

West Ward Progress Association seeks meeting with Planning Minister on Thomas Street development

- three times the height allowed in Willoughby Local Environment Plan
- Berejiklian helping arrange meeting over traffic, school overcrowd, shadows
The Chatswood West Ward Progress Association (CWWPA) is leading the fight against the proposed 47 and 37 storey Meriton development on the south western boundary of Chatswood Station. The CWWPA has written to State Planning Minister Brad Hazzard seeking an urgent meeting on matters of major concern, mainly:

- The southern boundary of the site, Albert Avenue, is already clogged with traffic and yet parking for the development will be via an entry/exit on Albert Avenue.
 - Further overcrowding at Chatswood Primary School.
 - The height of the adjoining development on the corner of Albert Avenue & Fleet Lane was reduced as it would cast too great a shadow over other properties and Chatswood Oval, and yet the Meriton development is allowed to go to 47 storeys. Totally inconsistent!
- (Contd: P2 & P3- with artists impression)

Sign the petition to cut the Meriton development height....
Visit www.willoughbywatch.com.au/petition

Mowbray Rd Traffic study by Lane Cove Council

Due to the major unit developments on the southern side of Mowbray Road (in the Lane Cove Council area) that Council is to run a Local Area Traffic Management Study. It is important that Willoughby Council and its ratepayers north of Mowbray Rd are notified and consulted about this study before it goes to the State Government ; with copies at the Chatswood West Library (**Contd: P2**).

Controversy: Lights at Mowbray/Beaconsfield corner? Yes or No?

It's been an ongoing issue for years that has divided the community. Mayor Reilly says the lights will be installed as further delay could see State Roads (RMS) walk away and the chance disappear. Councillors Saville and Coppock want further study (see over). Resident Dale Dalley says 'No!' (For balance, *Willoughby Watch* will print both sides of the argument; email up to 200 words to; bob@lawrencemedia.com.au)

Dale Dalley (Against): "Installing lights was a directive generated from the Lane Cove Tunnel works. The majority of the West Ward community has opposed the installation at this intersection as demonstrated by several public meetings and petitions. (**Contd: P2**).

***Support West Ward Small business (Use 'em, or lose 'em)**

Millwood Avenue (Quintessential) Mon-Fri 7-8pm Sat/Sun 8-6pm

Mowbray Rd Cellars (Mark/Paul) Mon-Sat 10-8pm/Sun: 10-6pm

Mowbray Cakes & Pies : Mon-Fri: 6.30-3.30 / Sat 7.30.1.30pm

Mowbray News Agency:(Kevin) Mon-Fri 6.00-6.00 Sat/Sun 7-12nn

Springbok Delights: (Roen/Jeremy) M-F 7-6pm, Sat 7-2 Sun 8-1pm

Cafe 652: (Marcia) M-F 6.30-5; Sat: 7.30.2; Then Pizza Fri/Sat; 5-9

Join us via: www.willoughbywatch.com.au

Lawrence of Chatswood

A lighter look at Council matters



Bravo to the Chatswood West Ward Progress Association for leading the fight against the Meriton over development west of Chatswood Station. If you wish to protest write to:
Mr Alan Cadogan
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

The Progress Associations have fought for residents since the 1930s. Their sensible town planning stance has seen high density housing restricted to the CBD and traffic corridors while the remainder is single houses. I have been a West Ward PA member since 1986 (President 1989-94). I recommend joining (\$10pa) to all residents. You are invited to attend future meetings of the Association (Third Thursday of each month, 7.30pm Dougherty centre, 7 Victor St) to hear concise reports from Councillors on what is happening in the area where we all live and raise our families. If you live east of Archer Street, the East Side

West Ward Progress Assoc.- Meriton development(contd)

- The Meriton development includes above ground parking which will mean no pedestrian flow to the station as originally proposed and unsightly blank walls fronting streets which will become sterile, cold canyons.
- Council opinion changed after Meriton promising Council **\$12 million in funding** under a Voluntary Planning Agreement! *You can't help being cynical.*
- The *Serviced Apartments* section of the neighbouring *Bentleigh Apartments* (**built by Meriton** about 10 years ago) was later turned into home units because of a lack of demand for *Service Apartments*. Suddenly, there is a demand again according to Meriton! The Progress Association does not believe that, even if other people may be.
- Assuming the same happens with this development, there will then be 84 floors of residential units. Parents will enroll children at the already overcrowded Chatswood Primary which cannot expand further - there is only one play area left on a site bordered by roads, buildings and houses.
- Some Councillors who changed their votes previously criticised the State Government over a lack of school places for pupils. *Not consistent!*
- There is no extra recreational open space green areas for all these extra families that will move into the development.
- The latest application adds 17 storeys (over 13,400 sq metres) to a Development already twice the density and three times the height that is stipulated in the new Willoughby Local Environment Plan 2012

