

## Neighbourhood Forum 5

### Wollongong's Heartland



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

#### Agenda for meeting at 7.00 pm Wed. 6th February 2019 in the Town Hall Ocean Room

- 1 Presentation. Chris Stewart WCC Manager City Strategy, on Planning the City.
- 2 Apologies
- 3 Minutes of meeting of 7th December 2018 and matters arising.
- 4 Comments from residents, Councillors and/or Council staff.
- 5 Responses Disabled Parking at Continental Pool: see p 6  
Travel Times on South Coast Line: see p 6  
Community Participation: see p 6
- 6 Reports Genelle Thomson: see p 8  
draft Creative Wollongong 2019 - 2024: **see rec p 8**  
draft Public Toilet Strategy: **see rec p 9**  
Air conditioners; see p9 & **rec p 10**  
Pedestrian Plan: **see rec p 10**  
Hanson quarry output and Mt Ousley road issues: **see rec p 10**
- 7 Projects Keiraville/Gwynneville: **see rec p 11**  
North Wollongong: see p.11  
South Wollongong & City Centre: see p 11  
Neighbourhood Forums Alliance: **see rec p 11**
- 8 Planning DAs: **see recs pp 11-14**
- 9 General Business:
- 10 Snippets see p 15

**Next Meeting: 7.00 pm on Wed. 6th March 2019, Town Hall Ocean Room.**

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**Current active membership of Neighbourhood Forum 5 : 383 households**

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Wollongong City.

#### Minutes of meeting at 7.00 pm Wed. 5th December 2018 in the Town Hall Ocean Room

Present 18 members

1 Presentations. Cllr Tania Brown was thanked for her fascinating talk on Council, research at SMART Infrastructure and on the Vision Illawarra project. George Takacs was thanked for his informative talk on Mount Keira Summit Park and the Mountain Bike Strategy.

2 Apologies were accepted.

3 Minutes of meeting of 7th Nov 2018 were confirmed with no matters arising.

4 Comments issues from residents were raised later in the agenda..

5 Responses **Reclassification of Crown Reserves:** noted  
**Mt Keira Road:** noted

#### **Crown Lands Management Act 2016:**

It was agreed that Paul Scully be thanked for his response and requested to pass on our thanks to Mick Vetch MLC

**Register of Interest:** noted

**Advertising of DAs:** noted

**Local Environmental Plan Review:** noted

**Town Hall - After Hours Access;** noted

6 Reports **Councillor Tania Brown:** noted

#### **Places for People**

It was agreed that Council be commended on their Social Planning Frame work, and the Forum supports the key outcomes, in particular, the recognition of:

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- 1 the absence of 'District' or 'Regional' community spaces;
- 2 the recognition of the impact of high density residential accommodation and large/increasing number of sole person households for Social Infrastructure and open space;
- 3 opportunities for the co-location of social infrastructure - including options for combined community and (Galleries, Libraries and Museum) infrastructure in new Regional or District civic facilities;
- 4 the 'village' style, decentralised nature of communities outside the city centre;
- 5 opportunities for co-location of social infrastructure and expansion from 'neighbourhood' to 'local' level.

**Mount Keira Summit Park:**

It was agreed to support the plan in principle subject to further consultation with the community before the plan is approved to include a closer definition of what can be constructed on the site.

**Illawarra Mountain Bike Strategy:**

It was agreed strong objection be lodged and that:

- 1 the exhibited plan be rejected and NPWS, WCC and Destination Wollongong come up with an inclusive process (including the indigenous community and conservation groups in the development phase) for developing an Illawarra Regional Mountain Biking Strategy. This strategy not to be artificially constrained to land managed by NPWS;
- 2 no plan proceed to the implementation phase until the level of resources available to NPWS in the Illawarra is demonstrably sufficient to allow for maintaining and improving conservation values and existing recreational amenity;
- 3 a revised plan to have more regard to Aboriginal cultural concerns and the critical role the escarpment vegetation plays in bushfire control and flood mitigation;
- 4 local Members of Parliament and the Ministers and Shadow Ministers responsible be advised of concerns about the NPWS not being adequately resourced to manage current assets let alone expanded workloads, particularly given the potentially catastrophic impact being experienced from feral deer on the escarpment.

