

MINUTES

Chatswood West Ward Progress Association Meeting
Dougherty Centre, 7 Victor St, Chatswood
Thursday 20 August 2020

COVID-19 changed meeting procedures

COVID-19 SAFETY PLAN V.2

Due To member concerns regarding the likelihood of a 2nd wave of COVID-19, we have decided to cancel our face-to-face meeting on Thursday 16 July, 2020.

In lieu of the face-to-face meeting we will proceed as in prior months with an email-based meeting.

NOTE: The following motions were accepted

- 1. Move that the July 2020 Minutes and Treasurer's reports be accepted.**
Moved: Secretary. **Seconded:** Treasurer.
- 2. Motion:** That the Secretary email the project team at Sydney Metro "sydney-metro@transport.nsw.gov.au" & "tunnels@transport.nsw.gov.au" Moved: Charles Gowing **Seconded** Secretary.

Meeting to commenced when business papers were sent by email.

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: Nil

Members Present: Thirteen as per return emails.

Items requested by members: Nil

Late items from the Secretary/Committee: Nil

Matters for General Business from members? Nil

The **Minutes** of the May meeting and **Treasurer's reports** were attached for consideration.

Resignation of Andrea Austin: Andrea has moved to Lane Cove and has tendered her resignation from the Committee. The Committee has reluctantly accepted her resignation. In her time in the role, Andrea was a valued and active contributor. She was also one of our Federation delegates. Prior to becoming a committee member, Andrea has been super active advocating for improved education facilities with the Ward, particularly in regard to Chatswood Primary School. Good luck from all of us Andrea.

Consequent to Andrea's leaving we now have two vacant Committee positions. The Committee can fill these positions if there are any members interested in being involved, please let the Secretary know.

We also need to appoint our three delegates to the Federation. Terry Fogarty and Charles Gowing are prepared to continue. We would like a third delegate. Volunteer?

REPORTS FROM COUNCILLORS

No reports received for the July meeting. Written reports have been requested from Councillors. Any received will be distributed with the minutes.

FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS & NSROC

Meeting held on 6 June via ZOOM. Restricted to one delegate per association. It was agreed that the meeting be recorded. The following matters were considered:

- That FWPA write to Council regarding the Have Your Say process requesting that survey comments and email submissions be treated equally. Also, that Have Your Say Surveys be similarly constructed.
- Triggered by the suggestion to close Victoria Avenue to Archer St, the Federation resolved to write to Council that the Federation does not support the diversion of traffic from major roads onto local streets
- Requesting Council to raise community awareness of the Northern Beaches Tunnel proposal
- North Shore Hospital – see in agenda
- Requesting Council to opt in to a state-wide ‘planning alerts’ system.

GOVERNANCE

Nil

MAJOR LEGISLATION CHANGES

Proposed changes to the rating base: The state government decided not to change the basis for determining property rates.

Medium density housing code – complying development: The state government has gazetted its long time coming medium density housing code. This allows flats and town houses to proceed via private certifiers as complying development in areas that are zoned to allow this type of development. As a neighbour you will not be consulted, rather you will receive a notice shortly before work is about to start.

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.

HERITAGE

9 Centennial: We received the following information from a local resident:

Some of you may have received an email this week from Council’s re Willoughby Local Planning Panel (WLPP) re the meeting on Tuesday 28 July 2:50pm which will be considering the 9 Centennial Av subdivision proposal DA (link follows).

I am planning to attend and would welcome any who would like to join me. At present I am not planning to speak. My personal view is that considerable efforts have been made to achieve a sympathetic subdivision. Perhaps, like me, you would have preferred an outcome where this historic home and its entire curtilage was acquired on behalf of the community for educational and community use. Sadly, neither Council nor the Dept Education were inclined to do so. Nevertheless, once restored, that possibility for the home is still not extinguished. However, in lieu of that ideal and after the many years of such a long and fraught struggle to preserve the heritage building, this outcome seems an acceptable compromise.

A significant continuing concern is that there appears to be no time limit or mandate for the restoration of the heritage building. The summary below states: “*conservation works, alterations and additions will be subject to a separate DA*”. I will be making further enquiries re this aspect and it may be necessary to address the Panel on this.

I have extracted the sketch of how the streetscape will appear following the proposed development as well as an extract of conclusions at the end of the substantial "Statement of Heritage Impact" document, (which is a worthwhile read).

Notification (Category A/B) – Subdivision of one lot into two lots, construction of an attached dual occupancy, landscaping and associated works.

Link to documents

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=49543>

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If you feel you would like to address the panel the notification states you must register by 12 noon 27 July:

Should you wish to listen or address the Panel on this application use this link:

<https://willoughby.lgsoftwaresolutions.com.au/CPR/PublicRegisters.aspx?TypeID=36>

Thank you once again for your tireless efforts. The ongoing preservation of this home is a great outcome.

EXTRACTED FROM "Statement of Heritage Impact"

9.0 Conclusion and recommendations

In summary, the proposed subdivision and proposed new dwellings at No. 9 Centennial Avenue, Chatswood, are considered acceptable from a heritage point of view.

The proposed subdivision and new development have been carefully considered and developed in consultation and with input from Council.

The proposed subdivision has been designed to provide as much open space around the buildings and curtilage to the item as possible.

The proposed removal of the garage and laundry additions and new access handle from Jenkins Street will have no adverse impact on the item.

The primary form and original details of the building will be retained and will continue to be a visible feature along Centennial Avenue and Jenkins Street.

The proposed new vehicular and pedestrian access from Centennial Avenue will have no adverse impact on the item. The street frontages will be improved and new, appropriate fencing and path to the item are proposed. The driveways will open up and improve views to and appreciation of the item and will also improve and enhance the entry to the item.

Whilst some trees and plantings are proposed to be removed from the site, new landscaping with replacement trees and plantings will also be provided with a garden setting for the existing and new buildings.

The proposed new dwellings have been setback from the Centennial Avenue frontage and appropriately align with the neighbouring residential development to the west. The setback and alignment highlights the existing item and its corner setting.

The new dwellings have been designed to complement the streetscape and do not mimic or detract from the item. The building form, height and scale have been reduced and walls and roof have been articulated to reduce the overall bulk and scale of the development. The new dwellings are contemporary in character, however, also incorporate complementary and appropriate materials and colours.

The building and site have been neglected for a number of years, so overall the works are considered to be positive and will provide incentive for the repair and use of the existing item so that it can continue to be a historic and aesthetic feature in the area (conservation works, alterations and additions will be subject to a separate DA).

The proposed subdivision and new dwellings will have no adverse impact on Chatswood Public School or any other items in the street. The subdivided site, access handle and new dwellings are setback and distanced from the other items in Centennial Avenue and highly significant School buildings and elements which largely address the Pacific Highway.

Overall any potential adverse impacts are also reduced by the retention and improvement of item, site garden and open areas, retention and provision of appropriate fencing also site and street trees and plantings.

On this basis, Council should have no hesitation in approving the proposed works on heritage grounds.

ENVIRONMENT & OPEN SPACE

Chatswood Golf Club: DA 2020/117 lodged for demolition of the clubhouse and car parking, re-subdivision and construction of a new 4 storey clubhouse, 116 self-care seniors buildings, 3 level of car parking and landscaping. Open for comment until 30 June.

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. Comments received is that the changes have done little to resolve the problem of incorrect land use of the right turn lane proceeding south.

Pacific Highway black-spots: The only intersection to receive finding in Willoughby is at the intersection of the Highway and Findlay Avenue.

OH Reid access traffic calming proposals: Proposed Local Area Traffic Management plan to improve safety of all road user on The Fairway and Reid Drive, The proposed plan comprises short-term and long-term measures including the installation of:

- Slow points on The Fairway.
- STOP control at intersections of The Fairway with Fullers Road and Reid Road.
- Guide posts and crash barriers in Reid Drive.
- Full-time No Parking restrictions in Reid Drive.
- Street lighting on The Fairway and Reid Drive; and
- Pedestrian warning signs in The Fairway and Reid Drive.

Metro dive site: The following motion was sent as resolved - In 2018 the Preferred Infrastructure Report (PIR) identified that Sydney Metro City and Southwest project was to minimise the impact of the closure of Nelson Street "A new shared path across the railway at Mowbray Road via the provision of a new bridge north of the existing road bridge." This issue was also discussed at the Traffic Committee Meeting of Willoughby City Council on 15 August 2018 where the minutes show "The Local Traffic Committee was informed that Sydney Metro will be installing a new shared path across the rail corridor in the vicinity of the existing Mowbray Road bridge."

Can you provide an update as to when this new shared path bridge will be installed?

Interchange escalators: We received the following update from Cllr. Saville.

