

North Sydney Combined Precincts Committee (CPC)
General Meeting
7.00pm Tuesday 24 November 2020
Hutley Hall, North Sydney Council Chambers

GENERAL MEETING MINUTES

Participants: JB (Bay); CH (Brightmore); JC (Edward); CC (Harrison); GS (Hayberry); LT (Holtermann); BS (Lavender Bay/CPC Co-convenor); CT (Lavender Bay); EW (Milson); JC (Milson); EC (Neutral); GC (Neutral); MDS (Registry); MA (Registry); KH (Union); IG (Waverton/CPC Co-Convenor); PM (Willoughby Bay); PW (Willoughby Bay) and JH (Wollstonecraft).

Also present: JG, Manager Integrated Planning & Special Projects (North Sydney Council); GN, Community Engagement Coordinator (North Sydney Council, Minutes)

Guest: Mayor Cr Jilly Gibson (North Sydney Council, Guest Speaker); Ken Gouldthorp (North Sydney Council, Guest Speaker)

Co-convenor presiding BS (Lavender Bay/Co-convenor)

BS (Lavender Bay) welcomed attendees to meeting and introduced guest speakers.

1. Guest Speakers: Ken Gouldthorp, General Manager and Mayor Jilly Gibson - 2019/20 wrap up and 2020/21 outlook

KG (General Manager, NSC) gave an overview of Council's Financial Statements 2019/20 (**ATTACHMENT 1**), highlighting that the way in which the financial reports are presented are increasingly technical due to changing Australian Accounting Standards requirements. The following was noted during the presentation:

- There was an increase in Council's spend on infrastructure prior to proposed council amalgamations, with the purpose to keep funds within the North Sydney LGA in case of amalgamation. This level of expenditure was not sustainable from 2018/19 onwards.
- Council generates approx. 50% of its income from rates, unlike many other councils with a higher proportion of rates income. This can leave Council more exposed when user pays services such as parking drops off (in the case of the current pandemic)
- There was a significant drop in revenue in 2019/20 which will not be recouped and; Council largely kept up with its capital works program that is excellent under the circumstances
- Council's staff costs are impacted by pay State Award increases controlled, this has a flow on effect in being applied to accrued leave. Council may also hire contractors or temporary staff to implement grant funded projects which impacts wage costs.

JG (Mayor, NSC) noted that staff remained dedicated during the pandemic and that there was a strong desire to 'keep Council's doors open' particularly from Customer Service staff. The completion of the development application for North Sydney Olympic Pool (NSOP) was noted as a key achievement. She also noted that Luna Park will close for renovations for 6 months at

the same time that NSOP will be closed. NSOP will fully close from 31 December to prepare for site handover to the successful tenderer.

Q. Clarification on the timing of the awarding of the tender and NSOP closure.

A. Tenders are currently being reviewed; an extraordinary Council meeting may be called in December 2020 to finalise the tender process. NSOP will close in late December 2020 as time is needed for Council staff to pack up and remove items from the facility, including those to be retained and prepare the site for hand over to the appointed contractor.

Q. Willoughby Pool will be closing in two years' time, can Council make the same arrangements as they did with Lane Cove Council to ensure both facilities are not closed at the same time?

A. Council worked with Lane Cove Council to specifically align construction schedules. It is a matter for Willoughby to determine when to commence their project, however Council will inform them when NSOP is expected to re-open.

Q. Is Council's budget predicting a return to surplus in line with the Federal Government's prediction that GDP will return to pre COVID-19 growth in 2021?

A. Yes Council is planning to return to surplus post 2021. It is difficult to compare councils with other levels of Government e.g. it can't release bonds or print money; it is better compared to a large diversified business. The concern for Council is how quickly things can return to normal as to whether a surplus will be achieved.

Q. Is Stage 1 of the Hume Street Park project proceeding? Where did the \$2.9m firm contribution for the accelerated Holtermann Street Carpark redevelopment/open space expansion project come from?

A. Yes, Stage 1 is proceeding, the tender has been awarded. Stage 2 is not funded under the current Long Term Financial Plan. Negotiations allowed Council to secure a commitment to provide more open space at the Holtermann Street Carpark site. The NSW Government has committed the \$2.9m upfront for Design and Development for this new project. There is in principle commitment for implementation, however this is subject to initial design development, community consultation and a business case. The "in principle" agreement funding for implementation comprises the State forward funding the project from future SIC payments and Council contributing developer contributions.

KG (NSC) and JG (Mayor, NSC) left the meeting

2. Minutes of General Meeting, 20 October 2020

MOTION: That the minutes of the general meeting held on 20 October 2020 were confirmed as read and correct, subject to the minor amendment - in relation to Item 7ii St Leonards/Crows Nest 2036 Plan.

MOVED BY: JC (Milson), SECONDED BY: GS (Hayberry)

CARRIED

In favour	Opposed	Abstained
Bay x 1 Brightmore x 1 Edward x1 Harrison x 1 Hayberry x1 Lavender Bay x 2 Milson x 2 Neutral x 1 Registry x 2 Waverton x 1 Willoughby Bay x1 Wollstonecraft x 1		Neutral x 1 Willoughby Bay x 1
Total: 15	Total: 0	Total: 2

3. Council's Reply to Previous Minutes (Summary of Actions)

4. Co-convenors Report

It was noted that this meeting would usually be an end of year function. However, the restrictions to facilitate such was not deemed to be appropriate by the co-convenors. It is hoped the situation will change in the New Year.

A vote of thanks was unanimously passed for the efforts of the CPC Co-Convenors who facilitated adhoc meetings which allowed for continued open communication during the pandemic. Thanks was also provided in acknowledgment of the contribution of the Council officers who provided the secretariat to the CPC.

5. Council Update: Community Engagement Coordinator

- Precinct System Review - Progress Update
JG (NSC) gave an overview of Stage 1 key findings and Stage 2 consultation opportunities (ATTACHMENT 2)¹.
- [Online Information Sessions Program](#) - final events for 2020:
 - Planning Proposals - 23 November 2020
 - Annual Report 2019/20 - 2 December 2020 (noting that this session will be an expanded version of Attachment 1.
- Current/upcoming consultations:
 - [Planning Proposal 3/19](#) - feedback closes 26 November 2020
 - [Smoothery Park Landscape Upgrade](#) - feedback closes 10 December 2020
 - [Hodgson Lookout Landscape Upgrade](#) - feedback closes 10 December 2020
 - [North Sydney Startup mapping](#) - feedback closes 20 December 2020 (extended)
 - [Draft Plan of Management St Leonards Park](#) - feedback closes 20 December 2020
 - [Young Street Plaza trial](#) - feedback closes 1 April 2020 (construction commenced 3 November 2020 for 8 weeks)

¹ Due to timing, the latter sides regarding the Amended Code of Conduct was not discussed. It is noted that the post exhibition report was reported to the [Governance & Finance Committee on 9 November 2020](#) where the final Code incorporating submission feedback was unanimously endorsed by the Committee, and the minutes of this meeting are reported to the Council meeting on 30 November 2020 for adoption. Further information will be provided to all Precinct Committees in due course.

GN (NSC) noted that nine new [site-specific traffic consultations](#) have been published since the time the agenda was circulated and [Grasmere Park Children's Playground Proposal](#). It was also noted that TfNSW had been in contact with Council regarding display of EIS documents associated with the Beaches Link Project but no further information has been provided to Council at this stage.

ACTION: The CPC to hold adhoc meeting in the New Year to discuss the Beaches Link EIS, which is soon to commence public exhibition, in same format as the adhoc CPC meeting held to discuss the WHT EIS.