**Off-leash dog areas**

It was agreed that that a submission of support be sent for the off-leash area in JJ Kelly Park, with an objection to the timing restriction.

### **The NSW Independent Commission Against Corruption**

It was agreed that a submission be made to Sharon Bird MP seeking her support for Federal legislation to protect "whistle blowers".

### **Community Participation Plan**

It was agreed that no submission be made to the NSW Department of Planning and Environment on their Participation Policy and that Council be advised that it would be helpful if the principles of their plan were to be extended to proposals under the Local Government and the Crown Lands Acts and that in relation to the legislative requirements Council:

- 1 have briefings on planning and other issues held in public;
- 2 continue to use a range of participation mechanisms;
- 3 improve the descriptions of development applications and their potential impact when notifying them, not just rely on the applicant's description;
- 4 work up strategic and other plans (including the Community Participation Plan) with the community before putting them on exhibition;
- 5 continue efforts to reach as wide a cross-section of the community as possible;
- 6 require developers of proposals which are to be determined by the Local Planning Panel to consult with the community at an early stage in their formulation and encourage other developers to do likewise;
- 7 respond specifically with reasons for Council's decision to those who have made submissions in response to development applications or other proposals.

### **Continental Pool Parking:**

It was agreed that Council be requested to reinstate access and parking spaces for people with a disability adjacent to the Continental Pool.

### **University Liaison**

It was agreed to take appropriate action to assist in getting answers to unresolved transport issues.

### **Foreshore Parking Strategy**

It was agreed that Council be requested to advise:

- 1 the status of the proposed Foreshore Parking Strategy, that consultants were due to complete by April 2018 and what is the proposed process for involving the community in reviewing a draft Foreshore Parking Strategy;
- 2 their proposed process for involving the community in reviewing the Blue Mile Master Plan;

7 Projects

**Keiraville/Gwynneville:** noted

**North Wollongong:** noted on-street meeting at 5.30pm on 14th Dec.

**South Wollongong & City Centre:** noted.

8 Planning

**DA/2018/1316 16 units in 4 stories, 2 Blacket St. N. W'gong**

It was agreed that the submission of support be qualified subject to:

- 1 a condition of consent that the building is not used for short-term holiday accommodation;
- 2 the proportion of units of different sizes be revised to reflect permanent rather than transitory accommodation;
- 3 overlooking and over dominating of the property to the west be re-assessed and mitigated;
- 4 the traffic assessment being reviewed in the light of constant traffic and parking congestion in the area.

**DA/2018/1320 Dual Occupancy, 28 Indigo Way, Figtree**

It was agreed that the submission of objection be endorsed.

**DA/2018/1439 Dual Occupancy 1 Abertillery Road Figtree**

It was agreed that a submission of objection be lodged.

**DA/2018/1300 Renovation of Little Milton 33 Smith St W'gong**

It was agreed that a submission of support the proposal subject to arrangements satisfactory to Council for noise abatement, parking and for the conservatory to be made less visible from the street.

**DA/2018/1460 Dual Occupancy 4 Mallangong Close Figtree**

It was agreed that a submission of objection be lodged.

**DA/2018/1437 5 two storey townhouses, 8 Mathews St. W'gong**

It was agreed that a submission of support be lodged subject to Council being satisfied that the design is acceptable in the streetscape and that the parking arrangements work.

**DA 2018/1231 Alterations to N. Beach Life Saving Building.**

It was agreed that Council be requested to:

- 1 refer the proposal to the Design Review Panel as, whilst we strongly support the refurbishment, we are disappointed with both the design and the heritage assessment;
- 2 advise on the timing, estimated costs and anticipated source/s of funding.

**DA 2018/1468 Dual Occupancy 42 Robsons Road, Keiraville**

It was agreed that a submission of objection be lodged to include streetscape, overlooking, view blocking and overshadowing issues as well as the cumulative impact on flooding.

