

## 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 MONDAY 4<sup>th</sup> November at 6 pm at the Wiseman Park Bowling Club, Gwynneville**

- 1 Presentation Community Strategic Plan
- 2 Apologies Harold Hanson, John Riggall, Jenny Bayly, Mark North,
- 3 Minutes of meeting of 7<sup>th</sup> October and matters arising: see pp. 14-17
- 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 Gas Ban Proposal for New Buildings.: see p.2
  - 6.2 Freight on Rail: see **rec p 3**
  - 6.3 Issues awaiting responses: see p.3
- 7 Reports
  - 7.1 Convenor: see **rec p 3**
  - 7.2 Community Strategic Plan: see **rec p 4**
  - 7.3 Tourism Accommodation Review Strategy: see p.4 **rec p 5**
  - 7.4 CCTV in the City Centre: see **rec p 6**
  - 7.5 Ted Tobin Hall at Beaton Park: see **rec p 6**
  - 7.6 Mount Ousley Interchange: see p.6
  - 7.7 draft amendments to DCP Introduction: see p.7
  - 7.8 Federal support for electrical appliance upgrades: see **rec p 7**
  - 7.9 NSW Freight Review: see p.
- 8 Planning
  - 8.1 Planning see p.8
  - 8.2-6 Development Applications: see **recs pp. 8-10**
  - 8.7 DA determinations: see p.11
- 9 Late Business.
  - 9.1 Yours and Owls at Lang Park: see p.12
- 10 Snippets see p.13

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**Current active membership of Neighbourhood Forum 5 : 442 households**

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## 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 Gas Ban Proposal for New Buildings.

We requested Council to amend the Wollongong Development Control Plan to require all new residential and commercial developments in the LGA to be fully electric.

“As identified in WCC’s [Climate Change Mitigation Plan](#), Action EC5: ‘Review Council’s planning documents and guidelines to increase sustainability principles where feasible.’ Council is undertaking a Sustainable Planning Framework project which includes a review of the sustainability provisions in our Development Control Plan (DCP). This project will be informed by the work of other NSW councils and will explore opportunities to move towards all electric buildings. We anticipate a report to place a revised DCP Chapter A2 Ecologically Sustainable Development for the Wollongong Local Government Area (LGA) will be considered by Council in the coming months.

Council recently adopted Chapter D21 Tallawarra Lands Development Control Plan that includes provisions to encourage a shift towards all electric buildings [Draft Development Control Plan – Wollongong Development Control Plan 2009 Chapter D21 Tallawarra Lands | Our Wollongong \(nsw.gov.au\)](#).

Approximately 70% of residential development in Wollongong LGA is approved by Private Certifiers under the Complying Development assessment pathway which is not subject to Council’s DCP provisions. We encourage you to lobby the State and Federal Governments to advocate for stronger sustainability provisions in their policies to support all electric buildings.”

Manager City Strategy

### Comment

Whilst it well maybe that 70% of residential DAs are approved by Private Certifiers in our area it is likely that 70%-80% of dwellings are not single houses and so the ban could be applied.

### Recommendations;

Council be requested to apply the ban where possible.

## **6.2 Freight on Rail**

A reply has been received Hon Jenny Aitchison, Minister for Regional Transport:

“In part, the Illawarra Rail Resilience Plan will look holistically at the existing and future Illawarra rail network and identify priorities for further investigation and investment. It will also consider the broader freight and passenger connections between the Illawarra and South Western Sydney. This will include further assessment of the Maldon Dombarton/South West Illawarra rail link corridor and consideration of both passenger and freight services, as well as changes in land use.

I am advised initial scoping work for the Illawarra Rail Resilience Plan has been completed to guide the scope and direction for the plan. The next phase will be focused on detailed planning and is expected to take approximately 18 months. Your feedback, and suggestion to have the plan available for public exhibition, have been provided to the relevant team within Transport for NSW for consideration upon completion of the plan.”

### **Recommendation**

That Minister Aitchison be thanked for her reply with a request for clarification that the Plan, on completion, will be released to the public. Also to inquire if a draft can be placed on public exhibition

## **6.3 Issues awaiting responses**

Partial responses/acknowledgements have been made to some of these items but substantial responses are still to come.

