

<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 meeting MONDAY 2nd September at 6 pm (NO ZOOM)
at the Wiseman Park Bowling Club, Gwynneville**

- | | | |
|----|------------------|---|
| 1 | Presentations | Ward 2 and Lord Mayoral Candidates (see 7.1 at p.4) |
| 2 | Apologies | Harold Hanson, Philip Laird, Jenny Bayley, Jeremy Lasek, Dorte Ekland, James Caldwell, Mark North, |
| 3 | Minutes | of meeting of 5 th August and matters arising: see pp.-17-20 |
| 4 | Comments | If you wish to comment on, or object to, any of the recommendations in this agenda please respond before the meeting date. |
| 5 | Caveats | See p. 2. |
| 6 | Responses | 6.1 Planning Proposal Irvine St Gwynneville – Council: see p.2.
6.2 Planning Proposal Gwynneville – HomesNSW: see rec p.3
6.3 Crown Street Mall activity policy: see p.3
6.4 Affordable Housing Policy: see p.3.
6.5 New construction noise rules & policies: see p.3 |
| 7 | Reports | 7.1 Election candidates' responses: see p.4 and rec p.5
7.2 Fairy and Cabbage Tree Creeks Flooding; see p.6 and rec p.7
7.3 NF5 Flooding Subcommittee: see p.8
7.4 Gas Ban Proposal for New Buildings: see rec p.8
7.5 draft Tourism Accommodation Strategy: see rec p.9
7.6 Dual occupancy Design: see rec p.9
7.7 Mount Ousley Interchange: see p.10
7.8 Parking for Carers and Service People: see rec p.10, rec p.11
7.9 Rail Service to Wollongong; see rec p.11
7.10 Escarpment Bushfire Risk see rec p.12 |
| 8 | Planning | 8.1 Planning see p.12
8.2-5 DAs: see p.12. recs pp. 12, 13
8.6 DA determinations: see p.14 |
| 9 | General Business | see p.15 |
| 10 | Snippets | see p.16 |

Current active membership of Neighbourhood Forum 5 : 442 households

5 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.

6 Responses

6.1 Planning Proposal Irvine St Gwynneville: Council

“Thank you for your comments on the Gwynneville Planning Proposal requested submitted by Homes NSW. They will be considered and collated with other comments received, and reported to Council later this year. The preliminary notification period has been extended to 30/8/24.”

Land Use Manager

6.2 Planning Proposal Irvine St Gwynneville: Homes NSW

A useful meeting was held with HomesNSW representatives with following responses to the issues which have been raised:

1. There will be no compulsory acquisitions;
2. HomesNSW may offer to purchase some dwellings if funds can be made available;
3. The floorspace and height bonuses will only be available when lots are amalgamated to achieve development approaching that of the Masterplan;
4. There is nothing to stop development proceeding in accordance with the current zoning;
5. Heights in the Masterplan have been set in accordance with design principles, not land ownership;
6. Relocation of existing tenants will be negotiated on a “right to return” basis with temporary accommodation within 5 kilometres;
7. Special re-housing requirements will be negotiated directly with those affected;
8. Funds will be available for upgrading external shareways – to be negotiated with Council and Transport for NSW;
9. Transport for NSW do not want further road improvements but prefer the emphasis to be on the Free bus, walking and cycling;
10. The question of parking and share car/bikes was taken on notice;
11. Seven houses are to be demolished adjacent to Spearing Parade so that the floodway is significantly upgraded.

Comment

Whilst the Forum has long supported an increase in density in this area, a Medium Density re-zoning is more appropriate as providing a transition from the University to the adjoining Low Density residential areas, perhaps permitting a doubling of floor space ratio to 1:1 given the need for affordable housing.

Recommendation

That Council and HomesNSW be advised that, in addition to resolving outstanding issues, a Medium Density re-zoning is more appropriate as providing a transition from the University to the adjoining Low Density residential areas.

6.3 Crown Street Mall Activity Policy

We requested to spell out, via an implementation plan, steps being taken to identify potential activities and organisations which might undertake them.

“The Mall policy and associated procedures set out the type of activity that is permitted within the Mall. Council actively promotes the Crown Street Mall and surrounds through the Wollongong CBD marketing channels such as the Wollongong CBD website, to attract visitors and potential hirers ‘Experience Wollongong CBD’. Council also works closely with surrounding businesses on attraction ideas and activities.

