

North Sydney Combined Precincts Committee (CPC)
General Meeting
Thursday 21 June 2022
Ros Crichton Pavilion

Participants¹: JB (Bay); PW (Bay); PE (Brightmore); GM (Edward); Jon Cook (Edward); DM (Hayberry); CC (Holtermann); LT (Holtermann); BS (Chair/Lavender Bay); SM (Parks); SB (Parks); MA (Registry); JB (Registry); KH (Union); MTJ (Willoughby Bay), JH (Wollstonecraft)

Also present: JG, Manager Corporate Planning & Engagement (North Sydney Council); LS, Administrative Support Officer (North Sydney Council, Minutes), BE (Bay)

Apologies: IG (Waverton/CPC Co-Convenor); MdS (Registry); MdS (Harrison); CC (Harrison)

Co-convenor presiding: Bernard Smith (Chair/Lavender Bay)

The meeting started at 6.05pm. Bernard Smith (Chair/Lavender Bay) is presiding as chair in the absence of IC (CPC Co-convenor/Waverton).

1. Acknowledgement of Country

BS (Chair/Lavender Bay) opened the meeting by acknowledging the traditional owners of the land on which the meeting was held and welcoming all attendees to the meeting.

2. Election of Office Bearer (1 x Co-convenor vacancy)

BS (Chair/Lavender Bay) handed over to JG (NSC) as Returning Officer to conduct the election of one x Co-convenor to fill the vacancy within the CPC office bearers, as only one (of two) officer bearers was elected at the Annual General Meeting (AGM) held on 21 April 2022. JG (NSC) outlined the role of Returning Officer and the procedures to facilitate the election process and procedures):

- Each Precinct Committee is entitled to a maximum of two (2) votes, one (1) per representative in attendance at tonight's meeting i.e. the maximum number of votes per Precinct Committee depends on the total number of representatives per Committee in attendance tonight; and
- Where there are more than two (2) nominees, vote will be by secret ballot. If a secret ballot is required, each eligible voter is to write the names of the two (2) nominees they are voting for on the paper supplied. All votes will be tallied up by the Returning Officer and the outcome announced.

JG (NSC) noted that one nomination, from SM (Parks), had been received prior to the meeting, and called for any other nominations. No other nominations were received.

As the only candidate, ***SM (Parks) was declared elected.***

BS (Chair/Lavender Bay) reminded of the need to update the CPC bank account signatories following the election of a new office bearer.

MOTION: That BS (Chair/Lavender Bay) be removed as a signatory and SM (Parks) be added as signatory to the CPC bank account.

¹ Two representatives maximum per active Precinct Committee

**Moved by BS (Chair/Lavender Bay), seconded by BE (Bay)
UNANIMOUS**

3. Minutes of 21 April 2022

MOTION: That the minutes of the general meeting held on 21 April 2022 (ATTACHMENT A as distributed with the agenda), were confirmed as read and correct; inclusive of the amendment that GM (Edward) be noted as an apology.

**MOVED BY: BS (Chair/Lavender Bay), SECONDED BY: GM (Edward)
UNANIMOUS**

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

BS (Chair/Lavender Bay) spoke to the Summary of Actions (ATTACHMENT B as distributed with the agenda) highlighting the updated responses between the April and June 2022, noting that some items had been updated in response to the CPC's feedback regarding the lack of response from Council staff to some matters.

Regarding the Western Harbour Tunnel (WHT), SM (CPC Co-Convenor/Parks) spoke to the WHT staging report by TfNSW, which details how and when TfNSW will implement the Ministers Conditions of Approval conditions. This document is dated March 2022 but was not publicly released/posted on the TfNSW website until May 2022.

JH (Wollstonecraft) noted he had recently spoken with Tim James MP's office, who has committed to requesting enforcement of the WHT project's conditions and green cover over the freeway.

BS (Chair/Lavender Bay) suggested the CPC Co-convenors write to TfNSW regarding SOA item 6f from February 2022². GM (Edward) suggested a more effective approach would be to contact the Mayor and Ward Councillors, as a letter from the Council would be more likely to get a response from TfNSW.

MOTION: The community has ongoing concerns regarding the seaworthiness of boats moored for long periods of time in Sydney Harbour, in particular at Berry's Bay. The CPC asks the Mayor to approach TfNSW, on behalf of the CPC regarding its concerns.

