

MINUTES
General Meeting
of the
Chatswood West Ward Progress Association
At the Dougherty Centre, Victor Street Chatswood
7:30 PM, Thursday 16th November 2017

Meeting to commence at: 7:30 PM

Welcome: Vice President Chee Yin Ng welcomed members and visitors to the meeting

Acknowledgement to country: The Vice President: I wish to acknowledge the traditional custodians of these lands on which we gather and show our respect to their elders past and present.

Declarations of interest? Andrea Austin declared an interest in Matters pertaining to the Chatswood Education Precinct on the basis that she is a member of the Department of Education's Project Reference Group (PRG).

Becoming a member: Membership fees are due on 1st January 2017

We respectfully request that visitors attending our meeting or receiving our West Ward Bytes become a member of the Association. Membership is \$10 a year. To join you can see the Treasurer after the meeting. Payment can either be by cash at a meeting or by direct bank transfer. In addition, every applicant/member must have completed an application form. These are available at a meeting or on our website cwwpa.org. **Payments made after the 31st October would include both current and next year's membership.**

Present: Eleven members as recorded in the attendance book.

Apologies: Ross Wellings, John Maizels, Ruth Hardy, Richard Lambert, Margaret McNaught. John Benn, Malcolm and Deidre Pudney, Lyn McCloskey and Basil Laszynski, Kathy Vern-Barnett, Kay Freudenstein-Hayes, Clr. Saville

Any matters for General Business? Nil

Treasurer's Report: The Treasurer tabled his report and spoke to it. Changes since Oct 2017 CWWPA Meeting: Interest income of \$0.52; - Debtors Belle Property and Chatswood RSL have paid the Advertising invoices . Bank balance stands at \$6,949. YTD profit of \$439. The Treasurer/Public Officer will follow up regarding our ABN.

Councillor's Reports: Clr. Campbell was thanked for attending the meeting. Rather than presenting a report he elected to participate in relevant items.

GOVERNANCE

Proposed changes to the Constitution

This matter will be brought back in front of the Association in due course (planned February).

FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS

Northern Beaches Tunnel: It was agreed that we approach the FWPA's regarding having a standing report on this matter which affects at least Artarmon, North Bridge and Chatswood.

MAJOR LEGISLATION CHANGES

Environmental Planning & Assessment Act: Passed by both houses of parliament. General view is that it is probably better than the Act it replaces but many heads of consideration lobbied for by community

groups have not been included.

Chatswood CBD LEP Update: Charles Gowing presented a comprehensive report on the impact on open space within the CBD of the recently approved Modification of Sun Access Controls in the Chatswood CBD Planning and Urban Design Strategy. Some important controls that had been requested by the Association and previously included in the Strategy were deleted when the Strategy was finally approved. Charles' report is included as an attachment to these minutes. The report is in seven parts:

Background

- A. Extracts from Architectus' consultant report
- B. Details re Council meeting 26 June 2017
- C. Details from Council meeting 23 October 2017 (item 18.1)
- D. Effect of modifications of Sun Access Controls on local open space
- E. Open spaces discussions points
- F. Possible new open space sites

Some of the key aspects canvassed in the report include the spot rezoning of the Mandarin Centre/Post Office Lane proposed development which was defeated. The requirement for EMF protect for electrical substations within builds (this is critical as Electromagnetic Fields are known to be more dangerous the lower the transmission frequency and electricity supply is low frequency). Whilst plans had initially been sent back to the architects to provide sun access protection for open space, these returned without these goals being achieved. In addition to other local space, the Garden of Remembrance may be under threat

We would particularly like people to consider part E and F and provide feedback. Note these are only ideas at this stage.

Charles' Report to be tabled at the next Federation of Willoughby Progress Association meeting.

Request that Ward Councillors seek shadow diagrams from any relevant reports and arrange a meeting between the Association and Council staff on this matter. The Association would also be interested in hearing if there are any other methods within the Strategy of protecting public open space.

Redevelopment of unit blocks within the CBD: It was reported at the meeting that due to the recent removal of height developers have been approaching the owners of medium height unit blocks within the CBD seeking purchase options. Couple with the recent State Government changes where a sale can proceed when 75% of owners agree, it is feared that development of these areas will proceed sooner rather than later. A copy of a communique on this issue is included in the Appendices of these minutes.

Independent Hearing and Assessment Panels (IHAPs): There was some discussion about the planned use of IHAPs (rather than Councilors) to determine larger development applications (\$5 - \$30 million). Cllr. Campbell advised that an IHAP comprises independent planning experts and a community representative.

Subsequent to the meeting there is an advertisement in the North Shore Times (16 November, 2017 p.14) seeking a community representative for the Willoughby IHAPs.

