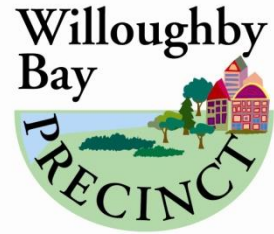


# **WILLOUGHBY BAY PRECINCT**

**PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM**



## **MINUTES OF MEETING HELD**

**THURSDAY 8th December 2022**

**COMMENCING AT 7.00 PM**

**ATTENDANCE:** 16 people attended the meeting

**APOLOGIES:** 6 were recorded

## **COVID-19 MEETING SAFETY PROCEDURES**

In accordance with COVID-19 meeting safety procedures, all attendees used the hand sanitiser, which was supplied and tables were wiped down before and after the meeting with the sanitiser. The COVID-19 signage was displayed. Social distancing was observed and no one reported feeling unwell. No unregistered persons attended the meeting.

## **ACKNOWLEDGEMENT OF COUNTRY**

## **MINUTES OF PREVIOUS MEETING**

Minutes for the 10th November 2022 meeting were adopted.

***Motion carried: 9 in favour, 7 abstentions, 0 against***

## **BUSINESS ARISING FROM THE MINUTES**

### **Woolworths Rangers Road Planning Proposal**

The Sydney North Planning Panel meeting to review Woolworths request for an increase in the 40 metre height limit was held 7 December 2022. The determination should be published in 1-2 weeks.

### **Draft DCP Amendment - Car Parking Rates**

Precinct Chair advised that Committee members from nearby Precincts are supportive of the DCP Amendment – Car Parking Rates including restrictions on car parking numbers in Neutral Bay and Cremorne villages for sites that are rezoned higher than the current height limit. This is in response to concern about the large numbers of additional car parking spaces which are being included in rezoning proposals such as the Woolworths Rangers Road planning proposal (350 car parking spaces, net increase of 250 spaces) even though the local road network is operating near capacity. The Neutral Bay and Cremorne villages are identified in the report to Council as having a Category 3 Public Transport Accessibility Level (the highest accessibility level). The suggested approach would be a sensible interim measure prior to finalisation of the Neutral Bay Town Centre Planning Study.

A resident suggested that reduced car parking rates should not apply where an existing supermarket is redeveloped, since a supermarket use generates significant demand for parking.

**MOTION: Precinct supports the DCP Amendment – Car Parking Rates and requests that it apply the High Accessibility Area car parking rates to any land in Neutral Bay and Cremorne having a Category 3 Public Transport Accessibility Level and which is rezoned to permit a maximum building height greater than that shown on the current (i.e. as at today's date) NSLEP 2013 Height**

of Buildings maps. Precinct suggests an exemption should apply to land that has an existing supermarket, in which case the current maximum parking rate of 4 spaces / 100 m2 GFA should apply for a supermarket use.

***Motion Carried: 15 in favour, 1 abstention, 0 against***

### **Building Concerns at 16 Davidson Parade Cremorne**

SOA – Item allocated to Council's Team Leader Building Compliance

#### **Brothers Park**

A meeting was held at the park with Council's HG and Precinct Chair has sent a request to Council for removal of the pine tree, trimming of the horizontal branches of the camphor laurel and for the northern embankment to be planted with native plants. It was made clear that the Willoughby Bay gardening group is not able to maintain this additional garden and that Precinct would want Council's Parks and Gardens to maintain it.

At the Streets Alive and Community Gardens volunteers Christmas drinks at the Coal Loader, Mayor Zoe Baker in her speech specifically thanked RL for her work for Brothers Park.

Refurbishment of the memorial to be pursued in the new year.

## **CORRESPONDENCE RECEIVED**

- Council's Response to Precinct's November 2022 Minutes

Building concerns at 16 Davidson Parade Cremorne

- **Traffic Committee Meeting (18/11)**

- ❖ Nil

- **Council Meeting (14/11)**

- ❖ **Item MM01** – Diverse & Affordable Housing – Parraween St Affordable Housing/Early Childhood Health Centre/Public Park Project

- ❖ **Item MM02** – Heritage Protection 82-88 108 Parraween St

- ❖ **Item 10.13** – North Sydney Olympic Pool Operations Report

- ❖ **Item 10.15** – 12-14 Waters Road Neutral Bay Voluntary Planning Agreement

- ❖ **Item 10.16** – Gateway Determination Refusal – Holt Ave Heritage

- ❖ **Item 10.17** – Heritage Review Report – Hayden Orpheum & Parraween St

- ❖ **Item 12.2** - Zoning of northern side of Parraween St – R4 high density residential to R2 low density residential.

**Precinct agreed with a resident's concern that any “downzoning” should ensure that the Parraween Street carpark affordable housing project is not affected.**

- **Council Meeting (28/11)**
- ❖ Nil
- **CPC Meeting (29/11)**
- ❖ CPC Meeting Minutes – Planning Proposal Process Presentation
- **Council Memoranda**
- ❖ 11 Nov – Precinct Operational Funding
- ❖ 15 Nov – CPC Agenda (29 Nov)
- ❖ 17 Nov – Planning Proposal 6/20, 45 McLaren St
- ❖ 29 Nov – Planning Proposal 9/22, 17-25 Falcon St
- ❖ 6 Dec – Willoughby Bay 2023 Meeting Dates

## **DEVELOPMENT APPLICATIONS**

12 Shellbank Parade Cremorne DA Plans  
 50 Tobruk Avenue Cremorne DA Plans

## **GENERAL BUSINESS**

### **Cremorne Plaza Upgrades - Community Engagement**

Monday's Council meeting will consider a report recommending design proposals for Cremorne Plaza and Langley Place be put on public exhibition until 15 March next year. Precinct will consider the design proposals next year before the cut off date. The report (with design proposals) is on Council's website: [www.northsydney.nsw.gov.au/Council/Meetings/Meetings/Meetings of North Sydney Council/Council Reports 12 Dec 2022](http://www.northsydney.nsw.gov.au/Council/Meetings/Meetings/Meetings%20of%20North%20Sydney%20Council/Council%20Reports%2012%20Dec%202022)

### **Neutral Bay Town Centre Planning Study - Community Engagement**

Monday's Council meeting will also consider a recommendation for community engagement on a planning study to replace the Military Road Corridor Planning Study which was rescinded in January. The study has been renamed the Neutral Bay Town Centre Planning Study.

The report proposes developing draft design options by February 2023 and carrying out preliminary engagement with focus groups (including Precinct Committees), landowners and Councillors between March and May 2023. The aim is to synthesize inputs for a draft document by September 2023, put it on public exhibition for at least 42 days, before finalising the Planning Study for Council to consider.

### **Wonga Road Sink Hole**

RL to contact Sydney Water on this ongoing matter.

### **Concerning 5 Ryries Parade**

A resident expressed concern about the disharmonious and unattractive built form of the first floor addition at 5 Ryries Parade and enquires whether it is in compliance with the DA and Council building regulations generally.

## **Environmental Reference Group**

PW reported that the Environment Reference Group's November meeting resolved to approve reports as follows:

- 1 RecycleSmart program trial for collection of items difficult to recycle and for residents to transport.
- 2 Compostable waste trial
- 3 The case for Carbon Offsets by Council to boost its goal of carbon neutrality by 2030.

In regard to 1 and 2, the resolutions on the trials were made following discussion on cost and efficacy of both. In regard to 3, ERG had previously passed a motion as to air travel and other matters. Precinct also notes that France has now banned sub 2 hour air travel where other travel means are available. ERG also agreed that Council's Environmental Services (Waste) Director investigate the managed disposal of weighty vaping waste by deposit or other means.

Precinct members discussed the loss of the option for soft plastics recycling through Coles and Woolworths.

**Precinct asks if Council's Environmental Services Director can advise if Council is aware of any local steps taken or imminent to fill this gap and enable residents to recycle soft plastics so they do not aggravate bulk to landfill?**

### **Vote of thanks to Precinct Chair & Committee**

A Precinct member raised a vote of thanks to the Chair, Committee and all who have assisted for their work over the past year.

Meeting closed at 7.40pm followed by the Christmas Party

Next meeting will be on Thursday 9 February 2023

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