

## **Neighbourly Committee No 4**

Incorporating Neighbourhood Forum No 4

Executive Committee

Co-Convenors: Bradley Chapman and Paul Evans

Secretary: Brad Chapman

Acting Treasurer: Paul Evans

Contact: Convenor– bradleyc@ozemail.com.au



### **NC4 Tuesday, October 4, 2022 Hybrid Meeting: In Person Meeting @ Towradgi Community Hall Plus a *ZOOM* connection if needing to attend *virtually*.**

**Topic:** Neighbourhood Forum 4 Zoom Link

Time: Oct 4, 2022 07:00 PM

**Join Zoom Meeting** [Copy and paste the following without spaces or gaps]

[https://uca-nswact.zoom.us/j/](https://uca-nswact.zoom.us/j/94345632863?pwd=Rkd4VGU3QVRpVzB1N1BpbmF2ZVNIQT09)

94345632863?pwd=Rkd4VGU3QVRpVzB1N1BpbmF2ZVNIQT09

**Meeting ID:** 943 4563 2863

**Passcode:** 316309

### **AGENDA**

**Open Meeting-** 07.00pm

**Apologies** – Cr Walters, Brendan White, Rosemary Chopra, Jean Groves

**Minutes of Previous Meeting-** Distributed via email

**Business Arising from Minutes-**

#### **Current DAs:**

##### **6 October closing**

DA-2022/939 - 7 Camden St Balgownie- Demolish original shed and construct new shed.

DA-2020/1237/C DA Modification. - 63 Ramah Ave MO - Demolish existing structures, tree removal, construct new dwelling house and retaining wall.

##### **10 October closing**

DA-2022/968 - 37 Eager St Corrimal - Construct 2nd dwelling at rear. Demolish existing 1st dwelling and build new 1st dwelling house.

##### **13 October closing**

DA-2021/1448/A Development Modification 2 Cole St Balgownie - Change to overall Building Height.

**NF4 resolved to post no objections.**

**However, DA Modifications are simply noted.**

They don't receive reactivated links to revisit the documents to look at the revisions.

NF4 seeks to ask how this serves the Public Interest of the community?

## Correspondence In –

- WLPP Agenda 11 October 2022
- Draft submission on Wilga St Block Future Directions Meeting.  
Thank you to Cherylyn for compiling a detailed submission

## Correspondence Out –

Previous minutes and Agenda sent to WCC Engagement uploaded to the NF4 Community Page.

## Reports:-

**Recent WLPP Matters:** None listed for NF4 Footprint. Schedule attached.

## Community Campaigns:

### • Corrimal Community Action Group

1. Personal Submission regarding Wilga Street Block Future Directions Meeting with Council Staff. Compiled independently by Cherylyn as CCAG were between meetings. Small turnout. Corrimal RSL and Corrimal Uniting Church the only business entities represented, CCAG and NF4 were significantly represented among the other attendees. Report Attached.

### • Discussion:

- **Engagement Website** - *Poor survey design*. Vague questions with closed answer options. No text box options to add actual comments and suggestions.
- Reports some people found the survey confusing and actually gave up on submitting.
- No DA requests currently exist. Purpose was to sound out Community Reps on unifying the block to one development category [Retail] which allows higher building limits, and guide council planners on LEP updates for when DA applications do get submitted.
- **Opportunity missed**. Community members feel the choices are not just retail and residential, as in apartments. Corrimal needs support to revisit its [former] status as a Hub Suburb. The mass removal of banking services and the loss of *Spring Into Corrimal* due to bureaucratic-cost overkill are signs of the malaise.
- Corrimal needs Lateral Thinking on added services like tourist accommodation and entertainment: Reasons to visit Corrimal.

#Newer residents and business owners surprised to hear of the two former cinemas and musical events (at the Hotel!) that used to be a feature of the Town Centre.

#Extra support for the Arcadians? Their home base is the former Community Hall! The Miner's Lamp Theatre – Accommodation, Restaurant Packages?

- (Cr Martin's proposal)

#Establish a Development Timeline to show Council interest in restoring Corrimal rather than leaving the Town Centre Plan (2015) as a *static* document.

