

North Sydney Combined Precincts Committee (CPC)
General Meeting
7.00pm start
Tuesday 19 February 2019
Hutley Hall, North Sydney Council

GENERAL MEETING MINUTES

Co-convenor presiding: PM (CPC Co-Convenor/Bay)

Voting Representatives: BE (Bay); PM (Con-convenor/Bay); CH (Brightmore); MTJ (Brightmore); JC (Edward); MdS (Harrison); DW (Hayberry); JM (Holtermann); LT (Holtermann); IC (Co-convenor/Lavender Bay); BS (Lavender Bay); EC (Neutral); MB (Neutral); JB (Registry); JP (Stanton); KH (Union); IG (Waverton); PM (Willoughby Bay); PW (Willoughby Bay); CE (Wollstonecraft)

In Attendance: AS, Executive Director, Key Sites and Industry Assessments, NSW Department of Planning and Environment (Guest Speaker); SB, Manager Development Services (North Sydney Council); JK (Bay); MJ (Stanton/Hayberry)

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

Apologies: DM (Hayberry), EW (Milson); JC (Milson); MDS (Registry); ID (Union); MC (Union); LT (Willoughby Bay);

1. Introductions and Apologies

PM (Co-convenor/Bay) opened the meeting at 7.00pm

2. Guest Speaker - AS, Executive Director, Key Sites and Industry Assessments, NSW Department of Planning and Environment (20 mins) ATTACHMENT 1

AS (DPE) provided an overview of planning proposals considered as State Significant Development (SSD) and State Significant Infrastructure (SSI) due to size, economic value or potential impacts. Schedule 1 classes of development include cultural items, hospitals, schools/education and rail development. Schedule 2 concerns development on keys sites e.g. Luna Park, Taronga Zoo.

There are a number triggers for planning applications to be considered SSD or SSI including Capital Investment Value (CIV) and location within environmentally sensitive area.

Rail Development: Overstation Development (OSD) within the rail corridor applicable to North Sydney LGA:

- Victoria Cross Station - Metro is considered part of the State Significant Infrastructure (SSI) approval for the Sydney Metro, which was approved in 9 January 2017. Considerations include: service points, height, overshadowing and visual impact. The OSD is 4 storeys above the approved station structures. The OSD application as approved by the Minister on 18

December 2018 provided a gross floor area (GFA) 60,000m², and 150 parking spaces (50 submissions received).

- Crows Nest Station - also looking at broader rezoning, State Significant Development. The OSD has recently come off exhibition (8 February 2019) and is up to 27 storeys and GFA 55,400m², providing approximately 350 apartments, commercial and hotel, 658 submissions were received, more than any other OSD exhibited to date.

AS (DPE), detailed ways in which the community can get involved/provide feedback and noted that as of 1 December 2019, Community Participation Plan will be in place.

AS (DPE), also noted that the DPE major projects website will soon be updated.

Q. OSD - If Government is landowner and a developer is awarded contract, if developer puts in amendment to the original consent - who is the consent authority?

A. The Minister will remain as the consent authority for an SSD application, if the development is declared by the Minister to be State Significant Infrastructure related development under Clause 8A(1A) of SEPP (State and Regional Development) 2011.

A State Significant Infrastructure related development declaration was made for the Martin Place Over Station Development.

Q. Victoria Cross - has there been changes based on submissions?

A. The infrastructure approval includes the construction of the Victoria Cross Metro Station up to a height of approximately 4 storeys above Miller Street as well as conditions for the design of open space, public domain and pedestrian access for the site.

The over station development is required to integrate with the new Metro station and the surrounding public domain area. It is also supported by Design Guidelines to deliver a high-quality urban design outcome for the site.

Q. What is the department's relationship with Greater Sydney Commission?

A. The Greater Sydney Commission develops regional/district plans a more strategic vision, The Planning Services division of DPE is responsible for assessing State Significant development and this assessment considers the strategic vision from the district plan.

PM (CPC Co-Convenor/Bay) thanked AS (DPE) for her presentation. AS (DPE) and SB (North Sydney Council) left the meeting.

3. Acceptance of Previous Minutes

MOTION: That the Minutes of the meeting held 27 November 2018 were confirmed as read and correct.

MOVED BY: JM (Holtermann) SECONDED BY: BS (Lavender Bay) CARRIED UNANIMOUS

4. Actions Arising from Previous Meeting - Council's response to Actions Arising (ATTACHMENT C)

PM (CPC Co-Convenor/Bay) noted Attachment C - no further comment/discussion from the meeting.

5. Council update: JG, Manager Integrated Planning & Special Projects

- a) **Precinct event insurance** - JG (North Sydney Council) spoke to recent correspondence regarding the need to ascertain all planned events by individual Precinct Committees. Council's insurer no longer permits its insurance cover to be extended to Precinct events. Council's public liability insurance covers Precinct Committee meetings only. Council needs to purchase public liability coverage for any Precinct events. It is economical to bulk purchase for all planned events rather than on a case-by-case basis; advance notice is also required for budgeting purposes. If your Precinct Committees has not yet provided information regarding intent to hold an event contact GN, Community Engagement Coordinator ASAP.
- b) **Precincts Thank You Event** - JG (North Sydney Council) advised that the proposed date for this event is 31 March - coinciding with national Neighbour Day. The purpose of the event to acknowledge the volunteer contribution of Precinct office bearers and networking; with possibility to invite recently retired office bearers to acknowledge their contributions. Past events were well received, with the most recent being held in 2015 at the Coal Loader. No event was held in 2016. In 2017 a different format was trialled with a greater focus on Neighbour Day. The 2018 was cancelled due to a low level of interest; efforts were made to reschedule however no suitable date/timing was agreed. Feedback is requested as to whether we are to proceed with this event, noting recent feedback via the SRV consultation indicated a desire to reduce Council spend on volunteer thank you events.

PM (Willoughby Bay) referred to the annual International Volunteers Function held in December, that acknowledges all volunteer programs associated with Council, noting that this event was well received and should remain in its current format. MDS (Harrison) agreed, and noted that Precinct Committees should be acknowledged, as they were not mentioned in the Mayor's welcome address in 2018. JG (North Sydney Council) advised that this feedback would be passed onto the event organisers. LT (Holtermann) noted that the last Precincts Thank You event held at the Coal Loader location was enjoyable. CH (Brightmore) suggested it more worthwhile to pursue the Precincts/Councillor supper event ([Refer to CPC Summary of Actions, February 2018, Item 2](#)). DW (Hayberry) suggested that funds assigned for this event be applied to operational funding indexation.

The meeting agreed that the annual December volunteers event was sufficient and that the Precincts Thank You event not proceed in 2019 - no motion was passed.

ACTION: Council staff to seek date options for the Precincts-Councillor Supper.

- c) **Precinct System Review status update** - JG (North Sydney Council) advised that work was underway to update the previous Precinct System Review discussion paper, and that this involved updating the appendices which included supporting data including the results of the periodic Precincts Satisfaction Survey. The survey has been conducted in 2006, 2009, 2011 and 2014. Council is again conducting the survey and the 2019 results will be included in the appendices of the updated Discussion Paper as well as used to inform current service delivery i.e. continuous improvement. Hard copies of the survey were distributed to each attending Precinct Committee; alternatively, the survey can be completed online at <https://www.surveymonkey.com/r/TSGDRJK> - deadline is Friday 29 March 2019.

JB (Registry) sought clarification as to the Council resolution instigating the Precinct System Review and relationship with Precincts Satisfaction Survey. JG (North Sydney Council) summarised the Council resolution on 4 December 2017¹, noting that included two parts, the first being to revisit the 2012/13 Precinct System Discussion Paper and update it as needed, and the second being to report the updated Discussion Paper to Council. Next steps beyond this have not been determined, but will likely involve consultation with active Precinct Committees.

