



EDWARD PRECINCT ZOOM MEETING – Thursday 10 February 2022, 6:30PM MINUTES

Present: CA, GMcC, MC, JC, JC, CT, KF, SK, RR, AR, SR

Apologies: EC, GD, BH, JAR

Minutes of 8 December 2021 (circulated 9 December).

See <https://www.northsydney.nsw.gov.au/edwardprecinct>

Minute approval by those attending was unanimous.

Development Applications: <https://apptracking.northsydney.nsw.gov.au>

The following relevant DAs are under assessment or determined:

DA 429/21 11A Hazelbank Road, Wollstonecraft Demolition of existing buildings, erection of dwelling house, swimming pool and associated works. Closed 28 January
Cost to build - \$2.8 million

The current house is classed as a Contributory Item under the Crows Nest Heritage Conservation Area and North Sydney Development Control Plan 2013

A contributory item comprises a structure that contributes to the nature of the conservation area. Other classes are Neutral and Uncharacteristic. Strict guidelines are set in relation to the development of both Contributory and Neutral houses. They cannot be demolished.

The existing house is considered to be of good quality within the conservation area. Redevelopment would demolish a contributory item in the conservation area.

A neighbour reported that the proposed building doesn't comply with many planning controls such as scale, landscaping, roofing and would effectively be an uncharacteristic item. He has submitted a strong objection.

No alternative other than total demolition appears to have been assessed.

The new owners could have retained the existing walls and roofs.

Approval of the current design would set a bad standard for the area.

Multiple trees are planned for removal including a large jacaranda

The existing buildings under both the Hazelbank and Crows Nest Rd DAs were built between 1910 and 1930.

No 9 Hazelbank tried to rebuild but the proposal was refused by NSC supported by the Land & Environment Court.

The structure would negatively impact neighbours' solar access, leading to worse shadowing. Neighbours at 15 Hazelbank will also suffer.

Motion: Edward Precinct objects to plans for redevelopment of 11A Hazelbank Road, Wollstonecraft under DA 429/21. The building designs reported to the meeting were not in keeping with conservation area guidelines. Precinct requests council to refuse the application. **Unanimous.**

[DA 436/21](#) **46 Crows Nest Road, Waverton** Alterations to an existing dwelling, including a swimming pool, new fence, and associated works. Closed 28 January

Precinct member lives next door. The design does not accord to the Local Environment Plan. Both 46 and 11A Hazelbank (above) are within the Crows Nest Rd conservation area. Both construction plans are very dense and thus attention has focused on key issues. The 46 design cannot meet its required criteria – to be a contributory item in a conservation area.

Proposal is to remove the single storey roof at the back.

The roof of the garage has a handrail behind it. Beside it are 2 single bedrooms which can be combined into one large room.

Plan to build a second garage along the length of a neighbouring property. It is expected that this will create a wind tunnel.

Significant issues relate to the bulk and scale of the property, the flat roof on the extension and the proposed large elevated covered external balconies. The new design does not retain the appearance of the existing building.

Insufficient information is available on current plans. For example, there is no indication of proposed lighting types and locations.

For 46, the issues focused on a number of key areas – bulk scale appearance, flat roof, Increase in the bulk and scale of the development.

Motion: Edward Precinct supports the objections made by neighbours to the development of 46 Crows Nest Road under DA 436/21 as outlined to the meeting. It requests council to refuse the application. **Unanimous**

Combined Issues

About 3 objections are known to have been made at this stage to both 11A Hazelbank and 46 Crows Nest. Precinct advised that it was likely that NSC would accept further objections or supporting statements even though closure is listed on the NSC website as 28 January. However, objections would be best lodged in the near future.

Both DAs are classed as highly non-compliant with conservation area guidelines and are therefore considered difficult to review.

Don't demonstrate how they minimise negative impacts on the Crows Nest area.

The two DAs are likely to interact. Many of the problems resulting from the proposed designs are compounded by the other DA.

DA 147/20 105-153 Miller Street North Sydney Amended: Demolition of existing state heritage listed building and construction of a 27-storey commercial building. Closes 11 February. Land & Environment Court Proceedings No. 2021/00245302

Motion: Edward Precinct reaffirms its objection to the demolition of the heritage listed building of local and state significance and the loss of the parkland area along Miller St. **Unanimous**

Individual precinct members should reaffirm their objections if made previously.

DA 227/18/2 5-7 Doohat Avenue North Sydney. General amendments to basement layout to allow for efficient & services design. Cost of Work: \$1. Lodged: 22/12/2021 Modifications to consent granted by the Land and Environment Court

It is noted that the current objection to the project expresses concern in relation to both construction noise and likely operational noise from outside air-conditioning units.

At least one neighbour is concerned about potential problems relating to the future management of rain water on the site. Water runoff across the boundary is reported to already cause problems.

DA 32/22 100 Walker street, North Sydney (updated from DA 330/21) Demolition of an existing commercial building and construction of a 48-storey commercial building with rooftop plant and architectural feature (RL 239m) and a basement of 6 levels, comprising office and retail uses with public domain works including provision of an east-west pedestrian connection between Walker Street and Little Spring Street, Pro-Invest Cam (St) Pty Ltd.

