Agenda for Meeting at 7.00 pm on Wed. 1st July, 2015, Town Hall Ocean Room

1  Presentations  Martin Berg of Crown Lands on Wollongong Harbour Representative of Protect Our Parks

2  Apologies

3  Confirmation  of minutes of 3rd June and matters arising: see p. 2.

4  Comments  from Councillors should they wish.

5  Response  State Transport issues: see p. 5

6  Report  Skydive the Beach: see p. 5

7  Projects  Keiraville/Gwynneville Community Plan

   University Planning: see recs. p.6
   Planning Proposal; see recs. p.7
   Greening Strategy: see p. 8
   Access and Parking: see rec. p.9 and attachment

   City Centre: see p.9

8  Planning  Development Applications: see recs. pp. 9-11

9  General Business

Next Meeting: 7.00 pm on Wed, 5th August, 2015, in the Town Hall Ocean Room
Speaker Councillor David Brown on the "Fit for the Future" local government reforms.
Minutes of Meeting at 7.00 pm on Wed. 3rd June, 2015, Town Hall Ocean Room

Present 17 members

1 Presentation Jenny Thompson was thanked for her presentation on Place Management.

2 Apologies were accepted.

3 Minutes of meeting of 6th May were accepted. There were no matters arising.

4 Comments No Councillors were present.

5 Reponses Footpath Priorities: noted.

Keiraville/Gwynneville Access and Movement Strategy
It was agreed that Council be advised of our concern at the delay in funding of this because it is having a serious adverse effect on the University, a powerhouse for economic development in the city, as it affects their international competitiveness, and Council is urged to reconsider the timing of the study.

Traffic Lights
It was agreed that Council should be advised of our deep concern that cost-benefit analyses are considered unnecessary before committing hundreds of thousands of dollars on traffic facilities, particularly as no research data is offered to justify claims of increased pedestrian access, movement or safety.

Bins on Cliff Road
It was agreed to request Council for a Neighbourhood Forum representative to attend the proposed site meeting.
Wollongong Harbour
It was agreed that Mark North be the Forum's representative on the Wollongong Harbour Users Group.

Public Access Forum
It was agreed that the submission on the Public Access Forum be endorsed:
"In the personal experience of members of Neighbourhood Forum 5, and from their observations at many meetings, none of these objectives are being achieved. The atmosphere is perceived as intimidating, presentations as being a nuisance because decisions have already been made, and the reaction of Councillors indifferent and sometimes hostile.

To ensure that these unfortunate perceptions are overcome, Council should review successful systems used by other Councils before preceding further."

Place Management: noted

University's Notional Master Plan.
It was agreed that the basis for discussions with the University and Council should be:

i. support for student accommodation on campus subject to resolution of parking and access issues;

ii. rejection of the current University proposals for Northfields Avenue as they are totally out of place;

iii. all development proposals should be in accordance with a realistic long term masterplan prepared in association with Council and the community;

iv. that the masterplan should continue the heritage of a green dominated, low key character, sensitive to the environment and to people;

v. the masterplan should provide for a gradual change in character between the University and the residential development and Botanic Gardens to the south;

vi. the masterplan should go through a community consultation process and be independently reviewed;

vii. the masterplan should be adopted before the determination of the current development applications for student accommodation;

viii. section 94 contributions should be collected to pay for footpaths, cycleways, parking initiatives and other externalities caused or acerbated by the development.
It was also agreed that the Forum re-iterate that it is proud of the University and supports its growth and development. However, it calls for the masterplan process to set out publically growth prospects and alternative implementation strategies before adoption.

6 Projects

Keiraville/Gwynneville: - noted.

City Centre: - noted.

7 Planning

DA 2015/489 Four storey flat building, 55 Corrimal St Wollongong

It was agreed a submission by way of objection be sent.

DA 2015/525 Two two storey Units, 16 Allen St Keiraville

It was agreed not to make a submission on the proposal.

DA 2015/528 Dual Occupancy, 145 Mount Keira Road, Mt Keira

It was agreed a submission by way of objection be sent.

8 General Business

Len Fares

The passing of Len Fares, a long time activist in community and Neighbourhood affairs, was noted with regret and sadness.

State Transport Issues

It was agreed to approach Ryan Park, Member for Keira, to enquire into:

i progress and timing of the interchange on Mount Ouseley Road to the University;

ii opportunities for a commuter carpark at North Wollongong station.

Flood Forum

It was agreed to enquire when the long promised Forum will occur.

Next Meeting: 7.00 pm on Wed, 1st July, 2015, in the Town Hall Ocean Room

Speakers: Martin Bergs from Crown Lands on Wollongong Harbour. Representative from Preserve Our Parks.
Response

State transport issues

Ryan Park, Member for Keira responded "I have made a representation on your behalf to the Minister for Transport and Infrastructure, the Hon. Andrew Constance MP, for his personal review and reply. I will contact you again once I have received a response from the Minister."

Report

Sky Dive the Beach

Proceedings have been lodged in the Land and Environment Court seeking a declaration that the development consent for the demolition of the cottage and the erection and use of a new building for Sky Dive the Beach at Stuart Park is invalid.

This follows a summit on Crown Lands held at Parliament House which adopted motions that the meeting called for:

1. all parties in the NSW Parliament to support a cross party committee, as a full Parliamentary Inquiry, to inquire into and report on the governance of crown land and the most appropriate measures to ensure crown land remains a public asset for the benefit of all the people, the environment, the culture and heritage of this state; and

2. a moratorium on the selling, leasing and private development of crown land until after the Parliamentary Inquiry reports and its recommendations are implemented.

Projects

Keiraville/Gwynneville

University Planning

A good meeting was held with University at which they advised they:

1. will not be relying on the Innovation Campus for long term parking;
2. instead, they propose a new multi-storey car park to be built on part of the current South-Western P3 car park next to Koolabong 2;
3. has not yet designed this, but it will be staged, with the initial size to provide the minimum required student resident parking and to maintain existing general parking;
will commit to providing this as required within given time frames as determined by conditions of consent for future developments;

will provide parking for student accommodation at the rate of 1:3 students, free bike hire, a car hire service and transport information;

are reviewing the design of Koolabong 2 to increase set-backs and reduce height, but are not prepared to alter the design of the Northfields post-graduate building;

understand that WCC and RMS will not be concerned with traffic issues at this stage because peak hour traffic will be reduced by the provision of on-site accommodation;

noted that Wollongong Council had brought forward funding for the proposed Access and Parking Study but emphasised that the most value would be obtained from having surveys done during the peak times of March and April;

agreed that the terms of reference for the proposed Study should be signed off by all parties including the community;

agreed that the Study should, inter alia, include measures to resolve the long-term on-street parking issues;

propose to start the preparation of a Master Plan soon, in association with Wollongong Council and the community;

will consider inviting Ward Councillors for discussions.

The question of s. 94 contributions was not discussed.

These issues were discussed at Keiraville/Gwynneville meeting on 22nd June and they resolved to recommend as follows.

Recommendations

1 NF 5 respond to the University (and Council as appropriate), that they be:

i thanked for their response to community concerns with their development applications;

ii advised of our regret that the design of the post-graduate accommodation may have become too urgent to review, but request that the set-back to Northfields Avenue be increased to at least 6m as at present, and preferably 9m to increase landscape;

iii advised that the Forum looks forward to the start of the Master Planning process and integrated Access and Parking Study;

iv strongly recommended both to prepare a draft terms of reference for the Access and Parking Study, based on the informing of the brief document of 16th October 2014, for discussion with the relevant parties and to enable a reasonably accurate estimate to be made of the likely cost, funding and timing;
v requested to promote the car pooling scheme to all regional students, and specifically include details in the Student Resident Transport Information Pack;

vi requested to approach WCC and the RMS, in preparation for the Access and Parking Study, to review time limits on those streets close to the University where the surveys show over 90% (80%?) occupancy during class;

vii advised to consider that unless the joint Access and Parking study is completed in 2015-2016, it would seem unlikely that the Masterplan (Strategic Directions, Future Opportunities Plan) would in place to allow development to be approved and construction completed before the start of the 2018 term;

viii requested to impose a condition of consent to the effect that arrangements are in place for the Access and Parking Study to be agreed and funded before an occupation certificate is given for the post-graduate student accommodation;

ix reminded that this is a commercial housing development, not community infrastructure under clause 13q, and so not exempt from making a contribution in accordance with the s.94A Contributions Plan;

2 that should the JRPP agree to a briefing presentation by the University representations that it be made in open session and that the community be allowed to present their case;

3 the notes of the University/NF 5 meeting be appended to the formal submission on the development applications;

4 a meeting be sought with the Roads and Maritime Services on funding for the Access and Parking Study;

5 a delegation seek an audience with Gareth Ward MP, Parliamentary Secretary to the Premier for the Illawarra and South Coast, on funding for the Access and Parking Study.

Planning Proposal

The meeting scheduled for Friday 19th duly took place to meet Brett Whitworth General Manager, Illawarra, Department of Planning, and Andrew Carfield, Director of Environment and Planning, Wollongong City Council and others. The expected maps were not available.

Whilst fully in agreement with thrust of the Planning Proposal nevertheless they are firmly of the view that it is premature. This is because:
i the Regional Strategy is due for completion by the end of the year and the proposals might conflict with it;
ii Council's Housing Strategy is due to be completed in 2015-16 and this will have comprehensive data about supply and demand as well as density and other issues;
iii the Regional Strategy will point to a series of projects which will further inform the situation to the point where a modified Planning Proposal could be considered;
iv these should be completed within two years but prior to that officers did not believe they had sufficient evidence to overcome the State Policy preventing re-zoning which reduced residential densities.

Council officers are most reluctant to put a report to Council recommending formal rejection of the Proposal.

Nevertheless, it quite possible for there to be some changes to the DCP, and possibly the LEP, which meet some of our concerns such as Character Statements, Streetscape, Boarding Houses and maybe some extra controls for medium density development in R2 zones. A round table discussion on this is to be arranged.

Recommendation

That NF 5 withdraw its Planning Proposal on the understanding that:

1 a modified version of the Proposal will be given sympathetic consideration at an appropriate time;

2 in the interim, an early meeting takes place with Council development assessment and strategic planning staff to discuss what changes to the Development Control Plan could achieve improvements in outcomes and that these changes are processed as a matter of priority.

Greening Strategy

Council is proposing to prepare a city-wide Greening Strategy next year which will incorporate many of the initiatives in our strategy. They will also be preparing a street tree strategy using our proposals as a pilot. Street trees are to be planted on National Tree Planting Day - 26th July - please volunteer to help.
Access and Parking Priorities

A comprehensive document is attached. The only comment from the KeG community has been the suggestion that Braeside Avenue should be preferred over John Street as the link from Keiraville to the University because it links to an access to the Botanic Gardens and is well used. However, the shorter, if less pleasant, route links to recently constructed shareways and the strategic route south.

Recommendation

The Keiraville/Gwynneville Access and Parking Priorities document be used as the basis for submissions to Council for infrastructure proposals and for data collection and analysis.

City Centre

Analysis continues on how to revise the "desired future character of areas in transition" to ensure the transition is orderly and respects the existing streetscape.

A number of scenarios which restrict the height of a proposal to take into account the heights of the adjoining properties have been formulated.

Planning

DA 2015/594, 4 1/2 storey townhouses, 21 Terrie Ave Figtree

24th June

At first sight townhouses in a remote location would not seem appropriate. However, they overlook a public reserve and are at a density less than stipulated in our locality plan.

Recommendation

A submission by way of support has been sent.
**DA 2015/630, dual occupancy 3 Dalmeny Ave. Figtree**

24th June

This is a proposal on relatively small site in an area of almost exclusively large detached houses. With floor space ratio of 0.5:1 there are inevitable overshadowing and overlooking issues. It does not comply with access requirements.

**Recommendation**

A submission by way of objection has been sent.

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**DA 2015/639, 5 stories, with 8 units, 10 Pleasant Ave. N. Wg.**

1st July

This site tapers from 13m to 29m and so is less than the 24m requirement. Strata units on either side render lot amalgamation impractical. The proposal complies with height and density. Whilst it has relatively minor setback infringements, building separation seems satisfactory but absence of floor plans makes one suspicious.

**Recommendation**

A submission be sent by way of support, subject to Council being satisfied the setback and overshadowing situation is acceptable.

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**DA 2014/1474, 6/7 storey student accommodation, University**

1st July

This proposal is discussed on pages 5 and 6 above.

**Recommendations**

1. A submission be sent objecting to the minimal setback proposed to Northfields Avenue;
2. Council be requested to post all documents on the web site when a proposal is re-advertised, not just the new ones.
DA 2015/614, 9 stories, shops and 84 units, 14-18 Auburn St Wg.  

This site has 3 street frontages and a drainage easement on the fourth. The proposal complies with density and all other requirements except for minor infringements of street alignment frontage heights.

Recommendation

A submission by way of support be sent.

DA 2015/611, 4 1/2 storey townhouses, 18 Armstrong St W. Wg,  

This proposal in a relatively remote area would normally be unacceptable on sustainability grounds. It has a fsr of 0.42:1 but appears to comply with all Council requirements and adjoins a similar development with another across the road.

Recommendation

That no submission be sent.

DA 2015/671, dual occupancy 4 Abertillery Rd. Figtree  

This is a proposal on a steep site in a new section of the Red Gum Forrest Estate. Most of the estate comprises large houses on large blocks so this represents gross overdevelopment, quite out of character with the estate, and in a relatively remote area. Access balconies are at first floor level making overlooking inevitable, overshadowing is significant and garages and driveways dominate the frontage. The SEE is woefully inadequate.

Recommendation

A submission by way of objection be sent.