

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, September 6, 2022 Hybrid Meeting:
In Person Meeting @ Towradgi Community Hall
Plus a *ZOOM* connection if needing to attend *virtually*.

Topic: NF4 Towradgi Hybrid Zoom Meeting
Time: Sept 6, 2022 07:00 PM

Join Zoom Meeting: *Copy and paste the following into your browser address line as is.*
<https://uca-nswact.zoom.us/j/97994217625?pwd=b0RJTIZnZ25BRVVXVVND0FVOVjIVUT09>

Meeting ID: 979 9421 7625
Passcode: 597494

AGENDA

Open Meeting- 07.00pm
Apologies –

Minutes of Previous Meeting- Distributed via email
Business Arising from Minutes-
Current DAs:

8/9/22 Closing

DA 2022/922 3 Carters Ln Towradgi - Residential - demolition of dwelling, tree removal, construction of dual occupancy and Subdivision - Torrens title - two (2) lots

15/9/22 Closing

DA 2022/930 29 Daisy Street Fairy Meadow - Residential - multi dwelling housing - 6 (six) units

NF4 recommends:

Other matters from the floor:

Correspondence In –

- Engagement: Attendance at Wilga St Block Focus Meeting.
Feedback request.

• Correspondence Out –

Reports:-

Recent WLPP Matters:

None for NF4's footprint this time.

Community Campaigns:

• Corrimal Community Action Group

Discussion of the listed auction of 1 Cox's Ave Corrimal.

Surprise that this land was privately owned and not in Recreation Area footprint due to it being the headwaters of 'North Corrimal Creek' within Towradgi Creek Catchment.

• East Corrimal Open Space Committee

No Report this month

• William Street Balgownie Precinct

No Report this month

General Business:

- Discussion of Wilga Street Block LCP and LEP considerations towards future potential development in reference to the ***Corrimal Town Centre Plan***. This document, now endorsed by Council in 2015, was created jointly by representatives of Corrimal Chamber of Commerce, our former Neighbourhood Committee 4 and Council planning staff members.

Community meeting was attended by representatives of Corrimal RSL Club, Corrimal Uniting Church as an adjoining organisation, and several members of NF4.

Key outcome was the proposal to consolidate the block into one land use designation from its current state where the street fronting half is Commercial land with a more flexible height limit and the eastern section is Residential, limiting its usage options.

There is no current DA on the table, but Council wishes to have a future directions plan, with community input, to inform applications for development.

Issues highlighted included:

- Maintained sightlines with our significant escarpment ridge
 - Brokers Nose [Gorimul].
- Existing policies to maintain sunshine access to Memorial Park.
- The need for the restoration of Entertainment activities/venues to activate the Corrimal Town Centre. There ***used to be*** performance spaces and cinemas here...
- Community desire for control over application of height-limits so that the highway does not become a wind-tunnel of high-rise buildings up to 9 stories which would be technically possible.
- Recognition that as holdings are owned by several entities, Council is duty-bound to assess future DAs on a 'Case by Case Basis'.
- Consequently, the NF4 members highlighted the Precedence-Principle whereby developers ask for maximum height models in their opening applications, leading to cookie-cutter uniform development. Council staff also highlighted this being the reason for a design plan to guide such development. They also pointed out that my targeting medium density development towards the Town Centre, it gave leverage in not approving such heights popping up in clearly defined residential areas. (This remains an issue of some contention with the proposals along the Railway Street/ Collins Street Block, east of Wilga Street.)

- Concerns regarding the impact World Cycling Championships in the city.

Difficulties with communication to residents. Assumption that largely digital methods were sufficient.

Concerns over access for homecare package recipients, believed to be ignored.

Next Meeting: Tuesday 4 October 7:00 pm

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: