

## Neighbourhood Forum 5

### Wollongong's Heartland



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

#### Agenda for meeting at 7.00 pm Wed. 7th August 2019 in the Town Hall Ocean Room

- 1 Presentations Joe Woodward, past CEO of the NSW Environmental Protection Authority, on the History of Pollution in the Illawarra.
- 2 Apologies
- 3 Minutes of meeting of 3rd July 2019 and matters arising.
- 4 Comments from residents, Councillors and/or Council staff.  
Marina & Joe Farrugia on townhouse DA at 328 Gipps Road, p.12  
Karen Krispoli on townhouse DA at 58/60 Murphys Ave, p.12  
Bronson Powell on Crown Street Markets, p.7
- 5 Responses Trees under powerlines: see p.6  
Skydive and Stuart Park: see p.7  
Crown St Markets: see **rec p.7**  
Wollongong Harbour Master Plan: see p. 8
- 6 Reports Coal Trucks: see p8 & **rec p.9**  
draft Heritage Strategy: see p.9  
Wollongong Art Gallery Plan: see p.9  
Commercial use of Public Parks see p.9 & **rec p,10**  
Allans Creek Flood Study: see **rec p. 10**
- 7 Activities Keiraville/Gwynneville Access Study: see p 10  
Neighbourhood Forums Alliance: see pp.10 & 14, & **rec p.11**
- 8 Planning DAs: **see recs pp. 11-12**
- 9 General Business:
- 10 Snippets see p. 13

**Next Meeting: 7.00 pm on Wed. 4th September 2019, Town Hall Ocean Room.**

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**Current active membership of Neighbourhood Forum 5 : 392 households**

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<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></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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**Minutes of meeting at 7.00 pm Wed. 3rd July in the Town Hall Ocean Room**

Present: 12 members and Clls John Dorahy and Tania Brown

- 1 Presentations Joe Woodward's presentation was deferred until the August meeting..
- 2 Apologies were accepted.
- 3 Minutes of meeting of 5th June 2019 were adopted with no matters arising.
- 4 Comments Cll Dorahy addressed issues relating to paid parking in the city centre; decline of the Friday markets; maintenance of parks and gardens; and improvements to footpaths and crossover points.  
Cll Brown addressed issues relating to lighting and amenities at sports fields; requested members to advise her of "little" jobs needing Council attention; and agreed to follow up on the lack of maintenance of the Cliff Road Battery guns.
- 5 Responses **Green Travel Plans:** noted.  
**Wollongong Bike Plan:** noted.  
**Forest in the City:** noted  
**Delivery Program and Operational Plan:** noted
- 6 Reports **draft Economic Development Strategy**  
It was agreed that the submission be endorsed congratulating Council on their draft Economic Development Strategy 2019-2029 which the Forum fully supports, and request Council to provide adequate resources to ensure progress, monitoring and achievements in accordance with the Action Plan.  
**Environmental Sustainability Strategy and Policy**  
It was agreed that the submission supporting the Strategy but with the reservations set out in the report be endorsed.

## **City Centre Markets; noted**

### **Trees Under Powerlines**

It was agreed to:

- 1 request Council and our local MPs to meet with Endeavour Energy management to discuss how they can:
  - i review their current practice of tree mutilation which we find unacceptable and totally at variance with that of many other Authorities who are far more sympathetic to the streetscape and sensitivities of residents;
  - ii set out in detail their proposals to replace trees to be removed and the selection of plants to replace them both under powerlines and elsewhere;
  - iii set out the consequences for residents who seek to "opt out" of their tree mutilation service;
  - iv introduce a bundled cable program to obviate the need to prune trees excessively;
  - v institute negotiations with the State Government to fund a program to eliminate overhead power lines in urban areas as is done in most civilized societies;
- 2 request our local MPs to approach Matt Kean, Minister for Energy and Environment, to institute an examination of overhead power lines in terms of their social, political, environmental and economic impacts to determine whether or not New South Wales should keep up with most of the western world by eliminating them;
- 3 request Council to challenge the pruning clearances; formally support the initiatives set out in 1 above, or similar initiatives, and promote them through the Local Government Association

### **Climate Change**

It was agreed in relation to climate change that the Forum adopt as policy and Council be requested to commit to the following actions:

