

# DRAFT MINUTES

General Meeting  
Chatswood West Ward Progress Association  
Dougherty Centre, 7 Victor St, Chatswood  
7:30 PM, Thursday 15<sup>th</sup> November 2018

**Meeting to commenced at: 7:30 PM**

**Welcome:** The President to welcomed members and visitors 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:** Alan Hall-Watson re Chatswood Golf Club redevelopment.

**Members Present:** Fifteen as recorded in the attendance book.

**Apologies:** Charles Gowing, Chee Ng, Richard Lambert, Ian Tanner, John Cason, Andrea Austin, Alistair Bennett, Clr. Saville, Greg Fullerton, Kathy Vern-Barnett, David Grover, John Greathead

## **Any matters for General Business?**

Local residents wishing to talk briefly about the OH Reid Oval

**Membership due:** 2019 membership renewal fee is due on the 1st January 2019. Avoid needing to pay a re-joining fee by paying in advance.

New members joining in November or December will be granted membership until the 31st December 2019. We are also waiving the joining fee.

Membership is \$10 a year (plus a joining fee of \$10). To join you can see the Treasurer at a meeting. Payment can either be by cash at a meeting or by direct bank transfer to 032 090 548083 with your name in the reference field. In addition, every applicant must complete an application for membership. These are available at a meeting or on our website cwwpa.org.

**Minutes:** The Secretary tabled the Minutes of the October meeting. The Treasurer had questioned aspects on the report on crime statistics. A comprehensive table covering this matter is attached for reference as part of this agenda. The minutes (with the updated crime statistics) were moved seconded and accepted

## **TREASURER'S REPORT**

In absentia the Treasurer reported to 31 October 2018 that a small amount of interest and one membership renewal for 2019. Since the 31 October 2018, 6 people have renewed membership and 2 new members joined for 2019. The Treasurer's monthly report was tabled, moved, seconded and accepted.

## **REPORTS FROM COUNCILLORS**

**Councillor reports, where provided, are included with specific items of the Agenda.**

## **GOVERNANCE**

**Charter for Public Participation:** Letter sent to Council suggesting that they adopt the Charter as the basis for their citizen engagement policy and programs. Letter sent to the Federation requesting that they support our call on Council. Federation subsequently supported our position.

## FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS

No meeting in intervening period

### MAJOR LEGISLATION CHANGES

**Proposed Eddy-De Villiers Conservation Area:** We received notice that a public information forum on the proposed conservation area is to be held on Wednesday 28<sup>th</sup> November 2018 from 6PM to 7:30PM in the Council Chambers, 31 Victor Street. We understand that property owners are also being notified. It was reported that the vast majority of feedback the Association has received on this matter was against the formation of a new conservation area. Many residents had indicated that they would not attend the forum as they consider the issue 'dead and buried'.

### OPEN SPACE

**Sports facilities action plan: Changes to usage of sports field.** Cllr. Campbell has undertaken to raise a Notice of Motion that neighbours be consulted when changes of sporting use on a ground are proposed.

**Cllr Campbell reports:** I did have some conversation with the GM on this, and she suggested that rather than go to consultation for each change in sport that we publish the changeover times for the seasons and the sports played (as outlined in the officer information below) on our website. That information can then be relayed by yourself and communication from us to the PA - Chatswood West? If there are then any broader changes (nature of use, span of hours) beyond a change of sport in the existing framework, we can do a more robust notification process (or potentially consultation process depending on the change). The GM seems amenable to this in existing processes, negating the need for a NOM unless the PA feels strongly to the contrary. **The Given this proposal, the Secretary to formulate the Association's position on this issue considering the availability of the listing.**

**OH Reid lights:** Proposed lights at Bales Park in Willoughby have been shelved. Expect push for lights at OH Reid. Proposal for a leaflet drop to local residents advising them how to mobilise and inviting them to our November meeting was adopted. Subsequent actions required. Cllr. Campbell had suggested check the status of the Greville St Reserve in relation to lighting. Cllr Saville raised this matter in her report. The Secretary had communicated with residents in the vicinity of OH Reid. A committee has been formed to develop strategy and actions.

A number of residents from the vicinity of the OH Reid Oval addressed the meeting. They pointed out that the community had rejected a similar proposal 26 years ago. In the interim period the usage of the oval has increased with detrimental effect on the surrounding area. They are totally opposed to this new proposal.