6. Discussion Items

a. ACTIONS (pre-submitted items with proposed actions)

i) Building a Village Feel for Neutral Bay (Parks)

Maintaining a village atmosphere was identified as a top priority by the Parks Precinct Committee, based on the VOC held in August 2020. Parks Precinct believes that this should be an important priority for all Precinct Committees and would like the CPC to develop this as a goal. They would like other Precinct Committees to consider this goal, and a definition of village atmosphere, prior to further discussion at a future CPC meeting.

Discussion was deferred in the absence of a representative from Parks Precinct to discuss their item. EC (Neutral) and CH (Brightmore) proposed discussing after Precinct Committees have had the opportunity to read the Military Road Corridor Planning Study post exhibition report, which is expected to go to the Council meeting of 30 November 2020.

b. DISCUSSION (pre-submitted items with no proposed actions/motions, for information/ discussion)

i) Berrys Bay Community and Stakeholder Working Group (Waverton)

The CPC noted that Property NSW owns two sites in Berrys Bay and proposed to use them for up to five years for construction of the WHT. A working group is being formed by the NSW Government to look at future use of sites after construction finishes. Nominations closed 6 November 2020. [More information](#)

ii) Western Harbour Tunnel progress (Union)

JB (Bay) advised that there is no progress on Bay Precinct Committee's request for a meeting with the NSW Premier regarding the WHT.

GC (Neutral) noted a recent meeting with TfNSW (Refer to discussion on Item 5b in notes of adhoc meeting held 22 September 2020) which gave the impression that there would be no changes to planning as a result of submissions to the community.

MDS (Registry) noted that MP Felicity Wilson has arranged for a meeting between Anzac Park Public School and the DPIE Planning Director. The outcome is not known, but it was indicated that the noise proof road surface was rejected despite TfNSW agreeing to do it.

JC (Edward) noted that a Social Impact Assessment has not been prepared for project, contrary to legislative requirements as detailed in the current DPIE review of their Social Impact Assessment Guidelines for a proposed State significant project. As promoted via the weekly Precinct E-news, all Precinct Committees were encouraged to read about the Social Impact Assessment (SIA) Guidelines review, submissions close 27 November 2020. For more information visit <https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/Social-Impact-Assessment²>

MOTION: The CPC notes the efforts of stakeholders to make informed submissions in response to the WHT and Warringah Freeway EIS and expresses disappointment at the NSW Government who has largely rejected community recommendations and made minimal.

Moved by JC (Milson), seconded by GC (Neutral)

UNANIMOUS³

iii) Key plans and developments & iv) Social Housing in North Sydney Municipality (Union)

KH (Union) spoke to a number of matters that influence current and future planning discussions, of which all Precinct Committees should be aware of, including:

- a) SIA as discussed prior in the meeting (refer to 6bii)
- b) Smart roads in context of road planning;
- c) Lack of social housing in North Sydney LGA, noting that NSW is behind VIC, with 20% less investment in future social housing
- d) Barangaroo/Crown Casino and understanding the potential impacts for the North Sydney LGA across the waterway

ACTION: KH (Union) prepare an explanatory note, and proposed motion/s as relevant, for consideration at the next meeting, providing background for all Precinct Committees ahead of discussion at the next meeting, where each topic is to be listed separately.

c. OTHER ITEMS - to be tabled at the meeting

- i) CH (Brightmore) raised concern about open government, referring to a recent article by the Mayor regarding cutting back on GIPA requests.

7. CPC Dates for 2021

- Tuesday 23 February 2021
- Tuesday 20 April 2021
- Tuesday 22 June 2021

Further dates to be confirmed at conclusion of Precinct System Review.

Meeting closed at 8.40pm

² The new guideline will replace the existing SIA guideline released in 2017, which is only for State significant mining, petroleum production and extractive industry development.

³ Voting on this item was revisited later in the meeting, by which time LT (Holtermann) had left the meeting.