The recently adopted Creative Wollongong 2024 – 2033, outlines a series of strategies and actions across four focus areas including: Creative and Vibrant Communities; Creatives at the Centre; Creative Spaces and Places; and the 24 Hour Economy. These actions will inform Council’s approach to arts, heritage and culture across the LGA”.

City and Culture Manager

6.4 Affordable Housing Policy

This was adopted by Council at its last meeting but with a range of relatively minor amendments. They do not consider it will have any impact on housing supply. It appears that they are also comfortable with the fact that if and when affordable housing units revert to the market, there will be a parking deficiency. However, the report included a very useful summary of State initiatives for those interested.

6.5 New construction noise rules & policies

“Council’s most current approach in dealing with noise and vibration is to assess the potential issues that may arise during construction early in the assessment process.

Whilst conditions of consent that seek to reduce impacts as far as practicable are most commonly used by councils, our focus now is to pre-empt issues in greater detail and seek noise and vibration management plans for a full assessment during the process. This enables the council team to look at site specific issues and seek further clarification and details where necessary prior to approval.

A detailed Construction Noise and Vibration Management Plan will now be required to be submitted prior to development assessment, getting ahead of the issue and providing some assurance to neighbouring residents that their concerns will be heard.”

For example, conditions of consent not only require noise and vibration assessments but also that the Principal Certifier ensures that building work, demolition, vegetation removal, delivery of materials or the operation of high noise emission appliances are only carried out during specified times and days,. Finally, for Council or Development Application documents not in the public arena a formal GIPA request is required!

Manager Development Assessment and Certification

Comment

Whist the response is welcome, the Secretary will contact Council to clarify how this differs from Council’s reply 9 May 2023 to NF5 letter 3 May 2023. Also to request information and evidence of measures taken to ensure compliance with consent 17 June 2022 condition 13 Geotechnical Requirements for DA2019/980 at 82A Cliff Rd Wollongong. And details of Construction Certificates used to enable previous excavation work, which has caused excessive noise and vibration in the hospital hill area for long periods before the SRPP consent 20 May 2024 for DA2022/938 for 4-8 Parkinson and 377-383 Crown Sts.

7 Reports 7.1 Election candidates’ responses

John Riggall has agreed to chair the Forum for this item.

The three group leads and the independent for Ward 2 as well the other candidates for Lord Mayor have been invited to take up about 5-10 minutes to indicate their degree of support for each of the following matters of concern to the Forum:

- a Significantly increase priorities and funding for stormwater control and flood abatement;
- b reviewing the role and upgrading the support for Neighbourhood Forums, including insurance;

- c re-introducing open committees of Council to spread the workload (500+ page agendas), eliminate the need for closed Council briefings, and enable transparency;
- d immediately reviewing all neighbourhood character statements;
- e creating more Advisory groups for key functions, such as waste management, to tap into expertise in the community.

The results will be summarised in the minutes to this meeting.

Recommendation

That the candidates be thanked for their attendance and presentations.

7.2 Fairy and Cabbage Tree Creeks Flooding

The Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (FCTCRMSP) is presented in three volumes, is extremely detailed and it highlights the significant potential risk to thousands of homes and properties, including businesses, aged care facilities and child care centres in the catchment, and major disruption to roads and the Illawarra rail line in major rain events.

The reports are data rich and capture considerable past flood history in the catchment, areas where flood mitigation action would protect the community, and there is considerable weight given to future flood scenarios based on ongoing changes to the climate.

At WCC's final meeting before the election, on 13 August 2024, the Council approved the FCTCRMSP without amendment. The draft had earlier been approved at a meeting in early April of the Council's central flood committee. The meeting took place just two days before the city was severely impacted by a major flood event in the early hours of 6 April 2024. Despite many of Wollongong's previous floods dating back decades being referenced in the study, the 6 April 2024 event is a notable omission.

At Council's final meeting, councillors were told it had received 6,500 contacts and concerns from the community. It is a great shame this flood was entirely overlooked in the study, especially given many in the community reported higher flood levels than previous floods in recent decades.

