

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 11 Dec 2019 in the Town Hall Ocean Room

1. Presentations Andrew Conacher re Medium Density Development – Other views
2. Apologies
3. Minutes of meeting of 6 Nov and matters arising: **see end of Agenda** p17 to 21
4. Comments 4.1 from Councillors, Council staff;
 4.2 University;
 4.3 Residents
5. Responses 5.1 Community Participation Plan: p2
 5.2 City Deals: p2&3
 5.3 Commercial Uses or Events in Public Parks: p3&4
 5.4 Community Land Categories for Crown Reserves: p4
 5.5 DA 2019/284, 58-60 Murphys Ave Keiraville: p4&5
 5.6 Wollongong Cycling Strategy: p5
6. Reports 6.1 Floodplain & Stormwater Management Development: **rec p6**
 6.2 Allans Creek Flood Study: p6 & **rec p7**
 6.3 Federal Inquiry into options for financing faster rail: p7 & **rec p8**
7. Activities 7.1 Keiraville/Gwynneville Access Study: p8
 7.2 South Wollongong Flooding: p 8
 7.3 Neighbourhood Forums Alliance: p 8
 7.4 University Liaison: p8&9
 7.5 BlueScope Community Consultative Committee: p9
8. Planning DAs 8.1 to 8.9: p10 to 13
- 9 General Business: 9.1 Urunga Pde/New Dapto Rd Wgong, Construction Traffic: p14
10. Snippets Urbanism, Street Art, Greenspace Oriented Development: p14 to 16

Next Meeting: 7.00 pm on Wed 5 February 2020, at Town Hall Ocean Room.

5 Responses

5.1 Community Participation Plan

At NF5 meeting on 2 Oct it was agreed to make a submission, and the reply from the acting Strategic Project Officer was included in the Agenda for NF5 meeting on 6 Nov. It was then agreed to request Council:

- to make it clear pre-application discussions with neighbours speed up and simplify the process;
- confirm community engagement principles will be followed;
- confirm Council is not prepared to consider mediation and alternative dispute resolution.

At its meeting on 18 Nov Council resolved in accordance with the staff recommendation to adopt the Community Participation Plan 2019. The CPP is a new requirement under the EP&A Act and it appears to have many similarities with WDCP 2009 Appendix 1 which it replaces

A Council officer's response 21 Nov includes:

- *The CPP encourages applicants to discuss their draft proposals with neighbours, before lodgement, and explains that this may allow some issues to be resolved before the application is lodged with Council. For larger or more complex applications, the CPP recommends community groups, such as neighbourhood forums, be notified also.*
- *The CPP reflects Council's community engagement objectives, which we use to guide our notification strategies when inviting the community to participate in local planning matters. Reference is also made within the CPP to the Community Engagement Policy - which the CPP sits underneath.*
- *Council will continue to respond to issues raised in the notification process as required by the Environmental Planning and Assessment Act and Regulations. Matters raised in submissions will continue to be resolved as considered appropriate by the relevant Assessing Officer and Area Manager, or Local Planning Panel (LPP).*

5.2 City Deals

At NF5 meeting on 6 Nov a report was submitted following media reports of the launch of the Geelong City Deal Implementation Plan projects totalling \$370m, of which Federal funding is 50% (\$183m), State 46% (\$172m) & Council 4% (\$14m). Also the Victorian Minister announced a \$50m business case study for a High Speed train between Geelong and Melbourne. Geelong is one of the 9 City Deals so far.

It was agreed on 6 Nov that Council be requested to include access to the Sydney CBD in their proposals for a City Deal, and advise on how the community is to participate in project selection.

A reply from Council's acting Manager Community Cultural and Economic Development includes:

We agree this corridor is an important economic connection and it is one that Council is focused on in terms of its broader Economic Development agenda. This is highlighted in the

Economic Development Strategy 2019-2029 where the importance of the corridor is discussed in detail on pages 45-46 and included as an Action Item (Item 1.4).

Council is working with peak bodies across the region to discuss the opportunities that may arise from a City Deal and the projects that may be included if we were successful in securing such an arrangement with the Australian and NSW Governments.

A critical aspect of the City Deal process is that it is a partnership between three levels of government – Local, State and Federal. All three levels of government need to be committed to the City Deal process, in terms of both financial and planning resources. This means both the NSW and Federal Government need to also agree to the projects to be included.

You can find out more about the role of Local Government and the broader community in securing a City Deal and the full process involved here -

<https://www.infrastructure.gov.au/cities/city-deals/files/City-Deal-Process-factsheet.pdf>.

Comments

The linked document by Australian DPM&C includes that “Engaging the local community to identify priorities and opportunities is important throughout the process.”

Unfortunately it is not clear how Council proposes to engage the local community, what the process is, nor when a City Deal proposal will be submitted.

