

## **HAYBERRY PRECINCT MEETING MINUTES 9 July 2020**

**Meeting 6.15 pm 9 July 2020 at the Ros Crichton Pavilion, Miller Street.**

**Meeting Closed at 8.15 pm**

**Present: 14. West St 4; Hayberry Street 2; Ridge Street 4; Eden Street 1; Hazelbank Place 1; Myrtle Street 1; Falcon Street 1.**

**Apologies: 6**

### **Item 1: Minutes of Previous Meeting**

The Minutes of the Precinct meeting held on 13 February 2020 were circulated and adopted.

**Outcome 1: The Minutes of the meeting held on 13 February 2020 were tabled and adopted (unanimous).**

### **Item 2: Treasurer's Report**

The Treasurer (DW) advised that the Precinct's account balance was \$1,645.52. The process for applying for operational funding for 2020/21 would commence shortly.

### **Item 3 - North Sydney LEP Review 2019**

GS introduced a brief discussion on the North Sydney LEP Review 2019, a periodic update of the Council's Local Environment Plan (LEP) required by the Environmental Planning and Assessment Act, 1979 (EP&A Act). This is a highly technical document of over 500 pages. As the deadline for providing input had passed, this was flagged for information only.

### **Item 4: Civic Precinct and Surrounds Study (formerly the Northern CBD Planning Study)**

The Precinct has been involved with this study from the outset through the community feedback sessions. JF provided background and summarised the report, which is about the Council taking the initiative in establishing the nature of the community in the area within walking distance of the northern entrance to the future Victoria Cross Metro station while recognising the State Government's view that there should be some development in such areas. JF reported that while the study had made a genuine effort to reconcile the various elements, there were a number of areas of concern, namely:

- concern that the proposal for new pedestrian access ways are not justification for/funded by increased development;
- concern re the additional traffic more development would bring to local streets;
- the importance to the Precinct of the conservation area surrounding the so-called "Five Ways Triangle" block on Falcon and Alexander Streets and the Pacific Highway - the height limit in this area should not exceed four stories;
- the importance of retaining Falcon Street's existing residential character rather than changing it into a commercial area - the conservation area should be extended to cover Falcon Street properties;
- concern that the proposed increase in the building height in the so-called "Southern Transition Zone" - to 12 stories - is too great. Developments along the Pacific Highway between West and McLaren Streets need to relate to conservation buildings on Church St and McLaren Street and the heritage item on Pacific Highway. This should not become the transition zone to the CBD;

- developers' funding public facilities, including moving the Kelly's Place childcare centre from Crows Nest to North Sydney and creating additional council buildings, should not be used as justification for increasing building heights and density.

DW made the point that some of the pressures assumed by the Study needed to be revisited in light of significant and potentially long-term changes in behaviour resulting from the COVID-19 pandemic. For example, an increase in working from home would reduce the need for additional office space, and with immigration at an historic low, population pressures may take many years to re-emerge.

DM suggested that the Precinct work with other Precincts to obtain support for this position, while MJ proposed that the Precinct work closely with neighbouring Stanton Precinct.

## **Outcome 2: A motion was passed unanimously**

**"That the Hayberry Precinct should:**

- **make a submission to Council on the Civic Precinct and Surrounds Study that picks up the points made above; and**
- **work with Stanton Precinct to develop a common position to take to the Combined Precinct Committee (CPC).**

## **Item 5: The North Sydney CBD Public Domain Strategy**

Discussion centred on the conflict between the Council's ambitious strategy and the impact that the proposed Western Harbour Tunnel, including a significant increase in traffic on Berry Street as the westbound access road, would have on the strategy. There was a suggestion that a pedestrian zone be created on Miller Street between McLaren and Berry Streets, but most participants felt that this was impractical. A motion was moved that the Precinct request that North Sydney Council indicate whether they agreed with published government information on projected traffic flows to/from the Northern Metro station when it is completed in 2024, but the motion was not seconded. It was agreed that as there was scope for a significant increase in vehicular traffic in this area from persons seeking to be dropped off/picked up from the Victoria Cross station northern portal, it would be useful to obtain from the Council its forecast of traffic flows on Miller Street following the opening of the Victoria Cross station.

**Council to note that the Precinct would be grateful for any forecast it has made of traffic flows on Miller Street following the opening of the Victoria Cross station.**

## **Item 6: Western Harbour Tunnel and Beaches Link update**

GS introduced this item with some background on activities since the previous Precinct meeting, including the public meetings the Precinct had supported and at which GS had presented on the local traffic impact of the proposed tunnels. DW provided some details of the Precinct's input into the public consultation on the EIS and on the large number of submissions made. There was a discussion regarding the Council's recent campaign to mitigate some of the impacts of the proposed tunnels, with several participants expressing concern that Council had not opposed the project per se and that this severely weakened the Council's negotiating position.

DM and others noted that there had been a significant decrease in the use of tolled roads since the COVID-19 pandemic and that many people were working from home and would be likely to continue to do so for some time, perhaps permanently. There was a general view that the project was not a fait accompli as there were cost, environmental and community-opposition issues that could still lead the government to change its mind.

**Outcome 3: A motion was passed by 13 votes to nil (one abstention)**

**"That, in light of the Council's campaign outlining its concerns about the impact on the community of the proposed Western Harbour Tunnel, the Hayberry Precinct recommend that the Council advocate to the NSW Government a delay to all further motorway projects in light of changing economic circumstances relating to Covid-19."**

**Item 7: Precinct System Review**

DW provided some background on the Precinct System Review, which has been in process for some time. The main issue discussed was the option of amalgamating precincts, with the general view being that this would increase the challenge of engaging on local issues.

**Outcome 4: A motion was passed by 13 votes to one**

**"That, in respect of the Precinct System Review, the Hayberry Precinct oppose any idea of increasing the size of Precincts and support the retention of the status quo."**

**Item 8: Council's Application of Covid-19 Guidelines**

This item was withdrawn.

**Item 9: Development Issues**

**43-55 Falcon Street**

DM made a presentation on this proposal, which would be the biggest new development in the Hayberry Precinct if it were approved, consisting of 82 units and 120 car-parking spaces. The concern of many residents is that the current site, which is largely derelict, will remain the eyesore it is, or that it will be developed as a commercial site with serious implications for local traffic. Discussion focused on whether the RMS would agree to Alexander Lane becoming a two-way street and on the traffic implications.

**DA88/2020 for 313 Pacific Highway**

RW spoke the proposal in respect of the proposal for a multi-purpose building - commercial premises facing Hazelbank Lane and serviced apartments with a rooftop garden at this address, which is currently occupied by a dental surgery. The proposal would see the demolition of the current building and excavation to create two basements. The proposal would result in the windows of one side of Affiniti apartments being blocked by a wall and a loss of air supply to the foyer. There were many submissions expressing concern at the proposal, which is expected to be considered by the planning panel next month.

**St Leonards South Precinct**

JF advised that the long-running South St Leonards development saga is back in the hands of the NSW Government.

**Item 10: General Business**

**1. Australian Government plan to provide safe haven to certain Hong Kong residents**

MJ spoke to the issue of Government's announcement that it would establish new measures for students, temporary graduates and skilled workers from Hong Kong who want to live, work and study in Australia. A motion that the Precinct recommend that the Council develop a policy with respect to the impact of the proposal on North Sydney was not seconded and thus not voted on.

## 2. Height limitation for removing trees without need for Council permission

DM spoke to the issue of the loss of a number of trees ranging in height from 5-10 metres as a result of the requirement for Council permission relating only to trees 10 metres tall or higher.

### **Outcome 5: A motion was passed unanimously**

**"That the Hayberry Precinct advocate to the Council that the requirement to obtain Council permission to remove a tree should be changed to apply to all trees above five metres in height.**

Meeting closed at 8:15 pm

Next Meeting: To be advised