

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



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

ATTENDANCE: 14 people attended the meeting
APOLOGIES: 4 were recorded
GUEST SPEAKER: HG Council's Streets Alive Coordinator

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 8th June 2023 meeting were adopted
Motion carried: 8 in favour, 6 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

Woolworths Rangers Road Planning Proposal PP 1/23 & Planning Proposal 4/23 183-185 Military Road (adjacent Woolworths Rangers Road)
Precinct members who wish to make a submission to the Department of Planning on the Woolworths Planning Proposal 1/23 for 1-7 Rangers Road can email information@planning.nsw.gov.au. Replies will advise the submission will not be passed on to the Sydney North Planning Panel. However, the Department will take note of submissions.

Precinct discussed Planning Proposal 4/23 183-185 Military Road. The proposal seeks an increase in the maximum building height from 16 metres to 43 metres to accommodate a 12 storey building with two levels of retail (one in a basement level), a first floor community centre (proposed as a public benefit), two levels of offices and 8 storeys of apartments.

Motion: THAT Precinct having further considered PP 4/23 183-185 Military Road, Neutral Bay wishes to add the following reasons for opposing the proposal:

- (a) The proposed maximum building height is inconsistent with Council's resolution of 24 January 2022 to seek "a better balance between development height and the provision of additional public open space".**
- (b) The proposed tower will be visually dominant contrary to the desired village character of Neutral Bay.**
- (c) The 12 storey building is immediately to the north of the proposed public plaza on the Woolworths site at 1-7 Rangers Road and will cause significant overshadowing.**
- (d) The proposed relocation of Neutral Bay Community Centre from its current location to this site on the opposite side of Military Road should be subject to community consultation and should not be a developer's decision.**
- (e) The provision of public benefits is insufficient in relation to the proposed uplift in land value. Precinct believes the public benefit should be equal to 50% of the uplift in land value (as per Parramatta City Council's policy) and should include a cash contribution for the provision of community infrastructure and affordable housing as well as appropriate setbacks to Military Road and from Rangers Road and the Woolworths site to create a more generous and better proportioned public open space.**

Motion carried: 14 in favour, 0 abstentions, 0 against

Precinct members who wish to lodge a submission on Planning Proposal 4/23 183-185 Military Road can send an email to council at council@northsydney.nsw.gov.au.

Pedestrian Safety - Gerard St / Macpherson St Intersection

See SOA response.

Traffic Committee Meeting 21/4 - Item 5.1 - Young St / Grosvenor St roundabout (Memorandum 4 July 2023)

The plan of the proposed changes was discussed by Precinct members. Precinct agreed not to pass a motion but to forward comments. Comments / questions by individual Precinct members included:

- Concern this is proceeding prior to resolution of issue of Young St reopening at Military Rd.
Chair noted that at the walk-through Council officers advised the design would work whatever the outcome regarding re-opening of Young St at Military Rd.
- Concern re giving Young St priority over Grosvenor St; a roundabout makes everybody equal.
- Have pedestrian counts been undertaken to justify locating the pedestrian crossing on the western side of intersection – from observation the eastern side would serve more pedestrians.
- Why not have pedestrian crossings on both sides of the intersection to prioritise pedestrians?
- It would be better to leave the roundabout where it is.
- As a cyclist if riding to the north I wouldn't use the proposed entrance to the cycleway but would ride through the intersection.
- Why not stop the cycleway at Sutherland St & let the cyclists use the roundabout?

The proposal for changes to this intersection are on public exhibition up until 14/8/23.

Precinct members can make submissions online: yoursay.northsydney.nsw.gov.au/yscwsu or by email: yoursay@northsydney.nsw.gov.au

Neutral Bay Town Centre Planning Study Workshop - plaza options

Property-owning company Arkadia, which owns a number of properties between Military Road and the Grosvenor Lane carpark is reported to be seeking Owner's Consent from Council to lodge a DA. Arkadia proposes to reconfigure the carpark to delete about 30 car spaces and provide a landscaped area next to their properties.

The plan from the *North Sydney Sun* was shown and discussed in conjunction with options for the plaza discussed at the Council workshop.

Motion: THAT Precinct opposes the Arkadia plan for proposed public domain works to the Grosvenor Lane carpark as published in the *North Sydney Sun* on 22 June 2023 due to loss of public car parking spaces.