- 1 New construction noise rules & policies;
- 2 Fairy and Cabbage Tree Creeks Flooding;
- 3 Parking for Carers & Service People;
- 4 Danger to Pedestrians;
- 5 Neighbourhood Forum 5 meeting arrangements;
- 6 Corrimal Street Footpath;
- 7 draft Wollongong Foreshore Plan of Management;
- 8 Community use of Local Parks;
- 9 Allotments and Community Gardens;
- 10 Housing Mix;
- 11 Cosgrove Avenue re-zoning;
- 12 Council Web site notifications.

# **7 Reports**

## **7.1 Convenor**

At the close of nominations for the position of Convenor only one was received – Jane Robertson.

### **Recommendation**

That Jane Robertson be congratulated on being elected unanimously as NF 5 new Convenor.

## 7.2 Community Strategic Plan Review

18<sup>th</sup> November

This is currently on exhibition and a presentation is to be made to this meeting. Amongst other things it asks:

- 1 What do want Wollongong to, look and feel like in 10 years?
- 2 What would make our community a better place for everyone?

### Comment

Council's initial 20-year plan was adopted in 1992 and since then Plans have been amended about every five years. The current Plan was adopted in June 2022 and it is understood a revision will be considered by the new Council in mid 2025. The current 10-year Plan's 6 Goals are to value and protect the environment, have an innovative and sustainable economy, be creative and vibrant city, be a connected and engaged community, have a healthy community in a liveable city and to have affordable and accessible transport. Information is available on Council's website: [our.wollongong.nsw.gov.au](http://our.wollongong.nsw.gov.au)

### Recommendations

- 1 the executive make an appropriate submission, taking into account the submission made to the original plan in May 2022; discussion at this meeting and responses to the Secretary before 15<sup>th</sup> November;
- 2 members be encouraged to make their own submissions.

## 7.3 Draft Tourism Accommodation Review Strategy 2024

4<sup>th</sup> November

the Draft Tourism Accommodation Review Strategy 2024 has identified Wollongong lacks the required number of rooms to attract major events and conferences. The city is also lacking a 5 or 6 star hotel facility, which is considered a big gap in the market. As such, Wollongong is now seen more as a day tripper destination than a family holiday, conference or major event location.

While boosting additional accommodation is top priority in the strategy, the city is also lacking important tourism infrastructure and attractions which will entice visitors to extend their stay. NF5 recognises Council would need state and federal support, and possibly private sector support to bring some of the suggestions to fruition.

### These include:

- 1 A regional museum to tell the unique history of the area, capturing our Aboriginal stories, first settlers, our industrial, creative and sporting history. All cities the size of Wollongong have a high-quality museum, as do smaller cities such as Wagga Wagga quality museum.

- 2 A Wollongong museum is the missing link in our CBD's cultural precinct which includes the art gallery and IPAC, and there are currently very few hours a week in Wollongong where visitors (and locals) can learn about our history.
- 3 The city lacks a tourist information centre in the CBD or close to the foreshore/harbour. Ideally a new tourist visitors centre could be co-located with a new regional museum. The current tourism centre at Bulli Tops is in the wrong location to service the vast majority of visitors to the region.
- 4 A large-scale convention centre able to attract national and international events would provide a huge boon for the city and the region. This could be incorporated into the design of a redesigned Wollongong Entertainment Centre. This would need to be supported by a team within Destination Wollongong to actively market the facility and the city to this lucrative market.
- 5 The historic Wollongong Harbour is a jewel in the city's crown yet it remains largely undeveloped since the late 1980s when the Harbourfront Restaurant and Fisherman's Coop was developed. A masterplanning exercise to upgrade the harbour foreshore to create more tourist facilities such as cafe's restaurants and markets would act as a significant drawcard for visitors.
- 6 The Wollongong Botanic Gardens and the adjoining historic Glennifer Brae are considered world class but receive little promotion and as such are largely unknown to visitors, and also to many locals.