Mowbray Rd Traffic study (from Page 1)

With all the extra units there will be added pressure on Mowbray Road, notably at evening peak hour when motorists will want to turn left from Pacific Highway in Mowbray Road to return home. There is already banking up problem of traffic heading west along Mowbray from that corner. Councillors Coppock and Saville believe the decision on the lights should be postponed while another study is done after the units are occupied, as did Mrs Dalley in her Opinion Piece (printed here). When the new lights show RED to west bound traffic, will that add to the bank up problem at the Pacific Highway intersection? ***What do you think about the traffic lights. Have your say in 200 words and send to: bob@lawrencemedia.com.au***

Controversy Corner: Lights at Mowbray/Beaconsfield : (from p1)

"Aware of the importance of pedestrian safety, the community supported removing the pedestrian crossing and installing pedestrian activated lights further east on Mowbray Rd. If it was necessary to install traffic lights at this intersection Option B was supported. Option B, as assessed by RMS, prevents traffic to and from Ralston St and Beaconsfield Rd and turning right onto Mowbray Rd out of Beaconsfield. Currently, 312 units are being constructed on the Lane Cove side of Mowbray Rd together with hundreds more behind Mowbray Rd. It stands to reason the influx of cars on Mowbray Rd from these extra dwellings will effect the proposed lights at this intersection, which the RMS denies.

Lane Cove Council is currently formulating a traffic management plan for the western end of Mowbray Rd, which as yet has not been released to the public. Surely these proposals should be publicised and analysed prior to the installation of lights." *Dale Dalley*

Progress Association meets at Dougherty on the THIRD Tuesday of the month. Too often people ask "Why wasn't I told?" The place to hear what is going on locally is at the monthly Progress Association meeting.

* * * * *

'Well done' to the 25 people who attended a rapidly organised protest against the Meriton development organised at a day's notice by Councillor Lynne Saville, when David Shoebridge MLC adjusted his diary to meet residents. Along with his support and that of local Member, Gladys Berejikian, the sensible development cause has been highlighted in the *Financial Review* and *ABC News* as well as the voice of the North Shore, the *North Shore Times*

....**Bob Lawrence**

Community Information

Chatswood Main Library The Concourse, Victoria Ave ,Chatswood 2067

Opening hours

Mon-Thurs 9am-9pm

Friday 9am-6pm

Saturday 9am-5pm

Sunday 2pm-5pm

Chatswood West Library 565 Mowbray Road, West Lane Cove North NSW 2066

Opening hours

Mon-Tues 2:30pm – 5pm

Wednesday 12:30– 6pm

Thurs-Friday 10am – 1pm

Saturday 9:30am - 12 noon

Closed Sunday & Public
Holidays

Willoughby City Council

Level 4, 31 Victor Street
Chatswood NSW 2067

Phone: 97771000

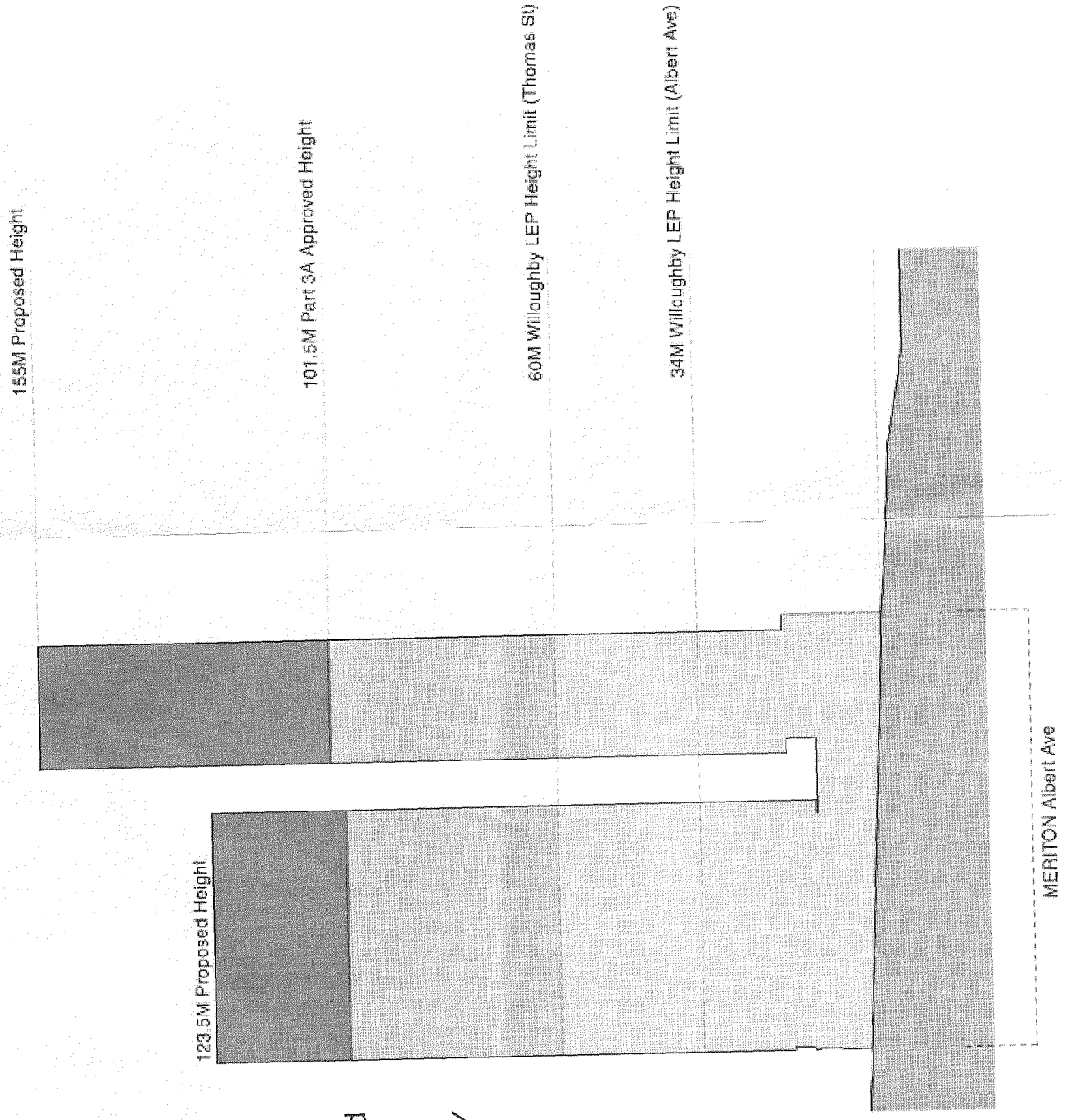
Mon-Fri 8.30-5pm

Meriton Towers: three times higher than agreed maximum building height

Willoughby Councillors voted 6-5 to ignore the maximum building heights for Chatswood - a year after they were agreed under the Willoughby Local Area Environment Plan 2012 after much community consultation.

Why? - because Meriton promised Council \$12 million. Locals can't even build a car port if it threatens to overshadow a neighbour, yet Meriton is free to over-shadow Chatswood Oval and other properties.

Why is a Meriton shadow different to any other shadow?



Support local small businesses

Quintessential Food and Liquor market **3 Millwood Avenue**

A wide range of groceries,
easy meals for the family,
beer and wine

Mon-Fri 7-8pm

Sat/Sun 8-6pm

Mowbray Rd Cellars

703 Mowbray Rd

Talk to Mark and Paul about
your requirements

Mon-Sat 10-8pm

Sun: 10-6pm

Mowbray Cakes, Pies and Bread

705 Mowbray Road

Mon-Fri: 6.30-3.30

Sat 7.30.1.30pm

Mowbray News Agency

703 Mowbray Road

Kevin stocks a wide variety
of newspapers and
magazines)

Mon-Fri 6.00-6.00

Sat/Sun 7-12noon

Springbok Delights

656 Mowbray Road

(Roen/Jeremy)

