

Neighbourhood Forum 5

Wollongong's Heartland

*Collaborating with Council
on community aspirations,
visions, needs & concerns*



**Coniston,
Figtree,
Gwynneville,
Keiraville,
Mangerton,
Mount Keira,
Mount St Thomas,
North Wollongong,
West Wollongong,
Wollongong City.**

AGENDA meeting 3rd April 2024 at 6pm by open ZOOM Link:

<https://us06web.zoom.us/j/82014273952?pwd=f8EWkj6lxmoaWMtZrG5iEJFBlaN5la.1>

Meeting ID: 820 1427 3952. Passcode: 275520

- 1 Presentation None possible due to delays resolving the meeting venue issue.
- 2 Apologies Harold Hanson,
- 3 Minutes of meeting of 6th March and matters arising included in the agenda.
see pp. 12-16
- 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 See p.2
- 6 Responses 6.1 Offshore Windfarms: see **rec p.2**
- 7 Reports 7.1 Meeting venue: see p.3
7.2 Corporate Strategy: see p.3
7.3 Annual General Meeting: see p.3
7.4 Port Kembla Land Use Safety Audit: see p.3
7.5 Apartment Building Sustainable: see p.4
7.6 Bluescope Consultative Committee: see p.5
7.7 University Liaison meeting
7.8 Advice on Development Proposals: **see p.4 and attachment.**
7.9 Mount Ousley Interchange Works: see p.7
- 8 Planning 8.1 Planning see p.7
8.2-11 DAs: see **recs pp. 7 & 8**
8.11 DA determinations: see p.9
- 9 General Business see p.10
- 10 Snippets see p.11

Current active membership of Neighbourhood Forum 5 : 431 households

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 Offshore Windfarms

We have a response from Alison Byrnes, MP:

Thank you for your recent email and attached letter on behalf of Neighbourhood Forum 5 regarding the proposed offshore wind zone along the Illawarra coast.

It appears there may be some confusion about the process involved from consideration of declaring a zone to actual construction and operation of an offshore windfarm. I have enclosed some information for your consideration.

Environmental protections are in place for offshore wind developments. Actions are governed under the *Environment Protection and Biodiversity Conservation Act 1999*. State and territory governments also have environmental protection legislation. Further information is available at: <https://www.dcceew.gov.au/environment/epbc/publications/key-factors-guidance>.

You will note from the enclosed information that the Government does some preliminary assessment of proposed zones before mapping out an area. That area is then put out for public consultation and the Minister considers submissions before deciding whether to formally declare a zone. Detailed studies and environmental assessments are carried out by Feasibility Licence holders (in Phase 2) based on the construction plans they are proposing to build, and public consultation is required as part of environmental approvals under the EPBC Act.

Construction of Offshore Wind Zones is a long process with numerous opportunities for community and other stakeholder consultation along the path to the point where construction would begin (providing the proponent companies have met all the regulatory and environmental approvals required along the way).

I hope my response is of some assistance in clarifying the process for the construction of offshore windfarms.

Recommendation

Alison Byrnes MP be thanked for her response and that we apologise if we have misunderstood the approval process. We had assumed that because under Section 19 (1) of the Offshore Electricity Infrastructure Act 2021, the Minister, before deciding whether an area is suitable for offshore renewable energy infrastructure, was obliged to have regard to “the potential impacts of the construction, installation, commissioning, operation, maintenance or decommissioning of offshore renewable energy infrastructure in the area on other marine users and interests” the Minister would have to ensure these studies had been undertaken before making a decision.

7 Reports

7.1 Meeting Venue

In early Oct we were advised that 2024 meetings would be moved from the Old Town hall to the Library Theatre. An Agreement was required to be signed to permit use, which includes:

“ 2. The hirer is responsible for the safety of those participating in, or attending, the activity that the hirer is delivering, during the period of hire. Hirers are expected to observe safe work practices, including safe manual handling, in setting up and packing up furniture and equipment.

3. The hirer is responsible for setting up and packing up furniture as required”.

Expert legal views are the wording needs changing, because if signed then voluntary NF5 members could be exposed to significant liabilities, for example if a meeting attendee is injured moving furniture which Council requires. A Manager has advised that NFs are not covered by Council's current insurance policies, which is disappointing as similar voluntary groups in the Shoalhaven are insured by Council. The General Manager has been requested to intervene and lengthy discussions with various managers are continuing. Meanwhile face-to-face NF5 meetings cannot be held in the Library Theatre until rewording of the Agreement is resolved but meetings by Zoom will continue.

7.2 Corporate Strategy

Council's next annual Corporate Strategy documents will be considered by them on 8th April and should be on their web site the previous Wednesday. It is worth members having a look and advising the secretary of any concerns or comments for consideration at our May meeting. A draft submission on the key infrastructure proposals will be prepared for the meeting.

7.3 Annual General Meeting

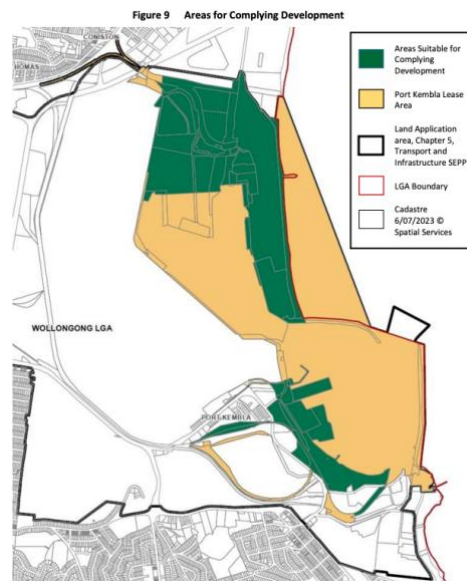
Due to delays in resolving the meeting venue issue it has not been possible to arrange for the Annual General Meeting to take place in April as planned. It is now due to take place on 1st May.

7.4 Port Kembla Land Use Safety Audit

The Department of Planning and Environment is proposing to change the State Environmental Planning Policy (Transport and Infrastructure) 2021 In part to bring the Three Ports of Botany, Newcastle and Port Kembla into line.

The major difference is to allow bulk liquid storage tank development as complying development on land in the lease area at Port Kembla. However, it is not safe to allow this provision over the whole area covered by the SEPP and a Risk Analysis Study has been carried out to ensure that any cumulative risk for fatality, injury or property damage is within the Hazardous Industry Planning norms.

As a result Complying Development provisions will only apply to those areas shown in the map below.



7.5 Apartment Building Sustainable

At the instigation of Sydney City Council the Antias building, with 43 apartments and part of the Jackson's Landing precinct in Pyrmont, has undertaken significant efforts to enhance its environmental sustainability since its completion in June 2012.

Already hosting features like crossflow ventilation, rainwater flushing for toilets and smart meters monitoring utilities, the owners corporation was eager to take further steps for sustainability. Then, Antias undertook an energy audit in 2013 and secured 2 Green Building grants from the City of Sydney in 2022 and 2023 for NABERS energy and water ratings, a costed energy action plan and a solar feasibility study. So far, Antias has:

- i upgraded its solar power system in 2022, increasing from 38 to 90 solar panels in a 39.6kW system, with an estimated return on investment of around 4 years. The upgraded solar now covers all of Antias' common property electricity use

- ii upgraded all common property lighting to LED;
- iii installed motion sensors in the car park and fire stairs

As a result, its NABERS energy rating improved from 4 to 5 stars, showcasing a commitment to ongoing efficiency improvements.

7.6 Bluescope Consultative Committee

The Group is still travelling very well financially even if profits are down a little from last year. There are something like \$2 billion of major projects planned or under way. A highly automatic plant is operating in Unanderra. It turns out pipes used to hold solar panels which rotate to follow the sun.

The 200 hectare land transformation project at Cringilla is progressing. There is a similar area at Kembla Grange currently under consideration for residential and other uses. They are upgrading their environmental modelling equipment. Benzene emissions stabilised some 20 years ago at about 1.5% of all in NSW (motor vehicles were responsible for about 90%) but they are working on reducing this further.

BlueScope, with technology, and Rio Tinto and BHP with iron mines, are joining to transition to decarbonised ironmaking with electric smelter furnaces. There is a potential reduction of 80% in emissions using green hydrogen. However, this needs government support not least to prevent cheap pollution-created imports.

7.7 University liaison

Discussions at the recent quarterly meeting with UoW representatives included:

Main Campus

- 1 Consultants for the Mount Ousley interchange project are setting up a community consultation group and the Uni will send us details . A formal response from TfNSW on this is awaited.
- 2 Student accommodation is at 97% occupancy and both the car share and bike share facilities at Kooloobong and Bangalay are well used.
- 3 Planning has started for the redevelopment of Graduate House.
- 4 It is understood the privatised Weerona student accommodation has some vacancies.
- 5 Discussions continue on the next Yours and Owls concert due Sept/Oct.
- 6 Year start traffic was less busy than usual. The need to re-instate the KG free bus is being closely monitored with new operators.

- 7 Signage for the introduction of a 30 kph speed limit on the ring road has started but further funding is needed.
- 8 There is an urgent need for more on-site child care places but funding and location are problematic.
- 9 Discussions with Council on the Voluntary Planning Agreement are due next week.
10. Arrangements for Uni Movies, which have been running for 50 years, need improvement.
- 11 UoW is aware of the need for traffic improvements on internal roads, particularly considering hazards from “Urban Assault Vehicles”.
- 12 The Estate Strategy is work in progress and will be discussed with NF 5 later in the year. This will help inform a review of the 2016 Master Plan. No major new buildings are proposed at this stage, rather existing buildings will be re-purposed.

Innovation Campus

- 1 The DA for the Health and Wellbeing precinct Master Plan is expected to be determined by Council next month.
- 2 The May 2017 Innovation Campus Master Plan is being revised.
- 3 Work has started on the Ambulance station but details of any necessary traffic improvements, such as at the intersection of Elliots Road and Cowper Street, are not yet known.
- 4 There are issues outstanding on the DA for the Dragons project.
- 5 UoW Sustainable Futures Committee, based at the SBRC building, plan to install two giant battery units.

7.8 Advice on Development Proposals

A brochure on this is attached.

Recommendations

That members:

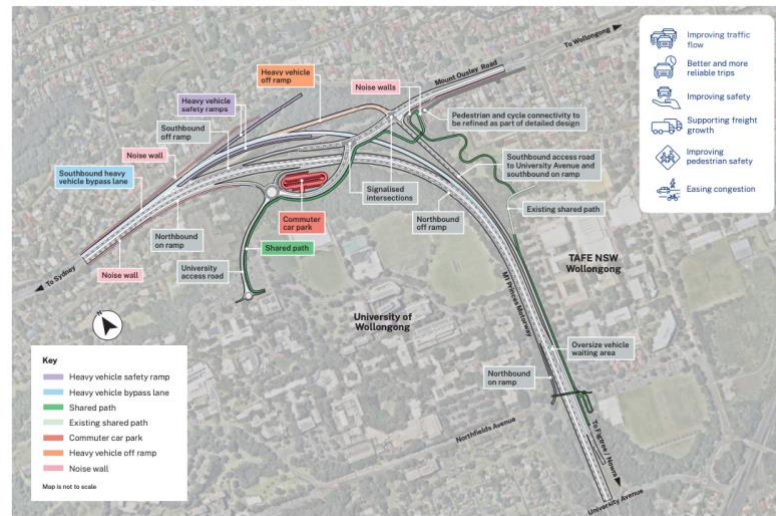
- 1 distribute the brochure to any neighbours who might be affected by a development proposal;
- 2 contact our local MP, Paul Scully, who is also the Minister for Planning, (wollongong@parliamenmt.nsw.gov.au) expressing alarm that, contrary to the situation in Sydney, neighbours to medium density housing proposals, which comply with State controls in ordinary residential streets, are not notified, and have no opportunity to comment nor see the plans.

7.9 Mount Ousley Interchange Works

Work carried out will include survey, vegetation removal, pavement and geotechnical investigations, delivery of containers and site sheds and installation of signs.

In addition to daytime works, night work may be carried out Monday to Thursday between 6pm and 7am, from Monday 25 March until Thursday 18 April 2024, excluding Easter.

Mount Ousley interchange – Project overview map



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.

8.2 DA-2024/165 6 dwellings 17-19 Catherine St Gwynneville 25th March

This is a proposal for 6 two storey dwellings in an area with a range of housing types. With one very minor exception, it seems to comply with all Council requirements and with our Locality Plan for Fairy Creek.



Recommendation:

That a submission of support be endorsed

8.3 DA-2024/162 com facility, 7 units, 473 Crown St W'gong
22nd March

This is a proposal to rebuild a community centre for the Southern Youth and Family Service with 3 units behind it, 4 units above and a basement car park. It does not quite comply (10%) with one setback and is 10.7m high, primarily because the land slopes to the rear, when the limit is 9m., and they own the affected site adjoining.

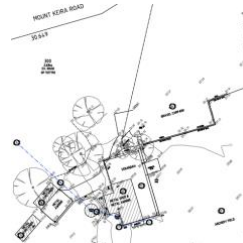


Recommendation:

That a submission of support be endorsed

8.4 DA-2024/181 Archery Range Clubhouse Mt Keira Rd
3rd April

This is a proposal to rebuild the clubhouse for the Archery Range on the same site as the old one which is to be demolished.



The impact will be no different to that existing.

Recommendation:

That a submission of support be submitted

8.5 DA-2024/204, 11 stories, 182 units 35-43 Flinders St. W'gong
8th April

This is a proposal to add two stories and 48 affordable housing units to a mixed use development which the Forum supported, but Council refused, and it was then approved by Agreement by the Court. It seems to comply with State requirements, but the issue of side setbacks does not appear to have been addressed.



Since the time of the approval, amendments have been made to State Environmental Planning Policy (Housing) 2021 to incentivise the supply of housing, and in particular, the delivery of affordable housing, by providing for a 30% increase in height and Floor Space Ratio in exchange for 15% of the floor space of the development for affordable housing. The proposal seeks to take advantage of this change.

Recommendation:

That a submission of support be submitted, subject to Council being satisfied that the side setbacks are acceptable.

8.6 DA Determinations

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

23/587	Figtree	8 O'Briens Road	Dual Occ	Support	Approved
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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
23/551	W'gong	16-18 Market Pl.	5 stories, 7 units,	Object
23/705	N. W'gong	15-17 Blacket St	9 units, 5 stories	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
24/162	W. W'gong	473 Crown St	Com centre & 7 units	Support
24/165	Gwynnville	17-19 Catherine St	6 dwellings	Support

Outstanding Responses

Date	Subject	Responder
7/2/2024	Community involvement	General Manager
7/2/2024	Planning Controls meeting	General Manager
7/2/2024	Bus Layover Relocation & Strategy	Council
7/2/2024	Northern Breakwater access	Paul Scully
6/3/2024	Open Planning Panels	Dept of Planning
6/3/2024	DA Notification extra time	Council
6/3/2024	DA On-site notices	Council
6/3/2024	Desired Future Character Review	Council
6/3/2024	Cycleway priority on the Blue Mile	Council
6/3/2024	North Wollongong Car Park	Paul Scully

9 General Business

Date of next meeting Wednesday 1st May 2024

Please Note: The form of this meeting will be advised when known.

Snippets

A Planning Revolution under the Radar in the England

The most recent round of apparently piecemeal changes to the planning system—undertaken with little openness and little democratic legitimacy—is driven by consistency in continuing the neoliberalising drive to remove the democratic and local control of development decision-making, potentially laying the ground for a dramatically changed planning system. The planning system in England has been under sustained pressure for many years, with waves of reform proposals battering it and changing its priorities.

The underlying consistency involves cutting back planning in many forms, so that more development is not subject to planning control. This involves the ever-growing changes to permitted development rights and the cutting back of most kinds of forward planning, with most regional and strategic planning removed and local planning weakened greatly by under-resourcing and a continuing and confusing shifting of the rules for making acceptable Local Plans.

National Development Management Policies override Local Plan policies and show that a quite different sort of planning system could emerge. It ratchets up the controls on local authorities, so that large parts of the digitally generated Local Plans and any other supplementary documents are ‘filled in’ before any plan-making locally is even begun. Development management by councils would be even more hedged in.

Dr Tim Marshall

And New South Wales?

