

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



**MINUTES OF MEETING HELD**  
**THURSDAY 11th May 2023**  
**COMMENCING AT 7.30 PM**

**ATTENDANCE:** 18 people attended the meeting  
**APOLOGIES:** 8 were recorded  
**GUEST SPEAKERS:** Representatives from Aspect Studios, Coles, SJB Architects & Titanium Property Investments  
**INVITEES:** Parks Precinct (2 Members)

**ACKNOWLEDGEMENT OF COUNTRY**

**MINUTES OF PREVIOUS MEETING**

Minutes for the 13th April 2023 meeting were adopted

***Motion carried: 8 in favour, 10 abstentions, 0 against***

**BUSINESS ARISING FROM THE MINUTES**

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

North Sydney Local Planning Panel considered the proposal on 19/4/23 and advised it does not support the proposal in its current form. If a proposal is to progress it should reduce the proposed overall height to 21m to Yeo Street and 28m to Rangers Road (down from 27m to Yeo Street and 33m to Rangers Road), reduce the bulk, scale and massing of the development, provide a plaza that is more generously proportioned to enable a genuine community space with an open-to-sky through site link to Yeo Street, and remove the public parking of 88 spaces. The panel called for a site-specific Development Control Plan. The proposal may be considered by Council on 22 May 2023.

**Precinct supports the advice of the North Sydney Local Planning Panel.**

**Brothers Park**

**Precinct authorises RL to liaise with Council's Streets Alive Coordinator (Precinct's contact on this Issue) re progressing the memorial refurbishment including liaison with Council's historian and the Brothers family.**

RL advised that no weeding bee took place last month. A date to be set.

Council's Supervisor Parks and Gardens advised on 19/4/23 that Council's engineers have responded in relation to the culvert in Fifth Avenue that may be diverting stormwater onto Brothers park: *"Unfortunately no plans are in the pipeline to upgrade kerb and guttering at this site the culvert in the photo is a gutter bridge and the resident is responsible for maintenance as it is part of their driveway. Gutter bridges are no longer being constructed throughout the LGA as they block and require maintenance"*

**Pedestrian Safety - Gerard St / Macpherson St Intersection**

Chair advised that an invitation has been issued to Council's Manager Traffic & Transport Operations to attend a future Precinct meeting to discuss measures to enhance pedestrian safety.

**Steps Adjacent 149 Young Street - Precinct wishes to thank Cr Shannon Welch for her speedy action on repair of the steps adjacent to 149 Young Street, Cremorne. Very much appreciated.**

**CORRESPONDENCE RECEIVED**

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

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

Precinct thanks the Council Officers for a well – considered report. Compliment noted.

**Brothers Park** – installation of a “buffer” garden bed. Allocated to Council's Supervisor Parks & Gardens for response/action.

**Memorial Refurbishment: Possible reduction in memorial height** – Allocated to Council's Historian for response/action.

**Vaping Waste** – Allocated to Council's Manager Ranger & Parking Services for response.

**Boathouse at Folly's Point** – Allocated to Council's Manager Environmental & Building Compliance for response.

- **Traffic Committee Meeting (21/4)**

❖ **Item 5.1** - Design Review -Young Street Cycling, Walking and Streetscape Upgrades Potential deletion of roundabout at Grosvenor Street and Young Street Intersection, Young Street to have right-of-way. This item may go to the Council meeting of 22/5/23, Update on status has been sought from Council's Manager Traffic & Transport Operations.

**Precinct authorises Chair to follow up and to address Council regarding potential deletion of roundabout and lack of consultation.**

- **Council Meeting (26/4)**

❖ **Item 10.04** - Draft Operational Plan & Budget 2023-24  
On exhibition for 42 days. Note:3.7% rates increase 7.6% average increase in fees & charges, funding for capital works program set out in Appendix 1.

**Precinct asks what is the total annual amount of the Neutral Bay Mainstreet Levy, what is it spent on, and who manages the expenditure?**

❖ **Item 10.09** - North Sydney Olympic Pool Redevelopment Project — Project Review  
Cost increase \$25-\$30 million. Council has appointed an Independent Advisor and a Facility Manager.

**Motion: THAT Precinct**

**1) thanks Council for providing advice on the North Sydney Olympic Pool project,  
2) supports Council's decision not to pursue rate increases or cuts in services,  
3) accepts that there will be a delay in the completion of the Cremorne Plaza and Langley Place upgrades and suggests a further saving of \$600,000 could be made if the Primrose Park Reconfiguration does not proceed.**

***Motion carried: 10 in favour, 0 abstentions, 0 against***

- ❖ **Item 10.10** - Parking Draft DCP Amendments
- ❖ **Item 10.11** - Issue of Owners Consent to Coles for development of Grosvenor Lane carpark.
- **Council Meeting (8/5)**
- ❖ **Mayoral Minute 8.01** - Community Battery, Cammeray Park
- ❖ **Mayoral Minute 8.03** - Heritage Listing of MLC Building  
The developer's appeal to the LEC re building a 27 storey tower was dismissed on 3/5/23 with the Court finding the MLC Building is of State heritage significance. The Council will write to the new Minister for Heritage to urge her to take all steps necessary for listing the building on the State Heritage Register.
- ❖ **Item 10.01** - Planning Proposal 10/23 - Parraween Street Cremome Heritage Listing (Passed unanimously)
- ❖ **Item 11.2** - Rescission Motion — Issue of Owner's Consent to Coles (Lost 6 votes to 4)
- **Council Memoranda**
- ❖ **Nil**

### **DEVELOPMENT APPLICATIONS**

14 Tobruk Avenue Cremorne DA Plans for double garage with studio

### **PRESENTATION: COLES REDEVELOPMENT OF GROSVENOR STREET SITE AND GROSVENOR LANE CARPARK**

#### **Preamble by the Chair**

Chair introduced Coles' project team and noted the context of the Coles' proposal. The Urban Design Study and Masterplan 2000 developed for the Neutral Bay Mainstreet Co-operative (established by the Neutral Bay Chamber of Commerce) suggested a pedestrian plaza replace the existing surface parking with underground parking provided under the plaza. The North Sydney DCP 2013 requires development in the vicinity of the Grosvenor Lane Carpark to create a public plaza and relocate public parking underground.

The 2021 Military Road Corridor Planning Study proposed public parking be provided under new buildings on "Site 2" when redeveloped. Site 2 is the land between Military Road and the Council carpark. Site 2 landowners were to be given a height incentive to 12 storeys to encourage site amalgamations and redevelopment. The Military Road Corridor Planning Study was rescinded by the current Council. In response to a request from Coles, Council resolved on 26/4/23 to grant Coles owner's consent to lodge a development application affecting the Council carpark. Council noted that this does not infer approval of the development application; a consultative and collaborative design process will be required for any future plaza, and that a formal negotiation process will need to be entered into to develop formal agreements for the delivery of the plaza and for the delivery and long-term arrangements for public parking.

#### **COLES PRESENTATION**

When the new Council was elected, Coles went back to all the stakeholders and informed them of Coles' intention to develop a new plan under the current planning regime (North Sydney LEP). Coles do not need the Future Directions Report to lodge a development application. Coles are down to 2 options now:

1) to repurpose the existing building; there is no DA process, the building would be refurbished under a Complying Development Certificate. It is at the end of its economic life so there is a lot of work to be done to bring it up to the Australian standards of today, but it would essentially remain in its existing form with a loading dock on the Grosvenor Lane side and entries where they currently are.

2) to redevelop the supermarket as a mixed use development, relocate public parking underground and provide a plaza at no cost to Council. Coles put forward this redevelopment concept to Council and asked for owner's consent to lodge a development application affecting Council land. At this stage Council has agreed to provide Coles with permission to lodge a development application on the Council car park as part of the DA for redevelopment of the Coles site. Council has not endorsed the proposal or agreed to or signed off any of Coles' proposed plans.

The concept for Option 2 is based on a supermarket at the plaza level and developing a residential building which goes over the top of the Coles. It includes building a new plaza on the current Council carpark area and underneath that an extended carpark arrangement that would allow cars to enter off Grosvenor Street and circulate through the integrated carpark and exit on to Grosvenor Street.

**Why isn't Coles waiting until the current Planning Study is done?** When Council rescinded the Future Directions Report, Council committed to doing a revised Planning Study. Council is currently going through that process which is due to be finished somewhere between the middle and the end of 2024. In November 2024 Woolworths will vacate the site. Coles wants to be in a position to either conduct a refurbishment under the CDC arrangement or embark on a redevelopment of the entire site at the time Woolworths vacate.

Coles has sought approval from Council to lodge a DA, is now working through community consultation and refining the design and in July 2023 Coles would like to lodge a DA with a set of plans that has had input from the community.

### **Public Realm Brief**

A lot of stakeholders are providing input into the Public Realm Brief, not limited to Coles, North Sydney Council, Arkadia, adjacent land owners, Chamber of Commerce, existing retailers and traders, future residents and existing community groups.

Council have commenced in their own community engagement process on the public realm on the Council car park. Coles will likely provide a design to Council as part of its application. This design is a work in progress and will be substantially influenced by Council's community engagement process.

### **Plaza Design**

The plaza needs to marry in to all the levels that are existing on its perimeter; it will not be a flat plaza; it will be higher at the south-east corner on the Military Rd side and fall across and down towards Cooper Lane.

In the Coles design, the design includes elements including surface textures which will slow everything down so the plaza works well as a shared pedestrian environment. Areas will be able to be closed off so that Market Days can be held. There is not a consensus at the moment about vehicular access to the plaza. Traders need access to unload goods for their shops. Access and servicing arrangements need to be agreed. Three different designs were presented showing alternative arrangements for the lane, access and loading.

### **Component of Public Carpark and Loading Dock**

Entry point for the public carpark is off Grosvenor Street. There are two levels of public parking and 80-90 spaces more than the current existing two carparks (Woolworths and Grosvenor Lane) provide. There are a variety of options for customers to access the supermarket and the plaza. Travelators and

a lift will be on the Coles site but located in a public colonnade open to the plaza. A public stair is also provided to access the public car park that is located within the plaza. The options that Coles are proposing include that the car park will be open 24 hours a day.

