

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, 1 April, 2025, General Meeting:
In Person Meeting @ Towradgi Community Hall**

Join Zoom Meeting

<https://uca-nswact.zoom.us/j/99460694625?pwd=dQ3xP53j8jD9okBnaEN0MK9haKkagU.1>

Meeting ID: 994 6069 4625

Passcode: 358529

• ***Please be aware*** that NF4's Zoom Protocol Policy expects that attendees will have their **Camera and Microphone turned ON** to show they are participating in the meeting with respect for physical attendees in the room. The chairpersons will make every effort to recognise online requests to speak in accordance with established meeting etiquette.

MINUTES

Open Meeting- 07.00pm

Apologies – Anne Marrett, Sam Tannous, Mark North, Emma Rooksby

Minutes of Previous Meeting 4 March 2025 - Distributed via email to members.
Business Arising from Minutes -

Guest Presentation: On Exhibition, the *draft Community Strategic Plan 2035* and the *draft Delivery Program 2025-2029* and **Operational Plan 2025-2026**.

• Alison Walsh, WCC Corporate Strategy Team/ Maniel Mariner WCC Infrastructure team.

Ward 1 Councillor's Update: -

Cr. Hayes spoke to the rationale for this new Agenda Item to encourage specific questions about issues and Council processes.

Meeting briefly discussed several current matters including the way community consultation was being viewed (often negatively) by local media agencies.

Correspondence In –

- Denese Thornton, WCC Update Notification Ch3 Woll Dev Control Plan
- John Riggall, Keiraville Residents Action Group.

Public Meeting Flyer April 1 - WCC Planning Proposal:

Irvine St, Gwynneville Precinct.

- Submission Suggestion from Mark North on Lower M.O.R. Roundabout.
- Submission Acknowledgements from WCC

Correspondence Out –.

- Submissions to State Transport Minister, Ryan Park MP, WCC

Current DAs: [Available for Resident Comment]

DA-2025/86 - Development Application - 26 Williams Crescent RUSSELL VALE NSW 2517 - 2 April

Residential - demolition of existing structures, tree removal and construction of dual occupancy

DA-2025/197 - Development Application - 24 Bond Street BELLAMBI NSW 2518 - 8 April

Residential - demolition of existing outbuildings, alterations and additions to existing dwelling and detached garage

DA-2025/118 - Development Application - 27 Wallace Road FERNHILL NSW 2519 - 8 April

Demolition of existing house, construction of a dual occupancy

- Members present did not report any objections to current DAs on the list.

Community Campaigns:

• Corrimal Community Action Group

- The consequences of future determinations of ‘**State Significant Development**’ will impact on the form and opportunity for community input.
- Attached report from the meeting with Legacy Property Group:

Meeting – Legacy Property and C CAG

27 March 2025, 10.30-11.45am

Attendees:

Legacy – Steve Ball, Lance Brooks

C CAG – Anne Marett, Brendan White, Prue Simpson, Ainslie Lamb, Paul Evans (apology Cherylyn Fenton)

Notes provided by Anne Marett from the meeting.

Agenda Items:

1. Update on agreement reached with WCC re DA-2023/550 and conditions to be imposed by WCC.

After LEC Hearing on 27 March 2025, parties (including WCC & TfNSW) returned to Court for 2 days. Agreement reached between the parties, so no Judge Determination required. Waiting for TfNSW to issue the required Certificate of Concurrence. Agreement has been reached with TfNSW on a cash contribution from the developer. Legacy also contributed to the TfNSW study to determine when a pedestrian overpass or tunnel would be required at the level crossing on Railway Street. Letter of Concurrence is for each of the 4 stages of the development. Once a financial agreement has been reached between TfNSW and Legacy, the **Land & Environment Court** can issue it, if hasn't been forthcoming from TfNSW. Approval of DA-2023/550 expected to be before 7 May as no outstanding issues remain once Concurrence received from TfNSW.

Affordable Housing – Land will be sold to a provider such as the Housing Trust. The design will be done by Legacy to ensure it is consistent with the overall development, but the provider will be responsible for the build. Legacy will submit a DA for the Affordable Housing as part of Stage 2.

Housing Development Authority (HDA) – is a new NSW Government initiative to enable a pathway to State Significant Development for projects such as this. Development will then by-pass councils. Community can make submissions to the Minister, but the plan will be a fait accompli, so subs will have no impact.

Legacy will apply to HDA for Stages 2-4 of the Coke Works development. This will include a 6-storey height limit for Stages 2-4.

Stages 2-4 Bulk Earthworks – this DA is currently with the Land & Environment Court and is same as the original version.

2. Reason(s) for submission of DAs to WCC and/or Planning Panel without requisite documentation/reports. Waiting for reports/documentation from government bodies.

3. **Strategies to ensure no contamination/dust will impact neighbours in future, particularly while roadworks and creek realignment are being completed.** Disturbed material is tested as earthworks progress and Stage 1 has been cleared for the build.
4. **Detail of plans to assist residents, living close to the site, who have been affected by dust from the site** have not been offered any specific support, either to clean building or compensation. Steve “not sure how they could clean up and how effective it would be”. He intends to focus on what can be done to reduce dust inside the site. Will consider major washing of trucks before they leave the site. The issue of damage to The Village caused by years of dust, resulting in deterioration of the complex and devaluation of the units, was raised but not responded to. There was no discussion of impacts on neighbours’ health – this has been raised with Lance previously.
5. **Dust monitors on Railway St, Cross St and Duff Pde.**
Dust monitors are located INSIDE the site near Cross Street, near Corrimal Station and near Railway Street, but none outside the site and need for such not accepted. The monitors feed information electronically and WCC receives reports monthly. WCC respond promptly to dust complaints from the community and make a site visit. Improvements have been made by Legacy to dust management, including water trucks on site, washing of truck tires and street sweeper operating during work hours in surrounding streets. However, this has not been effective, and neighbours are still very concerned. Request made to Legacy to further improve dust management and Steve Ball agreed to investigate this.
6. **Improved communication with C CAG and neighbours.**
C CAG requested on-going updates in writing and Legacy agreed to put out a newsletter every 4-6 weeks. Progress is reported on Legacy’s Facebook, Instagram and website (go to News tab) – the internal roads have been blocked out and road construction has started. The sewer has been completed, and Telstra connections have been put in along Railway Street.
C CAG can send any queries to Lance and he will pass them on to Steve (they meet every Monday and Thursday).
7. **System intended to deal with groundwater in underground carparks.**
Steve claimed Water NSW believes best system is the pumped system rather than tanked. This is what will be used for entire development.
8. **Protection of remaining Illawarra Grassy Woodland including from invasive exotic species.**
The remnants have now been fenced off to protect them during development. No discussion of exotics and escape into woodland areas.
9. **Arrangements made to rescue and relocate wildlife on the site.**
Steve stated they have engaged someone to rescue and relocate wildlife when ponds emptied/filled in and creek diverted. He did not offer a name of the organisation or any details. C CAG requested this information be forwarded by email. Legacy is very aware that this is an issue of great concern to the community.
10. **Approval of traffic management proposals.**
Answered as a part of item #1 above.

- **East Corrimal Open Space Committee** –

Meeting due in next few weeks. Community Christmas meeting again raised issues about interaction with cyclists where crossing points to the beach are involved.

- **Build our Bridge Committee**

[NF4, NF5, Illawarra Bike Users Group, Healthy Cities Illawarra,
Keiraville Residents' Action Group]

At the time of meeting there were no new updates.

General Business:

Council Presentation:

- Public Exhibition for community feedback after Council has met to authorize the Exhibition timetable.
- Pleasing to again have a Highlight Document of NF4 specific proposals to view.
- 429 Infrastructure Projects planned. LGA wide selection.
- 7 May cutoff for Feedback to Council. Please use most useful method: Personal Letter, Phone contact, Email Submission to Council or the Interactive Form on Council's Engagement Page of the Website.

Other Items

- Anomaly with crossing at Woonona Railway Station, Eastern side. The blister extension of the footpath is not a formal crossing and there is some concern over its safety as a crossing point. The Tight turn for traffic from Railway Parade turning west over the crossing is already difficult and this modification does not appear to have worked.
- On going compliance issue at Coke Works Development with dust impacting the neighbouring community not acknowledged at developer meeting.
- Request for Shade provision and seating at Happy Valley Park. Discussion of a likely response in time for Summer was explained by Councillors present that Works decisions follow a process up against city-wide priorities and budgets.

Meeting Close: 8:50 pm

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 ****