Mon-Fri 7-6pm

Sat 7-2

Sun 8-1pm

Cafe 652

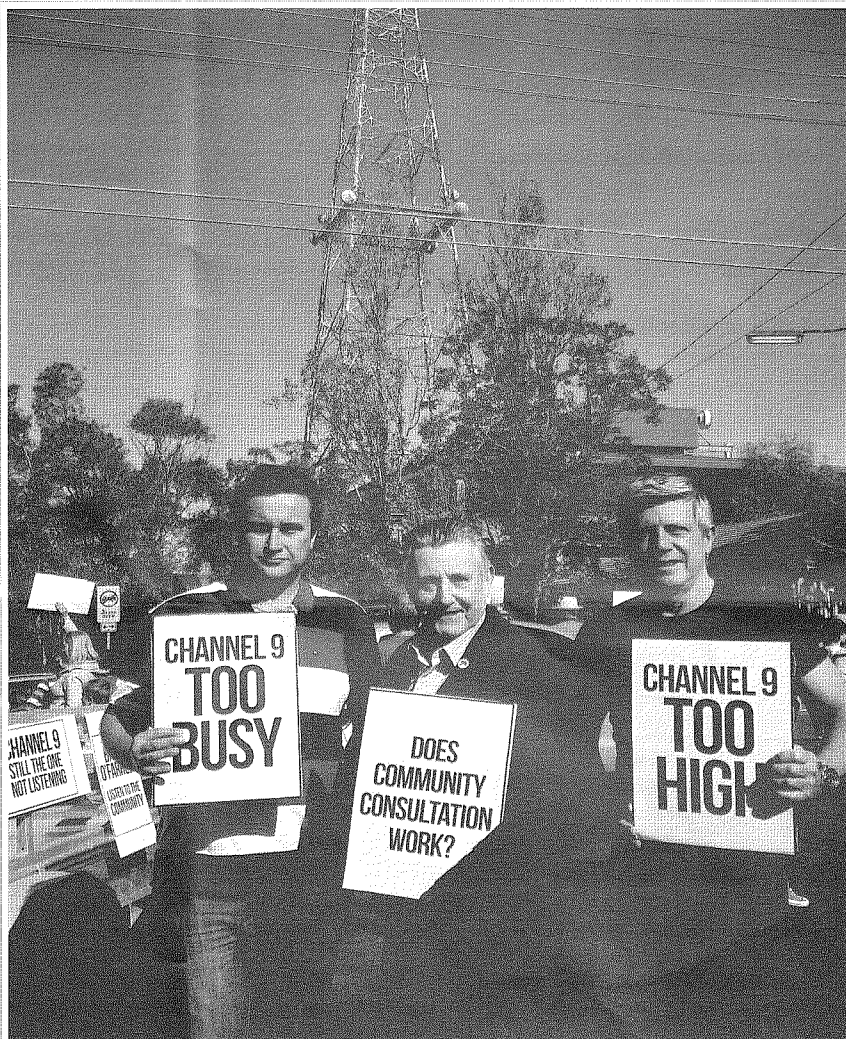
652 Mowbray Road

(Marcia)

Mon-Fri 6.30-5;

Sat: 7.30.2;

On Friday and Saturday nights
from 5.00 to 9.00 Marcia
serves her generous pizzas - a
great family night out.



Plans for an 18 level development at the Channel Nine sight have Mayor Pat Reilly (centre) joining in the protest and holding up a signs asking "Does Community Consultation work? Yet consultation in 2012 saw a Willoughby Local Area Environment Plan set height limits at about ONE THIRD the height of the proposed 47 level/37 level Meriton Twin Towers near Chatswood Railway Station - but Mayor Reilly voted to end his objection to the twin towers. That's what Mayor Reilly thinks of consultation on the 47-floor Meriton monolith!! It never happened; so Pat we don't know if community consultation works, but let's try it some time on the Meriton plans.

Council was opposed to the towers initially. Then Meriton put \$12 million on the table. Soon after, Council voted 6-5 to stop its opposition, subject to some conditions. What happens if a developer offered \$12 million over the Channel 9 site, or the Northbridge Shops car park, or anywhere else in Willoughby. Would a 'No' become a "Yes"? That is the \$12 million question.

So which Councillors **decided to discontinue** Willoughby Council's **objection** to having Meriton Towers of up to 47 floors in the Willoughby Council area:

* Tony Mustaca

* Pat Reilly

* Michelle Sloane

* Wendy Norton

* Gail Giles Gidney

* Hugh Eriksson

**Remember their names for the next time our Council
considers developments in your area will you trust
them not to allow a major development near you??**