

North Sydney Combined Precincts Committee (CPC)
General Meeting
6.00pm Tuesday 23 February 2021
Ros Crichton Pavilion, North Sydney Council Chambers

GENERAL MEETING MINUTES

Participants¹: JB (Bay); GM (Edward); MDS (Harrison); GS (Hayberry); LT (Holtermann); BS (Lavender Bay/CPC Co-convenor); JC (Milson); EC (Neutral); SM (Parks); JB (Registry); KH (Union); IG (Waverton/CPC Co-Convenor); PM (Willoughby Bay) and JH (Wollstonecraft).

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

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

Meeting commenced at 6.03pm, BS (Lavender Bay/Co-convenor) welcomed attendees to the meeting.

1. Minutes of Previous Meeting - 24 November 2020

The minutes of the meeting held 24 November 2020 were accepted inclusive of the following amendment to Item 1:

Q. Is Council's budget predicting a return to surplus in line with the Federal Government's prediction that GDP will be a surplus?

to be changed to

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?

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

The Summary of Actions was noted.

Advancement of Heritage listing of the MLC building (Miller Street) was discussed. The Architects Institute has lobbied for heritage listing and the Heritage Council of NSW has recommended to the Minister for Heritage that the building be placed on the State Heritage register.

6.08pm SM (Parks) joined the meeting

3. Co-convenors Report

IG (Waverton/CPC Co-convenor) detailed NoM 1/21 by Cr Mutton, Item 9.1 of Council's meeting on 22 February 2021, whereby Council unanimously resolved to request that parcels of land around Berrys Bay be managed by Council (as part of Waverton Peninsula Trust) and that the Sydney Heritage Fleet Museum had presented a proposal to a number of Precinct Committees.

6.10pm JB (Bay) joined the meeting.

¹ Limited to one representative per Precinct Committee

GS (Hayberry) suggested that discussions about Berrys Bay should include ‘indigenous heritage’.

6.18pm JB (Registry) joined the meeting

4. Community Engagement Coordinator/Council Update

a) Current/upcoming consultations

GN (NSC) highlighted the following:

- [Online Information Session - North Sydney Olympic Pool Redevelopment](#), 16 March 2021 at 6pm - Participants must pre-register to receive Zoom link. Pre-submitted questions encouraged.
- [Primrose Park Carpark Lights - feedback closes 22 March 2021](#)
- [Young Street Plaza Trial - feedback closes 1 April 2021](#)
- [Parraween Street 15-minute parking trial - feedback closes 31 August 2021](#)
- Spofforth Street Intersection Improvements (commencing soon)
- Holtermann Street Carpark Redevelopment - preliminary engagement/functional needs analysis is underway with Crows Nest Centre tenants, car park tenants and occupants of adjacent priorities. This will be used to inform two design options that will be presented for community feedback by way of a public exhibition period mid-2021.

b) COVID-19 Safety Plans

GN (NSC) reminded all Precincts Committees that the mandatory COVID-19 Safety Plans are continually updated in accordance with changes to the template/PHOs and that the current maximum capacity for in person meetings should be checked prior to each meeting. Further it is mandatory to have a copy of the COVID-19 Safety Plan at each meeting.

c) Precinct System Review - Progress Update

- CPC - Role and Function Review

JG (NSC) recapped the consultation that has occurred to date, displaying an overview of Randwick City Council’s equivalent CPC model as referred to in the Stage 1 Discussion Paper, and the Stages 1 and 2 consultation feedback (summarised in an extract from the consultant’s Draft Consultations Outcomes Report); advising that senior staff have considered have prepared a revised model which was tabled with the meeting for the purposes of seeking initial feedback.

Motion: The CPC resolved to provide feedback to Council on the revised CPC model tabled at the meeting, by way in the following comparative table, noting that the overall feedback is not positive/not in support to the proposed changes to the current format.

Moved by PM (Willoughby Bay), Seconded by GS (Hayberry)

