

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



MINUTES OF MEETING HELD
THURSDAY 10th Oct 2024
COMMENCING AT 7.30 PM

ATTENDANCE: 15 people attended the meeting
APOLOGIES: 3 were recorded
GUEST SPEAKERS: EC (Waste Operations & Education Officer)
SK (Waste Management Officer)

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 12th September 2024 meeting were adopted

Motion carried: 12 in favour, 3 abstentions, 0 against

GUEST SPEAKERS:

SK and EC provided a handout and addressed the meeting regarding Council's waste management services and took questions.

Points of Interest

North Sydney LGA is made up of 89% high rise or medium density apartments and townhouses; only 11% are semi-detached or houses.

North Sydney still has rear loading compaction ie two men stand at the back of the truck loading the bins manually.

There are 5 collection zones with 36,500 residential dwellings in the area and those properties are serviced every week with general waste (red bin) and recyclables (yellow bin) collections. In addition there are an average of 5000 green waste bookings per month and 4,200 clean-up bookings per month.

Background

From 2006-2018, North Sydney was sending all of the contents of the red bins (general waste) to the UR3R facility in Eastern Creek for processing to recover the organic fraction (Mixed Waste Organic Outputs - MWOO) and dry recyclables and resulting in a 71% diversion rate from landfill. In 2018, the NSW EPA banned the application of MWOO for mine rehabilitation and agricultural use. Since then the contents of every red bin goes to landfill. However there is recovery from Green Waste and Recyclable Bins.

Current Waste Services Contract(s)

Two contracts: collection and disposable

Collection - this contractor is United Resource Management (URM) who have been with NSC for over 20 years. The contract has 5 parts: pick up of red bins (general waste) weekly, pick up of yellow bins (recyclable items) weekly, specific household (large items) clean up fortnightly, green waste fortnightly and illegal dumping collection when required.

All of the bins are then taken to a disposable or processing facility.

Disposal - the contractor is Cleanaway:

Putrescible / red bin waste is disposed to Lucas Heights Landfill via Artarmon Transfer Station

Green waste taken by Cleanaway to Eastern Creek Organics facility via Ryde Transfer Station for processing into compost

Household bulky waste clean up - white goods are recovered for scrap metals. Remainder disposed at Lucas Heights Landfill via Artarmon Transfer Station.

Recyclables - material is owned by the Collection Contractor and processed by recycling giant, Visy, at the Materials Recovery Facility in Smithfield.

Pre-booked Clean-up Collections

NSC is one of only two councils in NSW which provide fortnightly pick up collections for bulky household waste and green waste.

Community Recycling Centre (CRC)

The CRC is located at 8 Waltham Street Artarmon, provides a free service and is operated by North Sydney Council on behalf of the City of Ryde and the councils of Hunters Hill, Lane Cove, Mosman and Willoughby. A maximum limit of 20 litres or 20kg per customer per drop off is allowed.

Accepted items include those items which should not be placed in red or yellow bins or in fortnightly pick up collections such as: oil and water-based paint, motor and non-motor oil, gas bottles, fire extinguishers, e-waste, lithium and lead acid batteries, printer cartridges, x-rays, mobile phones, aerosols, smoke detectors and fluorescent tubes/globes containing mercury.

Resource Recovery Targets

Council had a 61-65% resource recovery rate from the general waste stream when waste was processed at the Alternate Waste Treatment (AWT) Facility between 2006-2018.

Total diversion rate was 71% (includes general waste, green waste clean-up and recyclables) surpassing the targets set by NSW Government.

In a Food Organics Trial in 2022, multi unit dwellings participated in a 6 month trial. The current diversion rate is 37%.

Questions Asked by Precinct Members

Q: Did the Report suggest why the take up was not as good as it might have been?

A: Two options provided in the Report were that residents did not want to travel from, say, a Level 30 apartment all the way to the bin room to put in a small amount of waste.

Also where apartments share bins, if there is not enough space in the red bins, residents will put their waste in a recycling bin or green waste bin.

There are two types of food waste collection:

The first is FO (food only) and the second is FOGO (food organics and garden organics)

There will possibly be a need for extra rubbish chutes in high rise buildings to accommodate this.

Q: Is there a facility in this area where you can be refunded on plastic / glass bottles?

A: Not in the Cremorne area - best option is to put plastic / glass bottles in your recycling bin.

Q: Are sushi and sashimi trays recyclable?

A: Yes, the rigid plastic trays are recyclable.

Q: Is it OK to put weeds in your green waste bin?

A: Yes, that is OK.

Q: Do you do recycling of mattresses?

A: Mattresses are collected as part of pre-booked bulky household clean-up and are disposed in landfill.

Q: How does the CRC operate?

A: North Sydney Council has an open door policy at the CRC which is the only CRC in the Northern Sydney region. Anyone in Sydney can use this facility from Penrith or Blacktown to the Northern Beaches.

Q: TV screens can be seen left out for bulky household waste pickups. Is this OK?

A: Any type of e-waste cannot be presented as part of the clean-up. A rejection slip will be placed on the item advising the owner where to take it. If it remains, another team will take it to CRC.

Q: Are there audits done to ensure apartment buildings don't put out additional bins?

A: URM is fully familiar with the number of bins they pick up. They will notify Council.

Q: Does Council get charged by URM for household and green waste bookings?

A: Every booking made by a resident does incur a charge.

Q: What is being done about soft plastics?

A: There is no provision for soft plastics being accepted in Sydney because there is no infrastructure for processing them. Soft plastics can go in a Recycle Smart bag for recycling by APR Plastics in Victoria. APR can only process a relatively small amount.