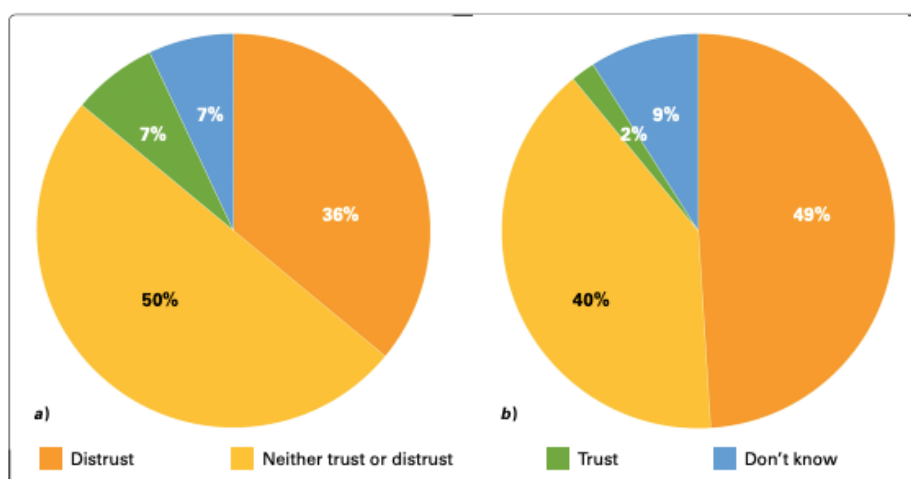


Fig. 1 a) Trust in local councils to make decisions in the best interests of the area; b) Trust in private developers to act in an honest way

Some Councils have a long way to go to get community trust.

<p>Neighbourhood Forum 5</p> <p>Wollongong's Heartland</p> <p><i>Collaborating with Council on community aspirations, visions, needs & 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 meeting held 7.00pm on 6th March 2024 by open ZOOM Link:

The acting Convenor, John Riggall, made an acknowledgement to First Nations and welcomed those present.

- 1 Presentation David Winterbottom was thanked for the presentation on NF5 Locality Plans (see Attachment)
- 2 Apologies Cllr Tania Brown, Harold Hanson, Jenny Bayly, Alanni Sherry
- 3 Minutes of meeting of 7th February and matters arising were adopted.
- 4 Comments Noted
5. Caveats Noted
- 6 Responses
 - 6.1 State Planning takeover:**
It was noted the government states it aims to enable better planning that is lead locally. NF5 looks forward to continuing to make improvements to the planning system in collaboration with Council and DPIE planners.
 - 6.2 Insurance:**
It was noted that we look forward to the current General Manager's positive decision following a requested review of a 2014 report, in which officers rejected the request by NF representatives for Insurance coverage by Council, as happens. Whereas similar community groups in some other areas are covered by Councils (eg Shoalhaven).
 - 6.3 Planning Controls:**
It was noted that NF have to the requested a meeting with Ward Councillors and relevant staff re improvements to controls for medium density developments

- 7 Reports **7.1 NF5’s Locality Plans:**
It was agreed that:
- 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’s guides were noted
- 8 Planning **8.1 Planning** noted
- 8.2 DA-2024/96 Dual Occ 74 Grey Street Keiraville**
It was agreed that a submission of support be lodged.
- 8.3 DA-2024/100 13 houses, 4A Arter Ave. Figtree**
There was considerable discussion on concerns, particularly about the history of geotechnical problems in the area, which was included in NF5 submission, that closed on 28 Feb . Also about the relatively short notification period of 14 days. It was pointed out that is standard in accordance with notification periods listed in Council’s 2023 Community Participation Plan
It was agreed that the NF5 submission of objection be endorsed.
- 8.4 DA-2024/87 warehouses, 39-41 Montague St. N.W’g**
It was agreed that a submission of support be lodged.
- 8.5 DA determinations:**
It was noted that most of the listed DAs were determined similar to NF submission. About a quarter were approved contrary to NF5 objections whilst in a smaller number of cases, Council had refused when the Forum had recommended conditional approval.
- 9 General Business **9.1 DA Notifications**
It was agreed that submissions to Council be made:
- 1 seeking additional time for residents to respond to significant applications;
 - 2 again requesting the re-instatement of the requirement for on-site notices of development applications.
- 9.2 Planning Panels**
It was agreed that local MP Paul Scully (Minister for Planning) be requested to ensure that the Wollongong Local and Southern Regional Planning Panels be held in person asap to enable residents to make public representations.

