

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 5th Feb 2020 in the Town Hall Ocean Room

- 1 Presentations Mark Grimson on Economic Development Activity and Angela Perkovic on City Centre Initiatives.
- 2 Apologies
- 3 Minutes of meeting of 4th December and matters arising; see pp 12-14.
- 4 Comments 4.1 from Councillors, Council staff ;
4.2 Residents: Connie Spasich - Market Place DA: see 8.8 on p.8
Jane Robertson - Smith St DA: see 8.9 on p.
Felix Bronneburg - Cosgrove Ave DA: see 8.10 on p.8
4.3 University.
- 5 Responses 5.1 Squires Way Parking: see p.2
5.2 Coal Trucks and O'Briens Drift: see p.2
- 6 Reports 6.1 Community Representatives: see p.2 **rec p.3**
6.2 Bushfire Protection Policies: **see rec p.3**
6.3 Boarding Houses notification: **see rec p.3**
6.4 Traffic lights: **see rec p.3**
6.5 South Coast Trains: **see rec p.4**
- 7 Activities 7.1 Keiraville/Gwynneville Access Report: **see rec p.4**
7.2 Neighbourhood Forums Alliance: **see rec p.5**
7.3 University Liaison: see p.5
7.4 Keiraville Residents Action Group (KRAG): **see rec p.6**
- 8 Planning DAs: **see recs pp. 6 - 10**
- 9 General Business:
- 10 Snippets see p. 11

Next Meeting: 7.00 pm on Wed. 4th March 2020, Town Hall Ocean Room.

Current active membership of Neighbourhood Forum 5 : 396 households

5 Responses

5.1 Squires Way parking for Events

Councillor Tania Brown has passed on the response:

" I have advised the team responsible for planning Council's events of the opportunity of using Squires Way for future events that Council may hold. Given that there are some additional requirements e.g. temporary reduced speed zone and increased use of traffic controllers, the use of Squires Way is carefully considered on a case by case basis. Council's Manager responsible for our major Summer events has advised the following:

- For New Year's Eve, as in previous years, additional parking will be made available on Stuart Park with traffic management on the tail end of Cliff Road.
- Regarding Australia Day, given there is an event set up in place on the oval of Stuart Park, event overflow parking would be provided on North Dalton Park and JJ Kelly Park with a shuttle bus service in place.
- Opening additional parking along Squires Way is not currently planned for these events, as promotions for these events will encourage visitors to use shuttle buses or Park 'n' Ride options rather than driving closer to Stuart Park."

Manager Infrastructure Strategy and Planning

5.2 Coal Trucks and O'Briens Drift

Ryan Park MP has received a response from the Department of Planning, Industry and Environment on our suggestion that the drift be recommissioned.

"the Department has advised that this coal handling infrastructure was decommissioned in 2003 and the NSW Government is not aware of any proposals to recommission this facility"

6 Reports

6.1 Community Representatives

The Wollongong Local Planning Panel has the power to make decisions on proposals which do not comply with Council's Plans and Policies without reference back to Council. This is despite extensive community consultation in their preparation. Unfortunately decisions are sometimes way out of step with community concerns, particularly when considering medium density development in remoter low density suburbs, for example the Murphys Ave proposal.

Whilst the Panel is dominated by planning consultants, there is a pool of community representatives from which one is usually selected for each Panel meeting. These are:

Bernard Hibbard
Edgar Dubois
Peter Sarlos
Tina Christy
Trish McBride

Unfortunately those elected to represent the views of the community, ie Councillors, are now excluded from the process.

Recommendation

- i that the community representatives on the Wollongong Local Planning Panel be invited to a workshop to discuss how community attitudes can be better reflected in the deliberations of the Panel;
- ii any member of the Forum who knows, or has contact with any of these representatives to advise the Secretary;
- iii Council be requested to investigate adding an elected Councillor to the Panel.

6.2 Bushfire Protection

It has long been known that an unstoppable fire will again occur on the Escarpment sooner or later. The current catastrophes in NSW would seem to confirm this. Certainly the Bushfire Consultants report on the Gipps Road DA (see 8.6) underlies this. Moreover a recent academic article states "The National Construction Code (ie Housing Standard) provides false, and dangerous, hope. There is no such thing as a fireproof house. The highest aim of any system of building regulation ought to be life and safety, followed by the protection of adjoining properties and then, a long way back, by the protection of the property itself". However, "In the case of bushfire, the Code appears to have put the protection of buildings first, when it should be last."

Recommendation

Council be requested as a matter of urgency to amend its planning policies and controls to prohibit any new dwellings on land shown as on their map as Bush Fire Prone (ie within Categories 1 or 2 Vegetation and their buffers) if it abuts the Illawarra Escarpment.

6.3 Boarding House Notification

Philip and Anna Laird

Recommendation

Council be requested to amend their current policy such that all proposals for boarding houses be publically advertised to neighbourhoods rather than just to adjacent properties.

6.4 Traffic lights

As we predicted the new traffic lights at the intersection of Kembla and Stewart Street are causing delays. Two small changes might improve things a bit:

- 1 remove the left turn only requirement for traffic travelling west on Stewart so those wishing to go straight on to Woolworths are not blocked by right turners;

- 2 extend the no parking area on the south side of Stewart St, east of Kembla so those in the outside lane are not blocked.

Recommendation

Council's traffic committee be requested to review the performance, for both vehicles and pedestrians, of the traffic lights at the intersection of Kembla and Stewart Streets.

6.5 South Coast Trains

Noting extra carriages for weekend South Coast trains, and expected completion of a report by Professor Andrew McNaughton on upgrading regional NSW trains lines, local MLAs might be able to obtain advice as to the release of Professor McNaughton's report, the prospect of more Sydney Wollongong trains in 2020 and faster trains in 2021.

Philip Laird

Recommendation

that local State and Federal Members be asked to obtain advice as to the release of Professor McNaughton's report.

7 Activities

7.1 Keiraville/Gwynneville Access & Movement Study:

The Director of Infrastructure + Works provided a copy for comment prior to submission to Council which was expected to be on 3rd February, but is not. The Executive and others from the area reviewed the Study and responded:

- i It noted that the Report contains much useful information a lot of good things despite some errors and the lack of details for "shovel ready" proposals.
- ii It noted that the Prioritised Action list of projects recommended in the Report are expected to cost far in excess of funds likely to be made available, in particular for the High Priority Short Term (ie 0-2 years) Actions proposed for 2020-2021 and the next two years.
- iii It requested that a working party or steering committee (comprising representatives of Council, University and Community) be set up immediately to run in parallel with the Report's exhibition, chaired by a Councillor, to develop, as a matter of urgency, priorities for the Short Term projects. These to be selected from those recommended in the Report, to be included in Council's 2020-2021 budget, followed by the other short term priorities and later by others as deemed appropriate.

Since then a closer look at the report has revealed a significant number of major deficiencies and errors in the data and we need a group meeting to formulate a formal response

Recommendations

- i that the preliminary submission be endorsed;
- ii that a group be formed to prepare a detailed response to the Report, the projects selected, their priority and time frames.

7.2 Neighbourhood Forums Alliance

NF Convenors and met with representatives from Councils Engagement Team on 10 Dec 2019. Most of the meeting was taken up with a presentation on policies relating standing conditions of consent for major events in parks and the review of the major events strategy. It was noted that Neighbourhood Forum 3 has collapsed.

That means that 3 of 8 original Forums are defunct and so there needs to be an urgent review of the way Council promotes, supports and demonstrates the legitimacy of the Forums. If they are seen as yet another nuisance group with less impact than single issue or suburb based protest groups they are bound to fail. It would seem to be crucial that Council promote the Forums, especially in the areas where they have failed, by trying to identify contentious issues, preferably those which relate directly to each area, and seek ideas, support and suggestions for their resolution. For example:

- are there parking and traffic congestion issues;
- has recent development been appropriate;
- what are the priorities for footpath/pedestrian crossings/cycleways
- what about tree planting or other Council investments in the area;
- what about child care, seniors centres or men's workshops?
- what are you doing to prevent fires near us on the escarpment?
- etc. etc.

Recommendation

that Council be request to organise a workshop with representatives from the existing Forums, Engagement staff and those Councillors who consistently support their Forums.

7.3 University Liaison

It had been expected that the University would be presenting their proposals for the new Health complex at Campus East in December but this had to be deferred until this meeting. Unfortunately they have to defer it again and it was suggested that, as the site is in NF 4's area it should be a joint meeting with them.

Accordingly the presentation will be at their meeting at 7pm on Tuesday 4th March at the Towradgi Community Hall, Corner of Towradgi and Moray Roads Towradgi. From Pioneer Rd north, turn right into Towradgi Rd and it is the next corner on the left. We are all invited.

The University have a bespoke tour featuring UOW Security Building and Kooloobong Village student residence. Enjoy morning tea with staff and students." 9.45 to 11.30 register online uow.edu.au/engage/community/tours. Scheduled for February 18th and other dates generally for community campus tours each month.

7.4 Keiraville Residents Action Group (Krag)

This has been resuscitated to fight the Cosgrove Avenue proposal (see 8.10 below).

Recommendation

the Forum welcome the re-formation of Krag and look forward to co-operating on issues in Keiraville as they arise.

8 Planning 8.1 DA/2019/1356, 15 units 9-11 Park St Wollongong

16th January

This is a proposal for 15 units in an 8 storey building over car parking. It seems to comply with floor space, height and parking requirements. There are multiple infringements of set backs, mainly to balconies. Solar access to the adjoining property does not comply and entry and lobbies are pokey and uninviting. It creates an isolated lot and, in a street of mainly 3-5 storey units, does not comply with our height streetscape policy.



Recommendation

That the submission of objection be endorsed.

8.2 DA/2019/1397 Attached dual occupancy, 30 Keira St. W'gong

20th January

This is a proposal for a dual occupancy on a narrow lot (12.4m frontage, hemmed in by unit development in High Density Residential zone. The height exceeds 7m resulting in non-compliance with side setbacks at the rear of the building, however there are driveways on the adjoining properties and a number of mature trees at the back are to be preserved.



Recommendation

That no submission being sent be endorsed.

8.3 DA/2019/1395 Dual Occ, 24 Abercrombie St W, W'gong

21st January

This is a proposal for two, 4 bedroom, two storey attached houses. It seems to comply with Council requirements. However, it has an appalling elevation to the street which does not fit the streetscape of mostly single storey detached houses. It does not comply with garages being less than 50% of lot width nor our Locality Plan for Figtree



Recommendation

That the submission of objection be endorsed.

8.4 DA/2019/1288 14 townhouses, 2A Phillips Ave W. W'gong

27th January

This is a proposal for 14 two storey townhouses on a large lot adjacent to the freeway. Apart from the height of some retaining walls, it seems to comply with all Council requirements. No survey plan of the trees is provided but it appears that no trees with a SULE rating above 2c are to be replaced. There are a large number of townhouses in the near vicinity and shops within 500m. At 0.37:1 is well below the 0.5:1 standard but above that in our Fairy Creek Locality Plan



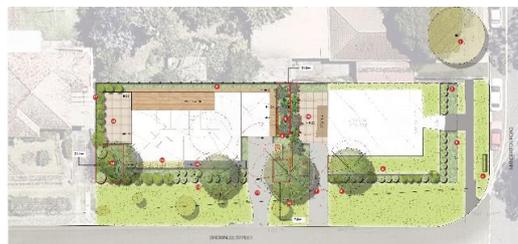
Recommendation

That the submission of support be endorsed.

8.5 DA/2019/1455 Dual Occ, 24 Mangerton Road, Wollongong

28th January

This is a proposal for a single storey dwelling facing Brownlee Street behind an existing house on Mangerton Road. It appears to comply with all Council requirements. It abuts the Transition area in our Locality Plan for Mangerton and is only marginally above our floor space ratio cap.



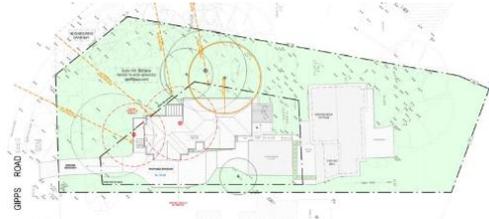
Recommendation

That the submission of support be endorsed.

8.6 DA/2019/1459 Dual Occ, 360 Gipps Rd Keiraville

28th January

This is a proposal for a two storey house in front of an existing house (to be retained) and set well back from the street on a huge lot. It seems to comply with Council requirements. Five trees are to be removed (none High SULE A1 rating) but perpetual substantial pruning under trees required. The building will be constructed to bushfire resistant standards but the consultant admits that whilst "these measures will significantly improve the chances of building survival in the event of a bushfire.....no development in a bushfire-prone area can be guaranteed to be entirely safe" It complies with our Locality Plan for Keiraville.



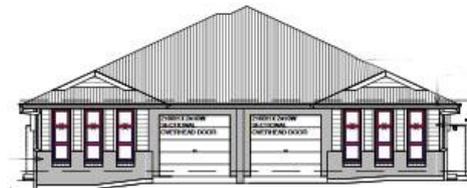
Recommendation

That the submission of objection, based on the premise that no addition to bushfire risk is acceptable, be endorsed.

8.7 DA/2020/21 Dual Occupancy 12 Hoskins St Gwynneville

31st January

This is a proposal for a single storey dual occupancy. It seems to comply with all Council requirements and our Keiraville Locality Plan



Recommendation

That the submission of support be endorsed.

8.8 DA/2019/1375 2, Market Place Wollongong

12th February

This is a proposal for 3 units in a 4 storey building over car parking. It seems to comply with floor space, height and parking requirements. However, it is well under (73%) the minimum site width does not comply with side setback or deep planting requirements nor with the need for a single bedroom/studio unit. The design is out of character with the Heritage listed Market Place and the site contains heritage remains which will need to be assessed. Finally, there are safety, access, geotechnical and drainage issues. The Forum objected to a similar application on this site in 2015



Recommendation

That a submission of objection be lodged.

8.9 DA/2019/1008 1 Smith St Wollongong

12th February

This is a revised proposal for 6 large units in an 8 storey building, over a 2 level basement car park, on the south-west corner of Smith and Harbour Streets. It has 5 complete floor apartments and a three level penthouse. It is not clear what changes have been made to the original proposal to which we objected on the basis of height, street character, view corridors and nearness to a heritage precinct. All these are still valid.



Recommendation

That the submission of objection be re-lodged.

8.10 DA 2020/4, 14 Cosgrove Ave Keiraville

28th Feb



This is a proposal for 47 dwellings in 5 buildings on a relatively remote bush block in Keiraville on the escarpment foothills. It is on a steep fire prone (Category 1) ridge with a single difficult access both physically and for connecting to the principal road network for the 109 parking spaces and potentially 150 people. About 20 1a SULE rated trees, and about a further 80 rated 2a, are to be removed, including half a dozen habitat trees, the predominate vegetation being classified "rainforest" - so of course "we are retaining and enhancing the visual and scenic qualities pertaining to the escarpment".

Possibly it could have been rejected out of hand, without waiting for further information.

Permission was granted for 3 residential lots in 2012 (to which we objected as overdevelopment!). Subsequently in 2017 the current owners got approval for a similar proposal. Even if this is merely an ambit claim it seems excessive.

Recommendations

- 1 that a strong objection to the proposal be lodged and that Ward Councillors be requested to support our objection;
- 2 in association with the Neighbourhood Forums' Alliance and KRAG, the Forum make representations to:
 - i Council, Councillors and the Regional Director of the Department of Planning, Industry and Environment to revise as a matter of extreme urgency all statutory plans and policies to ensure the prevention of the intensification of development in areas remote from centres generally (on sustainability grounds) and in particular in vulnerable, environmentally sensitive areas (on safety and conservation grounds);
 - ii Council to amend immediately its Development Control Plan to make it crystal clear that this type of development in remote and/or sensitive locations is totally unacceptable;
 - iii local Parliamentarians to raise the issue with the Minister for Planning and Public Spaces.

9 General Business

10 Snippets

City trees, popularly thought to remove pollutants and improve urban life, may also increase the amount of foul air that people breathe says the National Institute for Health and Care Excellence in new draft guidance for local government to combat air pollution. Leaves and branches slow air currents, causing pollutants to settle. They may also act as sinks for particulates and chemicals that may have direct or indirect effects in air quality. Air quality [under trees] may deteriorate at street level near vehicles.

It is not always true that trees reduce air pollution. Their effect is dependent on factors including species, canopy density, time of year and wind direction. Ventilation [on streets] will vary according to the size, distribution and species of tree and their position,

National Institute for Health and Care Excellence.

Street Art



<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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Minutes of meeting at 7.00 pm Wed. 11th December 2019 in the Town Hall.

