

MINUTES OF REGISTRY PRECINCT COMMITTEE MEETING HELD WED 31 AUGUST 2022 - ON ZOOM

ATTENDEES- 13 [SW, MW, MA, MDS, AG, CB, KH, CJ, SR, BC, TC, TIM, JB]
APOLOGIES- 10 [IC, BD, ND, BD, IH, PB, TC, GT, JD, DD]

ATTENDEES FROM BRIDGEVIEW PRECINCT AREA AT REGISTRY PRECINCT IS ONGOING - AS IT IS INACTIVE.

FEEDBACK FROM THE CPC

Feedback on ZOOM Meeting with TfNSW at CPC

6xTfNSW staff attended and refused to admit how many trees would be going- claimed unsure.

Mr SM, CPC Chair, also asked TfNSW for:

- Traffic modelling for roads leading into the WHT as well as
- Traffic Modelling for door to door traffic and
- Traffic Modelling for Pedestrian traffic.

Ernest Street Ramp Issues - were raised and Taken on Notice.

Beaches Link- They said they are waiting for approval - expected in a few months

Talked about Berrys Bay- Master Plan, there is a Group formed - PDLP (Place Design & Landscape Plan) available

In Waverton, Early Work for Temporary Power is underway.

There are three different portals on the website that provide info.

NSC A/G GM: ROB EMERSON TALK

The A/General Manager spoke for 30 mins on the Cammeray Park Issue.

Cut-n- Cover over the Buildings was briefly discussed

Re the drastic TREE LOSS- He said it was 450 .but another 150 trees will likely go

TfNSW do not need to consult with Council about where the trees are planted - NSC is just the observer.

TFNSW have said that they will review how they are doing things . We are being run over at Council level. Mr Emerson is hopeful of mitigation

NSC still officially opposes the WHT-NSC Slogans have been : "*Now you see it Now you don't*"

BERRYS BAY TfNSW are now reneging from transferring over the adjoining land that they said they would. They are saying they want to retain the lease on that land around Berrys Bay.

RE CAMMERAY PARK/GOLF COURSE

The Cammeray Golf Course Fairways Lease expires in 2026. This Lease is with the Council as Land Managers.

NSC are working on a Masterplan for Cammeray Park. Locals reported that local Member Tim James was critical of this. NSC are working on what is the best use of this space/land: as public open space, or what beyond the WHT. NSC do not want to renew the CGC lease until the Review is done.

The CGC Clubhouse Lease has expired. This Lease is direct with the Crown & not the Council.

NSC want the Clubhouse lease & the Fairways Lease NOT to be renewed with the Golf Club at this stage. NSC have been negotiating with Politicians and R. Stokes agreed that the CGC need to negotiate with the Council not the Crown, but will they?

As TfNSW are in process of rebuilding a Golf course it will cost a lot of money to reconfigure it from a Golf Course. NSC Acting GM said that the NSC position is don't redesign and start reconfiguring it now.

It will be a 9 hole course. It will only cover two thirds of the current site in future. 15k sqm of 45k sqm will **never** return to Council - it will be used for infrastructure, roadways, buildings etc. The NSC General Manager is continuing to speak to Politicians, Ministers and trying to negotiate.

NSC have filed an action in the Land & Environment Court for land lost on a temporary & permanent basis.

FEEDBACK FROM CPC ON THE NORTH SYDNEY OLYMPIC POOL

Original Pool Budget was \$61,657k. But there have been many costly variations. Price went up due to: Variations arising from Pricing, Time, Qualifications by Builders etc. December 2023 is likely finish date now. Blame Covid, wet weather; supply chain issues; Design Clarifications; & the state of what they found under the Pool. It has a very good Project Manager but likely to be \$10m or more.

In the past 2 months, the A/GM & the Mayor, Cr Zoe Baker have been working closely together pulling apart the Project- cannot change the Design as that is tied to the signed contract. So they can only look at getting a quality build and how will they fund it without sending the Council broke.

- They have reviewed the Governance & Reporting Structure and an External Probity Officer is involved now.
- They have engaged a Property Legal to review the Leasing arrangements to ensure that they are not exposed to financial claims from the Leasing arrangements with say Ripples & Aqua Dining for delay
- They even did an asset review of ICON - worried they could go belly up - with so many construction companies crashing.
- Doing a Business Plan Review of operating costs.
- Long Term Financial Model - NSC looking at alternative forms of revenue that could be generated and how can they improve.
- Problem was that there was not enough transparency previously, so Mayor Baker will soon be out there talking to the public, addressing the community, explaining the Project and how they will deliver it
- THERE WILL BE NO CUTTING BACK OF COUNCIL SERVICES.
- There may be a delay in: Capital Works and different ways of managing expenditures going forward.

WESTERN HARBOUR TUNNEL-ENVIRONMENTAL CRISIS @ CAMMERAY PARK

Precinct discussed the heinous devastation at Cammeray Park area.

SR took photos yesterday that are very graphic and disturbing and distressing for locals.

- Locals have been querying if there is a conflict of interest with Tim James being the new Patron of Cammeray Golf Club & the local member dealing with community fury over what is happening at the Golf Club, and the Club negotiating direct with TfNSW instead of referring TfNSW to North Sydney Council as Land Managers of the Crown.
- TfNSW are carrying out Noise Abatement Works as well as Dilapidation Reports in Cammeray Ave now but no word if that is also happening in Ernest Street between Miller & Ernest Street overpass yet.
- An Attendee complained that: The drastic level of the Tree removal has led to a total lack of shade which has created problems for users of the Football Field at Cammeray Park .
- **ACTION:** Precinct wants the local member Tim James to take an actual physical walk from Anzac Park to Cammeray Park, preferably with the Premier of NSW, Mr Perrottet to obtain a first-hand appreciation of the scale and nature of the devastation. Locals will raise this on 7 Sept at Hutley Hall Meeting with Tim James.
- **ACTION:** Can NSC please ask TfNSW to provide some shade for the Football Field given that they have created the problem by their actions to remove the trees and given that summer is looming.

3 SEPT BAY PRECINCT MEETING @GREEN PARK- 1.30-3.30 to highlight the plight of the Park and rally locals together. Politicians and prospective candidates have been invited to attend. Precinct attendees were reminded to attend in force. **(Cancelled due to bad weather – rescheduled for 10 Sept)**

TRAFFIC & MANAGEMENT CONSTRUCTION IMPACTS

SR advised there is heavier vehicle traffic along Lytton Street now.

SAVE OUR PARKS ALLIANCE [SOPA] & SPECIAL PRECINCTS MEETING WITH TIM JAMES Wednesday 7 September, 6pm @ Hutley Hall- Precinct reminded attendees to put this in their diary and attend. Flyer being leafletted next weekend. Registry are partnering with Bay, Parks, Brightmore & Willoughby Bay in this event as part of an endeavour under SOPA.

RE: DA 248/22- RE CAMMERAY SHOPS. 451 Miller Street, Cammeray

Demolition of existing buildings and works and construction of a mixed-use building comprising 12 units and one retail premise, with a basement, landscaping, and associated works. Precinct expressed grave concerns that the Council was not requiring the Developer to maintain the current facades.

ACTION:-See attached submission at Attachment 1

ANZAC PARK GARDEN ISSUES

NSOOS are providing two free bulk bags of gravel for the flooded and damaged pathways in the Community Garden. This assistance is much appreciated by the volunteers and NSC.

We continue to need more regular volunteers for the work in the garden.

OTHER ISSUES

- HOMELESS SLEEPING ROUGH IN MILSONS PT & KIRRIBILLI recently- While largely a State issue, there needs to be more Affordable Housing and Refuges etc. Precinct members were saddened to hear that this was increasing and asked for more information from Council on Council strategies and actions.

ACTION: Precinct invites Council to please send a Housing Rep to address Precinct on this issue at its 26th Oct 2022 Meeting at Ros Crichton Pavilion.

- BC advised that no work has begun on the building slated for Affordable Housing at 287 Miller Street Cammeray yet.
- **WATER LEAKS IN TWO DIFFERENT STREETS - 212 Falcon St [running down Lytton St] & one at 10 ABBOTT ST, CAMMERAY-** SR advised that the Falcon/Lytton st leak has been pouring out water full bore for past month and MDS confirmed that the Abbott st Site had a similar issue.

ACTION: Can NSC please get Sydney Water to schedule these two sites at a higher priority as water is just pouring out all day long?

- Hole in grassy verge along pavement in front of 8 Abbott Street -

ACTION: Precinct thanks NSC Staff for attending to this long standing safety issue- the pavement there is a thoroughfare for access to the NORTHS Club and gets a lot of foot traffic daily at all hours and at night that deep hole was a real danger.

- MOSMAN HOME MOVING TO MUDGEES- Other conservation groups in the LGA were impressed with the recent moving of this heritage home to Mudgees and wanted support for this to be more of an option for under threat homes.

The next Registry Precinct Meeting will take place on Wednesday 26 October 2022 at 6.30pm at the Ros Crichton Pavilion.

SEE ATTACHED SUBMISSION RE DA 248/22

ATTACHMENT 1

**REGISTRY PRECINCTS' SUBMISSION- OBJECTION
DA 248/22
451- 453 MILLER ST CAMMERAY**

NB: Bridgeview Locals attend Registry Precinct as they lack an active Precinct.

Registry Precinct files its OBJECTION to DA 248/22 on the following grounds:

The DA proposal as it currently stands will permanently obliterate the prevailing character and charm of Cammeray Village and turn it into another bland repetitious monotone streetscape that we see in any suburb anywhere.

We strongly urge Council to require that the facades be mandatorily retained on that side of Cammeray Village as well as the line of height limit for all structures on that side. On this point, we refer the Council Planners to the residential complex adjoining the Independent Theatre, Miller St, Cammeray.

We should not have to ask the Council Planners to do this- they should be doing it as a mandatory requirement.

The scale of the DA is too large for that site and especially for that particular area of the street.

We object to the 1.2m breach of the current 13m height limit!

The height is just clearly not suitable for that site- it will sit higher than the immediately surrounding buildings..

If the if the developers are permitted to retain the height, then it needs to be stepped much much further back so as not to be visible from the street.

We have no opposition to more housing, just that it be done sensitively and sympathetically and not destroy the charm and visual aesthetic of our neighbourhood.

Based on the model from the SOE it appears that the proposal, clearly lacks the rhythm of the older buildings (eg parapet defining pilasters and castellation).

It also lacks the detail, grain and joyful expression of the older buildings (e.g. brick arches, bas relief, polychromatic brickwork etc.).

And it also lacks the quality and variety in the material pallet.

Re the Rear lane- its should not be entirely given over to servicing – is there a mid-block connection?

Council should please give due consideration to the subsequent development of neighbouring sites – particularly the isolation of the site to the north.

The character should not be bland and box like like, similar to the project across Miller Street, ...it should instead arguably should be sophisticated like the Mosman and Independent Theatre on Miller Street examples.

We submit examples of what Council should be requiring given the precedents out there already. See In Mosman, the example of a new development which copies the existing shop facade:

<https://www.theheatongroup.com.au/the-archibald-mosman/>

and again the Heaton Groups Project at <https://www.mosmancollective.com/court-approves-luxury-retail-and-residential-development-on-avenue-rd-see-whats-planned/>

Registry Precinct
3 Sept 2022