9.3 NSW Short Term Rental Review

It was noted that the Owners Corporation Network (OCN) has advised that:

“The NSW government is seeking feedback on the planning policy and regulatory framework for short-term rental accommodation and on options to encourage the supply of long-term rental accommodation and improve housing affordability in NSW.”

You could complete the questionnaire or make a submission **before 14 March**.

Link

is: <https://www.planningportal.nsw.gov.au/draftplans/exhibition/discussion-paper-short-and-long-term-rental-accommodation>

9.4 Recognising Trees as Natural Assets

It was noted that the Owners Corporation Network (OCN) has also advised that:

“In response to reports of illegal tree killing and vandalism massively increasing across Sydney in 2023 with more than 1,000 reports of trees being damaged or killed (SMH article, Dec 27, 2023) an e-petition has been set up. The petition needs 20,000 signatures to be presented to the NSW Parliament. Any NSW resident can sign the petition.”

It is understood that vandalism to trees is also a significant problem in the Wollongong Council area.

A key goal of Council is to double the average tree canopy cover from the current 17% up to a 35% target, as occurs in some similar Council areas.

If you're concerned about the loss of trees you could sign the e-petition. The link is:

https://www.parliament.nsw.gov.au/1a/Pages/ePetition-details.aspx?q=spDO_eQ0f3NWsj0g5VtjWw

9.5 Proposed Illawarra Off-shore Windfarm Area

Prior to the meeting a member enquired of the Federal Government's proposed offshore windfarm area, since public submissions closed in November.

The DECCW website link is:

https://www.dcceew.gov.au/energy/renewable/offshore-wind/areas/illawarra#toc_5

It includes in Next Steps, ie “The Minister for Climate Change and Energy (Mr Bowen) will consider the previous public submissions to help inform his decision whether the proposed area is suitable for offshore wind development.

A summary of submissions and the consultation will be posted on the Illawarra consultation platform once a decision is made regarding the proposed area. The declaration of an offshore wind area is the first stage of the regulatory process. If the area is declared by the Minister, developers will then be invited to apply for feasibility licences.

After Feasibility Licencing, there will be opportunists for community consultation/feedback for the next steps ie Environmental and other approvals, then Management plan development, Commercial Licence application, and finally Construction, Operation and Decommissioning

There was considerable discussion after a presentation by a representative of a locally based group with concerns about the Government’s proposals and processes, in particular that thorough relevant environmental studies need to precede and inform the Minister’s considerations and decision

It was agreed that representations be made through local MP Alison Byrnes requesting the Hon Chris Bowen, Minister for Climate Change and Energy not to declare the area off the Wollongong coast as suitable for offshore renewable energy infrastructure until all the environmental studies of “the potential impacts of the construction, installation, commissioning, operation, maintenance or decommissioning of offshore renewable energy infrastructure in this area on other marine users and interests” have been completed, published and adequately assessed.

9.6 Cycleway access priorities

It was agreed that Council be requested to urgently review the need for raised thresholds on shared paths and hold lines where vehicles access public and private carparks (eg Towradgi Beach carpark etc etc),and develop an Implementation Plan including adequate resources and timing per location

9.7 North Wollongong Commuter Parking

It was noted that land at eastern Porter Street near North Wollongong Station has been unused for some years, adjoins Fairy Creek and as shown by the 2022 rain events is flood prone.

Given the pressure on parking on nearby streets, it was agreed to write to local MP Paul Scully requesting him to make representations to the relevant Minister seeking acquisition and construction of an urgently-needed commuter carpark.

This would be essential to support the Government's Transport Oriented Development SEPP which is proposed to include North Wollongong Station.

10 Snippets Noted

Current active membership of Neighbourhood Forum 5 : 408 households

**Next Meeting & AGM 6pm Wednesday 3rd April
Hopefully in the Library Theatre.**