

<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></p> <p><i>Collaborating with Council on community aspirations, visions, needs &amp; concerns</i></p>		<p><b>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</b></p>
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**AGENDA meeting 6 th March 2024 at 7pm only by open ZOOM Link:**

**<https://us06web.zoom.us/j/88589894731?pwd=J5SDPQ3mJAGcEZ3hTyeu8femalmNHb.1>**  
**Meeting ID: 885 8989 4731. Passcode: 011988**

**NOTE: We have allowed 1.5 hrs Zoom time – First hour Agenda & next 30 mins Q&A - Have Your Say session to discuss issues typed into Chat section by participants**

- 1      Presentation    Background to NF5's Locality Plans - David Winterbottom
- 2      Apologies        Harold Hanson
- 3      Minutes            of meeting of 7<sup>th</sup> February and matters arising included in the agenda.  
see pp. 8-14
- 4      Comments        If you wish to comment on, or object to, any of the recommendations  
in this agenda please respond before the meeting date.
5.      Caveats            **Please note that whilst these reports and reviews, together with the  
recommendations and actions based on them, have been prepared  
with all due care and objectivity, no legal responsibility is accepted  
for errors, omissions or inadvertent misrepresentations, nor for  
any outcomes which might result from them.**
- 6      Responses        6.1      State Planning takeover: see p.2  
6.2      Insurance:
- 7      Reports            7.1      NF5's Locality Plans: see p.2 and **rec p.3**  
7.2      Sustainable Guides for Apartments: see p.3
- 8      Planning          8.1      Planning see p.3  
8.2-11 DAs: see **recs pp. 3,4**  
8.11    DA determinations: see p.5
- 9      General Business see p.6
- 10     Snippets            see p.7

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**Current active membership of Neighbourhood Forum 5 : 408 households**

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## **6 Responses**

### **6.1 State Planning Takeover**

The government's proposed one-size-fits-all approach throughout NSW based on an assumed crisis seems to be at odds with National Housing Accord targets and NSW Productivity Commission reports for the Sydney basin. Local submissions include reference to Wollongong Council's long-held goal of having a city of linked villages with socially mixed residential communities, having essential infrastructure, public facilities, and effective social, environmental, economic and governance structures to support a sustainable quality of life for residents. The government documents state a longer-term aim is to enable better planning that is lead locally. Council and NFs have been doing this, and we look forward to continuing to make improvements, in collaboration with DPIE planners.

Responses from members to NF5 position indicate about 90% are supportive. An email was forwarded to the main dissenter suggesting an informal chat to try to find common ground.

### **6.2 Insurance for Neighbourhood Forums**

The situation remains unresolved since November and the General Manger has been asked to intervene. Meanwhile there can be no face-to-face monthly meetings.

### **6.3 Planning Controls**

We look forward to Council's response to request from NF5 meeting 7 Feb for a meeting with Ward Councillors, relevant Council staff and NF5 Executive to discuss improvements to controls for considering medium density developments.

## **7 Reports**

### **7.1 NF 5's Locality Plans**

As resolved these have been revised and updated. They are attached separately.

Apart from amendments to reflect changes in the statutory situation and incorporate policy changes, the format has changed to consolidate most "desired future character" up front, since they are very similar for all localities, and then have the maps with any specific issues.

The preamble has been changed very little except to add an initial paragraph to clarify the purpose of the document. The principle substantive change of the Plan is to tighten up the wording of “desired future character” very significantly so that there is less scope for interpretation.

Council’s Housing Strategy includes a review of desired future character but it has a low priority and could take years. Even if this is done with working parties of the kind we have been suggesting for at least two years, it is difficult to understand either the low priority or the time to produce them when all that is needed for the purposes of development assessment is very simple.

**Recommendations:**

- 1 the revised NF 5’s Locality Plans be adopted;
- 2 Council be requested bring forward the revision of the “desired future character” statements in the Development Control Plan as a matter of urgency.

**7.2 Sustainable Guides for Apartments**

Sydney City Council has recently developed a suite of guides for apartment buildings focusing on energy, water and waste. These guides are free to access and include practical tips and ideas to set your building up for success:

- i Energy Guide;
- ii Waste Guide;
- iii Water Guide.

If you would like a printed copy please email:

[sustainableapartments@cityofsydney.nsw.gov.au](mailto:sustainableapartments@cityofsydney.nsw.gov.au)

## **8 Planning.**

- 8.1** As these reviews have only been made with the information available, members are encouraged to make their own submissions with any additional comments to the Secretary well before the closing date.

**8.3 DA-2024/96 Dual Occ 74 Grey Street Keiraville**

6<sup>th</sup> March

This is a proposal for a second house behind the first, but with a frontage to Bell Street, in an area with many similar or townhouse developments. It seems to comply with all relevant Council requirements and with our Locality Plan for Keiraville.

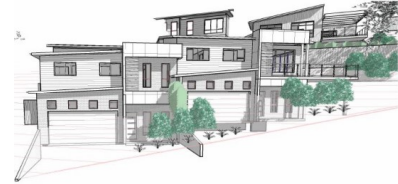


**Recommendation:** That a submission of support be lodged.

## **8.2 DA-2024/100 13 houses, 4A Arter Ave. Figtree**

28<sup>th</sup> February

This is a proposal to for a 4 lot subdivision with dual occupancies on two of the lots and a total of 11 dwellings on the other two. There is also an access link to O'Briens Road, way up the escarpment. The density is a little above 0.3:1 and seems to comply with height limits although there are some 3 storey houses. However, there are no less than 9 variations to the DCP requirements. 46 of the 50 trees on site are to be removed – all low-medium value or exempt. A comprehensive landscape plan shows 36 new trees and many shrubs. The land is known to slip.