Carried unanimously

| Council’s Draft Proposal | CPC Feedback |
|---|---|
| Purpose - similar to current; bring together the Precinct executives to discuss issues with each other and two-way information with Council via staff presentations on major projects/issues of LGA concern or affecting multiple Precinct areas. | Purpose - bring together the Precinct executives to discuss issues with each other and two-way information with Council via staff presentations on major projects/issues of LGA concern or affecting multiple Precinct areas. |

| Council's Draft Proposal | CPC Feedback |
|--|--|
| Terms of Reference - current document to be revised. | Terms of Reference and objectives of CPC - current document to be revised to reflect adopted model. |
| Chair - General Manager or delegate. | Chair - maintain the existing "Committee" model, co-chaired by 2 Precinct representatives who are elected by the Committee |
| Agenda - set by Council, with suggested agenda items invited from individual Precinct Committees. | Agenda - set by the Co-convenors (in consultation with Council as per current process) with suggested agenda items invited from individual Precinct Committees and Council |
| Eligibility - retain the maximum 2 representatives per Precinct Committee. | Eligibility - retain the maximum 2 representatives per Precinct Committee eligible to vote. |
| Meeting frequency - 4 to 6 meeting per annum, retaining secretarial support by Council's Community Engagement Coordinator. | Meeting frequency - 6 meetings per annum, retaining secretarial support by Council's Community Engagement Coordinator. |
| Format - meet for the purpose of information exchange verses "committee" with assumed formal standing. No motions/ resolutions are passed i.e. there is no voting. | Format - per the current Terms of Reference (disagree with the proposal that it be a "meeting" for information exchange, instead want to remain the "committee"; voting is important to show Council level of support per issue) |

- Precinct area boundaries

JG (NSC) advised that Council staff are currently reviewing all stakeholder feedback received via Stages 1 and 2 and are seeking internal advice/guidance regarding the finalisation of the revised boundary options. As previously advised, subject to Council endorsement, a further opportunity for feedback open to all Precinct Committees is expected to be provided in due course. Timing to be advised.

ACTION: The CPC requests that the final recommendations of the Review be reported to the Council meeting of 24 May 2021, not the Council meeting of 26 April 2021².

5. General Business³

- a. RECENT EVENTS (for discussion)

- i) **Western Harbour Tunnel and Warringah Freeway Upgrade**

TfNSW has announced that the Western Harbour Tunnel and Warringah Freeway Upgrade has been approved by the Minister for Planning and Public Spaces⁴.

- ii) **Military Road Planning Study**

² To allow for further discussion at CPC meeting on 20 April 2021

³ At time the agenda was distributed there were no items for VOTING (pre-submitted items with proposed motions) and no items for ACTION (pre-submitted items with proposed actions).

⁴ The Minister's Conditions of Approval is available at <https://www.planningportal.nsw.gov.au/major-projects/project/10451>

The *Military Road Corridor Planning Study - Exhibition Outcomes and Amended Future Direction Report* was deferred at the 30 November 2020 Council meeting, to the meeting held 22 February 2021 (Item 8.06) whereby it was adopted⁵.

iii) Beaches Links and Gore Hill Freeway Upgrade EIS

It was noted that an adhoc CPC meeting was held Monday 18 January 2021 to discuss the EIS and assist individual Precinct Committees to prepare submissions in response to the EIS, which close on 1 March 2021.

SM (Parks) noted that Parks Precinct Committee was attempting to secure a meeting with the Minister for Planning and Public Spaces, and that this could be expanded to include a limited number of representatives from other Precinct Committees.

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

i) Circulation of Precincts E-news to Precinct Committee members

ACTION: Edward Precinct asks which Precinct Committees want to receive a pdf copy as described below? It is suggested that the pdf is prepared and circulated for the version on the last Friday of each month allowing Precinct Committees to circulate it with their meeting flyers/notices or with minutes, as desired. Precinct Committees are requested to advise whether they would seek such a version, which could be prepared either by Council or Edward Precinct.

Edward Precinct considers the Council's weekly Precincts E-news to be a useful document which it sends onto its members as a pdf together with the meeting flyer (on average once per month). The provided example (ATTACHMENT C in the agenda) prepared by Edward Precinct highlights includes bookmarks, which Council's pdf version did not. The first and last lines of the document are deleted (to prevent the link to the website being deleted by readers). Also, layout is to some degree improved by trying to fit headings and text on the same page. Production of this version takes around 15 minutes. Edward Precinct would be able to do this once per month and circulate to other Precinct Committees if any want it.

JG (NSC) advised that Council previously advised all Precinct Committees that weekly production of a pdf copy of the Precincts E-news was a temporary measure agreed to during the height of the COVID-19 pandemic and was discontinued at the end of 2020.

ACTION: Wollstonecraft, Waverton and Registry Precinct Committees requested to receive the pdf version of the Precinct E-news on a monthly basis. Edward Precinct Committee agreed to prepare the pdf version.

