

**RHODES COMMUNITY REFERENCE GROUP**  
**Meeting of 14 December 2011**  
**Concord Library Wellbank Street, Concord**  
**5.30-7.30pm**

**Meeting Opened: 5.40pm**

**Present:** Councillor Helen McCaffrey (chair), Councillor Jeanette OHara, Councillor Pauline Tyrrell, Carol Kendall, Rosalie Holdsworth, Jenny Nicholls, Trudy Mehigan, Daniel Mehigan, Paul Wijngaarden, Paul Hanly, Peter Sheehan, Helen Laverty, Gary Sawyer (GM), Tony McNamara, Kate Hughes, Ursula Lang

**Item 1 Welcome** - Councillor McCaffrey

**Item 2 Apologies.** John Tikisci, John LeMarquand, Geoff Coffill, Louise Hewson, Liz Akerboom Dowd, John Osland

**Item 3** Minutes of the October meeting were accepted by the Group.

**Matters arising are included on the Action List below:**

**ONGOING ACTIONS LIST:**

No.	Action Required	Person(s) Responsible	Action Taken
1.	Shopping Trolleys left around	PS GS UL BR TP	IKEA has agreed in principle to fund new trolley bay next to station. Ben Richards to help UL determine best location. New compliance Manager Tony Pavlovik (TP) to look into a new Council Strategy for managing the trolley problem, if shopowners are not doing this to the Council's and the community's satisfaction ie trolleys may be impounded. PS has written to shops owners who have trolleys re: the problems.
2.	Cycleway in Blaxland Road and behind Australand	JO/GM	New cycleway in Blaxland Road is on the Works Programme. UL to write to Australand re cycleway at the back of their site.
3.	<i>Parking metres</i>	<i>GM</i>	<i>To be installed in January in Rider Boulevard. This item to be removed. If you don't fully utilise what you've paid for, you cannot use it next time. You cannot use it elsewhere. First 15min is free!</i>

			<i>This item to be removed.</i>
4.	Submission to Traffic Committee for a 40km Speed Limit in the whole of the Roads Peninsula	PS	Seek update from GM. JN asked why there were no 50km signs anywhere? PS to ask GM.
5.	<i>Improving level of resident participation of RCRG</i>	<i>HL</i>	<i>HL gave outline of community engagement programmes in 2012, ie newsletter, consultations, including in other languages. This item to be removed.</i>
6.	Communication Issues in the Rhodes Peninsula (mobile phone and Internet)	UL	UL to organise a meeting with all the service providers to try and facilitate better co-ordination of service provision. Its a problem, visually and for access in Rhodes West. Facilities being installed are being poorly located.
7.	<i>Upgrading Works to Leeds, Cavell, Averill.</i>	<i>JO/GM/GS</i>	<i>Changes to Cavell Avenue to stream traffic (slip lane) are approved. Works to be done when the upgrading works are done in February/March. This item to be removed.</i>
8.	Parking problem close to corners and near driveway to Community Centre	JO	JO to consider installing some extra signage to better manage the problems, but not until upgrade works are finished. Council does not wish to proliferate signage where it may not be warranted.
9.	Consideration of Give Way signs at side Streets	GM	RH who is a cyclist suggested that Give Way signs might help to improve safety in streets such as Walker Streets. GM to investigate.
10.	Sign at corner of Llewellyn Street needs to be moved	GM	Sign is in a poor location and impedes cycleway. Its relocation has been approved by the local Traffic Committee.
11.	Cyclist/pedestrian tunnel under railway	GM/JO	Merrylands and Guildford cited as examples. PW believes the connection should be provided. GM will have a look at the examples cited.
12.	<i>Light from Meriton Cranes</i>	<i>UL</i>	<i>No further action. This item to be removed.</i>
13.	<i>Bicycle racks have been removed from Concord Library</i>	<i>PS</i>	<i>Racks replaced. This item to be removed.</i>

14.	<i>Pedestrian/cycle fencing on Concord Rd, just north of Llewellyn St Nth.</i>	GM	<i>Matter referred to RTA (now RMS) however concern was raised that a fence would cause sight distance obstruction for traffic turning into Llewellyn St from Concord Road. Therefore no action to be taken. This item to be removed.</i>
15.	Disabled Access to Foreshore Park at the bottom of Mary St	PS	To be investigated.
16.	No water in handbasin in Ladies toilet in Mill Park	PS	To be rectified.
17.	Dr John Pollack Obituary	KH	To be supplied to UL.
18.	Scanning of large size historical aerial photographs	KH/UL	KH to send through dimensions and to actually bring them in if Peter Beck advises it can be done by a Council scanner.
19.	Property ownership map of land around Oulton Avenue, with a view to finding a site for a community garden	UL/HL	UL to organise a map HL to investigate the proposal NB A community garden has been suggested for Central Park

