

# MINUTES

Chatswood West Ward Progress Association Meeting  
Dougherty Centre, 7 Victor St, Chatswood  
MAY 2020 by email

## Changed meting procedure

Due to the COVID-19 restrictions, the April meeting of the Association will be conducted by email.

**We request that you acknowledge receipt and acceptance of the reports by a return email. Your response will be counted as having attended the meeting.**

**Annual General Meeting:** The AGM, including election of office-bearers and Committee members was conduct by email. The existing Committee was returned. Further nominations were sought for the final committee, there being none the position is now a casual vacancy that can be filled by the Committee throughout the year.

The **Minutes** of the April meeting and the April **Treasurer's reports** are attached for your consideration and voting.

The motion for consideration at this meeting is: Move that the April 2020 Minutes and Treasurer's reports be accepted. **Moved:** Secretary. **Seconded:** Treasurer.

**Members voting:** Thirteen.

## REPORTS FROM COUNCILLORS

Written reports have been requested from Councillors.

## FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS & NSROC

As President of the Federation of Willoughby Progress Associations, our Secretary, Terry Fogarty recently participated in a ZOOM briefing from the Mayor and CEO on Councils response to COVID-19. This was comprehensive, including:

- All 142 Head Office staff working from home or some to Depot/outdoor tasks. Vulnerable staff/partners sent home immediately. Multi-union local government SPLINTER award utilised. Cooperative agreements with casual staff to ensure access to JOBSEEKER. Post SARS Council had well developed Pandemic, Business Continuity and Technological Support plans. Fully compliant with social distancing including within work vehicles Changes to legislation to allow working from home, virtual Council meetings, live webcasting
- Medical and some food supplies (past/rice) difficult to source. Toilet paper stolen from public toilets
- Business relief package of \$1.6M for Council tenants
- Volunteers replaced with Council staff for services such as Meals on Wheels, Linen, shopping/delivery
- New online engagement with gym members, youth, library (plus more mobile library)
- State government's financial support package may yield a mere \$80,000
- State government's Emergency Services Levy waived
- Difficult for community to respond appropriately to DA due to no change to exhibition times (Federation will follow up)
- DAs no longer published in print. This may continue post-COVID. What alternatives could be used?

## GOVERNANCE

**State government financial support for Councils:** The NSW Government has announced a comprehensive \$395 million local government economic stimulus package to reduce the significant impacts of the COVID-19 pandemic on local councils across the State. This package will give councils breathing space to adjust their structures and operations and be in a better position to effectively serve their communities during the ongoing COVID-19 crisis. The government is:

1. funding a \$112.5 million Council Job Retention Allowance of \$1,500 per fortnight per employee for three months to limit job losses in the NSW local government sector as councils were deemed ineligible for the Commonwealth's JobKeeper Payment.
2. will fully fund the \$32.76 million increase in the emergency services levy for all NSW councils for 2020-21.
3. increasing the local government lending facility by a further \$250 million to \$1.35 billion so even more councils and communities can benefit.
4. TCorp will also consider deferring principal and interest payments on council loans upon request for the next six months.

Importantly, this package builds on the NSW Government's \$82 million to support 260 council-run childcare centres and \$25 million for local councils to rebuild and refurbish local showgrounds, bringing our total support for the local government sector to over half a billion dollars.

**Shelley Hancock**  
**Minister for Local Government**

**NOTE: We have been advised that Council may receive a mere \$80,000 from this program.**

**Property Strategy:** For consideration by Council on 11 May 2020.

See over page for details.

#### We purchase property for the following reasons:

1. **Environmental Protection** – Bushland, buffers, environmental conservation.
2. **Social needs** – Services, playgrounds, sporting facilities, libraries, community facilities, footpaths, cycleways, roads.
3. **Financial** – Commercial activities that return income such as retail, business tenancies, ground leases, residential.
4. **Governance and administration** – Council offices, depot and chambers.

We hold a large property portfolio including community land valued at \$267 million, operational land valued at \$465 million and buildings valued at \$335 million. This requires a strategic focus to minimise risk and maximise benefit.

Some land is vacant and some has natural assets on it. The majority of land has a physical asset on it, which can include:

• Roads	• Sporting fields
• Car parks	• Recreation centres
• Affordable housing units	• Bike and foot paths
• Office space	• BMX track
• Retail spaces	• Pool
• Residential homes	• Community centres
• Council offices	• Libraries
• Council depots	• Child care
• Playgrounds	• Cultural centres

#### Benefits of holding property

A considered approach to managing our property portfolio can have many benefits, including:

- Providing venues for delivering services to the community.
- Maintaining assets proactively so they stay suitable for use.
- Complying with the laws, regulations and policy.
- Delivering more cost-effective asset provision and service delivery through economies of scale.
- Minimising risks.
- Reducing increasing costs to our ratepayers and having positive returns to offset costs since property is the only source of revenue not constrained by the State government.

#### Risks of holding property

The scale of investment in the property portfolio exposes us to a range of risks, including:

- Property value fluctuations.
- Interest rate fluctuations.
- Legal risks arising from contractual arrangements or liability if the land or building results in injury or death to tenants, patrons or other visitors.
- Financial risks and obligations which increase as the building ages.
- Commercial exposure to a competitive market (spaces may be vacant for some time).
- High value assets in small holdings (limits diversification).