Council has contacted the Facility Manager at the Interchange and received the following information- *Please see a brief timeline of the situation so far:*

- *February 2020 severe storms and rainfall caused major damage to escalators and continued for approx. 2 weeks. Technicians needed to wait until the components were dry to assess the components.*
- *March 2020 – consultants and quotes were provide for major repairs to be carried out.*
- *April 2020 – Quotes approved and Contractors engaged for rectification.*
- *April 2020 see below from Contractors:*

As discussed following our phone call, there's been significant delays in getting these parts here due to the COVID-19 outbreak. I've been informed the parts will be cleared for dispatch in around 15-20 days. We then have to wait another 4 weeks approximately until they land here in Sydney. Not ideal I know but right now with everything going on, we don't have any control over shipments coming from abroad. I'll continue to update the team weekly as I'm informed & we sincerely apologize for any inconvenience this delay may cause. Please be mindful these dates are estimates only and we cannot guarantee anything at this current point in time. Currently we hoping all parts to arrive by mid-June, and works will start asap once all material is ready. The COVID – 19 has caused major delays in the needed rectification works. We have advised the general public if they ask there is another lift and escalators available to get to their destination.

I trust this information is helpful in explaining the length of time the repairs are taking'

Westfield parking: There has been an unconfirmed report that Westfield will cease free parking on the 17th June. Then they will only offer 2 hr. free parking unless you sign up to use their app to received 4 hrs. free parking.

Bus privatization: Has been delayed due to COVID-19. Information on website.

DEVELOPMENT

.Chatswood Education Precinct: The submissions report on the State Significant Development (SSD) has now been published. There were 31 submissions, 7 from public authorities and 24 from the public. Of the 24 public submissions. Of these 1 submission was in favour of the upgrades, 14 people objected and there were 9 people who submitted comments. One of the next steps is for the project team to lodge a Response to Submissions report with DPIE to address the issues raised by submissions to the SSD application. You can view submissions at: <https://www.planningportal.nsw.gov.au/major-projects/project/10561>

Proposals for RNSH: Refer following link: <https://www.nsw.gov.au/news/new-vision-for-royal-north-shore-hospital> It states: key features of the transformation include:

- Affordable key worker accommodation (to support the Northern Sydney Local Health District) and 'build to rent' apartments
- New commercial office space to support the broader health and education precinct (including office space, retail and short stay accommodation)
- A new educational facility
- 6000m2 additional public domain and open space
- Adaptive re-use of heritage buildings
- Improved connectivity and pedestrian access to public transport
- Additional car parking for commercial, retail and residential uses.

The government will shortly undertake a detailed consultation program. Details of the consultation activities and events will be made available shortly.

GENERAL BUSINESS

Metro 'Dive' site: The corner of Nelson and Pacific Highway (south east corner, part of dive site) was a petrol station that spent years unused (standard for remediation of petrol stations) and then a few years before the Sydney Metro was started this old petrol station site became the car park for Ausgrid employees. The majority of the Metro Dive site was occupied by Energy Australia/Ausgrid. Given the nature of the work Ausgrid was involved with, the site could be very contaminated and very expensive to fix.

The Metro will conducting up to 50 underground soil tests. Depending on the end use of this site, if it is public open space or an education facility and the final plan does not include information regarding the soil conditions of the site in the plan, we might need to consider requesting the information from these tests through council.

If part of the end use of the metro dive site for example is a public open space oval we do not want a repeat of the Chatswood High School situation where the state government has handed over the Metro dive site land to WCC and WCC can't build the oval as they find contamination that causes the cost to blow out and the council can't build the oval as planned due to being over budget.

Who would pay for the remediation of the site after the completion of the train line and before the state government handed over the site for the next use of the site is built.

Follow up questions to Library: We received the following from a member - Thank you for your response to my queries regarding the library and for advising that the library will be offering a click and collect service from 1 June, The latter confused me a little as the NSW government is allowing libraries to **re-open** from 1 June.

<https://www.nsw.gov.au/media-releases/museums-galleries-and-libraries-to-reopen-from-1-june-2020>

Why is the Library not re-opening on 1 June? We await a response.

NST print edition: We received the following information from one of our subscribers who contacted the NST.

The North Shore Times is housed under the Daily Telegraph but you can go directly to the NST by clicking here: <https://www.dailytelegraph.com.au/newslocal/north-shore>. However, it is a subscription website and to become a subscriber to the NST you essentially become a subscriber to the Daily Telegraph. The NST will return in print in July and will be delivered to homes in the area from that date.

Correspondence OUT/IN – handled in Agenda.

Our next scheduled meeting is Thursday 20th August 2020.

Meeting closed: