

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



**MINUTES OF MEETING HELD**  
**THURSDAY 13th April 2023**  
**COMMENCING AT 7.30 PM**

**ATTENDANCE:** 11 people attended the meeting  
**APOLOGIES:** 7 were recorded  
**GUEST SPEAKER:** Cr. Shannon Welch, Councillor for North Sydney Council

**ACKNOWLEDGEMENT OF COUNTRY**

**MINUTES OF PREVIOUS MEETING**

Minutes for the 9th March 2023 meeting were adopted

***Motion carried: 8 in favour, 3 abstentions, 0 against***

**BUSINESS ARISING FROM THE MINUTES**

**Woolworths Rangers Road Planning Proposal PP 1/23**

The Planning Proposal is to be considered by North Sydney Local Planning Panel on 19/04/23. The submission from Willoughby Bay has been considered in the PP assessment report. The NSLPP agenda has been confirmed and the report is on Council's website. The report recommends against the Planning Proposal and sets out detailed concerns including failure to deliver high quality open space, unacceptable height, bulk and scale and traffic impacts.

**Precinct authorises Chair to address the Local Planning Panel and Council and write to Councillors asking for support for the Council Officer's recommendations.  
Precinct thanks the Council Officers for a well-considered report.**

**Brothers Park**

A meeting on site was held on 16/03/23 attended by Precinct, Council Officers including Council's Supervisor Parks and Gardens (P&G), and adjoining residents.

It was agreed P&G would install a "buffer" garden bed along the northern edge of the playground to try and slow and/or deflect water running across the playground and decrease the run-off reaching the northern embankment. It was also agreed P&G would address weeds and overgrown vegetation at the lower section of the slope, including the pruning of the Juniper branches overhanging the channel at the bottom of the embankment. An offer to remove three small tree species (Acer, Lea and Senna) was relayed to strata property owners and the strata subsequently advised they did not want these removed due to concerns about privacy.

It was noted that neither Council staff nor Precinct volunteers had the resources to maintain a new native garden on the northern embankment. Precinct may explore installation of logs or other erosion control elements on the embankment. Council's Supervisor P&G is to speak with Council's engineers regarding the source of the overland water flow from Fifth Avenue. It appears a culvert at a footpath crossing at the bend may divert water onto the park when blocked with debris. **Advice is awaited from Council.**

**Precinct thanks Council for the response on this issue.**

**Memorial Refurbishment - Possible reduction in memorial height**

At the March meeting Precinct endorsed a reduction in height of the memorial after viewing a mock-up. Chair to seek comment from Council's historian and from the Brothers family.

**Pedestrian Safety - Gerard St / Macpherson St Intersection - correspondence from former Minister in relation to SOA dating from October 2020.**

Council has forwarded a letter received by Mayor Zoé Baker from Tim James MP dated 2/03/23 enclosing a 27/02/23 letter from the former Minister for Metropolitan Roads. Precinct had requested in October 2020 that Council expedite a report on measures to enhance pedestrian safety at this intersection. The former Minister wrote:

*“.....this location does not meet the required warrants for the installation of traffic lights at this time. I note that significant constraints also impact proposed traffic lights at this location, including sight distance, horizontal road alignment, and vehicle swept paths. I am advised Transport for NSW suggests that other potential treatments at this location, such as raising the crossing, are more appropriate. As Gerard and Macpherson Streets are local roads under the care and control of North Sydney Council, these treatments are a matter for council to consider and investigate in the first instance.”*

Precinct received an updated Willoughby Bay SOA for October 2020: *"Council's Manager Traffic & Transport Operations has advised Council staff are currently investigating the feasibility of alternatives at the intersection and a further report will be provided to Council in due course. Closed for Council."*

**Precinct endorses consideration of raising the crossing as a potential treatment.**

**Councillor Welch suggested Precinct invite Council's Manager Traffic & Transport Operations to attend a Precinct meeting to discuss different methods of improving safety at this intersection.**

**Council Meeting (27/2)**

Councillor Lepouris has accepted Precinct's invitation to attend Precinct's May meeting.  
Note: Councillor Spenceley has asked to be invited to a future meeting.

