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| **Neighbourhood Forum 5**  **Wollongong’s Heartland** | Nike | Coniston, Figtree, Gwynneville, Keiraville, Mangerton, Mount Keira, Mount St Thomas, North Wollongong, West Wollongong, Wollongong City. |

# Agenda for meeting at 7.00 pm Wed. 2nd October 2019 in the Town Hall Ocean Room

1 Presentations Catherine Geenty, WCC Professional Conduct Co-ordinator:

" the role of an internal ombudsman within Council."

2 Apologies

3 Minutes of meeting of 4th September and matters arising.

4 Comments from residents, Councillors, Council staff and/or the University.

5 Responses Crown St Markets: see p.5

Trees under Power Lines: see **rec p.5**.

Council Website Improvements: see pp.5 & 6

Commercial Use of Public Parks: see p6.

6 Reports Deputy Lord Mayor: **rec p.7**.

Wollongong Director of Planning and Environment: see **rec p.7**.

Biennial Community Satisfaction Survey: see p.7

draft Community Participation Plan: see p7 & **rec p.8**

Senior Citizens Centre, Gwynneville: see p8

The NSW Government’s Your Council website: see p.9

On Call Cleanup Service for Multi Unit Dwelling Blocks see p 8.

7 Activities Projects: see p.9

Neighbourhood Forums Alliance: see p.9

University Liaison: see p.10

8 Planning DAs: **see recs pp. 10 & 11**

9 General Business:

10 Snippets see p. 12

**Next Meeting**: **7.00 pm on Wed. 6th November 2019, Town Hall Ocean Room.**

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| Current active membership of Neighbourhood Forum 5 : 396 households |

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# Minutes of meeting at 7.00 pm Wed. 4th Sept 2019 in the Town Hall Ocean Room

Present: 20 members

1 Presentations Leon Fuller was thanked for his expert presentation of a Vision of the Landscape of Wollongong and showing examples of how it could be implemented.

It was agreed that Council be requested to:

1 investigate how it could assist and encourage residents to improve streetscapes, as occurs in other places, by planting appropriate vegetation in their streets, including fruit trees, and publicise this;

2 review planting on public land to prioritise the use of large indigenous native plants, and to investigate seeking carbon credits for this;

3 facilitate a meeting/seminar as soon as possible, with key stakeholders, including Council staff, to consider tree planting, pruning, species selection, locations and priorities.

2 Apologies were noted from members and Cllr Tania Brown.

3 Minutes of meeting of 7th August 2019 were adopted with no matters arising.

4 Comments Clare Fraser advised that the University was hosting free Campus tours of the Innovation Centre (10th September ) and the Main Campus (15th October) as well as a Big Ideas Festival (16th October). Members can contact [community@uow.edu.au](mailto:community@uow.edu.au) or register via the UoW web site.

5 Responses **SkyDive the Beach**

It was agreed to ask Council, in accordance with their previous resolution in 2017, to advise the basis on which valuation negotiations are taking place.

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**Commercial Use of Public Parks**

It was agreed to advise Council that, whilst the Forum recognises the value and importance of events in parks, it is most concerned at the unacceptable amount of time the community is denied access to public land, particularly the prolonged periods taken to set up and close down events, and for Council to take steps to minimise substantially the time that public land is alienated.

6 Reports **Parking at Beaton Park**:

It was agreed that Council be requested to review the distribution, marking and provision of parking at Beaton Park; and to review the location of the bus stop.

**draft Development Contributions Plan**: noted.

**Boarding Houses Act 2012:** noted.

**Short-term Lettings:** noted.

**Safety on the Blue Mile for pedestrians and cyclists:**

It was agreed that further representations be made.

**Crown Street Markets**:

Extreme concern was expressed at the rapid demise of the markets (now down to 20% of the previous peak) and that there had been no response by Council to the Forum's suggestions at the last meeting for actions and an urgent independent confidential survey. It was agreed to request Ward Councillors to investigate the situation and to advise on the process, criteria and timeframe for tendering to manage the markets due to start early next year.

**On-call Clean-ups**: noted.

**Council's Website**: noted.

**Beach Club at North Wollongong:**

Concerns were expressed about the potential conflict with Council's goal to be a "healthy community in a liveable city" and safety especially the mix of alcohol with swimming, particularly at night, it was agreed that Council be requested to ensure that any proposal be put on public exhibition in the early stages and the results considered before making a decision on whether or not to proceed with a trial.

7 Activities **Keiraville/Gwynneville Access Study**

It was agreed to stress the need for a presentation and interactive discussion on the draft Movement and Access Strategy before it is presented to Council.

**Neighbourhood Forums Alliance**: noted

Major concerns continue and it was agreed to request Ward Councillors and Council to ensure staff urgently review, and begin to amend, Council's planning controls, for example Exempt and Complying Development, to bolster Council's case for exemption from Government's proposed the Medium Density Code, due to the area's unique circumstances.

**South Wollongong**:

Ian Young reported on recent productive discussion with Council staff on South Wollongong flooding issues. Council will run further computer modelling and a number of blockages are to be removed. It was noted that the Lord Mayor advised Council on 2nd September that the current Flood Study report is only an early step in the process.

8 Planning **DA/2019/804 Dual Occupancy 1 Gadsden Way Figtree**

It was agreed to endorse the submission of support.

**DA/2019/779 7 storey commercial bldg 80/82 Market St W'gong**

It was agreed to endorse the submission of support.

**DA/2019/774 5 flats in a 6 storey building 16 Smith St W'gong**

It was agreed to endorse the submission of objection.

**DA/2019/820 13 dwellings over car park 12-14 Figtree Cr Figtree**

It was agreed that a submission of support be lodged.

**DA/2019/882 Dual Occupancy, 45 Thames St West Wollongong**

It was agreed that a submission of support be lodged.

9 General It was agreed to support the request by residents to prune vegetation Business: intruding over Dallas Street, Keiraville.

10 Snippets noted

**Next Meeting**: **7.00 pm on Wed. 2nd October 2019, Town Hall Ocean Room.**

**5 Responses Crown St Markets**

"Council recognises that the markets are a key activation within our city centre however notes they are impacted by a range of factors. These include broad economic trends including retail trends. The trend toward online retail has extended market stallholders and has also impacted on overall foot traffic numbers in the Mall. he re-location of David Jones to its new location and a significant number of commercial premises in the Mall has also impacted on foot traffic. Council has also been advised that the placement of the Mall sandstone Public Art has had an impact on market operations and stall layout.

The current Crown Street Market contract expires in September 2020, prior to which a City Centre Market review will be undertaken. Council has noted the NF 5 request for a confidential stallholder and patron survey of the Crown Street Mall markets and this will be considered in the development of the market review scope".

City Culture and Activation Manager

Comment

A reply has been sent re-iterating the need for an immediate confidential survey

**Trees under Powerlines**

Paul Scully MP has forwarded a rather ambiguous response from the Parliamentary Secretary for Energy and the Arts. In essence he advises "Reviews have recommended.... that around 60% of the costs would be covered by property owners through local government charges. The remainder would be recovered from the government and energy companies". He then goes on " If Forum members wish to put power lines in their area underground, they can arrange and pay for the works under the NSW contestable works framework"

Comment

It would be virtually impossible to get all householders in a street to agree to chip in to get powerlines underground, especially those on the other side of the street even though they would also benefit, even if 90% were willing to pay. Perhaps a start on a way forward would be to ask Council to identify important roads which could benefit from a boulevard image and enter into negotiations with the government and Endeavour Energy. Meanwhile the tree butchery continues.

Recommendation

For discussion.

**Council Website Improvements**

As noted at the last meeting further discussions have taken place on this issue.

" Since we last met I have asked the technical team to work on the effort required to develop the site map. The good news is that it completely achievable with existing tools. Plan is to build out the top level navigation as accordions and then under each according the site structure will be displayed. The sitemap will be completely navigable (it will link through to the page). At this stage the estimated delivery is around the middle of next week (2 October).

Unfortunately the news on the upload of the business paper is not quite as positive. The attachment of full metadata (so that the upload process is automated) still presents a technical hurdle.  We have asked asked the vendor of the software that underpins the website for assistance and are awaiting their response and time frame.  Unfortunately we predict it will be weeks not days as they work through the effort and tool set that will be required to make this happen.

As you can appreciate the upload of the individual business papers is very labour intensive and will take considerable effort to complete. The short term solution is to upload only the consolidated business papers back to 2012 as this will involve significantly fewer documents and only require the date metadata to be uploaded. This process has already begun and is estimated to be completed by the end of next week (4 Oct). This will approach will provide all the information desired until such time as the full complement of documents can be tagged correctly and automatically uploaded."

Chief Information Officer

**Commercial Use of Public Parks**

” Thank you for your recent correspondence regarding the use of Council land for the purpose of events. I appreciate the concern of the residents whose use of public space is affected by events held in the city. I would like to reassure you that events held in public spaces are approved under a generic Events Development Application (EDA) which also provides guidelines for the type of event and the total number of event days allowable. This includes keeping to a minimum the set up and move out days required so as to allow the public space to available as soon as possible following an event. The following are the public areas covered by the generic EDA:

 Wollongong Foreshore

 Stuart Park

 Lang Park

 Osborne Park

 Arts Precinct

 MacCabe Park

 Thomas Dalton Park

The attraction of events to the city are facilitated under the Destination Wollongong Major Event Strategy, which provides a tiered approach to the types of events and genre to be delivered at the above sites.

There is a significant economic injection to our city from events and they also bring an opportunity for our local community to enjoy cultural vibrancy and experiences and also creates a reason for visitors to come to our city. Minimising the impact to immediate residents was considered as part of the generic DA’s when they were created and continues now when applications are received. As we progress in the area of events we will continue to do our best to balance the needs of access to public spaces for our community and the desire for events that activate and engage our city."

Events + Visual Content Manager (Acting)

**6 Reports deputy Lord Mayor**

Recommendation

Councillor Tania Brown be congratulated on her election as Deputy Lord Mayor.

**Wollongong Director of Planning and Environment**

The new Director has been appointed and she will start in October.

Recommendation

That Linda Davis be congratulated on her appointment and invited to address the Forum early in the new year.

**Biennial Community Satisfaction Survey**

"Wollongong City Council’s community survey is planned to commence in late October/ early November this year. The commencement date will be published on our website and via social media once confirmed. We anticipate the report will be available to the community in early 2020." Corporate Research Coordinator

**draft Community Participation Plan** 23rd October

This Plan is a new requirement under the planning legislation which replaces the Public Notification Appendix of the Development Control Plan. Effectively Council propose to rewrite and expand the Appendix in a simpler form. One change is reducing reliance on newspaper advertisements and increasing written notification. This makes sense given that The Advertiser is no longer delivered to houses and so is virtually useless for this purpose.

However, the Plan misses the crucial difference between participation and mere notification. It relies on Council's Community Engagement Policy for broader input. Unfortunately that document whilst full of excellent principles and policies has, perhaps of necessity, little on the specifics.

Whilst the draft Plan implies that Council officers have the discretion to widen notification this is not explicitly stated nor that they have to use the Engagement Policy as a basis for exercising their discretion. In particular wider notification should be based on the impact on the community (not just a lengthy land-use table) especially when there are environmental issues, such as tree removal or flooding, potential nuisances such as overlooking or noise, or the restriction of views.

In addition, the Plan should include provision for mediation and alternative dispute resolution in the assessment process. Finally, notification should include a meaningful description of the proposal, not just the applicant's slant.

To move the Plan towards participation it should:

1 require major developments to be the subject of consultation at an early stage, perhaps a public meeting or a presentation to the relevant Neighbourhood Forum;

2 require a similar process when considering Planning Proposals or Planning Agreements;

3 require all developments to be discussed with any immediately adjacent householders before lodgement;

4 require application of the Community Engagement Policy principles when determining the level of notification, based on the possible environmental and social impacts of the proposal;

5 include opportunities for mediation and alternative dispute resolution in contentious or complex situations;

6 require Council to review the description of the actual proposal rather than rely on that of the proponent, as this is sometimes misleading.

7 include a reference to the free "Planning Alerts" web site which enables residents to be notified automatically when a Development Application is lodged within a nominated distance of their property (contact@planningalerts.org.au to sign up).

Recommendation

That the elements in this report form a submission to Council on their Community Participation Plan and be adopted as the revised Forum Policy.

**Senior Citizens Centre, Gwynneville**

Refurbishment works to the Wollongong Senior Citizens Centre Gwynneville, are scheduled to commence on 30 September 2019. These works will greatly improve the buildings condition and amenity as well as providing disability compliant access as part of Council’s commitment to improve and maintain the City’s assets.

Works are expected to be completed during March 2020 subject to favourable weather conditions. Works are anticipated to take place on weekdays from 7.00 am to 6.00 pm and on Saturday from 8.00 am to 1.00 pm

**The NSW Government’s Your Council website**

This was launched on 24 September and is most welcome. It fills the 5 year gap since 2012/13 when data provided each year by Councils was last compiled and published by the government.

