

Northbridge Progress Association Inc.

Minutes of General Meeting held at Northbridge Golf Club on Wednesday 7th June, 2017 commencing at 7:45 pm

- Present:** As per attendance book (18 members; 8 Visitors)
- In attendance:** Brian Emanuel - North Sydney Bay Precinct; David Forrester and David Gulson - Belle Property, Northbridge.
- Apologies:** Angelos Frangopoulos, Grant Sheldon, Randal and Marillyn Stewart, Max Menzies, Fiona Daunt, Christopher Komor, Michael Condor, Malcolm & Penny Lye, Bruce Wilson
- Declaration of Proxies held:** The Secretary noted receipt of 3 proxies, made out in favour of the Chair, from Angelos Frangopoulos, Christopher Komor and Bruce Wilson.
- Quorum:** The Chairman noted that a quorum was present

Chairperson's Welcome: The Chairman, Rob Coote, welcomed members, guests and visitors, especially Brian Emanuel from Bay Precinct, North Sydney and David Forrester and David Gulson from Belle Property - Northbridge

SPECIAL GENERAL MEETING OF MEMBERS

NPA CONSTITUTION

The Chairman explained that the new Constitution is needed due to the Department of Fair Trading having updated the Associations Incorporation Act 2009 in September 2016. The amendments cover terms of office bearers, electronic voting, etc.

Special Resolution: "that the current rules of the association be:

1. rescinded; and
2. replaced by a new constitution of association, as presented, which would comply with the requirements of the Associations Incorporation Act 2009"

Proposed by John Chase and seconded by Matt Judson. Voting was nem con.

RESOLVED that the Special Resolution is accepted.

The Chairman outlined that all paid up members had received or had had access to a proposed Revised Draft Constitution for the Association.

The Chair then advised that a Motion had been put forward by Michael Conder (member) for the following amendment -

Motion for Amendment to the Draft Revised Constitution

"that Clauses 44 (3) (e) and (f) of the draft revised Constitution, as put to Members, be deleted".

The Chairman explained the reason for the Amendment.

Proposed by - John Chase

Seconded by - Marion Feibush.

For: Unanimous.

RESOLVED that the Motion for Amendment as outlined be accepted.

The Chairman outlined that several definitions in the Draft Revised Constitution also needed correcting due to incorrect referencing.

Motion of Amendment to the Draft Constitution:

(a) "that the following definitions be amended:

- Associate Member - has the meaning in accordance with clause 2a
- Member means a member of the association in accordance with clause 2".

Proposed by John Chase and seconded by Azar Kassis. Voting was unanimous.

RESOLVED that the Motion for Amendment be accepted.

RESOLVED that the Revised Constitution of the Northbridge Progress Association, be accepted.

Proposed by: John Chase

Seconded by: Matt Judson

For: Unanimous

The General Meeting resumed at 8.00 pm.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Proposed by Matt Judson and seconded by John Chase

"that the Minutes of the General Meeting on 9th March 2017 be approved".

Voting was unanimous.

RESOLVED that the Minutes of the General Meeting on 9th March 2017 are approved.

MATTERS ARISING FROM PREVIOUS MINUTES - There were none

OTHER COMMUNITY ISSUES AND GENERAL BUSINESS:

Floodlighting in Tunks Park

The Chairman introduced Mr Brian Emanuel, North Sydney Bay Precinct (the Cammeray side of Tunks Park).

Mr Emanuel explained that in 2015 North Sydney Council prepared a Development Application seeking to floodlight the sports fields in Tunks Park to enable sporting activities there at night. However, they deferred it in 2016 because there was very significant community opposition. They have now called for a Plan of Management for Tunks Park which would establish a vision and identify clear objectives and directions for its use and maintenance. This is of interest to the people who live on the Northbridge side as much as those on the Cammeray side.

He said Tunks Park is an important open space of 13 hectares stretching from Long Bay to Alpha Road consisting of expansive open lawns bordered by bushland and residences. There are sports fields for playing cricket in summer and all forms of football in winter. It is also used extensively for exercising dogs. As it forms a natural amphitheatre at the foot of the valley, noise travels upwards to the residences and this is what makes it very different to other sporting venues. For example, Northbridge Oval and Cammeray Oval are both situated on the crest of a hill, so the noise impact is far less.

He said the impact of floodlighting, which could be on up to 10pm, would be intolerable. Not only would the noise and traffic be greatly increased but the grass lawns would

probably have to be replaced with artificial turf. All this would mean destruction and damage to fauna and flora.

On a positive note, Mr Emanuel would like the consultants to take these considerations into account and find out what measures could help protect the environment and the functionality of the park. The Bay Precinct want “harmonious use” to continue, but they believe increased use of the sports fields to such an extent is not harmonious. He believes the reason the Council wish to increase the amount of time available for sport by using the park at night is because the number of playing fields cannot be increased. However, he does not believe any compromise is possible and as an alternative to sport, the Bay Precinct would prefer to see more bushwalking paths, market gardens and community gardens.

In answer to the question, “why has this come back on the agenda now?” Mr Emanuel replied that North Sydney Council wants the community to be heard, given that there was such opposition last year, before amalgamation takes place and all the confusion that will result from that.

When asked, “why not use Tunks Park at night, given the shortage of sports facilities?”, Mr Emanuel again referred to the effect of the natural Amphitheatre channeling noise upwards to the residences and said that the people who live there already have to keep their doors and windows closed when sport is being played, currently mostly at weekends in the daytime. He added that bad language and the sound of whistles is particularly harsh. If they also had to endure this at night, it would have a very negative impact. Secondly, the site is difficult to access so the extra traffic would create more noise and parking problems. Thirdly, the wildlife would suffer through loss of habitat. He believes no decision can be taken by North Sydney Council until all these issues have been addressed and solutions found.

Finally, Mr Emanuel confirmed that he would like the NPA to support the Bay Precinct in opposing the proposal to floodlight Tunks Park. The Chairman thanked him for his very clear and detailed presentation and said that after further discussion and consideration, the NPA will be in contact.

Western Harbour Tunnel and Beaches Link – Tunnel under Northbridge

Some of our members have attended Information Sessions in various locations, but many of us are still unaware of how, if at all, this 7 kilometre tunnel at an average depth of 90 metres below the ground will affect Northbridge. The tunnel will run beneath Clive Park, Sailor’s Bay Road and Bicentennial Park to Reserve Road. It is not expected to have much effect on traffic using Strathallan Avenue and Sailor’s Bay Road.

Chairman, Rob Coote said that one question on everyone’s mind is how real estate values might be affected. Rob explained that a representative from the RMS confirmed that property owners wanting to excavate to enlarge their property should put in a development application to the Council in the normal way and the RMS will give the go ahead. Rob also explained that when owners wish to sell their property they must declare the tunnel below. David Forrester and David Gulson from Belle Property were invited to give their opinions and answer our questions.

The two estate agents stated that property values are affected by anything which diminishes lifestyle, especially over time, eg building sites with heavy trucks carrying away soil and rock, smoke stacks, etc, or anything which affects what you can do with the land. As this will not be the case with the tunnel, they can see nothing obvious to cause concern and the likelihood is that there will be very little or no impact on house prices. They said that the rail tunnel between Chatswood and Lindfield, a similar project, has not been a problem. However, building over an easement, if there are restrictions, could matter and in that case, it would depend on the way the tunnel is built. There is already a Caveat on (Land Registry) searches and it has made no difference. Large scale excavations, such as underground car parks, give owners a lot more to worry about.

The Chairman thanked Mr Forrester and Mr Gulson for speaking and giving their ideas on the effect of this huge and important project.

A short general discussion followed. At this stage, the geophysical survey is being carried out – Bega Road near Woonona Road is one site – and the picture will be a lot clearer early next year when engineers will be able to give the exact route. Matt Judson drew attention to the excellent RMS website which has an interactive map showing peoples questions and information from the RMS. He said it is also possible to ask questions and they will reply to you by email. Many different specialists can answer various types of questions, eg pollution, technical, etc. Matt also reminded the meeting that there is still one more Information Session at North Sydney on 13th June.

Request for a Sign “Northbridge”:

The Chairman reported that Max Menzies had proposed a motion:

“in view of the failure of Willoughby City Council to erect a “Welcome to Northbridge” sign in Strathallan Avenue, after you have crossed the bridge from Cammeray, that the NPA Committee be requested and directed to arrange for the installation of such a sign”.

Discussion revealed the following:

- This was previously requested in 2013
- Another option is to wait until after amalgamation;
- The preferred site is directly in front of a private property.

After much discussion, an amended Motion was proposed –

Motion

“that members in attendance request the NPA Committee to investigate the cost and location for a suburb sign”.

Proposed: Ron Hicks

Seconded: Matt Judson

Voting: For: 17; Against: 1

NEXT MEETING

The next General Meeting is on Thursday, 7th September, 2017.

The Meeting closed 9.00 pm

Chairperson: Date: