

Neighbourly Committee No 4
Incorporating Neighbourhood Forum No 4
Executive Committee
Co-Convenors: Bradley Chapman and Paul Evans
Secretary: Bradley Chapman
Treasurer: Paul Evans
Contact: Bradley Chapman – bradleyc@ozemail.com.au



**NC4 Tuesday, May 3, 2022 Hybrid Meeting:
In Person Meeting @ Towradgi Community Hall
Plus a ZOOM connection if needing to attend virtually.**

Topic: NC4/NF4 Monthly Zoom Meeting

To join Zoom Meeting – copy and paste the following into your browser's address line:

**https://
uca-nswact.zoom.us/j/98235064800?pwd=N1haeld6R0VoTVRQRkpkMkxsczNadz09**

Meeting ID: 982 3506 4800

Passcode: 456428

AGENDA

Open Meeting- 07.00pm

Apologies – Luke Palmer, Brendan White

Minutes of Previous Meeting- Distributed via email

Business Arising from Minutes-

- Previous Minutes accepted.

Visiting Speakers WCC Staff Presentation:

Community Strategic Plan 2032, Delivery Program 2022-2026 and Operational Plan 2022-2023

3.5 B in assets under management. Always updated with community feedback.

Officers gave the members a look through the strategic plan and budget.

Requesting the community to go online or visit the libraries to view in more detail and to *please* provide feedback on items of local interest or concern.

Question raised the Impact of the Rain Event on budget planning.

Presenters acknowledged an *Across-the-Board* impact. Changes *will occur* when the plan is finalised from draft. State funds will, where possible, be accessed.

Flood impacts are a particular example. Operations and Maintenance Plans will be as well.

Please report potholes locations to Council for assessment and updating of maintenance plans.

700+ projects earmarked over four years.

West Dapto remains a core category in its own right.

Bellambi boat ramp upgrade amenities were highlighted among NF4 listings as were some flood mitigation projects near Holy Spirit College.

Presenters noted provision of a Plain English Version of the plan available on the website.

Public Exhibition is live from 4 May to 31 May for Feedback. This allows the final report to be completed for submission to full Council at the June meeting.

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our.wollongong.nsw.gov.au is the Engagement team page from the website for submissions.

- **Correspondence In** –
- **Correspondence Out** –

Reports:-

Recent WLPP Matters: 27 April meeting includes

DA-2021/1282– 8 Bellebrae Avenue, Mount Ousley -

- 17 May Meeting - Document available at meeting.

Community Campaigns:

- **Corrimal Community Action Group**

Coke Works Development has been approved by Planning and Environment.

CCAG Report Attached.

Increasing pressure on local government to expedite development cutting out community involvement by limiting access to Review Panels.

- **East Corrimal Open Space Committee**

No New report.

- **William Street Balgownie Precinct**

William Street development very near to completion.

General Business:

- Members have been asked to view the Strategic Plans and note items listed, or considered missing, and communicate them to Brad Chapman to compile an NF4 Submission.

Additionally, members are asked to make individual submissions on items of specific concern.

- General discussion of the challenges facing interested residents as State authorities take over development consent procedures and generally discount local knowledge.

Close Meeting: 9:00pm

Attachments Below.

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C CAG Report to NF4 - 3 May 2022

Supplied by CCAG Committee.

- 1. Rezoning of the Corrimal Coke Works site** - the LEP Amendment for the Corrimal Coke Works Site was published on Friday 29 April 2022 by the Department of Planning and the site has now been rezoned. The post exhibition report to Council on the site-specific Development Control Plan (DCP) Chapter, and a report on the proposed Voluntary Planning Agreement (VPA) are being finalised.

This appears to confirm our fear that the community voice is not being heard in this process, as evidenced by:

- **Size** – The DPE has approved the rezoning for 550 residences on the site.
Comment – the community has pointed out that 550 residences is significantly oversized for the surrounding transport infrastructure to handle. The developer has justified the size with a claim that many residents will travel by train, cycle and walk, hence not require a car. This is completely unrealistic given the very poor train service and generally inadequate public transport to access all parts of Wollongong, along with a car-based culture that continues to dominate the region.
- **Traffic** – the Executive Director of Local and Regional Planning at DPE, Malcolm McDonald, said “The intersection of Memorial Drive and Railway Street would be upgraded to ease congestion and improve safety for motorists and pedestrians.”
Comment - The community has repeatedly pointed out that the developer’s traffic studies for the area are flawed and in Nov 2021 it was revealed that Transport for NSW eventually agreed that the impact of the proposed 550 dwellings will have a huge impact on surrounding streets, and that improvements to the intersection at Memorial Drive would not solve the traffic problems the development will create, but just move them to surrounding streets.
- **Heritage** – Malcolm McDonald stated, “The site’s character will be retained by preserving two iconic chimney stacks, coke ovens and the old powerhouse building.”
Comment - This ignores the many requests of the community to include a broader definition of heritage to include not just industrial but also Aboriginal and ecological. The concerns of the Aboriginal community to protect their sites has been ignored, while the same applies to protection of the Endangered Ecological Community in the NW of the site and the creek line.
- **Open green space** - Malcolm McDonald also stated that, “Half of the land is reserved for green space...” That is 9ha.
Comment - This is very misleading as it includes the 11m wide swathe of new inaccessible creek line, and the area to be protected for GHFF camp site.

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Despite our voices being largely ignored to date, it is very important that the community remains involved and comments on the DAs when they go on public exhibition. According to Kate Strahorn (ICC) the first is likely around October this year.

2. **State Heritage listing of the Coke Works site** has not been finalised and remains a draft/proposed listing awaiting Ministerial approval and gazettal. The draft State Heritage Curtilage recommended by the NSW Heritage Council to the Minister for Heritage can vary to Council's LEP curtilage as they are separate listings and require different considerations under different Acts. The recommendation made to the Minister by the State Heritage Register Committee included a curtilage limited to the NE of the site, basically covering the current industrial footprint. It completely ignored any protection for the Aboriginal or ecological heritage of the site and provided the developer with an extraordinary degree of freedom to go ahead with large scale infrastructure demolition, vegetation destruction and creek relocation.
3. **C CAG AGM** – was held on 27 April 2022. The office bearers for the next 12 months are:
President – Anne Marett
Vice-president – Brendan White
Secretary – Cherylyn Fenton
Treasurer – Lyndall Caillat-Shearman

Priorities for 2022-23 will include:

- Downzoning the area north of Railway Street and bounded by Mountbatten Park, the railway, Memorial Drive and Railway Street.
- Responding to the WCC Housing Options Study
- Monitoring and responding to proposed developments at the Coke Works and within the wider 2518 area, with a focus on the cumulative impact of these on the community.

Neighbourly Forum 4 meets the 1st Tuesday of the month Currently via Zoom online until public meetings are again permitted at Towradgi Community Hall, Corner of Moray Road and Towradgi Road Towradgi at 7pm

******All Welcome- No cost******