

## Neighbourhood Forum 5

### Wollongong's Heartland



Coniston, Figtree,  
Gwynneville, Keiraville,  
Mangerton, Mount  
Keira, Mount St  
Thomas, North  
Wollongong, West  
Wollongong,  
Wollongong City.

#### Agenda for meeting of Wed 3rd June 2020 by email

- 1 Presentation None possible
- 2 Apologies None necessary
- 3 Minutes of meeting of 6th May and matters arising; see p.10
- 4 Comments Please respond to recommendations in this agenda by **6th June**.
- 5 Responses
  - 5.1 Economic Development: see comment p.2
  - 5.2 Parking Meters: see p.2
  - 5.3 Safe Walking and Cycling: see p.3
- 6 Reports
  - 6.1 Fairy & Cabbage Tree Creeks Flood Study: **see rec p.4**
  - 6.2 Local Planning Strategic Statement: **see rec p.4**
  - 6.3 draft Sustainable Procurement Policy: **see p.4 & rec p.5**
  - 6.4 Development Application Pamphlet: **see rec p.5 & attachment**
  - 6.5 Delivery Program 2018-22 & Operational Plan: see p5 & **rec p.7**
  - 6.6 Home employment Uses: **see rec p.7**
  - 6.7 Graffiti: **see rec p.7**
  - 6.8 Mt Ousley Overpass: see p7 & **rec p.8**
  - 6.9 Display of information on Building Sites: **see rec p.8**
- 7 Key Issues
  - 7.1 City Centre: see p.8
  - 7.2 High Rise Residential: see p.8
  - 7.3 Medium Density development: see p.8
  - 7.4 Keiraville-Gwynneville: see p.9
  - 7.5 South Wollongong: see p.9
  - 7.6 Environment: see p.9
- 8 Planning DAs: **see rec p.9**
- 9 General Business
- 10 Snippets see p. 10

**Next Meeting/Agenda: on Wed. 1st July 2020.**

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**Current active membership of Neighbourhood Forum 5 : 405 households**

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## **5 Responses 5.1 Economic Development**

We queried civic leadership in economic development and business attraction opportunities for the Wollongong city centre.

" In September 2019, Wollongong City Council endorsed the Economic Development Strategy 2019-29. The strategy identifies six ways Council can influence economic growth across the city, including Civic Leadership Business Attraction, Knowledge Hub, Infrastructure, Planning, Business Support and Procurement. Under each of these six pillars are a number of action items, which Council is continuing to actively pursue in consultation with a range of external stakeholders. Civic Leadership is a very important pillar, which includes 14 action items ranging from short term through to longer term (10+ years). One of the action items includes the adoption of a jobs target of 10,500 new jobs by 2028, which is the centrepiece of the Economic Development Strategy.

Invest Wollongong, a partnership between the NSW Government, University of Wollongong and Wollongong City Council continues to market Wollongong as a superior business location and attract business investment. Invest Wollongong continues to undertake a range of business development activities to market Wollongong's unique selling propositions in key sectors. You may be interested to know that on 27 February 2020 the Australian Financial Review included an insert from Invest Wollongong: Wollongong: Australia's best kept office leasing secret. This insert outlined the many advantages from setting up a business in Wollongong, including its cost effectiveness, talented workforce and ample commercial leasing opportunities.

Invest Wollongong is working with local leasing agents to promote Wollongong externally, including the professional and shared services sectors. Even during the COVID-19 pandemic, Invest Wollongong will continue to undertake activities to attract business investment to Wollongong with a particular focus on the city centre."

Manager Community Cultural and Economic Development.

Comment

All good and well but does not answer the fundamental issues of political civic leadership nor targeting individual firms with potential to move to Wollongong.

### **5.2 Parking Meters**

We enquired whether the visual display on parking meters could be upgraded.

"At the current time there are no specific plans to upgrade parking meters.....Should Council be in a position to upgrade or replace the current parking meters, it will consider your feedback when determining scope to avoid a recurrence of this issue.

There is also the alternative option when purchasing a parking ticket, which is via the CellOPark pay by phone Parking App. Information can be found on the website address: [www.cellopak.com.au](http://www.cellopak.com.au). The App is quite intuitive and parking details can be viewed on a devices screen."

Property Services Manager (Acting)

### **5.3 Safe Walking and Cycling**

On May 11th we requested the urgent finalisation of the Wollongong Cycling Strategy 2030 and a list of construction ready projects to take advantage of grant funding opportunities. Response of 26th May:

"Council is planning Public Exhibition of the draft "Cycling Strategy 2030" strategic document in July 2020. As the strategy builds upon Council's Bike Plan 2014-2018 and continues many of the initiatives in that plan, it is not paramount that the strategy be adopted prior to applying for the present funding opportunities.

Council has submitted several projects under the current Transport for NSW (TfNSW) Active Transport Program. We are currently preparing submissions for the 'Streets as Shared Spaces' funding opportunity. These projects include, Smith St Underpass, Smith Street and Kembla Street cycleways, Grand Pacific Walk – Clifton, and a range of shared user paths and on-road cycleways around the city that if funded will be brought forward in the Infrastructure Delivery program.

Traffic + Transport Unit Leader

#### **Comment**

Unfortunately Council's lack of success in getting annual grants under the RMS program (2019-20 - Nil), suggests a lack of rigour in the submissions. Submissions for funds under the Streets for Shared Space Fund closes on 10th June. The Council's Bike Plan is already two years late and could not have considered the objectives nor the assessment criteria for applications to the new fund. Moreover, the old Bike Plan Action Plan lacked specifics re projects ie no estimated costs, funding, responsibilities or timing. So it is still impossible to monitor or evaluate progress or performance. This report, commentary and recommendations were forwarded to Council officers for comment before sending out the agenda but without response so far.

#### **Recommendations**

Council be requested to advise:

- 1 which projects are to be submitted under the Streets for Shared Space Fund;
- 2 how these projects relate to the Fund's assessment criteria and to Council's old Bike Plan priorities;
- 3 the likely amount of grants anticipated;
- 4 what are the initiatives that have been taken in respect of Council's Bike Plan.

## 6 Reports

### 6.1 Fairy & Cabbage Tree Creeks Flood Study

11th May

This Study revises that done in 2005 and posits a ranges of results based on different assumptions of performance: for example culvert blockages or rainfall intensity. It is comprehensive and confirms that the modelling is close to actual observed conditions. It also highlights the restrictions on flood mitigation because of the constraints of delta management, in particular the bridge over Fairy Creek at Squires Way.

However, a more comprehensive study of the mid reaches of the flooded area, particularly through Keiraville Gwynneville area, is needed to assist in the management of flooding in that area and identify possible opportunities to minimise the impact.

For example: an additional detention basin in Beaton Park near Gipps Road; additional debris catchers along the flood routes; better management through the tramway area; reducing the impact from M1 and Rail line; and a better understanding of major flood routes and overland flows, particularly around UOW, M1 and Mt Ousley Rd.

Ian Young

#### Recommendation

That the submission based on this report be endorsed.

### 6.2 draft Local Planning Strategic Statement

29th May

A report on this was included in the May agenda without further comment.

#### Recommendation

That the submission based on the report to the May meeting be endorsed.

### 6.3 draft Sustainable Procurement Policy

31st May

This draft The updated policy proposes an increase of the “Strengthening of Local Economic Capacity” mandatory scoring criterion for all tender processes be increased from 5% to 10%.

Whilst the change is welcome there are a number of points which need clarification:

- i what is the definition of a local company?
- ii what measures or scrutiny will Council employ to ensure it’s not a shelf company or a local company employing foreign workers or non-local contractors?
- iii what training or guidance will Council provide to local companies unfamiliar with Council processes and procedures?

- iv The policy states that Australian Disability Enterprises (ADEs) shall be considered when making procurement decisions but what about local indigenous employment agencies?

