

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 of Wed 5th May 2020 by email

- 1 Presentation None possible
- 2 Apologies None necessary
- 3 Minutes of meeting of 1st April and matters arising; see p.10
- 4 Comments None possible
- 5 Responses 5.1 Bushfires and the Escarpment: see p.2
5.2 Pop-Up Beach Club Trial see p.2
- 6 Reports 6.1 Local Planning Strategic Statement: see p.2 & rec p.4
6.2 Housing Strategy: see p.4 & rec p.5
6.3 Safe walking and Cycling: see p.5 & rec p.6
- 7 Key Issues 7.1 City Centre: see p.6
7.2 High Rise Residential: see p.6
7.3 Medium Density development: see p.6
7.4 Keiraville-Gwynneville: see p.6
7.5 South Wollongong: see p.6
7.6 Environment: see p.6
- 8 Planning DAs: see rec pp. 7-8
- 9 General Business:
- 10 Snippets see p. 9

Next Meeting/Agenda: on Wed. 3rd June 2020.

Current active membership of Neighbourhood Forum 5 : 404 households

5 Responses **5.1 Bushfires and the Escarpment**

We requested changes to the DCP to prohibit new dwellings in bushfire prone areas adjacent to the escarpment.

" Table 4.4 from the draft Housing and Affordable Housing Options Paper, indicates that there are some 1221 R2, R3 and E4 zoned properties affected by the Category 1 and 2 Bush fire Risk. . Comments on the draft Housing and Affordable Housing Options Paper would be welcomed." Land Use Planning Manager

Comment

There are a number of provisions of the DCP that do purport to override the LEP on locational grounds. For example Ch C5 at 7.2 - child care facilities or Ch C16 - 6.1 Sex services. There are also similar clauses for gun shops near schools and cafes near cafes in industrial areas.

5.2 Pop-Up Beach Club Trial

" Council are currently progressing their investigation into a Pop-Up Beach Club Trial at North Beach or another suitable location within the Wollongong LGA. Many factors are being considered and applied across foreshore locations. These include but are not limited to:

- i Physical Environment (topography, wind, swell);
- ii Site context (size of beach, transport, existing offers, access);
- iii Permissibility (Plans of Management, Land Use Zones)
- iv Utilisation (sports groups, events, daily community needs, movement and activities);
- v Strategic Alignment (masterplans, town and village plans).

As such, your request for this work to “include a review of the extent to which the intended sites are used currently and assess the impact on access to the foreshore by the local community” will be covered within the above. If a Pop-Up Beach Club Trial is supported to progress, it is imperative that it is a positive contribution to the Wollongong foreshore and the community.

Property Services Manager (Acting)

6 Reports

6.1 draft Local Planning Strategic Statement

29th May

This a crucial statutory document for which Council have had two years to prepare with a deadline in June. It is unfortunate that staff shortages seem to be responsible for the lack of community engagement until this late stage. Nevertheless it is a good comprehensive summary of the current situation, trends, opportunities and the desired future. It can be viewed at: <https://our.wollongong.nsw.gov.au/draft-local-strategic-planning-statement>

The document sets out:

- i a 20-year vision for land use in the local area;
- ii the special characteristics which contribute to local identity;
- iii shared community values to be maintained and enhanced;
- iv how growth and change will be managed into the future.

It relies heavily on supporting strategies which are already in place and is structured around six themes:

- i Jobs and Economic growth;
- ii Housing for all;
- iii Inclusive and connected communities;
- iv Climate action and Resilience;
- v Protect the Natural Environment;
- vi Enabling Infrastructure and Transport.

All have unexceptional statements as to what Council is seeking to achieve. Most of these commit to the development of literally dozens of strategies and plans many of which have been on the books for some time with no resources to implement them. The scary thing is number of short term (1-3 years) programs proposed when there does not seem to be the resources to carry them out.

The draft LSPS also includes a chapter describing the key attributes of each Ward. "Ward 2 is the focus for much of the City's economic potential being home to the University of Wollongong, Wollongong tertiary institutions, Wollongong Hospital and Wollongong City Centre. This area will continue to experience significant growth and change over the coming decades through a transformed city centre and incremental development in areas close to shops, transport and activity nodes. Other communities that are well serviced by suburban facilities including Figtree and Unanderra."