Coincidentally, on 26 Nov there was an article in the Illawarra Mercury about the Federal Government’s launch of the Australian Gateways City report, which was initiated by the Committee for Geelong (which has been operating effectively since 2001) and developed with representatives of the Universities and Councils of Wollongong, Geelong and Newcastle. There are eight recommendations including re Shared Interests, Innovation & Economic Growth, Human & Social Capital. The three cities have formed a new Gateway City Alliance to “*collaborate, share information and develop a timeline for advocacy to state and federal governments on shared opportunities and challenges for the cities*”

Also it is noted that a Federal Standing Committee on Infrastructure, Transport and Cities is conducting an *Inquiry Into Options for Financing Faster Rail*. Submissions close on 6 Dec and presumably Wollongong Council will be making a submission.

5.3 Commercial Uses or Events in Public Parks

At NF5 meeting on 6 Nov it was agreed that be requested to advise the standard conditions of consent in the approved DAs for events in the nominated parks and to ensure that surrounding areas are properly protected, not least from intrusive traffic and parking, and that the total "bump in - bump up" periods are reduced to at least half the time of the actual event.

Council’s Events and Visual Strategy Manager’s reply on 29 Nov includes:

I have attached a copy of the Stuart Park DA to give you an understanding of the conditions relating to traffic, parking and event bump in. The consents are largely consistent across the different sites with minor differences relating to the number and type of events permitted.

I would note that we are currently reviewing the generic event DA with the intent of seeking approval for modifications to these - some of which relates to simplifying requirements around some of the documentation, updating references to other agencies, and recognising

the different sizes and types of events covered by these DAs. We will ensure NF5 is included in the notifications in order to have opportunity to provide comment.

As you can see from the documentation we do require significant planning and advice around traffic and parking impacts and encourage the use of public transport to events. It is not considered feasible for bump-in/bump-out times to be limited to half the time of events. In the case of smaller events this may be achievable - but for larger events requiring site fencing, stage construction etc bump-in times will be longer than the event time.

5.4 Community Land Categories for Crown Reserves

At its meeting on 6th Nov, the Forum resolved that Council be:

- Advised that the proposed categories for the 46 Crown Reserves seems to be reasonable
- Requested to develop separate Specific PoM for the Stuart Park Area and for the Wollongong Foreshore area from Stuart Park south to Swan Street
- Requested to ensure collaboration with the NF5 executive throughout the PoM development process

Council's Community Land Manager's reply on 14 Nov includes:

As draft PoMs are developed over Stuart Park and for the Wollongong Foreshore area south of Stuart Park to Swan Street, NF 5 will be notified when a draft PoM is being exhibited. Feedback received during this Stage 1 Preliminary Consultation will inform future draft PoMs for the 46 Crown Reserves. Council has until 30 June 2021 to adopt Crown Land Management Act compliant PoMs over these 46 reserves.

5.5 DA 2019/284, 58-60 Murphys Ave Keiraville. Council Consent 31 Oct 2019

On 7 August 2019 NF5 resolved: that a strong submission of objection be lodged and Ward Councillors be requested to have this submitted to the WLPP.

On 25 Sep the WLPP deferred the application until the plans have been amended and delegated determination to Councils Manager of Development Assessment

ON 2 Oct NF5 agreed that Council be requested to ensure that any revised proposal was put on public exhibition, together with correct technical assessments

On 31 Oct the DA was conditionally approved by the Senior Development Project Officer

On 6 Nov NF5 agreed to request Council to improve information systems for future DAs

On 25 Nov the relevant Manager was requested to advise re NF5 requests

On 5 Dec the Manager's response includes:

I can confirm that Council notified all submitters of the DA determination by mail dated 31 October, including NF5.

Council notes the NF5 and resident opposition to this development and the concern of presenters over the proponents expert advice, however the panel supported the proposal subject to amendments and delegated the determination to relevant council officer in accordance with EP&A Act. The amendments sought by the panel were relatively straight forward, and intended to improve the relationship to adjoining development and the neighbourhood.

Amended plans were lodged with council and did not require re-notification. The changes were consistent with WLPP recommendation and did not introduce any new or adverse

impacts on neighbours. I will arrange to forward you a copy of the approved amended plans and supplementary report tomorrow. The consent document is already posted on our web site.

Regarding general notification of DAs this is undertaken as per the Wollongong Development Control Plan 2009 and Community Participation Plan, recently adopted by Council 18 November 2019.

With regard to WLPP members (independent experts) they are now recruited directly by NSW DPIE and provided to Councils.

If there is anything further you need in response to your concerns please let me know.

On 5 Dec a Keiraville resident raised the following issue re the consent:

The design that Council approved however had an additional feature – a substantial enlargement of the three remaining units in the northern array of units, even such that they conceivably be four-bedroom units.

The end result, besides putting back in much or large part of the capacity lost, was that the east-west footprint of the units concerned was reduced by only some 7%.

Such a change would have been the object of strong objections if known prior to approval, but that was not the case.

The relevant Manager has been asked to advise on this matter.

5.6 Wollongong Cycling Strategy

Council is updating the 2014-18 Bike Plan and rebranding it to become the Cycling Strategy. Information stands were provided in November and Council's website has further helpful details, including an on-line survey. Submissions close on 9 Dec.

