

## 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> August 2023 by email

- 1 Presentation None possible
- 2 Apologies Harold Hanson, Jenny Buyly
- 3 Minutes of meeting of 5<sup>th</sup> July and matters arising included in the agenda.  
see pp. 12-16
- 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 see p. 2
- 6 Reports 6.1 Heritage Strategy: see **rec p.2**  
6.2 Library Strategy: see **rec p.3**  
6.3 Industrial Lands Review: see p.3  
6.4 BlueScope Community Consultative Committee: see p.3  
6.5 Urban Heating Strategy and Air Conditioners; **rec p.4**  
6.6 Our trains and Maldon Dombarton: **see rec p.5**  
6.7 Yours and Owls at the University: **see rec p.6**
- 7 Planning 7.1 Planning see p.6  
7.2 DAs: see **reccs pp 6 - 8**  
7.5 DA determinations: see p.9
- 8 General Business see p.10
- 9 Snippets see p.11

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**Current active membership of Neighbourhood Forum 5 : 408 households**

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## **5 Responses 5.1 Have been incorporated**

There have been several responses beyond mere acknowledgement which have been incorporated into the relevant agenda items.

## **6 Reports 6.1 Wollongong Heritage Strategy 2023-2027**

4<sup>th</sup> August

This follows on from the 2019-2022 Strategy and includes a summary of key achievements. Unfortunate it does not spell out what changes have been made other than to state that it gives a stronger focus to Aboriginal Heritage, the management of cultural landscapes and captures Council's work around climate change and management of the open coast.

It has 9 laudable but unexceptional strategies each with equally unexceptional implementation proposals which unfortunately do not have timing or resource allocation spelt out. It states that the identification and management of historic precincts and streetscapes is recognised by Council as an important component of heritage management, as well as being interlinked with principles of urban design and strategic planning.

It also states Council is committed to ensuring heritage is a key consideration of town and village planning, neighbourhood planning, and master planning for public places and significant sites with recognised heritage values.

However, this is not fully reflected in the statutory documentation governing development which whilst certainly controls development of or near identified heritage items, does not seem to incorporate heritage into the plan making process. The character statements for suburbs, a critical heritage issue woefully documented by Council, never mention the importance of cultural heritage which the Statutory Plans are blindly destroying.

Moreover, no new nominated heritage items have been identified although some are currently being considered for listing as part of Stage 2 of the Wollongong Heritage Schedule Review. "These items have not been made public at this stage, as Council staff are continuing to finalise detailed heritage assessments to ensure they have rigour."

### **Recommendation**

That a submission be made reflecting this report.

## **6.2 Library Strategy 2024-2028**

6<sup>th</sup> August

This draft Strategy is based on a vision that libraries are ‘the heart of our community where everyone can discover, learn, and connect’ and on a purpose of ‘empowering people through lifelong learning, resources, information, and experiences’

It sets out four goals each with a series of actions and, crucially, the statistics against which achievement will be measured.

This is highly commendable. However, it does not set out what the current performances for each measure are, so it is impossible to judge the reasonableness or otherwise of the targets.

### **Recommendation**

That Council is commended on its Library Strategy but request information on current performance over the past five years.

## **6.3 Industrial Lands Review**

The scope of this review was reported in the July agenda. It stems in part from the Department of Planning and Environment changing the names and scope of employment zones. For example E4 General Industry now encompasses both the current General and Light Industrial zones.

As a result there are a number of “housekeeping” measures to ensure consistency. This does involve some inevitable changes. However, considerable research has gone into availability, demand and use of industrial land which has led to some proposed substantive changes. There are very few proposals in the NF 5 area – all of which seem reasonable, but most are listed for further investigation and will require formal re-zoning in due course.

All the suggested changes to the Development Control Plan are subject to investigation, review or further consideration, and will also have to go the formal approval process.

