

Waterways Owners Corporation – Committee



Committee Minutes

Date: Tuesday 26th July

Time: 5.30 PM – 7.30pm

Place: Via Microsoft Teams

1. Procedural Meeting Commencement

1. Attendance

Present: Alex Martin, Janine Wade, Emilia Fabos, Simon Thompson

In Attendance: Julie McLean representing Ace Body Corporate Consulting & Sheng Yi Yu representing Cortese Architects

Apologies:

Committee Vacancies: 3

2. Appointment of Chairperson and minute taker of the meeting.

Chairperson: Alex Martin

Minute taker: Julie McLean

3. Entitlement to Vote & Quorum Declaration

As there were 4 out of 7 either in person or by proxy present at the meeting a quorum was declared. All members present, were entitled to vote.

4. Conflict of Interest - Item 3 – Janine Wade, Janine abstained from voting on item 3.3

2. Acknowledgements

The Committee would respectfully acknowledge the Bunurong People of the South-Eastern Kulin Nation, who are the Traditional Owners of the land on which The Waterways is located and pay their respects to their Elders past, present and emerging.

3. Landscape amendment application

3.1 Sheng Yi Yu will provide guidance on landscape amendments, paint colours and fences and things to consider. Sheng Yi gave an overview of the history of the planning overlay, the link to the design guidelines and the flexibility of some of the guidelines. He noted that the estate is now mature and reinforced when making decisions:

- *Consistency* – in keeping with the guidelines and what has been approved over time and only applications that have Council approval (or in principle approval subject to owners corporation endorsement) for planning amendment.
- *Amenity* – does it improve how the property looks – either because it helps the property looking good (easier to maintain) or aesthetic features, will the improvement add value, benefitting the estate as a whole.
- *Common Sense* – aligning and adjusting to changes of building requirements, personal & property safety, solving legacy issues and reasonable cost.

In line with the design guidelines and Council policy of one crossover/driveway per lot, the owners corporation would not support an application for a 2nd crossover or a second driveway, unless it relates to an existing legacy crossover.

3.2 Review of report of existing 2nd driveways incorporated within the front/rear, in summary highlighted the number of 2nd drives without approval in existence for at least 14 years and relate to legacy 2nd crossings installed by the developer :

- 1 Lot has a 2nd drive straight up to the side fence
- 1 Lot has a Circular driveway
- 5 x Corner Lots with 2nd crossings to side fences and into backyard.
- 3 x houses 2nd Crossovers without a connecting driveway.

The report also details those lots who have widen their existing driveway to connect to the side fence or to allow additional parking spot.

Council is aware of these breaches and is in the process of contacting some or all of the lot owners concerned. Council has also recognised the passage of time, without enforcement by them and that there is some flexibility by way of exemption to approve 2nd driveway crossings, if the owners corporation agrees.

3.3 Consider Lot 7 landscape amendment after consideration of items 3.1 & 3.2.

The application for landscaping amendment for Lot 7 was reviewed and noted that this one of the 3 remaining lots with an existing legacy crossover that has been there since 2002.

It was resolved to approve the landscape amendment to Lot 7 on the following basis:

- Consistency – one or more lots have approved landscape plans and exemption from Council. Council has indicated that they will consider an exemption to allow the crossover to remain, if the owner corporation supports the landscape amendment.
- Amenity – The principles of the design guideline rations of much/garden beds & plants will still be met.
- Common sense - currently the crossover going to nowhere looks unfinished and connecting the existing crossover with a driveway will complete the picture. The proposal reduces the ongoing maintenance which in turn will assist in the property looking good.

Janine Wade abstained from the vote.

4. Confirmation of Committee Ballots

Date	Motion	Outcome
13/6/22	The minutes of the meeting held <i>Tuesday 24th May 2022</i> are <i>true and correct.</i>	Passed

5.

5. Review of Financial Statements

5.1. Investments: June Term deposits to roll over.

5.2. Other Matters – budget – Janine and Simon will review proposed budget to consider next meeting

6. BDL OC Rules & Guidelines

We will updated the community on the advice on BDL advice in the next newsletter (due end of August), summarise the key points and post the current letter of advice on MyCommunity.

7. General Business – Open Forum

7.1 Newsletter – two points – BDL advised not to change the design rules and they are part of the design overlay and planning laws. 2nd we are able to spend money on community amenities that benefit the people.

8. Meeting closed at 7.30pm. A number of matters were deferred for ballot or until next meeting 23rd August at 5.30pm.
(18/10/22 (AGM), 8/11/22, 22/11/22, 31/1/23)

Chairperson:  Date:23/8/22

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