

# MINUTES

Chatswood West Ward Progress Association Meeting  
Dougherty Centre, 7 Victor St, Chatswood  
7:30 PM, Thursday 20<sup>th</sup> February 2020

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

**Welcome:** With the advised late arrival of the President, the Vice President assumed the chair and remained in it throughout the meeting. The Chair welcomed members and visitors to the meeting.

**Acknowledgement to country:** *"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:** Edward Dickie and Vicki Dunstan re 126 Greville St.

**Members Present:** eighteen as recorded in the attendance sheet.

**Apologies:** Andrea Austin, Ruth Hardy, Peter Hayes, John Maizels, Basil Laszynski and Lyn McCloskey, John Hayes, Clr. Saville

**Vale Clr. Stevens:** Former West Ward Councillor Mandy Stevens died peacefully on the 2<sup>nd</sup> January 2020. Mandy served a number of terms, including as Deputy Mayor. Sept 1987 – Sept 1991; Sept 1995 – March 2004; Sept 2008 – Sept 2016 Deputy: Sept 2009 – Sept 2010. Four terms and a total of 21 years. Mandy continued her duties as a Councillor for some time after suffering a stroke.

**Items requested by members:** Nil

**Late items from the Secretary/Committee:** Nil

**Matters for General Business from members?**

**Minutes:** The Minutes of the December meeting having been distributed to members were moved, seconded and accepted

**Treasurer's Report:** The Treasurer presented his report (attached). At 31 January 2020 there have been 35 of 84 renewals and 4 new members. Cash at bank is \$8,340. Profit at 31/12/2019 was \$761.84. 35 membership renewals and 4 new members. The Treasurer moved his report, it was seconded and accepted.

## REPORTS FROM COUNCILLORS

No written reports submitted. Clr. Campbell contributed reports on various items on the agenda.

## FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS & NSROC

**New President:** Terry Fogarty has been elected as President of the Federation.

**Last meeting:** Terry and Charles attended the meeting. Matters canvassed of interest to West Ward were –

- Council's planned changes to the CBD LEP.
- Timeliness of addressing action items and circulation/approval of Minutes of Traffic Committee meetings.
- Council's position on the preferred location for the new Primary School being investigated by the Department of Education.
- Western Harbour Tunnel & Beaches Link = closing date of 12 March 2020.

**President's quarterly breakfast meeting with the Mayor:** Delegates reported that the following items had been registered for discussion -

- i. Status of Draft CBD LEP and integration of it and other LEPs in the new Willoughby LEP
- ii. What is Council doing re lobbying RMS as to safety along the Pacific Highway
- iii. Council's position on the location of a new primary school
- iv. Council's position and action on begging and household goods in the Mall
- v. What can be done to minimise the impact of developments that rely on the provision of affordable housing particularly in relation to boarding houses and dual occupancy
- vi. How is Council implementing changes in response to the proclaimed Climate Emergency
- vii. What more can be done to protect bushland in the city
- viii. What is the status of Council's fuel management programs?
- ix. What initiatives could be undertaken to assist bushfire affected communities
- x. Who is responsible for the removal of graffiti

The Secretary spoke to the items above. Minutes of the meeting attached along with follow notes from the Mayor and CEO on shopping trolleys, The Mall and Graffiti removal

## **GOVERNANCE**

Nil

## **MAJOR LEGISLATION CHANGES**

**NSW Impounding Act:** This is a review of the current Act and canvases if any changes are needed in the legislation covering the impounding of animals, shopping trolleys, motor vehicles (including vehicles blocking driveways), boat trailers and shared devices such as e-bikes etc. Comments close 20 March 2020. **Details:** <https://tinyurl.com/nswdogcar>

**Email:** [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au)

**Draft CBD LEP:** Council was asked for an detailed update on the status of the LEP after it was referred back to them by the State Government. If the heights are reduced, where will the lost dwelling potential be made up from?

We received a response from Council that advised that the revised CBD Strategy would be included in the new Willoughby LEP which is expected to go on exhibition in 2021. Subsequently, the Secretary uncovered an article that referred to much of the detail in the Government's letter to Council regarding the draft CBD Strategy. The Secretary has now asked Council for a copy of the letter.