#### **Item 4 Update on Draft Comprehensive LEP**

A detailed explanation was given by Tony McNamara, Director of Planning & Environment, focusing on how the Rhodes area was affected. Residents are invited to view the draft LEP and make submissions. The exhibition closes 24 February 2012. Fact sheets and business cards with details of the specially set-up website were handed out and people encouraged to engage in the process. Tony's detailed notes are provided as Attachment One to these minutes.

PH asked about the Turf Farm in Victoria Road. GS explained about the proposal to extend the open space (Powell's Creek Reserve) in that location, and the land is contaminated and will need to be remediated. There will be costs to this. KH added that DDT contamination would be typical contamination after such a landuse.

PH asked about any rezoning in Leeds Street. TMcN/UL explained about the 27 Leeds St DA, going in under the Affordable Housing SEPP, and therefore being a permissible development. Council will have to deal with the DA when it comes in.

CK asked about the triangular piece of land near Oulton Avenue. PS explained that the main part is owned by IKEA and that part of it is maintained by Council due to the need to maintain sight distances. CK is trying to suggest a site for a community garden, as she believes Rhodes really needs one. UL to organise a property/ownership map for the next meeting to facilitate a further discussion on this issue, and HL to further consider the idea within the Community Development Department's programme.

JN asked about protection under the LEP to an old heritage-listed place in Paterson Street, which had been used for some time as a hostel. The house has been rented out. GS advised that fire safety requirements currently prevent it from being used as a hostel, but the site does have some potential for redevelopment. The house itself is protected, and will continue to be rented as one occupancy but adaptive re-use is not ruled out in the future. JOH agreed that the house has many important historical memories linked to the area.

### **Item 5 Update from TS& O – Peter Sheehan**

PS advised that cleaning was being undertaken consistently 2-3 times per week. Nature strips around the station and around Fig Tree Park are on 3-weekly cycles.

PS explained that Council is now exerting much more control of what is happening on the roads with relation to parking, work zones, the submission of road occupancy certificates, particularly in Precinct C. We are now maintaining Mill Park. Signage in Shoreline Drive has been upgraded, including some No Stopping Signs.

CK advised that there is no water in the handbasin in the ladies toilet. PS to look into.

UL reminded the group that Graffiti complaints are best logged through Council's system.

PH asked about the lack of disabled access into Foreshore Park (bottom of Mary Street). PS to look into.

Fences to Peg Paterson Park are down and the playground may be used.

**There is still a major problem with construction workers leaving lunch rubbish lying around the streets. UL will continue to take the matter up with development managers responsible for development sites in the area.**

### **Item 6 Update from Kate Hughes on Rhodes Legacy Information**

KH explained the nature of the work she would be undertaking for Council starting from February 2012, and thanked Council for the opportunity. She reminded the Group about the objectives and importance of the Rhodes Legacy Project, and how it would be integrated into Council's website. She will be documenting the past within the current context of community building.

KH pointed out that the Rhodes Remediation Project maintained the "good legacy" of the Sydney Olympic site Remediation. Lessons learnt and methodology/technology has been passed on to the Orica site in Botany Bay.

KH also advised that she had attended the funeral service of Dr John Pollack who drove the Homebush Bay process of investigation, largely at his own cost. As a biochemist, he was been instrumental in getting sediments tested in Homebush Bay as

part of the development of the Olympic site, and considerations of how toxins affect the food chain, and human body functions. In fact, he is considered the “Father of Environmental Toxicology”. Dr Pollack was happy to know about the success of the Rhodes remediation.

KH to provide his obituary for these minutes.

KH to bring in some of the aerial photos she has, for potential scanning by our IT Section, if possible. UL to check with Peter Beck, Manager of IT, depending on the size of the documents. KH to measure and send in dimensions to UL.

### **Item 7 Update from the Rhodes Place Manager, Helen Laverty**

HL outlined for the group all the work that was being undertaken in preparation for a programme to involve the community in 2012. She talked about the new Rhodes Office to be opened up, the 39 Projects that were being undertaken, funded by the Rhodes West Masterplan, and how the level of public consultation would be tailored for each one depending on the nature of the project. She talked about special events and openings being planned, and especially an event called Rhodes and Trails around the end of March. RCRG attendees will be invited to the Rhodes Office for its Opening which is to occur on 2 February 2012.

