

**North Sydney Combined Precincts Committee (CPC)**  
**Tuesday 21 February 2023**  
**6.00pm start, Ros Crichton Pavilion**

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**General Meeting Minutes**

**Participants<sup>1</sup>:** JB (Bay); LS (Brightmore); CT (Euroka); KV (Euroka); CC (Harrison); LT (Holtermann); KB (Holtermann); VW (Lavender Bay); JC (Milson); CP (Neutral); EC (Neutral); SB (Parks); SM (Parks/CPC Co-convenor); SW (Registry); MdS (Registry); IG (Waverton/CPC Co-Convenor); MTJ (Willoughby Bay); MS (Willoughby Bay); JH (Wollstonecraft).

**Also present:** JG, Manager Corporate Planning & Engagement (North Sydney Council, Minutes)

**Apologies:** BE (Bay); JN (Milson); AJ (Hayberry)

**Co-convenor presiding:** IG (CPC Co-Convenor/Waverton)

The meeting started at 6.05pm

**1. Acknowledgement of Country**

IG (CPC Co-Convenor/Waverton) opened the meeting by acknowledging the traditional owners of the land on which the meeting was held and welcoming all attendees to the meeting.

**2. Guest Speaker - Steven Clark, Project Director Warringah Freeway Upgrade**

Summary (ATTACHMENT A):

- CPB and Downer as a joint venture awarded the contract to conduct the Warringah Freeway Upgrade which includes early works for the Western Harbour Tunnel project; are an enabler for the WHT
- Steve Clark has been the bid manager since the tender
- Works implementation is undertaken in 13-14 geographical areas known as “precincts” (distinct from the Precinct areas of the North Sydney Precinct System)
- They have changed construction methods and infrastructure loading practices to minimise noise and vibration impacts, as well as reduce the number of trees removed.
- IG (CPC Co-Convenor/Waverton) requested that the contractor convey to TfNSW the Precinct Committees concerns about the WFH and WHT projects, including:
  - Attendees noted cynicism over the promises 2:1 tree replacement.
  - Anxiety over lack of community consultation/can’t get detailed information about publicly announced changes
  - Ernest Street is a concern for Mosman end properties.
  - Where is the sustainable transport options, these projects do not seem to be catering for the future, only planning for increased vehicle usage
- The contractor is now 9 months in the field which has included investigations/testing, minimising access impacts with truck egress, reduced speed limits to 60km so can have larger work sites and intelligent transport system (ITS) i.e. moveable median strip.
- Currently pursuing a materials handling facility at North Sydney off the M2
- Some of the works are in anticipation of the WHT and Beaches Link (currently not approved) e.g. entry and exit portals, known as early works

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<sup>1</sup> Limited to two voting representatives per active Precinct Committee.

- Audio sleep mask trial underway, open to 100 participants, currently at 70 recruits with 30 places remaining. **ACTION: persons interested in participating in the trial need to email [projectteam@cpbdownerjv.com.au](mailto:projectteam@cpbdownerjv.com.au) or phone 1800 931 189.**
- The existing Ridge Street pedestrian bridge is the removed and replaced due to reconfiguration needs. Community consultation is imminent regarding whether the new entry to be by ramp or elevator.
- Currently notifying 43,000 properties by letterbox drop as well as website; are considering going digital with QR code based on stakeholder feedback re lack of people reading the weekly correspondence (however currently mandated to produce such).

**ACTION: Contractor to send Fact Sheet regarding entry/exit options for distribution to all Precinct Committees.**

Questions asked by attendees:

- Who is keeping a running tally of the number of trees removed to know how many to replace with the agreed 2:1 ratio?
- Please confirm if the Miller Street off ramp is 40km per hour or 60k m per hour
- What will happen with the 2.7 hectares used for construction, when will it be returned to the community?
- Is the work in Cammeray Park in expectation of the Beach Link project (currently not approved)?
- There is a considerable loss of parking in the Alfred St precinct, with resident parking impacted by bus requirements. Many residents in this location are now without access to on-street parking. Can something in line with the workers' car park be considered for residents?