Motion carried: 14 in favour, 0 abstentions, 0 against

CORRESPONDENCE RECEIVED

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

April 2023 Minutes UPDATES

Brothers Park - edging garden for erosion control

UPDATED (7 June 2023) Council's Supervisor Parks & Gardens has advised that staff have marked out the area, and undertaken the first spray out with the second spray planned for 12 to 16 June 2023. A third spray-out is required before construction/preparation can start and finally plant out.

RL advised the edging garden has been planted.

Memorial Refurbishment - possible reduction in memorial height

UPDATED (29 May) Council's Streets Alive Coordinator has advised that preliminary designs for the proposed amendments for Brothers Memorial have been completed. The design is to be reviewed by Council's historian to ensure new proposal does not impact any existing heritage value. Once reviewed, the proposal to be shown to RL and steering committee behind this. Council's Historian will review the proposed concept design once it is ready. It is understood that the Brothers family was involved initially, with Sean Brothers offering to come up with a design, however, they have not been part of the current design process.

UPDATED (13 June) Council's historian has advised that Council's Streets Alive Coordinator has come up with several options for modifying the memorial by cutting down the height of the wall. This will remove the deteriorating concrete, open the site up to the view and improve seating. The memorial is not a heritage item, and no formal procedures are necessary for the intervention. Both Council's Conservation Planner/Heritage Officer and Council's Historian feel that this design respects the original configuration while adapting to the contemporary use of the park. The original confronting high wall was designed to create a suitable backdrop to a contemplation pond. The pond has long since been filled in and planted out, so the wall's function is obsolete and indeed counterproductive; in fact no one wants to sit behind it. Sean Brothers, descendant of WH Brothers for whom the memorial was built, offered to design the modification but did not do so. He should be invited to comment upon Council's Streets Alive Coordinator's suggestion, nonetheless. Council's Streets Alive Coordinator has been invited and will attend Willoughby Bay's next precinct meeting on 13 July as a Guest Speaker and will provide further information.

October 2020 Minutes UPDATE

Pedestrian Safety: Gerard St / Macpherson St Intersection (correspondence from former Minister in relation to SOA dating from October 2020)

Council's Manager Traffic & Transport Operations has advised that the current TfNSW guidance on pedestrian crossings does not permit pedestrian (zebra) crossings on roads with two or more marked travel lanes in the same direction. Additionally, TfNSW do not support the reduction of the number of traffic lanes on Macpherson Street and as such, raising the crossing would not bring the crossing in line with current guidelines and would be unlikely to resolve safety concerns.

On 5 February 2021, Council wrote to the Minister for Transport and Roads requesting special consideration for installation of traffic signals at the intersection of Gerard Street and Macpherson Street on the basis of pedestrian safety and amenity. On 19 April 2021, Council received a response from the Parliamentary Secretary for Transport and Roads which was not favourable to Council's request for traffic signals.

Given this, the following actions were undertaken to improve visibility at the crossing:

- a) an additional pedestrian crossing sign was installed in front of the tree on the southern side of Gerard Street facing west.
- b) the Give Way sign on the left-hand side of Macpherson Street at Gerard Street was removed so as not to obstruct the pedestrian crossing sign.
- c) line marking associated with the pedestrian crossing including, zebra markings and zig zag markings on approaches, was refreshed and highlighted as part of a regular maintenance program.

Motion: THAT Precinct authorises Chair to contact Council's Manager Traffic & Transport Operations with reference to the response on pedestrian safety at the Gerard / Macpherson St

intersection to ask whether it would be possible to provide warning lights for drivers approaching from the west on Gerard St, either pole-mounted flashing LED warning signs or similar or, if that is not appropriate, embedded in-pavement warning lights.

Motion carried 13 in favour, 1 abstention, 0 against

MAY 2023 Minutes

Woolworths Rangers Road Planning Proposal PP 1/23

Council at its meeting of 22 May 2023 considered Item 10.05, the assessment report of PP 1/23 and resolved:

1. THAT Council resolves to not support the Planning Proposal proceeding to Gateway Determination, for the following reasons:

- the Planning Proposal challenges Actions L1.5 and L3.2 of the North Sydney Local Strategic Planning Statement (LSPS), which requires Planning Proposals to be underpinned by an endorsed placed-based strategy;*
- the Planning Proposal is inconsistent with Council's rescinded MRCPS and the objectives of Council's renewed Study for the Neutral Bay Town Centre, as it would facilitate an overly intense and visually dominant built form in its context and prevent the delivery of identified high-quality public open space by limiting the capacity of the adjacent site (183-185 Military Road) from contributing to the public domain;*
- the height sought by the proposal is excessive given its stated objectives of achieving a part six storey and part eight-storey building and would result in unacceptable overshadowing impacts to residential dwellings to the south;*
- the bulk, scale and massing of the proposed built form is excessive in its context and does not provide an appropriate interface and transition to the low-scale residential areas immediately to the south of the site;*
- the proposed publicly accessible plaza and pedestrian through-site link is of compromised amenity and reduced public benefit; and*
- the quantum of proposed on-site parking is excessive and not justified in the context of the site's highly accessible location and cumulative impacts to the surrounding area.*

2. THAT Council notifies the applicant of Council's determination in accordance with section 9 of the Environmental Planning and Assessment Regulation 2021.

3. THAT if a Planning Proposal were to progress for the subject site via an alternate approval pathway, that an amended site-specific Development Control Plan be prepared addressing the matters of concern identified in the Council Officer's assessment report and NSLPP recommendations. This includes:

- reduction of podium height and overall building height;*
- removal of two-storey retail structure;*
- demonstration of adjacent site integration;*
- reconsideration of plaza design;*
- provision of through-site link open-to-sky;*
- reduction of on-site parking provision;*
- maintaining the proposed 1.8:1 non-residential FSR; and*
- provision of key worker and affordable housing components.*

Pedestrian Safety: Gerard St / Macpherson St Intersection

Council's Manager Traffic & Transport Operations will attend the next Willoughby Bay Precinct meeting as guest speaker on 8 June 2023 to discuss this item.

Steps Adjacent 149 Young Street

Compliment noted.

Traffic Committee 21 April 2023: Item 5.1 Design Review - Young Street Cycling, Walking and Streetscape Upgrades

Council at its meeting of 22 May 2023 considered Item 9.01 and resolved:

1. *THAT the Minutes of the Traffic Committee dated 21 April 2023 be received.*
2. *THAT Council notes that the Young Street and Grosvenor Street roundabout and intersection will be subject to a separate design and consultation.*

Council Meeting 26 April 2023: Item 10.04 Draft Operational Plan & Budget 2023/24

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

Council's Manager Accounts Services has advised that the levy raises \$200,000 per year. Of this, \$18,000 is used by Council to fund the provision of administrative assistance to the Neutral Bay Chamber of Commerce. The remaining \$182,000 is allocated to capital works projects undertaken under the Neutral Bay & Cremorne Masterplan Program.

Council Meeting 26 April 2023: Item 10.09 North Sydney Olympic Pool Redevelopment Project Review

Noted by Council's Manager Financial Services. The Precinct Committee's feedback will be treated as a submission against the draft Operational Plan & Budget 2023/24.

Workshop for Neutral Bay Town Centre Planning Study Workshop 30 May 2023

Noted by Council's Acting Senior Strategic Planner - Urban Design.

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

Feedback noted by Council's Senior Strategic Planner.

Walkway between Ellalong Road and Fernhurst Avenue

Council's Works Manager has advised that the path has minor damage by tree roots that has recently been repaired and made safe on 18 May 2023. The team have been recommending that residents contact the 'Streets Alive' program to get advice and assistance on tidying up gardens that are in community shared zones.

Construction site Issues: 15 Richmond Avenue & 4 Tobruk Avenue

Council's Manager Environment & Building Compliance has advised that 15 Richmond Avenue & 4 Tobruk Avenue are active compliance cases with the two new issues now included for investigation. The Precinct Committee's complaint regarding no PCA signage at both sites has been referred to the case officer to investigate and take action if required. The officer is also investigating the concern regarding footpath works at 4 Tobruk Avenue.

JUNE 2023 Minutes

Brothers Park

Council's Streets Alive Coordinator has advised that flyers and mulch were delivered. Brothers Memorial iterations Council revised by Council's Historian was sent to Precinct for review / comment.

Council Meeting (5/6) Item 10.3 - 12-14 Waters Road Neutral Bay - Voluntary Planning Agreement

Council's Senior Strategic Planner has advised that a councillor briefing is tentatively scheduled in future months addressing Council's resolution, since it needs to be determined at an executive level.

