

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



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

ATTENDANCE: 14 people attended the meeting
APOLOGIES: 1 was recorded
GUEST SPEAKER: Councillor Zoë Baker, Mayor of North Sydney

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 11th July 2024 meeting were adopted

Motion carried: 12 in favour, 2 abstentions, 0 against

Guest Speaker - Councillor Zoë Baker, Mayor of North Sydney

Re-election Plans

The Mayor will be running for re-election in September this year. Work has been started on a needed shift in the Council to focus on the community. Council has appointed an exceptional General Manager. Two years and nine months is not enough time to embed the change but, considering the full restructure of work done by the General Manager, North Sydney has become the place where ambitious and talented people want to work.

Still to be done: North Sydney Olympic Pool - Council has commenced proceedings against the architect, decided at the Council meeting of 22nd July. First directions hearings in the Supreme Court to take place on 13th September. Structural steel arrived this week, manufactured in the Southern Highlands. The practical completion date is January 2025. The cost of the pool means other work has been put off.

Achievements: Neutral Bay Planning Study - the rolling back of the previous Study that was not accepted by the community and the preparation of the new study with real community engagement. **Community participation**, including at the meetings of Council etc. The Mayor is really proud of the engagement for **Have Your Say for the Next Ten Years** because this is the first time in memory that the Council has gone out to the community before developing the Draft Strategy and with an open mind of what the community priorities are. In order for the reform, which Council has started to take, Council needs at least a full term of four years and it needs champions at the elected level to be there to make certain that there is continuity going forward.

The really big issues that North Sydney is facing – increasing density, the Western Harbour Tunnel impact and open space are still there. Council should provide a strong voice in dealing with the State Government.

There are two important items which either are or have recently been on public exhibition that impact the whole of our LGA, including WB Precinct. Firstly, the Place, Design and Landscape Plan for the Western Harbour Tunnel and what that is going to mean in terms of traffic impact and visual impact (on exhibition until 26th August, includes the ventilation building and stack - the 'chicken nugget'). There is an urgent need for amendments to the WFU/WHT to avoid a traffic disaster like Rozelle. Local area traffic modelling has yet to be done and is urgently needed.

The next one is the State Government's low and mid-rise rezoning measures. The low rise changes have been promulgated. There was an amendment to State Environmental Planning Policy for housing on 1st July which made dual occupancies permissible in the R2 low density zone. However, North Sydney already permits dual occupancies in the R2 zone.

The big question mark hangs over the mid-rise changes which propose 6 to 8 storeys within 400 and 800 metres of town centres and heavy rail stations. There were 5,000 submissions and the announcement has been deferred.

Housing Targets for North Sydney

At the end of May, the Minister for Planning, Paul Scully, announced housing targets for the 43 metropolitan Sydney councils including North Sydney.

The North Sydney target is 5,900 new homes to be completed by 2029. The target for 5 years is more than was proposed by the former Greater Cities Commission for North Sydney for 10 years. It is the same number as Northern Beaches LGA, which has ten times the area. The requirement that dwellings be completed is a new requirement and is something councils have no control over. Quite apart from whether landowners choose to put in development applications or start construction, a bigger issue is the construction industry crisis. The industry is fragile, with issues around obtaining financing, materials and labour.

Crows Nest Transport Oriented Development Accelerated Precinct

What is on exhibition is effectively the St Leonards and Crows Nest 2036 plan with greater height in Sinclair St and Nicholson Street. Also additional building height along the Pacific Highway from St Leonards to the Crows Nest Metro station. Six sites have been identified on the Pacific Highway for additional 30% height and and floor space if 15% affordable housing is delivered. The 2036 plan had an infrastructure contributions list with \$117 million in special contributions. The State Government has taken the contributions to spend elsewhere.

Questions from a Precinct member concerning Brothers Park & Fifth Avenue

Q: Where are we up to in getting the memorial fixed? There's a broken fence at north side of the Park and a new ramp is needed for access as the current ramp is a trip hazard – can these be fixed? Three trucks of rubbish are continually parked in Fifth Avenue – can anything be done? New plants were promised for Fifth Avenue - will they be coming soon?

A: The Mayor will follow up on these issues and will check if there are any compliance issues concerning the trucks.

Questions from Precinct members

Q: Has the kerfuffle concerning the form identifying Neutral Bay Village as a town centre been resolved?

A: The departmental secretary has responded saying the withdrawal of that form and the readmission of the corrected form has been acknowledged.

Q. Do we know if the Neutral Bay Village will be identified as a town centre and subject to the 6 to 8 storeys within 400 and 800 metres?

A: The Mayor has had a meeting with the Minister, Paul Scully, who greeted her with “Don't come here asking for an exemption unless you can offer me more”, meaning additional dwellings. The announcement of town centres has been put off, perhaps until after the Council elections.

Q: Parking fines – issuing of on-the-spot tickets. Is this something that will be reviewed?

A: The Minister for Finance is undertaking a review.

