

## Neighbourhood Forum 5

### Wollongong's Heartland

*Collaborating with Council  
on community aspirations,  
visions, needs & concerns*



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

#### Agenda for meeting on 2<sup>nd</sup> November 2022 by email

- 1 Presentation None possible
- 2 Apologies Philip Laird
- 3 Minutes of meeting of 5<sup>th</sup> October and matters arising included in the agenda:  
see pp. 10-12
- 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 Responses
  - 5.1 2022 Cycle championships: see p.2
  - 5.2 Social Impact Statements: see p.2
  - 5.3 Fast Rail: see p.2, **rec p.3**
  - 5.4 Outstanding responses: see p. 3
- 6 Reports
  - 6.1 Stuart Park see p.3, **rec p.4**
  - 6.2 Housing Strategy; **rec p.4**
  - 6.3 Retail, Business Strategy: see p.4 **rec p.5**
  - 6.4 Old Boys Social Club: see p.5
- 7 Planning
  - 7.1 Planning see p.5
  - 7.2-5 DAs: see **recs pp 5,6**
  - 7.6 DA determinations: see pp.7-8
- 8 General Business see p.8
- 9 Snippets see p.9

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**Current active membership of Neighbourhood Forum 5 : 419 households**

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## **5 Responses 5.1 2022 Cycle championships**

“Council is currently involved in finalising event related actions and invoices, as well as debriefing with key event stakeholders. We understand that a number of agencies will be providing different overview reports of the event which will be made public including Council, Wollongong 2022 (local organising committee) and Destination New South Wales. Data will be drawn from a range of sources to help understand visitation, economic and community impact.”.

Events + Visual Strategy Manager

### **5.2 Social Impact Statements**

“The assessment of social impact is captured under a range of Planning Instruments which work together with our application and assessment processes.

Council has a statutory obligation under the EP&A Act to consider the social impact of all development applications. Most development applications are able to address social impact through information provided in the Statement of Environmental Effects or through additional information requested through the referral process. Formal *Social Impact Assessment* documents are an in-depth assessment undertaken by a suitably qualified professional. SIAs are ideally undertaken for large developments (such as Planning proposals, Concept DAs) early in the planning process when significant issues can be flagged and planned for. SIAs are mandatory for State Significant Developments.

We appreciate your comments regarding medium density housing and your request to include a trigger for a ‘social impact report’ for these development types in the DCP. I have discussed this with our Community Planner and we have noted it for consideration. As requested, I have included below a selection of the references to requirements to address social impact in relevant Planning Instruments.”

Coordinator Strategic Planning

### **5.3 Faster Trains to Wollongong**

Paul Scully MP has received a response from the Minister for Cities, Infrastructure and Active Transport. “The Government is committed to developing a blueprint for the delivery of a fast rail network for the state, to grow regional economies and provide NDSW residents with more jobs, greater opportunities and a better quality of life. Fast rail will provide better connectivity between regional centres, and from cities and international gateways, and will make it easier to invest, do business, and visit regional communities.

The corridor between Sydney and Wollongong has been identified as one of the four routes that will form part of NSW's fast rail network. Business cases for components of the fast rail network will involve extensive environmental, engineering and land use studies, along with community, council and industry consultation, to inform specific rail alignments, station locations and rolling stock specifications. More information can be found at [www.nsw.gov.au/projects/a-fast-rail-future-for-nsw](http://www.nsw.gov.au/projects/a-fast-rail-future-for-nsw)."

#### Recommendation

That Paul Scully MP be thanked for his representations.

#### 5.4 Outstanding responses

- i Community Satisfaction Survey
- ii Manildra freight paths:
- iii Gipps Road Refuge Island
- iv Bus terminus in Market square

## 6 Reports

### 6.1 Stuart Park Landscape Plan

2<sup>nd</sup> November

Council has placed on exhibition a one-page draft landscape plan for Stuart and Galvin Parks (SP), developed after receiving submissions in Nov last year. It seems to cover most of the main issues raised by NF5 submission, ie re facilities for community & visitors, natural environment, heritage, recreation and services. It shows relatively minimal changes, recognising the lack of spare space, after accommodating existing uses including playgrounds, perimeter trees, commercial uses, access road, parking areas, about 2 ha in three circular areas to suit local events, the Oval for undefined uses and the eastern 2 ha as existing picnics area

SP is Crown Land dedicated 137 years as a public park, and Council must prepare a Plan of Management (PoM), which complies with all relevant legislation and case law. It is expected the PoM will address other issues raised by NF5 and residents, ie commercial uses (eg regain public use of the oval, parking spaces & caretakers cottage), access & parking improvements, and management responsibilities.