**Draft Industrial lands strategy for exhibition (11 May):** there are three industrial areas in Willoughby:

- Artarmon
- East Chatswood
- Lane Cove North

The key recommendation of the Draft *Industrial Lands Strategy* is for the three industrial areas to retain their existing industrial zoning and for the encroachment of residential and stand-alone commercial uses to continue to be prohibited. Improvements in relation to the existing tree canopy, active transport opportunities and the provision of sustainable measures such as electric vehicle charging stations are proposed.

Industrial areas are often targeted by applicants for uses that are difficult to locate elsewhere such as gyms, pet day care and childcare centres, however these areas are far from ideal locations for childcare centres because of the potential hazards associated with industrial activities such as excessive noise, pollution and the operation of heavy machinery / vehicles. Council will therefore encourage childcare centres to locate in other places which would provide a healthier, more. As such it is proposed childcare centres be prohibited in industrial areas.

## MAJOR LEGISLATION CHANGES

**Changes to 'S94' funds:** For decades Councils have been collecting funds for developers for the provision of new community facilities that will be needed because of increased development. This was a long and complex process. Funds could be collected for a variety of facilities such as open space, footpaths, local roads, childcare etc. Council was required to develop a plan for each type of facility. Any development had to be directly identified as requiring a specific facility. Funds collected in one area could not be used in another area.

A big problem was that typically a single development did not generate enough funds to for the building of a specific facility. It takes literally years for enough money to be collected before Council improvements are fully funded and can start. In the interim, the collected funds sit in trust fund accounts (the money cannot be used for any other purpose) collecting interest (sometimes).

The government is reviewing its legislation to make it easier for Councils to spend the monies they have collected. We could see monies collected for a facility in West Ward allocated to a project in Artarmon etc.

## HERITAGE ITEMS

**126 Greville Street:** Council Adopted the Officer's recommendation and moved to heritage list the property as a local item of heritage significance.

**Proposed Eddy Rd and de Villiers Avenue Heritage Conservation area:** Clr. Saville declared that she lives in Eddy Rd and that members of her family had lodged the heritage nomination for the area. Consequently, Clr. Saville withdrew from the meeting when this matter was considered by Council. Clr. Campbell successfully moved the Officer's recommendation that the area not be heritage listed.

## ENVIRONMENT & OPEN SPACE

**Chatswood Golf Club:** The DA's for the Club House and Independent Living Units are scheduled for lodgment with WCC by 22 May 2020

**Sports Facilities Plan of Management:** Recently, one of our members made a submission with particular emphasis on the impact of lighting on the surrounding environment. This was reported in the WWBytes. We received the following response from the Council Officer:

*Hello Terry – hope you are well. Very odd times at the moment; most of the staff are working from home with a few (like me) in the office.*

*I read WWB last week and found your post about the late submission to the draft Sports Facilities POM.*

*The submission matches an email I received from Dr Meredith Foley on 30 March. Anyway, as her comments arrived after the close of the exhibition period, I responded to Meredith directly- a summary of my response to her is below:*

- New lighting in public spaces is assessed as part of a development application process. As part of this process a Statement of Environmental Effects is required. These applications are assessed by external independent planners.*
- Any existing lighting must conform to Australian Standards – AS4282. The Control of the Obtrusive Effects of outdoor Lighting. This Standard dictates that lighting should not spill beyond the designated area, that being a sports field or court.*
- Council's Environmental Unit are fully engaged with the issue of the impact of lighting on bushland areas and are an integral part of assessing proposals for sports field lighting.*
- Control measures are in place to minimise the impact of lighting on surrounding bushland habitat and fauna such as shields on lights, reduced hours of use, reduced number of days lights are available.*

- *Council can install lighting under the SEPP Infrastructure 2007, however has chosen to submit development applications for sports field lighting in order to be transparent and allow the community to voice their opinion in regards to any proposal.*

*Hope this helps. Regards  
Julie Whitfield*

**OH Reid Reserve Master Plan:** The Officer's report went to Council on the 20 April. Phil Sharratt reported: *Council adopted the Officer's recommendation which was supported by members of the Citizen's Panel. Clr. Campbell agreed as well that we add wording to the Draft Management Plan to say the lights have been voted down. Overall pretty good outcome. I will be fully convinced once the Draft Mngt Plan is finally approved by Council.*

**How much open space?** Included as an appendix are details of comparative amounts of open space across Sydney Councils with 45.4 sq.m per person of open space, Willoughby is square in the middle (median) of all Councils. The lowest is Burwood with 10.1 sq.m pp. Ku-ringai has 117.3 sq.m pp. In the 1930s the planning standard was for 25-30 sq.m pp. This dropped to 15 sq.m pp after WWII. The current WHO recommendation is 5 sq.m pp.

It is difficult to grow the quantum of open space in the middle ring of a growing city. Smaller building footprints but greater building heights is one approach. Roof top spaces offer some, but not great, opportunity. The big focus today is on activating the links between spaces for pedestrian and bicycle use.

**Tree offset planting scheme:** To minimise the impact of tree loss on private land, a replacement and offset planting program was proposed as part of the *Vegetation Management Policy and Vegetation Management Guidelines*. A **replacement tree ratio of 3:1** is required to assist in the reinstatement of the City's tree canopy. This program will help balance the need for reasonable development and landowners' expectations against the loss of amenity and gradual loss of tree canopy cover throughout the Willoughby Local Government Area.

