

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



MINUTES OF MEETING HELD
THURSDAY 8th February 2024
COMMENCING AT 7.30 PM

ATTENDANCE: 18 people attended the meeting
APOLOGIES: 4 were recorded
GUEST SPEAKERS: SC, Council's Community Engagement Specialist
SK, Brightmore Precinct
VISITORS: LS – Secretary of Brightmore Precinct
CP – Secretary of Neutral Precinct

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 14th December 2023 meeting were adopted

Motion carried: 12 in favour, 6 abstentions, 0 against

Guest Speaker - SC, Council's Community Engagement Specialist

Role of the Community Engagement Specialist

Ensuring the website is functional, checking on submissions, liaising with Project Managers and identifying stakeholders and what engagement methods they wish to use to reach out to the community.

Recent projects have been the Grosvenor Street roundabout and Neutral Bay Town Centre Planning Study.

The ongoing challenge is making sure Council has a range of different methods to keep the community informed on issues that are being considered by Council. A current issue is the State Government's Housing Interventions with a public meeting next week and details which can be accessed through the "Have Your Say" website.

Questions from Precinct Members

Q: A Precinct member asked about news items such as the announcement of the Council considering a loan of \$30m to pay for the construction of the North Sydney Olympic Pool, not being on the internet or the North Sydney Council website.

A: News items are the responsibility of Council's Communications Team.

Q: A Precinct member asked about the Quarterly Newsletter sent out by Council, which the member has not received for over one year.

A: SC said Newsletters are the responsibility of the Communications Team but he would look into this. SC's role is not creating news items but consultation on projects and issues that are under consideration by Council, where Council is seeking input from the community. The Project Manager for a specific project will ask Council's Community Engagement Team to put together a consultation, e.g. Lodge Road playground in 2023.

Q: A Precinct member asked about Housing Interventions. What prompted the consultation on this?

A: The Council is considering its response to the State Government's proposals and is seeking input from the community. The Community Engagement Team ensured there is a link on the Have Your Say webpage to provide information, including a link for making submissions.

Q: How does the Neutral Bay Alive group fit in?

A: Local community members nominated on the "Have Your Say" Neutral Bay Town Centre Planning Study to be part of a group giving input and having constructive conversations with the planners preparing the Draft Planning Study. The Community Engagement team also organised workshops for the Neutral Bay Town Centre Planning Study and Walk Throughs for the redesign of Cremorne Plaza. SC collates all the data gathered from these workshops and surveys.

Q: How much consultation was done on the 15-minute free parking meters in Parraween Street?

A: The Survey ran for more than one year.

Q: What about consultation on the Grosvenor Street / Young Street roundabout?

A: Feedback from the community and from specialists is resulting in some changes to the proposed design.

Q: What about Young Street Reopening?

A: The chair filled in the following. A Report will need to be put to Council with a recommendation that it goes to public exhibition. Once Council approves it going on public exhibition, then SC's team starts the consultation process.

Q: Do you have a role in seeing the implementation of motions of Reference Groups?

A: Whilst Sc is aware of most motions, they are decided by Council.

Q: Do all traffic changes come through community consultation? A Precinct member is concerned that there was no community consultation with the closure of Prospect Avenue between 6-10am some years ago.

A: The traffic team regularly puts out proposed road changes accompanied by Community consultation on the implementation of changes. Changes to State roads are controlled by the State Government's engagement team.

Q: What is the best way for members of the community to contact you?

A: Either website or email. Community members can raise issues at any time with Community Consultation, not just in response to a specific consultation program.

Guest Speaker - SK - Brightmore Precinct

The State Government's Housing Reforms

"Low to Mid Rise Reforms"

The North Sydney LGA is divided up into zones and there are rules which determine what can and cannot be built in each Zone. The Zones have labels like R2, R3, R4 and MU.

The MU1 Mixed Use Zone includes Neutral Bay and Cremorne shopping villages. This zone allows retail with residential units on top, and commercial uses. The current Height Limit in the Mixed Use Zone in Cremorne and Neutral Bay is 16 metres (4-5 storeys).

The R4 High Density Residential Zone (2 roads back from Military Road) is a high density residential zone allows residential development such as residential flat buildings and boarding houses. The Height Limit is 12 metres (4 storeys).

The R3 Medium Density Residential Zone is further from Military Road and can have boarding houses, multi unit dwellings (town houses) and dual occupancies. The Height Limit is 8.5 metres which allows for 2 storeys and allowance for a roof.

Most of Willoughby Bay Precinct comprises R2 Zone with a small amount of R3 Medium Density.

The State Government's Proposed Changes

These changes are not just proposed for North Sydney LGA, they go across Greater Sydney from the north, the Hunter and Newcastle region down to the Illawarra region. These changes apply to land which is 800 metres from either a train station or a town centre. What makes a town centre is not clearly defined but it will include Mixed Use Zones with a wide range of shops and services. Within 400 metres of a town centre, in all zones apart from the R2 Zone, the Government is proposing to allow residential flat buildings of up to 21 metres (6-7 storeys) and for the next 400 metres they are proposing to allow residential flat building of up to 16 metres (4-5 storeys). The current control is 8.5 metres for R3 and residential flat building not permissible and then R4, 12 metres going up to 16 metres in the MU1 zone. So what the State Government is proposing is a massive increase in height in these zones.