The existing loading dock is located at the south-west corner of the building, which is not a good position as it clashes with pedestrian and through traffic. Coles prefers the entry for the loading dock to be from Grosvenor Street at the north west corner of the site. A hoist will take the trucks down to the lowest basement level where the Coles and residential unloading will take place.

### **Component of Residential Apartments**

For the plaza to have good solar access in winter, Coles propose to reduce the height of the building next to the plaza where it would cause overshadowing and increase the height of the building on Grosvenor Street so the building will have a terraced form. The maximum number of residential levels above the supermarket is six storeys at Grosvenor Street. The maximum building height will occur at the north-west corner because the lowest level of the site is at that point. The building will have a U-shape with a landscaped courtyard for residents above the supermarket and open to the plaza.

### **Component of Residential Parking**

On the lowest level of the carpark is residential parking. The entry for this carpark is off Cooper Lane.

### **Answers to Precinct Members' Questions**

**Q:** Will the change in the loading dock entry position from Grosvenor Lane to Grosvenor Street affect the proposed opening or closing of Young Street Plaza?

No we have not designed our building on the basis of the outcome in relation to Young Street.

**Q:** Will the northern facade facing Grosvenor Street have a step down – the Pienza Apartments have a step in them?

That is not the current design, however we will be reviewing the options.

**Q:** In that case, how will you treat that facade, how are you going to articulate it?

A: We have introduced a retail tenancy on the corner next to the Pienza Apartments and we are still working on how to treat the Grosvenor Street and other elevations.

**Q:** In the event of power failure, is there access from the carpark to the street for the disabled?

A: Yes, there is level access from Basement 1 directly to Grosvenor Street and the travelator will provide a ramp to the plaza.

**Q:** Who would own the carpark? Will it be a joint ownership?

A: This is a matter for negotiation with the Council. Coles are seeking to provide an integrated public car park for the community and the customers.

**Q:** Is Grosvenor Street wide enough to allow articulated trucks to enter the loading dock?

Yes, the dock entrance is set back from the boundary to allow articulated trucks to use the hoist.

**Q:** What percentage of the plaza can support trees?

A: This will depend on Council requirements. Due to the fall of the natural ground plane there will be significant soil depth above the carpark for much of the plaza, especially to the east.

**Q:** Will it be possible to have one integrated carpark with the redevelopment of Site 2?

A: We are making provision so that the basement carpark can be extended so that there can be one integrated carpark if that is what the other stakeholders are pursuing.

**Q:** Would it be possible to introduce something other than London Plane Trees (because of allergies) in the plaza?

A: That would be the recommendation of the Landscape Architects and is our intention.

**Q:** Will there be sufficient car spaces for the residents in the residential parking area / and their visitors?

A: Yes. The number of spaces will be as per Council's car parking designated rates as determined by the apartment mix and we want to include visitor parking.

**Q:** If the carpark provides more spaces than currently provided by the Woolworths carpark plus the Council carpark combined, do you see a possibility for some on-street spaces to be allocated as short term car spaces for Uber Eats drivers & pizza deliveries as these vehicles regularly block residents' driveways?

A: This might be possible.

Precinct extended a Vote of Thanks to the Coles Presentation Team for an excellent presentation and the Chair will liaise for a return visit.

## **GENERAL BUSINESS**

**Workshop for Neutral Bay Town Centre Planning Study 30/5/23  
Precinct authorised Chair and KD to attend on behalf of Precinct.**

### **Survey on Neutral Bay Town Centre**

Closing date extended to 11 May 2023 (you can also register for the 24/5/23 workshop)

The link is: <https://yoursay.northsydney.nsw.gov.au/nbtsp>

**Survey on Community Centre Services-** Closes 17/5/23

**Planning Proposal 4/23 -12 storey building, corner Military Road and Rangers Road**

**Motion: THAT Precinct opposes Planning Proposal 4/23 due to excessive building height, over expansion of the proposed Woolworths Rangers Road plaza to the extent it will be exposed to noise from Military Road, and an inappropriate location for a community centre.**

***Motion carried: 10 in favour, 0 abstentions, 0 against***

### **Walkway between Ellalong Road and Fernhurst Avenue**

A Precinct member has advised a trip hazard and asks whether Council can grind the concrete to eliminate the trip hazard.

### **Ridge Street Parking Permits**

A Precinct member reminded Precinct that parking permits expire at the end of May.

### **Environmental Reference Group Meeting**

Sustainable Business Program Review, North Sydney Living Futures Sustainability Festival on 16/5/23.

### **Construction site Issues – 15 Richmond Avenue & 4 Tobruk Avenue**

**Precinct asks Council what is happening at these two sites? There is no signage at either site. The footpath at 4 Tobruk has been given over to construction. Is this authorised by Council?**

Meeting closed at 9.55pm

Next meeting will be on Thursday 8 June 2023

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