The offset planting requirements will apply when there is insufficient space to accommodate replacement trees on private property and will require the applicant to enter into a Deed of Agreement with Council for the planting of replacement trees on public land.

Officer's proposed that Council: Approve the offset fees for the Tree Offset Planting Scheme as originally exhibited at **\$2,000 per tree**, with a concession fee of \$400 to eligible applicants. From the Council Minutes it seemed that there was a fair amount of 'argey-bargey' around the fees. The Officer's recommendation would result in a total fee of \$6,000. There were three alterative motions put to Councilors.

1. \$4,000 – lost
2. \$2,000 – lost
3. \$2,400 - carried

**Public art policy:** To proceed to exhibition. What is in the policy?

- The development of high quality and original public art projects (temporary and permanent) as an integral part of the urban fabric, animation and community life of Willoughby.
- Including public art outcomes across a range of cross functional Council plans and strategies, encouraging innovative approaches and responses to public places and promoting civic engagement and community interaction.
- The adoption of a best practice approach to planning, implementation and delivery of public art.
- Encouraging collaborative processes between artists and design professionals in the creation and commissioning of public art, urban design and place making.
- Promote the integration of public art into private developments via statutory planning controls.
- Securing adequate resources to build and maintain a collection of public artworks through:
  - Council's capital works program and/or operational budgets
  - Private sector contributions
  - Public funding for projects and "in kind" support from the community
- Implementing a regular public art maintenance program that:
  - Safeguards and assists in identifying the expected life of our public art assets

**Tennis courts strategy:** Council recently updated its tennis courts strategy. You can [view the full report](#) in Council's agenda papers for the meeting of 11 May 2020.

Council owned courts are located at:

Port attempted

Location	Ownership	Courts	Management agreement (as at April 2019)
Cleland Park, Artarmon	Crown	6 synthetic	Licences (3 of)
52 Fullers Road, Chatswood	WCC	6 synthetic	Lease
Castle Cove golf course	WCC	3 synthetic	Sub-lease via Castle Cove Golf Club lease
Cortile Reserve, Castlecrag	WCC	2 synthetic	Lease
War Memorial Reserve, Northbridge	Crown	2 bitumen	Bookings via Northbridge Golf Club
Talus Street Reserve, Naremburn	Crown	8 synthetic	
Kooroora Reserve, Chatswood	WCC	6 synthetic	Lease
The Willis, East Chatswood	WCC	13 synthetic	Licences (2 of) and Book-a-Court system via Council
Tyneside Ave, North Willoughby	WCC	5 synthetic	Book-a-Court system via Council
Chatswood croquet greens	WCC	2 grass	Casual hire

Whilst the report claimed to look at both private and public courts it failed to take a holistic view of these sports facilities. Like is often the case, Council Officers focus on managing the public assets. There is seldom if ever any consideration of strategically reviewing the resource allocations/

**Rotary athletics field:** Draft master plan for public exhibition.

Chatswood Rotary Memorial Athletic Field opened in 1967 with contributions from the Rotary Club of Chatswood. The site is geographically constrained by Mowbray Road (south), Epping Road Bridge (west), the Mowbray Park bushland (east) and the Lane Cover River (north). The site does not have a current Master Plan.

The key features of the draft Master Plan are:

- Retention of the grass athletic track and throwing facilities
- A new long jump / triple jump / pole vault facility
- A new all-weather rubber surface six lane 110m straight track
- New fixed outdoor exercise equipment
- Improved access into and through the park by new footpaths
- Upgraded picnic area
- Replacement of the three buildings into a single structure

**Cultural burns:** Clr. Saville has moved the following:

*That Willoughby City Council officers bring back a report to council to discuss feasibility of introducing 'cultural burns' as part of bushfire management within the LGA. The report should include discussion regarding relevance, risks and potential benefits from introduction of cultural burns to the LGA. It should also outline funding, training and resources required to implement these practices locally.*

*Background - 'Cultural burning' as distinct from 'hazard reduction' 'back burning'. Cultural burning: much of this fire was lit by Indigenous Australians who lit small fires as they moved around. This helped them hunt for food, clear pathways and regenerate the bush.*

*Officer's comments* - Council has been planning and implementing ecological burning practices in conjunction with hazard reduction prescribed burning in bushland reserves for many years. Based on the principle of burning relatively small areas in a mosaic pattern and carefully considering and optimizing vegetation and landform, this work shares many of the principles of 'cultural burning'. Council's work conforms to the Regional Bush Fire Management Plan and is coordinated by Fire and Rescue NSW.

#### **TRAFFIC & TRANSPORT**

**Pacific Highway problems:** Some changes have been made to angles of traffic signals to try and provide clearer information about stopping. New lane allocation signs have been installed. Feedback?

**Extend Chatswood Mall to Archer St:** Clr. Wright has moved the following motion –

*That Council receive a report from officers for the July Council meeting of a strategy, Including budget impacts, by which Council could look at extending the Chatswood Mall from Anderson St to Archer St.*

*Officer's comments:* Extending the pedestrian Mall in Victoria Avenue between Anderson and Archer Streets requires consideration of a number of factors. These include the impacts of the proposed Mall upon traffic flows through the CDB and beyond, including public transport, emergency vehicles and pedestrians; the capacity for the CBD to accommodate further expansion of food premises in the near future and desired urban design outcomes. It is not possible to meet the request within the Notice of Motion by July as the project is more complex than a simple road closure and is unfunded in 2019/20. Officers are also trying to ascertain the impact of government closures on Council's revenues and 2020/21 budget; the subject of future briefings to Council. Another consideration is that this section of Victoria Avenue is currently being consulted upon in the *Draft Integrated Transport Strategy*. It would be appropriate to finalise and receive that consultation prior to proceeding with any further concepts or projects.