JH (Wollstonecraft) left the meeting at 6.45pm

### 3. Previous Minutes of 29 November 2022

**MOTION: That the minutes of the general meeting held on 29 November 2022 were confirmed as read and correct, with adjustment that the minutes of the prior meeting was seconded by CP not CC (minor edit required).**

**MOVED BY: JC (Milson) SECONDED BY: CP (Neutral)  
CARRIED**

In favour	Opposed	Abstained
Bay x 1 Euroka x 2 Harrison x 1 Holtermann x 2 Lavender Bay x 1 Milson x 1 Neutral x 2 Parks x 2 Registry x 2 Waverton x 1 Willoughby Bay x 2		Brightmore x 1 Hayberry x 1
<b>Total: 17</b>	<b>Total: 0</b>	<b>Total: 2</b>

### 4. Council's Reply to Previous Minutes (Summary of Actions)

Noted. IG (CPC Co-Convenor/Waverton) requested that the SOA be updated to include the status of the Council resolution of 26 September 2022 (action arising November 2022). **ACTION: add status of the Council resolution of 26 September 2022 to SOA.**

Regarding item 8bi WHT/BL, the CPC Co-Convenor wrote to both local members, and to date have only received a response from Tim James, Member for Willoughby.

## 5. Co-convenors Report

IG (CPC Co-Convenor/Waverton) spoke to the following items:

- i. **Meet the Candidates events (State election)** - Following enquires from several Precinct Committees, Council advised that Precinct Committees are permitted to host candidates for the State election on the basis that any invitation is extended to all candidates giving equal opportunity to attend (refer to item 7aii)

Milson Precinct, on behalf of the Precinct Committees within the North Shore Electorate, is hosting a 'Meet the Candidates' event on Thursday 16 March from 6.30pm at Loreto Kirribilli, Junior School Hall. All candidates have been invited to attend. Max 250 people. A ticket is required to attend, register at <https://www.eventbrite.com.au/e/north-shore-state-election-2023-meet-the-candidates-tickets-559297472797>

**ACTION: Check if Northbridge Progress Association is conducting a Meet the Candidates event for the Willoughby Electorate.**

Postscript: Northbridge Progress Association is holding a Meet the Candidates event for the Willoughby Electorate, on 9 March, 7pm start at Northbridge Golf Club.

- ii. **WHT/Berrys Bay Masterplan update** - The NSW Government recently announced a change to the construction of the WHT, the project will longer include dredging Sydney Harbour to lay large tubes in a trench along the along the harbour floor. This removes the need to manage harbour sediment and subsequent disposal to landfill or offshore. The runnel boring machine (TBM) option avoids the issue of dredging Sydney Harbour. This removes the need to manage harbour sediment and subsequent disposal to landfill or offshore. This change also means that the Berry's Bay foreshore will be returned to the public (approx. 8 years) sooner than originally planned. More information - [FAQs](#) and [Media Release](#).
- iii. **Prohibition of Residential Flat Buildings the R3 zone** - on 10 January 2022, Council resolved to amend the NSLEP<sup>2</sup>. Council's A/Manager Strategic Planning has advised that the post-exhibition report is being finalised and is intended to be reported to Council in March 2023. The delay in reporting the matter relates to the addressing of approximately 150 submissions, many of which need a detailed response, whilst dealing with a number of other high-priority projects and staff resourcing issues.
- iv. **Parraween Street Carpark Redevelopment proposal** - CPC reiterated its support for this project and wants to see it through to reality. It was noted that the parking

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<sup>2</sup> 1. THAT Council urgently begins the appropriate process to amend the North Sydney LEP to remove the addition of residential flat buildings as a permissible use in the R3 Medium Density Zone in the land use table which came into force in Amendment 30 to the North Sydney LEP on 30 June 2021 by removing residential flat building from the R3 Land use table and updating the LEP as required to remove the residential flat buildings in the R3 Zone.

meters on Parraween Street were originally installed to help pay for this development. The free 30 minute trial underway until September 2023 was noted.

LT (Holtermann), KB (Holtermann) and JB (Bay) left the meeting at 8pm

## 6. Council Update

### a. Precinct-related Council updates

JG (NSC) provided an overview via slides distributed at the meeting (refer to ATTACHMENT B).