The study assessed flood scenarios based on a one in five year, one in 100 year and one in 500-year flood event and the expected damage as a result of each scenario (1-in 5 = \$11.6m, 1 in 100 = \$46.3m, and 1 in 500 = \$59.8m). In a 1 in

100-year event about 480 properties in this catchment alone would be flooded above floor level, rising to more than 2,000 properties in a more catastrophic event. In the catchment, North Wollongong was identified as the worst flooding hot spot, followed by Fairy Meadow.

A large number of potential flood mitigation projects and measures were assessed in the study to reduce the impact on the community but the vast majority were ruled out based on low benefit cost ratios (BCR). It isn't clear if the BCRs were based on a single, or multiple flood events.

Many projects were not deemed to be priorities, found to be 'not feasible from a purely economic perspective' and of 'low economic viability'. The study gave no apparent weight to the assessment of the impact of flooding from a 'human' perspective' (i.e. the level and time of disruption, and the overall stress, suffering and costs on members of the community).

The study also produced data which showed a worrying trend based on climate change and rising sea levels which would dramatically increase the city's flood risk by 20%, resulting in a 40% increase in flood damage within the catchment.

The reports suggest a figure close to \$15 million would be required to implement the required flood mitigation works identified in the study. Based on its assessments, and recommendations, Council proposes carrying out very little direct investment to reduce the local flood risk. This means almost all that money required would need to come from the NSW Government if other flood prevention works are to proceed.

Also, notably absent from the study is any assessment of Council's ageing drainage and stormwater infrastructure which in many cases is proving unable to cope with anything more than a moderate rain event. This appears to be a significant oversight given much of the localised flooding is partly the result of Council's infrastructure being put in place in the catchment well over 50 years ago at a time when urban development was far less dense with more green space able to slow down and absorb rain water.

It is evident a catchment wide assessment of Council's drainage and stormwater infrastructure is required to take into account the impacts of climate change, the increased intensity and number of major rain events, and Council approved changes to land use, in particular the greater urban intensification within the catchment which increases urban run-off putting more

pressure on the catchment to cope, and also the impacts of filling many natural detention basins, often with coalwash.

The study recognised the need for more work to be done on improving communications with the broader community in preparation for major floods in the future. This is a welcome step and should be prioritized.

Moreover, it is to be noted that there are **no major flood paths** through catchments in our area: South Wollongong; Figtree and Collegians Ovals; Fairy Creek-Cabbage Tree Creek; or the Innovation Campus. Once Sporting fields were flooded and residents weren't. Now sporting fields don't flood but residential areas do.

In summary, the study and plan is a useful document, albeit missing key information, data and flood modelling from the high impact 6 April 2024 rain event which could have been included in the four months between Council's flood committee sign-off and the full Council's final approval.

Recommendations

That:

- 1 Council be thanked for continuing to invest in detailed flood planning for the city;
- 2 the new Council urgently reconvenes its central flood committee, providing an update to the FCTCRMSP study based on the 6 April 2024 flood event, and include the most recent data, modelling and any recommendations as a fourth volume addendum to the current study. This would ensure the report is up-to-date and remains a 'living document' as is required;
- 3 Council review the capacity of its ageing stormwater infrastructure and identify where augmentation needs to be prioritized to cater for urban intensification in the catchment. Stormwater and drainage initiatives to be included in Council's annual review of its infrastructure program;
- 4 Council includes in future flood studies and plans, together with the 'hydraulic' and 'economic' assessment of projects, a 'human' assessment, to give greater weight to the devastating impact of major floods on people's lives and factor this into decision making;
- 5 Council bases its BCRs not on single flood events. With more frequent flood events occurring this should be factored into producing a more accurate overall BCR ratings;
- 6 Council prioritises improving emergency communications to better prepare the community for future major flood events;

- 7 as per NF 5's previous recommendations, Council reviews and reprioritises its \$100 million capital works expenditure, putting flood mitigation as its highest priority and deferring anything other than urgent or essential infrastructure works until the city is better equipped to cope with major rain events;
- 8 Council works closely with flood affected communities to develop action plans to mitigate future flood risk and improve the flow of timely public information in times of an emergency (this measure can be transferable for other emergencies such as a major bush fire);
- 9 all candidates standing for election at the 14 September WCC election be asked to put flooding, including increased investment in flood mitigation, high on their priority list should they be elected.

7.3 NF5 Flooding Subcommittee

This subcommittee remains proactive and is working hard to highlight the serious flooding issues in this area. At the time of writing, there has been media coverage in the Illawarra Mercury, Illawarra Flame and on ABC Illawarra.