BUSINESS ARISING FROM THE MINUTES

A Precinct member raised the following

1 Montague Road surface erosion was dealt with very promptly by Council.

2 The final issue is still ongoing, with no response from Council. The Mayor noted Council does not have grants for maintenance of heritage properties. The Mayor will follow up regarding no reply.

Refurbishment of the Brothers Memorial in Brothers Park

Precinct awaiting response to motion passed at May meeting.

CORRESPONDENCE RECEIVED

1. Council Summary of Actions Arising

- Council's Response to Precinct's April 2024 Minutes **Updated 10 May 2024**
- **Soft Plastics** – Council's Waste Manager Officer has advised that soft plastic disposal places a significant challenge. The Artarmon CRC is already at capacity in terms of the number of items accepted. For soft plastic to be accepted, the technology needs to be installed on site to ensure the amount captured is compressed and stored. Area needs to be dedicated on site to ensure amount received can easily be stored which is a challenge at present.
- **Hedges Encroaching on Footpaths - Updated 9 May 2024**
Council's Acting Assets Manager has advised that after a site inspection, Council wouldn't consider footpath widening due to the proximity of street trees. Further inspections are in progress to take measures to prevent hedges from encroaching on the Council's footpath.
- **Probity Plan, Grosvenor Lane Car Park** - Council's Service Unit Manager Strategic Planning has advised Council staff are proceeding with negotiations, based on Council's adopted probity plan and in accordance with Council's resolution of **13 May 2024**. The outcomes of negotiations will be reported back to Council.

2. Development Applications

- Nil

3. Traffic Committee Meeting (19/7)

- Cancelled

4. Council Meeting (22/7)

- Item 10.4 – Draft Amendment NSDCP 2013 – 183-185 Military Rd, 1-11 Rangers Rd, 50 Yeo St, Neutral Bay

MOTION: That Precinct makes the following comments on the Draft Amendment NSDCP 2013 183-185 Military Rd, 1-11 Ranger Rd, 50 Yeo St, Neutral Bay:

Comment 1. The amendment proposes in 5.1.5.2

P4 Ensure that 70% of dwellings on the southern side of Yeo Street receive a minimum of 2 hours sunlight at the winter solstice.

This is inconsistent with the solar access provisions for residential development in NSDCP 2013 Part B Section 1, 1.3.7

P1 Developments should be designed and sited such that solar access in the winter solstice (21st June) provides a minimum of 3 hours between the hours of 9.00am and 3.00pm to:

- (a) any solar panels;***
- (b) the windows of main internal living areas;***
- (c) principal private open space areas; and***
- (d) any communal open space areas***
located on the subject property and any adjoining residential properties.

The amended DCP should require a minimum of 3 hours solar access between the hours of 9.00am and 3.00pm to the windows of main internal living areas, principal open space areas and communal open space areas of adjoining properties including dwellings on the southern side of Yeo Street.

Comment 2. The amendment specifies a podium of 3 storeys to Yeo Street whereas the existing DCP specifies 10m (three storeys). This existing DCP requirement for a 10m podium has proved critical in preventing unacceptable overshadowing of dwellings on the southern side of Yeo Street and should be retained. The Woolworths plans have shown a three storey podium much higher than 10m. In addition there should be a provision requiring a further setback to Yeo Street above 16m (five storeys) such that no additional overshadowing is caused.

Comment 3. The Woolworths site specific DCP included:

The building is to be designed to with a maximum of six (6) storeys along Yeo Street and eight (8) storeys at the north east corner fronting Rangers Road. This provision should be retained with reference to 1-7 Rangers Road and 50 Yeo Street with the following added: and no mezzanines are to be permitted.

Comment 4. A provision should be included requiring entry and exit from any loading dock to be in a forward direction.

Motion carried: 12 in favour, 1 abstention, 0 against

- Item 10.8 – Lease of Primrose Park Tennis Courts
- Item 10.9 – North Sydney Olympic Pool – Loan Funding
- Item 10.10 – North Sydney Olympic Pool – Aqua Dining Tenancy Fitout
- Item 10.11 – North Sydney Olympic Pool – Project Update
- Item 10.12 – North Sydney Olympic Pool – Design Services Contract

5. Council Meeting (12/8)

- Item 11.3 - Warringah Freeway Rooftop Park

6. CPC Meeting (13/8)

- CPC meeting 13/8.

7. Council & Other Memos

- 16 Jul – Have Your Say Transport Oriented Developments (TOD)
- 18 Jul – Planning Proposal & Draft Voluntary Planning Agreement – 601 Pacific Hwy
- 26 Jul – CPC Call for Agenda Items

GENERAL BUSINESS

Shed at residence in Macpherson Street

Chair advised a Council Officer has advised Council is taking appropriate action to resolve the issue.

E-waste Drop Off Sunday 25 August

Mosman Council Car Park

Meeting closed at 9.30pm

Next meeting will be on Thursday 12 September 2024 at 7.30pm

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