

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



MINUTES OF MEETING HELD
THURSDAY 12th October 2023
COMMENCING AT 7.30 PM

ATTENDANCE: 10 people attended the meeting
APOLOGIES: 7 were recorded
GUEST SPEAKER: Tim Atkins – Titanium Property Investment on behalf of Coles

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 14th September 2023 meeting were adopted

Motion carried: 6 in favour, 4 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

Woolworths Rangers Road Planning Proposal PP 1/23

The Sydney North Planning Panel rezoning review decision was published 11 September 2023. The Panel unanimously agreed the proposal had strategic merit because delivering housing supply is a priority issue for Sydney. Woolworths submitted some proposed revisions in response to Council's concerns and the Panel majority agreed with those amendments:

- a small reduction in the maximum building height from 27m to 26m (6 storeys) and from 33m to 31m (8 storeys), with minor reductions in floor to floor heights,
- removal of the 2 storey retail component to improve the size and amenity of the public domain,
- increased podium setbacks and increased articulation along Yeo Street frontage,

In addition the Panel recommended:

- removal of the additional 88 car spaces and compliance with Council's DCP parking rates,
- provisions requiring changes to the Yeo Street facade to ensure no further overshadowing of any north facing windows in any residential property in Yeo Street at mid winter above and beyond that projected by Council's rescinded Military Road Corridor Planning Study.

Panel member Cher Wall did not agree the proposal had site specific merit. She was concerned about loss of commercial office floor space, excessive height, and the public open space being compromised by large portions not being open to the sky.

Next steps: The Department will consider the Planning Proposal for Gateway Approval. Once Gateway Approval is obtained, the Planning Proposal will be put on public exhibition, and any final changes made before the revisions to the LEP maps for maximum building height and non-residential floor space are gazetted. Woolworths will need to submit a DA in accordance with the revised LEP and site specific DCP.

At this stage the timetable for the process is unknown.

Precinct thanks Council officers for the comprehensive report, for arguing for the community and for achieving some improvements to the proposal.

Fifth Avenue Parking near Brothers Park

Chair reported being contacted by a local resident who expressed opposition to parking time limits on Fifth Avenue on the Brothers Park side.

Pathways Seniors Housing, Parraween Street, Cremorne

FG of Cremorne Conservation Group advised that 126 submissions were made on the State Significant Development Application. The DA is scheduled to be determined in March 2024.

Correspondence

1. Council Summary of Actions Arising 2023

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

Month	Item	Actions	Council's Reply	Status
September		Brothers Memorial Park - Precinct asks whether Council could be approached to limit parking on Fifth Avenue on Brothers Park side to provide for park users and for parents dropping off and picking up school children. Precinct has spoken with the resident and both agree parking restrictions would be beneficial from Ellalong Road to the bend in Fifth Avenue next to the park. Precinct asks whether Council would consider parking restrictions for this length of road and in what circumstances.	Allocated to Council's Manager Traffic & Transport Operations	Awaiting Response
		DA 323/21, 124 Benelong Road Cremorne - The developers have submitted revised plans for a boarding house as part of the conciliation process and all those who made a submission have been notified. The plans reduce the height by one storey, but still substantially breach the DCP height plane. Precinct objects to the revised plans for 124 Benelong Road, Cremorne due to substantial breach of the DCP height plane.	Allocated to Council's Senior Assessment Officer	Awaiting Response
		Overgrown garden at 27 Wonga Rd - A resident has asked that Council be notified of the overgrown garden at 27 Wonga Road which could become a vermin problem.	Council's Supervisor Parks and Gardens has advised that Council are aware of this overgrowing vegetation. It is very unlikely to have been planted by Council as it not clear where the boundary of the properties and the footpath is. Council staff monitor and clear for pedestrian passage as necessary. Team Leader to inspect and action clearing if required.	Open/Ongoing
		Parraween Street - Free 30 minutes parking trial MOTION: Willoughby Bay precinct supports the Parraween Street free 30 minute parking becoming permanent.	Council A/Manager Parking Meters has advised that the Precinct Committee's feedback will be treated as a submission.	Closed for Council
August	1e	Brothers Memorial Park Chair reported a meeting was held on 20 September 2023 at Brothers Park with Council's Streets Alive Coordinator (HG), Sean Brothers, Chair, RL, and PW attending. Meeting confirmed preferred details for refurbishment of the memorial consistent with Precinct's preferences. HG to draw up plans for comment by a heritage contractor and budget estimate. HG will be off work for some weeks which will delay finalisation. RL reported construction of the new fence has stopped for unknown reasons. A Precinct member expressed concern for children's safety whilst the Park is a construction site. RL noted that planting of replacement plants and mulching has been carried out by Precinct members working with Streets Alive. RL thanks those Precinct members for their continued efforts on 9/8/23. <i>Precinct asks: When will the work on the fence resume?</i>	Council's Supervisor Parks and Gardens has advised that this item is being processed and further information will be provided in due course. UPDATE (18 September 2023) Council's Supervisor Parks and Gardens has advised that the fence adjacent to Fifth Avenue from outside 19A to the rear of 11 Ellalong Rd is complete. The Precinct Committee is also requested to provide more specific information about parts of the fence that need completion e.g. location and/or supply photos.	Open/Ongoing

2. Development Applications

- 1 Ellalong Rd – addition of skylight and window changes to southern side wall
- 41 Ellalong Rd – new deck and cabana to replace existing

3. Traffic Committee Meeting (13/10)

- Nil

4. Council Meeting (25/9)

- Item 10.1 Election of Mayor
- Item 10.2 Election of Deputy Mayor

Precinct authorises Chair to congratulate the Mayor and Deputy Mayor on their election.

5. Council Meeting (9/10)

- Item 10.7 Affordable Housing & Heritage Planning Council Priorities

6. CPC Meeting (17/10)

- CPC Agenda 17/10 attached.

PM to attend CPC

7. Council Memos

- 27 Sep – Precinct Satisfaction Survey Reminder
- 12 Oct – Harrison-Bennett Precinct – Heritage Listing 121, 123, 125 Holt Avenue, Cremorne

MOTION: THAT Willoughby Bay Precinct supports the heritage listing of 121, 123 and 125 Holt Avenue. This delightful group of Federation bungalows meets the threshold for cultural significance under historic, associative, aesthetic, rarity and representative values. It would be a great pity to lose them.

Motion carried: 9 in favour, 1 abstention, 0 against

GENERAL BUSINESS

Guest speaker: Tim Atkins of Titanium Property on behalf of Coles

Tim Atkins made a presentation regarding Coles DA 258/23, 41-53 Grosvenor Street, Neutral Bay and answered questions.

Recap of the Proposal

Coles has put forward a reference design for the Plaza after having gone through many consultative sessions. The design responds to input from different parties, including retailers and Precincts. The reference design provides maximum sunlight to the Plaza. Coles is flexible on the Plaza design – ultimately this will be a matter for Council.

The reference design shows the potential for the laneway (Grosvenor Lane) to stay open and for the service laneway to the south to be opened or closed using a bollard system.

Design Perspective

Coles asked the architects to locate the travelators so that when you get off the travelator you will feel like you are entering the Plaza and not a private space. The architects have proposed a colonnade to

provide weather protection for the travelators. The weather protection also protects the stairs which go from the colonnade to the level above. The stairs provide a fire exit and pedestrian link to the Plaza for residents and provide access to the community meeting room. There is separate stair access into the carpark from the Plaza.

Hydraulic truck lift – the lift for the trucks is hydraulic, it uses the weight of the truck to drive the pressure of the hydraulic fluid to minimise energy consumption. If there is a power outage, there is an emergency back up system.

Carpark – the carpark has level access from Grosvenor Street. In an emergency, people can exit direct to Grosvenor Street.

Access to sunlight – the building has been designed to maximise the sunlight on the Plaza. Floor space that has been lost by reducing the building height on the southern side has been transferred to the northern side. This contributes to making the building higher on Grosvenor Street.

Parking – Coles' preference is for 3 hrs parking but because it is a shared parking arrangement between Council and Coles, Council will need to agree on this.

Staging Plan – This is part of the DA. Stage 1 is the 3 levels of parking on Coles site, loading dock and supermarket. During this work, estimated to last 24 months, 59 of the existing 77 on grade parking spaces in the Grosvenor Street carpark will remain available. Coles' target is to have the supermarket and 180 retail parking spaces operating at the end of 2026.

It is proposed that Stage 2 - excavation and undergrounding of the bulk of the Grosvenor Lane carpark spaces - will start after the supermarket and 180 space carpark opens. A 9.4 metre buffer zone will be maintained between the Stage 2 works and the properties on the southern side of Grosvenor Lane carpark. Loading access to the properties and pedestrian access will be maintained. The number of available retail car parking spaces will be 180 basement spaces on two levels plus 23 on grade spaces.

Stage 3 will follow completion of Stage 2 and is Plaza landscaping. During Stage 3 there will be 267 retail car parking spaces available in the basement carpark. The construction of the residential component will continue throughout. Total construction period is estimated at 36 months.

Complying Development Certificate – Titanium are currently working with the consultants to prepare a Complying Development Certificate for refurbishment of the existing building as an alternative to a new development. Coles want to have a CDC available if the DA is not approved. With a CDC, the loading dock and carparking arrangements would remain as per the existing Woolworths layout.

Questions from Precinct members

Q: How many storeys facing Grosvenor Street?

A: 7 storeys - supermarket with 6 levels of residential above. At the Cooper Lane end there is an extra level where the entry to the carpark is below the supermarket floor.

Q: What route will the delivery trucks take?

A: It is proposed that this will be Belgrave St, Young St and along Grosvenor St. Alternatively, Military Rd then turn left at Waters Road and left again into Grosvenor Street.

Q: What are the parameters of the public carpark in regards to hours of opening?

A: Coles have proposed 24 hr access.

Q: Will there be a Coles liquor store (Vintage Cellars) there?

A: Yes, there will be.

Q: Did you consider more specialty shops around the perimeter?

A: Yes we did, but the site is constrained due to the other uses including the supermarket and residential access.

Memorandum of Understanding (MOU) with Arkadia – Coles and Arkadia had a MOU to lodge a joint proposal to the Council for an integrated development with an objective being undergrounding the Grosvenor Lane carpark. The MOU said each party could go its own way if Council did not accept the joint proposal, which is what happened. However, Coles' proposal is largely consistent with that original objective.

Solar Access – has improved dramatically – on the worst day of the year 33% of the Plaza was under shade for the whole of the day. Under the Coles DA scheme only 10% of the Plaza will be so affected due to the terraced design which maximises solar access.

Limiters on Trolleys – TA confirmed that Coles' trolleys will have an electronic solution where once the trolley is outside a certain perimeter the wheels lock up.
TA advised that Coles has set up a website with information on the development:

<https://neutralbaytowncentreplaza.com.au/>

The Precinct thanked TA for attending as guest speaker and answering questions.

Chair advised the DA is on public exhibition until 27 October 2023 and submissions can be made through Council's website.

MOTION: THAT Willoughby Bay Precinct

(1) is in support of DA 258/23 and in particular supports:

- provision of a landscaped public open space in place of the current Grosvenor Lane carpark,
- the undergrounding of public car parking in an integrated retail / public car park with an additional ~90 spaces over existing parking provision, a vehicular entrance from Grosvenor Street and with travelator and lift delivering people to a colonnade outside the supermarket,
- terracing of the built form to allow mid winter sunlight to the public open space and setback of the topmost level from Grosvenor Street to reduce apparent bulk and scale,
- location of the supermarket at the level of the public open space to encourage patronage of local shops,
- location of the loading dock in a basement level with entry and exit in a forward motion,
- separate entry to the residential parking from Cooper Lane,
- respect for existing levels and provision of an integrated pedestrianised laneway for vehicles to service properties on the southern side of the Grosvenor Lane carpark,
- provision of a meeting room on the first floor accessible by lift and open stair for use by the community and the residents of the development,
- provision of a stair from the carpark to the public open space in addition to travelator and lift,
- provision of retail outlets activating the frontage to the public open space, and glazing and cafe to the eastern (Waters Lane) frontage,
- greater setback to Waters Lane than Cooper Lane and treatment of Waters Lane to make it a pedestrianised space.

(2) would like to see a reduction in height by one level at Grosvenor Street to six storeys, especially at the western end of the building where the maximum building height is at its highest and the impact on residents of the height and bulk is greatest and, if there is any redistribution of floor space, would prefer that it be to the eastern arm of the development to maximise sunlight to the public open space.

(3) does not support Grosvenor Lane continuing through the plaza due to:

- reduction in public open space,
- creation of a barrier between the travelator / lift from the carpark and the public open space, potentially reducing foot traffic to other shops in the immediate area,
- reduced pedestrian safety when the majority of arrivals at Neutral Bay shopping village are pedestrians and pedestrians should be prioritised,
- unnecessary traffic on local roads due to encouraging a parking search pattern through Young Street, Grosvenor Lane and Waters Road rather than encouraging drivers to go directly to the carpark entrance in Grosvenor Street.

(4) would like a second stair provided from the carpark to the western end of the public open space or the one stair located more centrally to better serve all properties on the southern side of the public open space and especially the Neutral Bay Community Centre.

(5) would like to see any development consent include appropriate conditions regarding:

- management and use of the carpark to ensure it supports all local businesses not just the supermarket with 2-3 hours free parking (eg 2 hour free parking on the upper level and 3 hour free parking on the lower level, and more generous parking limits in the evening to support local restaurants),
- hours of use and management of the loading dock to minimise noise disturbance to local residents on the opposite side of Grosvenor Street,
- supermarket trolleys having limiters which prevent them being taken any distance from the supermarket,
- maintenance of the landscaping to the residential component by the owners corporation (not individual lot owners) to ensure it is properly maintained,

(6) would like any agreement between the developer and Council to provide:

- that the Grosvenor Lane carpark land and stratum remain in public ownership with residential parking spaces relocated under the Coles site and the supermarket owner to have responsibility for maintaining the whole of the integrated public / retail carpark at no cost to Council,
- for equitable sharing of the usage and costs of the meeting room between community users and residents of the development (as a minimum full usage by the community during weekdays plus some week nights).

Motion: 9 in favour, 0 abstentions, 0 against

Fifth Avenue / Ellalong Road road sign

A resident has advised this road sign needs repair as it is listing at an angle.

Fifth Avenue / Ellalong Road footpath damage at 9 Ellalong Road

A resident has advised that the footpath appears to have been damaged by water erosion.

Meeting closed at 9.40pm

Next meeting will be on Thursday 9 November 2023

Council Contact Details:

Phone: 9936 8100

Fax: 9936 8177

Ranger Services 9936 8100

WEB: www.northsydney.nsw.gov.au