Outgoing Councillor John Dorahy, who chaired Council's Central Wollongong Flood Committee has encouraged the NF5 subcommittee to continue to shine a light on the problem.

The subcommittee is keen for the city's serious flood risk to be on the agenda for the proposed Meet The Candidates event hosted by NF5 on Monday 2 September 2024.

7.4 Gas Ban Proposal for New Buildings.

We are living in a climate emergency - something WCC has already acknowledged. So-called 'natural' gas, is a fossil fuel, whose mining, processing, reticulation systems and use contribute greenhouse gas emissions to our atmosphere. Given the availability of other alternative energy-efficient technologies, it makes no sense for gas to continue to be rolled out to new residential and commercial buildings. We should aim not to make our reliance-on-gas problem greater than it already is. And we should avoid expanding gas production with all of its associated climate and other negative environmental/social impacts to the maximum extent possible.

Please see the separate attachment.

Recommendation

That Council be requested to amend its Development Control Plan to require all new residential and commercial developments in the LGA to be fully electric.

7.5 draft Tourism Accommodation Strategy

This is now on exhibition. The 165 page report to Council is cram full of statistics. The prime gap locally is in 4 and 5 star hotel accommodation but a case is made for economic benefits of more accommodation across the board.

A major plank in the strategy is to amend the planning requirements. These include making hotel and motel accommodation permissible in the R1 high density and R2 low density zones, giving a bonus 0.5:1 increase in density and reducing the car parking requirements. It also proposes a 2:1 bonus in the E2 Commercial Centre zone (presumably typos for a bonus of 0.5:1) and to define serviced apartments as commercial rather than residential uses.

Whilst these measures may be acceptable in the R1 or commercial zones where people will not go if there is limited parking, they are totally unacceptable in most of the Low Density zone areas. However, a case might be made to allow this development close to centres along the lines of our transition areas in the Locality Plans.

Recommendations

That Council be advised of:

- 1 very strong objection to allowing hotels and motels in the R2 Low Density residential zone, except, if the State Government persists in destroying our residential neighbourhoods, when they are in association with proposals under the new Transit Orients Development
- 2 objection to re-defining serviced apartment as commercial when clearly they are only used for residential purposes;
- 3 objection to giving a floor space bonus of 2:1 (making up to 8:1 total) for hotels and motels in Business Centres.

7.6 Dual occupancy Design

Council have a provision in the DCP, strongly supported by NF5, that development facing the street should not have garages exceeding 50% of the frontage. However, the State Government Architect has issued a Design Guide which includes the image which follows.

Recommendation

That Council be requested to protest to the State Government architect that the illustration provided as a guide to good design for a dual occupancy will result in the complete change to many residential streets and areas and ought to be replaced with an image more sympathetic to most streetscapes.



7.7 Mount Ousley Interchange

Considerable pressure is being brought to bear politically to get the sharepath bridge over Mount Ousley Road re-instated. The Build Our Bridge Group has been very active. Concerns about the safety and effectiveness of the traffic lights have been recognised and TfNSW are doing further traffic modelling.

7.8 Parking for visiting Home Carers and Providers

Our older residents are encouraged to stay in their homes for as long as possible, and access services are made available to enable them to do so. There are many Home and Community Care providers subsidised by the Australian and NSW governments to help people with disability, older people and their carers to live independently at home and be part of the community. Council needs to facilitate this very important delivery of services by enabling provision of adequate parking in denser residential areas.

For example, Smith and Wilson Streets in Wollongong, which have many high rise apartments with numerous older residents, are undergoing much change, including the creation of one way streets and cycleways. Parking on weekdays is taken up early in these streets - mostly due to the park and walk activity of nearby school staff, students and CBD workers – and parking is full by 8am with no movement of cars until later in the afternoon.

Visiting carers and providers are unable to park close by, and circle looking for parking in surrounding streets some distance away. This makes them late for their next appointment and results with the important time with clients rushed or shortened. Priority for on-street parking should enable residents to receive visiting services.

Council's proposed City Centre Movement and Place Plan includes an Insight re On-street Parking that "half of all on-street parking in the city centre is unrestricted....which

encourages car use.“ Also that CBD Off-street car parking for all the 4,000 spaces are south of Market St, so parkers to the north (ie Smith and northwards) must rely on On-street Parking. But unfortunately, the Plan’s Car Parking Strategy makes no mention of the need nor provisions of car parking for care service providers.

Recommendation

That Council be requested to review the parking situation in high density residential areas, particularly in the vicinity of Smith and Wilson Streets, and make provision for appropriate short term parking for care service providers, that are essential to help people with disability, older people and their carers to live independently at home and be part of the community

7.9 Rail Service to Wollongong

On 19 August, Sydney’s second metro started working between Chatswood and Sydenham, and was well received by train travellers. Work is now underway on three more metros for Sydney: Sydenham to Bankstown due 2025, the new Western Sydney airport to St Mary’s due 2026-27 and Metro West linking the Parramatta and Sydney CBDs by 2032.

However, no plans have been announced to date for actual work to improve train services from Sydney to Wollongong (and other NSW cities outside of Sydney). Just another study – this time the Rail Resilience Plan for the Illawarra – to follow the study by Prof Andrew Macnaughton on faster rail for regional NSW and a Sydney-Wollongong faster rail business case completed in 2021-22 for TfNSW and the former National Faster Rail Agency.

New electric intercity called the Mariyung have been seen at and around Wollongong, due to start in the second half of 2024, but there is no indication from the Minns Government as to when their introduction may allow for the long awaited additional train services operating between Central and the South Coast.

Recommendation

That the Forum write to Ryan Park MP and Paul Scully MP asking for advice from the Minister for Transport as to:

1. Release of either the Macnaughton Report on faster rail for regional NSW and a Sydney-Wollongong faster rail business case completed in 2021-22; and,
2. A statement of when the South Coast timetable will get additional trains, both peak hour and off-peak, either with Mariyung trains, or Oscar trains (that will be released when Mariyung trains start operating on the Central Coast line)

3. Release of terms of reference for the Rail Resilience Plan for the Illawarra, including date of completion and an assurance that it will be publicly released within six months of completion, and that input will be invited from Local Government, other organisations and individuals.

7.10 Escarpment Bushfire Risk
Wollongong / The Illawarra typically experiences wet autumn / early winters and dry spring / early summers. Due to the typical dry spring the risk of bush fires becomes extreme should simultaneous early spring heat wave temperatures occur exacerbated by human or natural ignition sources. I

Recommendation

That the Rural Fire Service be requested to provide a briefing to the October meeting ahead of the 2024-2025 bushfire season as there is growing concern that the escarpment is long overdue for a major burn.

8 Planning 8.1

As this review has only been made with the information available, members are encouraged to make their own submissions with any additional comments to the Secretary before the closing date if possible.

8.2 DA-2024/584 Mixed Use Burelli/Church/Stewart Sts W'gong 18th Sept

This is a proposal for five mixed-use residential towers ranging in height from five through thirteen storeys with a total of 202 dwellings, and 271 car parking spaces over four levels. It seems to comply with all Council requirements and is noticeably under the floor space and height limits.



Recommendation:

That a submission of support be lodged.

8.3 DA-2024/538 Dual Occupancy 65, Gladstone Ave W'gong
14th August

This is a proposal for a detached dual occupancy. It seems to comply with all Council requirements and with our Locality Plan for Mangerton.



Recommendation:
That the submission of support be endorsed.

8.4 DA-2024/574 Dual Occupancy 57 Robertson Coniston
22nd August

This is a proposal for an attached dual occupancy. It seems to comply with all Council requirements and very nearly with our Locality Plan for Mangerton. Two trees of medium/low SULE are to be removed and replaced.



Recommendation:
That the submission of support be endorsed.

8.5 DA-2024/596 Dual Occupancy 88 Jacaranda Ae, Figtree
03 Sept

This is a proposal for a second dwelling in front of the first. It seems to comply with all Council requirements save one very minor variation, and very nearly with our Locality Plan for Figtree.



Recommendation:
That a submission of support be lodged.

8.6 DA Determinations

22/211	W'gong	4 Auburn St,	24 stories, hotel 59 dw	Support	Approved, Panel
22/1278	W'gong	29-31 Denison St	36 units,	Object	Approved, Panel
23/50	N. W'gng	4-6 Blacket Street	10 units	Object	Refused Appeal
23/331	Coniston	512 Heaslip St	5 town houses	Support	Approved
23/349	Figtree	15 Branch Ave	3 town houses	Object	Approved
23/358	Mangertn	11-12 St Johns Ave	6 townhouses	Object	Approved
23/360	W'gong	3 Harbour St	Dual occ	Object	Refused Appeal
23/367	W'gong	300-2 Crown St	8 stories 47 units	Support	Approved
23/417	W'gong	132 Church St	2 stories office	Support	Approved
23/493	Figtree	54 Lewis Drive	Dual Occ	Support	Withdrawn
23/533	Kerraville	64 Grey Street	Dual Occ	Support	Approved
23/541	Figtree	17 Evelyn Ave.	Dual Occ	Support	Approved
23/507	W'gong	Belmore Basin	Timbersports event	Support	Approved
23/587	W'gong	5 Greenacre Rd	Dual Occ	Object	Approved
23/768	W'gong	205 Church St	Dual Occ	Object	Refused
23/975	Gwynnvl	19 Paulsgrove	boarding house	Support	Approved
24/96	Keiraville	74 Grey St.	Dual Occ	Support	Withdrawn
24/100	Figtree	4A Arter Ave.	13 dwellings	Object	Withdrawn
24/181	Mt Keira	Mt Keira Road	Archery clubhouse	Support	Approved
23/358	Mangertn	11-12 St Johns Ave	6 townhouses	Object	Approved
23/368	N.W'gong	21-23 Edward St	10 stories 20 units	Support	Approved Panel
23/551	W'gong	16-18 Market Pl.	5 stories, 7 units,	Object	Approved Panel
23/587	Figtree	8 O'Briens Road	Dual Occ	Support	Approved

Not yet determined

23/156	W'gong	c/o Crown/Gladstone	22 stories 288 units	Object
23/646	W'gong	4 Smith/Harbour St	5 units, 4 stories,	Object
23/945	W'gong	98-104 Gipps St	5 storey commercial	Support
23/962	W. W'gong	Edmund Rice College	2 storey building	Support
23/1008	Keiraville	8 Burradool St	Dual Occ	Object
24/1	W'gong	15-19 Marr Street	7 storeys, 24 units	Support
24/2	Gwynnville	13 Frances St	Dual Occ	Object
24/23	Mangerton	51 Byrarong Ave	Dwelling & Dual Occ	Mixed
24/26	W'gong	23-27 Auburn St	16 stories, 61 units	Support
24/87	N.W'gong	39-41 Montague St	16 warehouse units	Support
24/207	N. W'gong	26-30 Ajax Ave	12 houses	Support
24/210	W'gong	41-47 Denison St	17 stories, 75 units	Support
24/476	W'gong	264-6 Kenny St	19 stories, 113 units	Object
24/477	W. W'gong	33 Parsons St.	3 houses	Object
24/538	W'gong	65 Gladstone Ave	Dual Occ	Support
24/574	Coniston	47 Robertson St	Dual Occ	Support

General Business

9.1 Outgoing Councillors

Once the election results are known, outgoing Councillors and the Lord Mayor be thanked for their support during their term of office, and those incoming be congratulated.

Next Meeting

6pm Monday 2nd September 2024

Wiseman Park Bowling Club, Gwynneville

Current active membership of Neighbourhood Forum 5 : 442 households

Snippets

The Shape of Things to Come.

In 2050, climate resilient plans are now required for every urban community, minimising risk and ensuring that we do not add more greenhouse gases emissions to the nightmare unfolding. In Australia, we have continued to experience extreme events and are certainly not building on the coastal edge or in flood prone regions anymore. Along with artificial intelligence (AI), renewables and climate change, the other big change has been the shared economy. Shared housing, shared transport, shared community facilities, shared pets and equipment are the norm.

No longer the desire or need to 'own' everything but a generational change through necessity and a change of values has had major implications for planning. With this the need for creative and adaptable neighbourhood centres, which are ever more the centre of human activity and connection. With digital tech and innovative neighbourhood hubs, community planning is strong and brings with it the arts, music, fun and learning. What a refreshing change this has been for all.

A most welcome surprise has been the revaluing of planning for the common good. It seemed to be derailed for a while at the turn of the century. Cut the red and green tape – fast track – led to some inevitable disasters and most often a much slower track when remedial action was required. Constructing lots of housing in an area with no consideration of planning, community or climate change had consequences! Now the emphasis is on the common good

Barbara Norman