It seems that the State government has determined that site-specific Planning Proposals (rezoning) in the previously proposed 90m zones **will not be considered**. The CWWPA has argued long and hard against allowing such site-specific planning proposals (speculative rezoning applications).

**Local Strategic Planning Statements:** Council was required by the state government to prepare these as a link between existing state and local plans and to inform Council's new LEP. In reviewing the officer's report it became apparent that the way Have Your Say responses were handled was quite different to how emailed

submissions were handled. The latter were considered and responded to point by point in a separate attachment. Councillors were not provided with a similar attachment for Have Your Say response. We asked and received a report but it was not detailed. We then requested Councilors that the item be deferred to allow a more detailed report of Have Your Say responses be prepared. This fell on deaf ears. **The**

***The Secretary moved that we write to the Federation of Willoughby Progress Associations seeking their support to write to Council expressing concern at how some Have Your Say responses are being handled and requesting that detailed reports be given as attachment to all Council items where a Have Your Say survey has been undertaken. Seconded and carried.***

## **HERITAGE ITEMS**

**Vicinity of Chatswood Public School and other Heritage buildings:** Installation of large traffic management signs by RMS. Cllr Saville had undertaken to pursue this matter with RMS.

**9 Centennial Avenue:** Council resolved That as a matter of urgency take all available steps to protect the heritage property located at 9 Centennial Avenue Chatswood, including issuing any relevant orders under the Local Government Act 1993 or other legislation.

## **ENVIRONMENT & OPEN SPACE**

**Water harvesting:** Cllr. Saville had asked a question of Council. Here is the response she received: 38 of 86 projects (2018-24) completed; harvested water has been under resourced and maintenance costs higher than expected; there are risks with harvested water that have to be managed; The Concourse tank has capacity of 5ML. IML required for base harvest and 1ML available for harvesting. Remaining space used for flood management. Storm water not currently being reused due to risk of contamination. **FULL RESPONSE BELOW APPENIX**

**Waste Levy:** China has banned the import of Yellow-lid bin recyclables. The cost of processing/storing these in Australia has doubled. The question now is when and by how much will Council increase the waste levy?

**‘Yellow-lid bin’** recycling (papers, tins and bottles in Australia is in crisis. China, the largest customer for Australian recyclables banned acceptance of recyclables in 2018 and a viable replacement market has not been found. Now the depot that processes Willoughby’s yellow bin waste will close at the end of March. Last week Council started sending recyclables to IQ Renew, a plant on the Central Coast.

Willoughby Council has said that it may need to increase rates because the cost of an alternative recycler was more than doubled. Waste collection and disposal is funded by Council’s Waste Levy. Council does not need to seek a rate rise from the state government. The Levy is based on the actual costs involved with collecting and disposing of waste. The Levy can be changed, at will, each financial year

**126 Greville St:** The Church of Scientology’s recent application to enclose their property has been approved. Originally Council Officers recommended refusal of the application but the panel asked them to reconsider what additional conditions could be imposed. Subsequently, Council officers recommended approval with additional conditions.

Two of the major concerns of neighbours was the alienation of access to the property (a condition of the original consent) and noise from traffic into/out of the property by cars and gates. In the Panel’s opinion these were adequately dealt with by conditions.

One condition imposed was for a sign that reads:

## **“VISITORS ARE WELCOME TO ENTER AND ENJOY OUR GROUNDS”.**

Another condition stated:

*Attendance by Church representatives at Chatswood West Ward Progress Association meetings, at least twice per year, to promote availability of cards for regular access to the grounds and access to the bush trails. Note: CWWPA was not consulted about this condition.*

**It was agreed that the Secretary should contact the church with a view to obtaining information that can be used to better inform members and the public of how to gain access to the grounds at 126 Greville St for public recreation.**

**Vegetation management policy:** Council has adopted a new Vegetation Management Plan. It covers things such as 3:1 tree offsets planting; nature strips; noxious weed bamboo; pruning and removal of trees; community gardens and temporary access over community land.