**Moved by GM (Edward), seconded by JH (Wollstonecraft)
UNANIMOUS**

The CPC accepts Council's replies via the Summary of Actions and requests response to outstanding items.

**MOVED BY: BS (Chair/Lavender Bay), SECONDED BY: SM (CPC Co-Convenor/Parks)
UNANIMOUS**

5. Co-convenors Report

Nil

6. Council Update

a. Precinct related Council updates

JG (NSC) spoke briefly to the:

² MOTION: CPC request that Council organise a meeting to initiate discussion with NSW Maritime (i.e. arm of RMS/TfNSW) regarding their policy and approach on vessels that are sitting on the harbour. CPC would also like to have Council involved in this discussion as this interfaces on Council land.

- i. Precinct System Review - status update; noting that as previously advised to all Precinct Committees via email and the weekly Precinct eNews, that the Review recommendations were reported to the 23 May Council 2022 meeting where it was resolved that the report be deferred to the July 2022 meeting, this was in part in acknowledgement of the large volume of documents on exhibition in June, including the draft Integrated Planning & Reporting suite of plans. The deferred report will be largely the same as the May version, inclusive of an updated timetable indicating delivering of the proposed next steps.
- ii. Precinct System 50th anniversary (1972-2022) planning update - further information will be provided to all Precinct Committees soon.
- iii. Current engagements - the following open engagements hosted on the Your Say North Sydney site were noted (as listed on the agenda):
 - Draft IP&R plans: [draft Delivery Program 2022-26](#), [draft Operational Plan & Budget 2022/23](#), [draft Resourcing Strategy 2022-2032](#), [draft Fees & Charges Schedule 2022/23](#) - closes 21 June
 - [Draft Grants & Subsidies 2022/23](#) - closes 21 June
 - [Floodplain Risk Management Study & Plan](#) - closes 29 June
 - [Draft Code of Conduct: Councillors and Staff](#) (located under Policies on Exhibition) - closes 11 July
 - [May Gibbs' Nutcote: Joint Strategic Plan 2022-24](#) - closes 11 July
 - [Draft North Sydney Sustainable Building Policy \(Policies on Exhibition\)](#) - closes 31 July
 - [Arts & Cultural Strategy Review, Stage 1](#) - closes 31 July

7. General Business³

a. Future Guest Speakers - discussion of this item was deferred from the April 2022 meeting:

- Aboriginal Heritage Office - action arising from CPC August 2021 (Item 7ai)
- Harbour Trust - HMAS Platypus - [Torpedo Factory Renewal Project](#)

The agenda also included a suggested guest speaker proposed by IG (Waverton/CPC Co-Convenor):

- Western Harbour Tunnel - invite the TfNSW Community Engagement/Relations Manager

JG (NSC) noted that recruitment is still underway for the Aboriginal Heritage Office, and that this request should be deferred until recruitment has been finalised. A representative from the Harbour Trust - HMAS Platypus has confirmed their availability to attend the 16 August 2022 meeting. Similarly, a representative from TfNSW has confirmed their availability to attend the 16 August 2022 meeting.

It was agreed that hearing from TfNSW about the WHT was more pressing than hearing from the Harbour Trust - HMAS Platypus, and that the latter invite be pushed to the October 2022 CPC meeting.

ACTION: Community Engagement staff to confirm TfNSW attendance at the 16 August 2022 meeting, and Harbour Trust - HMAS Platypus attendance at the 18 October 2022 meeting.

b. DISCUSSION (pre-submitted items for information/discussion)

i. Special Precincts Meeting (Bay)

³ At the time of agenda compilation, there were no items for VOTING (pre-submitted items with proposed motions) or RECENT EVENTS (for discussion)

PW (Bay) reported on the Special Precincts Meeting held 16 May 2022, with guest speaker Tim James, member for Willoughby.

The event was jointly hosted by Bay, Registry, Brightmore, Parks and Willoughby Bay Precinct Committees who have formed an alliance under Save Our Parks Alliance (SOPA). SOPA wanted to use tonight's meeting to provide recap of the 16 May 2022 event and to hear what other Precinct Committees are doing regarding WHT campaigns/awareness raising and to see how SOPA may be able to help coordinate efforts.

It was asked whether a transcript of the 16 May 2022 meeting has been sent by Bay Precinct to all Precinct Committees? PW (Bay) confirmed yes, such was distributed after the event.

PW (Bay) noted the meeting was well attended and that Tim James MP has committed to another Special Precinct Meeting on 15 August 2022 (venue TBC - details to be provided to all Precinct Committees). This meeting is an opportunity to hold our local representative to account and to track progress on his commitments from the 16 May 2022 meeting.

SOPA has also requested that Tim James MP accompanying them on a meeting with the Hon. Rob Stokes (Minister for Infrastructure/Cities/Active Transport to which he has agreed, however this request has been passed by the Minister's office onto the Hon. Natalie Ward, Minister for Metropolitan Roads; and is currently awaiting response from her admin team.

Want to reach out to other Precinct Committees requesting they share what they are doing in relation campaign against or raising concern about aspects of the WHT project; and whilst this component may never be realised the damage has been done within the North Sydney LGA. The projects need to be reassessed as the WHT component is a different beast without the Beaches Link (BL) component.

The WHT project will be all pain and no gain for everyone now that the BL tunnel is not progressing. The NSW Government recently announced that this the project was on hold. JB (Registry) advised that the 2022/23 NSW Budget, as released today, does not include funding for the BL, but does include \$4.1 billion for the WHT and \$1.7 billion for the WFU.

GN (Edward) noted Council's current campaign regarding Cammeray Park with recent social media post and signage to be installed in the park regarding tree loss; and recommended that Council resurrect its 2021 WHT 'All Pain No Gain' campaign. The effectiveness of this campaign was the four issues covered and the volume of signage displayed around the LGA, this worked positively to encourage the community to put pressure on their local members. DM (Hayberry) suggested an addition to the campaign via information he had prepared for a previous CPC meeting (but was denied the opportunity to present) - this information is available from the STOP the Tunnels Facebook page. Pre-COVID data shows raison d'être regarding building the tunnels has changed now that the BL component has been shelved. DM (Hayberry) also noted that council areas North and South of the North Sydney LGA are in need for increase financial assistance that could come from reallocation of the State's budget for WHT/WFU.

It was agreed that the rationale for the WHT projects is now out of date and the (non-existent) business case needs to be revised in context of the deferral of the BL component.

GM (Edward) noted the related CPC motion from previous meeting, and the need urged to remind Council of this previous motion regarding loss of open space and the shrinking of the Golf Course.

MOTION: That the CPC requests Council reactivates its 2021 WHT 'All Pain No Gain' campaign, with the express purpose of communicating to our local community and the broader community the negative impacts of these NSW Government infrastructure projects.

MOTION: *The CPC requests that the Mayor raise the community's concerns with the NRSOC Mayors and Mayors of other councils, highlighting that money spent/allocated to on the WHT and WFU is money better spent on other urgent community matters including floor and bushfire recovery.*

Moved by PW (Bay), seconded by SM (CPC Co-Convenor/Parks)

MOTION *The CPC requests that Council undertake a detailed, independent review of the Place, Design and Landscape Plan (PDLP) and review of the draft Cammeray Golf Course Masterplan - to provide a summary report made available to the public; Council as stewards of the Crown Land should assess (focus on water reuse, urban design and public access).*

Moved by PW (Bay), seconded by SM (CPC Co-Convenor/Parks)

UNANIMOUS

ACTION: *The CPC asks each Precinct Committee to write to respective State MP, now that the BL component has been deferred, and because the world has changed since 2016, to stop and review, and to recognise that the WHT design can be improved.*

Note: the Cammeray Golf Course Masterplan referred to above is different to the Cammeray Park Masterplan project included in the draft Delivery Program/Operational Plan, which will be Council led). PE (Brightmore) noted that some Brightmore Precinct members are in support of the Golf Club changes as proposed.

JB (Bay) left the meeting at 7.35pm

ii. **Safe Streets to Schools (Wollstonecraft)**

[Safe Streets to Schools is on GetUp and organised by Campaigns for Me.](#) Six local government areas (Shoalhaven, Inner West, Randwick, Canada Bay, Wollongong and Adelaide Hills) are gathering signatures. Wollstonecraft Precinct feels that North Sydney LGA needs something like this, but it's important to get enough signatures to get traction with the NSW Government.

The Council officer's response as noted in Attachment C (distributed with the agenda) was noted and discussed. JH (Wollstonecraft) spoke to a matter raised by the Wollstonecraft Precinct regarding concern about the safety of children walking or riding to school; and noted the limited funds allocated to the implementation of Council's *Integrated Cycling Strategy* (2014) and the reliance on grant funding to implement these projects. JG (NSC) advised that as noted in the draft Delivery Program/Operational Plan, that Council will be reviewing the *Integrated Cycling Strategy* in 2022/23; and that the Sustainable Transport Projects Coordinator role was recently been filled.

MOTION: *The CPC asks Council to join the Getup Safe Streets to School campaign.*

Moved by JH (Wollstonecraft), seconded by BS (Chair/Lavender Bay)

UNANIMOUS

ACTION: *Community Engagement staff to coordinate invite to the new Sustainable Transport Projects Coordinator to address a future Wollstonecraft Precinct meeting.*

iii. **Fire Safety, regulations, developments and practices (Union) [deferred from April 2022]**

Background: To increase awareness and preparedness to ensure that we have good fire safety regulations and readiness in place in the North Sydney LGA. There is a good deal of attention being given to the Bush Fires of 2019/20. We are experiencing an exceptional wet season and consequently a buildup of undergrowth and fuel for coming times. We are also experiencing unprecedented expansion of the Built environment and concerns have been raised about building materials and fire safety regulations and insurance about safety standards and practices. Some members of our Union Precinct have raised questions about how we might

improve and prepare to minimise Fire Risks and ensure Safety measures across the range of activities in the local area.

KH (Union) spoke to this item, noting the importance of having readiness plans in place and the need to look at the matter from multiple levels including a) vegetation and undergrowth following recent periods of heavy rain which could become bushfire hazard; b) the built environment regarding materials used including flammable cladding; and c) implementation of fire safety management; and that this links to an action raised by Union Precinct in 2021.

MOTION: The CPC asks what measures are in place to risk manage and provide assurance of the adequacy of the regulations and provisions that Council has in place regarding:

- a) vegetation and undergrowth which could become bushfire hazard;**
- b) the built environment regarding materials used including flammable cladding; and**
- c) fire safety management.**

Moved by KH (Union), seconded by DM (Hayberry)

CARRIED

In favour	Opposed	Abstain
Bay x 2 Brightmore x 1 Edward x 2 Hayberry x 1 Holtermann x 2 Lavender Bay x 1 Parks x 2 Registry x 2 Union x 1 Willoughby Bay x 1	Wollstonecraft x 1	
Total: 15	Total: 1	Total: 0

- iv. **Sydney Harbour Bridge Cycleway** - progress update (to be provided if made available by TfNSW)

This item was not discussed - defer to October 2022 meeting.

c. OTHER ITEMS - to be tabled at the meeting

- i. **Employment Zones Reform (Lavender Bay)**

BS (Chair/Lavender Bay) raised the NSW Government’s consultation of which feedback closes 12 July 2022 (6 weeks). Noting that many Precinct Committees, and indeed the community, may not fully understand the implications from the proposed reform. This reform has been conducted in two stages, to which the Council made a detailed submission in response to the first stage in mid-2021⁴. BS (Chair/Lavender Bay) further noted the framework and standard instrument (template for all councils to use) was updated in late 2021.

⁴ As advised via the [webpage](#); Council made a submission in response to the proposed amendments made to the SI LEP Order outlining a number of concerns with the proposed framework. In particular, the submission identified:

- confusion and implications arising from new Zone prefix references;
- inflexibility in the use of suggested objectives for the new zones;
- inability to adequately distinguish between the character of different commercial centres through the proposed reduction of zone choices;
- mandating carparks as a permissible use in the commercial core zone would undermine public transport initiatives;
- questioned the mandating of home business, home occupations and home industries as a permissible use in the zones, given that they are made exempt development, under SEPP (Exempt and Complying Development Code) 2007;
- clarity is required to determine when a “local distribution centre” provides a “local” function;
- supported the increased flexibility with regard to shop top housing;

The second stage is the current consultation, which is led by the NSW Department of Planning and Environment (DPE) and assisted by NSW councils. B1 Neighbourhood Centre (corner shops and small shopping strips) is proposed to become E1 Local Centre, with many additional permitted uses, including hotel/motel accommodation. BS (Chair/Lavender Bay) noted the proposed changes have the potential to destroy the village atmosphere in North Sydney LGA. Need to fight for our neighbourhood shops.