In response to a query about the process, opportunities for community involvement and timing, the reply from Council's Senior Traffic Engineer includes:

This is the commencement of the wider public engagement following the findings of the national cycling survey – we are seeking the community's views through the survey and the drop in sessions which will further inform the priority areas that will be developed in the draft document. The survey and feedback period close on the 9th December 2019.

The draft strategic document will be refined following this period – December through January 2020, at which point the draft will most likely go to public exhibition, which will allow residents and stakeholders to provide feedback on the draft in February 2020.

We are also planning to also collect further input on facilities requested by the community to inform the implementation plan at this time. At this time it would be good for interested parties to review what other Councils and globally what trends are occurring that could be considered in our local context and provide their insight through the surveys fields or other written response. However note there will be further opportunity to raise these in the future.

6 Reports

6.1 Floodplain and Stormwater Management Development Controls

Council's proposed updates to Chapter E13 and E14 of Wollongong DCP 2009 are on exhibition until 23 Dec 2019. The management of stormwater and flooding within the Wollongong LGA has raised major concern for decades, and in particular over the past 20 years since the 1998 floods and various consultants have been engaged re Floodplain Management Planning. The proposed DCP changes are quite technical and are reasonably expected to be beyond the comprehension of persons inexperienced in flooding and/or development control documentation.

Recommendation

Council be requested to engage a suitably experienced locally-based consultant to review and report on necessary and proposed changes to DCP 2009 Chapters E13 & E14, and the report be placed on public exhibition to enable informed submissions by residents, and subsequently to assist Councilors in deliberating and deciding on changes to the DCP

6.2 Allans Creek Flood Study

Allans Creek Flood Study (ACFS) is on the agenda for Council's meeting 9 Dec and the staff recommendation is for adoption. On 28 Oct the draft Study was deferred for 6 weeks to allow for a review of the methodology and further consultation with key stakeholders, after a presentation from NEFRAG (Northview Estate Flooding Residents Action Group).

The Northview Estate in Figtree was approved by WCC in 1993/94 as a "flood-free" development and apparently no flooding has occurred in this estate. Council's flood studies of 2006 and 2008 used their blockage policy and re-classified most properties to high risk. Subsequently insurance rates escalated by 300% to 1,200%, Council imposed development constraints, and banks became reticent to provide loans. In 2014 NEFRAG was formed as a "cooperative advocate group that seeks to work constructively with Council to achieve scientifically correct and socially just outcomes." Since then NEFRAG has provided many well-researched submissions and liaised with Council staff on complex technical matters.

After 28 Oct Council commissioned a consultant to undertake an independent peer review of the use of the WBNM (Watershed Bounded Network Model) by the consultants who had developed the ACFS, and to refer to NEFRAG information. NEFRAG carried out further studies and have recently provided Council with a detailed report, with recommendations which include requesting that investigations be continued to establish the final cause/s of differences in results between conventional WBNM modelling and the consultants' approach.

It is understood it is proposed that further consideration of adoption of the proposed ACFS should not occur until NEFRAG representatives have had the opportunity to discuss their views and requests with Council officers and Councilors at a round-table conference. This could enable input from experts, perhaps including from the initiators of WBNM, on the appropriateness of the approach used by Council's consultants and to agree on peak flows and flood levels in the catchment.

This approach seems reasonable and a preferable outcome if agreement can be reached, having regard to the importance of the effects of the Report, including re insurance costs, property values, saleability, and the extended period elapsed. As the Council meeting is before the next NF5 meeting the executive has informed Council it supports this proposal.

Recommendation

The submission requesting deferral of Allans Creek Flood Study to enable discussions with representatives of NEFRAG be endorsed.

Editor's Note: The information and facts set out above are based on information supplied and personal enquiries. They correctly reflect that information and those enquiries in order to be able to report on an important local matter to the members of NF5. Any person with an interest should confirm by and rely upon their own enquiries.

6.3 Federal Inquiry into options for financing faster rail

On 18 October 2019, the federal Minister for Population, Cities and Urban Infrastructure requested the Standing Committee on Infrastructure, Transport and Cities to inquire into options for financing faster rail. Submissions close on 6 Dec, ie before the NF5 meeting 11 Dec and NF5 member Dr Philip Laird has provided a submission re the need to speed up Sydney-Wollongong trains, which includes the following main points:

- In the May 2017 Federal Budget, funds were made available for the development of business cases to improve regional rail links such as Wollongong-Sydney;
- A concurrent report “The National Rail Program: Investing in rail networks for our cities and regions” was issued;
- It notes a current average of 56 km per hour for express Sydney-Wollongong trains. This speed was being attained by some steam hauled trains in the 1930s;
- Until January 2019, overcrowding of some carriages in four car OSCAR sets in weekday mid-afternoon trains from Central to Wollongong is common;
- Wollongong requires a half hourly service on weekdays at peak hours (like Newcastle)
- The 2017 federal budget had \$20 million to allow for the development of three business cases for Faster Rail to improve regional rail transport people;
- It is understood that funds have since been allocated for more studies, including for Sydney-Wollongong;
- A 2014 consultants study had a \$3.6 billion option to speed up Wollongong trains;
- It is not known if Transport for NSW is prepared to work towards the times that were on offer for South Coast express trains up to 2005;
- The relevant federal Minister and department have been requested to complete and publish a comparison of Australian intercity train services for frequency, average speeds and seating availability, but no response/s as yet;
- Noting congestion on the South Coast line and the need for links to Sydney's second airport, the NSW government has been requested to advise how it can facilitate Infrastructure Australia making a positive assessment of the case for federal funding to complete the Maldon Dombarton rail link, but no response as yet;
- It is noted that 4 lines in Victoria have had multiple major upgrades assisted by federal funding, whereas the South Coast line major upgrade was around 2001;

- The Parliamentary Committee is requested to consider this submission and support federal funding of major upgrades on the Sydney-Wollongong line as a matter of urgency.

