

<p>Neighbourhood Forum 5</p> <p>Wollongong's Heartland</p> <p><i>Collaborating with Council on community aspirations, visions, needs and concerns</i></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 NF5 meeting 1st February 2023 by email

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| 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. |

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,

- WCC, Transport for NSW and NF5, to prioritise actions and review implementation of the K/G Access & Movement Study;
- ii) 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
 - iii) 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
