

## 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



### **NC4 Tuesday, October 4, 2022 Hybrid Meeting: In Person Meeting @ Towradgi Community Hall Plus a ZOOM connection if needing to attend *virtually*.**

**Topic:** Neighbourhood Forum 4 Zoom Link

Time: Oct 4, 2022 07:00 PM

**Join Zoom Meeting** [Copy and paste the following without spaces or gaps]

[https://uca-nswact.zoom.us/j/](https://uca-nswact.zoom.us/j/94345632863?pwd=Rkd4VGU3QVRpVzB1N1BpbmF2ZVNIQT09)

94345632863?pwd=Rkd4VGU3QVRpVzB1N1BpbmF2ZVNIQT09

**Meeting ID:** 943 4563 2863

**Passcode:** 316309

### **AGENDA**

**Open Meeting-** 07.00pm

**Apologies –**

**Minutes of Previous Meeting-** Distributed via email

**Business Arising from Minutes-**

#### **Current DAs:**

##### **6 October closing**

DA-2022/939 - 7 Camden St Balgownie- Demolish original shed and construct new shed.

DA-2020/1237/C DA Modification. - 63 Ramah Ave MO - Demolish existing structures, tree removal, construct new dwelling house and retaining wall.

##### **10 October closing**

DA-2022/968 - 37 Eager St Corrimal - Construct 2nd dwelling at rear. Demolish existing 1st dwelling and build new 1st dwelling house.

##### **13 October closing**

DA-2021/1448/A Development Modification 2 Cole St Balgownie - Change to overall Building Height.

NF4 recommends: No objections. However, DA Modifications don't have active links so documents cannot be viewed in public interest?

Other matters from the floor:

#### **Correspondence In –**

- WLPP Agenda 11 October 2022

- CCAG Draft submission on Wilga St Block Future Directions Meeting.

- **Correspondence Out** –

**Reports:-**

**Recent WLPP Matters:** None listed for NF4 Footprint. Schedule attached.

**Community Campaigns:**

- **Corrimal Community Action Group**
- **East Corrimal Open Space Committee**
- **William Street Balgownie Precinct**

**General Business:**

- 
- **Formal Feedback Opportunity to Council for World Road Cycling Championships.**

Potential Key Issues:

- Media coverage and Impact
- Evidence of Non-delivery of Homecare services
- Impact on Business Expectations.
- Public Transport delivery and future expectations.

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

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

**Attachments:**

**To Land Use Planning Team Wollongong City Council**

**Initial Response to Wilga Street Block- Planning and Design Review.**

Thank you for the opportunity to comment as part of the Community Focus Group

My name is Cherylyn Fenton and I am Secretary of the Corrimal Community Action Group. We do not have a Committee Meeting until the 28th of September, however I would like to put some preliminary thoughts for consideration.

My family has lived in Wilga St for nearly 70 years. My grandparents owned a corner store on the corner of Wilga St and Rothery Rd so we have witnessed many changes over the years. The enduring memories that are shared include the importance Memorial Park, the views of Brokers Nose or Mt Kurrimal, the value of the local sporting fields and access to Railway St across North Corrimal Creek. The Corrimal RSL has also had an important and lasting impact a on the local community.

Many of the vehicle access points have altered to allow for Memorial Drive and there are now only Rothery Rd and Railway St that provide an East West access to Corrimal and surrounding areas.

1. Why are Council doing this project?

Most people can understand that the centre is starting to look dated and has not been maintained to a high standard lately. The RSL is in need of a refit to make it more accessible and equitable for all its

members. The top auditorium is not accessible for everyone as it does not have a lift and the stairs are steep.

The Corrimal Town Plan mentioned this site as important for future development. However unsure if the dominance of Apartments is the solution to enhancing a business district into the future. The opportunity to maintain the business side could also include opportunities for 'have more events, artistic and musical displays and performances.' The opportunity for tourist and visitor accommodation is not mentioned in the design plan. Is it possible to have the zoning to include a tourist accommodation zone that would be more amenable to host events and performances. This could be linked to the RSL redevelopment similar to the Labor Club in Belconnen in the ACT.

The alignment of the Block to the rest of the Corrimal Town Centre makes sense. However, to extend the current height limit from 15m to a possible 35 m would send a clear message to future development in the area and including any properties on the Princes Highway all the way to Towradgi Rd.

2. The necessity for a Traffic Impact Assessment is essential before any Community Engagement. We have already witnessed the trouble with entry and access to Corrimal Coke Work Development and the large number of people who would be using the Wilga St Block for retail, business, parking and recreation would be greatly impacted by a large number of apartments and their visitors.
3. It should be noted that there are no clear and costed transport Plans on how the additional people will move around our area into the future besides walking, riding bikes or catching public transport.
4. The plan discusses the building of terrace housing on the southern side of Collins St so that that it will maintain the street, Character. However, this would only be an option in plan 1A and 1B and only in a small section of the North East Corner of 2A and 2B and they would be 3 storey Terrace in Plan 2B. The picture in the document gives a false representation of what it would be like in reality.
5. The essential service of the Post office and Service NSW also provide a reason for people to access this end of the Business District. A list of possible tenants for this area would be helpful to allay any fears. I have spoken to people who only come to Corrimal to shop because it has a Commonwealth Bank, a post office and Service NSW. The loss of any of these services would have a detrimental effect on local trade.
6. The pledge by Council that they would maintain their current parking spaces is welcomed. The loss of parking in Underwood St had a long-term impact on visitor numbers to Corrimal CBD and encouraged people to shop in local neighbourhood shops such as East Corrimal and Bellambi. People from Towradgi and Russell Vale shop regularly in East Corrimal and it is becoming a bottleneck on a very busy road.
7. Finally, the Questionnaire will need to be reviewed as there has been some confusion with the wording of the questions, especially Question 11, 13 and 14. Example  
Tell us how important the statement below is to you.  
New buildings are taller than the rest of the Town Centre (up to 9 storeys)  
Very important    slightly important    Not important  
This is not a clear question and can take on any number meanings. Responses should be excluded and people given an opportunity to respond to a clearer question.
8. It was disappointing that there were only 6 people at the Focus Group Meeting and hopefully that number can be increased if there are any future meetings. The effects of COVID are still with us as seen by the state of our local hospitals and people are still hesitant to attend meetings. The option for Zoom attendance might still be important. The day of the public information booth was also unfortunate as it was a rainy day and you would only notice where they were standing in the bus shelter if you went looking.

Cherylyn Fenton

14 September 2022

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## WOLLONGONG LOCAL PLANNING PANEL

**Tuesday 11 October 2022**

To ensure continuity of planning panel meetings during this unprecedented period, we will hold public hearings by teleconference. We will live-stream the meeting online <http://webcasts.wollongong.nsw.gov.au/> so you can view the meeting without physically attending. **Only staff and Panel members will be permitted to attend in person.**

Members of the Public may address the Panel by telephone; however, you must register with the WLPP Coordinator by Monday 10 October 2022. **Please note: Panel members are provided a copy of all written submissions made in response to the notification of the proposal.**

Full reports will be published on Council's website as they are completed, but not less than seven (7) days prior to the meeting.

The live-streamed meeting will commence at 5:00 pm.

The following proposals are referred to the Wollongong Local Planning Panel (WLPP) for consideration and recommendation.

## A G E N D A

<input type="checkbox"/>	<b>Declarations - any pecuniary or conflicts of interest</b>
<input type="checkbox"/>	<b>Items</b>
Items	Matters to be heard
Item 1	DA-2021/1384 – 254 Lawrence Hargrave Drive, Thirroul – Commercial - tree removals and construction of a new two-storey commercial building
Item 2	DA-2022/60 – 3 Kathleen Crescent, Woonona - Residential - demolition of existing dwelling, construction of a dual occupancy, retaining wall and Subdivision - Torrens title - two (2) lots

### Notes:

- Person/s found lobbying or external communication from applicants or objectors outside the forum of Panel meetings will disqualify those person/s from addressing the Panel or Council.
- Submissions by the applicant and objectors will be considered at the meeting. An objector is deemed to be a person who has made a written submission in respect to the application. The Panel shall, upon prior