The draft landscape plan seems to be of limited value because it does not come with a document that defines a vision, principles, objectives, estimated costs, or timeframes like the 2007 Blue Mile Master Plan. But at least it seems to improve availability for use by the significantly increasing population in North Wollongong, who need extra open spaces for passive recreation for the elderly, active facilities for youth and exciting playgrounds and equipment for the young, and as such can be supported

#### Recommendation

- i a submission of support for the draft Landscape Plan be lodged,
- ii Council be requested to advance the required Plan of Management which will determine uses in accordance with legislation and redress commercial uses in this public park for passive recreation;
- iii Council be requested to set up a working party to inform and contribute to the preparation of the Stuart Park Plan of Management, then a Master Plan.

### **6.2 Housing Strategy**

A discussion paper was circulated with the October agenda and it would seem that all its conclusions and more detailed comments are generally accepted. They have been circulated to the other Neighbourhood Forums with only supportive responses.

#### Recommendation

That a submission, based on the Discussion Paper, be made which specifically includes;

- i giving top priority to amending the DCP suburban desired future character statements to preserve our unique character – the only way to counter State imposed as-of-right pro-development criteria even if controls can be changed – and can be easily done without State intervention;
- ii giving next priority to amend the Local Environmental Plan to reduce the potential of large legacy sites, mostly on the escarpment;
- iii comments in the Discussion Paper on detailed proposals as submissions;
- iv requesting Council to be far more pro-active in working with communities on detailed changes in their areas.

### **6.3 draft Retail and Business Centre Strategy**

This has been triggered in part by the State changing the Business Zone categories. The proposals are unexceptionable and deserve support. There are 22 recommendations grouped:

- i the role of our centres is clear;
- ii our centres are a good fit for our community;
- iii our new centres in West Dapto are well planned;
- vi our centres are active and vibrant;
- v Our centres are accessible and support transport mode shift (increasing active and public transport use;
- vi our City Centre is a thriving commercial precinct.

Some recommendations will involve proposals to change planning controls contained in the Wollongong Local Environmental Plan (LEP) and Development Control Plan (DCP) to help support the recommendations.

Recommendation

That a submission of support be lodged.

**6.4 Old Boys Social Club**

Council are running a new series of free tours aimed at older men in our community: <https://wollongong.nsw.gov.au/my-community/community-support/older-people/old-boys-social-club>

These 6 free activities may be of interest to older men in your Neighbourhood Forum and community networks. Older men have told us they're interested in how things work – so this is what we've come up with:

Behind the Scenes at the Illawarra Performing Arts Centre; Wollongong Botanic Garden; working port; steelworks; and visits to motoring and aircraft museums. All tours will include transport from central pick up points, depending on where men are coming from. Gents can also meet us at destinations if they prefer using their own transport. We're able to offer these tours for free due to grant funding from NSW Department of Community and Justice.

**7 Planning**

**7.1** 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 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 well before the closing date.

**7.2 DA.2022/1016 dual Occupancy, 22 Hill St, Mt. St. Thomas**

26<sup>th</sup> October

This is a proposal for an attached dual occupancy. It does not comply with the maximum width of garages nor the maximum width of crossovers and so wrecks the streetscape. It also does not comply with maximum retaining wall requirements, nor, significantly with rear alignment lot widths.



Recommendation

That the submission of objection be endorsed

**7.3 DA.2022/1087 strata title 147 lots Young/Belmore Sts W’gong**

07 Nov

This is a proposal for subdivision into three lots – residential, hotel and commercial and strata titling of 147 units and their common property of a building complex currently under construction.



**Recommendation**

That a submission of support be lodged.

**7.4 DA.2021/101 health & Wellbeing Precinct, North W’gong**

02 November

This is a Concept proposal for first phase of Health and Wellbeing Precinct including maximum building envelopes, master plan, urban design guidelines and land uses consisting of seniors housing comprising residential aged care facility and self-contained dwellings. RE-NOTIFIED due to amended plans.

**NO REVISED  
MASTER PLAN  
PROVIDED**

**Comment**

It is understood the changes respond to Council requirements but no summary is provided, no revised Master Plan obvious and so a response is not possible. However, a meeting with the University is scheduled for 8<sup>th</sup> November.

**Recommendation**

That Council be requested to extend the exhibition period until 11<sup>th</sup> November and that an informed submission then be made.

**7.5 Cosgrove Avenue DA**

This revised proposal, to which we objected, is scheduled to be determined by the Southern Region Planning Panel on 2<sup>nd</sup> November. Unfortunately, NF 5 is unable to make direct representations to the Panel and has requested the representative of KRAG, who made a very similar submission in objection, to represent the Forum.

## 7.6 DA Determinations

<b>DA no. 20../....</b>	<b>Suburb</b>	<b>Address</b>	<b>Proposal</b>	<b>Forum Rec</b>	<b>Result Authority</b>
21/890	W'gong	245 Gladstone Ave	9 storey, 94 dw	Support	Approved Court
21/1218	Figtree	107 Walang Ave	Dual Occ	Object	Refused
21/1059	Figtree	5-7 Trusscott	4 Town houses	Object	Withdrawn
21/1405	W'gong	10 Gilmore St	Dual Occ	Support	Approved
21/1273	Keiraville	12 Dallas St	4 dwellings	Object	Approved
21/1309	Keiraville	3 Keira Mine Road	4 dwellings	Object	Approved
21/1397	Figtree	115 Waling Ave	First floor pool	Object	Approved
21/1508	Figtree	111 Bellevue Rd	Dual Occ	Object	Approved
21/1426	Gwn'ville	12 Berkeley Rd	Dual Occ	Support	Withdrawn
21/1310	Gwn'ville	14-16 Acacia Ave	8 dwellings.	Object	Approved Panel
21/1510	W. 'gong	55 Euroka St	Dual Occ	Object	Approved
21/1344	W. 'gong	44 Euroka St	Dual Occ	Object	Withdrawn
21/1231	W'gong	3-5 Ocean St	10 stories, 9 dw	Object	Approved Panel
22/417	Figtree	138 Jacaranda Ave	Dual Occ	Object	Approved
21/1037	Keiraville	12-14 Gipps	10 stories, 11 dw	Support	Approved
21/1511	Figtree	54 Cordeaux Rd	Dual Occ	Object	Approved
22/10	W'gong	487-491 Crown St	Medical Centre	Support	Approved
22/311	W.'gong	1 Sheppard St	Dual Occ	Support	Approved
21/1000	W'gong	23-43 Flinders	9 stories, 201 dw	Support	Refused
22/561	W. 'gong	15 Gundaren St	Dual Occ	Object	Approved