## **6.4 BlueScope Community Consultative Committee**

A most informative meeting indicated that production is up, but the market is expected to contract as increased interest rates and other issues slow down the housing market. They are using a lot of recycled scrap metal but lack of supply stops them using more.

A presentation on “Project Iron Flame” covered the opportunities, issues and problems with achieving the net-zero emissions target by 2050. The prime difficulty is converting the blast furnace from a carbon base, producing iron and carbon dioxide, to a Direct Reduced Iron base which would produce iron and water. The technology has not yet reached the point of being commercially viable. Problems include the competition from carbon based steel works in Asia without legislation for a carbon efficiency tax, and the need for cheap natural gas. They are experimenting with Biochar in place of coal – charcoal from timber scraps – although there is a supply problem. They are also improving the reclamation of gas emissions.

A second presentation was on “Project Emily” the emerging Master Plan for some 200 hectares of surplus land south of Five Islands Road. Some 60% of the land is proposed as open space, many of the buildings retained (especially those of heritage value) and reused for company, community (including a stadium) events such as concerts, or educational purposes but not housing. The buffer to the existing Cringilla suburb is to be maintained.

There was also a short report on environmental performance and issues.

## **6.5 Urban Heating Strategy and Air Conditioners**

Further comments have been submitted:

- i the DCP is only concerned with the visual impact of air conditioners but noise pollution and vibration to adjacent to residences can be more significant problems;
- ii disposal costs are a major issue as units contain high value copper and aluminium components which need to be properly separated. Moreover, units typically contain e-waste with at least one large and numerous small printed circuit boards. In addition the Freon, plastic, plastic coated wire and miscellaneous high tech contamination /items are a horror to dispose of and are extremely environment/climate damaging.
- iii California is now banning the sale of air conditioners whereas they are promoting the use and sale of heat pumps which can extract heat from the surrounding air and convert it for use in hot water systems or for other heating requirements. In winter they can be used to heat buildings.

### **Recommendation**

That Council be advised of further issues with air conditioners.

## **6.6 Our trains and Maldon Dombarton**

The previous NSW Government, with support from the former National Faster Rail Agency, commissioned a strategic business case that showed a strong case for faster rail between Sydney and Wollongong. An April 2022 report of this Agency noted that “A faster rail connection between Sydney and Wollongong would consolidate the corridor’s significant role in the nation’s economy and unlock more affordable housing opportunities in the region.” Plus “Faster rail upgrades along this corridor would typically involve increasing track capacity, improving alignments, station upgrades and electrification to Nowra.”

This Agency is now part of the new High Speed Rail Authority (as of 13 June) which has a priority the planning and corridor protection for the Sydney to Newcastle section of the network, with a \$500 million commitment from the Australian Government.

In addition, investigations were undertaken by the NSW Government for faster trains on each of four lines from Sydney (to Newcastle, Wollongong, Goulburn and Orange) by Prof Andrew McNaughton, and, a pre-election commitment was given by the ALP to release the McNaughton report.

There was also a commitment from the previous NSW Government to provide more trains on the South Coast line, and as noted by the Illawarra Mercury 16 February 2025 "Labor promise review of South Coast train services" with the view to increasing services. In addition, Labor made a \$10 million commitment in early 2023 to develop a rail network resilience plan for the South Coast region. This would likely include completion of the Maldon Dombarton rail link.

### **Recommendations**

That the Forum

- i Write to Ms Alison Byrnes MP for Cunningham to seek advice from the Minister for Infrastructure etc as to if the High Speed Rail Authority can release the strategic business case for improving the South Coast line, and, if such work can be advanced to accompany the upgrading of the Sydney to Newcastle line.
- ii Write to the Hon Paul Scully MP for Wollongong to seek advice from the NSW Minister for Transport if the McNaughton report can be released or at least information be given what it recommended for the South Coast line, and information be given about providing more train services on the South Coast line.

- iii Write to the Hon Ryan Park MP for Wollongong to seek advice from the NSW Minister for Transport about commencing the development of a rail network resilience plan for the South Coast region.

**6.7 Yours and Owls at the University**

In line with the separate email sent on 7<sup>th</sup> July, and a number of comments received, a submission has been lodged which supported the proposal in principle for 2023, provided any development consent ensures:

- i there is wide notification to those residents who might be affected;
- ii there is a dedicated phone hotline set up to handle any complaints;.
- iii music ceases at 10pm on Saturday night and 9pm on Sunday night;
- iv anti-social behaviour, such as that suffered by nearby residents at the last concert, is rigorously controlled; and
- v an independent review of the impact of the first event recommends its continuation for subsequent years.

**Recommendation**

The submission on the Yours and Owls DA be endorsed.

**7 Planning**

- 7.1 Please note that whilst this review, and the recommendations 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 assessment. 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-2023/493 dual occupancy 54 Lewis Drive Figtree**

20<sup>th</sup> July

This is a proposal to build a second dwelling facing the road on a large lot. It seems to comply with all Council requirements. It complies with our Locality Plan for Figtree



**Recommendation**

That the submission of support be endorsed

**7.3 DA-2023/507 Timbersports event Belmore Basin W’gong**  
2<sup>nd</sup> August

This National event is for one Saturday involving six lumberjack sports. Apparently 7,000 spectators are expected and the sport has a massive global fan base. There are Management Plans for Alcohol, Noise (included a letterbox drop), Animals, Security, Risk, Emergency, and Traffic (which does not include how parking or spectators are to be managed).



**Recommendation**

That the submission of support be lodged subject to Council being satisfied about the arrangements to control noise, parking and spectators.

**7.4 DA-2023/533 Dual occupancy, 64 Grey Street Keiraville**  
9<sup>th</sup> August

This is a proposal for an attached dual occupancy sandwiched between two multiple dwelling developments close to the Keiraville centre. It seems to comply with all Council requirements save that the double garage is a little under the minimum width. It complies with our Locality Plan for Keiraville.

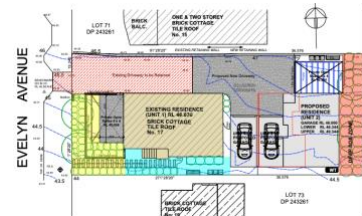


**Recommendation**

That a submission of support be lodged.

**7.5 DA-2023/541 Dual occupancy, 17 Evelyn Ave. Figtree**  
9<sup>th</sup> August

This is a proposal for a new two storey dwelling to be built behind the existing house. It seems to comply with all Council requirements and with our Locality Plan for Figtree save that the floor space ratio is a little above our maximum.



**Recommendation**

That a submission of support be lodged.

**7.6 DA 2022/1343 3 stories, 11 units, 4-6 Georgina Ave, Keiraville**

26<sup>th</sup> July

This is a revised proposal, of one to which the Forum objected, for 7 studios and 4 one bedroom units in 3 stories with underground parking at the northern end of Georgina Avenue. It seems to comply with all Council requirements save setbacks. However it is out of character with a street of single story houses (some over garages). It does not comply with our Locality Plan for Keiraville.



**Recommendation**

That the submission of objection be endorsed.



## 7.5 DA Determinations

<b>DA no. 20../....</b>	<b>Suburb</b>	<b>Address</b>	<b>Proposal</b>	<b>Forum Rec</b>	<b>Result Authority</b>
21/1492	W. 'gong	111 Robsons Rd	Dual Occ	Object	Approved
21/1344	W. 'gong	44 Euroka St	Dual Occ	Object	Withdrawn
21/1467	W'gong	81-85 Keira St	7 stories, 43 dw	Object	Appealed
22/61	Figtree	1 Malangong Close	Dual Occ	Support	Approved
22/14	W'gong	24-30 Kenny St	18 stories, 68 dw	Support	Approved
22/20	W. 'gong	38 Abercrombie St	Dual occ	None	Approved
22/123	Figtree	253 Mt Keira Rd,	Dual Occ	Object	Approved
22/250	Gwynville	14A Foley St	4 dwellings,	Support	Approved
22/254	W'gong	2A Denison St	Dual Occ	Object	Approved
22/512	W. 'gong	13 Rosemont St	Dual Occ	Object	Approved
22/542	W'gong	5 Greenacre Rd	Dual Occ	Support	Withdrawn
22/250	Gwynville	14A Foley St	4 dwellings,	Support	Approved
22/320	W'gong	17-19 Gladstone Ave	9 stories, 35 units	Object	Refused
22/952	Keiraville	54 Grey St	Dual Occ	Support	Approved
22/966	W'gong	46 Burelli St	Art Gallery & Town Hall	Support	Approved
22/1203	W'gong	114 Church St	Community facility	Object	Approved
22/1247	Figtree	7 Govett Crescent	Dual Occ	Object	Approved
22/146	W'gong	22 Jutland Ave	Dual Occ	Object	Approved
22/1268	Figtree	54 Nebo Drive	2 lot subdivision	Support	Approved
23/135	W'gong	7 New Dapto Road	Dual Occ	Support	Approved
23/276	Keiraville	26 Bulwara St	2 lots	Support	Approved
23/331	Coniston	512 Heaslip St	5 town houses	Support	Approved



## Not yet determined

21/101	N W'gong	3, Squires Way	UoW Health complex	Support
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
22/938	W'gong	379-383 Crown St	21 stories, 91 units	Support
22/1278	W'gong	29-31 Denison St	36 units,	Object
22/1343	Keiraville	4-6 Georgina Ave	Units	Object
23/50	N. W'gng	4-6 Blacket Street	10 units	Object
23/156	W'gong	c/o Crown/Gladstone	22 stories 288 units	Object
23/349	Figtree	15 Braeside Ave	3 town houses	Object
23/358	Mangerton	11-2021/22112 St Johns Ave	6 townhouses	Object
23/360	W'gong	3 Harbour St	Dual occ	Object
23/367	W'gong	300-2 Crown St	8 stories 47 units	Support
23/368	N. W'gong	21-23 Edward St	10 stories 20 units	Support
23/493	Figtree	54 Lewis Drive	Dual Occ	Support

## 8 General Business

**Date of next meeting**  
**Wednesday 6<sup>th</sup> September 2023**

**Please Note:**

This meeting will hopefully be face-to-face at a location to be advised.

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

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## 9 Snippets

### Water Savings

St James is a mixed-use building in Darlinghurst with 101 apartments and 2 commercial tenants operating on the ground level. A former hotel built in the 1920s, St James was converted to a residential building in the 1950s.

St James's high-water use meant it was eligible for Sydney Water's WaterFix program which helps apartment buildings find effective ways to save water. These might include finding concealed leaks, repairing leaky taps or installing water-efficient devices.

Over 3 days in January, the WaterFix team found and repaired hidden water leaks, including a significant leak in one of the commercial premises. Shower and toilet fittings were replaced, as well as inefficient appliances in apartments and common areas. Following the changes, water use reduced by 26% – from 353L to 260L per bedroom a day. This will save around \$9,755 per year for the owners.



<p><b>Neighbourhood Forum 5</b></p> <p><b>Wollongong's Heartland</b></p> <p><i>Collaborating with Council on community aspirations, visions, needs &amp; concerns</i></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 of meeting on 5<sup>th</sup> July 2023 by email**

- 1     **Presentation**   None possible
- 2     **Apologies**     Harold Hanson, John Riggall, Jenny Bayly
- 3     **Minutes**         of meeting of 7<sup>th</sup> June and matters arising included in the agenda were accepted
- 4     **Comments**     Many comments have been received on a number of issues and outcomes have been noted by inclusion in these minutes.
- 5     **Responses**     5.1     **WIN development**  
It was agreed that Council be thanked for their response but express concern at the ongoing delay for the adoption of a Master Plan for MacCabe Park – the prime urban open space in the city – and requested that funding for the development of a long overdue MacCabe Park Master Plan be included in Council's 2024-25 budget, with the assistance of a working group of key stakeholders.
- 6     **Reports**         6.1     **Integrated Transport Strategy**  
It was agreed that the Strategic Transport Policy Objectives. be adopted as Neighbourhood Forum 5 Policy.
- 6.2     **University Liaison:** noted
- 6.3     **Pedestrian & Cycling Safety**  
It was agreed that a submission be lodged on the basis of the comments in the agenda and those subsequently received from residents.

#### **6.4 Foreshore Parking**

It was agreed that a submission be lodged on the basis of the comments in the agenda, and those subsequently received from residents, with the addition of:

- xiii consideration of the need for parking by the owners of boats in the harbour;
- ix investigate UoW and TAFE providing weekend parking for beach users serviced by the Shuttle bus.

#### **6.5 Offshore Wind Turbines:**

It was agreed that BlueFloat Energy be advised of our deep concern about the South Pacific Offshore Wind project, and look forward to the detailed assessment of the environmental impact, in particular on birds, whales and seascapes, together with the risk of damaged and dislodged turbine structures being washed up along the Illawarra shoreline. Consideration should also be given to the benefits of alternatives such as solar.

#### **6.6 Urban Heating Strategy:**

It was agreed that Council be advised of support for the Urban Heat Strategy subject to:

- i discussion of Wollongong's climatic conditions, and localized variations eg Dapto has a very different profile to Bellambi;
- ii a commitment to better, greener subdivision design, which will take place in hotter ( and colder) western suburbs;
- iii a DCP response, eg preference for solar design, lighter coloured roofs, more screened outdoor areas etc ;
- iv a much stronger landscaping response both for council and property owners, including incentives for tree planting;
- v recognition that airconditioning, while cooling the affected building, heats up the surrounding area.

#### **6.7 Stormwater**

It was agreed to re-iterate to Council concerns at the ongoing under investment in stormwater control measure and emphasise the enormous financial and emotional impact on the community. There are steps which could be taken now without waiting years for endless studies and Council be requested to make an immediate review of their works programme to begin to ameliorate the situation.

#### **6.8 Construction Noise and Vibration**

See General Business item 8.4 for late information.

## **6.9 Manildra Transport**

Noting comments by several members, it was agreed that: NF 5 write to the Minister for Planning, Hon Paul Scully, expressing dismay at his Department's decision on the Manildra proposal to allow up to 5,000 movements per year of A-double 32m long trucks by road, rather than by an underused rail line, and so in direct conflict with State policies to reduce carbon emissions, improve road safety and preserve residential amenity (especially at week-ends). It will increase the under-recovered road system costs for all NSW articulated trucks, currently about \$620m per year.

Accordingly he be requested to review the apparent disconnect between policy and its implementation.

NF 5 write to Hon Ryan Park MP for Keira to ask the Minister for Transport why Sydney Trains took so negative a view of the rail transport of ethanol from Bomaderry to Port Kembla, when rail has been used to move coal over the shorter distance from Helensburgh to Port Kembla for decades.

## **6.10 Industrial Land Review: noted**

### **7 Planning**

**7.1 Planning:** Caveat noted

**7.2 DA-2021/1000 9 stories shops & 201 units 35-43 Flinders St**  
It was agreed a submission of support be lodged.

**7.3 DA determinations:** noted

### **8 General Business 8.1 Flood and Stormwater Response**

“ Council is challenged with balancing the need for infrastructure and a range of services against the available funding. Council actively pursues grant funding to assist in leveraging available funding. Prioritising projects that are identified and recommended through the Floodplain Risk Management process provides the best chance of success for grant funding.

