

**MINUTES OF THE MEETING HELD
ON WEDNESDAY 16 AUGUST 2006
AT GREENWICH MEMORIAL COMMUNITY CENTRE
46 GREENWICH ROAD**

1. Opening

The meeting commenced at 8.10pm with Pam Palmer presiding.

Apologies

Rob Starling, John Gebler, Lucinda Varley, Dennis Smith, Peter Walton, Ric d'Amico.

2. Minutes of Meeting 21 June 2006

The Minutes of the meeting 21 June 2006 were tabled and accepted.
(Moved *Pam Palmer*, Seconded *Tom Lawson*)

3. Matters Arising from Minutes of 21 June 2006

Pam Palmer reported that the Council's Good Governance Seminar for Community Groups was informative, particularly the session on grant applications.

Our preliminary comments on Council's Heritage Review have been submitted to Council with help from Lucinda Varley. Few Greenwich residents attended Council's public meeting (but many from Northwood). No adverse comments re the proposals for Greenwich have been received. We will therefore submit that the Point remain a heritage conservation area.

Council has decided not to alter position on enforceability of covenants. Will be on Council agenda Monday week.

The route of The Big Walk proposal received criticism at the June meeting and is therefore not supported. FOGS will run a BBQ in conjunction with the walk on 26/8/2006.

4. Correspondence In

Letter from Department of Planning re plans to put more specialist rooms on RNSH site. A concept plan is on display and submissions are invited. The road system will be expanded inside hospital grounds.

Letter of thanks from Raema Prowse.

Letter from neighbour of Infants School querying the plan to put a shipping container on the heritage site.

5. Correspondence Out

GCA submissions on the following DAs

- o 78 Carlotta
- o 19 Ronald
- o Changes to LEP for Rosenthal
- o Mercure Hotel Strata subdivision

6. Financial Report

As tabled. Current year expenses exceed income by \$25 due to the purchase of the PA system. Printing costs have risen as we have decided not to continue using the Council's (free) photocopying machine.

7. Current Developments

Billy Blue

Pam Palmer distributed a summary of the position of residents in relation to the proposed development. Council and the GCA have met on site where residents' issues were raised. These concerns formed the basis of the following motion (moved P Palmer; seconded A Bird) which was passed unanimously:

Motion: That Council be asked to defer consideration DA 225/05 for the following reasons:

| | |
|--|--|
| <p>1) The gardens are a heritage item in Lane Cove's LEP. This is a statutory instrument. Heritage items cannot be demolished except in exceptional circumstances. This proposal is not of sufficient merit to warrant the destruction of a heritage-listed item.</p> | <p>Way forward: Council could propose an amendment to the LEP to remove the gardens from the heritage schedule and instead protect the significant trees as heritage items.</p> |
| <p>2) The proposal relies on existing use rights to continue the operation of a hostel on Lot 8. However, Council can reject the intensification of the use because:</p> <ul style="list-style-type: none">a) It results in an unacceptably high FSR (refer Fodor Investments v Hornsby Shire Council [2005] NSWLEC 71)b) It impacts unacceptably on the privacy and overshadowing of Lots 3 & 4c) The existing use rights should be questioned given the evidence before Council of a change of use to tourist accommodation (which is not permitted). | <p>Way forward: Council could obtain up-to-date legal advice on the existing use rights and assessment thereof.</p> <p>Way forward: Council should include an assessment of the future amenity of lots 3 & 4 in terms of overshadowing and privacy.</p> <p>Way forward: Council should respond to residents' concerns regarding use as a backpacker/tourist motel (refer unanswered letter sent to Council on 30 May 2006).</p> |
| <p>3) The proposal results in an increased traffic hazard at an extremely dangerous point on an arterial/connecting road.</p> | <p>Way forward: In consideration of the special "black spot" nature of the site, Council could require the applicant to demonstrate traffic safety measures have been given serious consideration and appropriately implemented in its proposal.</p> |

Councillor Tudge expressed the view that Council would announce at its meeting the following week that it was not yet ready to make a decision. Councillor Lawson felt that it would be appropriate for someone from GCA to address the meeting and he will ask the Mayor if this is possible.

Discussion followed about the strategy to approach meeting.

Councillor Lawson felt it was unlikely that the Plan of Subdivision would be rejected outright. This concern was expressed by all present and so the following motion (moved P Palmer; seconded A Bird) was proposed. John May asked that the motion be amended to seek a reduction in the number of building lots to be approved. The amendment was supported. The amended motion being put (moved P Palmer; seconded A Bird), it was passed unanimously.

Motion: That, should Council not wish to defer its decision, then the following amendments be recommended:

- *That the plans be amended such that the lots currently designated as Lots 3 and 4 be subsumed under the title for Lot 8 and all lots be renumbered as Lots 1 through 6 only*
- *That the recommendations of the applicant's own Statement of Landscape Heritage impact be included, in particular that relating to the fencing of the stand of turpentine trees*
- *That the benefits to adjoining residents under the existing ROW covenants be enshrined (and not to be overwritten by Council)*
- *That no tree removal occur prior to issue of construction certificate*
- *That certain conditions (detailed separately) be imposed regarding trees on Lot 4*
- *That certain conditions be imposed (detailed separately) be imposed regarding the use of rock pick machines*
- *That a (black-and-white) photographic record of trees be undertaken with a copy to be lodged with Lane Cove library*

The meeting agreed to delegate to the GCA the right to make further amendments as it deems fit.

Waterbrook

A Section 96 application has been lodged to increase the FSR.

There is evident planning re Waterbrook II as several properties have been purchased but there is no DA in place yet.

Councillor TUDGE has chased up the problem of enforcement of parking restrictions on Innes Road.

8. Other Development Matters

1 Mitchell Street DA

Pool has been approved.

Plans for house have been lodged. Discussion about whether being in a Conservation Area had any impact on development proposals and concern expressed about the nature of developments being approved for the area. Need to acknowledge the historical significance of houses in the area.

3 George Street

There is a proposal to amalgamate 4 lots and questions were raised as to whether the DA has been approved.

3 George Street has already been demolished - can we put in a retrospective objection?

19 Ronald Ave

Dealt with in matters arising.

Mercure

There are plans to put on another storey and to convert some space to apartments.

Councillor Lawson has called for it to go to the Planning and Building Committee.

9. Committee Reports

GMCCA

Rob Starling reported on current stage of negotiations. Lease terms are under discussion with Council. Councillor Lawson raised questions as to why GMCCA should take a lease rather than a licence. Discussion re allocation/responsibility for major maintenance costs.

10. Councillors' Reports

Councillor Tudge

Councillor Tudge reported that

- Cameraygal has started and he urges people to become involved.
- A cultural workshop will be held the following Wednesday
- Confirmed that Council will not seek to override covenants.

Councillor Lawson

Councillor Lawson reported that Council is looking at introduction of an environmental/sustainability levy. A report is to be prepared.

11. General Business

The Lane Cove Historical Society is to celebrate the naming of Australia as part of the Cameraygal Festival.

12. Closure of Meeting

There being no further business, the meeting closed at 10pm.