

<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></p>		<p><b>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</b></p>
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**Agenda for Annual General Meeting to have been held Wed. 1st April 2020, Town Hall**

- 1 Note Officers bearers were elected for a two year term in April 2019.
- 2 Apologies: Not necessary
- 3 Minutes of meeting of 4th April 2019 and matters arising: see p.2
- 4 Annual Report: see p. 3.
 

Recommendation  
The Annual Report be adopted.
- 3 Policies: see pp. 6-13
 

There are a number of issues over the years which are in practice policy but have never been adopted as such see pp. 14-17

Recommendation  
The policies be endorsed, subject to any changes proposed and endorsed by the executive.
- 4 Locality Plans: see p. 11
 

These proposals have been on the table for ten years without any action from Council and now the principles have been extended to the whole city through the Neighbourhood Forum's Alliance.

Recommendation  
The Locality Plans be re-endorsed, subject to any changes proposed and adopted endorsed by the executive.
- 5 General Business.

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**Minutes of Annual General Meeting Wed. 4th April 2019, Town Hall Ocean Room**

- 1 Apologies were accepted
- 2 Election Patricia Calabro took the Chair and called for nominations from the floor. No further nominations were forthcoming. Accordingly:  
  
Harold Hanson was elected Convenor  
  
John Riggall was elected Co-Convenor  
  
David Winterbottom was elected Secretary
- 3 Annual Report was adopted.
- 4 Policies were re-endorsed.  
  
It was resolved to develop a policy on climate change and a sub-committee was set up for this purpose.
- 5 Locality Plans were re-endorsed.
- 6 General Business No further issues were raised.

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## 2019-20 Annual report.

REPORT	COMMENT
<b>ADMINISTRATION</b>	
The distribution list of those receiving agendas is over 400 (excluding 26 at Council). Gains exceed drop offs by nearly 5% since 2018.	
Average attendance by members is 19 which is up a little on last year. Many people (including some in Council) rely on Agendas to keep tabs on what is happening.	It would be nice if more attended meetings, although many people rely on the agendas for information and then make direct contact with the secretary.
Attendance    Cll David Brown    0 Cll Tania Brown        7 Cll John Dorahy        2 Cll Cath Blakey        1	Attendance by Councillors is welcome. They all respond positively when requested. The Lord Mayor also attended one meeting.
Some 107 letters have been sent to Council or to State Departments in response to calls for submissions and/or raising various issues	Many responses are non-committal, particularly from the State Government, but hopefully raise awareness.
15 were submissions on Council's or State's draft policies, plans or strategies, nearly all supported but suggesting some changes.	
Only 5 local communities have addressed the Forum on specific development applications or other issues.	We still need to find ways and means of improving, but many local issues were raised by members from the floor.
A number of the NF5's policies under <b>Places</b> (4); <b>Planning</b> (4); <b>Process</b> (4); and <b>Preservation</b> (6) have been up-dated	
Some 13 presentations have been made, 8 by Council officers;	

<b>PLANNING</b>	
<b>Major Development Applications:</b>	
2 supported and approved 3 opposed and refused/withdrawn 2 opposed and approved 1 supported and refused/withdrawn	There seems to have been a significant drop in the number of major applications despite Council trumpeting success.
<b>Dual Occupancy DAs</b>	
3 opposed and approved 11 supported and approved 5 opposed and refused 2 supported and refused	Dual occupancies continue in areas remote from services but acceptable proposals seem to have increased.
<b>Other Applications</b>	
2 opposed and approved	
<b>KEY ISSUES</b>	
<b>City Centre:</b>	
A number of suggestions from our City Centre project are now being implemented by Council, but the latest City Centre Review pointedly ignored many others	There is still no formal Community Advisory Group. Perhaps we should approach the Property Council, UDIA and others and set one up!
The City Centre Public Spaces Public Life project came up with very similar principles to those we have promoted.	A place manager has been appointed but patronage of the Mall still seems to be declining.
<b>High Rise Residential</b>	
This should have been part of the City Centre Review but was deferred until after the Housing Strategy is settled.	
Suggested proposals for increasing the amenity in View Street were basically rejected by that community	
<b>Keiraville/Gwynneville:</b>	
The Planning Proposal designed to respond to the community's concerns about unsustainable and inappropriate development is still on the table and has now become embroiled in the Housing Strategy.	This is key to getting a sensible response to the vexed medium density development problem as well as irresponsible development adjacent to the escarpment.
Desired Future Character Statements for suburbs provided.	Council is being pressed about the urgency of this which has been going on for years with little action.
Further examples of good and bad streetscape provided.	Still no response.
The Access and Movement Strategy has been an engagement disgrace and not improving. We are currently revising the priorities we set in 2015	The Strategy was due by the end of 2018, promised for March 2019 and only just available.

<b>South Wollongong</b>	
Draft Plan prepared which does not help much. It would have helped if had been part of the City Centre Review.	It would seem we have to wait for a really big flood before Council will wake up.
<b>Escarpment and Greening</b>	
We proposed to Council that there should be no new dwellings on their defined Fireprone land.	No response so far.
We continue to press for mandatory green roofs on major buildings.	No response so far.
<b>LIAISON</b>	
<b>Council</b>	
We have had strong support from Council in terms of presentations.	
Grand Pacific Walk and Blue Mile - there seems little sign that a review is in the offing.	Council continues to fund projects not in accordance with their own flawed plan.
Waste disposal - A Strategy was adopted and we pressed for details.	No details available.
The alienation of Stuart Park remains a very sore point.	The authorities still do not seem to be prepared to buy into this one.
<b>Neighbourhood Forums Alliance</b>	
The Alliance made a strong submission on Medium Density in the wrong place, but enthusiasm for co-operation seems to be waning.	
Council still fail to find ways and means of empowering the Forums so that they are much better supported.	
<b>BlueScope Steel</b>	
A good relationship has been developed with Bluescope Steel and we are members of their community consultative committee.	
The issues of the use of surplus land and of environmental improvements are very much under discussion.	
<b>University</b>	
A good relationship has been developed with the University and we meet officers regularly.	
There is nearly always a University representative at Forum meetings raising awareness.	
<b>Port Kembla Harbour</b>	
We are members of the Port Kembla Harbour Environment Group.	
<b>CONCLUSION</b>	
We have had an interesting array of speakers but still need to find ways and means of increasing attendances at meetings.	

## **Neighbourhood Forum 5**

### **Wollongong's Heartland**



**Coniston, Figtree,  
Gwynneville, Keiraville,  
Mangerton, Mount  
Keira, Mount St  
Thomas, North  
Wollongong, West  
Wollongong,  
Wollongong City.**

## **Forum Policies**

Forum Policies come under four broad divisions: **Places**; **Planning**; **Process**; and **Preservation**. They are reviewed annually.

### **Places**

#### **1 Boarding Houses**

Chapter C3 of Wollongong DCP 2009 be further updated to:

- 1 exempt as a boarding house those with fewer than 5 lodgers;
- 2 require development applications from those with 5 lodgers or more;
- 3 include advice on definition like that from Ryde Council;

15th November 2015

#### **2 Wollongong Harbour**

Wollongong Harbour should:

- 1 remain a working harbour;
- 2 retain its cultural heritage;
- 3 provide public access and public places;
- 4 retain existing trees;
- 5 provide only low key tourism buildings.

3<sup>rd</sup> February 2010

#### **3 Sale or Lease of Public Land**

- 1 As a general principle whenever possible land in public ownership should not be alienated unless either it is of no benefit to the public or is to be leased for a commercial venture.

- 3 No community land should be used for the exclusive use of any organisation, other than Council, unless the use is of short duration for a very limited period, and the cumulative impact is acceptable, or the land is to be leased for a commercial venture.
- 2 Community Land should not be sold if it:
  - i is an integral part of a significant park;
  - ii gives possible access to a significant or lineal park;
  - iii is able to be widely used for active or passive recreation activities;
  - iv is likely to be worse maintained; or
  - v has already been alienated by stealth.

If the land is suitable to be sold then at least two-thirds of the proceeds from any sale should be used to embellish nearby open space.

- 4 No land is to be leased for a commercial venture, other than for a not for profit service for the general public already using the land, unless:
  - i public tenders have been called to ensure the best outcome;
  - ii there are the most exceptional circumstances;
  - iii there is little demand for the land to be used by the general public; and
  - iv it can demonstrated there are community and economic benefits not obtainable on another more appropriate site.

1 March 2017

#### **4 Town Hall**

The Town Hall is touted as the city's key civic and community venue and ought to be the centre of local cultural life – why else have a town hall? Community groups are being squeezed out in favour of out-of-town commercial ventures.

The policy is that non-profit, volunteer managed, groups be only charged at a rate sufficient to cover basic costs such as lighting, cleaning and security.

6th May 2015

#### **5 Keiraville/Gwynneville**

Following a major community engagement programme during 2013 a series of proposals were refined and adopted as policy:

- 1 the Keiraville/Gwynneville Community Plan;
- 2 the Keiraville/Gwynneville Implementation Strategy;
- 3 the Keiraville/Gwynneville Planning Proposal;
- 4 the Keiraville/Gwynneville Greening Strategy;

March 2014

## **Planning**

### **1 Locality Plans**

Comprehensive plans for localities, excluding the City Centre, were developed in 2010 and refined in 2012. These were discussed with Council officers who, whilst generally sympathetic, were not prepared to support the proposals in advance of a review of the Development Control Plan for which there does not appear to be a timetable or resources.

In the event the Keiraville/Gwynneville Community Plan built on the plans for those localities and developed a Planning Proposal which refined the plans, but, more significantly, require changes to the Local Environmental Plan.

As a result the Locality Plans for all areas were amended to conform to those adopted for Keiraville/Gwynneville. That involved using Transition Areas to replace Development Streets, eventually increasing densities in those Areas, and omitting the two-lot adjacent constraints for medium density housing.

It is also to be noted that we adopted significant changes in the vicinity of the Figtree Centre when working with Council on plans for that which, as we predicted, got nowhere.

As a result the Locality Plans were reworked and up-dated but without changing the adopted outcomes. The changes were necessary because:

- 1 the relevance of Development Control Plans had been watered down by State legislation and Land and Environment Court decisions to the point where they are ineffective for our purposes, whilst still being valuable at a detailed level;
- 2 experience from the Keiraville/Gwynneville project sets a precedence as to what can be achieved elsewhere;
- 3 specific changes in South Wollongong are proposed subject to Council's delayed study.

1st April and 5th August 2015

### **2 City Centre**

Our vision is for a strong, vibrant and viable centre which acts as a focus and place of pride for citizens.

- 1 Introduce a broad based City Centre Reference Group to monitor, advise and review activities, investment and marketing.
- 2 Substantially increase access, enterprise support, promotion, economic development and especially community activities.
- 3 Significantly increase funding to the City Centre in line with rate revenue from it.
- 4 Rationalise the rating system to remove the current inequities.
- 5 Re-direct funding emphasis from major infrastructure to Place Management and significantly improving the environment for pedestrians and cyclists.
- 6 Relocate long-term parking at the edge of the city centre near the principal access roads, within an integrated financial plan.



- 7 Rationalise short-term parking and introduce a City Centre Section 94 Plan to prevent fragmentation and achieve economies.
- 8 Concentrate commercial development on the core by rezoning to encourage residential development, and limit commercial development, in the peripheral areas.
- 9 Review height limits to reduce them.

15th November, 2015

### **3 City Centre Residential**

The Forum supports:

- 1 responsible sustainable development;
- 2 high density residential development within reasonable proximity of the City Centre;
- 3 conformity to Council's very generous planning standards (other than height);
- 4 restricting the height of new development to within 4 stories of adjacent sites.
- 5 the provision of housing for the disadvantaged.

The Forum does not support:

- 1 variations from planning standards;
- 2 concentrating housing for the disadvantaged in large buildings;
- 3 discriminating against disadvantaged people by reducing standards;
- 4 using prime commercial sites exclusively for residential purposes.

18 November 2009

### **4 Site Specific Rezoning**

Outstanding proposals are:

- 1 Coniston Centre needs the boundaries adjusted.
- 2 Housing on Wollongong Golf Course should be zoned Residential.
- 3 The south side of Staff Street should re-zoned for a higher density.

