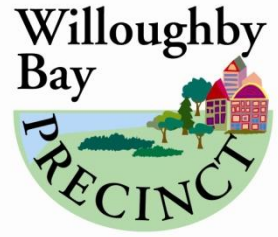


WILLOUGHBY BAY PRECINCT
PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT
SYSTEM



MINUTES OF MEETING HELD
THURSDAY 14th September 2023
COMMENCING AT 7.30 PM

ATTENDANCE: 11 people attended the meeting
APOLOGIES: 9 were recorded
GUEST SPEAKER: Fiona Gracie – Cremorne Conservation Group

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 10th August 2023 meeting were adopted

Motion carried: 9 in favour, 2 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

Woolworths Rangers Road Planning Proposal PP 1/23

Council's Manager Strategic Development has advised the Rezoning Review by Sydney North Planning Panel was held 06/09/23. Council Officers and Council's consultant landscape architect addressed the Panel regarding creating a better open space. Now awaiting the Panel's decision.

Pedestrian Safety - Gerard St / Macpherson St Intersection

Precinct authorises Chair to contact Council's Manager Traffic and Transport Operations to discuss how best to progress traffic lights, including involvement of Tim James MP.

Brothers Memorial Park

Chair reported local resident asked 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. RL 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.

Labels for General Waste, Recycling & Green Bins

RL reported replacement labels have been distributed.

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.

CORRESPONDENCE RECEIVED

1. Council Summary of Actions Arising 2023

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

Brothers Memorial Park – Council's Supervisor Parks and Gardens has advised that this item is being processed and further information will be provided in due course.

2. Development Applications

- 7 Ryries Pde - demolition of existing dwelling and construction of new 2 storey dwelling

3. Traffic Committee Meeting (1/9)

- Meeting cancelled

4. Council Meeting (14/8)

- Item 10.2 Planning Proposal 5/23: 115-125 Holt Ave Cremorne .
- Item 10.3 Changes to Precinct Committees

5. Council Meeting (28/8)

- MMO2 - Parraween St- State Significant Development Application
- Item 10.3 Owner's Consent Request- Grosvenor Lane Carpark - Arkadia

6. Council Meeting (28/8)

- Item 10.11 Owner's Consent Request- Grosvenor Lane Carpark — Arkadia - Further Re

7. CPC Meeting (15/8)

- CPC Meeting 15/8. Precinct logos were discussed and proposed logos were not accepted.

8. Neutral Bay Alive Community Consultation Group (22/8 & 12/9)

- Second & third meetings held 22 August 2023 & 12 September 2023. Minutes are posted to yoursay.northsydney.nsw.gov.au/nbtcps

9. Council Memos

- 11 Aug - MOU & Operational Funding
- 14 Aug - Planning Proposal 8/21 - North Sydney Centre - Height of Buildings Variation
- 24 Aug - Ridge Street Short Term Parking Arrangements - Montessory Drop Off & Pick Up
- 24 Aug - Planning Proposal PP5/22 -71-89 Chandos St
- 24 Aug - Planning Proposal PP3/23 - Heritage Listing Parraween St properties

GENERAL BUSINESS

Guest Speaker

Fiona Gracie of the Cremome Conservation Group made a presentation on the State Significant Development Application and the permanent loss of heritage, with several of the 12 cottages identified as having heritage significance proposed to be dismantled and rebuilt (Nos 52-56) plus just the frontages of Nos 78-80, with a further two to be demolished and replaced with facsimiles (Nos 70 and 72).

Further concerns include height, bulk and scale of the building on Gerard Street, additional traffic on Parraween Street which is a 40 km/hr high pedestrian activity street, and a pedestrian link to Gerard Street raising further concerns about pedestrian safety as it will encourage pedestrians to attempt to cross Gerard Street where there are no traffic lights.

Submissions for Pathways Cremorne Seniors Housing – application # SSD – 49472213 close Sunday 17 September 2023. If at least 50 submissions are made, the determining authority will be the Independent Planning Commission.

FG also advised the Planning Proposal 3/23 for heritage listing of 12 cottages is on exhibition. Submissions for the Planning Proposal to Heritage List 12 Parraween St Cottages 50-56, 70-72 & 78-88 Planning Proposal : PP3/23 – go to Council website submissions close Friday 22 September 2023 <https://yoursay.northsydney.nsw.gov.au>

MOTION: Willoughby Bay Precinct objects to the Pathways Senior Development, Parraween Street, Cremome for the following reasons:

- (1)** The development does not preserve the cottages with heritage significance. The proposal to dismantle and rebuild some of the cottages is not supported.
- (2)** Excessive height, bulk and scale of the building on Gerard Street. The height of this building should be reduced to be consistent with recently-constructed buildings.
- (3)** The through-site link will encourage pedestrians to attempt to cross Gerard Street at a place where there is no crossing and where crossing will be unsafe.

Motion carried 10 in favour, 1 abstention, 0 against

Chair to make a submission to the Department of Planning based on the motion passed. Precinct members are encouraged to make their own submissions and to make submissions in support of the Planning Proposal for heritage listing.

DA 258/23 Grosvenor Lane Carpark I 41-53 Grosvenor Street, Neutral Bay (Coles Development)

Chair made a presentation of some of the DA plans. Coles has advised they are willing to attend to make presentation and answer questions at Precinct's October meeting.

Chair noted that Arkadia has been given consent to lodge a DA to create a partial plaza on the Grosvenor Lane Carpark. Arkadia has expressed concern regarding elements of the Coles proposal.

A resident has requested that any supermarket development consent be conditioned so that trolleys have limiters which prevent them being taken any distance from the supermarket.

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.

Parraween Street - Free 30 minutes parking trial

MOTION: Willoughby Bay precinct supports the Parraween Street free 30 minute parking becoming permanent.

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

Meeting closed at 9.45pm

Next meeting will be on Thursday 12 October 2023

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