

Greenwich Community Association

General Meeting

Held at Greenwich Memorial Community Hall, 46 Greenwich Road
20 April 2016

Minutes of Meeting

The meeting opened at 7:35pm

Present: As per the attendance book

1) Welcome

President Merri Southwood chaired the meeting and welcomed Councillor Pam Palmer and all members of the Greenwich community attending.

2) Apologies

Apologies were received from Susan Robinson, Dr. Patricia Quealey, John Southwood, Margaret Campbell and Penny Mabbutt.

3) Confirmation of Minutes of previous meetings

The minutes of the GCA General Meeting held 15 December 2015 were tabled.

Motion: The minutes are accepted.

Moved by Rod Tudge, seconded by Alan Winney and passed.

In noting the recent resolution passed by the GCA Committee regarding the proposed merger of Lane Cove Council with Hunters Hill and Ryde Councils, the minutes of the GCA Annual General Meeting held 17 February were tabled. Acceptance of the AGM minutes was deferred until the next AGM.

4) Matters arising from the Minutes

Any matters arising from the minutes were discussed during the meeting.

5) Report on the Activities of the Association

a) President's Report

The President commented that it had been a busy period, particularly with the proposed local Council merger. Merri thanked all the Executive Committee members for their contributions to date, along with the attending community members for their interest and contribution to the discussion and the many issues that the GCA addressed. Her final note was the Treasurer role on

the Committee was still vacant, a further nomination and vote process to be conducted during the meeting.

b) Secretary's Report

Since the Annual General Meeting held on 17 February 2016 the following correspondence has been received.

<i>Date</i>	<i>From</i>	<i>Subject</i>
27 February 2016	Australia Post	Renewal of Post Office Box invoice
29 February 2016	sn@p	Invoice for Newsletter printing
29 February 2016	(phone) Adam Pegg President, Greenwich P and C	Advice of GPS P&C member appointment to GCA
9 March 2016	Glenn Crawford Customer Service Officer Registry Services	Response and information re: request for certified copy of GCA Constitution
4 April 2016	Andrew Collins for Delegate Ian Reynolds, Council Boundary Review Lane Cove Council General Manager, Craig Wrightson Councillor Brooks-Horn Chris Henderson for Delegate Dr Robert Lang, Council Boundary Review Lane Cove Mayor, Deborah Hutchens	Acknowledging receipt of GCA resolution re: Proposed Council Amalgamation
7 April 2016	Greg Sheehy A/Director Metropolitan Branch, NSW Environment Protection Agency	Update to licence review respondents – EPA Licence 661 Viva Energy Australia Pty Ltd Gore Bay Terminal
18 April 2016	Margaret Campbell resident	DA 143/2015 Subdivision of site from 2 lots into 3 lots and drainage works at 58-60 Kingslangley Road

The following correspondence has been sent:

<i>Date</i>	<i>To</i>	<i>Subject</i>
25 February 2016	(email) Greenwich Public School P&C President, Adam Pegg	Advice of GPS P&C member appointment to GCA
28 February 2016	Dr. Robert Lang, Delegate	GCA resolution opposes the forced amalgamation of Lane Cove, Hunters Hill and Ryde

	Council Boundary Review	councils and will actively campaign against it
3 March 2016	(email) Department of Fair Trading	Notice of Change of Public Officer (Form A9)
3 March 2016	Mr R Hunter	Retirement and thank you from GCA Committee
3 March 2016	Dr P Quealey	Retirement and thank you from GCA Committee
3 March 2016	Mr I Meller	Retirement and thank you from GCA Committee
4 March 2016	(email) Department of Fair Trading	Annual Summary of Financial Affairs (Form A12)
4 April 2016	Councillor (Pam) Palmer Lane Cove Community Alliance, Bill Henningham Delegate Ian Reynolds, Council Boundary Review Delegate Dr Robert Lang, Council Boundary Review Tom Lawson Lane Cove Mayor, Deborah Hutchens Lane Cove Council General Manager, Craig Wrightson Councillor Brooks-Horn Councillor Karpin Councillors Gold, Cheong, Brent, Bennison & Strassberg	GCA resolution re: Proposed Council Amalgamation
17 April 2016	Department of Fair Trading	Approval for Registry search for certified copy of GCA Constitution

c) Treasurer's Report

Prior the election of a new Treasurer, Patricia Quealey kindly compiled the below as the Interim Treasurer.