9 General Business It was agreed to request Council to ensure that a concert involving the Sharp organ in the Town Hall be held at least every three months.

It was agreed that the executive have power to act as necessary and appropriate until the February meeting.

**Next Meeting: 7.00 pm on Wed. 6th February 2019, Town Hall Ocean Room.**

## 5 Responses

### **Parking for Disabled Users of the Continental Pool**

Following concerns about the removal of parking for disabled regular users at Continental Pool, NF5 requested relocation and staff replied in December. As a result a meeting was held on 24 Jan with Council's Director, relevant Managers, representatives of pool users and NF5. Discussions were "robust", including a proposed system to enable authorised pool users to access parking spaces. After further investigations a meeting is due in late February, and a report will be provided at NF5 meeting 6 March.

John Riggall

### **Travel Times on South Coast Line**

Ryan Park MP advises that he asked the Minister for Transport and Infrastructure about this.

"Future Transport 2056, the vision for the next 40 years of transport in NSW, identifies a number of initiatives for investigation, including shorter travel times between Sydney and the South Coast. The Government is delivering a new intercity train fleet to improve customer comfort and service reliability on the South Coast Line."

Comment This conflicts with their statement in early December.

Philip Laird

### **Community Participation**

"Under the Environmental Planning and Assessment Act, Council is required to prepare a Community Participate Plan by December 2019. The Plan is only required to address how Council consults on its planning functions – such as Development Applications and draft Planning Proposals. The Community Participation Plan can form a schedule in Council's Community Strategic Plan. Work on the Plan has not yet commenced. As you may be aware, the NSW Department of Planning and Environment exhibited its Community Strategic Plan late last year.

On 29/10/18 Council considered a report on the initial classification and categorisation of 51 Crown Land Reserves for which Council is the Crown Land Manager. Council was required to follow the requirements of the Crown Land Act 2016, which commenced on 1/7/18. There was no community consultation requirements as part of the initial classification and categorisation process. All reserves were automatically classified as Community Land, and Council resolved to seek the reclassification of 3 reserves and partially reclassification of 6 reserves to Operational Land. In terms of categorisation, Council was required to apply 1 category that best matched the gazetted reserve purpose, noting that some reserves have multiple uses, and current use(s) may no longer reflect the original purpose.

Link to report:

<http://wollongong.nsw.gov.au/council/meetings/BusinessPapers/Proposed%20Classification%20of%20Crown%20Land%20as%20a%20Consequence%20of%20the%20Crown%20Land%20Management%20Act%202016.pdf>

Over the next 3 years, Council is required to prepare Plans of Management for the Crown Reserves. This process does require Community Consultation. As part of a Plan of Management, Council may seek to change the categorisation of the reserve or introduce multiple categories to reflect different uses within a reserve (eg natural area and sportsground).

In terms of your other suggestions, responses are provided below:

1. have briefings on planning and other issues held in public.

Response: Councillors have determined that Councillor briefings are not held in public and are used to assist Councillor to understand complex issues. Council meetings where Council makes its decisions are held in public and live streamed. Council officers do organise separate community workshops and information sessions as part of the development of studies and plans, or the exhibition of studies and plans.

2. continue to use a range of participation mechanisms;

Response: Noted

3. improve the descriptions of development applications and their potential impact when notifying them, not just rely on the applicant's description; Response: Council staff consider development descriptions when notifying DAs and will often make adjustments to improve clarity, notwithstanding that the initial description is provided by the applicant and reflects the consent being sought. Importantly, the notification includes a website link to all plans and documents lodged with the application, providing a fuller understanding of what is proposed. Council now displays floor plans (unless specifically requested not to for privacy reasons) to assist neighbours in this regard. And as always, the assessing officer may be contacted to clarify any concerns.

4. work up strategic and other plans (including the Community Participation Plan) with the community before putting them on exhibition;

Response: As you note, Council uses a range of approaches to seek community involvement in the preparation of plan and studies. For example, the town and village plans are prepared in consultation with the community, through surveys and community workshops. We appreciate the commitment and involvement of community members. However it is upto the Council to determine the final content, recommendations of the documents and what is exhibited.

