

# THE SNAPSHOT

## HAYBERRY PRECINCT NEWS



### HAYBERRY PRECINCT MEETING ACTION NOTES 11 OCTOBER 2022

Location the Citadel, Hayberry Street.

Attendees 17 Apologies 47

#### DISCUSSED

##### **1. Children's Play area St Leonards Park:** Has commenced

However a proposal was made the day following the meeting by a resident of Carlow Street that the area of St Leonards Park with the boundary of Falcon Street and Miller Street be secured and made safe with a wrought iron fence. This was a proposal made years ago when the changes to the park were on public exhibition.

##### **2. Rectification work to make good the Park environment behind the Greens:** If and when the Western Harbour Tunnel goes ahead.

Council advised that these works will not be the responsibility of Council but by the State Government and the contractors appointed to complete and make good the "open cut" for the Western Harbour Tunnel

**3. Dogs:** One attendee raised the issue of dogs off leash in the park and on local streets and the issue of faeces that dog owner do not pick up. Several dog owners at the meeting agreed that a faeces being left is a critical issue. It was also concurred that poorly socialised dogs are an issue for people who find dogs jumping up can

be disturbing and frightening. This occurs in the surrounding streets too.

The convenor DM reported that he had several years ago sort Council help in various way by writing to registered dog owners and putting in signage reminding dog owners of their responsibilities to “pick up” but Council refused to help resolve the issues.

**Meeting consensus** was that DM would write to Council and Councillors raising the issues.

A proposal was made by a dog owner and resident of Carlow Street made the day following the meeting that perhaps council should establish a specific fenced dog area for owners who have less well behaved and socialised dogs a free running area within the park that would be fenced

**4. Green Waste:** “FOGO” (Food Organics and Garden Organics) a third bin proposal for council was discussed. Councillor Santer committed to provide further information in the meanwhile here is what I have found

Link <https://wagga.nsw.gov.au/services/waste-and-recycling/household-waste-guides>

**Meeting consensus:** A good idea

#### **5. Combined Precinct meetings.**

Raised by an attendee; that CPC (Combined Precinct Committee) meetings should be open for all people within the North Sydney LGA to attend as observers. .

Davie Macdonald (Convenor) gave undertaking to propose this at next CPC meeting and

- a. The CPC might take the form of a citizens assembly and
- b. Meetings should be an open forum to enable anybody from a Precinct of the North Sydney LGA be able to attend as observers and also while in attendance would be able to advise on matters being discussed at a CPC meeting via their representative.

**Note** In the past pre 2019 a precinct was able to attend with any of its members who wish to be present and who might act as a consultative committee on matters brought before the CPC without notice that has not been discussed at the our precinct prior to such CPC meeting.

### **No objections raised**

Note: Hayberry Precinct has 2 votes at any CPC meeting however if only a single person attends only a single vote will count.

### **6. 210-270 Pacific Highway Planning Proposal**

Motion after extensive discussion.

“Hayberry Precinct objects to the proposed planning proposal Precinct unanimously objected to the increase in allowable height from 8 stories as shown in the Public Exhibition of draft 2036 plan to the 13 stories”

### **Reasons Statement included with objection**

The attending members expressed concern about the significant increase and revision of the height had no public involvement or consultation. Hayberry Precinct objects to the planning proposal because:

- 1) It is too bulky
- 2) It is out of scale with the surrounding Streetscape
- 3) It would present as a long wall of Development facing Pacific Highway
- 4) Has no gaps between buildings as currently exist between buildings
- 5) Setbacks from podium are insufficient
- 6) Will increase overshadowing to Residential areas west and south
- 7) Will set a precedent for other development in Crows Nest”

The motion was sent directly to Council Neal McCarry Team Leader – NS Council Policy and will also be sent to all councillors

\*Another concern raised by members originally at a Precinct meeting held Aug 30 2022 and at the latest meeting was the lack of sufficient vehicle parking to accommodate employee's, tenants and visitors (much intra state) vehicles which will increase pressure on surrounding streets. The following will be discussed at next meeting

\*[See link: North Sydney Development Control Plan 2013 DRAFT AMENDMENT Car Parking and Transport](#)

## **7. Changes to Garages adjacent to Hayberry Precinct Laneways.**

Concern was raised about DA's (Development Applications being made) to make changes to Garages that front lane ways but impact adjoining residences by raising height to accommodate "storage space" causing overshadowing to adjoining gardens. These changes also can ultimately be used flying under the radar as additional accommodation. Often such Das have resulted in some very ugly building not in sympathy with the local architecture

A Unanimous motion was agreed as follows:

"Hayberry Precinct is concerned about additional height being proposed above garages fronting laneways for use as storage areas. These create higher structures which increase overshadowing of neighbours properties. This is a significant issue since most laneways run east to west, so any buildings on laneways cast shadows on mornings and afternoons."

Attachment 1 and 2 examples of objections made regarding similar DAs

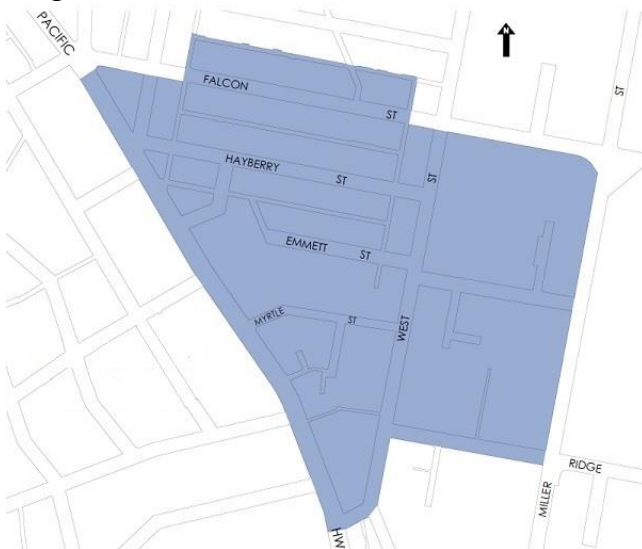
## **8. "5 Ways Development" Address: 9 - 11 Falcon Street**

A brief discussion was held regarding this Planning Proposal. The convenor understood the Council accepted 8 storeys which is also acceptable to the Precinct, however the reality is. The reality is the number approved by the Regional Planning Committee is for 16. Originally the developers had a proposal for 33 storeys.

Link to current Planning Proposal <https://bit.ly/3DsiL7W>

**9. Precinct Weighting** Raised by Councillor Santer who had proposed this change at the preceding Council meeting which was accepted. The matter was deferred due to time constraints for discussion at the next Precinct meeting as there are arguments to be heard for and against for discussion at the next Precinct meeting. See attachment 3 from Council Minutes

NEXT Meeting 15 November



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