**Council response to bushfires:** The bought down a Mayor response outlining Council's responses to the recent bushfires:

That Council:

1. Note that Willoughby City Council has made an offer of vehicles and other support through the Local Government Bushfire Recovery Support Group.
2. Note that Willoughby City Council has provided much appreciated support to the Gwydir Shire Council community, especially with a water tank and water cartage service.
3. Encourage the use of the GIVIT.org.au online service for coordinating the donation and receipt of much needed goods and services for those impacted by the bushfires.

## **TRAFFIC & TRANSPORT**

**Letter from Premier:** *It was resolved that CWWPA write to the Local member advising that the Pacific Highway between Boundary Rd and Mowbray Rd and especially between Fullers Road and Albert Avenue is a known traffic black spot. We would appreciate advice on what her government is doing to address this issue.*

The following information was sent to the Local Member.

*In a recent communication from yourself (Ref: 19/2-4445) sent to Willoughby Residents you outlined the activities that you have undertaken with regards to Traffic Hot Spots. Our members were disappointed to note that you made no mention of the ongoing problems along the Pacific Highway between Boundary Rd and Mowbray Rd (and particularly between Fullers Rd and Albert Ave).*

*The Chatswood West Ward Progress Association (CWWPA) via the Willoughby Council Traffic Committee (where you are represented by Mr Ken Rutherford) and Willoughby Council have been lobbying the Roads and Maritime Services (RMS) over a number of years to get resolution of the problems that plague this stretch of Road. In a recent study, the road was judged to be the third worst section of road in Sydney from a safety and crash perspective.*

*At the last meeting of CWWPA it was resolved that we write to the Local Member (Premier) advising that the Pacific Highway between Boundary Rd and Mowbray Rd and especially between Fullers Road and Albert Avenue is a known traffic black spot.*

*We would appreciate advice from yourself on what your government is doing to address this issue.*

Premier has acknowledged receipt of our letter and has referred it to the Minister for Roads.

**Traffic congestion Reid Drive and The Fairway:** Correspondence from Mr Wright had previously been forwarded to Cllrs Saville and Campbell for referral to the Willoughby Traffic Committee. The following motion was forwarded to Council and Cllrs. Saville & Campbell were asked that it be placed in front of the full Council.

### ***Background***

There is a grave concern that it is only a matter of time before an incident occurs due to the narrowness of the streets when cars are parked on each side, several blind spots and excessive speed exhibited by drivers unfamiliar with the area. Suggestions proposed by residents ranged from better/clearer signage, speed humps, parking one-side only, shared zone markings on road and a much lower speed limit.

**Motion:** On behalf of local residents in Reid Drive and The Fairway, Chatswood West, the Chatswood West Ward Progress Association requests Willoughby Council to investigate the introduction of some form of speed limiting approaches in these streets due to the high volume of traffic associated with sports at OH Reid.

Council responded: I have been advised by Council's Traffic & Transport Department that investigations will be undertaken to understand traffic and parking activities and the performance of Reid Drive & The Fairway in early to mid-2020.

These will include:

- Survey of traffic volumes and speeds
- Accident data analysis
- Observational parking survey

Information from the Progress Association to assist in the investigations is welcomed. The Progress Association will be consulted following this investigation.

**In relation specifically to traffic congestion during the Pet Festival Council responded:**

*Councillor Campbell has asked me to respond to your email regarding traffic issues in Reid Drive.*

*I have been advised that OH Reid Memorial Park was a temporary location due to unavailability of the usual venue and Council won't be holding future events there.*

*The Traffic & Transport Team will encourage the delivery of an Event Traffic Management Plan for future major events generating unusually high traffic and parking activity in O.H Reid Memorial Park such as a fair or major sporting event to minimise impacts on the local community.*

*Reid Drive & The Fairway traffic / parking issues under 'Normal Circumstances'*

*Investigations will be undertaken to understand traffic and parking activities and the performance of Reid Drive & The Fairway in early to mid-2020.*

*These will include:*

- *Survey of traffic volumes and speeds*

- *Accident data analysis*
- *Observational parking survey*

*Information from the Progress Association to assist in the investigations is welcomed. The Progress Association will be consulted following this investigation.*

**Council subsequently adopted the following motion:** That Council, on behalf of local residents in Reid Drive and The Fairway, Chatswood West and the Chatswood West Ward Progress Association request the Traffic Committee to investigate the introduction of speed limiting solutions in these streets due to the high volume of traffic associated with sports at OH Reid Memorial Park.

**Westfield car park:** According to a AAMI study, Westfield carpark at Chatswood is the worst carpark in NSW for accidents.

**Trailer parking:** Council has introduced a new parking restriction that allows it to prohibit the parking of non-motorised vehicles. This includes boat trailers, caravans, horse floats and box trailers.

**3<sup>rd</sup> resident parking sticker for Torrens titled properties:** Council approved the issue of a third resident parking sticker. They will cost \$250 p.a. Full details available on Council's website.

**Integrated transport:** Council has published its draft integrated transport strategy on Have Your Say. It covers issues such as: must be sustainable; link people travelling between the CBD and our local centres and villages; support community needs while enabling growth; make life easier by using smart technology to support growth; respond to customer needs and align with government strategies. Respond by Monday 23 March 2020. We suggest make your comments by email to [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au) to ensure they are fully considered by council officers.

***Minutes continue on next page***

## DEVELOPMENT

### Chatswood education precinct: Project update –

#### Progress summary

- The fire damaged cottage (Block C) at the Public School was removed and new demountables were installed in its place.
- The Public School soft fall repair was completed in December 2019 and reopened in late Term 4.
- Demountables were installed at the High School for Public School and High School use.
- Minor refurbishment of existing Public School and High School buildings is ongoing with internal paintwork at the Public School to be completed in coming weeks.
- A Project Reference Group (PRG) meeting was held with key stakeholders.

#### Next steps

- Finalise the State Significant Development (SSD) application expected to be lodged in March 2020.
- Prepare the Complying Development application for Building R, anticipated for late-2020. Building R is a new four-storey building located on the north east corner of Chatswood High School.

Thank you for your ongoing patience as we upgrade the schools. We will continue to keep you updated as the project progresses.

**Unauthorised works:** Two applications have been lodged in regard to 126 Greville Street for building certificates for unauthorised building work. 2019/86 for security gates and fencing fronting Greville St, Range Rd and Millwood Ave. 2019/85 for an outbuilding adjacent to the Greville St entrance. As outlined elsewhere, these works may be covered by the recent planning approval for the site. Submissions close 28 January, 2020

**DA Reports:** Council Saville followed upon our request for Council to change the order of some information in these reports. They have agreed to do so. Details in the appendix.

**Chatswood South Uniting Church:** A DA has been lodged for high density residential buildings on land surrounding the church on the corner of the Pacific Highway and Mowbray Rd West in Lane Cove.

**Chatswood RSL club re-development:** The plan is to demolish the club and build a high rise commercial building with the Club occupying the lower floors. This will be a two part process with master plan like DA establishing things such as height, FSR, building footprint, parking, exit and entrances etc, followed by a detailed DA for the building.

## **GENERAL BUSINESS**

**Have Your Say:** If you respond to Council surveys on the Have Your Say System, we suggest you email your comments to email@willoughby.nsw.gov.au. We have noted that comments from residents are not treated by council officers in the same way as comments emailed directly to Council.

**Annual General Meeting & Newsletter:** Due to logistics issues we have had to postpone The production of the newsletter. Going forward, we will need a Production Manager to oversee the distribution of the newsletter, so we are looking for a volunteer.

As a consequence, we have also postponed the planned visit by the Mayor to the AGM. If you would like to stand for a position on the Committee, please let the Secretary know by email to: Secretarycwwpa@gmail.com.