Precinct members thanked the guest speakers for their attendance.

BUSINESS ARISING FROM THE MINUTES

Woolworths Rangers Road – 1-7 Rangers Road & 50 Yeo Street Concept DA

Chair reported on the concept DA. The development is described as including 70 dwellings, 3,889 sqm supermarket, 1,333 sqm of retail (70% cafes and restaurants), 2,652 sqm of commercial GFA (medical centre), 326 car parking spaces, loading dock for three rigid vehicles.

MOTION: That Willoughby Bay Precinct objects to the development on the following grounds:

BUILDING HEIGHT: The height facing Yeo Street at 28.05m is excessive for 6 storeys, exceeding the 21m given in the Neutral Bay Village Planning Study for 6 storeys, the 22m specified for 6 storeys in the State Government's Low and Mid-Rise Housing intervention, and the proposed maximum height of 26m specified in the Gateway Approval. The height has a detrimental impact on the amenity of residential properties on the southern side of Yeo Street both as an overbearing built form and due to overshadowing.

OVERSHADOWING: It appears the residential properties on the southern side of Yeo Street receive no sunlight between 9am and 3pm on the shortest day of the year. The development should be redesigned in terms of overall height, podiums and setbacks to ensure dwellings on the southern side of Yeo Street receive 3 hours sunlight between the hours of 9am and 3pm at the winter solstice per NSDCP 2013.

CAR PARKING SPACES AND TRAFFIC: The number of car parking spaces exceeds the 262 spaces considered appropriate by Sydney North Planning Panel and will result in excessive traffic on the local road network. It is inappropriate to have the entrance

and exit to the carpark onto Yeo Street which is a busy alternative route to Military Road. The traffic report's suggestion that the development will capture traffic travelling west along Military Road currently going to the Big Bear development seems far-fetched given there is no easy way to turn right from Military Road to the Big Bear development and in any case the existing Woolworths Rangers Road supermarket would already capture such traffic. The number of parking spaces should not exceed 262 for the development.

MEDICAL CENTRE INSTEAD OF OFFICE SPACE: The SEE says on page 16 that the Concept Proposal is "in accordance with the Indicative Reference Scheme [of the Planning Proposal]". However, this is not accurate as the office space in the Indicative Reference Scheme has been deleted and a very large medical centre has been nominated as the non-residential use. This may well be in order to increase the number of retail car parking spaces in the development. More than 50% of visitors to Neutral Bay Village travel there on foot and there are many bus services on Military Road. The applicant should provide a detailed economic assessment supporting the inclusion of a large medical centre in lieu of commercial office space, together with details of the proposed tenant. If a medical centre is included, the number of car parking spaces for the medical centre should be reduced to no more than 1 space per 100 sqm GFA to reflect the accessibility of the development.

AREA OF SUPERMARKET: The area of the supermarket is given as 3,889 sqm in the SEE. However, the architectural drawings show the car ramp as part of the supermarket. This needs to be clarified and the number of car parking spaces revised if appropriate.

LOADING DOCK: The proposed loading dock is very similar to the inadequate loading dock of the existing development. It is proposed that trucks will use Military Lane, a public road, to manoeuvre. This is inappropriate and dangerous and makes no allowance for the future development of other properties or for activation of the laneway. It is also inappropriate that loading dock accommodation is not provided for semi-trailers when deliveries are currently made to the existing Woolworths Rangers Road by semi-trailer and this is the preferred delivery vehicle for supermarkets. The loading dock should be redesigned to accommodate semi-trailers and allow for entry and exit in a forward direction. It should be noted that the recent Woolworths and Coles supermarket developments at Crows Nest accommodate semi-trailers and have been designed for safe operation with entry and exit in a forward direction.

PUBLIC OPEN SPACE: The amenity and usefulness of the open space is compromised by a number of structures. The building should be redesigned so these structures are deleted.

Motion carried: 13 in favour, 0 abstentions, 0 against

CORRESPONDENCE RECEIVED

1. Council Summary of Actions Arising

- Council's Response to Precinct's September 2024 Minutes. Additional submission on Draft DCP Amendment – Military & Rangers Road noted.

2. Development Applications

- 33 Ryries Parade

3. Traffic Committee Meeting (18/10)

- Agenda yet to be issued.

4. Council Meeting (8/10)

Item 10.1 & 10.2 – Election of Mayor and Deputy Mayor

Cr Zoë Baker was elected Mayor. Cr Godfrey Santer was elected Deputy Mayor. The results of the September election were noted. Re-elected councillors: Zoë Baker, MaryAnn Beregi, Godfrey Sante, James Spenceley and Shannon Welch. New councillors: Nicole Antonini, Efi Carr, Angus Hoy, Christopher Holding, and Jessica Keen,

5. Council & Other Memos

- Nil

GENERAL BUSINESS

Coles Grosvenor Street DA - Chair reported that Coles have advised they are adopting a phased approval strategy. Phase 1 – submission of amended DA with 3 residential levels above the supermarket. Phase 2 – negotiation of VPA and increased height (potentially 6 storeys of residential needed to pay for undergrounding carpark and new plaza). Phase 3 – Council design of plaza. Amended DA plans will be lodged shortly and also a Planning Proposal scoping document. The current lease to Woolworths may be extended for a short while. However, this has not been finalised.

Brothers Memorial in Brothers Park - No further update regarding review of funding for these works

RL reported that Parks and Gardens have not responded to Precinct requests and the state of the garden is of concern.

Meeting closed at 9.25pm

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

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