Some key elements which are affecting our community adversely include:

- 1 housing issues: raised in the draft Housing Options Paper which are addressed in the next agenda item;
- 2 Inclusive and connected communities: fails to recognise the need create and nurture local communities, there is a public toilet strategy but no mention of Neighbourhood Forums or other mechanisms to bring communities together, nor even of community engagement at all;
- 3 Climate action and resilience: does not recognise that dispersing new houses into relative remote areas increases travel effort and hence contributes to global warming;
- 4 protect the natural environment: whilst mentioning the 1968 and 2001 unstoppable bushfires it relies entirely on the FRS Guidelines which do not claim to protect lives or property in these circumstances;

- 5 Enabling Infrastructure and Transport: puts off a review of the Waste and Resource Recovery Strategy for 4-6- years.
- 6 Key Localities: it is pleasing to note recognition of our Keiraville Gwynneville Community Planning Project, and note that the review of planning controls in South Wollongong have been deferred pending the updated City Flood Study;
- 7 Action Summary: there are 21 short-term (1-3 years) projects/reviews proposed excluding a number "on-going" such as "the Illawarra Escarpment will be protected from inappropriate development"

Recommendation

that comments on this report be sent to the secretary before Saturday 23rd May so that the executive can frame a final report for submission to Council.

6.2 draft Housing Options Paper

10th July

The outcomes from this very competent paper are crucial to the character and efficiency of our area. It reviewed those issues which could impact on housing provision and proposed a draft Vision for Housing which is fine.

It then developed options: from no change; to easy change; to significant studies. Recommendations and priorities are:

- 1 Housing Diversity:
 - i the medium density zones are clearly not delivering; options include prohibiting dwelling houses (supported), increasing height and floor space ratio (not supported); review lot widths (supported if combined with reduced floor space ratio);
 - ii expand the zones (not supported);
 - iii increase floor space ratio for more smaller dwellings (not supported);
 - iv seek exemption from the Low rise medium density housing code (Strongly supported);
 - v one bedroom units above the garage of the main dwelling if it has rear lane access (supported);.
- 2 Housing the Aged and People with a Disability:
 - advocacy proposed (supported);
- 3 Housing Affordability:
 - i review development controls to increase supply of Liveable Housing (ie dwellings with the capacity to be adapted to cater to the needs of different occupants over time), (supported);
 - ii increase density allowance for Affordable Housing proposals (not supported);

- iii work with NSW Land and Housing Corporation to redevelop their holdings (supported);
 - iv advocate changes to fiscal and taxation policies to improve housing affordability (strongly support);
- 4 Clarifying Zoning Intent - R1 General Residential; convert to a R4 high density residential zone (supported provided that there is no increase in height or density provisions, that it is compatible to adjacent development and that it has local open space existing or proposed nearby);
 - 5 Clarifying Zoning Intent - Hospital Precinct; review boundaries vis-a-vis residential zone (supported);
 - 6 Clarifying Zoning Intent - Low Density Residential; major review (supported if it reduces medium density floor space ratios and reflects the character of the street and area);
 - 7 Clarifying Zoning Intent - Business Zoned Land: proposals are not clear but a review is supported to limit residential developments in or very near the city centre;
 - 8 Neighbourhood Forums' Alliance Proposals: these are set out in detail as "worthy of consideration" (they are supported but not the suggestion the transition areas are rezoned medium density).

The feedback on the Options Paper will inform the preparation of a new draft Housing Strategy for Wollongong and is available at:

<https://our.wollongong.nsw.gov.au/draft-housing-and-affordable-housing-options-paper>

The Paper is on exhibition until 10th July and the Manager of Land Use Planning has offered to discuss the options with us. Zoom-type discussion groups are proposed for those of those topics on which members have comments and would like to discuss further.

Recommendation

that comments on this report, and suggested topics for discussion groups, be sent to the secretary by Wednesday 13th May so that any contentious issues can be identified for review at the meeting of June 3rd to allow discussion with Council prior to a final report for adoption at the July 1st meeting.

6.3 Safe walking and Cycling

A broad group of public health advocates and industry groups have called for government to focus on safe walking and cycling into the future. This is extremely important particularly in the context of the 'public benefit' criteria in the accelerated assessment criteria, and for benefits out of stimulus spending through to the recovery period.

It is commendable that over the past couple of years Council has increased substantially funding for new footpaths, shared pathways and cycle ways. However, it is not clear what has happened about other proposals in the 2014 -18 Bike Action Plan. Currently the situation is that the Bike Plan 2019-2023 should have been adopted early in 2018 (two years ago) for projects to get into the budget and guide the significant increase in funding

Recommendations

- 1 that the safe walking and cycling advocacy be supported;
- 2 Council be requested to complete and exhibit the Bike Plan 2019-2023 as a matter of urgency and that it include a listing of the achievements of the 2014-18 Plan and a significant number of "shovel ready" projects to take advantage of the imminent financial stimulus funding for local government.