#### Recommendations

Council be advised of:

- 1 Support for efforts to attract much-needed new tourist accommodation, for all standards, recognising the need for at least one 5-6 star hotel to compete with other like-sized cities. The strategy should identify appropriate sites before trying to attract market interest.
- 2 Council to prioritise the creation of a quality regional museum in the city's cultural precinct.
- 3 The need to relocate the tourist visitor facility in the city centre a location much more appropriate than at Bulli Tops.
- 4 Supports for the incorporation of a convention centre able to host large scale events in plans to redevelop the WEC.
- 5 The need for a master planning exercise for the area surrounding historic Wollongong Harbour to enhance its untapped potential as a tourist drawcard.

- 6 The need to dramatically increase the promotion of what are currently seen as 'hidden gems' such as Wollongong Botanic Gardens and the adjoining Glennifer Brae and consider infrastructure enhancements in the gardens to enable outdoor concerts in summer.
- 7 Support for the promotion of Port Kembla as a new cruise terminal.

#### **7.4 CCTV in the City Centre**

31<sup>st</sup> October

Closed circuit television (CCTV) is used in some public spaces across our city to reduce and prevent crime and enhance community safety, in line with Council's Community Safety Plan. Council funds the installation, operation and upkeep of the CCTV network. It also regularly evaluates the CCTV network. Part of that evaluation includes asking the community and businesses if they feel safer in the areas covered by CCTV.

##### **Recommendation**

That the submission be endorsed which supported CCTV in the City Centre as a deterrent to anti-social behaviour and is of assistance to the police and Council to identify offenders if crimes are committed.

#### **7.5 Ted Tobin Hall at Beaton Park**

The Beaton Park sports hall is the only available public indoor sports facility in Wollongong. It is used for Badminton, Table Tennis, Pickleball and by many social and family groups.

Representations from current users have been received and it is understood that Council now propose to turn it into a permanent training facility for the Illawarra Hawks, a commercial enterprise, and cancel all new and long-standing bookings by the community.

##### **Recommendations**

that council be:

- 1 be advised of the Forum's disappointment at the failure to consult with users of the hall and asks for a more open, transparent process when future changes are proposed at Beaton Park;
- 2 requested not relocate sporting and fitness groups from Ted Tobin Hall unless new equal or better venues are provided, preferably in association with a review of the Beaton Park Masterplan;

- 3 be requested to advise why a refurbishment of the Hawks existing training facility, The Snakepit, isn't feasible and the preferred first option.

### **7.6 Mount Ousley Interchange**

During the past ten months since the MOI contractor was announced in January, reports have been considered at NF5 meetings. On 25 October a very productive meeting was held with local MPs Alison Byrnes (Australian Gov), Paul Scully & Ryan Park (NSW Gov), representatives of TfNSW and the community Working Group established in May (Krag, HC-I, iBUG, NF4 & NF5). The main issue discussed was preliminary options for reinstating a pedestrian & cycling bridge across Mt Ousley Road. It is understood that TfNSW will carry out further investigations and a site meeting will be arranged with community representatives in the near future.

Whilst the meeting finished before dealing with the agenda items previously raised by residents and NF5 re safety concerns, a positive is that after discussions later with NF5 rep and TfNSW engineers it is understood a future meeting will be held to clarify details re these issues. The co-operation and representations by local MPs is greatly appreciated by making the time to attend this second meeting since July, given their hectic schedules with parliamentary sittings and enormous commitments.

### **7.7 draft amendments to DCP Introduction**

Council have reviewed Chapter A1, Introduction, to align with current legislation, environmental planning instruments and design practices. This has resulted in updates to various sections of the DCP Chapter including the aims and objectives, site and context analysis, pre-lodgements details, development assessment processes, and lodgement requirements.

Apart from this and shunting more detailed requirements elsewhere, the proposals are not controversial.

### **7.8 Federal support for electrical appliance upgrades**

A pilot program for Wollongong postcode 2515 will offer subsidies and support to 500 households to upgrade to electric appliances. Participants will also be able to purchase and install rooftop solar and EV chargers through the program.

### **Recommendation**

the Member for Cunningham Alison Byrnes be congratulated for her government's decision offer subsidies and support upgrade to electric appliances.

### 7.9 NSW Freight Review.

The Forum lodged a submission to the NSW Freight Review supporting a more balanced approach to rail freight and road freight than was apparent in the Interim Directions Report (which did not even mention Maldon Dombarton). Our submission included a request that the final report acknowledge the wide benefits of more freight on rail along with the benefits of completing the Maldon Dombarton link. The Forum was later advised that Wollongong City Council, the Rail Futures Institute Incorporated (in Victoria) and the Lachlan Regional Transport Committee had also lodged submissions supporting the completion of this link.

#### Recommendation.

That a deputation to Ryan Park be sought to emphasis the need for the NSW freight strategy now under review to take a more balanced approach to rail freight and road freight than was apparent in the Interim Directions Report

## 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 before the closing date if possible.

### 8.2 DA-2024/708. Co-living rooms, 93 Robsons Rd. W.W'gong 14<sup>th</sup> October

This application was considered at the October meeting when it was resolved to support the proposal despite variations to the setbacks. An objection has been received from an adjoining owner pointing out that the proposal will result in significant overlooking of his premises. Taking new information into account and reviewing the details of the proposal it is considered that the objection has merit.



#### Recommendation

That Council be advised that the Forum now objects to this proposal.



**8.3 DA-2024/608. 14 stories, 116 units Keira/Kenny Sts W’gong**  
7<sup>th</sup> November

This is a proposal for a 6 storey tower facing Keira St opposite MacCabe Park, and a 14 storey tower facing Kenny St. with ground floor commercial, 161 basement parking spaces under both, and a total 116 units above. There are multiple non-compliances with building separation, as well as solar and daylight access, and maximum depth crossover requirements. It does not comply with Council requirements for height, floor space ratio, frontage height, street frontage setback, maximum building depth, side setbacks or natural ventilation,



**Comment**

Whilst the concept of the development is acceptable, and many of the variations from requirements are relatively small, the cumulative impact makes the proposal unacceptable and there would seem to be no reason why it could not have been designed to conform much more closely to requirements.

**Recommendation**

That a submission of objection be lodged.

**8.4 DA-2024/796. Dual occ 14 Mallangong Close Figtree**  
8<sup>th</sup> November

This is a proposal for a dual occupancy on an odd shaped site towards the end of a cul-de-sac and backing onto American Creek. It does not quite comply with rear setback, minimum site width nor maximum garage frontage width none of which are material for this site. It complies with our Locality Plan for Figtree.



**Recommendation**

That a submission of support be lodged, subject to a requirement to plant street trees.

### 8.5 DA2023/646 4 Smith/22 Harbour Sts Wollongong

In Sep 2023 NF5 agreed to object to a proposal for a 4-storey building with 2 levels of basement parking on the corner of Smith and Harbour Streets, with five units. It does not comply with height, setback, communal open space nor deep planting. There are also concerns about potential noise and vibration during basement construction and potential archaeological finds.

On 22 Oct 2024 a WLPP meeting listened to presentations by the applicant, and by affected residents, particularly re potential excessive, debilitating, noise and vibration during hard rock excavation for 2 levels of basement parking, as experienced for 18 months from the 1 Smith St development opposite. The WLPP accepted most of the consent conditions proposed in Council's report, but made changes to Geotechnical condition 11 (g) and Noise and Vibration condition 12, to require implementation of alternative excavation methods, including rock sawing. Also a Community Noise Management Group must be established to centralise communication re noise and vibration, including representatives of affected residents, the developer and a suitably qualified acoustic consultant.

#### Recommendation

Council be advised that the WLPP be congratulated on improving Noise and Vibration conditions of consent, and requiring establishment of a Community Noise Management Group, in their recent determination of DA2023/646

### 8.6 DA-2024/788 Dual Occ, 19 Rose St Keiraville;

13<sup>th</sup> November

This is a proposal for a dual occupancy with large (225m<sup>2</sup>) dwellings on a long relatively narrow lot. It seems to comply with all Council requirements save garages being 70% of the frontage - 40% variation from standard. Otherwise it complies with our Locality Plan for Keiraville.



#### Recommendation

That no submission be lodged.

## 8.7 DA Determinations

23/50	N. W'gong	4-6 Blacket Street	10 units	Object	Refused Appeal
23/331	Coniston	512 Heaslip St	5 town houses	Support	Approved
23/360	W'gong	3 Harbour St	Dual occ	Object	Refused Appeal
23/367	W'gong	300-2 Crown St	8 stories 47 units	Support	Approved
23/368	N.W'gong	21-23 Edward St	10 stories 20 units	Support	Approved Panel
23/417	W'gong	132 Church St	2 stories office	Support	Approved
23/493	Figtree	54 Lewis Drive	Dual Occ	Support	Withdrawn
23/507	W'gong	Belmore Basin	Timbersports event	Support	Approved
23/533	Kerraville	64 Grey Street	Dual Occ	Support	Approved
23/541	Figtree	17 Evelyn Ave.	Dual Occ	Support	Approved
23/551	W'gong	16-18 Market Pl.	5 stories, 7 units,	Object	Approved Panel
23/587	W'gong	5 Greenacre Rd	Dual Occ	Object	Approved
23/759	W'gong	45-49 Flinders St	MacDonalds	Support	Approved Panel
23/768	W'gong	205 Church St	Dual Occ	Object	Refused
23/975	Gwynnvil	19 Paulsgrove	boarding house	Support	Approved
23/1008	Keiraville	8 Burradool St	Dual Occ	Object	Approved Panel
24/11	W'gong	106,120,122 Smith St, 3A Charlotte St	8 lot subd.	Support	Approved
24/23	Mangertn	51 Byrarong St	Dual Occ	Object	Refused
24/96	Keiraville	74 Grey St.	Dual Occ	Support	Withdrawn
24/100	Figtree	4A Arter Ave.	13 dwellings	Object	Withdrawn
24/181	Mt Keira	Mt Keira Road	Archery clubhouse	Support	Approved
24/207	N. W'gong	26-30 Ajax Ave	12 houses	Support	Refused
24/290	W'gong	2 Auburn St	Dog day care	Support	Approved

## Not yet determined

23/156	W'gong	c/o Crown/Gladstone	22 stories 288 units	Object
23/646	W'gong	4 Smith/Harbour St	5 units, 4 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
23/1008	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
24/26	W'gong	23-27 Auburn St	16 stories, 61 units	Support
24/87	N.W'gong	39-41 Montague St	16 warehouse units	Support
24/210	W'gong	41-47 Denison St	17 stories, 75 units	Support
24/476	W'gong	264-6 Kenny St	19 stories, 113 units	Object
24/477	W. W'gong	33 Parsons St.	3 houses	Object
24/538	W'gong	65 Gladstone Ave	Dual Occ	Support
24/574	Coniston	47 Robertson St	Dual Occ	Support
24/599	W'gong	109-115 Church St	9 stories, 45 units	Object
24/608	W'gong	Keira and Kenny Sts	14 stories, 116 units	Object

## Late Business

### 9.1 Yours and Owls at Lang Park:

#### Next Meeting

**2<sup>nd</sup> or 4<sup>th</sup> December 2024**

**Venue to be advised**

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**Current active membership of Neighbourhood Forum 5 : 449 households**

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## Snippets

### Need for a set of principles for public participation

These principles need to be transparent and ambitious recognising the basic democratic right of citizens to have a voice in the future of their own community. The positive benefits of community action in the delivery a whole range of activities are central to building their resilience. In many communities these projects are the only source of a meaningful and hopeful future. We need to create opportunities to harness the aspirations of communities to improve their own lives.

There are a diverse range of initiatives from local energy projects, cooperative and community-led housing, local food-growing and climate resilience projects which all have a proven track record in generating significant community benefits. These benefits include tackling social exclusion, reducing loneliness, increasing skills and entrepreneurship, reducing insurance costs and providing a wider sense of ownership and positive civic renewal. Many of these initiatives struggle because their needs are not recognised and supported in local planning policy.

We need to go far beyond traditional ideas of local government devolution to give real agency to those supporting community development at neighbourhood level. We need to prioritise the voice of people in all parts of the decision-making process as a way of improving the quality of decisions and rebuilding public trust. Also we need to empower and enable communities on locally-led initiatives on issues such as climate, local food and community housing. In an era of tight budgets, the government needs communities to be active partners in helping drive solutions from combating loneliness to community led flood defence. Communities need local plans that care about their aspirations for climate change, nature recovery and community energy.

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