- **Traffic Committee Meeting (9/6)**

- ❖ Nil matters

- **Council Meeting (26/6)**

- ❖ Item 10.4 — Rating Structure & Annual Charges for 1 Jul 23 - 30 June 24

- ❖ Item 10.6 — Community Grants & Subsidies 23/24 — Post Exhibition Report

- ❖ Item 10.11 - Primrose Park Sports Field Reconfiguration — Post Exhibition Report

Chair reported addressing Council to express Precinct's concerns on the reconfiguration. Councillors voted 8:2 in favour of the recommendation that the project be discontinued. Crs Lepouris and Mutton voted against the recommendation.

- **Council Meeting (10/7)**

- ❖ Item 10.4 — Community Housing Project Update: 287 Miller St Cammeray

- **CPC Meeting (20/6)**

- ❖ CPC Draft minutes received.

- **Council Memos**

- ❖ 14 Jun - North Sydney Historical Society

- ❖ 14 Jun — Tree Removal at Ridge St North Sydney

- ❖ 16 Jun - Warringah Freeway Upgrade

- ❖ 23 Jun - Liveability Census 2023 Survey

- ❖ 23 Jun - Upcoming Live Webinars — Place, Design & Landscape Plan

- ❖ 4 Jul - Ausgrid Community Batteries

- ❖ 4 Jul - Young and Grosvenor Street Intersection - Cycling and Walking Upgrades
- ❖ 10 Jul - Draft Foreshore Parks & Reserves Plan of Management (POM)

DEVELOPMENT APPLICATIONS

2/50 Macpherson St —Alterations and additions including swimming pool.
Alterations to strata lot at rear of property within Montague Road Conservation Area.

3 Little Wonga Rd

GUEST SPEAKER – HG – COUNCIL’S STREETS ALIVE COORDINATOR

Background

On 29/5/23 HG advised that preliminary designs for the proposed amendments to the refurbishment of the WH Brothers Memorial in Brothers Park had been completed.

On 13/6/23 Council’s historian advised that HG had come up with several options for modifying the Memorial by cutting down the height of the wall. This will remove the deteriorating concrete, open the site up to the view and improve seating.

Proposed Intervention

Wall Height - reducing the height of the wall. There are 2 heights which are being considered:

Wall Height Option 1 – approx. 960cm gives a harbour view – **Precinct majority favours this**
Wall Height Option 2 – approx. 450cm the wall now becomes a seat

Planters on either side of seat facing north

Planters Option 1 - leave as they are

Planters Option 2 - demolish and change into seating – **Precinct majority favours seating**

The two plaques would not be affected; they would just be relocated

Precinct members asked the following:

Q: What type of finish would be put on the Memorial?

A: There is an existing render, a concrete render. In keeping in line with brutalist architecture, it is heritage sensitive that we maintain what we have.

Q: There was a third planters option, discussed on site regarding the planter beds which was to cut them down a bit and put a top on them so they became a bench to sit on or to put things on at a slightly different height from the existing seat. **Precinct majority considered this a good idea.**

A: This can be considered at meeting on site.

Q: Could we have a landscape plaque, rather than a portrait plaque?

A: We should definitely keep the original plaque to keep the heritage aspect in tact.

Q: One of the members thinks the melaleuca should go.

A: It is a source of shade and to get a canopy that large would take many years.

Agreed meeting on site to be arranged with HG, RL, PW, Chair, Sean Brothers to confirm details.

GENERAL BUSINESS

Neutral Bay Alive Community Consultation Group

First meeting has tentatively been scheduled for 25 July 2023.

Issues Raised by a Precinct Member

- a) Parraween St matters appear to be in abeyance
- b) Dog in backyard was poisoned
- c) ERG – recycling & vaping issues
- d) Carbon Offsets - suggested to Council that they have this as a policy & adopt it as a practice
- e) Cat control – suspicious pet food

Ewaste Pickup Planned for August 20th

Mosman carpark behind the Community Centre

Meeting closed at 9.35pm

Next meeting will be on Thursday 10 August 2023

Council Contact Details:

Phone: 9936 8100

Fax: 9936 8177

Ranger Services 9936 8100

WEB: www.northsydney.nsw.gov.au