

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, March 7, 2023 - Hybrid Meeting:
In Person Meeting @ Towradgi Community Hall
ZOOM connection if needing to attend *virtually*.**

Time: Feb 7, 2023 – 7:00 PM

To Join Zoom Meeting, select the following **without spaces and paste** in your browser address line:

<https://uca-nswact.zoom.us/j/95298799194?pwd=eTRtUFZHcis3TWRWbDUxMHhhZjRvQT09>

Add the following as requested:

Meeting ID: 952 9879 9194

Passcode: 060179

MINUTES

Open Meeting- 07.00pm

Apologies – Anne Marett, Brendan White, Lyndall Caillat-Shearman, Paul Evans, Morrie and Loretta Gallina.

Minutes of Previous Meeting- Distributed via email.

Business Arising from Minutes-

Current DAs: DA-2023/

148: - 15 Wilford St Corrimal - Demolition ancillary structure, build shed and awning 21.3

153: 67 Ramah Av Mt Pleasant - Demolish carport, build garage/workshop, enclose deck 17.3

157: 31 Frost Pde Balgownie - Demolish shed, build carport, Alteration/ Addition to existing dwelling 17.3

159: 8 George St Towradgi - Residential Dwelling 21.3

107: 2 Sturdee St Towradgi - Residential Alterations and Additions 13.3

137: 27 Albert Street Corrimal Residential, Patio and Carport 13.3

139: 39 Sherwood Dr Balgownie Dwelling 10.3

82: 28 Ellengowan Cres Fairy Meadow

Residential workshop and Retaining Wall 2.3

2021/1475A - 9 Culgong Cres Towradgi - change location of garage. 14.3

NF4 Raised no objections to the above DA announcements.

Matters raised at this meeting from the floor:

1. **DA-2023/120 - 21 Lake Parade East Corrimal:** Demolition, New Dwelling, Swimming Pool, Tennis Court, Tree Removal.

NF4 supports the submission from C.C.A.G. in response to Neighbouring landholder concerns as attached with these minutes.

2. **DA-2022/781/A - 112 Balgownie Rd Balgownie**
Removal of DA condition 7.d regarding onsite detention system.

- Concerns raised by the William Street Residents' Sub-committee.

As this is an *Alteration* to a previous determination, there are no public documents available for discussion of intended changes.

In view of the flooding history of Cabbage Tree Creek, what changes to the onsite detention system are being proposed?

NF4 is concerned that developers are attempting to walk back from the need for onsite runoff management and its impact on neighbouring properties after it had been determined as necessary for approval.

Correspondence In –

- WLPP Agendas -
- Letter of Appreciation from Tom McColl thanking NF4 for our support of his work in Engagement at WCC.

Correspondence Out –

Reports:

WLPP Next Scheduled 28 March. No opportunity for NF4 Contribution...

Community Campaigns:

• Corrimal Community Action Group

After a recent public meeting about the WCC Housing Policy regarding the R3 zoning, 114 submissions were lodged by the East Corrimal community.

In its initial published form, it suggested the zone between Memorial Drive and Pioneer Road/Rothery Road and Towradgi Roads had been declared **compulsory medium density** into the future with a ban on new single dwellings being constructed.

In response to community feedback, Council has *withdrawn* the insistence on no single dwellings for owners who wish to modernize their existing properties.

Discussion also followed on the intention of the policy to raise heights and floorspace ratios in the R3 classification as part of the densification process.

Cr Walters offered some advice on the Housing Policy and its guiding principles.

- This is a 'Surface Document' that needs to apply across the city.
- As a councillor previously representing other parts of the city, Ward 1 is sometimes viewed as a bit *NIMBY* by other communities.
- We need to reflect on this. Housing Strategy is a big piece of work. Council is trying to work within the State Development Guidelines, which can suggest

a one-size-fits-all policy and recognize the input of many of the Neighbourhood Forums, not just NF4, that there are valid, geographical factors that suggest the need for variations to housing style and provision.

- **East Corrimal Open Space Committee**
- **William Street Balgownie Precinct**

General Business:

- Discussion of the concerns regarding DA 2023/120 – 21 Lake Parade East Corrimal. NF4 to send a letter to WCC in support of the CCAG Submission as attached expressing NF4 concerns about redevelopment in a known floodway and the removal of old-growth bank stabilising trees.

- Permission sought for Cr R Martin to mention State ALP Policy proposing to Improve the DA Process.

Cr Walters had no objection, equal time in reply having been offered.

Permission granted by members in attendance with no dissent.

1. Review the Role of Private certifiers in bypassing council.
2. Tightening controls on Private Certifiers.
3. Proposed Ministry of a Building Commission to oversee policies and certification programs.

Cr Walters added that the Planning Portal does need cleaning up. Everyone desires positive changes in matters for local councils.

- No Updates on Francis St Development listed in the DA Space.

Meeting Closed at 8:10pm. Thanks to all who could attend in person and online.

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*******

Attachments:

DA - 2023/120

21 Lake Parade, East Corrimal, NSW, 2518

Submission from Corrimal Community Action Group Inc (C CAG)

C CAG has concerns with this proposed redevelopment of 21 Lake Parade. It will remove the current structures and much of the vegetation on the site, to make way for a large 2-storey dwelling, swimming pool and tennis court.

The site borders the Towradgi Creek riparian corridor, and lies in the tidal zone of Towradgi Creek, approximately 500m from the sea. It lies at a bend in the stream, just upstream from the confluence with Parker Creek, on Towradgi Lagoon. The area is highly prone to flooding.

The plan is to remove, along with much other vegetation, a large Norfolk Island Pine and Morton Bay Fig which would have extensive root systems that are likely to be important to riparian zone, and possibly bank stability in that part of Towradgi Creek. The creek here is tidal and affected by not only regular tidal movement, but king tides, storm surges and flooding moving eastward during periods of heavy rain. It will be more and more impacted by climate change with increasing sea level rise, storm activity and rainfall intensity.

From the aerial photo included in the DA (at the time the photo was taken), this block was heavily vegetated and contained many large trees, which would have assisted with infiltration and riparian zone and bank stabilisation in a highly vulnerable part of Towradgi Creek.

The removal of this vegetation will result in significantly increased run-off, as it will be replaced by a swimming pool, extensive paved area, and a tennis court.

The Towradgi Creek Floodplain Risk Management Study and Plan concludes on p. 62, "Increases in sea level are shown to result in increased flood levels however are limited to the downstream areas of the Towradgi Creek catchment." 21 Lake Pde lies in this downstream zone.

Council is required to assess proposals for development in creek catchment areas to identify any potential negative impacts. C CAG would suggest there may be negative impacts on the following: "water quality, native bushland vegetation, estuaries lakes and other water bodies, aquatic and terrestrial ecosystems, indigenous flora, and fauna".

The loss of long-established vegetation on the site will have a negative impact on birds that currently visit or reside in the trees. Also, on the vulnerable Grey-Headed Flying-Foxes which feed on the fruit of the Morton Bay Fig.

The plan for redevelopment includes considerable use of fill on the site, which would need to be carefully monitored given its proximity to the riparian zone.

Conclusion

This property lies in a highly vulnerable location, very close to the mouth of Towradgi Creek. Any impacts the planned extensive clearing and earthworks, including fill, will have on the creek and its ecology, especially at this time of rapidly increasing impacts from climate change, must be very carefully considered by Council. Numerous aspects of this DA may be in breach of the Towradgi Creek Management Study and Plan.