

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, November 7th, 2023 Hybrid Meeting:
In Person Meeting @ Towradgi Community Hall
Plus a **ZOOM** connection if needing to attend *virtually*.**

Topic: Neighbourhood Forum 4 November Zoom Link

Time: Nov 7, 2023 - 07:00 PM

Join Zoom Meeting:

<https://uca-nswact.zoom.us/j/95981529962?pwd=Q0FYZDVxektSajQyOGZidTVUWm1KZz09>

Meeting ID: 959 8152 9962

Passcode: 560282

MINUTES

Open Meeting- 07.10pm

Apologies – Cherylyn Fenton, Brendan White.

Cr Walters connected via ZOOM.

Minutes of Previous Meeting- Distributed via email

Business Arising from Minutes- Discussion of Council's reply to Cr Martin's enquiry regarding the Vape store, missed in proceedings of the October meeting.

Current DAs:

DA-2023/816 - Development Application - 2 Lawson Street FAIRY MEADOW NSW 2519

Secondary Dwelling - 8 November

DA-2023/837 - Development Application - 39 Sturdee Street TOWRADGI NSW 2518

Demolition, Tree Removal and Resident Construction - 15 November

NF4 expressed no concerns regarding these matters.

• Correspondence In –

1. CCAG Items for Coke Works Submissions.

Acknowledged.

1a. Cr Martin received advice following NF4's concern over the Vape Store near Fairy Meadow Demonstration School.

Council advised that the location of the business did indeed comply with existing requirements and that there were no current 'regulations' applying to this type of business. The meeting then noted that there is ongoing investigation at State level concerning Vaping, its regulation, impact on young people and schools in particular and plans for management.

2. Copy J Groves submission re: Escarpment Block DAs.

3. Copy NSW/DENP Gateway Determination on Escarpment DAs.

Acknowledged. Discussion of how Council was directed by NSW Dept of Planning on this matter and final determinations were decided. It was recognized that these zones continue to fall within an Environmental Protection designation due to their adjoining the Escarpment State Recreation Area.

4. WCC Response Report on Balgownie Mountain Bike Trail Planning
WCC supplied a summary sheet, attached, of Community Feedback and the proposed intended plans for proceeding the project.
5. WCC Works Update Newsletter. **The Councillors pointed out that this is an initiative that they have collectively asked for over a long period. They are keen for the Community to benefit from its provision of factual, local information, each month, about budgeted works being delivered.**
6. Copy of email regarding Wind Turbine Proposals.
Letter was received and discussed by the meeting.
Residents supported the call for clear, scientific research-based information to be made available to the community. Members expressed frustration at community concerns being used as ‘evidence for or against the proposal’ where no factual evidence exists.
The meeting rejected the letter’s assertion that NF4 was not a representative group if it did not involve itself in this issue.
NF4 highlighted that this is an issue to raise with State and Federal representatives, beyond the realm of the local government matters discussed at Neighbourhood Forum.

• Correspondence Out –

1. NF4 sub-Balgownie DA-2022_781A Request for Information - **No Reply as yet.**
2. NF4 sub- Rezoning near Escarpment. WCC acknowledgment.
3. NF4 sub Cokeworks. WCC acknowledgement.
4. NF4 sub-Street Trees and Visibility Underwood St/Russell St Corrimal
No reply as yet, Underwood St currently being resurfaced.
UPDATE: This appears to have been done without follow-up communication.
5. NF4 sub-E-scooters/bikes on South path, Towradgi Rd.
Detailed reply from the lead Council officer on the e-scooter trial.
It was further underlined that the connection between the Northern cycleway and Towradgi Railway Station was a fundamental part of the active transport plan for the Cycle Strategy as well as the e-scooter trial however, Council acknowledges the resident concerns and outlined that it has been decided to modify the bike path course onto the road verge in this area with new signage to incorporate community feedback.

Reports:-

Community Campaigns:

• Corrimal Community Action Group Report to NF4 - 7 November 2023

There are two DAs are currently on public exhibition for the Corrimal Coke Works redevelopment. Both are significant, and residents are urged to have a look at them and send comments to WCC before the closing dates.

