

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. 4th Sept 2019 in the Town Hall Ocean Room

- 1 Presentations Leon Fuller on a Vision for the Landscape of Wollongong
- 2 Apologies
- 3 Minutes of meeting of 7th August 2019 and matters arising.
- 4 Comments from residents, Councillors and/or Council staff.
- 5 Responses SkyDive the Beach: see p.4
Commercial Use of Public Parks: see p.4
- 6 Reports Parking at Beaton Park: see **rec p.5**
draft Development Contributions Plan: see **rec p.5**
Boarding Houses Act 2012: see p. 5 & **rec p. 6**
Short-term Lettings: see **rec p. 6**
Safety on the Blue Mile: see **rec p. 6**
Crown Street Markets: see **rec p. 6**
On-call Clean-ups: see pp.6 &7
Council's Website: see p.7
Beach Club at North Wollongong: see p. 7 & **rec p. 8**
- 7 Activities Keiraville/Gwynneville Access Study: see p.8
Neighbourhood Forums Alliance: see p.8
South Wollongong: see p.8
- 8 Planning DAs: see **recs pp. 9 & 10**
- 9 General Business:
- 10 Snippets see p. 11

Next Meeting: 7.00 pm on Wed. 2nd October 2019, Town Hall Ocean Room.

Current active membership of Neighbourhood Forum 5 : 396 households

<p style="text-align: center;">Neighbourhood Forum 5</p> <p style="text-align: center;">Wollongong's Heartland</p>		<p style="text-align: center;">Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</p>
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Minutes of meeting at 7.00 pm Wed. 7th August in the Town Hall Ocean Room

Present: 26 members and Cll John Dorahy

- 1 Presentations Joe Woodward was thanked for his informative presentation on the History of Pollution in the Illawarra.
- 2 Apologies from Cll Tania Brown and 5 members were accepted.
- 3 Minutes of meeting of 3rd July 2019 were adopted with no matters arising.
- 4 Comments Cll Dorahy addressed issues relating to the s. 94 Contributions Plan, South Wollongong Floods and agreed to follow up on Keirville School road safety.
Joe Farrugia spoke on the townhouse DA at 328 Gipps Road.
Karen Rispoli spoke on the townhouse DA at 58/60 Murphys Ave.
Bronson Powell spoke on the Crown Street Markets.
- 5 Responses **Trees under powerlines:** noted.

Skydive and Stuart Park:

It was agreed to request Council to make public the circumstances surrounding the draft licence for Skydive operations and the outcome of the independent valuations in relation to the rent.

Crown St Markets:

It was agreed that Council:

- 1 again be advised at our concern at the gradual demise of the Crown Street Markets and be requested to resolve issues before it is too late.
- 2 be requested to commission an independent confidential survey of stallholders, and a sample of patrons, to establish satisfaction, concerns and attitudes.

Wollongong Harbour Master Plan Implementation: noted.

- 6 Reports **Coal Trucks and Mount Ousley Road**
It was agreed that Ryan Park MP and Sharon Bird MP be requested to raise these issues with the responsible Ministers and that Wollongong Council be requested to do likewise.
- draft Heritage Strategy:** noted
- Wollongong Art Gallery Plan;** noted
- Commercial Use of Public Parks**
It was agreed Council be requested to review its policy of allowing significant areas of well used public parks to be alienated for commercial purposes when commercial premises are available nearby in the city as well as less used parks further afield.
- Allans Creek Flood Study**
It was agreed that the Allans Creek Flood Study be noted and that Council be advised that the Forum requests that in the Flood Risk Management Study priority is given to the implementation of flood mitigating infrastructure affecting the Figtree Grove Shopping Centre and the nearby residential areas that are otherwise suitable for redevelopment at a higher densities
- 7 Activities **Keiraville/Gwynneville Access Study:** noted
- Neighbourhood Forums Alliance:**
It was agreed that the policy and submission on low rise medium density development and representations on the Code be adopted.
- 8 Planning **Appeal procedures residential flats 2, Blacket St W'gong:** noted
DA 2019/506 Boarding House at 12 Dallas St Keiraville: noted
DA/2019/624 4 Townhouses, 29-31 Bligh Street Wollongong
It was agreed that the conditional submission of support be endorsed.
DA/2019/690 Church Hall 16-18 Eastern St Gwynneville
It was agreed that the submission of support be endorsed.
DA/2019/687 3 townhouses, 328 Gipps Road Keiraville
It was agreed that a strong submission of objection be lodged and Ward Councillors be requested to have this submitted to the WLPP.
DA/2019/284 10 townhouses, 58/60 Murphys Avenue Keiraville
It was agreed that a strong submission of objection be lodged and Ward Councillors be requested to have this submitted to the WLPP.
DA/2019/748 15 storey Mixed Development, 27 Kenny St W'gong
It was agreed that a strong submission of objection be lodged.
- 10 Snippets noted

Next Meeting: 7.00 pm on Wed. 4th September 2019, Town Hall Ocean Room.

Current active membership of Neighbourhood Forum 5 : 400 households

5 Responses **SkyDive the Beach**

The resolution by Neighbourhood Forum 5 regarding the skydive operations licence negotiations and rent is noted. In response to this, it is noted that this matter is currently the subject of ongoing commercial in confidence negotiations and as such it would not be appropriate for Council to disclose the requested information at this time.

Property Services Manager (Acting)

Commercial Use of Public Parks

" We duly note the resolution by the Forum. As a Council we are mandated to manage the use of public parks (public land) in accordance with the Local Government Act, 1993, Crown Lands Management Act, 2016 and its adopted Plans of Management. Public land owned and managed by Council can be used for commercial operations, provided the requirements of the Local Government Act and Crown Land Management Act and Council's adopted Policies are met. This means that we, on a case by case basis, consider what is desirable and appropriate development on public land, whether it may enhance the amenity of the land for example kiosks and recreational facilities/use.

Council has adopted a number of Policies that ensure the sustainable use of public land while providing equitable access for general community use and, to provide for the effective management of commercial activities occurring on public land to ensure that they are delivered in a manner which protects public infrastructure, minimise disturbance to surrounding residents and address public risk concerns. Statutory notification of the granting of Leases, Licences or other estates is undertaken pursuant to the relevant requirements of the Local Government Act, whereby the community can make a submission regarding a proposal.

Council reviews and engages with the community as part of its implementation of the Annual Plan and Delivery Program and Operational Plan as we ask the community what it thinks about what we're proposing for the next 12 months. Through this community engagement, the community has a chance to have a say about what we're doing to improve Wollongong now, and into the future as we work towards our goals set by the community in our long term plan Wollongong 2028. The exhibition period usually takes place in April and May each year and all submissions are reported back to Council before the end of the financial year along with updated plans. Engagement presentations are held at the various Neighbourhood Forums including Neighbourhood Forum 5. Submissions can be made via Council's Have your say page, by attending one of the Forum presentations, email or in writing. Council acknowledges that a careful balance is to be maintained and that the public interests in its management of public land are upheld.

Manager, Property & Recreation (Acting)

6 Reports

Parking at Beaton Park

Parking is often in high demand at Beaton park due to athletic carnivals. Cars are parked most inappropriately and inconsiderately. May I suggest that council add parking lines in the additional parking across the footbridge. This would enable better distribution of cars. Also, many cars are parking on the grass. This must be upsetting for the workmen who keep the park looking so beautiful. Maybe paved parking can be extended.

Jenny Bayly

Recommendation

Council be requested to review the distribution, marking and provision of parking at Beaton Park.

City-Wide Development Contributions Plan 2019

27th Sept

As noted in previous years this Plan is a statutory requirement whereby Council has little control over the levies and the way in which the money is to be spent is an artificial adjustment to the normal overall expenditure plans. There have been some "housekeeping" adjustments from the 2018 Plan.

The additional levy in the City Centre is applied to the Commercial Core as currently zoned which is quite appropriate. However, there remains one anomaly, which we have raised on a number of occasions, since, for no understandable reason, Council persists in using the old Business 3C zone for rating purposes. Affected landowners either are not aware or don't care.

Recommendation

That the draft City-Wide Development Contributions Plan 2019 be noted.

Boarding Houses Act 2012

8th October

Public consultation is called for as part of a review of this Act. Boarding houses play an important role in the provision of low-cost, affordable housing, particularly for people who may otherwise struggle to afford private accommodation. The object of the Act is to establish an appropriate regulatory framework for the delivery of quality services to residents of registrable boarding houses, and to promote and protect the wellbeing of such residents.

