

# MINUTES

Version 2

## General Meeting

of the

### Chatswood West Ward Progress Association

At the Dougherty Centre, Victor Street Chatswood

7:30 PM, Thursday 19<sup>th</sup> July 2018

**Meeting commenced at 7.30pm**

**Welcome:** The President welcome members to the meeting.

**Acknowledgement to country:** The Chairperson: *"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 – Chatswood Education Precinct.

**Visitors present:** Nil

**Members Present:** Nineteen members as recorded in the attendance book.

**Apologies:** Clr. Craig Campbell, Kathy Vern-Barnett, Clr. Lynne Saville

**Any matters for General Business?** Nil.

**Minutes:** The secretary tabled the minutes of the monthly meeting for May 2018 and moved their acceptance. Seconded and accepted.

**Treasurer's Report:** The Treasurer tabled his report and moved it, it was seconded and accepted – attached.

## REPORTS FROM COUNCILLORS

**Written report from Clr. Campbell:**

**DIVE SITE:** I put up a NOM the other week to start the process to rezone the dive site to be only for recreational open space (with an additional permissible use for education). This passed unanimously. The logic behind it is to preserve land as much as we can for education / open space infrastructure for all the development & population increases going on. I don't know if the state will let us get away with it (they're the landlord), but it's worth a shot- especially in light of the outcome of the effort to get the state to buy 688 Pacific Highway. I'll keep you posted. **Note:** *Terry Fogarty reported that the Willoughby District Historical Society plans to write to the Premier proposing the site return to community use.*

**BECONSFIELD LIGHTS:** we have a meeting with lane cove in mid-August- hopefully we can make some progress. Again, I will keep you posted.

**VARIOUS REQUESTS FOR SPOT REZONINGS:** Also, at the council meeting before the recess, several items came up asking for support for spot rezones. We denied the ones in the CBD core because they were trying to get residential in the commercial core (against the CBD strategy). The mandarin centre was one. There was one on the perimeter which was mainly compliant, so we supported that.

**SAGE BUILDING:** at the last meeting I was asked to clarify the process for the sage building DA. The group was amazed that we as council had no control into what was proposed for a building owned by council. I agreed it was odd, but I checked and that is indeed the process. Despite us being the landlord we cannot be involved in the development process at all, and that extends to any input / permissions that a landlord would normally give. Basically, the legal

tenant put in a DA, and we're not allowed to say "boo" about it. All up to the north Sydney planning panel.

### **Written report from Clr. Savile:**

Please note that due to a delay in email systems Clr. Saville's report did not reach the Secretary until well after the Minutes were published.

Council is currently on leave

As a result of the review of council committees, including viability if, and future direction of the committees currently underway, consultants have been meeting with committee members of the various committees.

Council meeting held 12 th June, I successfully moved that Council approach the planning minister to request that WCC have a 12 month suspension to the Low Rise Medium density housing code. This has been now been granted to Willoughby and a number of other councils, reducing immediate pressure on infrastructure.

Council meets on Monday 23 July. I have submitted 3 motions

19.1. That council re-zones property 688-692 Pacific Highway to special purposes Education SP2 The government has refused opportunity to purchase the site, however the option remains to do so to address critical over-capacity, over crowding and lack of open space at the school.

19.2. Motion regarding over use of plastics at council and regarding food outlets which generate much of the plastic litter on streets and in waterways

19.3. Motion that WCC supports Uluru statement and that Te motion goes to the LGNSW conference 2018

(See 16.1 LGNSW motions submitted for the conference)

18.4. 9 Centennial Ave Heritage Review. Over the last 15 years + there have been three heritage reviews that recommend the property be listed as Local Heritage Item in our LEP. It has been assessed as having significant architectural, social and historic value on each occasion. The Land and Environment upheld the Interim Heritage Order placed on the property in February 2018, valid for 6 months.

Over the last 6 months residents have closely monitored the property, reporting to council rips to the plastic tarpaulins, exposing the property from risks from wind and rain. Eventually the tarps have been repaired.

Other:

Continuing concerns from residents about over development.

Council joining SSROC for electricity supply contract (collective ROC contract for better price for green power).