#Memorial Park Management Plan: Activities to promote Community Safety and increase regular use. (Corrimal Rangers Soccer Club, Corrimal RSL and Korrahill Scouts as significant existing stakeholders?)

2. CCAG Report, Attached.

- Murray Rd Boarding House Proposal- more information needed as community members ask for details and nothing further has been issued.

*This risks a loss of community trust.*

- Opportunity to display prints and sketches from the recent Art Exhibition in the Gallery. Seeking interest from available venues.

Temporary use of empty shops in town would be ideal.

- Recommend support for many of the points in the Housing Strategy.

However, no clarity in Growth targets. No reference to caps on development beyond suggested levels. No mention of any reporting mechanism. No provision for infrastructure in areas such as Corrimal, other than the West Dapto principal focus.

Urgent request for Community to make submissions.

- **East Corrimal Open Space Committee**

No available report.

- **William Street Balgownie Precinct**

No further report. Units at the heart of the group are now fully leased and occupied.

**General Business:**

- **Formal Feedback Opportunity to Council for World Road Cycling Championships.**

Disappointed that more citizens were not prepared to contribute to this discussion.

Leaving the issue to "keyboard warriors" is a serious weakness for community affairs.

First, it is necessary to acknowledge the enormity of this event, and the amount of work that was needed to be actually achieved.

**Key Issues in Genuine Evaluation for the Future.**

This is NOT solely aimed at Wollongong Council. NF4 was informed that Council Staff were working 18-hour days to solve problems in preparation for the event.

Most criticism has been directed at Council, but responsibility needs to be properly shared with State Government and the Organising Committee. [**Wollongong 2022** was an established private organisation for this purpose].

- **Communication problems in several areas.**

1. Most information was only delivered by digital sources and in slow batches. Many older citizens have limited or poor use of websites, if at all. Gossip and Social Media misinformation was allowed to muddy the delivery of **facts**.

2. Final details, especially of street re-openings, were late in being provided or worse, learned by resident experience during early stages. Course maps were initially a rough sketch that didn't clearly outline the course. This, for example, led people to believe the entire Fairy Meadow Town Centre was locked off.

It never was.

3. Illawarra Mercury and WIN TV chose to highlight concerns and misinformation in their reporting.

4. NSW Education Department decision to Home-school City students delayed to the eve of the event *causing serious community backlash*. Knowledge was available 18 months to two years out. Should have been planned at the beginning of the school year to enable parents and teachers to fully plan shifts, programs etc. Only impacted the City of Wollongong so Spring Break could have been adjusted one week to assist traffic flow. Yes, Year 12 *would* have been supported! That is what teachers do. Every day!

- Media coverage and Impact

- # Capital city media on all five networks snubbed the event, even in their sports reports. Locking the event into Pay TV was detrimental to intended benefits.
- # Great international coverage, near zero domestic coverage an unbelievable own goal.
- # Clear insult to Wollongong. Event in any capital would have been reported on at length. WIN-TV shown up as just a powerless remote-relay network.
- # Non-coverage of the finish of Women's Elite Road Race by Nine Sports was a staggering insult to women's sport.

- Evidence of Non-delivery of Homecare services.

Most information anecdotal at best and largely hearsay and fear-driven [Conventional and Social Media,] prior to the event. Most providers, *when street openings became known*, worked hard to adjust client timetables.

Some provider organisations were less cooperative with arrangements.

For the future, Council and State Govt. Representatives ***all*** need to be proactive on this. If true, then **actively fix**. If untrue, don't ignore. Name it and shut it down.

**Reputational damage** to future events **is real**.

- Impact on Business Expectations.

Sadly, no representatives came to NF4 meeting to speak to this.

# Clearly estimates of crowd numbers were overly optimistic and unexpectedly impacted by the denial of media coverage beyond the local area.

- Public Transport delivery and future expectations.

Clear proof that Wollongong deserves 30 min trains. Cancellation of the service on Sunday immediately after the actual race a deliberate insult to the city.

Revised shuttle buses worked well, in spite of a lack of promotion.

Other.

Key areas of the course away from the city centre, like Ramah Ave, needed Portaloos for the spectators. Another small thing generating serious criticism.

Official statements like, "We'll never see this event again." While factually true are being disingenuously reported as "...nothing like this ever again." Rubbish.