Audited 2015 Financial report can be found on GCA website.

1. SUBSCRIPTIONS to date for 2016

Total no. of subscriptions 99
Fees received to date \$1,850

\$720 via EFT
\$730 in cash via Deposit box in Pharmacy
\$400 in cheques

Continued trend for members to renew/subscribe via EFT.

2. OPERATING FUNDS as at 19.4.2016

Cash in bank	\$5,635.10
Term deposit rolled over on 19.4.16 for 3/12 at interest rate 2.35%	\$12,331.28
TD was renewed for 3 months, instead of 4 months as interest rate better (2.35% vs 1.95%)	
Interest earned last calendar year which is below threshold for tax return.	\$251.64
Interest earned throughout 2015 from CBA cheque account	\$0.44
Total assets for GCA as at 19.4.16	\$17,966.38

Motion: That the Treasurer's report be accepted.

Moved by Michael Ryland, seconded by Rod Tudge and passed.

6) Notified Business

a) Proposed Council Merger

Following the GCA Committee meeting held 30 March 2016 specific only to this item, a resolution was passed by email by the Committee on 4 April 2016 stating;

1. The GCA Committee opposes the forced amalgamation of Councils and restates its support for the resolution passed at the Annual General Meeting of the GCA on 17 February 2016
2. The amenity of East Ward of Lane Cove, in particular the Greenwich area, is impacted negatively by the uncoordinated development of the St Leonards and adjacent precincts, an area currently controlled by Lane Cove, Willoughby and North Sydney local government areas
3. The GCA Committee considers that the inclusion of the East Ward of Lane Cove in a local government area foreshadowed by the Minister for Local Government, namely an amalgamation of Lane Cove, Hunters Hill and Ryde, offers East Ward no opportunity to have input into the development of the St Leonards precinct and adjacent areas in order to mitigate impacts on the Greenwich area and East Ward generally
4. In the light of the apparent commitment of the NSW government to proceed with the forced amalgamation outlined in 3 above, the GCA Committee seeks the inclusion of East Ward in a future local government entity that includes the St Leonards precinct and adjacent areas
5. The GCA Committee resolves to make a proposal to the Minister for Local Government under Section 218E (2)(b) of the Local Government Act 1993 to include East Ward of Lane Cove in a future local government entity that includes the St Leonards precinct and adjacent areas

6. The GCA Committee will immediately notify the text of this resolution to the Greenwich community, Lane Cove Council, the Minister for Local Government, local community associations, delegates appointed to consult in respect of the relevant areas, local media and other parties as deemed appropriate by the Committee

7. The GCA will actively engage with the community to secure support for the proposal outlined in 5 above from the number of voters required under Section 218E (2)(b) and make the proposal to the Minister for Local Government.

Per the Secretary's Report, this resolution was subsequently communicated to local Councilors, the Mayor and General Manager of Lane Cove Council, the Council Boundary Review Delegates and the Lane Cove Community Alliance.

Tom Gervay addressed the meeting providing the rationale that the Committee adopted when exploring the question; 'What if the merger does occur?'

Whilst support was affirmed for the earlier resolution to oppose the forced amalgamation, our observation that the greatest adverse impacts on the East Ward area, particularly Greenwich, that flow and will intensify from developments in the St Leonards precinct and along the Pacific Highway, lead the GCA to focus on the need to have input into the decision making in respect of this development. A possible merger with Hunters Hill and Ryde can only serve to erode further the ability of East Ward residents to mitigate impacts of the large scale development approved by councils in which they are not represented. Per the Local Government Act 1993 (NSW), if 250 or 10% of an area's voters, whichever the lesser, have voice to amend a boundary, the Minister must consider that proposal.

Tom Lawson also addressed the meeting, reiterating much of that recorded at the AGM on this topic, opposing the State Government's proposed merger of local councils. In terms of the question 'What can we do?', the following was proposed;

- create noise audible in the relevant State and Federal political arenas, by calling and/or writing to Ministers
- engage with and write timely articles for the North Shore Times, The Australia, Sydney Morning Herald and other such publications
- promote the Joint Regional Development Planning Council (JRPC) concept
- engaging a lobbyist and/or run a media campaign or local rally (venue required)

Motion: That the Greenwich Community Association support the Committee's resolution of 4 April 2016 (as above) verbatim.