Issues and Impact

This is potentially going to impact Willoughby Bay Precinct. The proposal is to allow multi-dwelling terrace houses and manor houses (residential flat buildings limited in height) in the R2 Zone. Manor houses will be allowed to be 9.5 metres in height with a habitable roof space. This could allow residential flat buildings of up to 3 storeys in an R2 Zone within 800 metres of a town centre. In Fifth Avenue in the R3 zone, residential flat buildings of 4-5 storeys may be permitted.

Australian Bureau of Statistics 2021

Percentage of Apartments: City of Sydney 79%, North Sydney 76%, Waverley 54%

We are carrying our weight in regard to density.

Town Centres

With regard to town centres, the State Government is looking for Council's input as to what will be captured by these changes.

The draft submission to be considered by Council next Monday suggests Neutral Bay should be classified as a Town Centre, seemingly on the basis that it has full line supermarkets.

Motion: THAT

- 1. Precinct has considered a detailed presentation on the NSW Department of Planning's *Explanation of Intended Effect: Changes to create low and mid-rise housing.***

Precinct is disappointed by the timing of the release of the Department's document over the Christmas school holiday period.

Precinct objects strongly to the generic one-size-fits-all approach of the proposal which is a contradiction to decades of sound State planning practice and so contrary to the interests and hard-won amenity of all residents, who will be directly affected.

Precinct is dismayed that the proposal appears to have no regard for North Sydney's past achievements in meeting housing density targets through a consensual planning process, notwithstanding transport and other infrastructure shortcomings.

- 2. In particular, Precinct's position is that:**

- a. Council should oppose the notion of capture by State SEPP of "Town Centre**

Precincts” and especially those established based on ambiguous criteria (those zoned *E1 Local Centre* and *MU1 Mixed Use*), an approach which lacks transparency and creates uncertainty in the community.

- b. In relation to Town Centre Precincts, Council should delete from its response the reference to an “approach similar to the Accelerated Precinct program” (which could be misinterpreted to mean that Council supports a State Government-led rezoning process focused on high growth), and instead state that investigations to deliver housing should be subject to a proper place-based planning process led by Council with input from the community.
3. Precinct authorises the Willoughby Bay Precinct Committee to make submissions consistent with its above position to North Sydney Council and to the NSW Government.

Motion carried: 17 in favour, 0 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

Chair noted that the Mayor replied to Precinct's correspondence regarding the State Government's Housing Reforms. The Mayor advised of the report to Council on 12/2 and the Community information Evening on 14/2.

CORRESPONDENCE RECEIVED

1. Council Summary of Actions Arising

- Nil

2. Development Applications

- Nil

3. Traffic Committee Meeting (2/2)

- Nil

4. Council Meeting (12/2)

- Item 10.2 - Draft Neutral Bay Town Centre Planning Study
- Item 10.3 - State Government Planning Interventions to Increase Housing Density
- Item 10.4 - Affordable Housing & Heritage Planning — Council Priorities

5. CPC Meeting (20/2)

- CPC Next meeting 20/2

6. Council Memos

- 18 Dec - CPC Request for Modification & Reassessment of Warringah Freeway Upgrade (WFU) & Western harbour Tunnel (WHT) .
- 17 Jan - A Heritage Strategy for NSW - Consultation
- 2 Feb - State Government Housing Reforms — Community Information Evening (6-8pm 14 Feb)
- 2 Feb - DCP Administrative Amendment
- 2 Feb - Precinct eNews - Current consultations

GENERAL BUSINESS

RL reported that a meeting was held at Brothers Park with HG, Council's Streets Alive Coordinator. It was agreed to hand over the native gardens on Fifth Avenue and on the western embankment to Council's Parks and Gardens to maintain due to reduced numbers of volunteers and concerns raised over the risks of working on the steep embankment. The group requested the assistance of HG to create a small native garden in the south west corner of the park to be maintained by the Precinct gardening group.

RL advised the meeting at Brothers Park also reviewed the Memorial refurbishment proposal. HG to check his record of what was previously noted as agreed, specifically in relation to overall height.

Resident report on ERG November meeting and other environmental matters

- a) Next E-Waste drop off at Mosman Town Centre on 25 February 2024
- b) MLC Building – finally gazetted to be listed on the State Heritage Register in December 2023
- c) ERG meeting agenda:
 - Reports:
 - Streets Alive Community Gardens (8 developments)
 - Harbour Care
 - Sustainability Rebates Program launched in Oct
 - General Business:
 - Cat control – Summary of the law - Companion Animals Act particularly cat control
 - Soft plastics waste disposal - still a big problem awaiting a sound Government-business plan
 - Textile waste - Artarmon facility taking all waste clothing & accessories until April.
 - Bin waste reduction / Blue Mtns Council scheme where residents receive a rate reduction if they opt for a fortnightly red bin collection against weekly.

Meeting closed at 9.41pm

Next meeting will be on Thursday 14 March 2024 at 7.30pm

Council Contact Details:

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