PH suggested that a theme around Chinese New Year might be an appropriate event to facilitate greater engagement.

It was suggested that the February meeting focus largely on the various community engagement strategies/programmes being planned for and implemented. UL to consider during Agenda preparation.

### **Item 8 No developers attended.**

### **Item 9 Development Update - Ursula Lang**

- UL advised the Group of the report going to Council on 20 December regarding a review of Development Controls in Precinct D. She underlined that the recommendation was to put the project out to the community for public consultation prior to going to a Planning Proposal. TMcN talked to the merit of the proposal, and why it was needed to complete the planning in the suburb.
- Foreshore Lots DA
  - (i) DA by Stephen Bowers Architects for 203 dwellings in buildings of 4-9 stories, at 38 Shoreline Drive, Site 3C. Public exhibition has finished and no public submissions were made.
  - (ii) New DA in pipeline for Lot 3D (next to proposed bridge). Developer is Bridge Hill Developments.

- Homebush Bay Bridge Part 3A DA. Undergoing Test of Adequacy. Expected to be on public exhibition around mid January.
- DA for 27 Leeds Street (500 dwellings) is expected to be lodged in the next few weeks. UL/TMc explained the history associated with this DA.

During the advice relating to the Precinct D report, PH asked why the property owners on the eastern side of Rhodes station are not being considered for a density uplift, and associated increase in property value. Why is it just the properties in Precinct D on the western side of the station. TMcN stated that a review of planning controls on the eastern side should not be ruled out for the future, but that at the moment we need to focus on finishing off the work in the area originally covered by SREP29, now known as Rhodes West.

#### **Item 10. General Business/Community Issues**

- PH/PW asked about the status of the school issue. UL replied that strategic planning work was occurring by the Department of Education, and that they were consulting with Council, but that the details of the investigations could not be revealed at the moment. Some announcements are likely to come out in January. HMcC proposed that the State Member John Sidoti be invited to an RCRG meeting to discuss this matter.
- It is noted in the minutes that the RCRG enjoyed the cakes sent to the Christmas meeting by Mirvac, and sends its thankyou!
- Councillor Helen McCaffrey wished everyone a Safe and Happy Christmas and All the Best for the New Year.

**Meeting finished at 7.20pm. Next meeting to be held on 1 February 2012.**

### **ATTACHMENT ONE**

#### **City of Canada Bay Comprehensive LEP**

The Draft Canada Bay Local Environmental Plan (LEP) 2011 is currently on public exhibition. The LEP provides the legal framework to guide planning decisions in the local government area.

#### **Rhodes changes**

- The definition of gross floor area and height of buildings have been changed to adopt the Standard Instrument definitions.

- Where relevant, the permitted floor space ratios have been adjusted to accommodate the new definition (i.e. includes common areas in gross floor area).

### **Rezoning**

- The draft LEP includes 36 separate rezonings throughout the City of Canada Bay.

Large rezonings include:

- Canada Bay Club;
- former Five Dock Bowling Club;
- change to the zoning applied to Breakfast Point; and
- the introduction of an environmental zone on land affected by threatened species or endangered ecological communities.

### **Reclassifications**

- The draft LEP includes the reclassification of 106 parcels of land to operational and 3 parcels to community.
- The reclassifications are proposed for a number of reasons including:
  - Incorrect classification in the transition period at the commencement of the Act.
  - Correctly classifying land utilised to carry out the functions and operations of Council such as drainage reserves and depot sites.
  - Sites identified for possible future redevelopment, sale or lease.
  - Sites to be reclassified to community are identified for public use.

### **Exhibition**

- LEP is on exhibition until 24 February 2011.
- A special website has been created to enable online consultation and provide the community with an easy way to access the exhibition material. - [www.canadabaylep.com.au](http://www.canadabaylep.com.au)
- Submissions can be made online through the LEP website and are also welcome by email at [lep@canadabay.nsw.gov.au](mailto:lep@canadabay.nsw.gov.au), by fax to 89911 6550 or in writing addressed to the General Manager, City of Canada Bay, Locked Bag 1470, Drummoyne, 1470.
- The documents are also available for viewing at the Canada Bay Civic Centre, 1a Marlborough Street, Drummoyne or at Concord or Five Dock Libraries.
- Anyone is welcome to contact Council's Strategic Planning team who are happy to answer questions on the draft LEP - 9911 6410.