Moved Alan Winney, seconded Tom Gervay and passed in the majority.

Given the short timeframe, a roster for obtaining the required 250 (min.) signatures will be circulated in the coming days.

Separately Tom Lawson will publish a request on the GCA website seeking resident support to oppose the merger.

b) Gore Bay Terminal Sub-committee report

Stuart Warden, as recently appointed convenor of GBTSC addressed the meeting. The GBTSC met on 11 April and accepted the retirement of Jenny Bowen. She will be missed particularly for her great input on matters of public health.

On 19 April Friends of Gore Bay was advised by NSW Health that it had been directed to release a copy of the Human Health Risk Assessment compiled 3 years earlier by Shell and access to which has been repeatedly blocked by Viva. The timing is fortuitous given the EPA's recent release of the Responses to Submissions for Review of License 661 that Viva operates the Terminal in accordance with. In general, the GBTSC found the EPA's responses disappointing with almost no take up of the requests in the GCA's submission, notably

- petrol storage will still be possible;
- no adoption of NSW Health recommendations re: ongoing boundary monitoring of emissions and changes to permitted noise levels;
- the site is not a notified or declared contamination site; and
- inaction re: vessels on grounds of lack of legislative authority.

A sub-committee member is drafting a letter to the EPA expressing disappointment re apparent failure of EPA to tackle most of the key issues in our review submission. On the EPA's inability to regulate vessels, it was agreed that the GCA must follow up with other regulators. And finally, it was agreed that contact should be made with Trent Zimmerman (Federal member) asking him to view the terminal.

Full report attached.

c) Approval of budget for Secretarial Expenses – say \$200

Motion; That a cheque of \$200 be drawn and allocated to the Secretary for GCA secretarial expenses.

Moved; Liz Walton Seconded; Alan Winney Passed.

d) Appointment of Treasurer

Motion; that John Southwood, having prior experience in the role, be elected as Treasurer.

Moved; Tom Gervay Seconded; Alan Winney Passed.

e) Subdivision 58-60 Kingslangley Road

The proposed subdivision of this block was brought to the GCA's attention by a resident. At issue is a request by the proponent to allow a subdivision block size to be below that allowable, when taking into consideration an amended configuration / measurement of that block and the proposed changes to the relevant Local Environment Planning guidelines. This matter has been presented to Lane Cove IHAP (Independent Hearing and Assessment Panel) but it has been deferred due a request for additional information. It was agreed that the GCA would not submit a position on this matter, the proposal meeting the current guidelines.

f) DA for Multi Dwelling Affordable Housing Development 1 Ulonga Ave

Alan Winney addressed the meeting; It has been proposed that, on this short and narrow street, leading into the Waterbrook apartment complex at the top of Innes Road, an 856sq. meter complex 12m high (4 storeys) be approved, accommodating 8 x 2 bedrooms and 3 x 1 bedroom units and 6 car spaces on a block currently zoned as R2 (Residential). Funding and allowances, including dispensation significantly away from that Zoning's usual building height and building/land ratio restrictions, per the State administered Affordable Housing Scheme, have been sought. It has been observed that there are several letters objecting to the development on

the Council's website and that Waterbrook residents are organising an opposition campaign. The precedence approval could set was noted.

Motion; that the GCA submit to the Council a request that they investigate the designation of affordable housing zones, rather than ad hoc disturbance of low rise residential areas / streets.

Moved; Alan Winney Seconded; Michael Ryland Passed.

g) Printing the History of the GCA

Some residents were aware that John May wrote an excellent history of the GCA 1944 -2014. The content of the book was compiled from Minutes and GCA newsletters.

Sadly, it was not quite complete when John passed away but Jill Pain and Celia May have completed his work.

Two GCA Committee members have taken the opportunity to read the document and it highlights just how unique the association is, both in terms of longevity and its relevance as the acknowledged forum for exchange of a range of views/passions in the community.

Given the fact that the GCA is now in its 72nd year and that the book was written by a community member it is proposed that the GCA funds (\$500) to cover the cost of printing 30 spiral bound copies of the book (cover in colour). Copies of the book will be placed in local libraries and the remainder available for distribution/gift as required.

It is also intended that the book be placed on the GCA website for free download.

Copyright in the book will be in the name of John May and the GCA will be named as publisher.