Recommendation

That the submission to the Federal Inquiry into options for financing faster rail be endorsed

7 Activities

7.1 Keiraville/Gwynneville Access Study

The most recent email from Council's Director was on 19 Sep. Council's website shows the Study was an Agenda item at the briefing of Councillors on 25 Nov. An email has been forwarded requesting advice on the situation re progress on the Strategy, the process, actions and timing to advance it, and when will the Draft Strategy be distributed to NF5 and other key stakeholders.

7.2 South Wollongong Flooding: nothing more

7.3 Neighbourhood Forums Alliance: The next meeting of NF Convenors and representatives from Councils Engagement Team will be held on 10 Dec 2019.

7.4 University Liaison

UOW/NF5 Quarterly Meeting

On 28 Nov the quarterly meeting with representatives of UOW and NF5 executive included:

- UoW has received accreditation from the Association to Advance Collegiate Schools of Business International, only awarded to the top 5% of the world's business schools;
- UOW Sustainable Buildings Research Centre building is the first in Australia and 24th in the world to receive Living Building Certification;
- SBRC and Lendlease (developer of the Health & Wellbeing precinct at the IC) are liaising to ensure sustainability initiatives will be incorporated in buildings there;
- UOW is working with Liverpool Council on a project re public green spaces;
- The share car operations continue to be popular;
- The Free shuttle bus funding agreement expires in July 2021 and renegotiations are due to start in early 2020.

UOW Health & Wellbeing Precinct Presentation

At NF5 meeting on 5 Feb 2020 representatives of UOW and developer Lendlease will provide a presentation on the Health and Wellbeing Precinct at the Innovation Campus. UOW has announced the complex will provide patient-centred, multidisciplinary health

facilities and the strong focus on teaching and research will see research translated into practice to improve the health outcomes for people in the Illawarra and Shoalhaven.

UOW Tour

UOW Community Engagement Coordinator has offered NF5 5 members the chance to visit campus to meet with staff, students and tour the UOW Security Building along with Kooloobong Village residence the week before Autumn semester begins, ie around 18 February 2020. Please advise David Winterbottom if you propose to attend.

7.5 BlueScope (BSL) Community Consultative Committee

The minutes of the most recent BSL CCC meeting on 31 Oct include reference to:

- Organic waste recycling: BSL are collecting 27 tonnes/yr at the canteens, and are rolling out this initiative through main office buildings. It was noted that WCC's 3 month FOGO trial is in progress (in selected households in Austinmer, Cordeaux Heights and Warrawong);
- BSL's Plastics into coke ovens trial project: has been submitted to the EPA and will commence under Special License Conditions. It is an initiative of Cokemaking section which will reduce plastic waste going to landfill (using 1% waste plastic will divert 400t from landfill) and displace coal;
- South 32 has awarded a coal haulage contract to Linfox: using 25 A-double trucks (longer than B-doubles and greater capacity, so less truck movements pa)
- Risk Assessment around Port of PK: concerns on the emerging picture of the concentration of the adhoc building of "facilities" along our Foreshore and what is going to be progressed in the future. The Chairman (WCC LM) noted concerns re these activities involving volatile buildings / materials being built in close proximity and the possible high risk scenarios around the port and surrounding community. The LM will raise an appropriate motion of Council to address these concerns.

8 Planning

8.1 DA 2019/1254, 22 Waitangi St Gwynneville - Dual Occupancy - closes 3 Dec

This proposal in the R2 Low density Residential Zone is to demolish an existing house and construct a detached dual occupancy on the 593 sqm irregular shaped lot with a 29m frontage to Waitangi St. The site is about 700m to Gwynneville Village, several schools, childcare facilities and public transport. Relatively minor non-compliances are addressed in the proponent's Variation Report and seem not unreasonable in the circumstances including: FSR 9% greater at 0.545:1, secondary dwelling one lockup carspace but another off street space. driveway width 3m and balcony facing the street.



Recommendation

That the submission not objecting to the proposal be endorsed

8.2 DA 2019/1245, Mallangong Close Figtree - Reduce flood levels – closes 11 Dec

This is a proposal to reduce flood planning levels and increase building envelopes for 13 lots in this 22 lot residential subdivision east of the Princes Highway near Arkell Drive, which has a long and complex history due to Council changes to flooding requirements, as outlined in the applicant's Statement of Environmental Effects. The initial development approval in 1992 was on the basis that the land was flood-free in a 1 in 100 year flood, but Council's subsequent blockage policy from 2002 to 2016 categorised it as High Flood Risk. After Council amended the policy a local expert consultant provided a flood study and Council required minimum habitable floor levels (FPLs) up to 1.9m above ground level and defined building envelopes for northern lots.

After more detailed flood studies by the consultant Council accepted the site as being in a Medium Risk precinct, issued Construction and Subdivision Certificates, but did not change FPLs or the building envelopes. In Dec 2017 the applicant was unsuccessful with a proposal to design, build and fund a Debris Control Structure aimed to reduce flood risks, building and insurance costs. In July 2019, after more flood studies based on new rainfall data and flood modelling advances, the applicant won an appeal in the L&E Court to reduce FPLs by about 1.1m and remove building envelope controls for lot 8. However approval has not been provided to apply this to other lots, thus the applicant submitted this DA as a Stage 1.

This DA seems to satisfy the requirements of the NSW Government's Floodplain Development Manual gazetted in 2005, the Foreword of which includes:

The policy promotes the use of a merit approach which balances social, economic, environmental and flood risk parameters to determine whether particular development or use of the floodplain is appropriate and sustainable. In this way the policy avoids the unnecessary sterilisation of flood prone land. Equally it ensures that flood prone land is not the subject of uncontrolled development inconsistent with its exposure to flooding.

DA submissions close on 11 Dec which is the date of the NF5 meeting, so it is necessary for the Executive to make a submission and seek endorsement at the meeting. It is suggested that a round-table discussions be arranged between representatives of Council and the applicant (and NF5 if Council considers this could be of assistance) to hopefully negotiate a mutually acceptable solution.

Recommendation

That the submission re DA 2019/1254 be endorsed

Editor's Note: The information and facts set out above are based on information supplied and personal enquiries. They correctly reflect that information and those enquiries in order to be able to report on an important local matter to the members of NF5. Any person with an interest should confirm by and rely upon their own enquiries.

8.3 DA-2019/774, 16 Smith Street Wollongong - Demolition and construction of a 6 storey residential flat building - to WLPP 11 Dec

On 4 Sep 2019 NF5 endorsed a submission of objection following a report which included: "This is a proposal for a 6 storey ill-proportioned building over basement parking with 5 three bedroom units - the top one includes a roof-top element. It complies with height and floorspace ratio but is well below minimum site width. Not surprisingly it does not comply with side or rear setbacks nor visual privacy (overlooking). It also does not comply with housing mix and needs a mechanical car stacker to achieve the minimal car parking requirements."

*simplify the COS on the podium along with refinements to the landscaping
The applicant submitted amended plans addressing the DRP matters which are now considered to be satisfied. These plans did not require re-notification.*

Note: The image below is from Council's report.

On 11 Dec a report by planning staff to WLPP meeting recommends approval subject to various conditions. The report includes:

The subject application has been referred to the Design Review Panel (DR)P on three occasions, one pre-lodgement and two post-lodgement.

At its final meeting of 4 November 2019, the DRP required minor amendments to



8.4 DA-2019/453, 2-4 Highway Avenue, West Wollongong - Construction of 16 two storey townhouses and 2 single storey villas and strata subdivision – to WLPP 4 Dec

On 6 Nov 2019 NF5 endorsed a submission of objection,
On 4 Dec 2019 a report by planning staff to WLPP meeting recommended the DA be refused because it fails to demonstrate: consistency with the provisions of various chapters in the WDCP 2009; that the likely impacts of the development will not be adverse; that the site is suitable for the development; and that it would set an undesirable precedent for similar inappropriate development and is therefore, not in the public interest.

8.5 DA-2019/874, 6 Bulwarra Street, Keiraville - 4 semi detached dwellings and Subdivision – to WLPP 14 Nov

On 2 Oct 2019 NF5 endorsed a submission of objection.
On 14 Nov WLPP determined to refuse the DA including because: it is inconsistent with the prevailing streetscape character of the area; it has not had regard to the natural topography and resulting constraints of the site ; the proposed parking and access arrangements are unsatisfactory; the reduced setback to Bulwarra Street exacerbates the perceived bulk of the proposal due to the topography; and the proposal is considered to be an overdevelopment of the site.

8.6 DA2018/1638, 71-77 Kembla St Wgong, Mixed use development –A 14 & a 7 storey building - 102 residential units & 8 commercial tenancies – to SRPP 27 Nov

This is the former DMR site which is zoned B3 Commercial Core. There have been 2 periods of notifications, initially in Feb 2019 when NF5 lodged an objection re height and tree removal, and in June 2019.

On 27 Nov 2019 the Southern Regional Planning Panel considered Council's report (which includes that the Design Review Panel considers that the development is appropriate with regard to height, bulk and scale). The SRPP deferred the DA and required further information. It is understood that Council will

then provide a supplementary assessment report to SRPP, who will determine the matter electronically.



8.7 RD2018/1620/A, 47 Staff St Wgong, Review of determination for double storey boarding house – to WLPP 18 Dec

On 2 Feb 2019 NF5 supported the proposal for a 25 room boarding house of 3 two storey buildings near the hospital which seems to comply with all Council requirements and our Mangerton Locality Plan.