This is a large site (5.2 ha.) and there is absolutely no reason why a conforming development should not be designed. Following an ambit claim, a series of three pre-lodgement meetings were each provided with a small reduction in the number of dwellings without resolution. A mix of dual occupancies and attached dwellings not an issue.

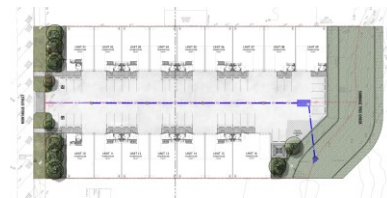
### **Recommendation**

That the submission of objection be endorsed.

## **8.4 DA-2024/87 warehouses, 39-41 Montague St. N.W'g**

13<sup>th</sup> March

This is a proposal to for 16 warehouse style units, of which 12 will have upper level office/storage spaces, together with car parking, at the northern end on Montague St. backing onto Cabbage Tree Creek. A flood study indicates no adverse impact and it seems to comply with all Council requirements.



### **Recommendation**

That a submission of support be lodged.

## 7.12 DA Determinations

22/542	W'gong	5 Greenacre Rd	Dual Occ	Support	Withdrawn
22/250	Gwynville	14A Foley St	4 dwellings,	Support	Approved
22/320	W'gong	17-19 Gladstone Ave	9 stories, 35 units	Object	Refused
22/952	Keiraville	54 Grey St	Dual Occ	Support	Approved
22/966	W'gong	46 Burelli St	Art Gallery & Town Hall	Support	Approved
22/1203	W'gong	114 Church St	Community facility	Object	Approved
22/1247	Figtree	7 Govett Crescent	Dual Occ	Object	Approved
22/146	W'gong	22 Jutland Ave	Dual Occ	Object	Approved
22/1268	Figtree	54 Nebo Drive	2 lot subdivision	Support	Approved
22/1343	Keiraville	4-6 Georgina Ave	Units	Object	Approved
23/135	W'gong	7 New Dapto Road	Dual Occ	Support	Approved
23/276	Keiraville	26 Bulwara St	2 lots	Support	Approved
23/331	Coniston	512 Heaslip St	5 town houses	Support	Approved
23/417	W'gong	132 Church St	2 stories office	Support	Approved
23/507	W'gong	Belmore Basin	Timbersports event	Support	Approved
23/587	W'gong	5 Greenacre Rd	Dual Occ	Object	Approved
22/211	W'gong	4 Auburn St,	24 stories, hotel 59 dw	Support	Approved, Panel
22/1278	W'gong	29-31 Denison St	36 units,	Object	Approved, Panel
23/50	N. W'gng	4-6 Blacket Street	10 units	Object	Refused Appeal
23/360	W'gong	3 Harbour St	Dual occ	Object	Refused Appeal
23/493	Figtree	54 Lewis Drive	Dual Occ	Support	Withdrawn
23/533	Kerraville	64 Grey Street	Dual Occ	Support	Approved
23/541	Figtree	17 Evelyn Ave.	Dual Occ	Support	Approved

## Not yet determined

21/101	N W'gong	3, Squires Way	UoW Health complex	Support
22/938	W'gong	379-383 Crown St	21 stories, 91 units	Support
23/156	W'gong	c/o Crown/Gladstone	22 stories 288 units	Object
23/349	Keiraville	15 Braeside Ave	3 town houses	Object
23/358	Mangerton	11-12 St Johns Ave	6 townhouses	Object
23/367	W'gong	300-2 Crown St	8 stories 47 units	Support
23/368	N. W'gong	21-23 Edward St	10 stories 20 units	Support
23/646	W'gong	4 Smith/Harbour St	5 units, 4 stories,	Object
23/587	Figtree	8 O'Briens Road	Dual Occ	Support
23/551	W'gong	16-18 Market Pl.	5 stories, 7 units,	Object
23/945	W'gong	98-104 Gipps St	5 storey commercial	Support
23/962	W. W'gong	Edmund Rice College	2 storey building	Support
23/975	Gwynnville	19 Paulsgrove	boarding house	Support
23/1008	Keiraville	8 Burradool St	Dual Occ	Object
24/1	W'gong	15-19 Marr Street	7 storeys, 24 units	Support
24/2	Gwynnville	13 Frances St	Dual Occ	Object
24/23	Mangerton	51 Byrarong Ave	Dwelling & Dual Occ	Mixed
24/26	W'gong	23-27 Auburn St	16 stories, 61 units	Support
24/87	N.W'gong	39-41 Montague St	16 warehouse units	Support
24/96	Keiraville	95 Grey St.	Dual Occ	Support
24/100	Figtree	4A Arter Ave.	13 dwellings	Object

## 8 General Business

**Date of next meeting**  
**Wednesday 6<sup>th</sup> March 2024**

**Please Note:**

The form of this meeting will be advised when known.

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**Current active membership of Neighbourhood Forum 5 : 405 households**

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## Snippets

### Homes for Communities

More comprehensive, strategic, and democratic planning is the solution to the nation's urgent housing and climate challenges. Government has a pivotal role to play in unlocking housing delivery. It finds that a collapse in the nation's investment in socially rented homes. A failure to focus on effective housing delivery mechanisms are fuelling the crisis. An expanded investment in social rented homes and the creation of a national spatial plan are preconditions of success.

A programme of new and expanded communities both at a national strategic level in the form of new towns, and the enabling of local strategic growth is needed. Above all, a fundamental policy shift is crucial to focus on more democratic and strategic delivery by giving more power to the public sector and the communities they serve to shape their local areas.

Highly sustainable, affordable, and net zero communities are technically straightforward to build and finance, if only there is the political will to challenge our current failing housebuilding model.

Town and Country Planning Association