Mandy Wilson, our wonderful leader of councils Bushcare programme has retired. She will be greatly missed. Her expertise and skills have inspired many Bushcarers around WCC. It is hoped she can be replaced ASAP.

Much concern expressed regarding increasing traffic gridlock and crowded public transport. The government is de-commissioning the excellent Epping to Chatswood rail line, only about 12 years old to be replaced with buses during metro construction.

People are extremely worried about the congestion from replacement buses in Victoria Ave., Railway and Brown streets

## **GOVERNANCE**

### **FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS**

**Report on last meeting:** The Premier was in attendance mainly to answer questions from Constituents. The issue of the sale of 1-5 Railway St was again raised and it was reported that the Federation would be writing to the Auditor-General regarding the matter. The lack of information about the Chatswood Education Precinct was raised. The Premier undertook to ensure that the school Principal's communicate plans to the local community. The issue of the General Manger's re-appointment and new salary was also raised. The General Manager spoke to Council's 10-Year Plan which was recently adopted by Council. Richard Lambert reported that he raised the issue of how rates are raised. Currently the Unimproved Capital Value (UCV) of land is used rather than a more equitable method. It was also reported that the Fire and Emergency Services Levy will continue to be paid by people who insure their premises

## MAJOR LEGISLATION CHANGES

It was reported that a number of Councils have obtained a temporary exemption from the new Complying Development legislation that allows for single storey dwelling to be built without neighbour notification. It is unknown if Willoughby Council applied or has been granted exemption. **It was resolved that the Secretary write to the Mayor seeking clarification.**

## OPEN SPACE

Nil report

## TRAFFIC & TRANSPORT

**Highway traffic signals between Fullers & Albert: Safety** issue considered by Traffic Committee and referred to RMS. **Awaiting response.**

## MAJOR DEVELOPMENTS

**465 Victoria Avenue (opposite RSL)** - is up for sale as part of a four property (Brisbane, Sydney, Melbourne) office tower portfolio block trade (single owner). A refurbishment of this property happened between 2010 and 2012. As the properties are being sold as an office portfolio block, it is likely the buyer will want the portfolio for commercial office investment. However, it is a good idea to keep a watching brief on this site in the event the new owner proposes to change the zoning from B3 "commercial core" to B4 "mixed use/residential" like the owners of the "Old Post Office Site" and "Mandarin Center Site" have proposed and the initial concept for the redevelopment of "1-5 Railway Avenue" looked to be proposing.

**475 to 501 Victoria Avenue (opposite RSL)** - the addition of two new building to the site (one 4 storey commercial building SW corner of the site and a 16 storey hotel on the NE corner of the site) in addition to the current two 15-16 storey office towers. Issues around this development are potential increase to very strong wind tunnels when there are Westerly and Southerly winds in the CBD, the traffic management plan during construction and ensuring the consenting authority places a condition of approval on the development that the hotel cannot be converted in the future mixed use residential, it must remain B3 commercial core zoning. Concerns were raised at the meeting about the likely wind tunnel impact of the development.

**Planning Proposal for 1-13 Spring Street, 56-70 Archer Street and 35 Albert Avenue** - went to council meeting 25 June 2018 – Council voted to NOT support the public exhibition of the planning proposal and NOT forwarding to Dept. Planning and Environment seeking Gateway determination. In summary, the proposal was to change the current B3 Commercial Core zoning to include residential usage. The proposal was for 5 buildings on the site. Northern end of the site will have two mixed use buildings one 45 storeys and one 40 storeys (both with 6 storeys of commercial retail), on the southern end of the site an 11 and 13 storey building both commercial and on 35 Albert avenue (corner of Albert Avenue and Spring street adjoining the Wetfield site) a 25 storey commercial tower. My impression is that if the residential component was removed, the planning proposal would be compliant with the ungazetted Chatswood CBD Plan.

