

Neighbourly Committee No 4
Incorporating Neighbourhood Forum No 4
Executive Committee
Co-Convenors: Bradley Chapman and Paul Evans
Secretary: Brad Chapman
Acting Treasurer: Paul Evans
Contact: Convenor– bradleyc@ozemail.com.au



**NC4 Tuesday, November 1, 2022 Hybrid Meeting:
In Person Meeting @ Towradgi Community Hall
Plus a *ZOOM* connection if needing to attend *virtually*.**

Topic: NF4 November Zoom Meeting
Time: Nov 1, 2022 07:00 PM AEDT

Join Zoom Meeting (Copy and Paste this whole string without gaps):

https://

uca-

nswact.zoom.us/j/96179279207?pwd=SWlpeXJ0OFA3NFppRXV4NHZONUpNdz09

Meeting ID: 961 7927 9207

Passcode: 438020

MINUTES

Open Meeting- 07.00pm

Apologies – Paul Evans, David Pallas, Lyndall Caillat-Shearman.

Minutes of Previous Meeting- Distributed via email

Business Arising from Minutes-

Current DAs:

2 November closing

DA-2022/1118 - Development Application - 3 Gowan Brae Avenue MOUNT OUSLEY NSW 2519

- Alterations and Additions.

7 November closing

DA-2022/1110 - Development Application - 9 Caroline Street CORRIMAL NSW 2518

Residential - demolition of existing dwelling, tree removal and construction of a dwelling and secondary dwelling

8 November closing

DA-2022/1106 - Development Application - 7 Lyndon Street CORRIMAL NSW 2518

Residential house

9 November closing

DA-2022/1113 - Development Application - 68-74 Princes Highway & 7-9 Daisy Street, FAIRY MEADOW NSW 2519

Demolish existing buildings; construct 3 commercial premises and 36 residential shop top apartments.

NF4 recommends: No Objections to items 1 – 3 above.

For Item 4, DA-2022/1113, 68-74 Princes Highway & 7-9 Daisy Street, FAIRY MEADOW NSW 2519

NF4 recommends making a submission to highlight significant concerns about the scale of this development and the challenges of the site within the Fairy Meadow Business Centre.

- Existing traffic congestion impacting the FM Town Centre, negatively increased by proposed DA.
- Proposed property entrance a hazard so close to the highway intersection.
- Loss of existing businesses known and valued by the community.
- DA.s created to a generic regulatory formula that fail to consider specific local challenges and respect for local knowledge.

Correspondence In –

- WLPP Agenda - 15 November, Properties in Wollongong and Thirroul.
Attached.

- **Correspondence Out** – Previous minutes uploaded to Forum Community Page.

Reports:-

Recent WLPP Matters:

Community Campaigns:

- **Corrimal Community Action Group**
Attached Report.
- **East Corrimal Open Space Committee**
No updates available.
- **William Street Balgownie Precinct**

General Business:

- Discussion of Dog Park facilities.

Note that *Woonona Pet Supplies and Produce* has a dog park onsite at their Bellambi Lane premises.

Members discussed instances of dangerous and uncontrolled dog behaviour leading to injuries in designated off-lease zones due to lack of responsibility by some owners.

Need for instances to be reported to WCC to encourage action.

- Towradgi Creek Update.

Recognition of the Community Information Session at Towradgi Surf Club
Wednesday 2nd November 3:30pm – 6:30pm.

Council officers present to show current research modelling and describe several proposals for flood mitigation works in several key areas of the catchment. Notably, bridge and culvert works on ‘Parker Creek’ at Lake Parade East Corrimal (to minimize inundation of nearby properties) and a proposed property purchase in the town centre (to permit the creation of an overland flow path into Memorial Park under extreme flow events in ‘North Corrimal Creek’) These and other proposals are planned to manage *Potential Maximum Flood* events similar to some experienced in the August 1998 occurrence.

- **Michael Hough, Club President – Corrimal RSL Presentation** .

Corrimal RSL is a Sub-branch owned club. One of the few in NSW.

Expresses a strong commitment to the local community and keen to support events for mutual benefit. A strong desire to contribute to rejuvenating Corrimal especially in discussing with Council the plans for the Wilga Street Block in the Town Centre Plan where the club is a significant land holder. Club estimates it has 5 to 10 years of operation left in its current layout. There is a desire to promote and support the development of new community facilities in the town as well as on the club’s footprint. There is a desire for theatre and performance event facilities to encourage visitor movement to the town. Current immediate club plans involve to proposed Lift to enable full community access to the first floor function room. Even when purchased there is a 6-12 mth delay in actual installation.

Desire to focus on increasing access and sponsorship to community groups.

Keen to work towards a reboot of *Spring into Corrimal* as a key event.