B4 Mixed Use (in parts of Crows Nest, Milsons Point and Military Road) becomes MU1 Mixed Use, with additional permitted uses, including bed and breakfast accommodation. IN2 Light Industry (McMahons Point, SW of the Commodore Hotel) becomes E3 Productivity Support, with many additional permitted uses, including vehicle repair stations.

JG (NSC) noted that Council has provided information to all Precinct Committees, via a memorandum dated 1 June 2022, from the Strategic Planning Department and inclusion of this information within the weekly Precinct eNews, as well as a [dedicated webpage](#).

MOTION: That the Council should increase community awareness of this consultation and what its implications are for the North Sydney LGA; and if not too late, Council should object to B1 change to E1.

ii. **Planning Proposal Lodged: 1-7 Rangers Road, Neutral Bay (Willoughby Bay)**

MTJ (Willoughby Bay) advised that a Planning Proposal⁵ has been lodged (not yet assessed, nor on public exhibition) for the Woolworths owned site on Rangers Road and 50 Yeo Street, Neutral Bay. MTJ (Willoughby Bay) tabled a presentation (ATTACHMENT 1) as given to Willoughby Bay and Brightmore Precinct Committees. Noting that the proposal is asking for 16 to 40 metres/up to 12 stories to allow high rise residential above the supermarket and shops. This will be much higher than surrounding properties. The indicative scheme presents one possible solution as to how the development may look under proposed planning controls. MTJ (Willoughby Bay) suggested a Traffic Management and Accessibility Plan (TMAP) is needed for the whole Military Road Corridor (Neutral Bay and Cremorne town centres) before setting any increases in density. This looks at the cumulative effects in increased density e.g. impact on bus services etc. A TMAP was proposed for St Leonards/Crows Nest but was never done. This is a large part of the puzzle missing as to whether can accommodate increased density. Includes Voluntary Planning Agreement (VPA) worth \$6.6m. It was noted that the food court is perceived as private benefit rather than public benefit. The approx. uplift value of the property and land is \$109m. It was agreed that Council should not accept this kind of proposal unless there is a Study in place that support the proposed uplift. St Leonards/Crows Nest is an example of the negative impacts of over development. Council’s long held policy of not supporting spot rezonings was noted.

MOTION: That the CPC urges the Council not to support the Planning Proposal for 1-7 Rangers Road, Neutral Bay because of the significant impacts on the community, the loss of the village atmosphere due to the scale, height and bulk, the lack of public benefit and the lack of agreed strategic approach for the Military Road Corridor.

Moved by GM (Edward), seconded by SM (CPC Co-Convenor/Parks)

CARRIED

In favour	Opposed	Abstain
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- objected to the permissibility of “light industries” within the proposed MU1 Mixed Use zone;
 - supports the DPE driving the proposed changes to free up council resources; and
 - recognition that Schedule 1 - Additional permissible uses to a council’s LEP may also need to be amended in light of the proposed changes.

⁵ A Planning Proposal is not a Development Application but a proposal to change zoning. The examples of public use if the zoning is changed are not a commitment.

Brightmore x 1 Edward x 2 Holtermann x 2 Parks x 2 Registry x 2 Union x 1 Willoughby Bay x 1	Hayberry x 1	Bay x 2 Lavender Bay x 1
Total: 15	Total: 1	Total: 2

ACTION: That individual Precinct Committees are encouraged to object to their local Member.

iii. No Right Hand Turn (Brightmore)

PE (Brightmore) raised the matter of Council’s notice to install a no right hand turn on Winnie St into Military Road, near Redlands, likely because of the development at the McDonalds site. Brightmore Precinct is concerned that this will force traffic to come up Hampton Road. Instead Brightmore Precinct would like to see a right hand turn arrow at this location. It was noted that this matter has bene out before the Traffic Committee.

ACTION: Community Engagement staff to pass on Brightmore Precinct Committee’s concerns to the A/Manager Traffic & Transport Department for response to Brightmore Precinct Committee.

Meeting closed at 8.10pm

DRAFT