5. continue efforts to reach as wide a cross-section of the community as possible;

Response: Noted

6. require developers of proposals which are to be determined by the Local Planning Panel to consult with the community at an early stage in their formulation and encourage other developers to do likewise; Response: Council does encourage proponents to discuss plans with neighbours and community groups as part of DA or Planning Proposal preparation. As you are aware, the majority do not follow this advice.

7. respond specifically with reasons for Council's decision to those who have made submissions in response to development applications or other proposals.

Response: Council now publishes all DA assessment reports and decisions following DA determination on the website, which includes comments on submissions received. A link is also provided in the determination notice letter to the published report and the decision. More sensitive applications are referred to Wollongong Local Planning Panel (or Southern Regional Planning Panel) and require a public hearing process with recorded meetings and decision (with reasons) published on the Council web site.

Land Use Planning Manager

## 6 Reports

### Genelle Thomson

It is with sadness that we report the passing of Genelle Thomson, tireless in her service of the community and Neighbourhood Forum 5, in particular her sponsorship of the Organ performance at the Town Hall and her leadership role in saving the Bathing Pavilion at North Wollongong. Condolences have been sent to the family.

### draft Creative Wollongong 2019 - 2024

12th Feb

The draft has four broad focus areas:

- 1 Creative Life.
- 2 Creative Community.
- 3 Creative Spaces and Places.
- 4 Our City After Dark.

It sets out a large number of proposed actions together with responsibility for carrying them out, broad timescales and measures to assess success or otherwise.

### Recommendation

that the draft Creative Wollongong proposals be supported and Council be congratulated on this initiative.



## **draft Public Toilet Strategy**

22 Feb

At its meeting on 4th July the Forum resolved to advise Council that it:

- 1 supports the proposed draft Public Toilet Principles;
- 2 suggest that the strategy include a guide to the location, facilities and opening hours of public toilets;
- 3 consider ways and means of extending this guide to other toilets to which the public might have access.

The final Strategy sets out the data to be collected to judge whether performance is improving against all the statements one would expect in terms of general principles:

- 1 availability and equitable distribution;
- 2 safe and well designed;
- 3 inclusive access;
- 4 signage and information;
- 5 clean and maintained.

However, whilst it does not set out specific criteria to be used in setting priorities for the upgrade of existing facilities, or the location of new ones, there is some inkling of the basis on which Council can set proposals and the public make meaningful comment.

In relation to our submission it advises that there exists a National Public Toilet Map on the website [www.toiletmapp.gov.au](http://www.toiletmapp.gov.au) which shows all public toilets, opening hours and accessibility. Unfortunately it does not seem to be very reliable. For example it shows the toilets in Robinson Park as being open 24 hours a day. They have been locked shut for almost a decade!

### **Recommendation**

That Council be requested to increase substantially the content and value of the strategy by spelling out the criteria they propose to use when setting priorities for new and upgraded facilities

### **Air Conditioners**

Currently there is a problem with noisy air conditioners. Council's Enforcement Policy assumes this is a civil matter and should be dealt with accordingly by the complainant. However, State Planning Legislation exempting air conditioners from requiring development consent is quite clear. They must be designed so as not to operate:

- (i) during peak time—at a noise level that exceeds 5 dB(A) above the ambient background noise level measured at any property boundary, or
- (ii) during off peak time—at a noise level that is audible in habitable rooms of adjoining residences.

These are pretty stringent requirements which seem to be routinely ignored. Council's DCP is of little help.

Jane Chalker

## Recommendations

Council be requested to:

- 1 add an objective to clause 4.12 of the DCP to preserve the amenity of adjoining residents.
- 2 add to clause 4.12 of the DCP a definition of peak time for the purposes of controlling noise levels from air conditioners and that, only in the most extraordinary circumstances will noise levels in excess of those defined by State Legislation be approved; and
- 3 provide adequate resources to ensure that noise levels from air conditioners comply with the legislation and to take appropriate enforcement procedures when they do not.

### **City-wide Pedestrian Plan**

Following a query from us in January last year we were advised that "A draft version of the plan is currently under development and engagement with the wider community including neighbourhood forums is planned to commence in mid-2017."

## Recommendation

That Council be requested to advise on their latest timetable for the City-wide Pedestrian Plan.

John Riggall

### **Hanson quarry output and Mt Ousley road issues**

NSW Department of Planning has approved an application by Hanson Quarries seeking to put more heavy trucks on the roads between Bass Point and Glebe in the early hours of the morning. These quarry trucks are one reason why the Mt Ousley Road (the main road access to Wollongong) has a large number (now nearly 8000 a day) of heavy trucks. This is despite the Departments January 2014 assessment that the project requires effective management of water impacts and road transport operations as well as management of operations to ensure acceptable noise impacts on nearby residential development and conditions requiring Hanson to maximise the transport of product by ship to the greatest extent practicable, once it has procured a new ship.

Since the NSW Government is prepared to approve more trucks on the Mt Ousley road, operating in the early hours of the morning, it should:

- 1 allocate more resources to ensuring that trucks that do operate on this road do not do so in an unduly noisy manner.
- 2 allocate more funds to bring forward the construction of grade separation at the foot of the Mt Ousley road.
- 3 advise how the new approval will help bring forward Hansons acquiring a ship to take some heavy trucks off Mt Ousley and other congested roads.

## Recommendation

That Ryan Park MP be requested to make representations on our behalf to the relevant Ministers (roads, and planning)

## 7 Projects **Keiraville/Gwynneville:**

We still await the results of the Access Study.

### Recommendation

That Council be requested to advise on their latest timetable for the Keiraville/Gwynneville Access Study.

### **North Wollongong:**

On-street meeting held but no significant changes were supported and a pocket park specifically rejected.

### **South Wollongong & City Centre:**

Awaiting results

### **Neighbourhood Forums Alliance**

Members of the executive have been meeting with those of other Forums with the first task to provide positive and co-ordinated input into the forthcoming Local Strategic Statement. There are a number of issues, many of which are peculiar to specific areas. However, three have been identified for a workshop to be held in March. These are:

- i timely infrastructure for new development;
- ii social, infrastructure

and design issues with high rise;

- iii how to preserve our low density neighbourhoods.

A preliminary position paper is being prepared.

### Recommendation

Members wishing to receive a copy of the position paper and/or participate in the workshop/meeting advise the secretary accordingly.

## 8 Planning

### **DA/2018/1518 Dual Occupancy 84 Figtree Crescent, Figtree**

20th December

This is a proposal for a second house on a lot with double access. It complies with all Council requirements save minor justified variation in the front set-back to the Lane. It virtually adjoins our Figtree Locality Plan Transitional area, and is a little above our floor space ratio. However, it is plainly a separate dwelling on its own lot.



### Recommendation

That the submission of support be endorsed.

**DA/2018/1520 Dual Occupancy, 31 Valley Road, Figtree**  
20th December

This a proposal for a dual occupancy on a corner lot in a remote location. There are relatively minor infringements of the rear setback and location of the private open spaces to the streets. However, it does not comply with our Locality Plan for Figtree.



**Recommendation**

That the submission of objection be endorsed.

**DA/2018/1484 24 units 5 stories, c/o Mercury & Bligh Sts W'gong**  
7th January

This a proposal for a 5 storey building with 24 units in a High density residential zone. It complies with all the major planning controls but has relatively unimportant variations from deep planting area, bedroom mix, accessway width and overshadowing to the south, It is significantly under the allowable floor space ratio.

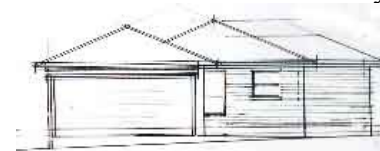


**Recommendation**

That the submission of support be endorsed.

**DA/2018/1604 Dual Occupancy 4 Thames St, W. Wollongong**  
7th February

This a proposal for a dual occupancy in a street mainly of single storey houses. It seems to comply with all Council requirements and our Figtree Locality Plan



**Recommendation**

That a submission of support be lodged.