## DEVELOPMENT

**Death of Jack Mundey – A father of the Green Bans movement: Jack Mundey died recently.**

When it was proposed to demolish the Chatswood Railway Station to create the new Transport Interchange, the Willoughby District Historical Society called on Jack Mundey of Green Bans fame to lend his support. Green Bans were well and truly a thing of the past at that stage but Jack went to a Council meeting to argue for the preservation of the Station. 'Green bans' became household terms for Sydneysiders during the 1970s. A remarkable form of environmental activism was initiated by the Builders Labourers Federation (BLF) under the leadership of Jack Mundey, Joe Owens and Bob Pringle. The BLF refused to work on projects that were environmentally or socially undesirable. This green bans movement, as it became known, was the first of its type in the world.

The green bans were of three main kinds:

- to defend open spaces from various kinds of development;
- to protect existing housing stock from demolition intended to make way for free-ways or high-rise development; and
- to preserve older-style buildings from replacement by office-blocks or shopping precincts.

Mundey and Owens, along with about a hundred of the union's most committed activists, were members of the [Communist Party of Australia](#), which at this stage was subject to New Left influences; Bob Pringle was a member of the Australian Labor Party.

In a letter to the [Sydney Morning Herald](#) in January 1972, Mundey articulated the union's principles:

*Yes, we want to build. However, we prefer to build urgently-required hospitals, schools, other public utilities, high-quality flats, units and houses, provided they are designed with adequate concern for the environment, than to build ugly unimaginative architecturally-bankrupt blocks of concrete and glass offices...*

Our Secretary became involved with the Jack Mundey and the Green Ban movement when he was a Town Planner at the City of Sydney Council. The state government had rezoned Woolloomooloo for high rise Council was working to keep it for low income housing and to save the wonderful terrace housing in Victoria St at the Cross. There was a meeting between the Jack Mundey and local activist Juanita Nielson and Council working on a strategy to counter Sid Londish's development ambitions. Londish had submitted an outrageous DA. The next day two things happened. The building on the land Londish had bought mysteriously burnt down. Plus Juanita disappeared, never to be seen again.

**.Chatswood Education Precinct:** A summary of the project including some concerns raised by neighbours.

The Chatswood community has been complaining about the condition of its public schools for decades. The Primary school is grossly overcrowded. Much of the High school is in disrepair. In response, after an energetic campaign by the Chatswood Primary school P&C the government finally decided to try and address the issue. In doing so, residents are concerned that the traffic impacts of so many additional pupils being dropped off will be chaotic.

## Chatswood Primary School



The **current** pupil enrolment (which is well over the normal size for a primary school) will be accommodated by the addition of new buildings. This begs the question: Where will new enrolments generated by the high-rise residential development in Chatswood be catered for? It is suggested that the school can retain its 'Bush Campus' at Chatswood High School and evidently the Department of Education is seeking a site for a new primary school – the soon to be vacated 'Dive Site' on the corner of Mowbray Rd and the Pacific Highway has been suggested as a likely candidate.

There will be two multi-storey high-rise buildings (P1 & P2) and the school hall will be relocated to provide more useable open space. There will also be an on-site staff carpark with a sports court above.

Residents in Jenkins St have expressed the following concerns about the plans:

- A huge change to the low-density landscape of our beautiful residential area!
- Major concerns about the process undertaken and the plans presented.
- Lack of appropriate consultation of key stakeholders.
- Lack of consideration of significant changes to the landscape and living conditions of residents on the western side of the Highway including disregard of a significant heritage site, major changes to zoning regulations and increased noise and traffic.
- Failure to explore and/or plan for reasonable alternatives including redistributing student numbers.
- Failure to acknowledge that the size of CPS site and its location is not appropriate for 1600 children.
- Building P1 will be 6 stories but surrounding residents fear that there may be a roof-top play space (effectively making this a 7 storey building overlooking residences). There is also concern of the traffic impact in Jenkins St from the staff carpark.

## Chatswood High School



There will be four new buildings (Q – 4 storey, R – 4 storey, S – 5 storey and T – 2 storey). Building T will be used as a new hall (the existing hall will be retained). Vehicular access for staff parking will not change. Apart from the traffic implications, there is concern about the impact on a heritage house on the corner of Centennial Ave and Dardenelles Rd.

We received copies of a number of submissions to the Development application. Non-member senders were advised to leave their comments on our website article.

**Draft affordable housing policy:** To proceed to exhibition. There is a very detailed report available in the Council agenda papers of meeting 11 May 2020.

## GENERAL BUSINESS

**Library services:** On the subject of the library and the services it provides, some years back Willoughby Council pulled out of the Shorelink service; the reason given was that this would enable the Library to implement initiatives it could not do while within Shorelink. Could you outline what these were and which ones have been implemented?