- 1 Develop strategies to build community resilience and to achieve net zero emissions by 2050 which incorporates the staged implementation of 100% renewable energy, including heating, cooling and transport, by 2050;
- 2 Develop a Wollongong City Council Energy and Emission Reduction policy to manage energy needs and reduce greenhouse gas emissions across Council operations including waste management, energy management and plant and fleet and built form;
- 3 Join over 100 other Councils across Australia in signing up to the Cities Power Partnership, a free national local government program that focusses on supporting the emission reduction successes of local councils in Australia. and like Sydney City Council sign up to the Global Climate Action Summit;
- 4 Immediately elevate climate change issues and risks (environmental, economic and social) in Council decision-making processes;

- 5 Invest in more climate-resilient infrastructure;
- 6 Promote mitigation initiatives such as uptake of renewable energy and continue on the adaptation pathway to build local and regional climate resilience;
- 7 Advancing towards zero waste by meeting, or preferably exceeding, targets in the NSW Government's Waste Avoidance and Resource Recovery Strategy 2014-2021 and comply with the requirements of the Government's 20 year Waste Strategy after it is released - due in early 2020 ;
- 8 Work with large local industrial players like BHP to achieve sustainable technologies and organisations like Green Connect as well as local farmers to establish local farmers markets;
- 9 consideration of other strategies such as ensuring new buildings are net zero carbon and achieving an equitable low carbon transformation;
- 10 Review its insurance cover in relation to the rising tide of litigation on liability risk from climate change.

### **Wollongong Harbour draft Master Plan**

It was agreed that Council be requested to include adequate funding in its budgets to enable completion within the next 5 years of new toilets at Brighton Beach and for a one way loop in Endeavour Drive with improved parking, in accordance with the Wollongong Harbour draft Master Plan.

**draft Heritage Strategy:** noted

**Neighbourhood Forums** noted

### 7 Activities

#### **Keiraville/Gwynneville Access Study:**

It was agreed that:

- 1 Council be advised of support for a community engagement program on the draft Keiraville/Gwynneville Access and Movement Strategy provided it is comprehensive including:
  - i a vision with goals and objectives;
  - ii data collected including traffic, cycle and pedestrian movements, parking etc. together with future projections;
  - iii clear statements of how actions are to be prioritised and phased;
  - iv explicit information on the nature of the draft actions (for example: intersection improvements; traffic calming; safety round schools; or ranger patrols).
- 2 Council be requested to set up a working group comprising Council, NF 5, the University and the RMS to review progress on implementing the Strategy.
- 3 Council be urged to meet with Keiraville School on access issues before completing the Strategy
- 4 Ryan ParkMP, be asked to ascertain the reasons why the Mount Ousely intersection was omitted from the State Budget.

**South Wollongong:** noted

**Neighbourhood Forums Alliance:** noted

- 8      Planning      **DA/2019/481 22 O'Briens Road Figtree re-subdivision**  
It was agreed that the submission be endorsed which objects to the proposal unless Council is confident that:
- 1      a house can be developed on the new lot without overlooking the house to the south;
  - 2      access to the second battleaxe lot to the rear lot is satisfactory;
  - 3      a house can be built on the large rear lot without affecting trees;
  - 4      supplementary plans have been provided clarifying exactly what is proposed and which trees might be affected;
  - 5      a boundary adjustment which creates an extra lot is legal.

**DA/2019/518 Dual Occupancy 71 O'Briens Road Figtree**

It was agreed that the submission of objection be endorsed.

**DA/2019/506 Boarding House, 12 Dallas St Keiraville**

It was agreed that the submission of objection be endorsed.

**DA/2019/556 Dual Occupancy, 13 Sheppard St West Wollongong**

It was agreed that the submission of objection be endorsed.

**DA/2019/547 Dual Occupancy, 4 Allan Street Wollongong**

It was agreed that the submission of support be endorsed.

**DA/2019/571- Dual Occupancy, 51 Hillcrest Street, Wollongong**

It was agreed that a submission of support be submitted.

**DA/2019/620- Dual Occupancy, 23 Figtree Crescent, Figtree**

It was agreed that a submission of support be submitted.

- 9      General Business      **Emergency Plans**  
It was agreed to request the State Government to review its emergency planning measures when accidents occur, such as that recently which closed the Freeway and created gridlock in the City for several hours.