An unresolved question was 'What to put on the cover?'. To assist Celia and Jill in this regard, a suggestion was to consult Naomi, local historian at the Lane Cove library. It was also noted that there is a \$2,000 Local History prize on offer for works of this nature and that consideration should be given to entering this work.

Motion;

1. *The GCA acknowledges the dedication of John May in documenting the history of the GCA from 1944 - 2014*
2. *The GCA agrees to publish the history in the name of the GCA*
3. *The GCA will fund printing of 30 books in a format agreed by Celia May, Jill Pain and the GCA committee*
4. *An electronic version of the history will be available for free download on the GCA website*
5. *The GCA approves an allocation of \$500 to assist in the printing of the book.*

Moved; Tom Gervay Seconded; Michael Ryland Passed.

h) Extension of Temporary Alcohol Free Area and Alcohol Free Zones (NYE)

In 2012 Council declared all parks and reserves and adjacent streets in proximity of the Sydney Harbour foreshore as Alcohol Prohibited Areas (APA) and Alcohol Free Zones (AFZ).

After a 4 year period these restrictions expired on the 1 January 2016. It is proposed to extend these zones for a further 4 years, to be implemented from 6.00pm on 31 December to 9.00 am on 1 January, for the period commencing 31 December 2016 and expiring at 9.00am on 1 January 2020.

The extension of these zones is proposed to ensure that the amenity of the locality is maintained for New Year's Eve celebrations. Council undertook consultation to determine the community views on this purpose. In that the deadline for submissions has passed, the GCA resolved not to pursue a late submission.

7) Report of Subcommittees

a) Gore Bay Terminal Sub-Committee

This was discussed in Notified Business. Full report attached.

b) Newsletter – Liz Walton

The latest edition of the newsletter has been printed and delivered. It included a reminder for the GCA subscription. Contributions to the Newsletter are always sought and welcomed. The printing of a small number of A3 size copies to use for display on notice boards added \$12 to the cost of the print run. These have been noticed by residents and positive feedback has been received.

John Taylor, the GCA's web-site administrator, advised that there are 178 subscribers to the e-Newsletter suggesting an audience of 200+ when adding on-forwarders.

8) Councillor's Report

Councillor Pam Palmer reported as follows:

COUNCIL AMALGAMATION

- Minister to make proclamation on 30 June.
- Then administrators to be appointed. Northern District Times reports these will be mayors/ex-mayors: 2 from Ryde, 2 from H/Hill and 2 from Lane Cove, named as Hutchens and Bennison.
- Next elections in March 2017.
- No current legal actions except seeking disclosure of KMPG report via an appeal to NCAT.

Management of Affordable / Key Worker Housing

LCC currently only own 10 apartments, as part of the planning agreement for 150 Epping Rd (old Shell service station site). But >\$10mill more will be built in St Leonards under VPAs.

The following eligibility criteria were adopted, in order of importance, to be used in assessment of applications for Affordable / Key Worker Housing:-

- a) The applicant/s must have Australian citizenship or permanent residency;

- b) The applicant/s is to have a connection to Lane Cove LGA and or serves/works in Lane Cove LGA (e.g. employees of organisations servicing the Lane Cove LGA such as North Shore Hospital or Chatswood LAC for policing);
- c) The applicant/s does not have assets which they could be reasonably expected to use to solve their housing need; and
- d) The applicant/s income levels are generally consistent with the NRAS income limits.

The following strategies were adopted in relation to the management of Affordable / Key Worker Housing:-

- a) Occupancy is a privilege not a right;
- b) Leases shall be for a maximum of two (2) years, with a 6 month probation period;
- c) A review of the eligibility of the tenant/s will be conducted every 12 months; and
- d) Vacancies will be direct marketed to local organisations.

Sale of 314 Burns Bay Road, Lane Cove

Mixed use project on old bowling club site, near Carisbrook Hose, to include apartments, long-day care centre and neighbourhood shop. Council rejected all tenders and has entered into direct negotiations with the two highest tenderers to improve the financial return, financial security, retained assets and design outcomes.

Draft LEP/DCP/Voluntary Planning Agreement - Winten Site, 75 - 79 Lithgow St and 84 - 90 Christie St and Pacific HIGHWAY Precinct, St Leonards

The draft LEP amendment (Planning Proposal 20) was approved by Council in April 2015, proposing to rezone the site for mixed use redevelopment. The draft LEP has received the Department's Gateway approval for exhibition, subject to additional traffic consultation currently underway with Transport for NSW.