Some of the interesting changes in Wollongong data over the 5 year period include:

1 General

i Lower socio-economic Index Rank

ii Higher population density

iii 10% increase in Full Time Equivalent Staff

iv No data on Development Applications or Recycling rate

2 Rates - averages

i Residential rate increased 30%

i Domestic Waste Management Charge is 30% on top of Residential Rate

3 Council expenditure per capita:

i Lower expenditure pc on Governance & Administration, Recreation & Culture

ii Higher on Infrastructure (roads & buildings), Environment, Community & Library Services

**On Call Cleanup Service for Multi Unit Dwelling Blocks**

This matter has been reported to NF5 several times since the meeting on 6 Feb 2019 after a resident raised concerns.  Subsequently helpful discussions have been held with Council’s waste management staff who clarify that each unit (not just the block) can have 2 collections pa, but these need to be co-ordinated by Strata Managers/Owners representatives, so that ideally they occur simultaneously for all units to minimise costs to ratepayers.

Council’s contractor is sending a letter to Strata Managers to help clarify the situation for MUD blocks. It refers to the growing issue of illegal dumping and offers the opportunity to arrange the Cleanup schedule the better to suit the needs of individual properties.

**7 Activities Keiraville/Gwynneville Access Study:** nothing more.

**South Wollongong:**  nothing more.

**Neighbourhood Forums Alliance**

The Minister spoke at the Planning Conference last week and stressed the need to move away from "tick-a-box" assessments and put more emphasis on actual impacts, positive rather than negative assessment criteria and community concerns. Hopefully these will impact on the work of the Alliance relating to the issues.

**University Liaison**

The quarterly meeting advised that all the current building programs are progressing well. Community grants have been awarded to 4 projects including one promoting "a safe night out".

The University is planning a series of on-site tours, particularly focussing on some of the specialist new buildings, and would welcome suggestions from Neighbourhood Forum members on tours of interest to them.

They would also be happy to make more significant presentations at Forum meetings on projects such as the new Health Complex at Campus East. As this is in NF 4 area, this could perhaps be widened into a presentation to the Alliance.

**8 Planning** **DA/2019/874 Four semi-detached units, 6 Bulwarra St Keiraville**

18th September

|  |  |
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| This is a proposal for 4 two storey houses on a large corner lot west of Robson's Road. It seems to comply with Council requirements. However, nearly all the nearby houses are single storey so this appears a massive development quite out of character with the vicinity. It does not comply with our Locality Plan for Keiraville |  |

Recommendation

That the submission of objection be endorsed.

**DA/2019/922 Three attached houses, 147 Gipps Road Keiraville**

18th October

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| --- | --- |
| This is a proposal for 3 two storey townhouses opposite Fairy Street. It does not comply with Council requirements for landscape setbacks along the driveway, nor maximum width of driveway, and with visitor parking in front of the building line, concrete will dominate. It does comply with our Locality Plan for Keiraville in terms of location. | Gipps Road Keiraville147.jpg |

Recommendation

That a submission of objection be lodged.

**DA/2019/980 Two units in a 4 storey Building, 82A Cliff Road Wg**

2nd October

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| This is a proposal for two enormous units on a lot only 14.5m wide. It is defined as a dual occupancy (which still requires 15m wide lot) because it only has two dwellings but by form and bulk is clearly a residential flat building requiring a lot 24m wide and significant setbacks. It is thus a gross overdevelopment of the site. It overshadows Osbourne Park to a quite unacceptable degree; renders the adjoining property, with which it ought to be amalgamated, almost undevelopable; and clashes with Heritage listed foreshore across the road. |  |

Recommendation

That a submission of objection be lodged.

**9 General Business**

**10 Snippets**

**Pre-application Discussions on Development Proposals**

In English planning practice pre-application discussions between local planning authorities and developers can voluntarily take place prior to a formal planning application being submitted for decision. Many regard pre-applications as useful as they may clean up proposals that could clog up the system due to their lack of consideration of policy, or due to their complexity or to nuanced circumstances that need deliberation.

Pre-apps are notable as they are usually conducted without community input. More could be done to put pre-apps on a firmer footing in terms of how and why they are triggered and who is involved. Specifically the pre-application stage should add transparency and improve community trust and to aid the maintenance of public interest in a system in which short-term market needs and client interest has become overly dominant.

Our argument is that if it is satisfactory to iterate practice and policy designed to deregulate planning and to strengthen market confidence, then it must be legitimate to discuss and possibly introduce measures which counter-balance such reforms. This can be aided by improving the negotiating positions of the community and the local authority.

Gavin Parker and Tomokazu Arita

**Street Art Discussions**

