

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, August 6th, 2024, General Meeting:
In Person Meeting @ Towradgi Community Hall**

Topic: NF4 August 6 Zoom Link
Time: Aug 6, 2024 07:00 PM

Join Zoom Meeting:

<https://uca-nswact.zoom.us/j/95416840942?pwd=RI5aOsaCr6lE6xbgc1IM6P7ZOY60Ts.1>

Meeting ID: 954 1684 0942

Passcode: 839429

• 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- 07.00pm

Apologies – Anne Marrett, Sam Tannous,

Minutes of Previous Meeting 2 July 2024 - Previously Distributed via email

Business Arising from Minutes -

Current DAs:

DA-2024/528 - Development Application - 37 Wilford Street CORRIMAL NSW 2518 6 Aug.

Residential - alterations and additions to existing dwelling, demolition of outbuildings and ancillary structures, tree removal, construction of an additional dwelling to form detached dual occupancy and Subdivision - Torrens title – two (2) lots

DA-2024/496 - Development Application - 4/3 Bon Accord Street CORRIMAL NSW 2518 9 Aug.

Residential - home baking business

DA-2024/544 - Development Application - 4 Dick Street CORRIMAL NSW 2518 12 Aug.

Residential - demolition of shed, water tank, retaining wall, concrete area, tree removal and construction of secondary dwelling

DA-2023/791/A - Modification of Development Application - 12 Bond Street BELLAMBI NSW 2518 14 Aug.

Residential - demolition of existing structures, construction of a new dwelling and swimming pool Modification A - overall height has increased and first floor plan reconfiguration

• Correspondence In –

- Info from Emma R: Community meeting regarding the impacts of the first stage of the Construction of the Mt Ousley Interchange. 1st August
- CCAG Report

- **Correspondence Out** – None.

Community Campaigns:

Corrimal Community Action Group

1. C CAG 2024 AGM - 6.30-8.00pm, 14 August 2024 in the Auditorium Corrimal RSL

The focus of the meeting will be the impact of the **State Government's Transport Oriented Development (TOD) policy on the 2518 area.**

Guest Speaker: David Winterbottom – former Wollongong Chief Planner, eminent town planner, Life Fellow of the Planning Institute of Australia, and co-convenor of the Neighbourhood Forum Five which covers Wollongong's central suburbs.

All welcome. The presentation will be followed by a Q&A on the TOD.

Cherylyn spoke to two meetings CCAG achieved concerning T.O.D. issues.
Highlights and italics from the Co-convenor following the meeting.

2. A CHANCE TO MEET WITH MINISTER PAUL SCULLY TO DISCUSS T.O.D. CONCERNS.

Meeting with Planning Minister, Paul Scully MP on 19 July.

1. The 400m radius around identified stations are not strict and will be adjusted at the edges as required. Any intersected property *is included*.
2. RE Coke Works – T.O.D. doesn't override the initial rezoning to extend R3 zones. The TOD doesn't apply to heritage conservation zones. [*Contested: See below.*]
3. *No development can be refused on basis of height* if within the 6-storey limit.
4. Only 2% affordable housing required in any development under the current T.O.D. Scully *suggested* there was room for this to increase over time.
5. The second initial stage referring to the radius around Town Centres has **not been decided** and no decision has been made except allowing dual occupancy in R2 zones.
6. Flooding –Wollongong has around 80km of privately owned stormwater pipes and drains which has resulted in failure of many unmaintained systems. **Developments will have to have stormwater treatment systems on site to avoid exacerbating flooding.**
The new NSW Disaster Mitigation Plan will guide adaptation to flooding and stormwater management. *The NSW government is working with insurers to bring about changes in policy to end classification of properties by catchment and fine tune to local conditions.*
7. Transport – Train services get adjusted when there is the population to warrant it. A train timetable review is being done.
(*Community sees a 'chicken and egg' argument here not helping government credibility, irrespective of party in charge.* [Co-convenor])
Bus services are being reviewed now – last review was 10 years ago.
Transport planning is done by TfNSW, not Dept of Planning...
Scully stressed they are aware that there is increasing demand for travel E/W rather than N/S.

The meeting was 30 minutes long and quite a few of our issues weren't addressed. Scully agreed to accept these in writing and provide a response.

3. UPDATE ON WHAT'S HAPPENING AT THE CORRIMAL COKE WORKS SITE.

CCAG also met with Legacy on 1 Aug 2024 for a briefing on where the development is up to.