Can Willoughby get a click and deliver/collect library service? In addition to the Northern Beaches, Ku-ring-gai now offers a similar service.

As a consequence of the Council withdrawal from Shorelink, I became a member of more libraries and some services/initiatives Willoughby could consider include:

- North Sydney and Ku-ring-gai Libraries will hold (reserve) a book at no cost, provided it is on the shelf. And Ku-ring-gai will send the book to any of its 4 libraries for easy pick up.

- Stanton Library has philosophy discussion groups and marks World Philosophy Day which is pertinent as libraries are about learning/thinking.
- The State Library allows any member, not just students, to book its study rooms.

And finally, I have a question - why is it that Chatswood library does not open for a full day on Sunday?

**Casual staff:** Clr. Coppock asked a question about the impact of COVID-19 on Council's casual staff workforce.

*The answer provided was:*

1. Casual staff at closed sites were provided with a letter setting out that due to the closure of their site or service, as a result of Government directed closures, Willoughby Council was unable to provide any shifts at the current time and that when this changed we hoped they would re-join Willoughby. A two week special payment based on average shifts was also provided to them at the discretion of the CEO. The letter extended access to Council's Employee Assistance Program and provided links to financial and job support packages.

Council is not an eligible employer for JobKeeper subsidies.

2. No staffs have been terminated due to COVID-19. 156 casual staff were issued with a no shifts letter.

3. The following is the list of location and number of casuals provided no shift letters

- Willoughby Leisure Centre 86
- Library 27
- Dougherty Centre 12
- Media, Marketing and Events 11
- Willoughby Park Centre 7
- Youth Services 7
- Environment/Open Space 4
- Zenith Theatre 2

**The Concourse: Clr Saville asked a series of questions.**

## **ANSWERS**

1. All 12 tenancies at The Concourse are tenanted.
2. In the past 12 months only one tenant (Terrazza) has left upon the expiry of their lease. The tenancy has been re-leased.
3. The income for The Concourse has been affected by vacancies; rent free periods associated with incentives for new tenants and more recently the Covid-19 pandemic. The reduction of income compared to the original 2019/2020 estimates is approximately \$933k. The \$933k is comprised of:
  - 3.1. First quarter adjustment - \$587k. This was reported to Council as part of the Quarter 1 budget review at its 11 November 2019 meeting. This amount is a combination of vacancies at that time and rent free period for shop 2. Council was advised of the rent free period for Shop 2 at its meeting on 10 February 2020.
  - 3.2. Third quarter adjustment – Covid-19 rental waivers - \$258k. This was reported to Council at its extraordinary meeting of the 30 March 2020, and forms part of Council's Business Support Plan.
  - 3.3. Third quarter adjustment – rent free periods for Shops 1 and 2 - \$88k. Council was advised of the rent free period for Shop 2 at its meeting of the 10 February 2020. The adjustment will be incorporated into the third quarterly budget review report for Council's consideration.
4. The adjustment of The Concourse income was reported to Council in the First Quarterly Budget Review report tabled at the Council meeting held on 11 November 2019. The

extraordinary Council meeting on 30 March 2020 also foreshadowed estimates of the income loss due to the Covid-19 pandemic.

5. There is currently one tenancy at The Concourse in arrears that Council is pursuing under legal means.

**Child care funding:** The state government childcare centre funding to be rolled out shortly

The Department of Education has been working with local government representatives to ensure the NSW Government's \$82 million funding package for council-run childcare centres is rolled out and payments made efficiently to best meet the needs of service providers.

NSW was the first State to bridge the funding gap for council-run early childhood services.

This new model of funding and its design and therefore delivery will take time. Clarification from the Commonwealth on aspects of the JobKeeper model and how that would impact council childcare centres was also required before finalising the model.

Payments for the first three-month period will be made as a one-off lump sum in June. Payments will be backdated to April 6. This simple and practical solution was worked through with representatives from local government.

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

**Our next scheduled meeting is for around 3<sup>rd</sup> Thursday July 2020 depending on COVID-19 restrictions.**

**NO MEETING IN JUNE.**

## APPENDIX

# Chatswood Education Precinct

We have received the following comments from a resident.

### SSD 9483 Chatswood High school redevelopment

These proposals are a substantial improvement on those first presented. When finished, the new infrastructure will be an impressive addition to our education capacity.

It is best I don't comment on the overall calibre of the consultants reports (there is reference in one report to manually operated windows 'in bedrooms and living rooms'; and in the social impact assessment doc. there is reference to 4 and 8 story residences to the West of the High School – yes, if you go out as far as Ryde!) There are several questions (in red) that I would appreciate answers to in good time for me to submit a response to DPIE within the stipulated timeframe.

### Traffic reports

These reports are a clear validation that desktop theory fails miserably to comprehend reality. Further, it is readily apparent that the authors are responding to a particular commission.

As example, to suggest that the average delay driving from Centennial Ave to Albert Ave. at peak AM and PM times is 28 seconds is an irrelevant nonsense. The traffic at these times backs up into Centennial Ave. as far as Dardanelles Rd. I know from multiple experiences that it can take in the order of 15 minutes from my home on the Western boundary of the High School to exit to Pacific Highway and thence to Albert Ave. – a short 400m trip.

The photographs appear to have been selected to present a situation that is far from the norm.

The report fails to recognise the breaches of law, congestion and frustration that takes place daily right now, let alone when this road system will need to accommodate more than double the current student numbers.

The report's analysis of parking is unbelievable – literally. Figure 2.5 in the Traffic Impact Statement that purports to show the existing vehicle and pedestrian access to the High School is wrong.

The document fails to report on, much less provide remedies for, the extreme difficulty rate paying residents of Centennial Ave. and other adjacent streets have in finding parking adjacent their own homes. Indeed, it appears to propose that the very few existing unrestricted parking places will be changed to short-term parking. Nor does it refer to the multiple occasions when residents find cars parked, locked, and empty in their private driveways for long periods of time. This happens because parents are already unable to find parking to drop off and pick up their children. And that is now, before the student numbers more than double.

The report fails to recognise the very large number of buses involved in sporting and other interschool events that need to park and navigate these narrow roads. I have previously sent you a photograph of one such occasion where 6 buses were parked in Centennial Ave. – three of them illegally double parked. That was not an isolated incident.

When will we see a realistic traffic impact statement and realistic remedies? Are the recommendations contained in the traffic reports to become a requirement, or will they remain some nebulous recommendation that may, or may not, be implemented?

#### Building T

Whilst other buildings are detailed in the design analysis report (and artists impressions are provided), that is not the case for building T. Beyond simplistic outline drawings there is nothing that would inform the reader as to the visual perspective of building T. We are simply told it will be brick, concrete and glass. During the last briefing I was assured building T would be constructed of sound absorbing concrete panels specifically designed for these situations. What will Building T be constructed of? What external design principals and features will be used? What will building T actually look like?

The western wall of building T is approx. 50 metres long, two stories high and with the roofline above that, and broadside on. It sits high on elevated land and presents massive bulk to those properties located on Dardanelles Rd. Yes, there are trees to break the visual impact, however from the drawings it appears that this wall will be a flat, uninterrupted panel devoid of any architectural features or visual relief. What architectural features will be incorporated on the Western wall of Building T?

Please confirm your earlier advice that this building will not be air-conditioned. If it is to be air-conditioned, where will the A/C plant be located, and how will it not affect neighbours in respect to noise?

The plans show a series of horizontal lines at the top of the Western walls. Are these solid glass panels or ventilators? If ventilators how has that been accommodated in the acoustic report?

What machinery will go into the 'Plant room' and how is that acoustically shielded? There are two sets of doors shown on the lower ground floor of the West elevation. Either side of the doors is what appears to be some form of ventilation. What is the detail of how the ground floor doors are constructed, what potential exists for noise transmission, and how that will be mitigated?

The report speaks of a lift in Building T yet none is shown in the plans. Is there a lift in building T, and if so where is the machinery located, and what neighbourhood acoustic impact will it have?

#### Building S

Building S in part replaces existing building C. As I have already discussed with you there is a security light on Building C that shines directly into our kitchen and living room. The report speaks only in generic platitudes about security lighting. It states that there will be an increase in security lighting, but nowhere does it say where this will be sited. I was assured that the SEARS report would be specific on this subject –

it is not. What, specifically, is planned in respect to security lighting to prevent our home (and our neighbours) from being flooded with high density light at night?

#### Acoustic report

'Logger Location 'B', Logger Location 'D' and Logger Location 'E' were located on residential premises (sic) in close proximity to (sic)the School sites. Logger Location 'E' was only able to be located on residential premises across from the hall at the Centennial Avenue Site'. The chosen acoustic logger site E is considerably further down the road than the proposed site of Hall T. It is also well to the West of those properties on the Eastern side of Dardanelles Rd. that are adjacent Hall T. The topography at this point is a very steep downwards incline to the West. The site chosen is low even relative to Dardanelles road and very substantially below the level of the proposed hall. In fact, it is the very lowest point in Dardanelles rd. One must wonder why that site was chosen. It is the site least affected by noise from the school. No request was made to have the logger located in my property, nor, as far as I am aware that of my neighbours. Why was the logger E sited at that place?

'A typical use of the Hall outside of School hours is assumed to be as follows:•Disco; 1 to 2 a year from 3pm to 7pm•Band 1 to 2 times a week 8am-9am in hall•Year 6 / Year 12 farewell –1 x per year•presentation nights –2x per year•OOSH; Monday – Friday; 30-50 kids –3pm to 6:30pm.' This bears little relationship to the current use of the existing facility, let alone once the new hall T is operational. Amongst other outside uses there is regular band practice after hours and on weekends (note: the report states the band will be 8am – 9am which is a nonsense), and religious services. There are also music festivals and other community events that are not identified in the report. There is no reference to the hall T being used for sporting events (albeit it is designed to do so) and no reference to noise from cheering supporters. This will occur both during and after hours and on weekends. What will be done to ensure the acoustic report properly reflects the reality? What assurances do the neighbours have that noise emanating from this building T will be, and will remain, within accepted limits?

'We recommend that use of the halls be restricted to daytime and evening period of 7 am to 10pm only'. Are these recommendations to be made a requirement of approval, or are they a platitude of the possible?

'R8 –7 Dardanelles Road, Chatswood4240No (+ 2 dB) The majority of the air conditioning condenser units are able to meet the acceptable noise level, with the exception of Residential Receptor R8. The slight exceedance based on typical condenser units would be able to be designed to reduce the level of noise emission at this location.' This is R8 is adjacent my property. Specifically, where will this referred AC unit be located? Will it, or will it not, be a requirement that it be acoustically shielded.

'Once the mechanical plant selection has been finalised, a final assessment should be made of the mechanical plant noise emission, prior to the issue of a Construction Certificate.' Will this be a requirement of the approval, or is it just another nebulous suggestion?

#### Rainwater drainage

The proposed drainage plan calls for gutter/downpipe runoff from buildings Q,S,J and T to be decanted into a pit near the Northwest corner of the site (near the North

end of Building T). The report uses theoretical desktop calculations in respect to the capacity of the system. As I have already advised, even in moderate rain this pit is inadequate. We experience water bubbling up either side of the pedestrian footpath, from under our drive, and between drive and roadside kerb. What will be done to ensure adequate rainwater drainage exists?

### Sewerage

As advised previously, we have had problems with the school's sewer line running adjacent our Southern boundary. By way of theoretical calculation, the report states categorically that the existing system is satisfactory for the proposed future use. And yet their own Site survey High School Part 1 page 8 states that they were unable to access the sewer pit on the NW corner and that further down the line they were unable to use the 'flexi rod' due to obstruction. Clearly there is a problem. What will be done to ensure we do not have high school sewerage flooding our property as has happened in the past?

### Fencing

The report states that North of building T there will be a 'New 2.1m high security fence to driveway and along northern side of carpark. New vehicular access gate and pedestrian (sic) will be required.' Fair enough, but that fence for some reason is shown running approx. 2m inside the actual boundary leaving a narrow path between boundary and the fence. What is the reason for the fence on the NW corner of the site not following the boundary?

### Question summary

- When will we see a realistic traffic impact statement and realistic remedies? Are the recommendations contained in the traffic reports to become a requirement or will they remain some nebulous recommendation that may, or may not, be implemented?
- What will Building T be constructed of?
- What will building T actually look like? What external design principals and features will be used?
- What architectural features will be incorporated on the Western wall of Building T?
- Is there a lift in building T, and if so where is the machinery located, and what neighbourhood acoustic impact will it have?
- Are the panels at the top of Building T walls solid glass or ventilators? If ventilators how has that been accommodated in the acoustic report?
- What machinery will go into the 'Plant room' and how is that acoustically shielded?
- What is the detail of how the ground floor doors (building T western side) are constructed, what potential exists for noise transmission and how that will be mitigated?
- Is there a lift in building T, and if so where is it located, and in what way will it not affect the neighbours with noise?
- What, specifically, is planned in respect to security lighting to prevent our home (and our neighbours) from being flooded with high density light at night?
- Why was the logger E sited at that place?
- What will be done to ensure the acoustic report properly reflects the reality in respect to building T?
- What assurances do the neighbours have that noise emanating from this

building will be, and remain, within accepted limits?

- 'We recommend that use of the halls be restricted to daytime and evening period of 7 am to 10pm only'. Are these recommendations to be made a requirement, or are they a platitude of the possible?
- The slight exceedance based on typical condenser units would be able to be designed to reduce the level of noise emission at this location.' Will it, or will this not, be a requirement of the approval. Specifically, where will this referenced AC unit be located
- 'Once the mechanical plant selection has been finalised, a final assessment should be made of the mechanical plant noise emission, prior to the issue of a Construction Certificate.' Will this be done or is it just another nebulous suggestion?
- What will be done to ensure adequate rainwater drainage exists?
- What will be done to ensure we do not have high school sewerage flooding our property as has happened in the past?
- What is the reason for the fence on the NW corner of the site not following the boundary?

## How Much Open Space?

A recent analysis of the quantum of open space across Sydney Local Government Areas (LGAs) found a wide variation from 10.1 square metres/per person (sq.m/pp) in Burwood to 117.3 sq.m/pp in Kuringai.

	Square metres per person	Total sq km of open public space	Proportion of open space to total council area
<b>Burwood</b>	<b>10.1</b>	0.4	5.6%
<b>Inner West</b>	<b>12.9</b>	3	7.1%
<b>Canada Bay</b>	<b>13.7</b>	1	6.5%
<b>Waverley</b>	<b>15.8</b>	1	12.3%
<b>Woollahra</b>	<b>17.4</b>	1	8.3%
<b>North Sydney</b>	<b>17.9</b>	1	12.5%
<b>Sydney</b>	<b>18.3</b>	4	16.0%
<b>Bayside</b>	<b>22.5</b>	4	7.7%
<b>Strathfield</b>	<b>26.6</b>	1	8.3%
<b>Georges River</b>	<b>27.3</b>	4	11.2%
<b>Cumberland</b>	<b>27.8</b>	6	9.0%
<b>Parramatta</b>	<b>35.7</b>	9	10.4%
<b>Canterbury-Bankstown</b>	<b>42.5</b>	16	14.2%
<b>Penrith</b>	<b>43</b>	9	2.2%
<b>Willoughby</b>	<b>45.4</b>	4	16.1%
<b>Fairfield</b>	<b>47.1</b>	10	9.7%
<b>Randwick</b>	<b>51.6</b>	8	21.6%
<b>Camden</b>	<b>53.1</b>	5	2.3%
<b>Lane Cove</b>	<b>54.7</b>	2	20.2%
<b>Mosman</b>	<b>58</b>	2	20.4%
<b>Ryde</b>	<b>61.4</b>	8	18.9%
<b>Campbelltown</b>	<b>66.9</b>	11	3.5%
<b>Hunters Hill</b>	<b>69.6</b>	1	18.0%
<b>Hills</b>	<b>70</b>	12	3.0%
<b>Liverpool</b>	<b>76.8</b>	17	5.5%
<b>Hornsby</b>	<b>79.2</b>	12	2.6%
<b>Northern Beaches</b>	<b>89.2</b>	24	9.4%
<b>Blacktown</b>	<b>95.5</b>	34	13.8%
<b>Ku-ring-gai</b>	<b>117.3</b>	15	17.1%

SOURCE: OFFICE OF LOCAL GOVERNMENT

The average across Sydney. The Sydney average is 75 sq.m/pp. The median is 45.4 sq.m/pp.