OPEN SPACE

See discussion paper on public open space in Chatswood CBD above

TRAFFIC & TRANSPORT

Metro South: see status updates at cwwpa.org

Beaconsfield Lights: Cllr. Campbell advised that he understand THAT Lane Cove Council has now agreed to the proposed changes and the matter has returned to RMS. However, it appears that RMS want to undertake a further traffic study before proceeding.

MAJOR DEVELOPMENTS

A metropolis of three cities: The Great Sydney Commission (GSC) has released its planning framework for Sydney through to 2056. This is a massive report, so we will only be able to consider a portion of its components. In their wisdom the GSC has not released a searchable plan – making it difficult to review the plan appropriately. Like many plans, it is long on rhetoric, short on detail. Highlights of the plan include:

- Sydney will continue to grow from its current 4.7 million people to nearly double to a staggering 8 million in 2056
- Housing targets have been set. They will need to be agreed within the North District
- Willoughby part of the Eastern Harbour city
- There is a move away from a consolidated Sydney toward relatively more growth in western and south western areas
- Willoughby is located in a recognised economic corridor termed the ‘Golden Arc’
- Increase throughout Sydney in the numbers speaking an Asian language at home

The report is available at <https://www.greater.sydney/content/metropolis-three-cities>
Comments/Submission due by 15th December 2017.

Report to be sent to the FWPAs for noting.

North District Plan: Charles Gowing spoke to his report on revised District North Plan. This complements the Greater Sydney Commissions’ Metropolis of 3 cities strategy for Sydney. The report canvasses:

- The Future of the North District
- Infrastructure and Collaboration
- North District Livability
- North District Productivity/Jobs
- North District Sustainability
- Discussion points

The discussion points are some ideas of how we might wish to consider responding to the plan. We seek comments on these points.

The North District Plan Review discussion paper to be tabled at the next FWPAs meeting (a copy is attached to these minutes).

Chatswood RSL: The Club is proposing to amalgamate with the Pearl Club Chatswood in the Mandarin Centre. The Pearl Club would close and its members would transfer to the RSL. The amalgamation would allow for the continuing sponsorship of the Gordon Rugby Club for a minimum of 3 years.

Have your say on Local Centres: In February 2017, Council started a conversation with the community about how to plan for future growth of the City and position statements on Housing and Local Centres were published as part of the Willoughby Planning Strategy to 2036. Thank you for your previous contribution to this Strategy. Council has now engaged specialists to provide urban planning advice for each of the seven key Local Centres. Council invites you to attend a drop in session to discuss planning concepts and share your ideas about what works well and what would benefit from a change.

Local Centre	Venue	When
CASTLECRAG	Quadrangle Shopping Centre	SAT 18 Nov 10am - Noon
NORTHBRIDGE	Rear of Northbridge Plaza shopping centre	SAT 25 Nov 10am - Noon
NAREMBURN	Naremburn Community Centre Meeting Room, Central St, Naremburn	SAT 2 Dec 10am - Noon
ARTARMON	Artarmon Library 139 Artarmon Rd	SAT 9 Dec 10.15am - 12.15pm
High St/ Victoria / Penshurst &Penshurst / Mowbray-	Uniting Church 10 - 12 Clanwilliam St, North Willoughby	SAT 16 Dec 9am - 11am

Note: Effectively, there are no local centres within West Ward (as we have the CBD).

For more information and details of drop in session times go to www.haveyoursaywilloughby.com.au/local-centres or speak with one of the staff from Council's Strategic Planning team on 02 9777 1000. If you cannot make the drop in session, you can make a submission at the link above until 31 January 2018. Ian Arnott, PLANNING MANAGER

1-5 Railway St: It appears that the site has been sold even though the government kept insisting it was not up for sale.

GENERAL BUSINESS

Local Area Command Merger: It has been reported that the police commands of Harbourside and North Shore are to be merged. You can access weekly neighborhood watch information on the North Shore Police Crime Report.

Chatswood Public School: There will be information booths about the planned expansion works on Wednesday 12 – 2PM, Dougherty Centre and 2:30 – 3:30PM at the school. **Peter Hayes reported.**

Once again, the Department of Education has misled the community on this project. The event was advertised as an information booth for the proposed expansion at Chatswood Public School. However, there was little information available. Rather, the aim was to get community expectations. It was also revealed that the PRG is for the Chatswood Education Precinct (which includes Chatswood High School). The following report was given:

As foreshadowed, I attended the publicised NSW Dept of Education (DEC) sponsored "Public Information Booth" convened at the Dougherty Centre yesterday from 12noon – 2pm. Very few people attended and I was fortunate to have the first 45mins as the only person present during which time I was able to optimise the conversation to meet my particular interests (including those of the various communities of which I am a part).