**Pre Gateway Review of Planning Proposal for 65 Albert Avenue, (Mandarin Centre)** - went to council meeting 25 June 2018. Council voted to NOT support the public exhibition of the planning proposal and advise the Dept. Planning and Environment the councils position when the Sydney North planning panel considers the Gateway determination application. In summary, the proposal was to change the current B3 Commercial Core zoning to include residential usage. The new planning proposal has been updated since the 2016 planning proposal. In 2016 I believe they were seeking 5 levels of retail/commercial and then 2 residential towers. This current planning proposal includes 5 levels of retail/commercial, the eastern tower being 24 storeys (22 residential/2 storey childcare or education) and the western tower being a 14 storey commercial tower. My impression is that if the residential component was removed, the planning proposal would be compliant with the ungazetted Chatswood CBD Plan.

**Planning Proposal 54-56 Anderson Street, Chatswood (near O'Brien St)** - went to council meeting 25 June 2018. Council approved sending this planning proposal for gateway determination, like with planning proposal for 629 Pacific Highway. This planning proposal, like with 629 Pacific Highway is a spot rezone to 90 meters. These proposals comply with the Chatswood CBD plan,

however, the Chatswood CBD plan has not been gazette by the Dept of Planning and until it is gazette by the Dept of planning these planning proposals are spot rezones. It is unknown when or if the Dept of planning will gazette the Chatswood CBD plan. In summary the proposal is for ground level retail, level 2 and 3 commercial/office and 25 storeys of residential.

**Planning Proposal for 58 Anderson Street** (near O'Brien St) - this is a new planning proposal and seeks the same outcome as 54-56 Anderson Street a spot rezone to 90 meters (R2 to B4 "mixed use") in accordance with the Chatswood CBD plan. This proposal is still being assessed by council officers and has not yet come to council but is seeking a spot rezone in accordance with zoning under the ungazetted Chatswood CBD Plan.

**Planning Proposal for 5-9 Gordon Avenue (Next to Chatswood bowling club on Gordon Street)** - nothing through council yet, will probably be similar to 54-56 Anderson Street and 629 Pacific Highway (already gone off to Gateway). The limited details of the planning proposal so far are spot rezone to 90 meters (from R3 to B4 "Mixed Use") in accordance with zoning under the ungazetted Chatswood CBD Plan.

**654 Pacific Highway, 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road** - Approved by Sydney North planning panel on 14 Feb 2018

**67 Albert Avenue Chatswood (SAGE building)** - went to Sydney North planning panel on 25 May 2018 and the decision was deferred subject to a number of matters to be addressed. These matters include obtaining a detailed approval history of the site to determine previous intention for the site to be considered in conjunction with the DA. Clarification of proposed building height and floor space ratio, further solar (sun) analysis report and provide a wind analysis report regarding the impact of the DA and design changes specified by the Sydney North Planning Panel. The matter returns to the Panel/Public Meeting at 10AM on the 22<sup>nd</sup> August at the Christie Centre, Walker St, North Sydney. David Grover (and Peter Hayes) plan to attend the meeting.

**629 - 639 Pacific Highway, Chatswood** – Gateway Determination (LEP Proposal) to be determined - Lodged with Dept. of Planning and Environment on 2 April 2018. For more information <http://leptracking.planning.nsw.gov.au/proposaldetails.php?rid=5342>

**688-692 Pacific Highway, Chatswood** - this has come up in council papers a number of times in the last 2 months with regard to petitions, Notice of Motions, Questions etc. One of the council meetings council resolved to write to the local member regarding the Dept. of Education buying the site. Since that motion was passed at council, council have written and at a meeting between the local member, the GM and Mayor the issue was raised. Representation has now been made to the Dept. of Education on behalf of the council and we are awaiting a response. Council papers have also responded to a proposal to rezone that sight "Education" zoning. Council's advice to councillors is the Dept. of Planning and Environment have moved away from specific zonings of site and it is unlikely the department will approve a change to the Willoughby LEP if councillors approve a change. The State Government has indicated that it has no plans to acquire the site for a school, citing the plan redevelopment of Chatswood Public School and Chatswood High School.