Council has now approved the accompanying draft Development Control Plan for public exhibition subject to further detail being included on the retail internal courtyard and will undertake community consultation for a period of six (6) weeks.

An independent review of the DCP will be undertaken for Council during public exhibition

The public exhibition will be undertaken at the same time as the LEP Planning Proposal 20 and draft Voluntary Planning Agreement for the site.

Tender for River Road Embankment Stabilisation

The ground around the culvert under River Rd is collapsing. Council accept the tender from Specialised Geo Pty Ltd for the River Road Embankment Stabilisation for an amount of \$846,700.

OTHER

- 2016 / 2017 Draft Budget, Fees and Charges and Delivery Program and Operational Plan is currently on exhibition.
- Council endorsed Gregg Dwyer, Robert Hunter and David Astridge for appointment to the Recreation Precinct Liaison Advisory Committee.
- Council supported the 2016 Greenwich Village Games being conducted by the Greenwich Village Games Organising Committee.
- New fence around Greenwich Sailing Club.
- ANZAC Day ceremony starts at 7.30am in the Lane Cove Plaza. Federal and State Members will be in attendance.
- Patching requested along the Longueville Rd cycle lane has been undertaken but still needs re-sheeting to bring it up to a suitable standard.
- NYE Alcohol-free zones have been on exhibition and yet to be determined.

9) General Business

a) Greenwich Village Games

On line registration for the Games will begin 1 May.

10) Close

The meeting closed at 10.05pm.

Appendices

Gore Bay Terminal Sub Committee Report

**GREENWICH COMMUNITY ASSOCIATION
REPORT TO GENERAL MEETING 20 April 2016
GREENWICH COMMUNITY ASSOCIATION GORE BAY TERMINAL SUB-COMMITTEE**

Sub-Committee Membership

The sub-committee membership is as follows:-

- Jenny Bowen (apology)
- Karen Coleman
- Garry Draffin
- Penny Mabbutt (apology)
- Ian Meller
- Merri Southwood
- Stuart Warden (Chairperson)
- Han Xiao (apology)

Meetings of the Sub-committee

The sub-committee has met on 11 April 2016.

Retirement of Jenny Bowen

Jenny Bowen has advised the sub-committee that she is unable to continue her membership of the sub-committee. Our thanks to Jenny for her great input especially on matters of public health.

Access to Human Health Risk Assessment

1. The sub-committee requested Friends of Gore Bay Inc to send a letter to Carol Parker, Right to Information Officer NSW Health, about the delay in the finalisation of the Friends of Gore Bay GIPA request for the Human Health Risk Assessment – a letter was sent on 14 April 2016.
2. The GCA signed in support of a request to NCAT to expedite the decision in respect of the release of the Human Health Risk Assessment- letter dated 14 April 2016.
3. FOGB has been advised by NSW Health that the NSW Civil and Administrative Tribunal has directed NSW Health to release to FOGB the Human Health Risk Assessment Report. This is great news after almost 3 years of a block on access by Viva. It is anticipated that documents will be released soon and FOGB will provide copies to the GBTSC. The timing is fortuitous, given the EPA has apparently ignored the advice of NSW Health in respect of the review of the EPA Licence for Gore Bay. The released report may assist in framing the GCA's response to the EPA's response to licence review submissions.

Review of EPA Licence 661

The EPA has provided to the GCA its responses to the submissions made in respect of the review of Licence 661. This document is included in Correspondence In. The responses are very disappointing with almost no take up of the requests in the GCA's submission, notably

- petrol storage will still be possible;
- no adoption of NSW Health recommendations re: ongoing boundary monitoring of emissions and changes to permitted noise levels;
- the site is not a notified or declared contamination site; and
- inaction re: vessels on grounds of lack of legislative authority.

A sub-committee member is drafting a letter to the EPA expressing disappointment re apparent failure of EPA to tackle most of the key issues in our review submission.

Vessels

In view of the EPA's inability to regulate vessels, it was agreed that the GCA must follow up with other regulators.

Political Engagement

It was agreed that contact should be made with Trent Zimmerman (Federal member) asking him to view the terminal.