


<p>Neighbourhood Forum 5</p> <p>Wollongong's Heartland</p> <p><i>Collaborating with Council on community aspirations, visions, needs & concerns.</i></p>		<p>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</p>
--	--	---

**Agenda of meeting WEDNESDAY 3rd December 2025 at 6.00
In the Library Theatre**

- 1 Welcome
- 2 Presentation Cll Tania Brown, Lord Mayor
- 3 Apologies Harold Hanson, Jeremy Lasek Dorte Eklund
- 4 Minutes of meeting of 5th November and matters arising: see pp.16-20
- 5 Comments If you wish to comment on, or object to, any of the recommendations
in this agenda please respond before the meeting date.
- 6 Caveats see p.2
- 7 Responses 7.1 Issues awaiting responses: see 2
- 8 Reports 8.1 Flinders St Precinct: see p.2 **rec p.4**
 8.2 City Centre Movement and Place Plan: see p.4
 8.3 Mount Ousley Interchange: see p.5
 8.4 Diggies Café Lease: see p.8
 8.5 NF5 Charter: see p.9
 8.6 Wollongong Botanic Garden: see p.10
- 9 Planning 9.1 Planning: see p.11
 9.2-4 Development Applications see **recs p.11-12**
 9.5 DA determinations: see p.13
- 10 General Business see p.14
- 11 Snippets see p.15

Current active membership of Neighbourhood Forum 5 : 467 households

- 6 Caveats** Please note that whilst these reports and reviews, together with the recommendations and actions based on them, have been prepared with all due care and objectivity, no legal responsibility is accepted for errors, omissions or inadvertent misrepresentations, nor for any outcomes which might result from them.

7 Responses. 7.1 Issues awaiting responses

Partial responses/acknowledgements/actions have been made to some of these items * but substantial responses are still to come.

1	Corrimal Street Footpath	24/10/2024
2	Community use of Local Parks –	24/10/2024
3	Allotments and Community Gardens -	25/10/2024
4	Road Safety in Stuart Park	06/11/2024
5	Construction activities on Footpaths	24 /11/2024
6	Pedestrian Safety in Keiraville	7/2/2025
7	Acceptable Major Event locations	7/2/2025
8	Continental Pool opening hours	15/3/2025
9	Wiseman Park Playground	2/4/2025
10	Recycling of packaging	2/4/2025
11	*Wollongong Harbour Breakwater	7/5/2025
12	Delivery and Operational Plan meeting	7/5/2025
13	Breakwater Public Access	7/5/2025
14	Parking Restrictions adjacent to Stuart Park	9/6/2025
15	Wollongong Harbour Breakwater	10/8/2025
16	Disability Inclusion Action Plan	10/8/2025
17	*North Wollongong Kiosk Proposed Lease:	05/10/2025
18	*Surveillance cameras Stuart Park:	05/10/2025
19	Managing Wollongong City's flood risk	05/10/2025
20	*WIN development	08/11/2025
21	Carers parking	08/11/2025
22	MacCabe Park Skateboard	08/11/2025
23	DA Notifications	08/11/2025
24	Green Apartments	08/11/2025

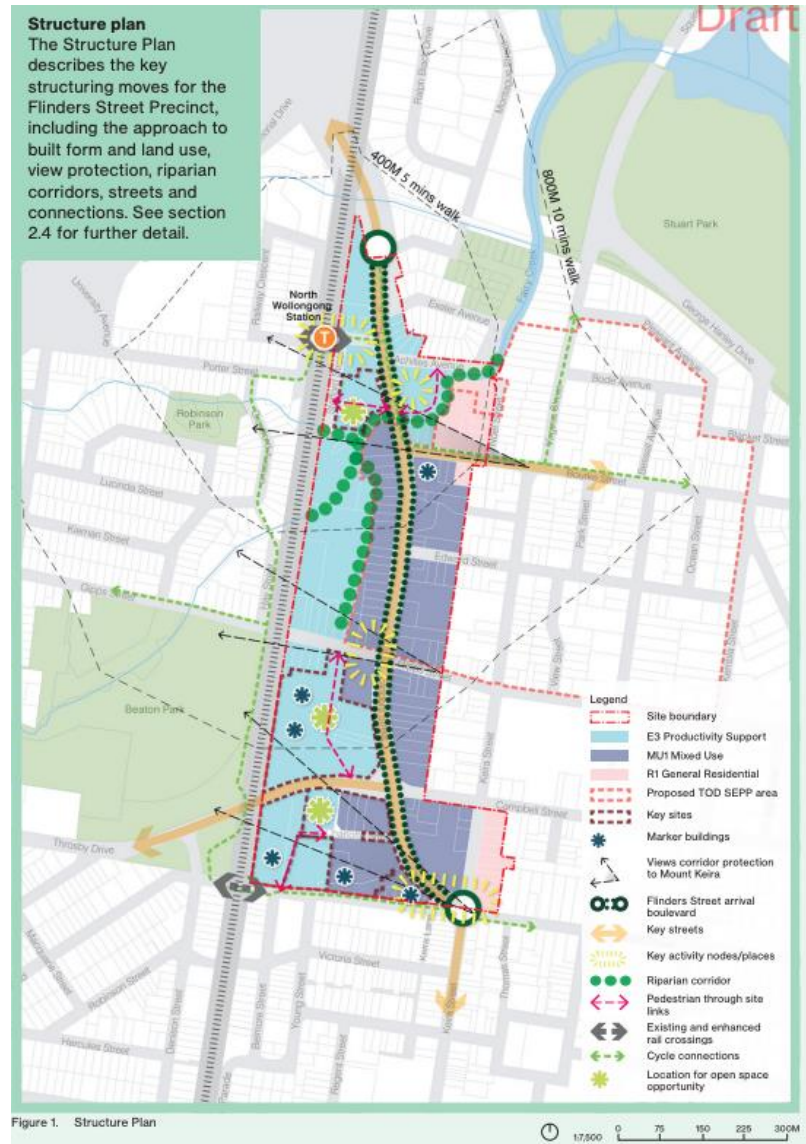
Recommendation

That submissions or requests to Council be copied to the relevant Director for more timely responses.

8 Reports 8.1 Flinders Street Precinct 12th December

Council has published an Urban Design Framework for the Flinders Street Precinct. A community workshop was convened by Council in June and as a result the Forum resolved on 9 issues to be taken into account.

Generally speaking, most of these points are reflected in the revised proposals. The major exception is the northern entry statement which, whilst recognised, gives no indication as to how this is to be achieved. Another problem is the primacy given to rather dubious views of Mount Keira over consistency of urban form.



Unfortunately the plan is severely compromised by the arbitrary provisions of the State Transit Oriented Development policy overriding all Community and Council Plans in the misguided and unresearched belief that everybody wants to live in a high rise flat next to a noisy railway rather than to open space or shopping/service centres. There are many other ways to provide social housing after decades of failure to do so.

Recommendation

That Council be advised of general support for the proposal subject to much clearer vision for the entry statement and for a reassessment of the practicality of the View Corridors and their impact on the consistency of the urban form.

8.2 City Centre Movement and Place Plan

The CCMPP is many years overdue. It will replace the 2013 City Centre Access and Movement Strategy, which replaced the 2005 one. In 2014 Council engaged Gehl Architects, internationally renowned urban planners, to develop a vision for Wollongong City, and a “City for People, Public Spaces and Public Life” (PSPL) Study and Report, which Council adopted in May 2016 as the updated policy for the City Centre. In June 2018 Council’s update on implementation included that than an Access and Movement Strategy was Funded in 2016-2019 and aligned with Reviews of City Centre Planning and Design.

In Dec 2020, following community engagement, Council considered a report on City Centre Planning which included that “The draft Wollongong City Centre Access and Movement for People Strategy is currently under preparation. This project will develop a future transport network for Wollongong City Centre that supports the vision described in A City for People.” Council resolved to defer referral of some planning documents ,pending further development of studies including the Access and Movement for People Strategy.

A Manager’s thorough report to Council in June 2024 provided background information and advised that in 2023 Council engaged transport consultants Urbis Ltd (and sub-consultants) to develop the CCMPP, that “builds on plans that Council has developed to facilitate the management of the transport network and civic spaces within the City Centre.” In August 2023 NF5 representatives were invited to attend one of the workshops. In June 2024 Council resolved to exhibit the draft CCMPP by Urbis.

After a long delay a recent report to NF5 meeting 5 Nov 2025 included that Council advised a revised draft CCMPP is planned for reporting to Council before the end of 2025, which is welcome. NF5 area includes the City Centre, but unfortunately there has been minimal involvement with NF5 representatives over many years. It was agreed request a meeting with representatives of Council before the CCMPP is presented to a Council meeting, but a response has not yet been received.

8.3 Mount Ousley Interchange

NF5 Agendas since Feb 2024 have included updates on the MOI project, after most welcome Australian and NSW Governments' advice that a design and construct contract had been awarded to Fulton Hogan (FH), for the Project costing \$390M with Funds of \$240M from AG and \$150M from NSW. In March 2024 TfNSW issued a Project Update which included a Plan showing design changes, which had been negotiated with FH during 2023, apparently to cut costs. Community reaction was outrage about significant changes decided by TfNSW without community engagement.

In May 2024 a public meeting at Gwynneville attended by about 100 residents resolved to request State and Federal Government to complete construction of the MOI in accordance with the scope of works agreed in 2016 and included in the 2017 NSW REF, in particular to reinstate the pedestrian/ cycle bridge over Mt Ousley Road. Also this included removing proposed traffic signals from two roundabouts for southbound traffic leading to MOR and to UoW. Coincidentally on 20 May joint Media Releases from MPs advised the funding had changed with AG extra \$74M (to \$314M) but NSW cut by about half \$74M (to \$76M)

On 20 June a productive meeting was held with AG local MP Alison Byrnes and a Working Group formed at the 20 May public meeting comprising representatives of Krag, HCI, iBUG, NF4 and NF5. Then on 11 July a meeting was held with Local AG and NSW MPs, TfNSW reps, WCC LM, DLM and staff, and the Working Group.

Thankfully local MPs have been able to get \$12 M of NSW Gov funding to reinstate the shared path bridge. In September TfNSW held a drop-in Information Session and feedback from concerned residents includes the following recommendations for NF5 to request urgent actions as appropriate by MPs, TfNSW, and Council to ensure 8 significant safety items were addressed.

Reports and discussions with TfNSW have continued into 2025 and in July NF5 requested TfNSW to advise re 6 key safety concerns. On 31 Oct 2025 TfNSW responded as follows (answers in blue below):

1. Proposed reinstated shared path bridge over MO Rd;
The shared path and bridge over Mount Ousley Road is fully funded and will be delivered as part of the Mount Ousley interchange project.

2. northbound vehicles from UoW north exit proceeding uphill on M1 to merge and cross 2 truck lanes to get into the third lane (for faster vehicles);
The Mount Ousley interchange, including the northbound entry ramp to the M1 will provide a safer, more efficient way for traffic from Wollongong to access the M1 north to Sydney. Traffic modelling, taking into account the forecast increase in traffic, indicates that the new interchange will improve traffic flow.
There will be two ‘through’ lanes on the northbound lanes on the M1 past the new Mount Ousley interchange and three ‘through’ lanes on the northbound lanes on the M1 north of the new Mount Ousley interchange.

Vehicles entering the motorway from Mount Ousley Road (University of Wollongong) will do so via a dedicated lane that continues north along the M1 for about four kilometres, similar to the existing arrangement. Both heavy and light vehicles will be able to merge into and out of this lane as it continues up Mount Ousley.

Heavy vehicles will be able to continue north on the motorway using the centre lane or they can choose, when safe to do so, to move into the left lane as they travel north along the motorway. Traffic modelling has indicated that the merge in this location is not expected to result in safety or congestion issues.

The Mount Ousley safety and reliability project is considering options to improve safety and reliability on the section of the M1 Princes Motorway between Picton Road and the base of Mount Ousley. See more information below. (Question 6)

3. More southbound vehicles from University Ave proceeding south onto M1 to merge with southbound traffic in the 80km/h zone
Transport for NSW is investigating concerns regarding the merge onto the M1 Princes Motorway from University Avenue southbound on-ramp. This is outside of the scope of the Mount Ousley interchange project and any work at this on-ramp would be subject to separate approvals and funding.
4. Impacts of changes in traffic to and from UoW on surrounding local road network (including at MO Rd/Princes Hwy intersection roundabout);

Wollongong City Council is responsible for any changes to the local road network. Transport for NSW will continue to work with Wollongong City Council as they consider any impacts of changes on the surrounding local road network.

Transport for NSW is currently investigating potential upgrades to the Princes Highway and Mount Ousley Road intersection.

5. Southbound vehicles merging with Memorial Drive southbound traffic;

Could NF5 please provide some more information about the specific question in relation to this merge so that it can be shared with the relevant team in Transport for a response?

6. The Infrastructure Australia listed future “Safety and Resilience Improvement” project between Picton Rd and the MOI project.

Transport for NSW (Transport) is in the early stages of investigating options to improve the safety, reliability and resilience of the M1 Princes Motorway between Picton Road and the Mount Ousley interchange at the base of Mount Ousley (Mount Ousley safety and reliability project). We recently invited road users and local residents to tell us about their experiences travelling along and accessing this section of the motorway. Feedback received during the consultation period will be considered as we develop options to improve safety and reliability outcomes.

NF5 immediately emailed relevant WCC senior engineering managers re Item 4 in TfNSW response and requested advice from Council re what changes to the local road network are being considered and/or proposed, and what community involvement processes are proposed (eg hopefully including to extend the remit of the widely-acknowledged successful, productive, collaborative Community Working Group formed on 20 May 2024 with representatives of NF5, NF4, KRAG, iBug, Healthy Cities Illawarra.)

Council response is awaited

8.4 Diggies Café Lease

NF5 Convenor's letter to the General Manager (GM) before Council meeting 17 Nov 2025 included: "The purpose of this letter is to bring to your attention the many NF5 concerns raised since September and through to the Report item 14 in Council's meeting agenda tonight, particularly about processes. It emanates from agenda items at NF5 meetings 1 Oct and 5 Nov and since finding on 11 Nov the Report to Council, and it follows up on NF5 minute 5 Nov. It is recognised that due to a lack of timely reliable information despite many requests, we may be in error on some matters and we look forward to relevant corrections. We will leave it to you to decide whether/how to alert Councillors before they deal with this item tonight." Then followed three pages of requests for important information that had not been provided to NF5.

When the Council meeting started the report on the website recommended to accept the tender of North Kiosk Pty Ltd for the Lease of North Wollongong Beach Café & Kiosk. However the webcast of Council meeting shows item 14 was the last item after nearly 2 hours. The LM advised that the GM left the room and the mover of a recommendation advised there had been a late change from the published business papers.

There was minimal discussion and the motion was passed unanimously, ie: to decline to accept any tender, to enter into negotiations with the tenderers with a view to recommending to Council a preferred tenderer to enter a Lease agreement, and Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers and in the event of failure of negotiations with those tenderers, any other party, following which a further report be provided at a future meeting of Council to consider the outcomes of the negotiation process.

On 18 Nov Council's website showed only the changed Report which included that "In light of a declared Conflict of Interest, the General Manager stepped away from any role or involvement in this matter, including prior to the tender and through the evaluation and reporting of the outcome."

Also: "the General Manager has made it plain that he will promptly sub-delegate to the Director, Community Services for completion." Also on 18 Nov the GM advised NF5 rep that on receiving NF5 Convenor's email just before the Council meeting on 17 Nov he immediately forwarded it to the Director Community Services who will be in touch with NF5.

On 19 Nov the Director contacted NF5 Convenor and advised “the matter remains a live tender process and I am limited in the details I can share regarding the tenders. I can advise however, to provide clarity Council will be issuing a new public notice for 28 days, reflecting new proposed lease terms of 5+5+5. The term is based on feedback on the proposed capital investment required for the building to be undertaken by the future tenant.”

A meeting with the Director, Manager, NF5 Convenor and NF5 rep was held on Tues 25 Nov and it is understood further information will be provided. This reinforced NF5 concerns about processes and unresolved issues over the past 2 months, and following the changed report and recommendations to Council meeting 17 Nov. This could impact adversely on the future use of community land and achieving true market rent for the Lease and Outdoor Dining Licence over the proposed 15-year term.

8.5 NF5 Charter

2025 has been a huge year for NF5 volunteers, with over 200 agenda items considering feedback from our local residents and research consuming thousands of hours and very busy with family commitments. We realise most of the Councillors are new, on a steep learning curve, and have to navigate through massive meeting agendas.

For example a 2,185 page agenda recently, and over 120 issues in almost 30 closed Briefing sessions since this Council started in late 2024. But the NF5 community have broad experiences, a love of our area, the public interest at heart and can help staff and councillors when opportunities to be involved.

Given this is the last NF5 meeting of the year it is timely to pause to discuss progress and opportunities for improvements with meeting attendees, and how we can better get views from the 460 households on our mailing list.

Neighbourhood Committees existed for many years but Council disbanded them in late 2005, and after Council was sacked in early 2008 the Administrators promptly created NFs. After the new Council started in late 2011 there were discussions about guidelines for NFs and in mid 2014 Council adopted a Charter which is still in place. The Introduction is: “Neighbourhood Forums are independent groups run by non-renumerated community members assisting Council with information and knowledge about their local community’s aspirations, visions, needs and concerns amongst other things.

Basically we need to listen to our local community on their issues, and provide:

- 1 Support and advice to our community;
- 2 Advice to Council on community matters;
- 3 Feedback on Council's plans, projects and policies;
- 4 Opportunities to build trust with Council and community;
- 5 Partnering on special projects;
- 6 Setting priorities with Council and the community.

Our AGM in July included an Annual Report and listed our 33 Policies under headings of Places, Planning, Process and Preservation which are reviewed and updated every year.

So we look forward to listening to your advice on how we are going, your key issues, how we can reach out to our community, and discussing suggestions on what can we do to improve and help Council.

8.6 Wollongong Botanic Garden

Visitors/Herbarium Centre Historic Plans

Wollongong researcher Dr. Bess Moylan has uncovered historic plans from 1986 for Visitors Centre and Herbarium at Wollongong Botanic Garden, drawn up by renowned architect Glenn Murcutt. The plans, found at the State Library, offer a glimpse into what was once envisioned for the site. Murcutt, an acclaimed Australian architect known for his environmentally sensitive designs, is famous for his motto "touch the earth lightly". He is the only Australian to have won the prestigious Pritzker Architecture Prize (2002), and his works include the Australian Islamic Centre and the Cobar Sound Chapel.

Dr. Moylan has received permission from Glenn Murcutt to publish the main images, with proper attribution to the architect, as part of the State Library of NSW's collections.

Tea House Historic Plans

In addition to the Visitors Centre, another discovery has been made by Barry Baird, a long-time associate of the Gardens. Baird has uncovered plans for a café, the Tea House, designed by architects Brisland in the 1980s. A Development Application for the Tea House was approved by Wollongong City Council in the early 1990s, with the café's location near the current entrance to the Gardens.

Barry Baird commented, "This discovery sheds light on the original intentions of Wollongong Council and the design vision for visitor facilities within the Gardens at that time.

The aim was to enhance the visitor experience and promote the unique horticultural offerings of the Gardens.
It's important to note that the NSW Government grant intended for a visitors facility at the time was redirected to other projects by Wollongong Council"

He added, ";Hopefully, Wollongong Council can draw inspiration from these historic designs when considering future plans for a visitors centre and café in the Gardens, as part of the ongoing Master Planning process".

Historical Context and Architectural Insights

Dr. Bess Moylan added, "These plans offer valuable historical context for the botanic gardens and represent an important addition to the history of garden development. They reflect Council's intent at the time to not only conserve plants but also establish the Gardens as a cultural hub for community engagement". "Architectural insights can also be gleaned from these historical plans, which offer a glimpse into the aesthetic values and architectural styles of the 1980s"

9 Planning

9.1 Please note that whilst this review, and the recommendation based on it has been prepared with all due care and objectivity, no legal responsibility is accepted for errors, omissions or inadvertent misrepresentations, nor for any outcomes which might result from the assessments. As these reviews have only been made with the information available, members are encouraged to make their own submissions with any additional comments to the Secretary well before the closing date.

9.2. DA-2024/875. Shop Top Housing 94-102 Kembla St W'gong 28th November

This a proposal for a 7 storey building with 58 units over a commercial level and basement parking on the NE corner of Kembla and Stewart Streets. There are minor infringements to building depth, and height of building (0.96m.) but it otherwise complies with all Council and State requirements.



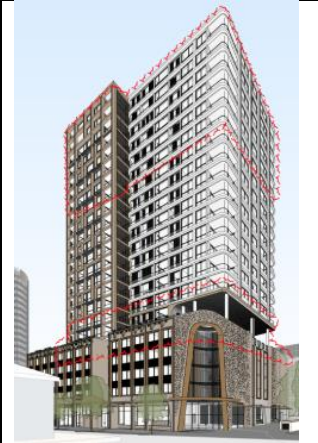
Recommendation

That the Forum endorse the submission of support.

9.3. DA-2025/765 mixed use 22-30 Kenny St W'gong

10th December

This a proposal for alterations and additions to an approved mixed use development to increase height by 7 stories (60m to 78m.), hotel rooms from 107 to 140, units from 105 to 164 (41 affordable), and an extra basement for parking. The proposal seems to comply with requirements under the SEPP (Housing) but obviously not with those of Council. The Forum supported the original proposal which conformed.



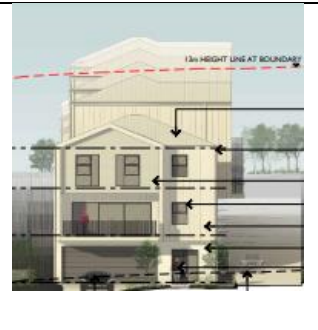
Recommendation

That the Forum not make a submission

9.4. DA-2025/787 10 townhouse, 15 Heaslip St Coniston

8th December

This a proposal for ten 3 storey townhouses. The area is in transition within a Medium Density zone. It seems to comply with all Council requirements save to acceptable minor variations to the front and balconies setbacks and in the height of a retaining wall on this difficult site.



Recommendation

That a submission of support be lodged.

9.5 DA Determinations

24/96 complies	Keiraville	74 Grey St.	Dual Occ	Support	Withdrawn
24/100 faulty	Figtree	4A Arter Ave.	13 dwellings	Object	Withdrawn
24/162 complies	W. W'gong	473 Crown St	7 affordable units + facility	Support	Approved
24/181 complies	Mt Keira	Mt Keira Road	Archery clubhouse	Support	Approved
24/207 faulty	N. W'gong	26-30 Ajax Ave	12 houses	Support	Refused
24/210 faulty	W'gong	41-47 Denison St	17 stories, 75 units	Support	Refused
24/290 complies	W'gong	2 Auburn St	Dog day care	Support	Approved
24/436 complies	W'gong	55 Corrimal St 5 Georges Place	6 stories 11 units	Support	Approved Panel
24/476 faulty	W'gong	264-6 Kenny St	19 stories, 113 units	Object	Deemed refusal
24/477 faulty	W. W'gong	33 Parsons St.	3 houses	Object	Refused
24/538 complies	W'gong	65 Gladstone Ave	Dual Occ	Support	Approved
24/599 faulty	W'gong	109-115 Church St	9 stories, 45 units	Object	Approved
24/574 complies	Coniston	47 Robertson St	Dual Occ	Support	Approved
24/608 faulty	W'gong	Keira and Kenny Sts	14 stories, 116 units	Object	Withdrawn
24/776 faulty	W'gong	14 Finlayson St	Dual Occ	Support	Approved
24/788 faulty	Keiraville	19 Rose St	Dual Occ	Object	Approved
24/860 faulty	Keiraville	13 Braeside Ave	Dual Occ	Support	Withdrawn
24/722 faulty	W'gong	49 Mangerton Rd	Dual Occ	Not to object	Approved
24/796 faulty	Figtree	14 Mallangong Close	Dual Occ	Support	Approved
24/803 faulty	W'gong	34 Evans St	Dual Occ	Support	Approved
24/812 faulty	Gwynneville	26 Crawford Ave	Dual Occ	Support	Approved
25/131 faulty	W'gong	89 Evans St	Dual Occ	Noted	Refused
25/594 complies	W'gong	60 McKenzie Ave	Dual Occ	Support	Approved

Not yet determined

23/765 faulty	W'gong	1-3 Stewart St	13 stories, 27 units	Object
23/945 complies	W'gong	98-104 Gipps St	5 storey commercial	Support
24/510 faulty	W'gong	17-19 Gladstone Ave	47 units, 12 stories	Object
24/708 faulty	W.W'gong	93 Robsons Rd	10 Co-living rooms	Support
24/875 faulty	W'gong	94-102 Kembla St	58 units, 7 stories	Support
25/79 complies	Keiraville	35 Bulwarra St	Dual Occ	Support
25/139 faulty	W'gong	15 Marr St	Extra 6 units, 2 stories	Object
25/162 complies	Gwynneville	222 Gipps Road	Dual Occ	Support
25/454 complies	Coniston	57 Robertson St.	Dual Occ	Support
25/466 complies	W'gong	23 Finlayson St.	Warehouse	Object
25/472 complies	Figtree	79 Belleview Rd,	Dual Occ	Support
25/477 complies	Gwynneville	5 Acacia Ave	Dual Occ	Support
25/510 faulty	W'gong	17-19 Gladstone Ave	Extra 3 stories, 12 units, 8 affordable	Object
25/787 faulty	Coniston	15 Heaslip St	10 townhouses	Support
25/1226 faulty	W'gong	37-39 Burelli St,	Extra 19 units, 4 stories	None

10 General Business

10.1

Next Meeting
6.00pm Wednesday 4th February 2026
 Library Theatre

Current active membership of Neighbourhood Forum 5 : 464 households

11 Snippets

The Young Foundation

We at The Young Foundation believe in the power of participation and that change is more meaningful, sustainable and just when it is shaped by the people whose lives will be impacted by it. Communities are not just recipients of development – they are key partners in it. Whether it's a new housing development, a green space or an underpass, people do care – because these changes affect their daily lives. Yet many feel locked out of the planning process.

Anyone who has ever worried about their child's safety on a dark walk home, struggled upstairs with heavy shopping bags wishing their building had a lift, or been unable to get permission to revitalise a local park, understands the value of resident partnership in planning decisions. The lack of such things and more, often reflects a gap in how planning decisions are made, and who they are made for. They also reveal the cost of missed opportunities.

When people do not have chances to shape the future of where they live, their needs are not met and trust in the planning system takes a hit. A crisis of confidence is a problem for the planning sector. Research shows that 98% of people do not trust developers, and fewer than one in ten trust local authorities when it comes to planning large developments.

Leonie Taylor, Siân Whyte and Laetitia Lucy