**Medium Density Code**

It was agreed that the implications of this should be reviewed and appropriate action taken if necessary.

- 10      Snippets      noted

**Next Meeting: 7.00 pm on Wed. 7th August 2019, Town Hall Ocean Room.**

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**Current active membership of Neighbourhood Forum 5 : 388 households**

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## 5 Responses **Power lines**

"I can advise that Endeavour Energy undertakes vegetation clearance pruning under delegation of the NSW Electricity Supply Act and do not require Council consent to undertake this work. We recognise that the tree pruning currently undertaken by Endeavour can be excessive, however we have no delegated authority to instruct Endeavour on how they approach pruning if it is within their published clearance zones.

A key deliverable in Council's Urban Greening Strategy Implementation Plan 2017-21 is to create a set of tree technical guidelines that provide a best practice approach to whole of life cycle tree management within the LGA. Work on the technical guidelines will commence this financial year. We are seeking utility providers including Endeavour Energy to work with us to develop and agree on tree management guidelines for better landscape outcomes for our tree canopy into the future.

The conflict between the benefit of trees versus the need to provide safe and cost effective electricity supply will continue, and in some instances I expect we will support the removal of trees from under powerlines and offsetting in areas where trees can grow without constraint. We will pursue agreement for more sympathetic pruning in streetscapes, increased use of aerial bundled cabling to protect large trees, and detailed tree management plans for pruning significant trees around powerlines."

Manager, Parks and Open Space

Paul Scully, MP has approached the Minister for Energy and Environment on our behalf but has yet to have a response. Mean time he advises that a publication in the Federal Parliament's Library examined underground power cabling in December 1996. It concluded that it would cost up to \$50 billion (add 72% inflation) to sink power cables below ground but this seems to be all power lines not just those in urban areas, and to have neglected the savings from fewer power interruptions, - the link to the Parliamentary Library did not work.

### Comment

Information from the web seems to suggest it would cost around \$30,000 a lot to underground existing low voltage power lines but much depends on site details. It is to be supposed that this would add more than that to value of the property, but be difficult to implement.

### **Skydive and Stuart Park**

Ron Knowles wrote to the Hon Rob Stokes MP about Stuart Park Skydive issues. Having done the rounds, a reply was received from a Director of Crown Lands to say Skydive had a valid development consent and that WCC is the Crown Land Manager of the Park so all enquiries should be directed to them!

It would seem that Skydive do have an approval for a building to be used for recreation purposes but not administration. Moreover, they do not have a valid development consent for landing in Stuart Park.

### **Crown Street Markets**

Following the May meeting we raised concerns with Ward Councillors about consistent complaints from members re the progressive decline of the markets in recent years. At the June meeting a response from Council's Manager stated that performance criteria were reported quarterly by the contractor, who started in late 2016, and are being met. Council were then asked to advise how management has improved, and what is the number and composition of stalls compared with the situation before the contractor started.

The response has been that the historical information is not available and current information is "commercial in confidence" and will not be released. Concern about the apparent decline of the Markets continues to be raised in the Media and with us. We have been advised that, until the Mall was closed for refurbishment in early 2013, stalls were only allowed east of Church St, and there was a limit of 60 placed on the number of stalls permitted.

However, when the Mall was re-opened in late 2014, Council required the primary area for stalls to be west of Church St and the limit was lifted. We have also been advised that in 2016 there were about 80 stalls. A rough count of stalls on last Friday, 2nd August, indicated 29 selling consumables (produce, food, flowers) and 8 selling handicrafts or clothing.

That is a total of 37 stalls trading - a drop of over 50%.

It has been argued that the decline is due to a fall in consumer spending and increased competition elsewhere. The fact that some operators are being moved on because there is too much competition seems a curious way of retaining total market share for the Crown Street Markets.

### **Recommendation**

Council again be advised at our concern at the gradual demise of the Crown Street Markets and be requested to resolve issues before it is too late.

### **Wollongong Harbour Master Plan Implementation**

"Whilst there is no funding allocated to new toilets at Brighton Beach in the current delivery plan, renewal of the toilet amenities at Brighton Beach is identified as a priority in Council's adopted Public Toilet Strategy. A funding request will be progressed for the design and construction of enhanced toilet amenities which would be considered for funding in the later part of five years through the normal annual budgeting process. It is acknowledged that there are some heritage site constraints that will need to be considered in the project.

The option of a one way loop in Endeavour Drive to improve parking was initially investigated a few years ago and found to provide limited improved parking benefits where 45 degree parking was installed on one side of a one-way loop. We will be investigating options further when this project can be resourced later in the 4 year Delivery Program period."

Manager, Infrastructure Strategy and Planning

## **6 Reports**

### **Coal Trucks and Mount Ousley Road**

A new fleet of coal trucks is being introduced and approval is now being sought to allow them to carry more coal than those now on the road. This raises a number of issues:

- 1 there are numerous safety aspects involved with ten axle road trains, that appear to be proposed to be used, as these are much better suited to flat roads in remote and regional areas, as opposed to steep roads such as Mt Ousley or busy city streets;
- 2 for example:
  - i is the lead and/or the rearmost axle on the prime mover steerable;
  - ii is advanced transmission hydraulic retarder technology being used;
  - iii are the existing arrestor beds on and at the bottom of Mt Ousley adequate to stop a run-away unit ;
  - iv are all multiple axle groups equipped with state of the art dynamic load sharing air suspension systems;
  - v have the new tri drive tri axle double A coal haulage units being thoroughly checked for handling and steering stability when ascending Mt Ousley unladen subject to wet and greasy road conditions?
- 3 in addition to external costs including emissions, air pollution, road crash risk and road congestion, low road pricing for heavy trucks hauling heavy loads means there already exists a hidden subsidy of at least \$3 million a year for coal hauled by road from near Appin to Port Kembla;
- 4 rather than exploiting the subsidy further, consideration should be given to recommissioning the O'Brien's drift coal handling facility moving coal from the top of the escarpment, by conveyor, to be loaded onto trains moving to the Port Kembla steel works.

Philip Laird and Arnold McLean

### Recommendation

that Ryan Park MP and Sharon Bird MP be requested to raise these issues with the responsible Ministers and that Wollongong Council be requested to do likewise.

### **draft Heritage Strategy**

As noted last month this glossy report has been adopted by Council to go on exhibition. It has laudable Objectives and Strategies and Council has been successful in implementing some of them. It also lists a large number of equally laudable implementation actions. Unfortunately there are no specific tangible proposals on which one could comment.

### **Wollongong Art Gallery Plan**

Council would like ideas to help shape the strategic plan for the Wollongong Art Gallery. Art galleries are spaces to inspire creative thinking, learn new skills and challenge the way we see the world. they want the gallery to be a place that's exciting to visit, sparks your imagination and gives you powerful personal and community stories, exhibitions, events and opportunities. Members can register for the community workshop on 6 - 8pm on Thursday 8 August in Gallery's Blue Scope Room.

### **Commercial Use of Public Parks**

This is getting out of hand. Significant parts of Parks are being closed and fenced for commercial events and the public required to pay an entry fee for about half the time it is closed, the other half is closed for the exclusive use of the operators to set up and bunk down. There are also consequential closures of some roads, cycleways and parking.

Land reserved or dedicated for public recreation must be open to the public generally as a right. Occasional Special Community Events such as Australia Day Celebrations, Carnivals, community activities or festivals/concerts are clearly desirable, even if an entry fee is charged.

In coming months significant parts of Lang Park are to be closed for 8 days for a 2-3 day event and significant parts of Stuart Park (which already has significant areas alienated permanently for commercial purposes) is to be closed for no less than 10 days for a 2 day event. In both cases entry fees will be charged for the limited time the public will be allowed access to their community land.

There are a number of facilities available to commercial enterprises to use for festivals and events and which already have all the infrastructure necessary for their performances, and little used public land elsewhere. There is no need or justification to alienate heavily used public land for this purpose over such extensive periods.

#### Recommendation

Council be requested to review its policy of allowing significant areas of well used public parks to be alienated for commercial purposes when commercial premises are available nearby in the city as well as less used parks further afield.

#### **Allans Creek Flood Study**

11th September

This study is based on new data, improved hydrological computer simulation and sets a huge range of alternative results based on culvert blockage, sea level rises and probable frequency, and then maps the implications. It recommends that Council uses the results to formulate a Flood Risk Management Study. The community are asked to respond by 26th August and a couple of information sessions are planned.

However, it is near impossible for lay people to respond to this highly technical document other than to identify some areas where priority should be given to the implementation of flood mitigating infrastructure.

#### Recommendation

That the Allans Creek Flood Study be noted and that Council be advised that the Forum requests that in the Flood Risk Management Study priority is given to the implementation of flood mitigating infrastructure affecting the Figtree Grove Shopping Centre and the nearby residential areas that would otherwise be suitable for redevelopment at a higher densities.

## **7 Activities Keiraville/Gwynneville Access Study**

Totally unsatisfactory minutes and response followed some three weeks after a meeting. Representations are continuing. It seems unlikely that this will be reported to Council until September and we are seeking to have some input into the report before it goes to Council.

#### **Neighbourhood Forums Alliance**

All the Forums have been asked to support a submission to the Local Strategic Planning Statement, which includes maps of areas of Transition Areas (ours have been amended to exclude areas of high to medium flood hazard) based on the policy statement set out in the attachment on page 14. Meanwhile direct representations have been made to Gary White, Chief Planner, and Lynne Sheridan, Director of Codes and Local Planning Policy, at the Department of Planning Industry and Environment, seeking advice and assistance as to how we should proceed given that the proposed Medium Density Code will override all Council controls and pass many assessments on to Certifiers commissioned by proponents, including value judgements that their development "contributes to the character of the local area", however intrusive it is or dreadful the design.

Recommendation

that the policy and submission on low rise medium density development and representations on the Code be adopted.

## 8 Planning

### Appeal procedures residential flats 2, Blacket St W'gong

Council is defending the appeal which is listed for a Conciliation Conference before a Commissioner of the Court on 14th August. Members wishing to be heard should contact Jeff Reilly at Council.

### DA 2019/506 Boarding House at 12 Dallas St Keiraville

This is to be considered by the Wollongong Local Planning Panel at its meeting at 5pm on 14th August. Members wishing to address the Panel should contact [wlp@wollongong.nsw.gov.au](mailto:wlp@wollongong.nsw.gov.au)

### DA/2019/624 4 Townhouses, 29-31 Bligh Street Wollongong

24th July

This is a proposal on a corner double lot for in effect an attached dual occupancy facing each street. They are significantly under allowable floor space ratios and seem to comply with all Council requirements save crossover widths which are excessive. The elevations leave a bit to be desired even in a high density zone.



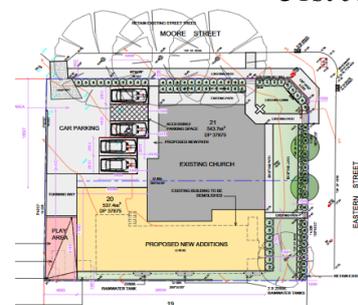
Recommendation

That the submission of support, subject to a reduction of widths of crossovers and for the Design Review Panel accepting the front elevations, be endorsed.

### DA/2019/690 Church Hall 16-18 Eastern St Gwynneville

31st July

This is a proposal for the demolition of an existing church hall, metal shed and toilet block and the construction of new attached single storey church hall facilities. It increases the floor space of the hall & facilities by 50% requiring 4 extra car parking spaces which have been provided.. It complies with our Locality Plan for Keiraville.



Recommendation

That the submission of support be endorsed.

**DA/2019/687 3 townhouses, 328 Gipps Road Keiraville**

9th August

This is a proposal for three townhouses, each with four bedrooms and a study, on a large lot 200m west of Robsons Road., and the removal of 17 trees none of which appear worth keeping. It does not comply with private open space nor width of landscape strip has a "gunbarrel" driveway and is under the minimum site width. It is clearly aimed at the student rental market with the potential for at least 12 students and the parking woes which will stem from this. It does not comply with our Locality Plan for Keiraville.



**Recommendation**

That a submission of objection be lodged.

**DA/2019/284 10 townhouses, 58/60 Murphys Avenue Keiraville**

23rd August

This is a "revised" proposal, to that we rejected in May, with changes to three 2 storey buildings containing 10 townhouses on a curiously shaped, deep lot well to west of Robsons Road. It claims to comply with all substantial Council requirements, but there is doubt about this, and anyway it remains totally out of character and scale with the area. It epitomises all we have been objecting to in all our Locality Plans with a gross intrusion into an area of single family houses in a relatively remote location. There should be a maximum of four dwellings on this site. It does not comply with our Locality Plan for Keiraville.



**Recommendation**

That a submission re-iterating objection be lodged.

**Comment**

Both the above proposals rely on access to a road by an access laneway and could therefore be interpreted both actually and, if converted to community title, legally, as battleaxe lots. That, unless justified, would limit the buildings not facing the street to be single storey as would happen if only one rather than 2 or 9 dwellings were proposed. Council require this to minimise the potential for overlooking on adjacent dwellings and to encourage a built form of dwellings that does not have negative impact on the visual amenity of the adjoining residences.

**9 General Business**

## 10 Snippets **Cycling superhighways**

Cycling superhighways' and 'Beelines' sound like a two-wheeling hippy's utopia, but they are quickly becoming established through transportation policy in some cities in England. However, in other locations our velo-lover is more likely to be competing for space with a lorry or stung by the car-and-paint-strewn patchwork of a pot-holed asphalt marked 'cycle lane'.

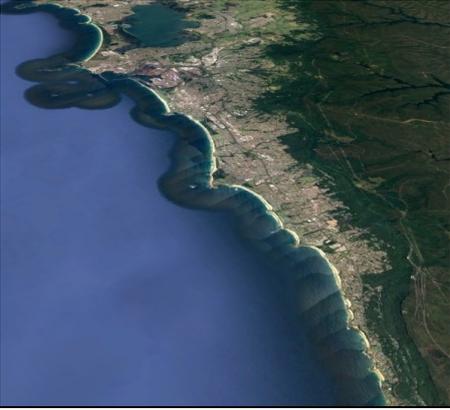
Politically there is some evidence to support expanding cycling infrastructure. In 2017 a Bike Life survey showed that across seven major cities in the UK 69% of people say that their city would be a better place if more people cycled, 75% said that more money should be spent on cycling, and, most tellingly of all, 78% of residents support building protected bike lanes even if that means less space for other road traffic.

This, with compelling socio-economic-environmental evidence of the benefits of supporting cycling in cities, at the local level there is an urgent need for leaders to take one of the safest bets of their political career. However, as the Dutch found, success can be a while in the making, but to borrow a phrase from green infrastructure – the best time to build cycling infrastructure was 20 years ago. The second best time is today.

Alex Nurse and Richard Dunning

### **Bike Art**



<p style="text-align: center;"><b>Wollongong Neighbourhood Forum Alliance</b></p>		<p style="text-align: center;"><b>3 Wards 8 Forum areas &amp; 63 suburbs working together</b></p>
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## Policy Statement on Low-rise Medium Density Housing Code

The proposed Low-rise Medium Density Code will entrench, and possibly worsen, a totally unsustainable planning regime and certainly exacerbate the already high degree of community unrest and disdain for the planning system in this State. The Wollongong Local Environmental Plan allows all forms of residential development in all residential zones, and +/- 90% of the city is zoned Low Density Residential R2.

However, it also includes site width standards which are such that there are few sites near shops, services or jobs capable of being developed for low rise medium density. As a result in some areas up to 2/3rds of this development is taking place in remoter places, often up towards the escarpment, which is where the wider lots are located. Not only is this unsustainable but it is destroying the amenity of many coherent streetscapes.

The Alliance is working with Council officers to identify areas near (+/- 250m.) business centres, and which already contain a number of medium density developments, where the planning provisions, like site width limits, can be relaxed to encourage more development. It is also working to improve significantly the street presentation of development elsewhere which the Code studiously ignores. The Alliance does not want to prohibit low-rise medium density across most of the city but to curtail its impact in remoter areas.

It is also of great concern that there doesn't seem to have been any rigorous research into the impact of the Code - building costs, urban warming, social coherence, adaptability, car parking or anything else, just a bland assumption that quicker approvals would reduce overall housing costs. Moreover, the Code is so complicated one needs a Ph.D. to navigate it, so Certifiers are bound to make mistakes, as has the Department with a significant anomaly emerging, and neighbours will have no opportunity to check the assessments.

We respectfully request that consideration is given to:

- 1 exempting Wollongong altogether from the Code subject to their extending significantly Exempt Development provisions to speed up housing approvals; or
- 2 limiting the application of the Code in Residential R2 zones to areas within 250m. of Business Zones; and
- 3 that neighbours are given time to view all assessments.