Present 16 members and Deputy Lord Mayor Tania Brown.

1 Presentation Andrew Conacher was thanked for his presentation on Medium Density Development and its relationship to the new NSW Code and the Neighbourhood Forums' "Medium Density - Next Steps".

2 Apologies were accepted.

3 Minutes of meeting of 6th November were adopted with no matters arising.

4 Comments 4.1 **Cllr Tania Brown** noted that: Council has adopted an Emissions Reduction target and the Mt Keira Plan of Management, and participates in the 3 Cities Gateway Project, She would follow up on the KeG Access Strategy; and she thanked NF 5 for their support to Council.

4.2 **Melissa Thompson** thanked NF 5 for its active participation and interest in University affairs.

The Forum resolved to thank both for their support.

5 Responses 5.1 **Community Participation Plan:** noted.

5.2 **City Deals:** noted

5.3 **Commercial Uses or Events in Public Parks:** noted

5.4 **Community Land Categories for Crown Reserves:** noted

5.5 **DA 2019/284, 58-60 Murphys Ave Keiraville.**

It was agreed to express disappointment and concern that the revised plans for this development were not put on public exhibition.

Current active membership of Neighbourhood Forum 5 : 400 households

5.6 Wollongong Cycling Strategy: noted

- 6 Reports
- 6.1 Floodplain & Stormwater Management Development Controls**
It was agreed to request Council 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**
It was agreed that the submission requesting deferral of Allans Creek Flood Study to enable discussions with representatives of NEFRAG be endorsed.
- 6.3 Federal Inquiry into Options for Financing Faster Rail**
It was agreed that the submission to this Federal Inquiry be endorsed.
- 7 Activities
- 7.1 Keiraville/Gwynneville Access Study & Late Bus 1** It was agreed that a presentation and interactive discussion, together with the University, be sought on the Strategy, prior to exhibition.
- 7.2 South Wollongong Flooding:** noted
- 7.3 Neighbourhood Forums Alliance:**
Noted that a report will be presented to the February 2020 meeting.
- 7.4 University Liaison:** noted that there will be a Campus Tour each month to various components of the University Campus. The next is on 18th February from 9.45 to 11.30. To view details and register go to: uow.edu.au/engage/community/tours.
- 7.5 BlueScope (BSL) Community Consultative Committee:** noted and agreed to request BHP to:
- i re-instate the steam train excursion up the escarpment;
 - ii negotiate with Council an appropriate exhibition in the Hoskins Room at Glenifer Brae.
- 8 Planning
- 8.1 DA 2019/1254, 22 Waitangi St Gwynneville - Dual Occupancy**
It was agreed that the submission not objecting be endorsed.
- 8.2 DA 2019/1245, Mallangong Close Figtree**
It was agreed to suggest that a round-table discussions be arranged between representatives of Council and the applicant (and NF5 if appropriate) to try to negotiate a mutually acceptable solution.

8.3 **DA-2019/774, 16 Smith Street Wollongong:** noted

8.4 **DA-2019/453, 2-4 Highway Ave West W'gong:** noted

8.5 **DA-2019/874, 6 Bulwarra Street, Keiraville:** noted

8.6 **DA2018/1638, 71-77 Kembla St Wollongong:** noted

8.7 **RD2018/1620/A, 47 Staff St Wollongong:** noted

8.8 **DA2019/1288, lot 521 Phillips Ave West Wollongong,
& Late Bus 5**

It was agreed that no submission be made.

8.9 **DA2019/1290, 16 Belmore St Wollongong
& Late Bus 6**

It was agreed that a submission of support be made.

- 9 General/Late Business 3 **Council's Climate Action recommendations**
It was agreed to express appreciation for the Emissions Reduction Target Report and that Council be requested to outline a process for the development of a Climate Change Mitigation Action Plan (as agreed by Council) in collaboration with key stakeholders to assist all sectors of the community to achieve the emissions reduction target for the Wollongong local government area and that the Neighbourhood Forums be included as stakeholders.

Port Kembla Gas Terminal:

It was noted that the Port Kembla Gas Terminal approval is proposed to be modified to increase the capacity of the terminal from 300 to 500 Terajoules per day.

- 10 Snippets noted.

Next Meeting: 7.00 pm on Wed. 5th February 2019, Town Hall Ocean Room.