- d) **Precinct Officer Bearer Induction 19 March 2019** - JG (North Sydney Council) reminded attendees that this annual event is coming up, open to new and existing/continuing office bearers, providing a procedural overview. Council's Manager Development Services will also present.
- e) **Community Participation Plan (CPP)** - JG (North Sydney Council) noted that the guest speaker referred to the need for all NSW planning authorities to prepare a CPP. Council's Community Engagement Protocol is being reviewed to incorporate the CPP requirements. Further information will be provided to all Precinct Committees in due course.

6. General Business

Pre-submitted items by Precinct Committees:

- i) **Parking relief - trials/research from other councils (Harrison)** - MDS (Harrison) explained that a key issue for Cremorne residents is the loss of parking on Military Road as a result of the B-Line. The Mayor's election campaign included 30 min relief parking which hasn't come to fruition yet, but noted community members remember this pledge. CH (Brightmore) asked how the Mayor's proposal would work; noting Mosman's program where cars with stickers are given relief at metered spots. JH (Holtermann) recalled that this issue had been raised through Crows Nest Streetscape Committee² and was reported to Council. There were some concerns regarding parking turn over. KH (Union) noted parking is a vexed issue which varies from Precinct area to Precinct area. Council's Smart City Strategy (currently in development) could help with an integration of the issues.

PM (CPC Co-Convenor/Bay) determined that there was insufficient information available at the meeting to take a vote on this matter (under clause 9e of the Terms of Reference); and proposed that Harrison Precinct Committee prepare a proposal/draft motion for consideration at the next CPC meeting.

ACTION: Harrison Precinct Committee to prepare proposal/draft motion(s) for consideration at the next CPC meeting. Council to include as agenda item for the next CPC meeting.

- ii) **CPC Terms of Reference (TOR) provisions and meetings (Willoughby Bay)** - PM and PW (Willoughby Bay) spoke to short coming of current TOR (re-adopted in 2017) in reference to current permissibility of "special meetings" (clause 11) and the change to bi-monthly meetings (clause 9). It is desirable to make Amendments to Clause 9 and 11. It was agreed these proposed amendments are to be circulated to all Precinct Committees

¹ For background information visit

https://www.northsydney.nsw.gov.au/Council_Meetings/Community_Engagement/Precincts/Guidelines_Overview

² https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/streetscape/cn/crows_nest_85_-_10_02_15_minutes_2.pdf

and advertised via the Precincts E-news in line, with view to vote on the matter at the next meeting in accordance with Clause 13.

MOTION: Willoughby Bay Precinct Committee to submit to the CPC Co-Convenors proposed amendments (mark ups) to the TOR regarding clauses 9 and 11; and to prepare a draft motion(s) for consideration at the next CPC meeting. Council to include as agenda item for the next CPC meeting, and distribute the amended TOR to all Precinct Committees in advance of the meeting.

MOVED BY: PW (Willoughby Bay) SECONDED BY: BE (Bay) CARRIED

| In favour | Opposed | Abstained³ |
|--------------------|-----------------|------------------------------|
| Bay x 2 | | Edward x 1 |
| Brightmore x 2 | | Holtermann x 1 |
| Harrison x 1 | | |
| Hayberry x 1 | | |
| Holtermann x 1 | | |
| Lavender Bay x 2 | | |
| Neutral x 2 | | |
| Registry x 1 | | |
| Stanton x 1 | | |
| Union x 1 | | |
| Waverton x 1 | | |
| Willoughby Bay x 2 | | |
| Wollstonecraft x 1 | | |
| Total: 18 | Total: 0 | Total: 2 |

7. Other

- a) Venue - Poor acoustics within the Hutley Hall make it difficult to hear. It was noted that this is not the regular venue for CPC meetings and was used as usual room was not available at the time of booking.


ACTION: Council to seek alternate venue for future meetings where the Ros Crichton Pavilion is unavailable.

- b) Special Rate Variation - JM (Holtermann) asked whether the CPC should make a submission to IPART regarding Council's currently exhibited application, given the recent motion at the "special precinct meeting" held 14 January 2019; noting that submissions closes 11 March 2019.