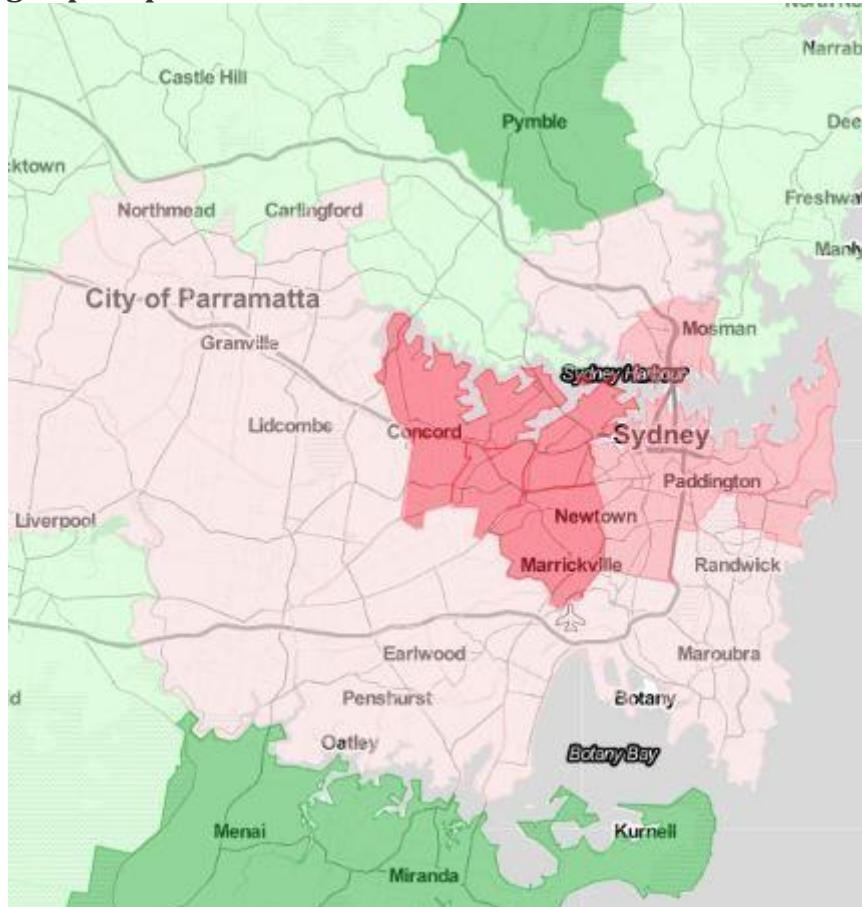
So how did Willoughby rate? With 45.1 sq.m/pp (the median figure) Willoughby sits square in the centre of Sydney LGAs. However, this is well below the city wide average of 75 sq.m/pp.

The relative amount of open space across the city is generally as would be expected.

- Low/very low (10-20 sq.m/pp) in the City, North Sydney, Inner West and the eastern suburbs

- Medium (20-100 sq.m/pp) across most of the city. This comprises suburbs with 20-55 sq.m/pp generally along the Parramatta River basin (and includes Willoughby) and suburbs to the north and southwest with 55-100 sq.m/pp).
- High (100-850 sq.m/pp in the Blue Mountains, Sutherland and Kuringai

### Is this enough open space?



Traditionally, planning guidelines provided for a far greater amount of open space per person. Back in the 1920/30s the guidelines were for around 25-30 sq.m/pp. By the 1940s, this had reduced to 15 sq.m/pp. The current World Health Organisation guideline is for 9 sq.m/pp in urban area. With the increasing pace of urbanization we may soon see the recommendation drop to 5 sq.m/pp.

At 45 sq.m/pp, Willoughby is relatively well provided with open space. However, with increased urban densities we are likely to see that figure fall. It is very difficult and costly to provide more open space in a growing city. Apart from a small amount of open space that might be achieved by the creation of roof top gardens, the only other way is to bulldoze the traditional homes and replace them with high-rise buildings with generous setback. The more open space sought, the higher the buildings must be.

Even by creating more open space by re-architecting the city we may not create high quality spaces. A lot of the open space that could be created ends up being small, passive open spaces (sometimes called pocket parks). The opportunity in high density areas is to create active, connected spaces. This can be done with the creation of walking and cycle tracks, both on existing pavements, or by the creative linking of

green spaces. This process is often referred to as creating a 'green web' throughout the city.

*Source: O'Sullivan M. & Singhal P, 2020, Rush outside reveals green divide, Sydney Morning Herald, Saturday 23 May p.18*