## Not yet determined

21/1060	W'gong	2, Lexton Ave	Dual Occ	Object	
21/957	W'gong	WIN	Mixed	Support	
21/1312	W'gong	300-2 Crown St	11 stories, 48 dw	Support	
21/1345	W'gong	11 Northcote St	Dual Occ	Support	
19/284	Keiraville	58-60 Murphys Ave	9 town houses	Object	
21/344	Keiraville	328 Gipps Rd	3 townhouses	Object	
21/1346	N W'gong	10 Lysant St	Dual Occ	Object	
21/1342	W'gong	46 Flinders St	9 stories, 47 dw	Support	
21/1343	W'gong	68, Gladstone Ave	Dual Occ	Object	
21/1375	W'gong	43 Kembla St	5 stories, 7 dw	Object	
21/1508	Figtree	111 Bellevue Rd	Dual Occ	Object	
22/61	Figtree	1 Malangong Close	Dual Occ	Support	
21/101	N W'gong	3, Squires Way	UoW Health complex	Support	
21/1492	W. 'gong	111 Robsons Rd	Dual Occ	Object	
21/1344	W. 'gong	44 Euroka St	Dual Occ	Object	
21/1467	W'gong	81-85 Keira St	7 stories, 43 dw	Object	
22/14	W'gong	24-30 Kenny St	18 stories, 68 dw	Support	
22/20	W. 'gong	38 Abercrombie St	Dual occ	None	
22/146	W'gong	21 Jutland Ave	Dual occ	Object	
22/123	Figtree	253 Mt Keira Rd,	Dual Occ	Object	
22/221	W'gong	4 Auburn St,	24 stories, hotel 59 dw	Support	
22/169	W'gong	36 Flinders St	9 stories, 119 units	Support	
22/250	Gwynville	14A Foley St	4 dwellings,	Support	
22/254	W'gong	2A Denison St	Dual Occ	Object	
22/512	W. 'gong	13 Rosemont St	Dual Occ	Object	
22/542	W'gong	5 Greenacre Rd	Dual Occ	Support	
22/938	W'gong	379-383 Crown St	21 stories, 91 units	Support	
22/320	W'gong	17-19 Gladstone Ave	9 stories, 35 units	Object	
22/952	Keiraville	54 Grey St	Dual Occ	Support	
22/960	W'gong	116 Corrimal St	12 stories, 83 units	Object	
22/966	W'gong	46 Burelli St	Art Gallery & TH	Support	

## 8 General Business

**Date of next meeting**  
**Wednesday 7<sup>th</sup> December 2022**

**Please Note:**

As high levels of covid infections continue in Wollongong this meeting will be via e-mail.  
It is hoped to resume face-to-face meeting in 2023

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**Current active membership of Neighbourhood Forum 5 : 427 households**

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## 9 Snippets

### Garden Cities

The Covid-19 pandemic will change our cities. Urban change has always been fuelled by pandemics and other disasters. Just as necessity is the mother of invention, so too can calamity catalyse regeneration. Gardens are healing places; places of connection with one another, and with nature. There is something yearning for restoration and healing in all of us, and our home should be a garden.

The vision of the Garden City was rooted in a philosophy of social justice, mutualised economy and co-operative governance, and demonstrated through practical action - with spatial expression through the development of new towns. At its heart, the Garden City included the ideal of a just environment - the social city with standards for housing quality, access to inclusive open space, and healthy living and working conditions; an economy based on co-operatives and generating taxation by capturing a portion of the value uplift from land re-zoning; and strong localised democratic institutions, based around the principle of subsidiarity.

A vision of the global Garden City of Sydney for tomorrow would embrace all of these elements. It can join us together - the Aboriginal city, the colonial city, and the multicultural city. That's the sort of place I want to help create in the wake of the pandemic.

The Hon. Robert G Stokes



<p style="text-align: center;"><b>Neighbourhood Forum 5</b></p> <p style="text-align: center;"><b>Wollongong's Heartland</b></p> <p><i>Collaborating with Council on community aspirations, visions, needs &amp; concerns</i></p>		<p style="text-align: center;"><b>Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City.</b></p>
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**Minutes of meeting on 5<sup>th</sup> October 2022 by email**

- |   |              |   |
|---|--------------|---|
| 1 | Presentation | None possible   |
| 2 | Apologies    | None necessary  |
| 3 | Minutes      | of meeting of 7 <sup>th</sup> September were adopted with matters arising included in these minutes   |
| 4 | Comments     | If received have been noted and included in these minutes where appropriate.  |
| 5 | Responses    | <p><b>5.1 Community Satisfaction Survey:</b><br/>It was agreed that Council be thanked for the response and whilst much of it is valid, be requested to adopt a place-based approach with plans developed with the community (as happened with the Keiraville-Gwynneville Community Plan or at Warringah Council) which is likely to provide far more understanding and acceptance of Council's role</p> <p><b>5.2 Social Impact Statements:</b><br/>It was agreed that Council be requested:</p> <ul style="list-style-type: none"> <li>i to advise where, apart from a passing reference to social wellbeing as an aim in the Act, is there a specific requirement to address social issues;</li> <li>ii in the event that there are no such references, to add to Table 1 of section 11.1.1 of Chapter A2 of the Development Control Plan a "social impact report" to be required for: Multi Dwelling Development; Residential Apartment Building; and Mixed Use Development if it includes a residential component.</li> </ul> <p><b>5.3 Manildra freight paths:</b><br/>It was agreed that the Forum, stressing the economic vulnerability of the city to its limited external access, write to:</p> |

