

**Chatswood West Ward Progress Association**  
**MINUTES - Monthly Meeting**  
**Thursday 20<sup>th</sup> October 2016**  
**7:30 PM Dougherty Centre – 7 Victor Street – Chatswood**

**Chairman's welcome:** In the absence of the President, Vice-President Charles Gowing assumed the Chair and welcomed members and guests.

**Acknowledgement to country:** I wish to acknowledge the traditional custodians of these lands on which we gather and show my respect to their Elders past and present.

**Becoming a member:** We respectfully request that visitors attending our meeting and receiving our West Ward Bytes consider becoming a member of the Association. The Association is an Incorporated volunteer not-for profit organization. This incurs a variety of standing costs such as insurance, regulatory and associated fees. We have included a membership application details with this mail out. We would appreciate your support on this matter. To join, please see the Treasurer after the meeting or send \$10 and your name to 032-090 54-8083 plus send your name, address and email to [cwwpa.org@gmail.com](mailto:cwwpa.org@gmail.com)

**Attendance:** 15 as recorded in the attendance book.

**Apologies:** Jim McCredie, Cheryl Seeto, John Pryde, Ian Campbell, Ruth Hardy, Helen Cook, Tim Hobbs

**Declarations of Interest:** Nil

**Any matters for General Business (if not already in agenda)?** Nil.

The **Minutes** of the September meeting were tabled, moved, seconded and accepted.

**Treasurer's report:** Opening balance at 1 January 2016 was \$6,358.06. Since total income of \$1,126.29 (including \$850 for memberships). Total expenditure for insurance, printing and sundries of \$1,659.30. So cash at hand \$5,825.05. In addition, there is an unpaid invoice for \$525 for advertising. So net worth should be \$6,350.05.

**Councillor's Report:** Clr Saville confirmed that amalgamations decision is dependent on rewrite of the delegates report and various court cases. Not expected to move to next stage until the new year. In anticipation of amalgamation, Council has commissioned a number of reports including a Willoughby Economic Development Study, Willoughby CBD Study. The contents of these reports is confidential. From a planning perspective it is obvious that the Chatswood CBD must be nearing capacity and that other minor CBDs such as St Leonards and Northbridge should carry additional residential development. For the Chatswood CBD there should not be any further development west of the highway meaning the most likely area for development would be north and south of the current CBD.

#### **COUNCIL GOVERNANCE**

**Amalgamations:** Still in abeyance awaiting outcomes of court cases.

**Personal Conflict of Interest:** In the past former senior Council staff after leaving Council have gone to work for developers and subsequently lodged planning proposals and development applications on behalf of those developers. Whilst in such instances, Council has a policy of minimising existing staff involvement with such goings on there is a clear perception for potential bias, not only by staff but by Councillors themselves in determining these applications. Recently we raised this issue with the Federation of Willoughby Progress Associations who will write to Council calling for a review of current policies relating to such matters. One suggestion is that such proposals

be assessed and determined by a completely arm's length third party.

### OPEN SPACE

**Currey Park:** Ongoing correspondence between local residents and Council. As expected, the perforated privacy screen do not work. *Clr. Saville will follow up regarding green planting in front of the screens.*

**Chatswood Golf Club:** No update at hand.

**Crown Lands:** Council has supplied a copy of Crown Lands Open Space. Council has an excellent online mapping system where these can be overlaid. Clr Saville outlined some of the changes proposed to Crown Lands Legislation.

**Greville St Reserve:** Council is seeking feedback on landscape plan.

**Campbell Park:** Council is seeking feedback on landscape plan.

### TRAFFIC & TRANSPORT

**Coolaroo/Dalrymple speed humps:** No update. **Clr Saville to ascertain status.**

**Beaconsfield Lights:** No update. **Clr Saville to ascertain status.**

**Hatfield Lights:** Have been installed and are operational.

**New Strata legislation - Parking Control:** Awaiting response from Council.

### MAJOR DEVELOPMENTS

**Greater Sydney Commission:** Jim McCredie, Kay Freudenstein-Hayes and Charles Gowing will attend the meeting on our behalf. There are various reports on the website.

#### 126 Greville Street:

- **Unfinished bus stop & occupancy:** The bus bay is a requirement of the Development Consent. However, it appears that the works have not yet been completed. An Interim Occupation Certificate was issued on 4 August 2016 by the Accredited Certifier. The Interim Occupation Certificate excludes the bus stop.
- **Residential accommodation:** No residential accommodation has been approved onsite (other than within the caretakers cottage, previously known as 23 Millwood Avenue, Chatswood).
- **The hours of operation** of the 'business premises' and 'place of public worship' are restricted to 8.30am to 9.30pm, 7 days a week. Except for security staff and/or cleaners, all staff, parishioners and visitors shall vacate the premises no later than 10.00pm.
- **Maximum number of people** on site at any one time is 460 people (290 staff and 170 parishioners).

**688-692 Pacific Highway:** The Federation of Willoughby Progress Associations support the West Ward proposal to seek a review of the approvals process when it involves either current or existing Council staff or Councilors.

**Medium Density Housing Guide:** The Department of Planning and Environment has prepared a draft Medium Density Design Guide to encourage more low rise medium density housing to be built in NSW, providing greater housing choice, more housing affordability and better quality design. •

The Design Guide provides benchmarks for designing and assessing low rise medium density housing types including:

- \* Terrace style housing on small lots (attached dwellings)
- \* Dual occupancies and semi-detached dwellings;
- \* Multi-dwelling housing (strata titled terrace housing);
- \* Multi-dwelling housing (strata titled villas and townhouses);
- \* Community titled master-planned medium density developments of up to 2 storeys; and,
- \* Manor homes (2 storey buildings comprising 3-4 dwellings).

It is proposed that the Design Guide will be used for both complying developments and development applications to promote good design outcomes for medium density housing types across NSW. It is expected that the Government will adopt the code early in 2017.

## **GENERAL BUSINESS**

**Proposed telephony communications tower in Felton Street.** No update. With regard to communication towers generally, David Grover will send a web link to the secretary that allows one to access the location of all towers in West Ward. This will be placed on cwwpa.org

**Federation of Willoughby Progress Associations:** Met last Saturday. Adopted CWWPA motion regarding handling Council conflicts of interest.

**Constitution:** Review will be undertaken in 2017.

**On-line Development Applications/Planning Proposal Register:** *Clr. Saville undertook to look into this matter.* It also appears that Planning Proposals are treated differently to Development Applications.

**Digital advertising signs:** David Grover gave a short update on this matter.

**Correspondence OUT/IN** – treated in main agenda.

**Meeting closed at:** 9:50 PM

**Next meeting:** Thursday 17<sup>th</sup> November 2016.

Charles Gowing apology for November

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