It was asked why the Precinct E-news is not available to the public as is very informative. JG (NSC) advised that the Precinct E-news is intended for Precinct Committee office bearers only. It was initiated in response to the 2006 Review outcomes, which asked for less hard copy correspondence, and a way for Office Bearers easily identifying the most relevant/current correspondence when preparing their next agenda. Because it is not intended for non-office bearers, and largely repeats content available on Council's website and the monthly Council E-News (open to the public), it is not available on the Council website. By request the Community Engagement Coordinator can add

⁵https://www.northsydney.nsw.gov.au/files/sharedassets/public/webmeetings/2021/feb_22_2021_730pm/reports_to_council_22_feb_2021/8.07_military_road_corridor_planning_study_-_exhibition_outcomes_and_amended_future_direction_report.pdf

people to the Precinct E-news subscription, which has grown to include current and former office bearers as well as individual members.

A number of Precinct Committees indicated that they forward on the weekly email (as is) to their members. It was noted that in doing so the recipients can unsubscribe the sender (who is subscribed) from receiving future issues of the Precinct E-news; hence the need for the pdf version.

ACTION: Council to confirm if there is an unsubscribe issue as described above i.e. recipients of the Precinct eNews who forward it on to others can be unsubscribed by those they send to, if inclusive of the unsubscribe function at the bottom of the eNews.

ii) **NSW Local Character and Place Guideline - review with reference to development within North Sydney LGA (Harrison)**

Problem with developer's buying up 'perfectly good' properties, then applying for a DA to build a property which is much larger, more obtrusive than the property it replaces and with minimal setbacks and gardens. This is at odds with the NSW Government's Local Character and Place Guideline⁶. All Precinct Committees have similar issues; it would be opportune to review the NSW Government's Guideline and discuss how we can better utilise and reference this document in relation to development issues.

In following context as sought from Council's Strategic Planning Department and tabled at the meeting:

The Local Character and Place Guideline document has been developed by the NSW Government to provide a framework for councils embarking on the major exercise of developing place based character guidelines for development. The purpose of the Guideline document is to introduce an additional layer of consideration in the development process. North Sydney Council is fortunate that it already has "Area Character Statements" in the North Sydney Development Control Plan (DCP).

It should be noted, however, that the fundamental issues relating to higher density development cannot be addressed through the local character and place process alone. Its intention is to refine design and focus on character and place within the existing framework of zoning, height, density etc.

It is also important to note that any move to commence the preparation of a Local Character and Place Guideline, including meaningful and widespread community consultation, over and above the existing Area Character Statements in the DCP, will require a significant investment of resources. Including this in Council's work program in the short term will be very challenging given the current level of resourcing to deal with an ambitious work program within the Strategic Planning Department.

MdS (Harrison) noted that some of the Area Character Statements within the Council's DCP are out of date or missing in the case of Harrison Street within the Harrison Precinct area; suggesting that Precinct Committees should develop an understanding how the Statements were determined, when they were last reviewed and their importance to DA assessment.

7.20pm JB (Bay) left the meeting.

ACTION: Individual Precinct Committees are encouraged to review their local Area Character Statements to identify any that are out of currency/identify any deficiencies.

⁶ <https://www.planning.nsw.gov.au/Policy-and-Legislation/Local-Character/Local-character-and-place-guideline>

ACTION: Council to advise the process for requesting that local Area Character Statements identified as out of date or missing be reviewed.

iii) **Key issues in North Sydney LGA (Union)**

A summary (content) of each of the following items was provided (via *ATTACHMENT D in the agenda*).

- ii.1) Social Impact Assessment
- ii.2) Smart Roads are impacting in our local area
- ii.3) Social Housing Availability & Planning in North Sydney LGA
- ii.4) Barangaroo/Crown Casino matters

ACTION: The CPC requests Council provide a response to the following questions concerning social/affordable housing:

- 1. What is current proportion of social housing accommodation relative to the overall supply of housing accommodation in the North Sydney LGA?**
- 2. What is Council's policy and plan in relation to the provision of social housing?**
- 3. What is Council's policy in relation to the percentage of social housing required with the construction of new residential apartments and buildings?**
- 4. To what extent is the Council committed or otherwise to public housing and the related consequences of the short fall in housing affordability?**

c. OTHER ITEMS - to be tabled at the meeting

- Submissions concerning DA19/21, 110, 118 and 122 Walker St⁷, North Sydney close on 26 February 2021
- KH (Union) is coordinating an Australia Day Clean Up event at Waverton Oval on 7 March 2021.

6. Next meeting - 20 April 2021 (format TBC pending current PHO)

Meeting closed at 7:56pm

⁷ Demolition of existing structures, basement excavation and construction of a 55 storey commercial tower (plus plant), roof terraces and basement parking including retail premises and signage zones - to be determined by Sydney North Planning Panel.