- i. Mr Scully, thanking him for the information provided and his writing to Mr Elliot, and that write again to Mr Elliot asking if the track at Dunmore can be upgraded to improve Manildra rail operations; and, that he also write on our behalf to the Hon James Griffin, Minister for Environment and Heritage and the Hon Matt Kean, Minister for Energy, requesting that the NSW Net Zero Plan extend to freight.
- ii. Ms Alison Byrnes, member for Cunningham, requesting the Climate Change Law extend to freight transport, and in any event, request the federal government to improve the South Coast line for rail freight in line with Mr Albanese's April 2022 policy launch re a commitment to improve rail for freight and commuters

6 Reports

**6.1 CCTV Code of Practice:**

It was agreed the submission in support, but stressing community concerns about the security of data and potential intrusion into privacy, be endorsed.

**6.2 Sportsgrounds and Sporting Facilities Strategy:** noted

**6.3 Recognition:** noted

**6.4 Housing Strategy:**

It was agreed that a submission, based on the discussion paper, be included in the agenda for the 2<sup>nd</sup> November meeting.

**6.5 Stuart Park Master Plan:**

It was agreed that a submission including concerns about commercial opportunities, access and parking, management and maintenance be submitted following further information from Council.

**6.6 International Events:**

It was agreed that Council be requested to instigate a comprehensive public de-briefing of the impact of the event to include the community, businesses affected (well and badly) and the tourism industry.

**6.7 Illawarra Health and Medical Research Institute:** noted

**6.8 Citizens' Inquiry into Australia's Planning Laws:** noted

**6.9 Gipps Road Refuge Island near Foleys Road:**

It was agreed that Council be requested to replace the Gipps/Foleys refuge island in 2023/4 following consultation, prior to design, with the community, businesses and patrons, as committed to NF 5 and UoW nearly 10 years ago.

**6.10 Bus Terminus in Market Square:**

It was agreed that Council and Transport-for-NSW:

- i be advised that the Forum has had strong representations from residents about potentially carcinogenic fumes, noise and traffic congestion from the temporary bus terminus in Market Square and of vehement opposition to any proposal to make this permanent if this were to be suggested, and
- ii be requested to advise the process and timing for developing options and the selection of a permanent location for the termination of buses (eg at JJ Kelly Park area) and request the inclusion of community representatives.

- |   |                  |  |
|---|------------------|--|
| 7 | Planning         | <p><b>7.1 Planning:</b> noted</p> <p><b>7.2 DA.2022/938 21 stories, 91 units 379-383 Crown St W’gong</b><br/>It was agreed that the submission of no objection, subject to resolution of overlooking from the south-west corner of the residential tower, be endorsed.</p> <p><b>7.3 DA.2022/320 9 stories, 35 units 17-19 Gladstone Ave W’gong</b><br/>It was agreed that the submission of objection be endorsed.</p> <p><b>7.4 DA.2022/952 54 Grey St .Dual Occupancy, Keiraville</b><br/>It was agreed that the submission of support be endorsed.</p> <p><b>7.5 DA.2022/960 116 Corrimal St Wollongong</b><br/>It was agreed that a submission of objection be lodged.</p> <p><b>7.6 DA.2022/966 Art Gallery and Town Hall, 46 Burelli St Wollongong</b><br/>It was agreed a submission of support be lodged.</p> |
| 8 | General Business |  |
| 9 | Snippets         | noted  |

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**Current active membership of Neighbourhood Forum 5 : 419 households**

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**Date of next meeting**  
**Wednesday 2<sup>nd</sup> November 2022**

**Please Note:**

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