The Stormwater Management charge is only a small portion of the funding Council allocates to stormwater and floodplain management. Once the Floodplain Risk Management plans are completed across the Local Government area, Council officers will review the funding required and timing for the high priority actions and discuss with Councillors as part of the annual budget cycle.”

It was agreed to again request Council to provide a listing of Implementation Actions in Floodplain Risk Management plans for catchments in the NF5 area since 2010, progress to date and proposed timeframes for completion.

## **8.2 Clean ups**

It was noted that strong wind events will continue to occur, and that both the wind strength and number of events is expected to increase and their occurrence more random. It is uncertain who has responsibility to clean up the wind borne generated / spilt garbage bin litter generated by high wind events.

It was agreed to ask Council about this and to suggest Council:

- i introduce and publicise a clean up service after each major wind event, in association with the SES;
- ii consider a volunteer clean up programme (to include creeks, stormwater drains, culverts and parkland) with each event ending in a community funded BBQ perhaps with media coverage.

## **8.3 Traffic turning from Mount Ousley Road**

It was agreed to refer suggestions on this to the RTA and to seek information on progress with the proposed interchange.

## **8.4 Construction Noise and Vibration**

A very positive meeting disclosed a number of actions which Council is taking on these issues.

- i The Compliance team are working with the planners and environmental scientists to develop enforceable conditions of consent.
- ii Processes are being put in place so that they follow up on complaints referred to Certifiers.
- iii In relation to existing approvals they are building up a rapport with Certifiers to ensure the spirit of the approval, not just a liberal interpretation, is followed.
- iv Some documentation is available on 82 Cliff Road.
- v They are working, at strategic level, to establish maximum, enforceable construction noise levels.
- vi Preliminary Geotech work at 22 Harbour/4 Smith St was noted and future DA will be subject to revised requirements.
- vii They are at the Implications of the Environmental Operations Act.
- viii It was agreed for this group to meet on a monthly basis to review progress

It was agreed to suggest to Council that the use of crude rock breaking jack hammers on excavators should be completely eliminated on construction. Rock should be first cut then levered. Furthermore, concrete breaks under its own weight this weakness should be exploited to minimise demolition noise.

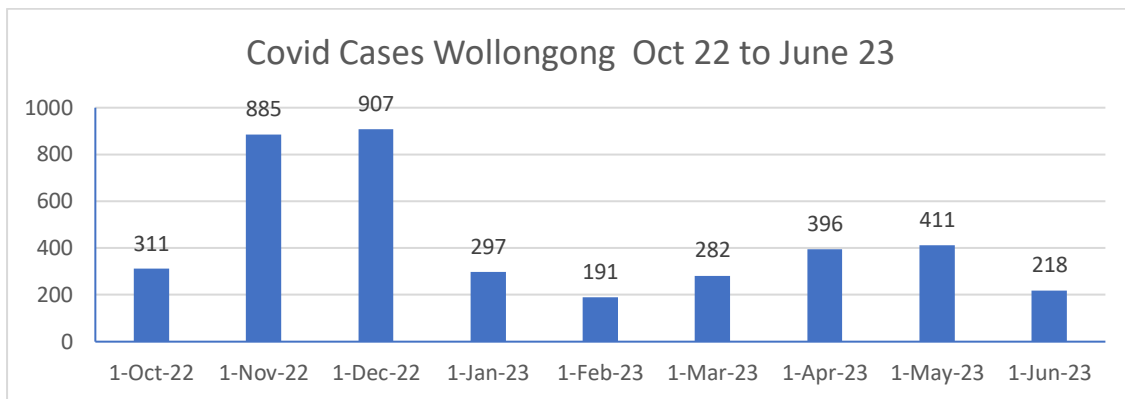


9 Snippets noted

**Date of next meeting**  
**Wednesday 2<sup>nd</sup> August 2023**

**Please Note:**

This meeting will be via e-mail as face-to-face meetings still seems inadvisable given the volatility of Covid cases in Wollongong:



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

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