- Staff changes/shortages - Alexandra Alves has commenced, replacing Lucia Sandoval who is on maternity leave (due back August 2023). Reminder to send all Precinct-related correspondence to [precincts@northsydney.nsw.gov.au](mailto:precincts@northsydney.nsw.gov.au). JG (NSC) advised that staff shortages continue with 3 of the 5 positions within the team currently vacant (Corporate Planning Coordinator, Business Engagement Coordinator and Community Engagement Coordinator).
- Operational Funding 2022/23 - \$1,500 available; applications open
- Special Event Funding 2022/23 - up to \$1,000 available; staff assistance is available to complete the application forms (Type A and B based on size).
- New Council website went live 7pm tonight, 21 February 2023 -
- Precinct System 50<sup>th</sup> anniversary
  - Dr Ian Hoskins has completed the four oral history recordings. A short “sizzle reel” is currently being prepared for public distribution.
  - event open to office bearers planned for May 2023 (pushed back from Neighbour Day, 26 March)
  - individual Precinct Committees are encouraged to share a memory etc via the [Photo and Story Sharing Portal](#)
- Precinct System Review recommendations implementation - progress update:
  - Review of operational funding amount for 2023/24 is underway - however the total number of Precinct Committees is subject to change, with several merger proposals under consideration.
  - New Precinct System logo is in development
- Precinct-led boundary changes - Council staff are currently assisting the following Precinct Committees with their proposals (in line with Council resolution of 25 July 2022):
  - Union/Edward have officially merged as Euroka Precinct, reducing the total number of Precinct areas from 25 to 24, with 15 active Precinct Committees.
  - Report prepared for [30 January 2023 \(Item 10.06\)](#) listing the proposals currently under consideration as well as the step-by-step procedure to assist Precinct Committee considering amalgamation with an active or inactive adjacent Precinct area.
- Guest Speaker opportunity for Precinct meetings - Council’s Planning Advisors within the Development Services Department are offering to address Precinct meetings about how the planning process works. As an alternative or in addition to individual attendance, the staff could hold an online information session open to members of all Precinct Committees (similar to the recent online session re Planning Proposals). There was support for both options.

***ACTION: Further information to be distributed to all Precinct Committees.***

### b. Current/upcoming consultations (taken as read)

- [Neutral Bay Town Centre Planning Study](#) - drop-in info sessions 23 & 25 Feb

- [Draft Managing Conflict of Interest Policy](#) (DAs) - closes 6 Mar
- [Mapping Queer North Sydney](#) mapping exercise - closes 10 Mar
- [Draft Statement of Business Ethics](#) - closes 20 Mar
- [Amended Filming in the Council Area Policy](#) - closes 20 Mar
- [Amended Sports Facilities Booking Policy](#) - closes 20 Mar
- [Cremorne Plaza/Langley Place public domain upgrades](#) - closes 3 Apr
- [Traffic/Parking changes](#) - commencing 24 Feb/closing 14 Apr:
  - Berry St at Edward St (install pedestrian crossing/refuge island)
  - Woolcott St at Euroka St (install kerb buildouts)
  - Mount St at Edward St (review intersection operation)
  - Crows Nest Rd at Carr St (re-design intersection)
  - Short Ln at Military Rd (install continuous footpath)
- [Parraween Street Free 30 minutes parking trial](#) - closes 20 Sep

The following consultations are due to commence 7 March (TBC):

- Alcohol Prohibited Areas/Alcohol Free Zones
- Primrose Park Reconfiguration
- [East Crescent Street shared space trial](#) - feedback to open mid Mar

## 7. General Business

### a. Proposed Motions

#### i. Neutral Bay Alive Proposal (Neutral, Willoughby Bay and Brightmore)

Proposed motion: That Council establish a formal body 'Neutral Bay Alive' comprising community representatives to work in association with Council to drive the plan for Neutral Bay Village.

Background: Neutral Bay Alive is to be modelled on 'Lane Cove Alive' which was a Leadership Board charged with being the catalyst for the successful revitalisation of Lane Cove. Neutral Bay Alive would work with Council and urban designers to set the framework for Neutral Bay Village to become an environmentally sustainable, commercially successful, active and sociable place, and provide an implementation strategy.

***Motion: That Council establish a formal body, to be modelled on Lane Cove Alive comprising community representatives to work in association with Council to drive the plan for Neutral Bay Village.***

***Moved by MTJ (Willoughby Bay), Seconded by LS (Brightmore)***

***CARRIED***

***ACTION: Council is requested to explain what is meant by “targeted” engagement?***

MTJ (Willoughby Bay) spoke to the proposal, citing a desire to avoid a repeat of the criticisms of the former *Military Road Corridor Planning Study* project. Suggesting the General Manager could be delegated responsibility to recruit the panel. Stating it is important that the community embrace the new vision for Neutral Bay. Lane Cove Alive (Canopy project) is an example of how a community can be more involved in the decision-making process. Another example is the liaison committee for [the Quadrangle project at Castlecrag](#).

JG (NSC) advised that the engagement plan for this project was adopted by Council on 12 December 2022 (refer to [Item 10.11](#)) and includes focus groups and a stakeholder workshop. JG (NSC) also advised that Council's *Community Engagement Protocol* is currently under review.

MTJ (Willoughby Bay) advised that what is proposed goes further than focus groups or workshops. EC (Neutral) noted it is not just Precinct Committees wanting to come together, but all stakeholders. Also want to be involved in the consultant brief. **JC (Milson) noted the proposal could effectively be a pilot for community engagement on other planning studies.**

In favour	Opposed	Abstained
Brightmore x 1 Edward x 1 Harrison x 1 Lavender Bay x 2 Milson x 1 Neutral x 2 Parks x 2 Registry x 2 Union x 1 Waverton x 1 Willoughby Bay x 2	Hayberry x 1	
<b>Total: 16</b>	<b>Total: 1</b>	<b>Total: 0</b>

a. **Discussion Items (pre-submitted items)**

i. **Meet the Candidates Event Idea (CPC)**

Discussed at Item 5.

9. **OTHER ITEMS** - tabled at the meeting

a. [Planning Proposal 6/22, 1-7 Ranger Rd & 5- Yeo St, Neutral Bay \(Woolworths\)](#) - MTJ (Willoughby Bay) provided a status update, advising that the original proposal was rejected by the North Sydney Local Planning Panel on 7 December 2022 and new Planning Proposal 1/23 was lodged in January 2023 proposing new heights.

b. **Planning Proposal 12-14 Water Road, Neutral Bay** - JG (NSC) advised that the DPE-led public exhibition of this Planning Proposal will commence tomorrow, 22 February 2023, with submissions closing 22 March 2023. For more information visit: <http://www.planningportal.nsw.gov.au/ppr/pre-exhibition/planning-proposal-12-14-waters-road-neutral-bay> or <https://yoursay.northsydney.nsw.gov.au/pp-12-14-waters-road-neutral-bay>

c. **Precinct System Review** - KH (Euroka) asked that a status update on implementation of the Review recommendations be provided to all Precinct Committees. JG (NSC) advised that delays have occurred for some actions due to staff vacancies in the team at present. Refer to Item 6a for an update on some of the actions arising.

***ACTION: Status update regarding implementation of the Precinct System Review recommendations is to be included on the next CPC agenda.***

10. **NEXT MEETING** - Tuesday 2 May (agenda items due 9am, 6 April)

Note: agenda items closes Thursday 6 April due to Easter long weekend (Good Friday 7 April to Easter Monday 10 April)

Remaining 2023 meeting dates:

- i. Tuesday 20 June (agenda items due 9am, 29 May)
- ii. Tuesday 15 August (agenda items due 9am, 24 July)
- iii. Tuesday 17 October (agenda items due 9am, 25 September)
- iv. Tuesday 28 November (agenda items due 9am, 6 November)

Meeting closed at 8.28pm

DRAFT





# WFU Construction Update

Steven Clark, Project Director CPB Downer JV





# Acknowledgement of Country

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- The Warringah Freeway Upgrade Project is located on Country on which members and Elders of the local Indigenous community and their forebears have been custodians for many centuries and on which Aboriginal people have performed age-old ceremonies of celebration, initiation and renewal.
- The CPB Contractors Downer Joint Venture acknowledges the Cammeraygal tribe of the Eora/Darug (Dharug) nation as the Traditional Owners of Country, and recognises their continuing connection to land, waters and culture. We respect their living culture and their unique role in the life of the region. We pay our respects to their Elders past, present and emerging.



