

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

**ZOOM Details - Time:** Feb 6, 2024 07:00 PM

**Access code for Computer Browsers:**

<https://uca-nswact.zoom.us/j/94183838046?pwd=U2IEaUxLVnRQbVc2cE1tRHZ1MXBRZz09>

[Using the ZOOM App simply requires the following codes:]

**Meeting ID:** 941 8383 8046

**Passcode:** 970447

***• 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** – None officially received.

**Minutes of Previous Meeting [November]** - Distributed via email

[December social End-of-Year gathering]

**Business Arising from Minutes-**

**Current DAs:**

**DA-2023/928 - Development Application - 4 Eastbourne Avenue BELLAMBI NSW 2518 - 7 Feb**

**Residential Alterations and Additions.**

**DA-2023/378/A - Modification of Development Application - 41 Balmoral Street BALGOWNIE NSW 2519 - 7 Feb**

**Construct Additional dwelling as Dual Occupancy - Modification to Retaining Wall.**

**DA-2024/20 - Development Application - 83 Pioneer Road BELLAMBI NSW 2518 - 8 Feb**

**Demolition of dwelling/shed - construct detached dual occupancy, Torrens Title.**

**DA-2024/15 - Development Application - 1 Angus Street FERNHILL NSW 2519 - 8 Feb**

**Demolition dwelling/garage and construct detached dual Occupancy, Torrens Title.**

**DA-2023/940 - Development Application - 4 Julius Street TOWRADGI NSW 2518 - 8 Feb**

**Alterations and Additions.**

**DA-2023/378/B - Modification of Development Application - 41 Balmoral Street BALGOWNIE NSW 2519 - 8 Feb**

**Create Dual Occupancy - Modify title subdivision from Strata to Torrens.**

**DA-2024/54 - Development Application - 48 Albert Street CORRIMAL NSW 2518 - 8 Feb**

**Demolish deck/stairs, Construct deck and stairs and replace roof.**

**DA-2011/1565/C - Modification of Development Application - 25 Hamilton Street FAIRY MEADOW NSW 2519 - 12 Feb**

**Amend plans to reduce storeys from 2 to 1 on Dual Occupancy plus additions to garage.**

**DA-2024/77 - Development Application - 40 Edgar Street TOWRADGI NSW 2518 - 13 Feb - Garage Extension**

**NF4 raised no objections to the current DA applications.**

**• Correspondence In –**

**• WLPP Agenda 6 February**

- A Bank statement - \$567.89 recognised in the account and in need of action.

- **Correspondence Out** – Nil

### **Community Campaigns:**

- **Corrimal Community Action Group**

No official report. CCAG were keen to join the meeting's discussion of the planning proposals for the Housing Strategy and the Memorial Drive Corridor "surplus lands".

- **East Corrimal Open Space Committee**

- Council planted trees in Happy Valley Park, about 4 months back, with good intentions but no consultation with locals. Council's actions still seem to be out of step with their own current stated policies on parks and the Greening Strategy. Committee leadership approached Council staff to again talk through these miscommunications.
- Thanks are offered to WCC staff who were prepared to listen to resident feedback and change trees to more sympathetic and appropriate species.

### **General Business:**

- **Public Exhibition of Planning Proposal - Road and Rail Corridor Rezoning and Land Reservation Acquisition Map Amendment.** Will Coote at WCC.

NF4's specific interest refers to the land acquired as part of the development of Memorial Drive [Northern Distributor], deemed no longer required by *T.f.NSW* and proposed to be rezoned under Council's LEP 2009. The final date for submissions is 4 March 2024.

Meeting was initially distracted by whether it is State Planning or Council who should receive the submissions: **It is Council asking for the feedback.**

NF4 wished to be heard on several points -

1. Coming as it does within a strong community discussion about the State Housing Strategy expectations, the rezoning of these mostly small slivers of remnant parcels do not align with an R3 residential classification as proposed unless council is proposing to significantly rearrange existing residential streets and houses.
2. Many of these parcels form narrow bushland verges along the very busy B65 arterial road, originally intended to be of motorway standard. [At one point, actually signposted as F8, (subsequently re-allocated back to Sydney, *of course!*).
3. What may, from a drone-camera view appear to be usable land in many cases forms a sloping cutting down to the roadway itself.
4. Where possible, with existing housing alongside major arterials and motorways, mature trees and shrubs have been used to provide noise abatement along with other strategies. This is aside from Council's 'Greening Strategy' which is supposed to be promoting a maximum tree cover to mitigate Climate Change impacts.
5. Where is the planning for future development, demanded by the Housing Strategy? *T.f.NSW's* Out-of-Hand assessment that the road project is "finished" is of significant concern. In terms of the Housing Strategy, this is a determined development in the short-term.

Several of these verges were land allocated for proposed on/off ramps originally to a motorway specification, including bridges over Rothery Street, the known floodway at Railway Street and the cutting at Towradgi Road. In addition, the close proximity of the State Recreation Area bushland on the escarpment also risks a danger to the community in the event of a suburb evacuation, such as a 1968-level bushfire, through the over-reliance on Railway Street in its current configuration. The pressure from future development of the Corrimal Town Centre on the usability of Railway Street and its intersection with both the railway and Memorial Drive, within a now upgraded R3 residential zoning of effectively the entire suburb, suggests grossly poor, future planning.

- Discussion of WCC submission regarding the *NSW Housing Strategy 2041 Amendments*.