**Cllr. Saville** had asked question of Council on this matter. Her questions and Council's responses are attached. To these Minutes.

### QUESTIONS

1. Can you please confirm if Willoughby City Council has plans to install floodlights at both OH Reid and Greville Street ovals? If so, have funds been allocated?
2. When does council plan to begin installation?
3. Which council strategic plans and planning documents identify either or both OH Reid Oval and Greville Street Oval as suitable for the installation of floodlights?
4. Has any environmental impact assessment and data analysis been undertaken to assess suitability of these two sites for floodlights?
5. Have the local community been formally notified and has any consultation with the local community been undertaken?

### ANSWERS

There is no current proposal to install further floodlights on any Council sportsground other than those listed in Council's Long Term Financial Plan (LTFP). Council's *Open Space and Recreation Plan 2014* and the *NSROC Regional Sportsground Strategy 2017* recommend that floodlights be installed on unlit sportsgrounds. To date the only Council grounds without lights are:

1. Bales Park Oval
2. Greville Park Oval
3. OH Reid Oval

In respect to **Bales Park Oval**, Council resolved to discontinue the floodlights proposal at its meeting of 10 September 2018.

In respect to **Greville Park Oval**, the district sports association has recommended against lights at this junior ground site as it does not have an amenities building. The budget for this project will be removed at the next LTFP review.

In respect to **O H Reid Oval**, a Park Master planning process was commenced in March 2018 seeking initial community feedback. Once a draft Plan is ready for further comment, the community will be re-consulted. The proposal to install floodlights on the oval will be included in the draft Plan for community comment. Ultimately the Master Plan for O H Reid Park will be subject to Council adoption.

Funds for all sportsgrounds improvements, such as floodlights, have been included in Council's Long Term Financial Plan, which is reviewed and updated annually. Environmental impact for open space proposals, such as floodlights, is not undertaken until Council has supported the proposal in principle. In the case of floodlights in principle support is considered granted when the annual budget for the planning phase of the project is adopted by Council.

**Clr Campbell reports:** I have asked for an update on the current plans as well as the process (e.g. would this come before council before initiating any DA process). This will give the PA an idea of options available to object should it choose to do so (e.g. the Bales Park strategy). I should have something more concrete by tomorrow.

There is a page on [cwwpa.org](http://cwwpa.org) devoted to this issue. You can also leave any comments on [cwwpa.org](http://cwwpa.org). In addition, there is a Facebook group where you can leave comments search for **OHReidLights** on Facebook.

**Clr. Campbell reported:** *Council commenced the process of developing the Draft Masterplan for O H Reid Reserve in March 2018 by undertaking the initial consultation with residents in the precinct. With further input from the residential and sports communities, the Draft Masterplan was developed and will be exhibited for comment in early 2019. It is anticipated that the Draft Masterplan and Community Consultation Report would be presented to Council in Q4 of the 2018/19 financial year (April – June 2019) after all feedback has been collated and assessed.*

In relation specifically to the proposal for lights Clr. Campbell further reportedL

*Council will commence early consultation with the community via the exhibition of the Draft OH Reid Reserve Masterplan. As a result, Officers will be able to assess the feedback, which will be provided to Council as part of the Report to adopt the Masterplan.*

#### **What is the process after the Masterplan has been decided**

*If there is support for the installation of lights, we may not necessarily need to go down the DA path. The SEPP Infrastructure 2007 provides the mechanism for allowing the installation of lights without DA approval.*

*Officers are in the process of developing a community consultation program that will ensure the community consultation for the Masterplan is extensive **and** the community understands the proposal to include floodlights.*

*It is worth noting installing floodlights under the SEPP 2007, would not require a formal Environmental Impact Statement (EIS). However, a Review of Environmental Factors (REF) is required. This is an extensive mechanism used to assess any impact installation of floodlights may have on the local environment.*

*The difference between an EIS and an REF is that an EIS is conducted by an external consultant for Council DA's. An REF is conducted by Council Officers in-house who subsequently consult with the various expert business units.*

*When the Masterplan goes before Council for deliberation, it may be that Council decides to proceed along the DA path. Alternatively, they may be happy with the Officers Recommendations and allow the process to proceed under the SEPP 2007.*

**Greville Street Reserve Lights:** Council have advised that in respect to Greville Park Oval, the district sports association has recommended against lights at this junior ground site as it does not have an amenities building. The budget for this project will be removed at the next LTFP review. **Clr Cambell reports:** Note that Greville St is not on the list anymore. I'm happy to explain my thinking on the matter tomorrow.