In preparation for the committee made the following resolutions:

1. The AGM will be held in April of each year adding **or as otherwise resolved by the Committee.**
2. The Association to prepare a two (or four) page edition of the West Ward News for delivery during March 2020 with any advertising shortfall for production costs to be taken from retained funds. **Given the change and plans and the specific nature of the resolution, the Secretary moves that the adopted resolution be rescinded.**

**In light of the changes outlined above and the preferred availability of Cllr. Campbell who has agreed to act as Returning Officer for the elections, the AGM will be held in April.**

**Handling emergencies:** Council is hosting a community information seminar at 6.30pm on 24 February at Willoughby City Council Chambers, 31 Victor Street Chatswood. We have asked them to include details of who to contact during an emergency.

**Joining/re-joining and membership fees:** The Secretary reported that the Committee had moved set these fees at \$0.00 for joining/re-joining and \$10.00 per annum for membership fee.

**Festive season greetings & thank you received from Mayor Gail.**

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

**The next meeting will be on the Thursday 19<sup>th</sup> March at 7:30 PM.**

**Meeting closed:** at 9:10PM



## APPENDIX

### WATER HARVESTING

The Willoughby council water plan 2018-2024 is an operational document regularly updated to ensure the works programme is delivered. It sets four categories, the framework for the activities programme: Water Efficiency: water Harvesting: Waterway Health and Asset Management. There are 86 projects listed, 38 completed. WCC has been liaising with other Councils to discuss best approaches to maintain water harvest sites. Generally water harvest has been under resourced, and the cost of maintenance is higher than expected. WCC will focus on expanding activity at its centralised harvest sites, Artarmon Reserve, the Concourse and extend the harvest network by installing pipes to carry water to areas of demand. WCC had identified that the cost of laying pipe is less than the construction of new sites and avoids costly specialised asset maintenance. The expansion projects are in different stages of design, construction through to completion.

Other stormwater harvest has been identified. During installation of GPT at Warners Park, a pump was included to facilitate future harvest of water. Delivery planned for 20/21. WCC updated the Harvested Water Quality Risk Matrix in September 19. The matrix is based upon multiple sources primarily 'Australian Guidelines for Water Recycling: Stormwater Harvesting and Re-use' (2009) and 'Guidelines for Environmental Management Use of Reclaimed Water' (2003). The matrix was shared with NSW Health in 2019. The matrix serves to identify risks prior to construction and ongoing operational risks. Council had developed an accompanying maintenance schedule to ensure control methods in place are continually reviewed to reduce risk.

The Concourse stormwater tank has a capacity of 5ML. 1ML is required as base volume in the tank, with a further 1ML available for water harvesting. This leaves a remaining 3ML air-space available to reduce effects of flooding during storm to provide greater flood protection downstream.

The stormwater is not currently being reused due to risk of contamination. WCC undertook a preliminary audit with an engineering consultancy in Nov. 2019. A projects and Capital works bid has been submitted for 20/21. Council continues to liaise with other Councils.

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### Impounding Review

The state government is reviewing its Impounding Act. This covers how various items can be impounded. Items include: animals; shopping trolleys; motor vehicles; boat trailers, and shared devices (such as share bikes, scooters and the like). Full details are available at: <https://tinyurl.com/nswdogcar>. If you would like to comment you can do so at: [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au). Comments close 20 March 2020.

### DA Assessment Report Structure

The DA assessment reports submitted to both Local and Regional Planning Panels have been structured to provide essentially an executive summary referencing attachments to the report. This is designed to clearly direct the reader to those parts of the report they are most interested in without the need to read the full document. This report structure has also been used in recent years for Council reports.

The report for 41 Wood Street clearly states that the application "*....proposes demolition of all structures on site and construction of a new attached dual occupancy and subdivision*". It does not go into extensive detail regarding the development but rather provides a link to the plans under assessment. Those interested in the proposal have generally gained an understanding of the proposal through the notification period and viewing the documents either on-line or at Council. The visual representation through plans is considered preferable and more accurate than a detailed written description of different elements of the proposal.

We appreciate the feedback given and will consider how improvements may be made to the report structure to provide the necessary information in a more accessible and readable manner. This may include changing the order in which the attachments are provided to enable the document to flow in a more logical sequence.

I trust this is of assistance.

Regards,

Ian

**Ian Arnott** - *Planning Manager*