On 25 June Council's Senior Development Project Officer determined that consent be refused. On 5 Dec information for RD2018/1620/A was not available on Council's website. On 18 Dec the WLPP will consider a submission to review the determination. Information for the WLPP is due to be available by 11 Dec.

A resident has raised concerns about whether the increase from 12 to 23 boarders at the 477 Crown St boarding house (DA2018/348/A) approved by Council's Senior Development Project Officer on 30 Oct 2019, could be used as a precedent for the 47 Staff St boarding house. The officer's report for 477 Crown indicated that the increase is permissible under Wollongong DCP 2009 and the SEPP for Affordable Rental Housing.

8.8 DA2019/1288, lot 521 Phillips Ave West Wgong, 14 Townhouses – closes 27 Jan 20

The site is located within the R2 Low Density Residential Zone under the WLEP 2009. The N-W boundary adjoins the s=Southern Freeway. The SoEE states he proposal is permissible with development consent, it is compatible with the objectives of the zone., it complies with

the maximum building height of 9m and the maximum FSR of 0.50:1, it is unlikely to result in any significant negative environmental impacts and s largely consistent with the DCP development controls and objectives. It is affected by a Riparian Corridor and is in a Low and Medium Flood Risk Precinct.



8.9 DA2019/1290, 16 Belmore St Wgong, shop top housing in split level 10-14 storey building for 28 residential apartments and 2 commercial/retail spaces – closes 18 Dec

The site is at the corner of Belmore and Victoria Sts in the B3 Commercial Core, having a common boundary with the Illawarra Railway Line, so SEPP (Infrastructure) 2007 applies and the requirements of Sydney Trains must be satisfied. The SoEE states there is a flood study supporting the proposal, an exception to the side setback / separation is requested, but claims it is otherwise it is compliant

A more detailed analysis will be provided at NF5 meeting on 11 Dec

9 General Business

9.1 Urunga Pde/New Dapto Rd Wgong, Construction Traffic issue

A resident has raised concerns about traffic congestion due to construction works on the Wollongong Private Hospital site

Street Art



GOD save us: Greenspace Oriented Development could make higher density attractive *Extract from The Conversation November 18, 2019*

Around the world, the vast majority of people are flocking to cities not to dwell in their centres but to live in the new suburbs expanding their outer limits. Reflecting this, from 2000 to 2015, the expansion of urbanised land worldwide outpaced urban population growth. The result is unprecedented urban sprawl. Expansive suburbs of single-family, freestanding housing are ubiquitous in countries such as Australia, the US and the UK. Most Australians still aspire to own a large detached house in the suburbs.

Public resistance to so-called infill development is unlikely to be overcome without a major change in how cities approach urban densification. We advocate greenspace-oriented development, or GOD, which provides substantial, public green spaces to serve surrounding higher-density neighbourhoods.

We love our leafy suburbs

The “Australian dream” of owning your own home is often automatically associated with a detached house on a block of land. It’s seen as a mark of having “made it”. For instance, a

study in Perth found that, if they had the money, 79% of people would prefer a separate dwelling and 13% a semi-detached option. Only 7% preferred flats, units or apartments. Evidently, the suburban dream runs deep in the Australian cultural psyche. Australia is not alone in this. As a result of widespread preference for suburban living, globally we are not in the age of urbanisation but rather the age of suburbanisation.

Despite the enduring popularity of suburban life, several emerging crises threaten its dominance. These include the destruction of agriculturally productive and biodiverse land around expanding cities, ballooning commuting times and service and public transport infrastructure costs, and the concentration of socio-economic vulnerabilities in outer suburbs. These areas also have poorer access to jobs.

Why infill efforts are failing

To limit urban sprawl, the emphasis in most cities worldwide is on increasing urban density. In pursuit of infill development, planning strategies have focused mostly on transit-oriented development. This approach focuses on higher-density development around public transport nodes and corridors.

Despite the widespread adoption of this ideology in Australia, many cities are not achieving their infill targets. In part, this is because transit-oriented development strategies suggest an “inflexible, over-neat vision” of cities at odds with their “increasing geographical complexity”.

Much of the infill that has been achieved is through indiscriminate and opportunistic subdivision of individual suburban lots by “mum and dad” investors. This “background infill” fails to achieve infill targets, does not reduce car use, erodes urban forests, and aggravates local communities. This has led to community resistance (the ‘NIMBY’ factor) and what one council official referred to as a “public sullenness”.