Another extremely significant building. Considered by several precinct members to be overdevelopment. Precinct is uncertain that the demand for office space in North Sydney will revert to pre-pandemic levels and questions the substantial expansion of office capacity in the suburb.

The planned structure appears to exceed current height limits (RL 145m) which NSC will need to assess.

Motion: Edward Precinct considers that North Sydney development needs to be better controlled with over-development particularly on Miller and Walker Sts avoided. Unanimous

DA 397/21 Greenwood Bridge: Installation of 2 x third party advertising signs on either side of the existing pedestrian bridge. The location on the map is now correct. Precinct objected to it unanimously in our June 2021 meeting.

The applicant (Urbis Pty Ltd) states that it is currently liaising with TfNSW regarding issues raised.

It is uncertain what the status of the DA is at present. However, **Edward Precinct reiterates its objection to the DA** and recommends that the advertising contract is not approved.

The new Council should focus on supporting good urban design and limiting or rejecting advertising.

General Business

a) **Precinct AGM** is deferred until at least 9 March 2022.

Precinct will welcome nominees who would be interested in participating in the precinct management group in 2022, as chair, secretary or treasurer. Please send your nomination to edwardprecinct@inet.net.au

b) **North Sydney Walking Strategy** - Submissions close 27 February

<https://yoursay.northsydney.nsw.gov.au/walking-strategy>

Council is seeking feedback on the locations and walking infrastructure identified in its priority plan.

The draft plan can be viewed [online](#). Hard copies are available to view in Council's Customer Service Centre and Stanton Library during opening hours.

The strategy focuses on destination walking and not recreational walking.

Recommendation: Precinct recommends that more focus is included in the final report on recreational walking, including improvement, extension and linkage of harbour side walks.

c) NS Council election results

- New wards

Reduced from 3 to 2 wards, Cammeraygal and St Leonards.
Edward Precinct is in Cammeraygal Ward.

Council members

Cammeraygal Ward Councillors

MaryAnn BEREGLI	Real Independents
Jilly GIBSON	Independent
Georgia LAMB	Sustainable Australia
Ian MUTTON	Independent
Shannon WELCH	Labor

St Leonards Ward Councillors are:

Zoë BAKER	Real Independents
William BOURKE	Sustainable Australia
Alanya DRUMMOND	Independent
Godfrey SANTER	Labour
James SPENCELEY	Independent

- **Election of mayor and deputy [10 January](#)**

Cr Zoë BAKER of St Leonards Ward was elected mayor and
Cr William Bourke of also of St Leonards Ward was elected as Deputy Mayor.

- **Council meeting on [24 January](#)**

WHT/NBL

Council reinstated its strong opposition to the WHT/NBL projects due to the devastating impacts of the proposed projects on the North Sydney Local Government Area and the absence of any public benefit to be gained from the projects. The vote was unanimous!

Edward Precinct congratulates Council on the reinstatement of opposition, with which precinct fully agrees.

Meetings

Council will in future meet twice monthly. Persons seeking to attend meetings are required to provide evidence of or declare a negative covid test.

d) Harbour Bridge [cycleway](#) –

A “matter of urgency” was presented to Council at its last meeting, opposing the linear cycleway extension at the northern end of the Bridge, ending in Bradfield Park North and favouring Bradfield Park Central. Passed unanimously, presumably favouring a circular option.

Edward voted unanimously at our June 2021 meeting in support of the linear option adjacent to the Bridge wall. The winner of the TfNSW competition between the three linear options has not yet been announced.

The meeting was divided between supporting a linear or rotary cycleway option. However, the majority confirmed Edward Precinct’s recommendation to construct the Aspect option with the ramp adjacent to the Bridge wall. In the longer term, links to other cycleways in and adjacent to North Sydney will need to be designed and constructed.

- e) **Community Development Strategy** - preliminary feedback closes 18 March.
Council has a suite of plans and strategies that support the implementation of the Strategic:

- Family & Children's Services Strategy
- Older Person's Strategy
- Youth Work Action Plan
- Affordable Housing Strategy
- Homeless Strategy
- Disability, Inclusion & Access Plan (DIAP)
- Arts & Cultural Strategy

f) **Other matters of interest to the Precinct community**

Layout of Council minutes

NSC produces excellent council meeting minutes, though minor changes are suggested to make them easier to use by residents and precincts.

Recommendation 1 – that file size is reduced prior to filing or distribution'

Recommendation 2 – that headings are bookmarked to make it easier to move around the document. It is noted that the minutes already have a linked table of contents at the start.

Sculpture at Sawmillers runs from Friday 18 February to Sunday 27 February
<https://www.sculptureatsawmillers.com/>

Next Edward Precinct meeting: The date in March will be agreed by management group depending on other commitments and whether the meeting will be zoom or in-person. If in-person it is likely to be the long-deferred AGM.