Felix Bronneberg

Recommendation

That the submission based on this report be endorsed.

**6.4 Development Application Pamphlet**

Currently Council offers heaps of advice to developers large and small on making applications but little on how to respond to them. Requests we receive for support are probably the most frequent of queries from the community, often from those concerned about proposals beyond our area.

To help our members and others we have drafted an A4 double sided fold in three pamphlet, which could also go out as an email attachment - see separate attachment.

Recommendation

Following comments, Council be requested to post it on their web site and to print 50 copies for us to distribute as appropriate. In addition, or alternatively, Council might like to use it as the basis for them to produce similar advice.

**6.5 Delivery Program 2018 2022 and Operational Plan 2020 2021**

9th June

There are a number of new initiatives in response to the Covid 19 outbreak (although some do not seem new) and ongoing actions. The new actions (page ref to operational plan) are :

Pg	Action	Comment
32	Work with other levels of government and the business community to respond to Covid-19 impacts on the economy	Support
32	Deliver increased city centre marketing and activation initiatives to support local and regional economic recovery in response to Covid-19	Strongly support
42	Develop alternate and new methods to engage and connect with our communities, considering limitations imposed social interactions in response to Covid-19	Strongly support
44	Review and initiate opportunities and services to support the Wollongong community specifically in response to Covid-19	Support

47	Lobby the NSW Government to provide rate payment assistance to support community members experiencing genuine financial hardship due to Covid-19.	Support
59	Work with the Rural Fire Service and Illawarra Shoalhaven Joint Organisation to minimise and mitigate the impact of bushfires on our communities	One would have thought this was on-going in any event.

Other new initiatives are:

Pg	Action	Comment
25	Enhance the management of Council owner water and waste water assets	Long overdue and urgent
28	Complete a LGA-wide retail centres study	Long overdue and should have preceded the City Centre Review,
31	Engage in a range of activities that provide opportunities and promote Wollongong City Council as an employer of choice.	New blood urgently needed
37	Deliver customer-driven, evolving library collections	Surely this ought to be on-going
37	Investigate opportunities to enhance library opening hours	Support
39	Provide an enhanced level of support for major events	Support provided this does not unreasonably impact on local communities
41	Collaborate in joint projects with local Aboriginal organisations and the community	Support
43	Support the effective operation of the Audit Risk and Improvement Committee	Crikey- why is this not being done now?
45	Develop an Information Security Strategy	Why is this not in place now?
49	Assess the changing profile of the community and inform planning, development and service provision to deliver positive social outcomes	Support
52	Pursue the renewal and relocation of Beaton Park Tennis Courts in accordance with the Beaton Park Masterplan	????

53	Develop and conduct a swimming pool barrier education and awareness campaign.	Support
53	Conduct a skin penetration education and awareness campaign in partnership with NSW Health	What has this to do with Council?
60	Design and construct a boat storage shed for North Wollongong Surf Life Saving Club	??
60	Deliver WiFi connectivity to the community at Council sites.	Support
60	Implement Public Toilet Strategy 2019-2029 recommendations to improve accessibility	Not new

**Recommendation**

that a submission be made based on this report.

**6.6 Home employment Uses**

This is currently a complete shambles entirely due to the State Government's standard LEP template (ie all controls from Sydney City Centre to Bullamakanka must conform) and then changing the provisions as they lurched from one nonsense to another. Council have now proposed to rationalise their controls by changes to the LEP.

**Recommendation**

that a submission of support be lodged for the draft Planning Proposal on Home Employment Uses.

**6.7 Graffiti**

In June 2018 we advised Council that many fences where the free gong shuttle bus shelters are located are covered in graffiti, eg: Gwynneville, Fairy Meadow or Mercury street just to name a couple, and resolved to request Council to remove graffiti in locations, such as bus stops, where it has maximum exposure, despite the provision removal kits to residents. Despite Council's efforts the problem continues.