**Natural Heritage & Bushland Advisory Committee – Clr. Saville Reports:** members and council staff continue to undertake site visits as part of developing the Reserve Action Plans and in recent months visited OH Reid and Greville Street reserves. The Plans of management emphasise the ecological importance of these reserves are now open for public comment on have your say. As chair of the NHBAC, I am aware of the work that goes into making these plans, and encourage residents to comment on the plans.

## **TRAFFIC & TRANSPORT**

**Traffic Committee – Charles Gowing reports:** There is a traffic committee meeting on 28 Nov 2018, the agenda will be out soon and there will be a number of items from West Ward (some of the probably items will be a proposed new parking plan for Bowen Street Chatswood and proposed Pedestrian safety and access plan in Orchard Road near the oval,

**Beaconsfield lights: Clr Campbell reports:** More delays and nothing burgers from Lane Cove. I spoke to their mayor and GM at the local government conference a few weeks back – they told me that it is not a priority from their point of view, no matter how many hoops we jump through. So, we took it to the Premier last week, who agreed to have her office facilitate a meeting to move it forward one way or another. I will admit that when I originally agreed to lend a hand on this issue when we moved into the area, I had no idea it would lead to me being on council and eventually to bringing the issue to the premier. What an interesting sequence of events. Gladys mentioned that her first car accident was at that intersection many years ago. Anyway, we now have a bit of muscle behind it; let's hope that it progresses. RMS is OK with the turn, BTW. Also, on a related matter, I understand from one of the Lane Cove councillors that their plan to close off Karilla Ave at Centennial is not going forward now.

Concern was expressed by a member regarding the potential for increasing traffic due to the current proposal. It was pointed out that the decision to proceed with the current proposal was the outcome of a well attended public meeting.

**Highway traffic signals between Centennial & Albert:** Safety issue considered by Traffic Committee and referred to RMS. Still awaiting response from RMS. **The Secretary will follow-up with Council's Traffic Engineer. Clr Campbell reports:** I've asked for any updates

**Station Link:** Members mentioned that the right turn from Fullers onto the Highway is less efficient given that buses are slower on acceleration and due to the increased number of buses.

**Clr. Campbell forward the Council Officer's report on this matter:** *Station Link is the NSW Government's public transport service to replace trains with the closure of the Chatswood to Epping rail line from 30 September 2018. Station Link uses pink buses to provide 7 bus services linking Chatswood and St Leonards to Epping and Eastwood via Macquarie Park, Macquarie University Station and Macquarie University Campus. Advice from Transport for New South Wales is that the transition from rail to bus services has been completed smoothly with customers responding to and using the arrangements successfully. The traffic and parking management changes introduced to support the new bus interchanges and additional buses on the road network has supported reliable service provision based on operational expectations. The road network is being closely monitored and managed by Transport for New South Wales Transport Management Centre. Traffic signals in Chatswood and St Leonards are operated by the Sydney Coordinated Adaptive Traffic System with minor adjustments undertaken when necessary, typically to respond to unforeseen traffic operations. There has been no changes to the traffic signal operation in Pacific Highway as part of the Station Link. Monitoring of traffic operations and bus movements is continuing with Council officers providing feedback if necessary.*

**Nelson St bridge removal:** The bridge has now been closed.

**Clr. Campbell reported:** *Nelson Street was closed at the rail corridor on Saturday 3 November 2018 to support the construction of Sydney Metro City and Southwest. Motor vehicles, pedestrians and bicyclists can no longer travel from Orchard Road to Pacific Highway and vice versa. Traffic management including variable message signs, covering of existing signs, new static signs and barriers were implemented as part of the full closure. Transport for NSW, John Holland CPB Ghella Joint Venture and Council officers recently met to discuss the closure of Nelson Street and indications are that the closure has been completed smoothly with no impacts to the surrounding road network. Monitoring of traffic operations are continuing.*

*With regards to the naming process, there is a "Have your Say" seeking name suggestions which went up on Monday morning for a 3 week consultation period. seeking name suggestions. <https://www.haveyoursaywilloughby.com.au/nelson-st>*