1. DA-2023/840 - Heritage Plaza (public exhibition closes 16/11/23)

“This development application for the Heritage Plaza seeks development consent for the following:

- Conservation work to existing (retained) structures including: – Brick Chimney Stack – C1 Coke Oven Battery (10 x ovens) – C1 North (Steel) Stack – Remnant railway tracks – Remnant Ram Car tracks – Remnant Hot Car tracks.
- Adaptive re-use of the Powerhouse Building (including 1912 Remnant Wall) to include two tenancies *.
- Reinterpretation of heritage structures including: – Fine Coal Bins (removed from Grinding Plant) – C1 Coke Oven Batteries (portion interpreted in ground plan) – Quenching Towers (portion interpreted in the ground plan).
- Public domain and landscaping works comprising: – Lawn areas and open spaces – Raised landscaping with seating around lawns – Outdoor seating areas with palm tree plantings – Interpretive paving patterns – Retention of existing trees.
- Construction of a new bus stop; and
- Demolition of the lean-to structure associated with the Old Powerhouse Building (as per the Section 60 approval noted in Section 5.6).
- Implementation of stormwater infrastructure.
- Reticulation of site services and infrastructure (electricity, telecommunication, gas, water, and sewer).

* The DA does not seek consent for the land use, fit out, or operational and management arrangements of the two tenancies. These components will be subject to a future separate development consent(s).”

Quoted from DA-2023/840 Statement of Environmental Effects.

Some of the concerns C CAG has with the DA include:

- The lack of clarity around ownership of the Heritage Plaza and, consequently who is responsible for maintenance and cleanliness of the area.
- The *Traffic Report* still claims, “15- & 20-minute frequencies (of service) in peak and off-peak times respectively (at Corrimal Station).” This, after Legacy management have acknowledged it is not correct and would be removed from their DAs.
- This report claims no traffic impacts from the Plaza, but they have also stated at public meetings that they will encourage public events for the Plaza such as markets, Spring into Corrimal Festival etc. However, if large events are to be held in the Heritage Plaza, significant traffic and demand for parking will be generated. More detailed research needs to be done to establish the real impact.
- The Traffic Report also argues for no additional parking for the Heritage Plaza - 13 spaces are required by the DCP.
- This is not the first time a shoddy cut and paste is presented by a Legacy Property consultant. The *Section J Report* (Energy Efficiency) states, “the site is in Woollahra, Sydney, and is ...”. This is not only highly unprofessional but begs the question, are there other significant errors in the report?

There is very likely more there to be concerned about. You can view the DA-2023/840 at the WCC website through Application Tracking.

2. DA-2023/823 - Stages 2-4 - Bulk Earthworks, Vegetation Management and Realignment and Embellishment of the Existing Riparian Corridor (public exhibition closes 6/12/23)

This DA will warrant quite some scrutiny – it is currently available via WCC website, Application Tracking.

Anne Marett
President C CAG

• East Corrimal Open Space Committee – No report this meeting.

General Business:

- Discussion of shared path plan.

Concern that existing residents will want the cycle strategy toned down or discontinued. Meeting discussed that this was ***not the intention*** but that NF4 continues to engage with WCC [and TfNSW] to achieve the best possible outcome.

Concerns and fears of local senior residents in Towradgi Rd were valid and accepted by WCC as a feature that needed to be reconsidered while not stepping away from the importance of the active transport link between the Northern Cycleway and Towradgi Station. Mention was also made of the already listed proposal of the shared path intended for the western footpath between North Wollongong and Fairy Meadow although funding has not yet been allocated.

Chairperson mentioned that the cycle strategy has been on the drawing board since the late 1970s and always intended to have connections from the main cycleway to shops, schools, Uni/TAFE [and now public transport connections] as funds were made available. It is only in recent times that this activation and funding has become more available.

Other items:

- A new member was disappointed to not have a member of CCAG present to ask a question about the degree of opposition to the Coke works redevelopment.

Is CCAG just saying no to housing? Disappointing to read constant criticism of development proposals intended to make the town better.

The view expressed that we need more people to convince the State Government to upgrade transport facilities at Corrimal Station in particular.

The meeting agreed that we support improved train connections but until recently there has been no undertaking to make such improvements that are already needed.

The meeting shared that neither CCAG as an affiliated group, or NF4, were anti-development but interested in testing proposals for best outcomes. WCC recognised some of the feedback provided by the community to date as being valid and the original proposal was adjusted to a smaller size, as a consequence. Transport viability of the critical Railway Street corridor to the whole area was explained as a critical point of the community's feedback, supported by our Ward 1 councillors.

Mention was also made of the city's development control plans, led by the State Government, which continue to see Town Centres and areas near stations, schools and suburban shops such as the Harbinger Street/High Street block directly opposite the cokeworks site, being upsized to higher density developments throughout NF4's footprint. DA proponents often make claims of minimal impact on traffic flows. Community members continue to call such claims to account.

Meeting closed 9:10pm with thanks for a keen sharing of concerns.

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

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