## **GENERAL BUSINESS**

**Pedestrian walkway over the Pacific Highway at Victoria Avenue** - council minutes and/or/both traffic committee recommendation minutes have asked CWWPA to help facilitate the usage of the bridge over the Pacific Highway at Victoria Avenue as a way to improve pedestrian safety along the Pacific Highway/Fullers Road/Help Street/Albert Avenue/Centennial Avenue corridor. **It was resolved that the Secretary write to the Willoughby Traffic Committee requesting that Roads and Maritime Services (RMS) be requested to install passenger lifts for the bridge.**

**Sydney Water** – (Refer Item 21.2 of Council meeting 14<sup>th</sup> May 2018) a question was asked at council regarding water pressure west of the Pacific Highway. Council minuted a response that council did not deal with Sydney water on these matters and residents possible through CWWPA should approach Sydney Water regarding the issue. CWWPA advice to residents is to review Sydney Water Policy regarding "allowances and rebates on your bill" Item 3.1 on page 5 of the document under "Low Water Pressure" found at this link

[http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdq3/~edisp/dd\\_047439.pdf](http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdq3/~edisp/dd_047439.pdf). As CWWPA does not have data on if water pressure guarantees are being breached, in the first instance this is an issue for residents to contact Sydney Water about as Sydney Water have identification procedures for Low Water Pressure. Per the document "if your water pressure falls below 15 metres head of pressure at the point of connection to our system for 15 minutes or more (not due to a service interruption)" you may be entitled to a rebate (residents only get one rebate in any quarter). If after residents contact Sydney Water and the low water pressure problem persists and CWWPA has documentation of a widespread problem the association at that time can consider an appropriate response which might include writing to Sydney Water or the local member with the documentation proof and asking for a solution to be found. **It was resolved that the CWWPA website be updated with additional information regarding how residents should interact with Sydney Water.**

**Chatswood Education Precinct:** At the recent meeting of the Federation of Progress Associations it was reported that the Premier was surprised that the community was not being informed of plans for the site. The Premier referred to the development as an Education Precinct which presumably includes Chatswood High School as well, even though budget papers only refer to Chatswood Public School. Andrea Austin who is President of the Chatswood Public School P&C reported that she is meeting with the Premier next Friday.

**Lindfield Learning Hub:** Now taking enrolments. No catchment limitations at this stage. It is expected it will attract some students from the Chatswood area. It was reported that there were 180 applications for the 60 available position in Year 7.

**Newsletter:** Plan to be developed.

**9 Centennial Ave:** – Heritage assessment report goes to Council on Monday 23<sup>rd</sup> July when it is expected a determination will be made by Council regarding the heritage listing of the property. The Offers have recommended listing. David Grover reported on his ongoing efforts with Council to try and keep the fabric of the building sound. There is a report in the Council papers for Monday 22 July on this issue.

**The Concourse** – With the completion of the hotel on the old library and carpark site in Archer St, the final aspect of The Concourse has now been finalised. There is now a restaurant behind the Urban Screen that can be reached directly from the carpark.

**Interesting talk** – Brian Scott has finished his second book on the Lane Cove Valley about key individuals including Richard Hayes Harnett.. He is speaking at the Lane Cove Library 6:15 pm on Monday 3<sup>rd</sup> September 2018. Booking 9911 3634.

**Metro train seating:** Jim McCredie reported that he had made a submission to the Government that the seating in the new Metro trains should be increased and the configuration changed from side seating to provide a least three seats per row (one/two configuration).

**Council advisory committees:** It was reported that this matter was discussed at the last federation meeting. Terry Fogarty who is a member of the Heritage Committee and the Companion Animals Committee spoke briefly about the submission he drafted for the Heritage Advisory Committee. This recommended the retention of the Committee as the focus for additional mechanisms of public consultation.

**Mental Health Facilities:** It was reported that the Ramsay Group has proposed the development of a large facility with the RNSH grounds. This would replace their existing facility in Greenwich. It was also reported that the facilities in Herbert St, Chatswood have been expanded.

**Late item:** Max Menzies spoke about his concerns regarding Council's Code of Conduct.

**Correspondence OUT/IN** – handled in agenda and minutes.

**Next meeting: Thursday 16<sup>th</sup> August 2018.**

**Meeting closed at: 9:15 pm**