**Lack of right-turn lane(s) from the Pacific Highway south into Mowbray Rd Wes):** During the planning stage of the Dive Site, right-turn lanes had been promised. **The Association to consider its current position on this matter and any action to be taken.**

**Clr. Campbell reported:** *Council is not aware whether investigations to change the intersection of Pacific Highway and Mowbray Road, Mowbray Road West are being undertaken at this time.*

**Dive Site: Clr. - Campbell reported:** *John Holland CPB Ghella Joint Venture is working with Transport for NSW and Roads and Maritime Services on the design of new traffic control signals in Mowbray Road at its intersection with Hampden Road and the vehicle egress to the Dive Site. Council officers are being engaged on design and operational matters where appropriate. The timing for the implementation of the traffic signals is not determined at this stage.*

*Resident can obtain regular updates and information on the Sydney Metro City and Southwest including Chatswood Dive site via the following communication channels 1800 171 386 (24 hour community information line) or [tunnels@transport.nsw.gov.au](mailto:tunnels@transport.nsw.gov.au)*

**Frank Channon Walk closure:** In the process of being closed for an extended period of construction.

**Clr. Campbell reported:** *Frank Channon Walk between Nelson Street and Gordon Avenue was closed on Saturday 3 November 2018. John Holland CPB Ghella Joint Venture has implemented alternate routes for pedestrians and bicyclists on the west and east side of Frank Channon Walk. Indications are that the closure has been completed smoothly with no impacts.*

*Monitoring of pedestrians and bicyclists operations are continuing. A full closure of Frank Channon Walk between Nelson Street and Albert Avenue is to occur shortly. The full closure of Frank Channon Walk between Nelson Street and Albert Avenue will proceed once the Construction Traffic Management Plan is approved by Transport for New South Wales and Roads and Maritime Services.*

**Northern Beaches Tunnel – Cllr Campbell reports:** Council approved a motion to produce a report on the infrastructure and environmental impacts from the proposed Northern Beaches tunnel and make a submission to RMS related to this. It is an important issue for many in the eastern and southern parts of the LGA. **Cllr. Saville reports:** Motion re the Northern Beaches tunnel with some additional points supported unanimously. Council chamber full residents concerned potential damage caused by tunnel dive site and associated construction work to Flat Rock Gully, a highly valued community and environmental asset.

**Intersection of Fullers Rd, Millwood Ave, Fulers Rd West and Range Road:** A member raised concern regarding traffic exiting Range road in a dangerous manner including crossing into Fullers Rd West as well as turning right from Range Rd into Millwood Avenue. **The Secretary to forward to Council's Traffic Engineer.**

**Lane merging in Fullers Road after Greville Street travelling west:** Members suggested the merging at this point is dangerous and proposed line markings to maintain a single lane from Sylvia Street. **The Secretary to bring back a possible alternative to the next meeting for consideration.**

#### DEVELOPMENTS

**Councillor input on Das and other applications for development (e.g under SEPPs):** This matter arose in discussion about various development applications and planning proposals. The Secretary to prepare a short position statement on the matter.

**Notification and tracking of developments:** There was discussion regarding ensuring the Association is notified about all major developments within the Ward. It is now also very difficult to track the status of developments. The Secretary and Treasurer (who prepares a report on major developments for the Federation) have spent considerable time document the various processes and tracking mechanisms. The work is not quite finished. **It is proposed that when finished we will present to members.**

**753 PACIFIC HIGHWAY AND 15 ELLIS STREET** –proposed zoning under new CBD plan for Mixed Use allows 90m height and FSR 6:1. The original planning proposal for a mixed use of 90m and FSR 6:1 was not supported by Council officers. The applicant reapplied with 53.5 m heights and FSR of 5.75:1. The proposal is now recommended to proceed to a Gateway determination period to public exhibition. **Council voted to proceed to Gateway.**

**Cllr Saville reports:** Currently there are 14 units on site (small walk up blocks tend to be 'affordable housing'). Site area is below the minimum standard specified in the strategy. Majority councillors supported 53.5M height (should yield 3 affordable housing units).

**58 Anderson St (corner Wilson St).** The site has been recommended as a Mixed Use Zone with a maximum height of 90m and floor space ratio of 6:1. The Planning Proposal seeks to amend the current Willoughby Local Environmental Plan 2012 in accordance with the Chatswood CBD Planning and Urban Design Strategy to rezone the site to B4 Mixed Use, allow a building height of up to 90 metres and a Floor Space Ratio up to 6:1 (including 4% affordable housing) including a commercial podium component on the site. **Full report attached. Council voted to proceed to Gateway.**

A minimum site area of 1200m<sup>2</sup> is required for a mixed use development including residential towers **The subject site is particularly challenging due to its size (565m<sup>2</sup>)** and isolation on the northern side of Wilson Street. Council which has concluded the Concept Plans represents a reasonable development due to the special circumstances. In

particular, the proposal is able to comply with other controls including building separation and will be subject to design excellence and regard to the interface with the adjoining low density heritage conservation area.

Although an offer to enter a voluntary planning agreement has been made, detailed discussions regarding an agreement have not been held with Council officers. Once such discussions have occurred, this matter will be separately reported to Council.

The Chatswood CBD Planning and Urban Design Strategy considers this site an exception to what is envisioned, and that other sites within the expanded Chatswood CBD boundary are expected to either amalgamate with neighbouring sites or already achieve the minimum 1200m<sup>2</sup> site area for mixed use developments.

**51-61 Archer Street, 34-34b Albert avenue and 30-32a Bertram street (diagonally opposite Centrelink):** Council Officers have recommended that the application, with a variety of amendments, be forwarded to the Department of Planning for a Gateway determination.

**54-56 Anderson Street (near Wilson St):** The proposal is to be determined by the Sydney North Planning Panel.

**Planning Proposal for 5-9 Gordon Avenue (Next to Chatswood bowling club on Gordon Street)** – status unknown.

**629 - 639 Pacific Highway, Chatswood:-** awaiting Gateway determination

**475-501 Victoria Avenue** – opposite RSL – 15 storey hotel – being assessed by Council  
**This includes a 156 room 4.5 Star Vibe Hotel Chatswood including restaurants, gymnasium, pool, bar and conference facilities.**

**688-692 Pacific Highway – Clr. Saville reports:** (Sydney North Planning) Panel requested more information from proponent regarding shadow diagrams. Awaiting decision. A number of residents spoke against the proposal, expressing concerns which included height, compliance with zoning, and that the site should be dedicated to the overcrowded CPS, urging the panel to reject the proposal.

**Chatswood Chase** – being assessed by Council

**65 Albert Ave** – Mandarin Centre – registered with Sydney North Planning Panel. It was reported that the Gordon Club which has been on this site prior to the construction of the Mandarin Centre is closing down.

**Chatswood Golf Club – The following information was collected after the meeting:** we understand that the Club has lodged an application for a Site Compatibility Certificate (SCC) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (as amended). The application is made to the Department of Planning and referred to Council for comment. The application will be determined to the Sydney North Planning Panel. It is unclear if the public or neighbours can address the Panel. If the application is approved a Development Application may be lodged with Council (it is unclear if this is a mandatory requirement). In its letter to the Planning Department Council Officers indicated that they had no objections to the proposed development within the footprint of the existing clubhouse and parking (non-open space area). However, the Council did raise potential concerns about a number of matters including: emergency access, any loss of existing private open space and maintaining a Green Grid and Biodiversity. The Council provided information for consideration in any future development application and requested that any SCC approval include a condition supporting Council's position on potential loss of open space.

The Club has indicated that the spoil from any construction will be used within the open space of the site.

**General: *Wind tunnel effect of development along Victoria Avenue:*** Letter sent to Council. Awaiting response. **Ian Arnott, Council's Director of Planning and Infrastructure responded:**

I refer to your email and provide responses referencing the number of each of your questions raised:

1. Although I have not retrieved the many historical files for developments throughout the CBD, I have been able to confirm that a wind assessment report prepared by Vipac Engineers and Scientists Pty Ltd was lodged in respect to the development at 1 Katherine Street. The assessment determined that, subject to some additional design elements which were incorporated in conditions of consent the development was acceptable. This is not to say that wind impacts would not be experienced but rather that sufficient attempts are made to minimise such impacts whilst still enabling multi-storey development. An application currently before Council (DA2018/158) for a hotel development at 475-501 Victoria Avenue (and fronting Brown Street) is currently under assessment. A wind study has been lodged in conjunction with this application
2. The Chatswood CBD Planning and Urban Design Strategy was adopted by Council in June last year. The vision for the CBD includes achieving great public places, urban design quality and greening the centre. Guiding concepts include (amongst other things):
  - Slender towers
  - Tower separation
  - Design excellence
  - Urban approaches to podia and greening

The greening of the city, including street tree planting and other landscape measures together with podiums, street awnings and slender, separated towers all assist in controlling local wind conditions. Design excellence will be a requirement for all multi-storey development which will also have regard to public domain amenity including wind conditions. Wind studies are required for major multi-storey development within the CBD.

3. I understand that the closest Bureau of Meteorology weather stations to Chatswood are at Macquarie Park and Sydney Regional Office. The suggestion of a temporary Chatswood Wind Measurement Station has been forwarded to Council's Environmental Health section for consideration.

4. As for 3. above the suggestion that developers install a recording anemometer has been forwarded to Council's Environmental Health section for consideration.

#### **GENERAL BUSINESS**

**West Ward Bytes:** November issue produced with details of membership renewal, OH Reid Spotlights proposal, response on CBD wind tunnel effect and item from Neighbourhood Watch regarding protecting presents in your letterbox or front porch.

**West Ward News:** We will not be able to produce another WW News. Need someone to contact one or two advertisers plus someone to assist Bob Lawrence in packaging and distributing newsletters to deliverers. Both tasks only involve 2-3 hours of effort per edition. .



As far as we can ascertain there have been newsletters produced from when the Association was formed in the 1930s. **The newsletter reaches around 18,000 people within the Ward.**

**After an impassioned plea from the Editor, Larry Salinger and Andrew Kovari offered to assist Bob Lawrence with collating the newsletters. Diana Pryde offered to coordinate advertising and undertake proof reading.**

**Council Advisory Committees:** The Council Officer recommended that many Committees be disbanded and other re-formed as Reference Groups. The Consultant's report was less than satisfactory with many errors and admissions. Only in the last sentence of the report was the recommendation made to disband some committees and re-form some. Council voted to defer a decision to allow committees to respond to the Officer Report and the Consultant Report with a report back to Council by early next year.

In a letter to the Council Officer/Consultants, **Clr. Campbell recently penned** (inter alia):

*I don't know where else I would go in the community to solicit input on these kind of issues, other than to a general consultation. And I strongly suspect that if we did that, we would end up with pretty much the committee members' input anyway. Thus, I think we should cherish the fact that we have people like this in our community who are willing to freely donate their time and expertise to make our community better and to advocate for sensible biking plans and policies. Also—and importantly--- this extends to proactive input, not just reactive.*

*I should also mention that I appreciate the practicality of the input. I can imagine that such a committee could potentially end up strongly advocating on a particularly narrow issue with little regard to how it affects others and the community at large. From what I have seen, though, our committee does not do that; rather, it takes a collaborative and realistic view of how to proceed whilst still advocating for the needs of the biking community. This is something we should appreciate and nurture, not try to dismantle.*

*So, bottom line, after a year sitting on two committees (granted, a small sample size), I have concluded that we are damn lucky to have such dedicated and professional people willing to donate their time and expertise to us—all for the cost of a plate of biscuits once a quarter. Further, I believe we would be mad to try to change that situation—at least as it affects the bicycle and companion animals committees.*

*So, my input on the question of what the future should look like would be that we should not attempt to supplant the current proactive structure. If there are ways to augment it from time to time with additional input (around particular issues, I would assume), fine. But I do not advocate replacing or disbanding it. I believe to do that would be a loss for our community and a setback for the good work that they've done heretofore.*

**9 Centennial Ave Heritage listing:** The Secretary emailed Council of the Associations support for the listing. Subsequently, the Secretary established a separate CWWPA account on 'Have your Say Willoughby' and lodged support. **Clr. Campbell reported on a recent meeting with the new owner of the property.** Council Officers continue to liaise with the owner of 9 Centennial Ave. It has been requested that the owner take necessary action to protect the building from deterioration whilst the future of the building is determined. Council's Development Enforcement Officer is maintaining contact with the owner's family and continuing to monitor their progress with improving protection of the building.