A registrable boarding house is defined in Section 5 of the Act as one accommodating five (5) or more residents for fee or reward. However, boarding houses with fewer residents are not registered or covered by the Act. It is unfortunate that Council consistently refuses to accept this and either change their Exempt Development provisions or require Development Applications.

The Act, as might be expected, is solely concerned with the management of boarding houses. It does not mention the impact that a boarding house may have on neighbours, for example, behavioural issues or carparking and so there does not seem to be anything on which we need to comment.

Recommendation

that changes to the Boarding Houses Act be noted.

Short Term Lettings

11th September

Submissions are being called for a stack of 6 documents relating to this issue. We adopted a policy in 2017, which is closely mirrored by Council. In the absence of any issues being raised by Members, there seems little need to respond.

Recommendation

that changes to the Short Term Letting legislation be noted.

Safety of Pedestrians and Cyclists along the Blue Mile

There have been on-going concerns about the safety of pedestrians and cyclists along the section of the Blue Mile between Stuart and Parks which have never been satisfactorily resolved. It is appreciated that this is a difficult problem but concerns persist partly, because priority always seems to be given to the convenience of vehicles rather than to the safety issues.

Recommendation

that further representations be made.

Crown St Markets:

We have not had response to the suggestions we resolved at the last meeting (see minutes above) and meanwhile the number of stalls has dropped even further.

Recommendation

That Council be requested to advise on the process and time of calling for tenders to manage the markets which is due next year.\

On Call Cleanup Service for Multi Unit Dwelling Blocks

At NF5 meeting 6 Feb 2019 a resident raised concerns that Council's collection contractor advised they have been instructed to limit Multi Unit Dwelling (MUD) blocks with more than 8 units to only 2 On call Cleanup collection per year.

But each unit pays the same domestic waste charge as a single dwelling which can have 2 collections per year. The resident lives in a block of 15 units, where 60% are tenanted by “potentially mobile” young people/students, who could vacate at various times and there could be increased illegal dumping and costs.

This was reported to NF5 meeting 6 March and subsequently helpful discussions were held with Council’s waste management staff. They clarified that each unit can have 2 collections, but these need to be co-ordinated by Strata Managers/Owners representatives, so that ideally they occur simultaneously for all units to minimise costs to ratepayers. Council’s website includes a MUD booking form which now includes the following wording: *Strata Managers can contact REMONDIS Harbour Cities to discuss individual collection requirements.* This should help to clarify and resolve concerns by residents.

John Riggall

Council Website

Council’s website has recently changed, and problems are being experienced re functionality and navigation when trying to access information. A meeting has been arranged with relevant staff on 2 Sep to clarify issues, and a verbal report will be provided at the NF5 meeting

Beach Club at North Wollongong:

A Councillor’s Notice of Motion will be considered at the Council meeting on 2 September. It proposes that Council “*Investigate the opportunities offered to our ongoing tourism growth by holding a trial of a “Beach Club” at North Wollongong Beach over the summer of 2019/2020 season*” ie during the peak times of Dec, Jan & Feb.

It lists considerations for reporting to Councillors in a briefing note, one of which is “*the scope of the term “Beach Club” will cover, but not be limited to, the service of alcohol, food, seating, tables, sun chairs and live music.*”

Obviously North Wollongong Beach is the most popular beach in the region, used by residents and visitors, often by family groups. In Dec 2018 a one-day music festival organised by a beer company attracted many patrons, and Council had agreed to close the beach for about a week and the public parking area for about 2 weeks, which raised some community concerns.

At NF5 meeting on 7 August it was agreed that “*Council be requested to review its policy of allowing significant areas of well used public parks to be alienated for commercial purposes when commercial premises are available nearby in the city as well as less used parks further afield.*” This would also be relevant for North Beach which is Crown Land.

No doubt the report to Councillors will cover many aspects including the effects on the many nearby businesses where alcohol is permitted. It is not proposed that NF5 try to adopt a position until after the report has been made public and an effective community engagement process has been carried out

Recommendation

that if Councillors decide to take this idea further, Council be requested to ensure that the proposal be put on public exhibition and the results considered before making a decision.

7 Activities Keiraville/Gwynneville Access Study

Representations have been made to the new Director of Infrastructure seeking a presentation and discussion on the draft Movement and Access Strategy before it is completed.