Vic Meglenci

**Recommendation**

Council be requested to increase inspection of sites, such as near bus stops, which are habitually defaced by graffiti and remove it as soon as possible.

**6.8 Mt Ousley Overpass**

The need for this overpass was highlighted in the Keiraville - Gwynneville Precinct Workshop in 2013, and, in fact, is a long standing promise by the RTA from a meeting with residents in 1994.

## Recommendation

Council be requested at its next meeting to consider making representations to the NSW Government , in view of the findings of the Draft Keiraville Gwynneville Access and Movement study to

1. See if any COVID 19 or other funding can be found to commence construction of the Mt Ousley Road /Princes Motorway in 2020-21
2. ensure that detailed design work is commenced as soon as possible to as to make this a 'shovel ready' project

### **6.9 Display of information on Building Sites**

A standard WCC consent condition for all building sites is that:  
"Before commencement of any work, a sign must be erected in a prominent, visible position:

- a stating that unauthorised entry to the work site is not permitted;
- b showing the name, address and telephone number of the Principal Certifying Authority for the work; and
- c showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works."

Although this is very clear, there are a number of building sites in Keiraville where recently no such notice was on display. In one case, a request to Council was met with a suggestion to contact the relevant private certifier.

## Recommendation

Council be requested to accept that it has a responsibility to ensure that construction sites have a notice as per the standard consent condition, and to institute a system to ensure that any private certifier meets these requirements, and has a system, with penalties as need be, to ensure compliance.

Philip and Anna Laird

## **7 Key Issues 7.1 City Centre**

Covered in the City Centre Review - awaiting outcome.

### **7.2 High Rise Residential**

Proposed conversion to R4 High Density supported

### **7.3 Medium Density development**

Review now proposed and our Locality Plan policies are to be taken into account.



#### 7.4 Keiraville-Gwynneville.

Awaiting outcome.

#### 7.5 South Wollongong:

It probably time to review our policies in relation to the Kelly Locality Plan and the area south of Ellen/Glebe Streets. Those interested in becoming involved please let the secretary know.

#### 7.6 Environment

All quiet on the green front.

## 8 Planning

### 8.1 DA/2020/339 Dual occupancy 103 Murray Park Rd, Figtree

12th June

This is a proposal for a new two storey dwelling in a Category 1 bush-fire prone area behind an existing house. Council maintains a 20m Asset protection Zone to the rear. The proposal does not comply with the rear set-back for a two storey building. The area is relatively remote being a kilometre away from shops and services. It does not comply with our Locality Plan for Figtree and would constitute an undesirable precedent for others to follow

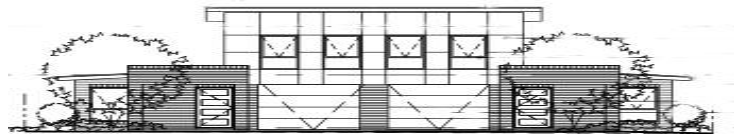


#### Recommendation

That a submission of objection be lodged.

### 8.1 DA/2020/433 Townhouses 22 Foley street Gwynneville

1st June



This is a proposal on an L shaped lot with four townhouses off Foley Street and an attached dual occupancy off Catherine Street. It adjoins a house on a large lot on the corner and has unit developments to the north and west. The town houses seem to comply with all Council requirements save a minor infringement to the northern set-back.. The dual occupancy, which looks pretty ordinary, a number of minor infringements of the requirements mainly because it has to be treated as a townhouse development and not a dual occupancy on a separate lot. Acquisition of the corner house would have made for a much better development. It otherwise complies with our Fairy Creek Locality Plan.

#### Recommendation

That the result not to lodge a submission be endorsed.

8.2 **DA/2019542 Dual occupancy 175-177 Gipps Rd, Keiraville**  
10th June



This is a proposal to amalgamate two lots, demolish the single storey houses on each, adjust the boundary between them and then build a new two storey house on one lot and a dual occupancy on the other. They seem to comply with most Council requirements except that the house lot is well below the minimum lot width and the garages are more than 50% of lot width for both sites which will destroy the streetscape. Otherwise it complies with our Locality Plan for Keiraville.