**It was reported (but not confirmed) that the new owners intends to withdraw proceedings in the Land and Environment Court.**

**Eddy Rd / De Villiers Heritage Conservation Area:** Public Information Forum on the proposed Conservation Area on Wednesday 28<sup>th</sup> November 2018 6PM to 7:30PM at the Council Chambers Level 6, 31 Victor Street. RSVP to [jane.gibson@willoughby.nsw.gov.au](mailto:jane.gibson@willoughby.nsw.gov.au)

**Women's Refuge - Clr Saville reports:** The motion re the womens' refuge was in relation to evidence of increasing demand for accommodation for women and children, and that existing facilities were over capacity. Unlike neighbouring councils, Willoughby does not have such accommodation. The resolution was that council officers provide a report on other strategies council could undertake to assist women in need of shelter. You may need to correct your minutes from previous meeting. *(Note: Clr Saville was advised that the information in our last Agenda was taken from Council's earlier Agenda papers and the report and as such the Minutes reflected what occurred at the meeting).*

**Chatswood Library refurbishment – Clr. Saville reports:** Councillors have not received a briefing regarding the re-furbishment plans. My motion to defer for further community consultation and to explore further options for the library was not supported.

**Heritage nomination of 13 Greville Street:** A member raised the fact that he had nominated a house in Greville Street on 22 November 2017 as a Heritage item but had not heard anything back from Council. **Clr. Campbell undertook to investigate.**

**The Secretary was asked to prepare a motion regarding the notification of owners of proposed Heritage items and Heritage Conservation areas.**

**The Concourse – Clr. Saville reports:** Two anchor tenants appear to have vacated the Concourse. Questions have been raised in the community around what this means in terms of income lost to council.

**Sustainability Action Plan – Clr. Saville reports:** under review by council.

**Supermarket trolleys – Clr. Saville reports:** Trolleys appear feral and unfettered in many streets not far from the CBD. It is hoped that the malls can find ways to retain the trolleys within.

**Code of conduct investigations – Clr. Saville reports:** Council has spent more than \$50,000 on code of conduct investigations over previous year. Spending appears to have increased exponentially over last 3 years.

**Clr. Campbell was thanked for his most comprehensive reports on matters on the Agenda.**

**Correspondence OUT/IN – handled within Agenda.**

**Next meeting: Thursday 13<sup>th</sup> December 2018 bring a 'saucer' and liquid refreshment.**

**Meeting closed at: 9:30 PM**

### **58 Anderson St (corner Wilson St).**

The site has been recommended as a Mixed Use Zone with a maximum height of 90m and floor space ratio of 6:1 subject to the satisfaction of other Chatswood CBD Planning and Urban Design Strategy requirements. The Planning Proposal seeks to amend Willoughby Local Environmental Plan 2012 in accordance with the Chatswood CBD Planning and Urban Design Strategy to rezone the site to B4 Mixed Use, allow a building height of up to 90 metres and a Floor Space Ratio up to 6:1 (including 4% affordable housing) including a commercial podium component on the site. Supporting draft Development Control Plan provisions have also been provided. The Chatswood CBD Planning and Urban Design Strategy recommends that a minimum site area of 1200m<sup>2</sup> is required for a mixed use development including residential towers in order for sites to achieve the maximum FSR, ensure a workable floorplate and achieve well separated slender towers. The subject site is identified in the Chatswood CBD Planning and Urban Design Strategy as particularly challenging due to its size (565m<sup>2</sup>) and isolation on the northern side of Wilson Street. In response to the Planning Proposal submitted, Urban Design advice has been obtained by Council which has concluded the Concept Plans to represent a reasonable development due to the special circumstances. In particular, the proposal is able to comply with other controls including building separation and will be subject to design excellence.

The subject site is located on the northern edge of the Chatswood CBD and the Chatswood CBD Planning and Urban Design Strategy had regard to the interface with the adjoining low density heritage conservation area.

Although an offer to enter a voluntary planning agreement has been made, detailed discussions regarding an agreement have not been held with Council officers. Once such discussions have occurred, this matter will be separately reported to Council.

The Chatswood CBD Planning and Urban Design Strategy considers this site an exception to what is envisioned, and that other sites within the expanded Chatswood CBD boundary are expected to either amalgamate with neighbouring sites or already achieve the minimum 1200m<sup>2</sup> site area for mixed use developments.