7 Key Issues 7.1 City Centre

Covered in the City Centre Review - awaiting outcome.

7.2 High Rise Residential

Proposed conversion to R4 High Density supported

7.3 Medium Density development

Review now proposed and our Locality Plan policies are to be taken into account.

7.4 Keiraville-Gwynneville.

Awaiting outcome.

7.5 South Wollongong:

It probably time to review our policies in relation to the Kelly Locality Plan and the area south of Ellen/Glebe Streets. Those interested in becoming involved please let the secretary know.

7.6 Environment

All quiet on the green front.

8 Planning 8.1 DA/2020/241 40 units in 7 stories 93-99 Kembla St W'gong 7th April

This is a proposal for 40 units in 7 stories on 4 sites in Kembla St south of the City Centre. The area is in the R1 the high density residential zone. It complies with all substantial requirements but not for ground level boundaries to the street, building depth, minor variations to crossover widths, driveway setbacks, and overshadowing of the house to the south. Floor plans have not been provided so it is not possible to judge whether or not these variations are justified.



Recommendation

That the submission of objection be endorsed;

8.2 DA 2020/283 Third house at 29 Foley St Gwynneville 30th April

This is a proposal for a two-storey house at the rear of an existing dual occupancy on a site zoned R1 Residential High Density which backs onto Beaton Park. It seems to comply with all Council requirements save that it proposes two car parking spaces in the front setback. However, the setback is 10m and 3m of existing landscaping would hide them. It complies with our Locality Plan for Fairy Creek.



Recommendations

That the submission of support be endorsed.

8.3 DA 2020/307 5 townhouses 5-7 Truscott Place Figtree 6th May

This is a proposal for 5 two-storey townhouse on a large lot in an area under development. Part of the site is flood and bushfire prone. It seems to comply with all Council requirements save width of site. Whilst the site width at the road is 20% below standard the vast majority of the site is wider. Being well outside our transition areas, it does not comply with our Locality Plan for Figtree.



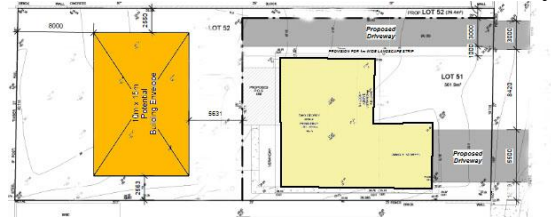
Recommendation

That a submission of objection be lodged.

8.4 DA 2020/315 2 lot subdivision 5 Fairy St Gwynneville

8th May

This is a proposal for a new dwelling site behind an existing dwelling. It seems to comply with all Council requirements. It complies with our Locality Plan for Keiraville



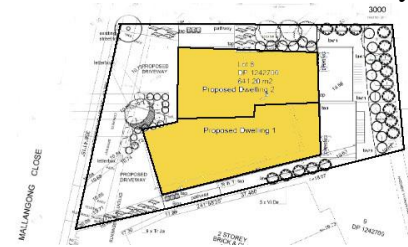
Recommendation

That a submission of support be lodged.

8.5 DA 2020/316 Dual Occ 14 Mallangong Close, Figtree

8th May

This is a proposal for two storey dual occupancy attached dwellings. It seems to comply with all Council requirements save that the garage doors are marginally over the 50% if site width limit. This is acceptable given the juxtaposition of the doors. However, being nearly a kilometre from the nearest centre it does not comply with our Locality Plan for Figtree.



Recommendation

That a submission of objection be lodged.

8.6 DA 2020/329 Dual Occ 40 Jutland Ave Wollongong

12th May

This is a proposal for a dual occupancy. It seems to comply with all Council requirements. It is across the road from a Medium Density zone and is adjacent to unit development. It complies with our Locality Plan for Mangerton.



Recommendation

That a submission of support be lodged.

9 General Business

10 Snippets Tiny houses

In the Wisconsin city of Madison, a new community of nine tiny houses has just been completed. No, this is not a demonstration of how house building costs can be cut, but an inspiring answer to homelessness from Occupy Madison, which describes its mission as ‘To creatively work towards a more humane and sustainable world.’ Built by volunteers and paid for through donations, the new community includes a resource centre and a gardening space.

Another group of activists – this time in the very different environment of the Nigerian city of Kaduna – has also been tackling the housing crisis. Their answer has been to build a house using sand-filled plastic bottles in what they describe as ‘an environmentally smart strategy of chipping away at a housing shortage in Africa’s most populous nation and cleaning the badly polluted environment’. To demonstrate the strength of the bottle house, the builders have invited people to throw stones at it, not a tactic likely to appeal to British housebuilders.

Paul Burall

Tiny houses (Occupy Madison)



<p>Neighbourhood Forum 5</p> <p>Wollongong's Heartland</p>		<p>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</p>
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Minutes of meeting to have been held Wed 1st April 2020 in the Town Hall

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| 1 | Presentation | was deferred. The executive will action, as necessary, the recommendations accepted in these minutes. |
| 2 | Apologies | None received. |
| 3 | Minutes | of meeting of 4th March adopted without comment. |
| 4 | Comments | were received on a number of issues but not the recommendations. |
| 5 | Responses | Noted |
| 6 | Reports | Noted |
| 7 | Key Issues | <p>7.1 City Centre:</p> <p>It has been accepted that Council be advised of :</p> <ul style="list-style-type: none"> i our extreme disappointment at the lack of consultation in developing plans for the City Centre particularly in the light of the proposals NF5 provided nearly ten years ago; ii regret at its refusal to form a broad based Reference Committee to advise and promote the re-invigoration of the City Centre, based on this review and its outcomes, and so not only tapping into unrivalled local knowledge, experience and expertise but also improving Council's credibility for openness and transparency; <p>and that Council be requested to investigate:</p> <ul style="list-style-type: none"> iii opportunities for direct lobbying of targeted enterprises which have the potential to move to Wollongong; iv how much funding has been collected from development contributions and other sources has actually been spent in the area given that it was estimated at pages 2 and 3 of NF 5 City Centre Proposal of 2011 to be m\$4 to m\$5 per year, and the City Centre can no longer subsidise the rest of the city? |

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- v when Council is proposing to rationalise rates in line with the 2009 zoning.

7.2 High Rise Residential: noted

7.3 Medium Density Development: noted

7.4 Keiraville-Gwynneville:

It has been accepted that Council be advised that in relation to the Keiraville/Gwynneville Access and Movement Study the Forum considers that,:

- 1 the Study contains a lot of good things despite some serious errors and an absence of "shovel ready" proposals, indeed many projects are of indeterminate design;
- 2 it is also unfortunate, and inexplicable given multiple reminders, that the area used in this study does not conform to the Keiraville- Gwynneville Community Plan as adopted by Council;
- 3 the modelling of the traffic data seems to be significantly in error for the reasons already submitted.
- 4 the "wish list" of projects recommended in the Study would cost far in excess of likely funds available. Specifically a large number of projects are proposed for 2020-2021 - the next two years;
- 5 there is a urgent need to identify priorities for inclusion in Council's works program;
- 6 after comparing the Forums's priorities with those in the Study , and noting complications from the need to harmonise priorities in streets with multiple priorities, the priorities to be incorporated into the 2020-2021 and subsequent budgets are:
 - i Pedestrian Linkage
 - 1 William Street - dedicated shareway
 - 2 Greenacre Road - dedicated shareway
 - 3 Robsons Road (west side) pavement
 - ii Pedestrian Conflict
 - 1 Robsons/Gipps Road intersection
 - 2 Berkeley Road School crossing
 - 3 Gwynneville Centre
 - iii Cycling
 - 1 Crawford Ave - dedicated lane on-road
 - 2 William Street - dedicated shareway
 - 3 Greenacre Road - dedicated shareway
 - iv Public Transport
 - 1 use Foleys Road/Porter St not Crawford Ave
 - 2 use Robsons Road/Gipps Road not William St
 - v Vehicular Movement
 - 1 William St - calm
 - 2 Greenacre Road - calm
 - 3 Frances St - calm

- vi Carpark space marking
 - 1 Greenacre Road - if no shareway or st. cycleway
 - 2 John St
 - 3 Crawford Av on side with no cycleway.

7 once the Coronavirus scare is over, an interactive workshop be held for Council, University and Forum representatives to refine priorities.

7.5 South Wollongong: noted

7.6 Environment: noted

8 Planning **8.1 DA/2020/178 4 townhouses, 328 Gipps Road Keiraville**
 It was accepted that:

- 1 that the submission of objection be endorsed;
- 2 Council again be requested urgently to revise the Development Control Plan to limit the impact of medium density development in similar circumstances.

8.2 DA 2020/1244 Dual Occ, 33 Cochrane St West W'gong
 It was accepted that the submission of support be endorsed.

9 General Business: **9.1 Parking Meters**
 It was accepted that Council be requested to advise whether anything can be done to update the city parking meters. The tiny 'monitors' that indicate how much money has been put into the meter or the time duration you're paying for is unreadable and it's only after a ticket is printed that the user knows how long they've paid for by reading the printed ticket.

10 Snippets Noted

Next Meeting/Agenda: on Wed. 6th May 2020.