NF4 stated its agreement with the issues Wollongong Council has raised with the NSW DPIE over the implications of the State Housing Strategy provisions.

The NSW Policy, as is so often the case, is heavily modelled on the needs of Metropolitan Sydney. There is scant consideration of the site-specific features of the Northern Illawarra both in topography and existing transport and economic provisions.

1. The Corrimal and Fairy Meadow Town Centres have evolved into hubs from among a group of former separate villages which have maintained their smaller local shop identities. The later alignment of the South Coast Railway has never been co-ordinated with the principal town centres creating a lack of functionality with transport infrastructure not experienced in Greater Sydney. This is further exacerbated by the poor frequency of train services that also share their line with freight movements. This creates further flow-on difficulties with the functionality of local roads. This is the **current** experience, before proposed increases in housing density are delivered upon the area.

2. The philosophically considered desire for a forced reduction in vehicle ownership and usage is only workable where a range of easily accessible public transport choices are available. While the Cities of Sydney and Parramatta can boast this provision there is little sign of such choice being made available to Corrimal/Fairy Meadow.

Wollongong's northern Suburbs remain a vehicle dependent zone for reasonable access to employment and higher study within and beyond its boundaries.

3. The 400m and 800m walking determinants of the proposal, considering the features discussed above actually intersect, to effectively create a unilateral R3 residential zone with a non-refusal clause requiring the local DCP to be redrawn into higher density classifications. Developers working under the existing DCP expectations have begun demanding the right to build cookie-cutter designs on available properties so the references to "choice of styles" in design is an architectural "selling point" requiring stronger regulatory management.

4. The proposed increased residential density cannot avoid adding enormous pressure to the functionality of existing main roads. The Fairy Meadow Town Centre suffers from existing traffic backlogs at several times of day due to several major roads intersecting while already being a major public transport route. The Corrimal Town Centre can already suffer traffic congestion at peak times with significant vehicle movements between its three major roads and the over-reliance on one principal East-West connecting road (Railway Street). Of course, this is precisely in the centre of the now gazetted R3 residential zone. Add railway movements to this and *grid-lock* is a near certainty. In the event of a town centre evacuation, (such as bushfires of the level actually recorded in 1968,) this is a potential civil emergency with severe consequences.

NF4 has consistently expressed the view that if our authorities wish to proceed with this form of civic upgrade then there needs to be firm commitments and delivery of appropriate infrastructure. Our businesses and schools *want* the people and new developments, but not at the cost of a less functional suburban environment. The alleged traffic studies to date are a joke and clearly commercially motivated. You cannot quadruple the population and have no impact on the surrounding roads. Neither can you have vehicle-dependent citizens magically give up their cars with dysfunctional public transport alternatives.

**The meeting asked residents to participate in sending individual submissions to the relevant Council and State Government addresses. It was proposed that the secretary also draft an NF4 submission with the above points used.**

- Bendigo Bank [finally] contacted the Co-chair's address to discuss the outstanding funds from the Neighbourly Committee 4 Account.

Meeting voted to authorise the signatories BC and SC to visit the Fairy Meadow branch, as soon as possible, and **claim the funds, close the account** and establish a new account with a more convenient location, potentially the IMB at Corrimal.

Meeting closed 8:40pm.

Neighbourly Forum 4 meets the 1<sup>st</sup> Tuesday of the month at Towradgi Community Hall, Corner of Moray Road and Towradgi Road Towradgi at 7pm

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



## WOLLONGONG LOCAL PLANNING PANEL

Tuesday 6 February 2024

Wollongong Local Planning Panel meetings are conducted electronically via Microsoft Teams. We will live-stream the meeting online <http://webcasts.wollongong.nsw.gov.au/> so you can view the meeting without physically attending. Only staff and Panel members will be permitted to attend in person.

Members of the Public may address the Panel, however, you must pre-register with the WLPP Coordinator by Monday 5 February 2024. Please note: Panel members are provided a copy of all written submissions made in response to the notification of the proposal.

Full reports will be published on Council's website as they are completed, but not less than seven (7) days prior to the meeting – link below:

<https://www.wollongong.nsw.gov.au/your-council/committees-and-groups/wollongong-local-planning-panel>

The live-streamed meeting will commence at 5:00 pm.

The following proposals are referred to the Wollongong Local Planning Panel (WLPP) for consideration and recommendation.

## A G E N D A

<ul style="list-style-type: none"><li>• Declarations - any pecuniary or conflicts of interest</li><li>• Items</li></ul>	
Items	Matters to be heard
Item 1	DA-2023/813 - 8 Hyde Street, Coledale – Residential - alterations and additions to dwelling-house, minor demolition works and infill of existing basement and convert to a guest bedroom with ensuite
Item 2	DA-2023/526 – 54 High Street, Thirroul – Residential - construction of semi-detached dual occupancy and Subdivision - Torrens title - two (2) lots
Item 3	DA-2023/527 – 52 High Street, Thirroul – Residential - construction of semi-detached dual occupancy and Subdivision - Torrens title - two (2) lots



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Items	Matters to be heard
Item 1	DA-2023/868 – 3A Cliff Parade, Thirroul – Residential – alterations and additions to existing dwelling house
Item 2	DA-2023/434 – 1 Nolan Street, Berkeley – Subdivision – boundary adjustment

### Notes:

- Person/s found lobbying or external communication from applicants or objectors outside the forum of Panel meetings will disqualify those person/s from addressing the Panel or Council.