

Parks Precinct Committee

Meeting Minutes 20 July 2022

Meeting was held on Zoom

Meeting Opened at 7.09 pm

1) Attendance and Apologies

Attendees as per attendance sheet

Apologies - Guest Speaker, Dr Ian Hoskins

2) Confirmation of Minutes (on NSC website) and matters arising:

Minutes of the previous meeting were considered.

A motion was moved by CT to accept the minutes of the previous meeting, seconded by BB and carried unanimously.

3) Matters arising from the minutes:

Save Cammeray Park Banners

NSC has produced a series of banners alerting residents of the ruthless destruction of mature Golf Course trees. It was noted a banner has now been positioned on the Croquet Court fencing (Corner of Ernest St and Park St) and new banners are flying on the flagpoles on the meridian strip opposite Big Bear and an additional one at Ernest Street entrance to St Leonards Park.

CT suggested that it would be more effective to have signage affixed in more prominent positions and suggested we affix a banner or corflute poster to private residences in the area.

SM put a motion that we ask NSC for permission to affix appropriate corflutes on private property fences and walls. Motion was seconded by BH

4) Guest Speaker Dr Ian Hoskins – unfortunately unwell and unable to attend.

5) Development Matters: Woolworths site, Rangers Rd:

Presentation from MTJ - Chair of Willoughby Bay Precinct MJT walked the meeting through a presentation raising awareness of an early-stage Planning Proposal by Woolworths to change local zoning in order that they can proceed to a DA to build a large new Woolworth's supermarket plus speciality shops in Rangers Road and Yeo Street. Current zoning allows a development height of 16M (ie 5 storeys) and Woolworths wish to increase height zoning to 40M.

Woolworth's is proposing a public plaza, and a 12-storey building including 91 apartments and 350 car spaces.

MTJ suggests if this proposal is approved by NSC it will increase land value approx. \$100M. MTJ is hopeful that NSC won't approve but note that Woolworths can go direct to Dept of Planning and ask for the re-zoning which will enable a DA to proceed. PH suggested this overdevelopment would provoke a battle for custom between Coles and Woolworths and will set a precedent for development by Coles. The Precinct Committee believes the real cost in terms of overdevelopment and environmental impact has not been considered.

CT stated that

CT proposed a motion that the proposal should be rejected on the basis that the proposal for 6/22 1-5 Rangers Rd requires an excessive scale, density and height inconsistent with the continuance of Neutral Bay Village. The effects of overshadowing and traffic generation amongst others would result in a serious loss of amenity for residents. There are deficiencies in the supporting documentation for the proposal which need to be addressed.

Seconded by BB and unanimously accepted

- 6) **SM, newly appointed Combined Precinct Committee Co-convenor** gave a short overview of matters arising from the recent CPC Meeting which were: Cammeray Park (see below), the new Woolworths proposal for Rangers Road (see above) and changes in local zoning.
- 7) **Save Cammeray Park Project/Western Harbour Tunnel & Beaches Link Update**

Short Overview of Combined Precincts meeting with Tim James MP (Member for Willoughby) to be held on 7 September 2022

- **Loss of Green Space** – That Berry's Bay would not be a suitable recompense to locals for the loss of 1.5ha of the Cammeray Park to the WHT project. Tim would like to see a continuous green space from Anzac Park to Jefferson Jackson Reserve. Tim wishes to see this green space returned to the community at the end of the project.
 - **Replacement of Trees** – The commitment is to ensure that every mature tree removed for the works is replaced by two medium sized trees (ie not saplings)
 - **Putting the permanent 'work and operation sheds' underground** – 'That's just frankly, the right thing to do'
 - **Place Design and Landscape Plan** – Tim will push for greater utilization, access and openness to the broader community.
- a) **Proposed building of 2 x air stacks** – These air stacks are purportedly to be built on the island in the middle of the freeway. They will be 30M high from ground level.
 - b) **Proposed building of 2 x 7 storey workshops** – these permanent workshops will be approx. 20M high and will house the motors which drive the fans in the expressway. The workshops will be built within the existing work area on the edge of Ernest Street to the site of the existing lake.

c) Reduction in Golf Course Size

The existing golf course will be reduced to a Par 27 (ie 9 Par 3 holes for faster family friendly golf). Any land that is unutilised in the revised layout will be returned to the community as playing fields.

d) Proposed enclosure of newly designed golf course with a fence

It seems that not all the golf course will be fenced but it apparently Cammeray Road will be included in the fencing area.

- e) **New Pedestrian/Bike Path** – CT raised the issue of the combined pedestrian/bike path and has requested council to find a way to divide the walking path from the bike path due to safety issues which may be caused to walkers as a result of bike riders cycling at high speed. SM advises this ‘temporary’ bike path will be permanent.

RF suggested Parks sends a letter to the following people to raise public awareness: North Shore Times, and local politicians. CL suggests we also send to the new Environment Minister – Tanya Plibersek and further suggestions were Kylea Tink and Peter Fitzsimmons. RF suggested also sending the PowerPoint presentation of photos of the destruction during the supposed ‘early works’ at Cammeray Park

GD suggested attaching a Word format pro forma letter to send to Parks Precinct list as it is more effective for each resident to send their own direct emails rather than just send one from the Parks Precinct. RF advised he would provide a PDF of his Cammeray Park presentation to anyone who wishes to use it. After the meeting the presentation was distributed to the mailing list.

General Business

Update on Save Our Parks Group (SOPA). CT attended a recent zoom meeting on behalf of Parks Precinct with SOPA representatives Sinclair Hill and Tim James. Tim James promised to report back to the community at the next open meeting to be held at NSC on Sept 7, 2022. CT advised there ‘may’ be a possibility of a green bridge between Anzac Park and Cammeray Park. Tim James would follow up on traffic modelling as it appears construction will draw more traffic into Berry Street. Sinclair Hill stated the best way to support Tim James to support the CP project was to keep writing individual letters to Tim and give him as much substantial ammunition as we can.

CT stated that Residents of Parks Precinct have expressed anger at the devastation of their much loved Cammeray Park and they strongly request that NSC and Tim James MP continue advocacy for :

- Full restoration of the site,
- Green Bridge connectivity between Anzac Park and Cammeray Park,
- Undergrounding of Services facilities.

Closure of Ernest Street entrance to the Harbour Bridge

CL asked why this entrance was going to be closed. CT advised she was under the impression they were creating more lanes on the HB.

Meeting adjourned: 8.20 pm

Next Meeting: 7.30 pm on Zoom

Wednesday 24 August 2022