Biggest barrier faced by previous managers was convincing authorities that community safety risks [terrorism-style attacks] are accounted for.

Approximately \$5000 is needed just for security at current prices.

Club is promoting a plan, it believes is cost effective, for the permanent installation of retractable bollards on key streets (approx. \$100 000 to achieve) that would allow a variety of special events to be hosted by the Corrimal Town Centre during the year. This would bring value to Corrimal as an event location.

Resolved by members present: That Neighbourhood Forum 4 provide In-Principle Support to Corrimal RSL to participate in future discussions around the development of the Corrimal Town Centre.

- Privately owned Bushland site at 1 Coxs Ave Corrimal.

The auction was held for this parcel of land at the head of North Corrimal Creek. Its Environmental zoning was noted the limitations for its future use.

NF4 will need to be vigilant for any attempts to alter this classification.

Following on from this was a brief discussion on the developments for bike access to the State Recreation Area. Recognition of the pressure WCC is under to arrange legitimate facilities for mountain bike use due to enormous international demand from this sport. Current unregulated use of the escarpment will continue until formal facilities for this and other official uses, like hiking trails, can be created and managed. Funding, staffing, interaction with National Parks, Aboriginal Land Council and Tourism authorities are all key stakeholders in any long term solutions.

Meeting closed: 8:40pm.

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

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

Attachments:



**WOLLONGONG LOCAL PLANNING
PANEL**

**Tuesday 15 November
2022**

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

Members of the Public may address the Panel by telephone; however, you must register with the WLPP Coordinator by Monday 14 November 2022. **Please note: Panel members are provided a copy of all written submissions made in response to the notification of the proposal.**

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

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

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

AGENDA

Declarations - any pecuniary or conflicts of interest Items	
Items	Matters to be heard
Item 1	DA-2022/297 – 6 Ross Street, Wollongong – Residential – installation to external lift addition
Item 2	DA-2022/961 – Illawarra Hotel – 160-164 Keira Street, Wollongong - Five (5) year approval is sought for the partial closure of Market Street, between Keira Street and Keira Lane (including northern footpath) to enable an annual New Year’s Event to operate in conjunction with the Illawarra Hotel
Item 3	DA-2021/1286 – 23 Harbord Street, Thirroul - Residential - demolition of existing structures, construction of a detached dual occupancy and Subdivision - Torrens title - two (2) lots

C CAG report to NF4 meeting

1 November 2022

C CAG committee members met with Brooks Community Engagement and Legacy representatives on Thursday 13 October 2022. Brooks has been engaged by Legacy to take over from Elton Consulting and is engaging with a wide range of groups and individuals in the community. Peter Navratil started with Legacy 6 months ago as Project Director – we assume he has replaced Mike Williams who is still with Legacy but apparently no longer on the Coke Works redevelopment.

Peter Navratil described a number of developments in the planning for the redevelopment of the Coke Works site:

- Working closely with Local Aboriginal Land Council reps and Aunty Sharralyn Robinson at Corrimal High School in regard to revegetation, particularly of the new creekline.
- Creekline and paths will be moved away from the rainforest area and access trails will be designed by members of the Aboriginal community.
- Management of potential downstream flooding will rely on a series of ponds to slow down water flow at times of heavy rain.
- Internal roads will be wider – all 24m (response of Council to criticism of Bulli Brickpits development).
- Any serious contamination found will be removed off-site. Doing a deal to sell coal and coke residue to Bluescope for reuse.
- Will only undertake work in the south of the site in winter to avoid disturbing the Grey-headed Flying-fox camp.
- ICC will be selling the site to Legacy in stages as redevelopment undertaken.
- No change at all in regard to traffic.
- Parking spaces will be provided on-site for all apartments and townhouses.
- Apartments will be larger in response to Covid experience and more people working from home. No reduction in number so can only assume footprint of built area will increase to accommodate.

Legacy have located their model of the proposed development back in Corrimal, however until they can find a shopfront location, viewing is by appointment only. Please contact me on 0439 737 530 and I will organise an appointment for you to see it.

7 Nov 2022 Council Meeting:

Corrimal Coke Works Draft Planning Agreement will be presented to the WCC meeting for endorsement. It seems that the very genuine concerns raised by the community and organisations in response to the original draft have not been incorporated into this final version. Again, community input is sought, but makes little or no impact on the final outcome.

Also the following recommendation: That a draft Planning Proposal be prepared to amend the Foreshore Building Line Map for the former Corrimal Coke Works site, to reflect the site's adopted Master Plan 2021 and the planned realignment of North Corrimal Creek. And that the draft Planning Proposal be forwarded to the Department of Planning and Environment seeking a Gateway Determination to enable public exhibition.

It would be good to have a critical mass of residents in the gallery at the 7 Nov Council meeting.

Anne Marett
President C CA