JP (Stanton) requested greater visibility on Council's finance, and spoke to a motion recently resolved by Stanton Precinct Committee to request that Council hold a finance workshop open to the public, to enable the public to better understand Council's financial position. MJ (observer) further noted he had moved a motion at Stanton Precinct to request Council recommence its Cr Workshop - Finance. JB (Registry) proposed a motion requesting Council recommence its Cr Workshop - Finance and that these be open to the public. PM (CPC Co-Convenor/Bay) determined that there due to no prior notice of this proposal that such could not be put to a vote (under clause 9e of the Terms of Reference).

Meeting closed at 8.13pm

³ Abstained as found it difficult to hear motion due to room acoustics



**State Significant
Development**

Presentation to the North Sydney
Combined Precincts Committee

*Executive Director Key Sites and Priority Projects
Assessments*

19 February 2019

Department of Planning and Environment

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**Overview of the State
significant development
assessment pathway**



Department of Planning and Environment

What is State significant development?

- The State significant development (SSD) planning pathway applies to proposals that are deemed to have State significance due to either the size, economic value or potential impacts that the proposed development may have.
- Under the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development is declared SSD if:
 - it is not permissible without consent under Part 4 EP&A Act, **and**
 - the development is **specified in Schedule 1 or 2.**



3

Schedule 1



Cultural

Cultural, recreation and tourist facilities with a CIV of more than \$30 million.



Hospitals

Hospitals, medical centres and health research facilities that have a CIV of more than \$30 million.



4

Schedule 1



Education

Educational establishments for the purpose of a new school (regardless of CIV) and any development with a CIV of more than \$20 million for the purpose of alterations or additions to an existing school.



5

Schedule 1



Rail development

Development within a rail corridor or associated with railway infrastructure that has a CIV of more than \$30 million for purposes including commercial premises or residential accommodation.



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SRD SEPP – Schedule 2 – Development on Key Sites

- Schedule 2 of the SRD SEPP lists SSD identified sites, including:
 - Bays Precinct Site,
 - Darling Harbour Site,
 - Luna Park Site,
 - Taronga Zoo Site.
- Development on land within the Sydney Opera House site.
- Development on land within The Rocks Site, if it has a capital investment value (CIV) of more than \$10 million.
- Development that has a CIV of more than \$10 million on land identified as being within the Barangaroo Site.



7

Who is the consent authority for SSD projects?

- Under s4.5 EP&A Act, the Minister for Planning is the consent authority for SSD.
 - Unless...**
 - Council has objected to the development;
 - the development received at least 25 public submissions objecting to the development;
 - where the applicant has disclosed a reportable political donation (cl8A SRD SEPP).
- Where any of these criteria have been met, the Independent Planning Commission (IPC) is the consent authority.
- An SSD application is referred to the IPC only after it has been publicly exhibited and assessed by the Department.



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How can the community and Local Government stay involved?



- Input from local Council and the community is a vital part of the assessment process, and the Department welcomes any opportunity to strengthen these relationships.
- State significant development projects do not remove the community or Council from the planning process.



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Mandatory matters for consideration

- The EP&A Act requires the consent authority to take into consideration any environmental planning instrument that is relevant to an SSD proposal.
- The Department is required to assess all SSD proposals against the relevant Local Environmental Plan.
- From 1 December 2019, NSW planning authorities will be required to have their final community participation plans in place which enhances opportunities for all members of the community to participate in planning decisions.



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Opportunities for engagement



- The Department's engagement with Council is continuous throughout the planning process.
- The Department seeks advice and Council input at all the critical stages:
 - Content in the Planning Secretary's environmental assessment requirements;
 - Applicant's Environmental Impact Statement; and
 - Applicant's Response to Submissions report.



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Input welcomed



- Input from local Council and the community is a vital part of the assessment process, and the Department welcomes any opportunity to strengthen these relationships.
- State significant development projects do not remove the community or Council from the planning process.



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