

HAYBERRY PRECINCT MEETING MINUTES 27 October 2021

Meeting 6.30 pm 27 October 2021 via Zoom.

Meeting Closed at 8.30 pm

Present: 18

1. Welcome, introductions and meeting protocols

The acting Convenor welcomed attendees and established meeting protocols as there were several first-time attendees.

2. Minutes of previous meeting

The Minutes of the previous meeting held on 16 June 2021 were circulated and adopted.

Outcome 1: The Minutes of the meeting held on 16 June 2021 were tabled and adopted (unanimous).

3. Treasurer's report

The Treasurer (DW) advised that the Precinct's account balance was \$2,785.52.

4. Resumption of in-person Precinct Committee meetings

The acting Convenor presented the document tabled at the Combined Precinct Committee meeting held on 19 October 2021 which, in response to the release of the NSW Government's Recovery Roadmap, works through the logistics to ensure that Council can offer an equitable service to all 18 active Precinct Committees for the resumption of in-person Committee meetings and flyer printing/distribution.

5. Precinct Annual General Meetings deferred to February 2022

The acting Convenor explained the memo from Council advising that AGMs are to be deferred until February 2022 and providing the reasoning for this.

6. Council Plans and Strategies on Public Exhibition

The acting Convenor went through some of the plans and strategies on public exhibition for which there was still time for public input. These included:

- The Community Strategic Plan Review - Stage 1
- Events in the North Sydney LGA Review
- The New Draft Plan of Management for Neighbourhood Parks
- The New Draft Bushland Plan of Management
- The Miller Street Pop-Up

7. Development matters

Several development applications were discussed which all involved common themes and concerns. These included:

- Concerns regarding excessive height that would cause privacy and noise issues;
- Ambit claims by developers that lacked clarity and sought to take advantage of public interest concepts such as 'affordable housing' without specifically addressing how that would be achieved. Precinct residents feel that developers are using labels suggesting that they are operating in the public interest when they are motivated only by profit and are seeking loopholes to overcome important controls; and
- Abuse of process by developers using their resources to wear residents down through multiple development applications over time on the one issue. This is affecting the mental health of residents, who need to be hyper-vigilant lest something slip through.

While no specific motion was moved on this issue, which was too detailed and complex to be drawn out at a single meeting, it was flagged as something of a priority for the Precinct in 2022.

The following specific development matters were raised and discussed, with residents encouraged to share submissions as appropriate.

1. 13 Eden Street

AJ explained the various DAs that the developer/owner of ground floor units had been putting forward, including a recent one rejected by Council that is currently at the Land and Environment Court (LEC) that would have seen the currently exclusively commercial use of the ground floor units altered to allow for motel usage. This would have significant implications for other developments. The constant stream of DAs, many of which are repeats of previous efforts, is placing a significant strain on those living there.

2. 313 Pacific Highway

RW explained the concerns that residents of 2 Hazelbank Place held regarding the third iteration of the DA for 313 Pacific Highway, which are shared by residents of 28 West Street. While the number of proposed occupants had reduced from 36 to 31, the latest DA failed to address their main concerns, such as the outdoor recreation area and the wall that would block off all light from foyer windows as well as some 2nd and 3rd floor apartment windows. The residents have not seen the legal opinion which they understood Council required.

There was a broad discussion regarding the appropriateness of boarding houses and backpacker hostels in a small, dense enclave such as the Eden Street/Hazelbank Place/Pacific Highway area and the need both for clarity as what

developers are seeking and the ambit nature of some of their claims.

3. 1 Eden Street

JB spoke to concerns regarding this DA, especially those relating to excessive height and the fact that the recreation space is all on the roof. The DA referred to the development in three quite different ways – affordable housing, boarding housing, and a backpacker hostel. There appears to be significant use of labels such as “good for the community” without any evidence to back up such arguments, as if labels are all that is required to obtain significant concessions. JB said that there had been a lack of consultation on this proposal and that even the signage for the DA had been absent at one stage.

4. 30 Myrtle Street

HB spoke to the concerns of several residents regarding a DA on a battle-axe development built right onto the northern boundary abutting the back of houses on the south side of Emmett Street. Unlike similar developments that have been done within the existing roof height, this DA would see a significant increase in roof height that would result in a substantial building that is not in keeping with the Conservation area and would have privacy issues for several Emmett Street residences. It was felt that approval of this DA would set a poor precedent for the area.

8. Relations between Council and Precincts

There was a brief discussion regarding a perceived trend that the Council was seeking to exercise greater control of the Precinct system. For example, the idea had been floated that the General Manager should chair Combined Precinct Committee meetings. GS made the case for a Precinct Bill of Rights that would guarantee the independence of Precincts.

9. Update on Council meeting of 25 October

There was a very brief discussion of the dynamics of the most recent Council meeting.

10. Other business

There was no other business. The meeting closed at 8:30PM.