

HAYBERRY PRECINCT MEETING MINUTES 7 APRIL 2021

Meeting 6.30 pm 7 April 2021 at the Ros Crichton Pavilion, Miller Street.

Meeting Closed at 8.30 pm

Present: 13. West St 5; Hayberry Street 2; Ridge Street 3, Eden Street 1; Councillors Baker and Mutton. Apologies: 6

Item 1: Acknowledgement of Country and Councillors

The chair (GS) acknowledged the traditional custodians of the land and paid respect to Elders past and present. He thanked Councillors Baker and Mutton for their attendance and invited them to make any introductory comments. He also advised the meeting that he would be standing for Council at the September elections.

There was a brief discussion regarding the Precinct System Review, which several attendees felt was aimed at devaluing the Precinct System. There was broad agreement that the Precinct System works best when the discussions are frank and fearless and when Councillors and Council staff are challenged and even made to feel uncomfortable. Councillor Baker drew attention to the Legislative Council of the NSW Parliament's Inquiry into the impact of the Western Harbour Tunnel and Beaches Link as an opportunity for North Sydney residents to participate and have a say on the future of that project, especially as the \$16 billion required for that project has not yet been agreed to through forward estimates.

Item 2. Minutes of Previous Meeting

The Minutes of the Precinct meeting held on 18 February 2021 were circulated and adopted.

Outcome 1: The Minutes of the meeting held on 18 February 2021 were tabled and adopted (unanimous).

Item 3: Treasurer's Report

The Treasurer (DW) advised that the Precinct's account balance was \$1,357.52.

Item 4: Combined Precinct Committee meeting on 20 April

GS indicated that he had requested that the Precinct System Review and the Western Harbour and Beaches Link be included on the agenda for that meeting. There was a general discussion regarding the Precinct System review and the Hayberry Precinct's consistent position against amalgamations and boundary changes. Several participants felt it unlikely any decision would be made prior to the next Council elections.

Item 5: Development/Planning Applications

(i) 313 Pacific Highway

NL provided background to an upcoming Development Application for 313 Pacific Highway, a building previously occupied by dental and other surgeons which a developer proposes to re-develop as a four-storey building that would accommodate 30 short-term-stay apartments. There would effectively be a fifth floor which would house an open kitchen/communal area. Residents at 28 West Street and the Affiniti apartments were approached by and met the developer. The development would be aimed at the 'build-to-rent' sector for low-cost accommodation, which may allow the developer to exceed the current height restriction in the North Sydney LEP. Residents have a number of concerns about the proposal as explained, namely: the loss of window views onto Hazelbank Place from the Affiniti apartments, which instead would look directly onto the walls of the new development; over-development of an area that is a hive of activity, especially with school children using Hazelbank Place for pedestrian access to the traffic-light crossing of Pacific Highway; general access issues; liveability issues associated with short-term stay apartments; and encroachment of the heritage-listed art gallery on Pacific Highway.

During a broader discussion, concerns were raised regarding the likelihood of noise associated with the rooftop development. The site itself is difficult to access and is very constrained. Any Development Application is likely to go to Council's local planning panel given the likelihood of there being more than 10 submissions. It was agreed that the DA, when lodged, should be discussed at a future Precinct meeting and that the Precinct may wish to make a submission in addition to any that individuals choose to make.

(ii) 27-57 Falcon Street

DM provided a brief update. The squatters in some of the buildings on this site have been evicted and the demolition of those buildings will start shortly. The PP will continue to be exhibited for a further week, and there have been two community meetings regarding the project in recent weeks.

(iii) 220 Pacific Highway

BH, who was a late apology for the meeting, had asked for this item to be included on the agenda to raise concerns regarding after hours plant and equipment noise from the tower block at 220 Pacific Highway opposite North Sydney Girls High School. DM advised that this had been an intermittent problem for residents in that area. The problem would be addressed for a period but would subsequently re-emerge. DM reported that he had raised the issue with the Building Maintenance Compliance team at Council and that they were following up.

Item 6: Western Harbour Tunnel and Beaches Link (WHTBL) update

There was a lengthy discussion regarding the WHTBL and associated Warringah Freeway Upgrade (WFU), with a focus on what the Precinct might be able to contribute. DM expressed the view that the first three items in the Inquiry's terms of reference were the key ones as they focus on business case, if one exists, for the project, and that any focus on those items dealing with mitigation would undermine the Precinct's resolute position opposing the project. He ran through some of the vehicle modelling figures that suggested that the data the government had used to justify the project were incorrect. Other discussion focused on the absence of a business case for the project and the dangers of approaching the project as one from which North Sydney could "extract benefits" given the devastating impact the project would have on the North Sydney community. It was agreed that the Hayberry Precinct should both make a submission to the NSW Legislative Council's Inquiry and disseminate information to Precinct residents that they might draw on to make individual submissions. It was also agreed that the Precinct should support the establishment of an open forum to increase public awareness of the WHTBL and that there is still time for the project not to proceed.

The following motion was passed by 10 votes to 0 with 1 abstention:

Outcome 2: That the Hayberry Precinct:

- 1. form a sub-group to prepare a submission to the Legislative Council's Inquiry into the Western Harbour Tunnel and Beaches link project for consideration at the next Precinct meeting.**
- 2. support the establishment of an open forum to increase public awareness of the Western Harbour Tunnel and Beaches link project and the community's capacity to express its opposition to it. (Moved by MJ. Seconded by EG).**

7. Precinct System Review

There was a general discussion regarding the Precinct System review at which the points made earlier were reiterated. Several speakers expressed disquiet at the idea of having to go through Council to invite Councillors to Precinct meetings. One speaker repeatedly argued that the Mayor should be invited to the next meeting. DW explained that as under the Precincts' Code of Conduct it was a requirement that the Mayor and General Manager be approached first for presentations to Precinct Committees on Council issues and that such requests be coordinated through Council's Community Engagement Coordinator, that was a possible outcome given the Precinct's request for a presentation on traffic issues at our previous meeting.

8. Other business

No other items were placed on the agenda for discussion.

9. Date for next meeting

It was agreed that the next meeting would be held on Thursday 20 May 2021.

The meeting closed at 8:30 PM.