Neighbourhood Forums Alliance

The Alliance had a very positive meeting with the General Manager at which he stressed his support for the Forums. Issues raised included Place Management, the Medium Density Code, Traffic bottle necks, Trees within the Greening Strategy and the new unfriendly web site.

South Wollongong

At Council's 12 August meeting, following a presentation at the Public Access Forum, it was resolved to defer adoption of the Study for an updated report to the next Council meeting. The Manager's updated report refutes the issues which had previously been raised but not mentioned in the report, and recommends adoption of the Study.

It is understood that subsequently there has been correspondence with Council's floodplain staff again requesting modelling of changes in the basin east of Corrimal Street through the golf club land to Tom Thumb Lagoon to determine flooding impacts, particularly in the Swan Street area. An on-site meeting is planned for Monday 2nd September before Council's decisions on the Flood Study at their meeting that evening.

A verbal report will be given on this and the outcome.

8 Planning DA 2019/687 3 Townhouses at 328 Gipps Road Keiraville

This DA, to which we objected, has been withdrawn.

DA/2019/804 Dual Occupancy 1 Gadsden Way Figtree

21st August

This is a proposal for 2 two storey houses facing separate streets with virtually no overlooking of the vacant lot behind them.. They seem to comply with all Council requirements. It does not comply with our Locality Plan for Figtree as it is a kilometre from Figtree Grove, but this is an odd placed lot with three street frontages and will certainly fit the streetscape of predominantly single lot houses in the area.



Recommendation

That the submission of support be endorsed.

DA/2019/779 7 storey commercial bldg 80/82 Market St W'gong

27th August

This is a proposal for a 7 storey office building, with a small café, over 65 basement car parking spaces,. It complies with all Council requirements save side setback above the street frontage and maximum building depth. Neither of these seem unreasonable in the context of the site. A building in the commercial core not dominated by residential needs to be supported.



Recommendation

That the submission of support be endorsed.

DA/2019/774 5 flats in a 6 storey building 16 Smith St W'gong

28th August

This is a proposal for a 6 storey ill-proportioned building over basement parking with 5 three bedroom units - the top one includes a roof-top element. It complies with height and floorspace ratio but is well below minimum site width. Not surprisingly it does not comply with side or rear setbacks nor visual privacy (overlooking). It also does not comply with housing mix and needs a mechanical car stacker to achieve the minimal car parking requirements.



Recommendation

That the submission of objection be endorsed.

DA/2019/820 13 dwellings over car park 12-14 Figtree Cr Figtree

4th Sept

This is a proposal for 13 two storey townhouses with car parking in a basement. It seems to comply with all Council requirements, indeed side setbacks are well in excess of standards. It is across the road from the Transition Area of our Figtree Locality Plan but is only 300m from shops and there are a number of similar developments nearby.



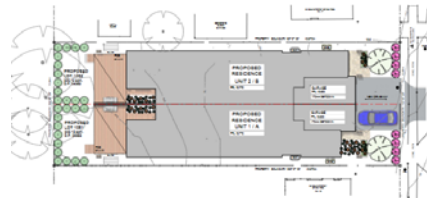
Recommendation

That a submission of support be lodged.

DA/2019/882 Dual Occupancy, 45 Thames St West Wollongong

9th Sept

This is a proposal for a single storey Dual Occupancy. It complies with all Council requirements save having 6% too much site coverage which is justified by having only a single storey building. It does not comply with our Locality Plan for Figtree but is less than 500m from a centre, backs onto a school and there are several similar developments nearby.



Recommendation

That a submission of support be lodged.

9 General Business

10 Snippets **Digital Houses**

Perhaps the most significant current digital development in the construction industry is the use of 3D printers to build houses. These 3D printing systems generally use a robotic arm with a nozzle that squirts out a specially formulated cement, adding layer upon layer to create a wall and gradually increasing its strength, all according to digitised architects' drawings. Apart from speed and cost reduction, printing eliminates almost all waste.

Robots are also being used to improve the efficiency of more traditional construction methods. In one example a prototype brick-laying robot recently completed the brickwork for a three-bedroom house in just three days. In another an arobotic arm that can lay up to 3,000 bricks a day in complex and ornate patterns, although it still needs a human to load the bricks and another to help clean up the cement.

Little House Art