Update on the development:

- The timeline on the project will be 8-10 years if they can start building in 2025.
- Demolition to ground level is complete – Legacy is waiting for a Section 60 (Heritage) to go below ground level.
- Bulk Earthworks Stage 1 DA was approved after an agreement was reached between Legacy and WCC (Section 34 Conciliation before the Land and Environment Court). Contamination will be monitored by a contractor engaged by Legacy.
- Stage 1 Build DA is still being conciliated. Legacy does not agree with WCC’s concerns and considers their application was a good one which would be successful if it went to the Land and Environment Court.
- Transport SEPP (TOD) doesn’t apply to the Coke Works site at this time because of the threat the development could pose to the heritage features under the Heritage Listing. Therefore the 4-storey limit stays unless Legacy, which is currently negotiating with TfNSW to include the site in the TOD, is successful.
- Re a Transport & Traffic Masterplan – Legacy took one to TfNSW, as required when the site was rezoned, but were told it was not needed. TfNSW took a cash contribution in lieu to enable them (TfNSW) to do the upgrade to Railway St. They said they could do it better than Legacy could.
- Cross Street South will not be closed off as originally planned.
- Car parking on site – the minimum requirements are still required.
- Building Height – *Legacy is investigating going to 6-storeys for Stages 2-4*, even where town houses and terraces are currently planned, assuming they can get around the heritage constraint on implementing the TOD on the site.

Community consultation:

- Legacy is working closely with Corrimal High School, Corrimal East Public School and Corrimal Public School. They are meeting with the High School Thursday 8 August 2024 re the nursery program to grow indigenous plants at the school which will “hopefully” be planted along the nature walk on the site. Legacy will bring landscape architects and growers of indigenous plants to meet with the school.
- Legacy is involving themselves in a range of community initiatives with local sporting clubs and community organisations, as well as the schools.
- There has been no move to establish a Community Advisory Committee, as required by the 5-star Green Star Community Rating, because Legacy cannot proceed with this until they have the DA approved for Stage 1 of the development.

• **East Corrimal Open Space Committee** – General Business, Item 1.

• **Build our Bridge Committee**

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

Daunting meeting of 30 representatives of contractors, TfNSW, WCC and state and federal parliamentarians.

Ongoing concerns. Deletion of the active transport links orig. proposed.

Minister Park asked about necessary height of bridges. TfNSW stuck to concerns on cost overriding alternative suggestions.

Follow-up meeting required by concerned groups to consider possibilities.

Separate meeting of Mt Ousley residents who feel blind-sided by lack of consultation over the extensive loss of trees along Dumfries Ave as part of the Mt Ousley Rd. reconstruction works.

Scheduled Public Meeting cancelled as contractors unhappy about its organization through social media becoming a ‘pile-on’.

Ryan Park MP seeking to organize a meeting with residents and TfNSW.

With standard media now involved, Govt. representatives are becoming concerned for growing community anger significantly impacting project delivery on active transport and environmental issues.

General Business:

1. Follow up of concerns about lack of toilets in Happy Valley Park at Dobbie Ave. New resident felt comments from last meeting were unhelpful. A member from E.C.O.S.C. arrived to speak to these concerns:

Park is a Neighbourhood Park in Council's classification. It was donated to the area. Toilet facilities would swallow up a significant proportion of the park rendering it unusable for existing neighbourhood activities including regular use by a local Dharawal Community group.

*It was agreed that toilet facilities **would be helpful** for the growing community use of the wider Bellambi Lagoon - East Corrimal Beach and park area.*

- Meeting suggested that a proposal be created by a working party with the East Corrimal Committee, to be put to the newly elected council for such a facility. That there appears to be available space close to the carpark, possibly at the bottom of the Caravan Park site.

2. Murray Rd East Corrimal traffic management plans are being worked on now by WCC and TfNSW. Hoping they will be advertised shortly.

3. Excessive Speed issues on the cycleway at East Corrimal beach. Fear of serious injury consequences being imminent.

Cycleway was invented for bicycles and pedestrians, not professional road trials.

Anti-social behaviour must be reported to police for it to be recognised as a community problem.

Current ongoing NSW State Enquiry into e-bikes as their rapid adoption has moved beyond existing legal expectations for "bicycles".

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 ****