**Council Meeting (13/3)**

Chair wrote to Councillors requesting support for Item 10.2 Planning Proposal 4/22 (Residential Flat Buildings in R3 zone) and 10.5 Bi Monthly Waste Clean Up and both were unanimously supported at the Council Meeting.

**CORRESPONDENCE RECEIVED**

- Council's Response to Precinct's March 2023 Minutes

**Woolworths Rangers Road Planning Proposal PP 1/23 – 1-7 Rangers Road & 50 Yeo Street, Neutral Bay** – Council's Senior Strategic Planner has advised that submission from Precinct has been considered in PP assessment report. PP will be referred to NSLPP on 19 April 2023. Precinct will be advised when NSLPP agenda has been confirmed.

**Brothers Park** – Council's Supervisor Parks & Gardens has advised that works clearing and treating weeds along and at the bottom of the steep slope (Northern end) has been completed. Works pertaining to the creation of an attempted "buffer" garden are in the pipeline and will be executed over the coming months.

**Memorial Refurbishment** – Council’s Manager Parks & Reserves has advised that Council is currently reviewing the process for memorial chairs and a report will be presented to the Council meeting in late April. Until then Council is taking no requests for memorial seats.

**Cremorne Plaza and Langley Place Upgrades – Revised Concept Designs** – Council’s Engineering Project Manager has advised that Precinct submission will be included in the consultation outcome report in April 2023.

**General Business – Boat Trailers** – Council’s Infringe & Impound Officer has advised that Council received a report regarding a boat trailer (TF99BT) parked for over 28 days at 21 Ryries Pde, Cremorne. On 22/3/23 a UV report was submitted for a boat trailer with rego TS99BT parked opposite 11 Lodge Road, Cremorne. This vehicle is currently registered and due to be checked on 20/4/23.

**General Business - Graffiti** – Council’s Specialist Regulatory Compliance Coordinator has advised this has been reported on 8 March and is in the process of being removed by a contractor.

**General Business – Steps adjacent 149 Young Street** Council’s Assets Manager has advised the replacement of the steps adjacent to 149 Young Street will be considered in a future Footpath capital works program. The priorities of this program are based on condition as well as the available budget.

**Councillor Welch advised she would follow up and would advise DB.**

**Request for Handrails** – Council’s Bushland Management Coordinator has advised that handrails are installed where there is a fall risk of 1m or greater within 0.5m of steps in a Class 3 bushland walking track. As the majority of the steps identified in Brightmore Reserve and Primrose Park are constructed at ground level or nominally above, handrails are not a requirement. This said, the Bushland Team will review the requested locations and make an assessment when funding is available.

**Lack of Illumination in St Leonards Park** – Council’s Manager Parks & Reserves has advised that Council has just undertaken a tender process for a lighting and electrical upgrade through St Leonards Park. It is expected that this work will begin in April 2023. It should be noted that this upgrade doesn’t include the footpath that runs from Falcon Street (past Bon Andrews Oval) through to Ridge Street. This is due to the potential of this path to change (as per the masterplan) as well as those works being funded by TfNSW.

- **Traffic Committee Meeting (17/3)**
- ❖ **Item 6.1** – Pedestrian Safety – Gerard Street/Macpherson Street Intersection
- **Council Meeting (27/3)**
- ❖ Mayoral Minute – Neutral Bay Alive
- ❖ **Item 10.7** – Lighting Upgrade St Leonards Park
- ❖ **Item 11.1** – Rescission Motion – Young Street Plaza (lost 6 votes to 3)
- **Council Meeting (26/4)**
- ❖ Agenda & Reports not available
- **Council Memoranda**
- ❖ Nil

## **DEVELOPMENT APPLICATIONS**

7 Ryries Parade Cremorne DA Plans for new 2 storey dwelling.

## **GUEST SPEAKER – SHANNON WELCH – COUNCILLOR, NORTH SYDNEY COUNCIL**

### **Background**

Shannon grew up in Vancouver Canada and worked as a nurse in a very busy ICU in St Pauls Vancouver at the time of the AIDS epidemic. Travelled overseas and met her husband on a 7 month overland trip from London to Zimbabwe travelling by truck with 23 other people.

Went on to London with her husband, who is English, where Shannon stayed for 3 years.