**DA/2018/1543 Place of Public Worship, 95 O'Briens Road, Figtree**  
8th February

This is a proposal for a small church in a Rural zone to be used on Sundays and on weekday evenings with congregations of between 30 and 45. To reduce the level of noise emission to within acceptable limits the openings in the building must be limited during gatherings, and the available car spaces in the car park restricted in the early morning. Facing the street the building is not unlike a single story house and Bushfire and Flood issues are acceptable.



**Recommendation**

That a submission of support be lodged.

**DA/2019/15 Dual Occupancy 62 Princes Highway, W Wollongong**  
15th February

This a proposal for a dual occupancy by building a new house behind that existing on the corner of the Princes Highway and Thames Street, It seems to comply with all Council requirements and our Figtree Locality Plan

The street frontage is unchanged

**Recommendation**

That the submission of support be lodged

**DA/2018/1630 11 units at 35 Yellagong St W, Wg**

18th February

This isa revised proposal for 11 town houses on a large back block remote from services, down from 15 refused in 2016. It still does not comply with site width, setbacks, number of stories, addressing the street, nor adaptable housing, and has unsatisfactory stacked parking and internal streetscape. A number of trees on-site and on adjacent sites will be adversely affected. It is gross over-development and does not comply with our Figtree Locality Plan.



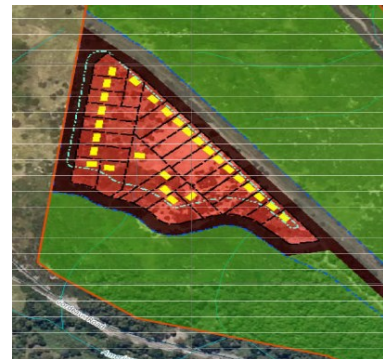
**Recommendation**

That another submission of objection be lodged.

**DA/2018/1625 33 lot Subdivision, Redgum Forest Way, Figtree**

18th February

This a proposal for a 33 lot subdivision in three stages in an Environmental Living E4 zone, whose objective is to ensure that development does not have an adverse effect on ecological, scientific or aesthetic values. A visual impact assessment concluded that whilst the development would be visible from Mount Kembla village the impact would be low to moderate and acceptable. It did not recommend constraints on design nor consider the impact of two storey houses, nor, it seems, on long distance views from the city. Asset protection zones are within individual lots and apparently part of land offered as Bio-bank offset. This precludes vegetation to hide views to the sites. There is only one access road so a potential catastrophe if blocked by bushfire or other emergency.



**Recommendation**

That a strong submission of objection be lodged.

**DA/2018/1638 38 units in 14 stories 71-77 Kembla St, Wollongong**  
25th February

This is a proposal for 38 units over 2 levels of commercial in a 14 storey building on the NE corner of Kembla and Stewart Streets. There are a number of relatively unimportant variations to requirements. However, it is proposed to remove the mature street trees in Kembla Street.



**Recommendation**

That a submission of support be lodged, but with strong objection to the removal of the trees in Kembla Street

**DA/2018/1620 Boarding House, 47 Staff St Wollongong**  
18th February

This is a proposal for a 25 room boarding house made up of 3 two storey buildings near the hospital. It seems to comply with all Council requirements and our Mangerton Locality Plan. However, only six parking spaces are to be provided.



**Recommendation**

That a submission of support be lodged.

## **9 General Business**



## 10 Snippets **Impact of Driverless Cars**

For most people, high costs are outweighed by the sheer convenience of having their own car. But that convenience could be matched in future by a simple system of Uber-style ordering of a particular autonomous vehicle best suited for an individual journey that arrives at the door when needed, often providing a service at a lower annual cost to a household.

If individual car ownership does diminish, then the effect will be dramatic: on-street and off-street parking could almost disappear, as could the need for city centre car parking. It should be possible for streets to become genuinely safe shared spaces – whether residential streets or those in city centres. Substantial space would also be freed up for greening residential streets and introducing seats, play equipment and other features to encourage people to use them to relax and socialise, hopefully leading to greater community cohesion

Paul Burall

### **Garage Door Art - future use?**