24<sup>th</sup> March 2009

### **5 Short-term Lettings**

- 1 a new definition "Short Term Lettings" as dwellings which are not used as solely a principal place of residence;
- 2 allowing part of a principal place of residence to be let as exempt development;
- 3 empty houses to be let, as exempt, but not complying, development provided:
  - i exemptions only apply to lettings under 30 days for each stay, provided further they are not for the purposes of a short term event (eg a week-end party)
  - ii a maximum 90 days in a calendar year;
- 4 strengthening owners' corporations' powers;
- 5 Short term lettings which are not exempt require registration and regulation.

## **Process**

### **1 Community Engagement**

- 1 Major developments to be the subject of consultation at an early stage, perhaps a public meeting or a presentation to the relevant Neighbourhood Forum;
- 2 Have a similar process when considering Planning Proposals or Planning Agreements;
- 3 Require all developments to be discussed with any immediately adjacent householders before lodgement;
- 4 Require application of the Community Engagement Policy principles when determining the level of notification, based on the possible environmental and social impacts of a proposal;
- 5 Provide opportunities for mediation and alternative dispute resolution in contentious or complex situations;
- 6 Exhibit the description of the actual proposal rather than rely on that of the proponent, as this is sometimes misleading;
- 7 ensure user friendly access to information on Council's web site.

2nd October 2019

### **2 Service**

A customer focus on increasing use technology fails to address the needs of the disadvantaged and non computer literate members of society who are increasingly being marginalised. The format for the advertising of development proposals needs a radical rethink.

5<sup>th</sup> October 2011

### **3 Notification**

- 1 The Development Control Plan notification component is lengthy, complex and should be simplified and re-drafted.
- 2 All development applications should be notified to adjoining owners with the advice to contact the Neighbourhood Forum if they have concerns that the proposal could have a wider impact.
- 3 Wider notification should be based on the impact on the community (not a lengthy land-use table) especially when there are environmental issues (such as tree removal or flooding), potential nuisance or the restriction of views.
- 4 The size and prominence of on-site notices should be increased.
- 5 The Development Control Plan should include provision for mediation and alternative dispute resolution in the assessment process.
- 6 Newspaper advertisements should provide realistic descriptions of proposals.

8<sup>th</sup> August 2009

Comment:

Virtually all of the notification proposals have been rejected.

## **4 Footpath Priorities**

For the City Centre and Town and Village Centres the priority is for footpaths adjacent to all properties zoned Business. Priorities for new footpaths elsewhere are on the basis of:

- 1 identifying major and minor destinations (including city centre, town and village centres, educational and health establishments);
- 2 identifying the principal routes to them together with strategic links either between them or for tourism;
- 3 estimates the pedestrian traffic likely to be generated on each of those links if possible;
- 4 seek a political determination of the percentage of funds made available for footpaths distributed into various destination types and routes;
- 5 prioritise the highest volume missing links nearest to each destinations type (because the nearer people are to their destinations the more likely they are to walk) taking into account existing footpaths and topography.

6th September 2017

## **Preservation**

### **1 Escarpment**

The promotion of the intrinsic values of the Illawarra Escarpment and protect it from inappropriate development by:

- 1 monitoring all development proposals that impact on the Illawarra Escarpment to ensure that:
  - i new development provides long-term benefits to the escarpment;
  - ii development which could be seen from the city below is excluded;
  - iii the visual impact from viewpoints above is considered;
  - iv isolated development at risk from unstoppable bushfires are excluded;
  - v at least two access roads to escape bushfires are guaranteed;
  - vi there is no further subdivision of creek lines;
  - vii vegetated ridges are used to separate suburbs;
  - viii Planning Agreements to require Property Vegetation Plans are used.
- 2 joining with others to provide a strong and united voice in promoting the protection of the scenic and conservation values of the Illawarra Escarpment so that these values will exist for future generations;
- 3 seeking to achieve formal State level recognition of the Illawarra Escarpment as a significant biodiversity corridor linking the Royal National Park in the north to the Morton National Park to the south;
- 4 developing and/or supporting proposals that will celebrate and enhance the values of the Illawarra Escarpment;
- 5 lobbying for all Core Escarpment lands to be acquired into public ownership and managed by the National Parks and Wildlife Service.

20<sup>th</sup> November 2013

## **2 Suburbs**

Residential areas need to be freed from the domination of cars. Slower vehicle speeds and priority for pedestrians, especially the young and old, and cyclists would allow the streets to be reclaimed and used by people.

5<sup>th</sup> October 2011

## **3 Food**

Community gardens and the encouragement of people to grow produce in both back and front yards would help food production.

5<sup>th</sup> October 2011

## **4 Transport**

- 1 Rail services need to be improved.
- 2 New measures are needed to encourage freight on the road system to go by rail.
- 3 Variations to conditions of consent affecting freight movement operations in the Port of Port Kembla must be fully justified.
- 4 Variations must include detailed consideration of all cumulative impacts.
- 5 Variations must include an estimate of all of the external costs of additional grain haulage on road.
- 6 A Code of Conduct should be applied to all truck drivers.

6<sup>th</sup> July 2011

## **5 Heritage**

Support the thrust of the Heritage Strategy but include more specific measures to:

- 1 involve the community;
- 2 publicise the importance and benefits of heritage preservation;
- 3 outline funding opportunities;
- 4 for Council to manage their own heritage properties.

2nd December 2015

## **6 Sustainable Development**

Support Council to:

- 1 take a strong leadership role in promoting sustainable development, as is done, for example in Newcastle and Sydney;
- 2 work closely with other groups associated with sustainability;
- 3 implement their 2008 Action Plan on Sustainability;
- 4 sign up to the NSW Mayor's Agreement on Climate Change;
- 5 report back to the community the initiatives by other Councils presented to the Local Government conference;

- 6 formally incorporate consideration of the impact on sustainability in every decision by Council.
- 7 introduce precinct plans to improve social, economic and environmental sustainability on the basis of local needs and aspirations for a quality living environment.

## **7 Urban Greening**

Accept Council's goals, objectives and strategies, and general priority areas: those with low canopy cover (high planting opportunity) high human activity (need for shade and amenity), and high levels of social vulnerability (need for shade and quality streetscapes).

Include objectives to:

- increase vegetation cover with priority given to localities where significant trees can be grown, and less to other areas such as planting under power lines;
- plant where the vegetation will have the most visual impact such as planting on roadsides which are on busy traffic thoroughfares;
- link canopy cover, either along streets or to significant existing vegetation, on both visual and ecological grounds.

Include strategies to:

- mandate green roofs or walls for appropriate development;
- mandate the location of most of the of deep planting zones on the street frontage, given their crucial importance to streetscape, health, microclimate and ecological connectivity;

Accept Council's specific targets to:

- increase Canopy Cover from 17% to 35% by 2046;
- 20% increase in existing canopy cover by 2020;
- reduce the number of vacant tree sites in priority areas to zero by 2046;
- new planted tree mortality is below 10% (no date).

Seek to include far more specific targets:

- achievements by 2020, 2030 and 2046;
- distinguish between priority areas;
- distinguish between private property, parks and street trees;
- identify number of trees planted each year.

## **Policies for Adoption**

Note this includes several policies anticipated for adoption at the 1st April meeting which could also add some from consideration of the Keiraville/Gwynneville Access or the City Centre submissions, for example Infrastructure Priorities or Economic Development

### **5 Neighbourhood Forums**

- 1 Community Engagement should address the fundamentals of democracy, community empowerment, the development of communities and their capacity to support and complement Council activities and that this be done through a more consultative interactive process;
- 2 Forum boundaries be aligned with Wards, but with more than one Forum per Ward;
- 3 Forums each to relate to an engagement officer who acts as a consistent champion for the Forum taking a pro-active rather than a postbox roll;
- 4 Recognises the concept of Asset Based Communities with a nominated officer in each of the Council areas with which it has regular contact – planning, works, parks, environment –acting as a champion in relation to the Forum’s concerns and initiatives;
- 5 Recognises the need for community empowerment with, for example, each Forum to have an element on the Council web site to allow them to distribute information and get feedback on issues of moment and on-going policies ;
- 6 Promote the need for a community driven process in the development of precinct plans; and
- 7 recognition of the need for the development of communities by, for example, including in notifications to people who might be affected by development proposals advice of the existence of Forums and their ability to advise and review concerns and have informal planning meetings on controversial proposals.

7th November 2012

### **8 Trees Under Powerlines**

- 1 Stop the current practice of tree mutilation which is unacceptable and totally at variance with that of many other Authorities who are far more sympathetic to the streetscape and sensitivities of residents;
- 2 Set out in detail proposals to replace trees to be removed and the selection of plants to replace them both under powerlines and elsewhere.
- 3 set out the consequences for residents who seek to "opt out" of their tree mutilation service.
- 4 introduce a bundled cable program to obviate the need to prune trees excessively.

7th August 2019

### **6 Medium Density Development**

- 1 Concentrate medium density development near local centres.
- 2 Ensure medium density elsewhere fits the character of the area.
- 3 Harmonise the LEP and DCP provisions.
- 4 Require proposals to achieve the desired future character of area.
- 5 Reduce the residential site width requirements in areas of transition

- 6 Increase site width requirements for other areas
- 7 Introduce a "fast track" category for applications meeting Code requirements.

2nd October 2019

## **1 Community Engagement**

- 1 Major developments to be the subject of consultation at an early stage, perhaps a public meeting or a presentation to the relevant Neighbourhood Forum;
- 2 Have a similar process when considering Planning Proposals or Planning Agreements;
- 3 Require all developments to be discussed with any immediately adjacent householders before lodgement;
- 4 Require application of the Community Engagement Policy principles when determining the level of notification, based on the possible environmental and social impacts of a proposal;
- 5 Provide opportunities for mediation and alternative dispute resolution in contentious or complex situations;
- 6 Exhibit the description of the actual proposal rather than rely on that of the proponent, as this is sometimes misleading;
- 7 ensure user friendly access to information on Council's web site.

2nd October 2019

## **7 Height Limits in the LEP**

- 1 Reduce excessive height limits permitted in and around the City Centre, particularly in the vicinity of Heritage Precincts;
- 2 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'

6th November 2019

## **9 Wollongong Emissions Reduction Target**

Have 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

6th November 2019

## **8 Bushfire Protection**

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.

5th Feb 2020

## 9 Bird Strikes

Require buildings over two stories high with external glass surfaces which could result in bird strike to use bird-friendly glass products and encourage its use elsewhere.

4th March 2020

## 6 Park Events

- 1 Community Impact Statement be included in all applications for Major Events;
- 2 Prohibit all major events on beaches if alcohol is promoted;
- 3 Require Major Events which involve significant noise, parking, potential anti-social or more than two days "bump in" or "bump out" to be located as far away from residential properties as possible.

4th March 2020

# Infrastructure Priorities Policies

**From the Keiraville/Gwynneville Access and Parking Strategy,**

**Pedestrian Links** priority should be given to links where:

- 1 they service a public school;
- 2 the link is nearest a major destination;
- 3 it is part of a strategic route.
- 4 there is no reasonable alternative.

**Pedestrian Conflict** priority should be given to where:

- 1 there is a record of high incidence of accidents;
- 2 schools are involved and co-operate;
- 3 they are part of a strategic route.

**Bikeway Design** priority should be given to:

- 2 making Shareway profiles level, not roller-coasting driveways;
- 3 keeping Shareways away from the kerb to avoid obstacles;
- 4 having bollards astride, not in the middle, of bike lanes;
- 5 safety at pedestrian/cyclist conflict points.

**Bus Routes** priority should be given to routes which:

- 1 are on main road;
- 2 service denser residential development;
- 3 link to other routes;
- 4 link to rail stations.



**Traffic Calming** priority should be given to streets

- 1 to prevent "rat runs";
- 2 in/near village or other centres;
- 3 near schools;
- 4 with high pedestrian movement.

**Parking Spaces** Priority should be given to marking in streets which:

- 1 include a bikeway;
- 2 are near the University;
- 3 in village and commercial centres;
- 4 are heavily parked out.

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