He was working for a large accountancy firm and they moved to Sydney which Shannon loved and still loves. The couple settled in Neutral Bay, where Shannon has lived with her husband, daughter and son for 24 years.

Shannon has been a lifelong nurse, including over 35 years in ICU. As a NSW Nurses and Midwives Association union delegate, Shannon helped lead the nurses' fight against the privatisation of the Northern Beaches Hospital.

She is an avid tennis player. After leading a successful public campaign to have the Primrose Park Tennis Courts refurbished, she decided to put her hand up to run for a Councillor position on North Sydney Council in the December 2021 elections as a Labor candidate. She was successful and is a Cammeraygal Ward Councillor.

### **Current Issues**

The Council is focussed on the budget and managing the financial implications of cost overruns on the the North Sydney Olympic Pool, a project which was inherited from the previous Council.

Shannon feels that the Neutral Bay Town Centre Planning Study is an exciting initiative with the community telling Council what they want. Also Cremorne Plaza and Langley Place now that community consultation has finished, Shannon is looking forward to seeing the final results.

With respect to Young Street Plaza, Council is in negotiations with TfNSW on reopening Young Street.

There is a lot of interest in electric vehicles. She thinks it is essential that we have adequate infrastructure to cope with the surge. See Council's website for a survey on where these new charging stations should be installed.

Shannon recommended Precinct members get involved with the North Sydney Living Futures Sustainability Festival – a free week long mega event from 24 – 30 April, culminating in a Festival Day at the Coal Loader Centre for Sustainability on 30 April 2023.

## **GENERAL BUSINESS**

### **Neutral Bay Town Centre**

Precinct thanks Council for supporting the establishment of Neutral Bay Alive, a community consultation group modelled on Lane Cove Alive, to augment the community engagement for the revised Neutral Bay Town Centre Planning Study. It is noted the selection of members is delegated to the General Manager.

Chair gave a report on discussions with Coles with respect to their Grosvenor Street supermarket.

In 2013, Coles paid \$40 million for Woolworths' Grosvenor Street store, a record price for a freestanding supermarket in Sydney. Coles has now given Woolworths notice to vacate the site in November 2024. The loss of the Grosvenor Street supermarket is driving the Woolworths' proposal at 1-7 Rangers Road.

### **Primrose Park Reconfiguration**

RL and Chair made a presentation on the proposed reconfiguration of Primrose Park from three playing fields to four.

#### ***Motion: THAT Precinct***

- 1) supports the retention of passive recreation open space in North Sydney.
- 2) opposes the reconfiguration of Primrose Park due to:
  - a) loss of passive recreation space at the south and east of the park, including the grass picnic area replaced by stone seating.
  - b) additional parking congestion on local streets,
  - c) minimal space between the new Rugby Field and the harbour which will lead to calls for netting or high fencing,
  - d) lack of adequate consultation with park users other than schools and sports clubs.
- 3) supports the Mayor in "*putting open space and density on the table as an urgent subject for discussion so that Council can determine open space and financial priorities that we as a community can own and work towards together*" and requests Council defer approving the conversion of open space to playing fields until such priorities are determined.

***Motion carried: 10 in favour, 1 abstention, 0 against***

### **Cammeray Park Construction Issues**

A Precinct member tabled a photograph taken on 14 March 2023 from Little Wonga Road showing stormwater run-off polluting Willoughby Bay adjacent to Primrose Park. Precinct members felt it was likely due to inadequate pollution control measures for Cammeray Park construction works.

### **Young Street/Grasmere Road Intersection**

Precinct to consult Council's Manager Traffic & Transport Operations with a view to reinstating the roundabout.

### **Vaping waste**

Cr. Welch advised that Council does not have a "No Vaping" policy.

**Precinct asks Council to ask Local Government NSW to lobby for a deposit scheme on vaping waste.**

### **Boathouse at Folly's Point**

A Precinct resident has advised that the pontoon attached to the boathouse no longer floats. It has been reported to Maritime Services but nothing has been done. The resident is concerned that the pontoon may break off and be a danger to water craft.

**Cr. Welch offered to follow up.**

Meeting closed at 9.26pm

Next meeting will be on Thursday 11 May 2023

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