**Recommendation**

That a submission of objection be lodged.

8.3 **DA/2019/1008 New plans, 8 storey Bldg, 1 Smith St W'gong**  
17th June

In November 2019 the Forum resolved to object to an earlier version of this development mainly on the grounds of height, street character and view corridors. Whilst a little difficult to establish it seems that some marginal changes have been made but the substantial objections remain.



**Recommendation**

That a submission of objection be lodged.

## 9 General Business

**Next Meeting/Agenda: on Wed. 1st July 2020.**

## 10 Snippets

### Plan with communities

Communities have come together in response to the COVID-19 crisis in a way that has probably not been seen since the Second World War. This has created an opportunity for local authorities to engage in a much more positive way with residents, especially as many more now use digital technology to communicate.

This also provides an opportunity to work more proactively with local businesses and other members of the community to ensure that everyone has a say over how their local area changes over time, in a more constructive and co-ordinated way than currently experienced.

This is a once-in-a-lifetime chance to return planning to its rightful role, maximising the positive impact that it can deliver for people and places. The government has a responsibility to review what has gone before, learn from this experience, and deliver planning reforms that put people at the heart of all planning decisions in future.

Catriona Riddell

### Street Art - Lie Lie Land



<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></p>		<p><b>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</b></p>
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**Minutes from meeting of Wed 6th May 2020 by email**

- 1      Presentation    None possible. The executive will action, as necessary, the recommendations accepted in these minutes.
  
- 2      Apologies        None received.
  
- 3      Minutes            of meeting of 1st April adopted without comment.
  
- 4      Comments        have been received on the City Centre Strategy and on the Housing Options papers including one major submission on each.

All broadly support or complement our position but there are some contentious reservations for example: - opening part of the mall to traffic; reducing car parking for commercial and some other uses; adopting the Medium Density Housing Code; or relaxing planning standards for affordable housing.
  
- 5      Responses        5.1 Bushfires and the Escarpment: noted  
5.2 Pop-Up Beach Club Trial noted
  
- 6      Reports            6.1 Local Planning Strategic Statement:  
a Submission is being prepared on the basis that:
  - i        Housing issues: raised in the draft Housing Options Paper which are addressed in a separate submission;;
  - ii      Inclusive and connected communities: fails to recognise the need create and nurture local communities, there is a public toilet strategy but no mention of Neighbourhood Forums or other mechanisms to bring communities together, nor even of community engagement at all;
  - iii     Climate action and resilience: does not recognise that dispersing new houses into relative remote areas increases travel effort and hence contributes to global warming;

- iv Protect the natural environment: whilst mentioning the 1968 and 2001 unstoppable bushfires it relies entirely on the FRS Guidelines which do not claim to protect lives or property in these circumstances;
- v Enabling Infrastructure and Transport: puts off a review of the Waste and Resource Recovery Strategy for 4-6- years.
- vi Key Localities: it is pleasing to note recognition of our Keiraville Gwynneville Community Planning Project, and note that the review of planning controls in South Wollongong have been deferred pending the updated City Flood Study;
- vii Action Summary: there are 21 short-term (1-3 years) projects/reviews proposed excluding a number "on-going" such as "the Illawarra Escarpment will be protected from inappropriate development.

## 6.2 Housing Options:

a Submission is being prepared on the basis that:

### 6.2.1 Housing Diversity:

- i as the medium density zones are clearly not delivering: support option to prohibit dwelling houses; not support, increasing height and floor space ratio; support review lot widths, provided they are combined with reduced floor space ratios;
- ii not support expanding the zones;
- iii not support increasing floor space ratio for more smaller dwellings;
- iv strongly support seeking exemption from the Low Rise Medium Density Housing Code;
- v support one bedroom units above the garage of the main dwelling if it has rear lane access.

### 6.2.2 Housing the Aged and People with a Disability: support advocacy proposed.

### 6.2.3 Housing Affordability:

- i support review development controls to increase supply of Liveable Housing (ie dwellings with the capacity to be adapted to cater to the needs of different occupants over time);
- ii not support increase density allowance for Affordable Housing proposals;
- iii support working with NSW Land and Housing Corporation to redevelop their holdings;
- iv strongly support advocating changes to fiscal and taxation policies to improve housing affordability.

### 6.2.4 Clarifying Zoning Intent - R1 General Residential:

support conversion to a R4 high density residential zone provided that there is no increase in height or density provisions, that it is compatible to adjacent development and that it has local open space existing or proposed nearby;

- 6.2.5 Clarifying Zoning Intent - Hospital Precinct; support a review boundaries vis-a-vis residential zone;
  - 6.2.6 Clarifying Zoning Intent - Low Density Residential; support a major review if it is predicated on reducing medium density floor space ratios in remote locations and on reflecting the character of local street and neighbourhoods;
  - 6.2.7 Clarifying Zoning Intent - Business Zoned Land; support a review to limit residential developments in or very near the city centre core;
  - 6.2.8 Neighbourhood Forums' Alliance Proposals: supported other than the suggestion that the transition areas are rezoned medium density.
- 6.3 Safe walking and Cycling:
- 6.3.1 support for safe walking and cycling advocacy;
  - 6.3.2 Council be requested to complete and exhibit the Bike Plan 2019-2023 as a matter of urgency and that it include a listing of the achievements of the 2014-18 Plan and a significant number of "shovel ready" projects to take advantage of the imminent financial stimulus funding for local government.
- 7 Key Issues
- 7.1 City Centre: noted
  - 7.2 High Rise Residential: noted
  - 7.3 Medium Density development: noted
  - 7.4 Keiraville-Gwynneville: noted
  - 7.5 South Wollongong: agree to review our policies in relation to the Kelly Locality Plan and the area south of Ellen/Glebe Streets. Those interested in becoming involved to let the secretary know.
  - 7.6 Environment: noted
- 8 Planning
- 8.1 **DA/2020/241 40 units in 7 stories 93-99 Kembla St W'gong** submission of objection endorsed;
  - 8.2 **DA 2020/283 Third house at 29 Foley St Gwynneville** submission of support endorsed;
  - 8.3 **DA 2020/307 5 townhouses 5-7 Truscott Place Figtree** lodge submission of objection;
  - 8.4 **DA 2020/315 2 lot subdivision 5 Fairy St Gwynneville** lodge submission of support;
  - 8.5 **DA 2020/316 Dual Occ 14 Mallangong Close, Figtree** lodge submission of objection;
  - 8.6 **DA 2020/329 Dual Occ 40 Jutland Ave Wollongong** lodge submission of support;

9 Late Business: 9.1

**Colourful plantings**

In recent months it has been noticeable that Council staff have been introducing garden beds and colourful plantings in parks and public places in the Wollongong city area, for example at the entry to Lang Park and in Osborne Park.

Council be advised of appreciation for this welcome change.

John Riggall

9.2

**Rail Upgrades**

It has been noted that the State Government has received a report from Professor Andrew McNaughton on improving train services on the four main lines from Sydney, including the South Coast line; and, that last year, the NSW Govt was provided with a separate report on Newcastle, prepared with some federal and NSW taxpayer dollars. It has also been noted tenders are now open for two scoping studies for improving track and train services from two lines; Sydney to Canberra and Sydney to Newcastle.

The Premier be asked why the Newcastle line is favoured over South Coast line, if and when will tenders be called for the South Coast and Central West lines, and also if the McNaughton report could be released, if not this month, then in June.

Philip Laird

10 Snippets noted.

**Next Meeting/Agenda: on Wed. 3rd June 2020.**

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**Current active membership of Neighbourhood Forum 5 : 404 households**

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