*Cammeraygal rock engraving at Balls Head. Atlas Obscura, Stanbury & Clegg p.22 & Campbell Plate IV, Fig*





Mount Street bridge

Western Harbour Tunnel entry ramp access via Berry Street

Western Harbour Tunnel exit ramp access from Western Harbour Tunnel to Falcon Street

High Street interchange upgrade

New Mount Street underpass

New Alfred Street North overpass

Ridge Street shared user bridge upgrade

Falcon Street shared user bridge replacement

Ernest Street Bridge upgrades and shared user transport connection

Falcon Street Interchange upgrade

New Ernest Street underpass

Motorways facilities

New Miller Street/Brook Street on ramp bridge

Western Harbour Tunnel connection to Warringah Freeway



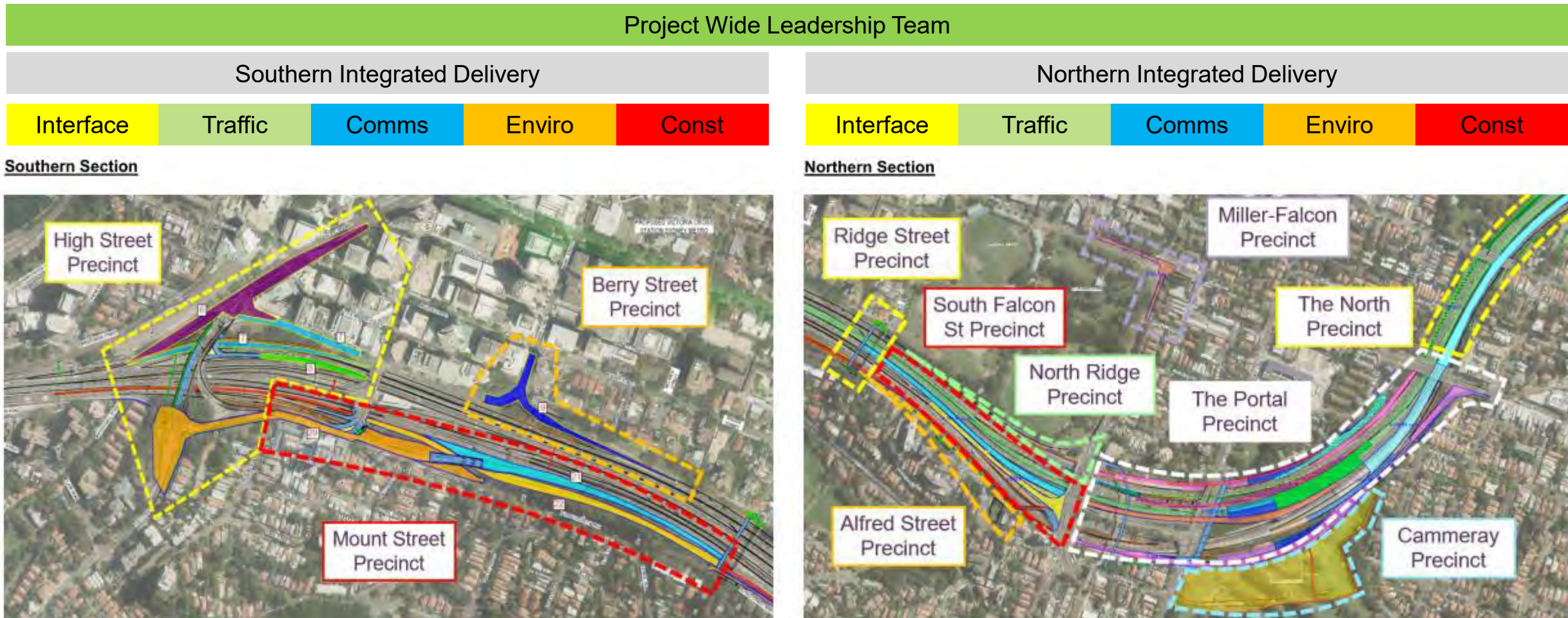
<p><b>Upgrading</b></p> <p><b>4KM</b> <b>A</b></p> <p><b>of the Warringah Freeway between North Sydney and Naremburn</b></p> 	<p><b>Upgrading</b></p> <p><b>6</b> <b>+</b></p> <p><b>existing intersections</b></p> <p><b>including a new northbound on ramp at High Street</b></p> 	<p><b>New continuous</b></p>  <p><b>Southbound bus lane from Miller Street to the Sydney Harbour Bridge</b></p>	<p><b>Construction will commence in 2022</b></p>  <p><b>and is expected to take approximately 5YRS to complete</b></p> <p>subject to the detailed design and construction program</p>
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# Key Delivery Approach