'City to the Gong' is coming; and future training opportunities for Olympic,

Commonwealth and similar cycling events will be expecting to access the resources of

***"the country's only Bike City!"***. Will the city be completely managed in future? Highly unlikely but the city still needs to get out ahead of the media on this.

## **Close of Meeting and Thanks for those Attending.**

Neighbourly Forum 4 meets the 1<sup>st</sup> Tuesday of the month at Towradgi Community Hall, Corner of Moray Road and Towradgi Road Towradgi at 7pm

***\*\*\*\*All Welcome- No cost\*\*\*\****

## **Attachments:**

### **To Land Use Planning Team Wollongong City Council**

#### **Initial Response to Wilga Street Block- Planning and Design Review.**

Thank you for the opportunity to comment as part of the Community Focus Group

My name is Cherylyn Fenton and I am Secretary of the Corrimal Community Action Group. We do not have a Committee Meeting until the 28th of September, however I would like to put some preliminary thoughts for consideration.

My family has lived in Wilga St for nearly 70 years. My grandparents owned a corner store on the corner of Wilga St and Rothery Rd so we have witnessed many changes over the years. The enduring memories that are shared include the importance Memorial Park, the views of Brokers Nose or Mt Kurrimal, the value of the local sporting fields and access to Railway St across North Corrimal Creek. The Corrimal RSL has also had an important and lasting impact on the local community.

Many of the vehicle access points have altered to allow for Memorial Drive and there are now only Rothery Rd and Railway St that provide an East West access to Corrimal and surrounding areas.

#### **1. Why are Council doing this project?**

Most people can understand that the centre is starting to look dated and has not been maintained to a high standard lately. The RSL is in need of a refit to make it more accessible and equitable for all its members. The top auditorium is not accessible for everyone as it does not have a lift and the stairs are steep.

The Corrimal Town Plan mentioned this site as important for future development. However unsure if the dominance of Apartments is the solution to enhancing a business district into the future. The opportunity to maintain the business side could also include opportunities for 'have more events, artistic and musical displays and performances.' The opportunity for tourist and visitor accommodation is not mentioned in the design plan. Is it possible to have the zoning to include a tourist accommodation zone that would be more amenable to host events and performances. This could be linked to the RSL redevelopment similar to the Labor Club in Belconnen in the ACT.

The alignment of the Block to the rest of the Corrimal Town Centre makes sense. However, to extend the current height limit from 15m to a possible 35 m would send a clear message to future development in the area and including any properties on the Princes Highway all the way to Towradgi Rd.

#### **2. The necessity for a Traffic Impact Assessment is essential before any Community Engagement. We have already witnessed the trouble with entry and access to Corrimal Coke Work Development and**

the large number of people who would be using the Wilga St Block for retail, business, parking and recreation would be greatly impacted by a large number of apartments and their visitors.

3. It should be noted that there are no clear and costed transport Plans on how the additional people will move around our area into the future besides walking, riding bikes or catching public transport.
4. The plan discusses the building of terrace housing on the southern side of Collins St so that that it will maintain the street, Character. However, this would only be an option in plan 1A and 1B and only in a small section of the North East Corner of 2A and 2B and they would be 3 storey Terrace in Plan 2B. The picture in the document gives a false representation of what it would be like in reality.
5. The essential service of the Post office and Service NSW also provide a reason for people to access this end of the Business District. A list of possible tenants for this area would be helpful to allay any fears. I have spoken to people who only come to Corrimal to shop because it has a Commonwealth Bank, a post office and Service NSW. The loss of any of these services would have a detrimental effect on local trade.
6. The pledge by Council that they would maintain their current parking spaces is welcomed. The loss of parking in Underwood St had a long-term impact on visitor numbers to Corrimal CBD and encouraged people to shop in local neighbourhood shops such as East Corrimal and Bellambi. People from Towradgi and Russell Vale shop regularly in East Corrimal and it is becoming a bottleneck on a very busy road.
7. Finally, the Questionnaire will need to be reviewed as there has been some confusion with the wording of the questions, especially Question 11, 13 and 14. Example  
  
Tell us how important the statement below is to you.  
  
New buildings are taller than the rest of the Town Centre (up to 9 storeys)  
  
Very important    slightly important    Not important  
  
This is not a clear question and can take on any number meanings. Responses should be excluded and people given an opportunity to respond to a clearer question.
8. It was disappointing that there were only 6 people at the Focus Group Meeting and hopefully that number can be increased if there are any future meetings. The effects of COVID are still with us as seen by the state of our local hospitals and people are still hesitant to attend meetings. The option for Zoom attendance might still be important. The day of the public information booth was also unfortunate as it was a rainy day and you would only notice where they were standing in the bus shelter if you went looking.

Cherylyn Fenton

14 September 2022

Chezyfen@gmail.com

**1. Boarding house development at 126 Murray Rd adjacent to Corrimal Station**

There has been concern expressed by members of the local community contacting C CAG about just what the purpose of this development will be and why it is taking so long to complete. Council has been contacted a number of times but has not provided the requested information. In the meantime, rumours are circulating which only fuel this concern.

**2. Art Exhibition**

The exhibition *Stacks of Culture*, held at the Wollongong Art Gallery from 5 Aug – 25 Sept, came down on 27 September. C CAG now has about 20 paintings and sketches which need a home. Ideally, we would like to see them hung in the local area.

**3. Draft Wollongong Housing Strategy**

C CAG will be submitting a response when this document goes on public exhibition from 10 Oct - 2 Dec 2022.

We will be commending a number of positive aspects of the Draft Strategy, including: increased diversity and affordability of housing; protection of the lower escarpment from increased density of development, and protection of the Escarpment Conservation Area and Sydney Water Catchment from any residential development; review of sustainability and energy efficiency controls to improve these; and assisting provision of emergency housing, social housing, housing for people with disabilities and affordable rental housing.

We will also raise our very grave concerns over a number of other aspects of the Draft Strategy, including: lack of clarity re. whether the targets for increased housing in Wollongong are a cap for development or not; lack of any mention of reporting back to the community during implementation of the Strategy; lack of any mention of infrastructure to support residential growth (except in West Dapto which is a greenfield site); intention to review FSR and height limits in areas zoned R3 (Medium Density Residential) to further increase density in areas such as Corrimal, which are already suffering negatively from overdevelopment, without improvement to traffic congestion and reduced parking; timing of this document in preceding the Six Cities Plan which could supersede it; and, most concerning of all, the recommendation to further increase residential density in R3 areas by removing the right of property owners to replace a single dwelling with a single dwelling.

Anne Marett

President C CAG



## WOLLONGONG LOCAL PLANNING PANEL

**Tuesday 11 October 2022**

To ensure continuity of planning panel meetings during this unprecedented period, we will hold public hearings by teleconference. We will live-stream the meeting online <http://webcasts.wollongong.nsw.gov.au/> so you can view the meeting without physically attending. **Only staff and Panel members will be permitted to attend in person.**

Members of the Public may address the Panel by telephone; however, you must register with the WLPP Coordinator by Monday 10 October 2022. **Please note: Panel members are provided a copy of all written submissions made in response to the notification of the proposal.**

Full reports will be published on Council's website as they are completed, but not less than seven (7) days prior to the meeting.

The live-streamed meeting will commence at 5:00 pm.

The following proposals are referred to the Wollongong Local Planning Panel (WLPP) for consideration and recommendation.

## A G E N D A

<ul style="list-style-type: none"><li>• <b>Declarations - any pecuniary or conflicts of interest</b></li><li>• <b>Items</b></li></ul>	
Items	Matters to be heard
Item 1	DA-2021/1384 – 254 Lawrence Hargrave Drive, Thirroul – Commercial - tree removals and construction of a new two-storey commercial building
Item 2	DA-2022/60 – 3 Kathleen Crescent, Woonona - Residential - demolition of existing dwelling, construction of a dual occupancy, retaining wall and Subdivision - Torrenstitle - two (2) lots

### Notes:

- Person/s found lobbying or external communication from applicants or objectors outside the forum of Panel meetings will disqualify those person/s from addressing the Panel or Council.
- Submissions by the applicant and objectors will be considered at the meeting. An objector is deemed to be a person who has made a written submission in respect to the application. The Panel shall, upon prior