The Booth was crewed by three consultant architects/project managers contracted to the DEC. Their purpose was to receive and provide community feedback as a precursor to their primary contracted task of presenting to the DEC options for redevelopment of the CHS/CPS "Education Precinct". This feedback activity is at the earliest stage of the contracted task with presentation of site configuration options being the final stage.

I formed the impression from answers to my questions that the Consultants don't feel constrained in any way by their DEC brief. Their concepts of a final form will consider current and future needs in terms of:

- *the two existing CPS and CHS campus locations,*
- *the present student catchment areas and any projected change in either,*
- *projected student populations and residential population,*
- *Years K-12 disposition across both sites,*
- *Comparative merits and disadvantages of a single campus versus two campuses for delivering highest quality teaching and learning outcomes,*
- *Cultural diversity and its impact on learning needs and outcomes,*
- *The different needs of different student age groups (infrastructure and open space),*
- *Economic utility of infrastructure,*
- *Student learning and safety imperatives for any associated transition from the present state to a future state.*

Given the lengthy administrative and construction lead times which characterise most public infrastructure projects, I cannot see any building work or transformation happening on either of the two school campus sites inside 2-3 years. In that time there is a State election and a Federal election which will both undoubtedly feature keen political debate over Educational issues. I can safely predict Chatswood will be in the thick of it. However, I'm personally still uncertain how present DEC talk about near-term (immediate) building intent squares with this clearly strategic planning initiative underpinning this Booth session.

Although not visible to me, I was assured that some community consultation has already taken place through DEC convened Project Reference Group (PRG) meetings attended by both CPS and CHS teaching and P&C reps. Given this is a public infrastructure project, the Community (and individuals can seek and expect access to non-commercially sensitive documents under FOI law. I left the session unable to reconcile this evidence of sound strategic planning on the part of both DEC and NSW Government with the recent decision not to acquire land adjoining the CPS campus that was presently available.

In summary, the two key points to take out of this Booth session are: that no major building work is going to happen soon, and further community consultation will happen before options are presented to DEC.

The Department has an online survey about this project you can complete

at: <https://www.surveymonkey.com/r/ChatswoodPrecinct>

Guest Speakers: It was proposed that the Association regularly invite guest speakers to our meetings.

This matter was referred to the Association's Committee for consideration and to discuss with the FWPAs regarding briefings for all PA members.

Correspondence OUT/IN – treated in main agenda.

Next meeting: Thursday 14th December 2017. Please note this is the second Thursday of December. As this is our Christmas meeting, please bring a small plate and liquid refreshment. Our room has been reconfirmed for the evening,

Meeting closed at: 9:29 PM

REDEVELOPMENT OF CHATSWOOD CBD

In relation to the removal of the height restrictions and changes to the FSRs in the Chatswood "CBD". I was recently made aware that developers are making offers to various unit blocks in my area.

This change in conjunction with the Strata Schemes Development Act 2015 has the potential to destroy lives and the environment in the area. I cannot believe councillors voted for this if they had thought through the consequences.

I enclose an extract from a communication to my Strata Committee in regard to this matter:

"The problem that I see at the moment is wider than just our unsolicited offers. I had occasion to speak to an elderly resident of one of our surrounding unit blocks. They are faced with an offer to redevelop the whole block (a perfectly good 7/8 story building) and under the SSDA, I believe, if 75% of the owners corporation decide to sell/redevelop, then the other 25% are required to do so as well. If this occurs, and she thought it likely, we have the situation of a 93 year old single woman forced to relocate her home. She could be one of many.

I am not sure, but it would seem to me that the changes in FSRs proposed in figures 6.2.2, 6.2.3, 6.2.6 and 6.2.6 of the Architectus draft are the causes of the developer activity.

I checked with the council on about 25 October and this draft plan seems genuine. It has not yet been gazetted and may still be under review. I hope so!

Our FSR is retrospective. The real problem, I believe, is the inclusion of the area bounded by Albert Ave, The railway line, Johnson and Bertram streets in the "CBD". The only businesses (with the exception of the Albert Avenue, Archer St corner FSR 2.7:1) in this area are nursing homes, child care, retirement villages and Home units.

Given potential FSRs of between 2:1 and 6:1 coupled with 90 metre building heights (30 Stories at 3 metres per floor). This whole area could look like the Meriton area on Albert Av. Atrocity! The developers are planning "pencil like structures" totally out of character with the area. I am given to understand that the LEP is still under review. I ask that all West Ward Councillors take action to return the FSRs to 1:1 or have the area designated above (bounded by Albert Ave, The railway line, Johnson and Bertram streets) removed from the CBD.