - 17 & 17A & Lot 505 Murrarar Road & 1 & 3 Edgar Street TOWRADGI NSW 2518**
Seniors housing - demolition of existing structures, redevelopment of seniors housing development, including 87 independent living units, neighbourhood shop with café and resident clubhouse proposed to be undertaken in three (3) stages *19 Feb*

This is the long, awaited renovation and resupply of IRT units in Towradgi.

NF4 supports, in principle, the proposal to re-establish senior living accommodation on this site and further support the concept of planned upgrades to some existing units as outlined.

The need of aged care accommodation is critical and on-going. In the face of the ongoing housing crisis in the State, it has been a source of much disappointment that this site has been left unutilised for so long.

However, it was also argued at the meeting that the IRT proposal could be considered timid in its proposal. As these are Independent Living or perhaps low-support need apartments, it is perhaps a potential missed opportunity where extra apartments could have been included through a higher density of design.

(After the meeting, the chairperson viewed some of the documents included with the DA on Council's website. It is highly recommended that interested community members view a selection of these. The flood planning and Care of Disabled residents plans are some of the documents of specific interest. The chairperson took particular interest in the flood study report that highlighted that the principal flood impacts were not from the nearby creek but water inflows from the nearby streets into the site!)

• DA-2022/1205 42 Bassett St Fairy Meadow - 14 Townhouses proposed for site. On-Site Hearing 26 February, 9:30am in reference to the Appeal before Land and Environment Court of Non-Approval by WCC and WLPP.

The committee of local residents sought support from NF4 for their campaign to highlight their own objections and those of the Council and the Regional Planning Panel to the campaign again against this development. The request was made for other interested residents from NF4 to join the immediate residents at the On-site meeting to provide extra support for the concerns regarding this proposed development.

The flood event of April 2024 impacted this site significantly and adds further data to the reasons for this neighbourhood's objections to the proposed development. In particular, the owners of the property on the corner of Cabbage Tree Lane and Bassett St are currently unable to live in their home because of the April 2024 flood damage.

• Members raised the issue **Complying Developments** (ie. the role of Private Certifiers) pressuring Council to wave DAs through and neighbours not even being notified. NF4 understands that Councils are under government pressure to remove 'red-tape' from the development process but the issues of procedural fairness and community cohesion are increasingly highlighted.

Meeting Close: __ 8:50pm

Neighbourly Forum 4 meets the 1st Tuesday of the month at Towradgi Community Hall, Corner of Moray Road and Towradgi Road Towradgi at 7pm.

**** All Welcome - No Cost ****