- **Integrated Delivery Team**
  - Section / Precinct specific functional roles





# Key Delivery Priorities

- Minimising and managing noise and vibration impacts from construction activities
- Optimising amount of time spent on the road to undertake the work
- Safely managing access around sites for residents and construction in a constrained alignment
- Engaging with the community
- Balancing road user experience with community construction fatigue
- Minimising tree removal where practicable





# Construction Progress to date

- September 2021 Contract awarded to CPBD JV
- Team ramped up to 200+
- Welcome to Country
- Traffic changes
  - creating access into and out of Cammeray site for trucks
  - reducing speed down to 60 kmh on northbound and southbound carriageways
  - Intelligent Transport System (ITS) changes including commissioning moveable median
  - New Ernest Street off ramp construction
- Established sites at Cammeray, Ernest Street, Arthur Street and project offices at Miller Street, Berry Street and Ridge Street, North Sydney and Frederick Street, St Leonards





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction Progress to date





# Construction lookahead – February to March 2023





# Construction lookahead – February to March 2023





# Construction lookahead – February to March 2023





# Construction lookahead – February to March 2023





# Construction lookahead – February to March 2023





# Construction lookahead – February to March 2023





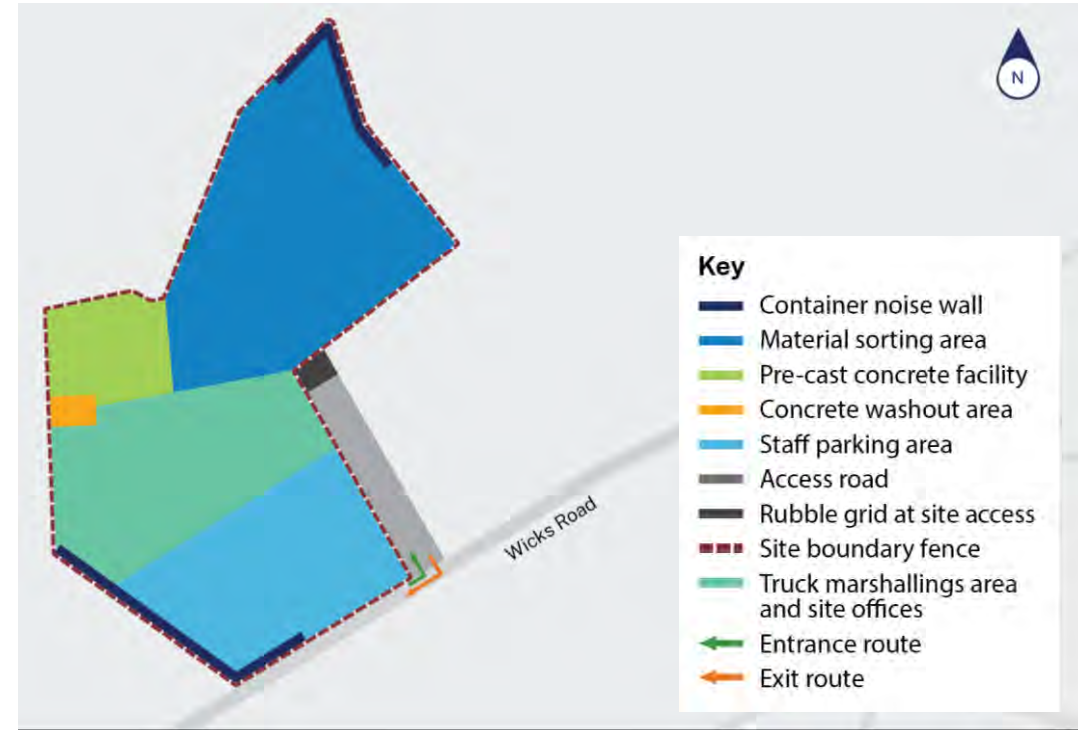
# Innovations



Frederick Street, St Leonards project office



Audio sleep mask



Wicks Road, Macquarie Park construction support facility (modification proposal yet to be approved)



# Let us know...

- Phone: 1800 931 189
- Email: [projectteam@cpbdownerjv.com.au](mailto:projectteam@cpbdownerjv.com.au)
- Feedback: participate in the community consultations that occur during the life of the project. Eg PDLP, Parking, Out of Hours surveys
- Website: [nswroads.work/wfuportal](http://nswroads.work/wfuportal)



# PRECINCT RELATED COUNCIL UPDATES

**Combined Precincts Committee  
21 February 2023**

progressive *vibrant* diverse





## STAFFING UPDATE

- Administration Support Officer - Lucia Sandoval is on maternity leave (due back Aug 2023). Alexandra Alves has been seconded from the Customer Service Team to backfill Lucia
- Community Engagement Specialist - closes 26 Feb 2023
- Corporate Planning Coordinator - applications closed
- Organisational restructure proposed - Council report 30 Jan 2023 (Item 10.01)



## OPERATIONAL FUNDING 2022/23

- Reminder: \$1,500 operational funding available for 2022/23 FY
- \$1,000 available (or in-kind support) event/project funding available for 2022/23 FY
- amount of funding to reviewed via updated Precinct System Guidelines



# PRECINCT SYSTEM - 50 YEARS CELEBRATIONS

- Oral Histories x 4 completed
- Neighbour Day 26 March - promo
- Office Bearers/Councillors Lunch Event - May 2023 (date TBA)

## NEW COUNCIL WEBSITE

- Due to go live 7pm tonight
- Precinct web pages maintained (except for the last 2 weeks)
- Reminder to send photo for individual Precinct web page





# GUEST SPEAKER OPPORTUNITY (DEVELOPMENT)

Council's Planning Advisors are offering to attend Precinct meetings about how the planning process works.

Key topics - overview:

- explain why staff can't discuss specific sites and why staff won't discuss strategic matters in detail
- explain how the NSW Planning Portal is taking over the administration of the planning application process
- hierarchy and explanation of decision-making bodies - NSIPP, SNIPP etc.
- how Exempt and Complying Development what is it and how does it work?
- run through Heritage and Conservation Controls
- effective objections from a Council viewpoint
- how Precinct Committees can engage with DA



# PRECINCT-LED BOUNDARY CHANGES

Precinct Committee/s	Changes
Edward/Union	Now Euroka Precinct, effective from Feb 2023. Merger finalised following trial period, then formal consultation.
Harrison/Bennett	Temporary merger since Aug 2020. Bennett Precinct inactive since mid-2020 due to a lack of office bearers. Consultation currently underway regarding a formal merger
Brightmore	Boundary change proposed affecting Harrison. Consultation is currently underway by both Precincts.
Bay/The Plateau	Bay Precinct is proposing to merger with the inactive The Plateau Precinct. Consultation currently underway.
Cremorne	In recess - lack of office bearers. Council to hold meeting Wed 15 March (TBA) to determine interest in reactivation.
Hayes	Inquiry received regarding what's involved to reactive.
Kurraba	Inquiry received regarding what's involved to reactive.



# PRECINCT-LED BOUNDARY CHANGES (PROCEDURE)

*A guide for Committees considering amalgamation with an adjacent inactive Precinct area*

1. Initial discussion with Council staff.
2. List proposal for discussion on next Precinct meeting agenda.
3. Cr Bulletin item (for information).
4. Consult with the inactive Precinct area to gauge community interest/support for the proposed change (min. 42 days)
5. Discuss new name options with Council's Historian (allow 2 to 4 weeks for research)
6. If there IS community interest for the amalgamation - list proposal on the active Precinct Committee's next meeting agenda with a proposed motion to proceed (and the suggested new name). Prepare Statement of Income and Expenditure (to be resolved within a motion to proceed with the merger, if carried). Interim office bearers appointed.
7. Flyers distributed in both Precinct areas advising of the first meeting of the new Precinct, at which office bearers will be elected.
8. Council report advising of the merger (or other change).
9. Administrative tasks undertaken by Council.





# CURRENT ENGAGEMENTS

- [Neutral Bay Town Centre Planning Study](#) - drop-in info sessions 23 & 25 Feb
- [Draft Managing Conflict of Interest Policy](#) (DAs) - closes 6 Mar
- [Mapping Queer North Sydney](#) mapping exercise - closes 10 Mar
- [Draft Statement of Business Ethics](#) - closes 20 Mar
- [Amended Filming in the Council Area Policy](#) - closes 20 Mar
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- Primrose Park Reconfiguration - TBA
- [East Crescent Street shared space trial](#) - feedback to open mid Mar
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