Higher density with a green focus

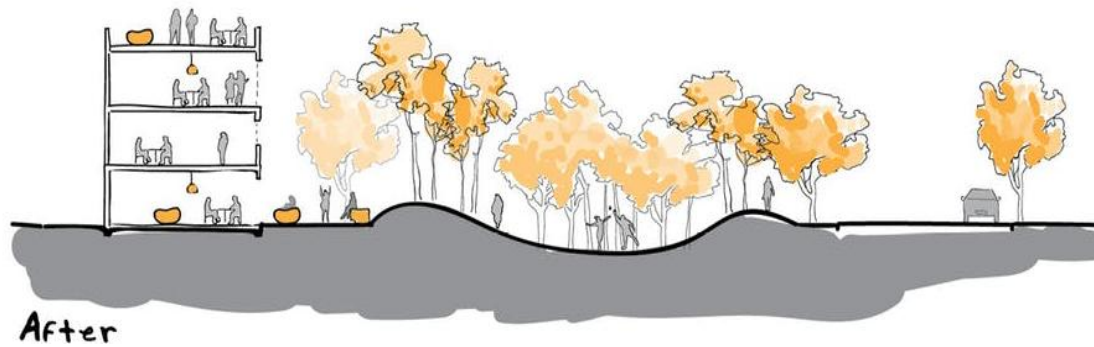
The principles of transit-oriented development are well established and valid. However, we contend that we need a complementary strategy, greenspace-oriented development, for achieving infill development. This approach would correlate urban densification with substantial, upgraded public green spaces or parks that are relatively well served by public transport. Greenspace-oriented development builds upon the now well-recognised array of benefits of green spaces for urban dwellers. Most importantly, it underpins approaches to making our cities more sustainable and liveable.

Australian suburbs do generally contain a reasonable number of parks. But these are typically under-designed and under-used. Many parks offer minimal amenity, often little more than large stretches of irrigated lawn and a scattering of trees. We suggest redesigning parks to increase the naturalness, ecological function and diversity of active and passive recreational uses, which in turn can support higher-density urban areas. Indeed, it should increase the value of neighbouring real estate. With rezoning, this should enable greater local densification that is both commercially viable for developers and more attractive for residents.

Residents would then have an incentive to support well-designed infill development. When completed, each of these upgraded parks operates as a multifunctional, communal “backyard” for residents of a surrounding higher-density urban precinct. The lure of suburbia clearly

remains strong for people around the world. If planners are to deal with the problems of sprawl, they need to increase urban density in a way that resonates with the leafy green qualities of suburbia that most people desire (at very least in Australia).

Transit-oriented development ideology relies on a false presumption that residents will trade the benefits of nature for the benefits of urbanity. We require a new vision of urban densification that responds to the urban, societal and ecological challenges of the 21st century and aligns with people's preference for suburban living near nature.



ITEM 3 - MINUTES OF NF5 MEETING 6 NOV 2019

<p>Neighbourhood Forum 5</p> <p>Wollongong's Heartland</p>		<p>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</p>
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3. Minutes of meeting at 7.00 pm Wed 6 Nov 2019 in the Town Hall Ocean Room

Present 17 members and Deputy Lord Mayor Tania Brown.

- 1 Presentation Paul Tracey and William Murray were thanked for their presentation on " the right tree in the right place planted the right way and at the right time" and the implementation of the Urban Greening Strategy with its emphasis on succession, diversity and resilience.
- 2 Apologies were accepted.
- 3 Minutes of meeting of 2nd October were adopted and it was noted that the report on Flood funding has been deferred to the next meeting..
- 4 Comments The Deputy Lord Mayor advised she had referred our flood issue concerns to staff, and she discussed private certification, light rail, City Deals, mountain bikes on Mt Kembla and Destination Wollongong.

Height Limits in the LEP

It was agreed that Council be advised that the Forum:

- i withdraws its support for DA 2019/1008, being development at 1, Smith St Wollongong;
- ii re-iterates its concern at the excessive height limits permitted in and around the City Centre, particularly in the vicinity of Heritage Precincts;
- iii requests Council to expedite the height control components in the upcoming review of the Local Environmental Plan by dealing with it in advance of the overall review;

- iv requests that this review give far more emphasis to the character of streets and neighbourhoods, especially in or near historic precincts or view corridors, than is currently the case;
- v requests Council to require development to conform more closely to its planning controls and strategies, particularly as they relate to heritage and view corridors.

Townhouses in Murphys Avenue

It was agreed that Council be requested to ensure that:

- i they upgrade its system for “publicly displaying” information relevant to consideration by residents and ratepayers of proposed developments. The existing system does not in any way meet acceptable current standards for such a function, and in particular disempowers some parties legitimately interested in such developments;
- ii when topic-specific studies are carried out in order to assess a development, those studies be conducted openly, transparently, and in cooperation with concerned residents, and their basis of assessment be made clear.
- iii full disclosure of the ultimate owner of proposed developments be made clear, in the same manner as are the details of objectors
- iv independent panels should not comprise a majority from the development industry but rather include as necessary professionals in planning from outside that industry.
- v the timing of initial information release and other material (eg council recommendations to panels) be restructured to allow adequate time for consideration by residents.
- vi all submissions to panels be in writing as well as oral presentations, and that panels consider only such written material in their determination, and give written explanation of final recommendations addressing such written material.

5 Responses

draft Community Participation Plan:

It was agreed to request Council:

- i to make it clear pre-application discussion with neighbours speeds up and simplify the process;
- ii confirm community engagement principles will be followed;
- iii confirm Council is not prepared to consider mediation and alternative dispute resolution

Pop-up Beach Club at North Wollongong

It was agreed that Council be thanked for their advice and request to include a review of the extent to which the intended sites are used currently and assess the impact on access to the foreshore by the local community.

SkyDive the Beach:

It was agreed that Council, the State Government and the Ombudsman be advised of our ongoing concerns.

Place Management:

It was agreed that Council again be asked about the current status of Place Management and how it is functioning.

Commercial Uses or Events in Public Parks

It was agreed that be requested to advise the standard conditions of consent in the approved DAs for events in the nominated parks and to ensure that surrounding areas are properly protected, not least from intrusive traffic and parking, and that the total "bump in - bump up" periods are reduced to at least half the time of the actual event.

Trucks on Mount Ousley Road: noted.

Walking and Cycling Funding 2019-2020: noted.

6 Reports

City Deals

It was agreed that Council be requested to include in their proposals for a City Deal access to the Sydney CBD and advise on how the community is to participate in project selection.

Flood Risk Management Plans

It was agreed that Council be requested to place a moratorium on development in flood prone areas unless supported by a flood study using up-to-date data and assessed taking into account social, economic and ecological as well as flooding considerations.

Proposed Community Land Categories for Crown Reserves

It was agreed that Council be:

- 1 advised that the proposed Categories for the 46 Crown Reserves seem to be reasonable;
- 2 requested to develop separate Specific PoM for the Stuart Park area and for the Wollongong City Foreshore area from Stuart Park south to Swan St,
- 3 requested to ensure collaboration with the NF5 executive throughout the PoM development process.

It was also agreed that members be advised to check Council's Have Your Say site and make submissions if they see fit.

Uralba Street Bridge, Figtree

It was agreed that Residents requiring further information or wishing to comment on the design should contact the Design Engineer, Structural, by 8th November.

Wollongong Emissions Reduction Target

It was agreed that Council be requested to develop a Climate Change Action Plan which involves:

1. Mitigation - Management and reduction of greenhouse gas emissions;
2. Adaption - Making adjustments to existing activities and practices so that vulnerability to potential impacts associated with climate change can be reduced or opportunities realised.
3. The setting of the following measurable targets:
 - Net-zero emissions from the community by 2050
 - Net-zero emissions from council operations by 2030
4. Council to take a leading role in the community to implement climate action strategies by:
 - a) Managing Council's own carbon footprint and leading by example;
 - b) Transforming the behaviour of individuals, households, businesses and organisations on how they manage their carbon footprint through;
 - c) Providing both general and targeted services and programs;
 - d) Developing and brokering partnerships with other organisations (including businesses, community organisations and other government agencies) to provide products, services and programs;
 - e) Advocating for change of policies, laws and programs that will enable the local community to reduce its carbon footprint, and;
 - f) Building community engagement and networking opportunities around climate change action.

7 Activities **Projects:** noted

Neighbourhood Forums Alliance: noted

University Liaison:

It was noted that the inaugural Illawarra Design Excellence Symposium will explore how lives are enriched with thoughtfully designed homes, buildings, environments and public spaces. The University of Wollongong Innovation Campus, in partnership with the Property Council of Australia, invite you to share strategies and bold ideas that innovate and articulate principles of great design in the built form. This is a FREE event for anyone wanting to be inspired and connect. Details:

8 November 2019, 8am - 7pm, UOW Innovation Campus, Level 2, The Central building. Register for FREE: <https://designsymposium.innovationcampus.com.au/>

It was noted that the Homestay for UOW College programme is looking for locals who would like to host a homestay

- 10-17 year olds visiting Wollongong

- Short 2-4 week stays
- Earn up to \$700 per week
- More information: <https://www.uowcollege.edu.au/future-students/international/homestay/inf-host-families/index.html>

It was also noted that the UOW Transport and Access Summary Report 2019 is available on their website.

BHP Community Liaison : noted

8 Planning

DA/2019/874 town houses 2-8 Highway Ave West W'gong

It was agreed that the submission of objection be endorsed but with a supplemental submission identifying:

- i traffic issues;
- ii school parents using the street as a turning bay;
- iii extensive on-street parking reducing road capacity;
- iv the use of out-of-date incomplete traffic modelling;
- v high pedestrian movement but no footpaths;
- vi trees identified for removal have already been removed.

DA 2019/1123 14 storey building 35-37 Atchison St W'gong

It was agreed that a submission of support be lodged subject to the Design Review Panel being satisfied that the juxtaposition between this building and the Orthodox Church is acceptable in urban design and streetscape terms. (Ron Knowles dissenting)

DA 2019/1122 15 Storey building 20-26 Young St W'gong

It was agreed to support the proposal. (Ron Knowles dissenting)

DA 2019/1149 Dual Occupancy 13 Streathearn Ave, W'gong

It was agreed not to object to the proposal.

9 General/Late

draft Wollongong Cycle Strategy

Business

This is on exhibition with an information stand at North Beach Bathers Pavilion 8.30 - 10 am on Saturday 16th November. A report will be considered at the December meeting.

10 Snippets

noted.

Next Meeting: 7.00 pm on Wed. 11th December 2019, Town Hall Ocean Room.

Current active membership of Neighbourhood Forum 5 : 400 households