

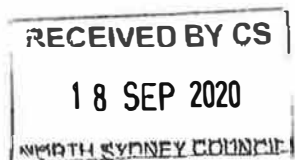
HOLTERMANN PRECINCT

A member of North Sydney Council's Precinct Network.

Minutes Wednesday 19 August 2020

These are the recorded Minutes of the Holtermann Precinct Meeting held on Wednesday 19 August 2020 at the Crows Nest Centre. The Meeting was held under COVID conditions, with social distancing and the provision of hand sanitizer, antibacterial wipes and gloves. It started at 6.45pm with JM in the Chair and LT taking Minutes and completing the Attendance Sheet.

1. **Attendance and apologies.** There were 9 attendees, with apologies from JC, RC, BT and CT.
2. **Confirmation of Minutes Wednesday 15 July 2020 and Subcommittee Minutes Monday 17 August 2020.** Copies were not available due to a printing problem. Confirmation was deferred to the September Meeting.
3. **Correspondence and briefings.**
BM requested that the Over Station Development be brought forward. JM explained that although publication of the OSD had been flagged for 14 August, 2020, it had been delayed. Mayoral initiatives on new open space opportunities, including Cammeray Connection and SIC spending; Keep Buses Public; Financial Statement for MOU to be reported to the September Committee Meeting; Traffic Committee matter – July request for a review of the scheduled removal of 2 on-street parking places in Chandos Lane was successful. Only 1 space will be removed. Again, the possibility of undergrounding the Holtermann Street Car Park with green space at ground level was discussed and supported.
Action: Regarding spending of SIC money for increased open space, the Precinct requests that, as a matter of fairness, Crows Nest/St Leonards receives special consideration in view of the well-documented shortfall of public open space, particularly green space, in our area, combined with significant increased density pressure (both dwellings and jobs) under the Planned Precinct intervention. Proposed TM, seconded ADS, vote: 8 for, 0 against.
4. **Planning Proposals and DAs.**
PP3/18 at 50-56 Atchison St, St Leonards; PP6/19 at 27-57 Falcon St, Crows Nest; 127 Alexander St, Crows Nest; 23-35 Atchison St, Crows Nest and 46 Willoughby Rd, Crows Nest were discussed.
5. **Road and footpath maintenance.** No issues.
Parks. LT reported several matters arising in St Thomas Rest Park including broken glass on the notice board, leaking tap next to the Sexton's Cottage, the recurrent problem of puddles after rain along the south side footpath near the Devonshire St entrance, and plantings.
Action: LT is authorised to raise these issues with the Director OSES. Proposed JM, seconded KB, vote: 8 for, 0 against.
7. **Parking.** No issues.
8. **New business.** No new business.
9. **Close: 8.05pm**



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Minutes Subcommittee Meeting Monday 17 August 2020.

These are the recorded Minutes of a Subcommittee Meeting held Monday 17 August 2020 at the Crows Nest Centre under COVID conditions. The Meeting started at 3.10pm with JM in the Chair and LT taking minutes and completing the attendance sheet.

1. **Attendance and apologies.** There were 4 attendees. Apologies from JC, RC, BT and CT and DB.

2. **PP3/2020 at 20-22 Atchison Street, St Leonards.**

The planning context was considered. The site is opposite the IBM building now owned by Stockland whose PP for a 60 storey building was not supported by either North Sydney Council or by the Panel. Precinct concerns included proposed height, footprint and conversion of a commercial core site to mainly residential use. The subject site is at the highest point on Atchison Street. We noted the Strategic Planner's concerns regarding height (proposed 47 storeys) and pending finalisation of the St Leonards Crows Nest Draft 2036 Plan. We supported the proposed public domain works on Mitchell St, Atchison Lane and Atchison St (extension of the Mitchell St Plaza concept).

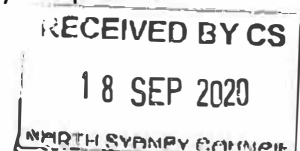
The Architect's proposal to underground the Holtermann St Car Park to create public green space (a proposed \$20 million public benefit under a VPA) was strongly supported. We did not support a community garden in the proposed park, noting that the community gardens nearby, at the rear of the Baptist Church and the herb gardens on Ernest St, opposite Milky Lane were neglected once the key supporters of the projects either lost interest or suffered ill health. Nor did we support a childcare centre on the site. Noting that water and solar access would be available we supported grass and shade trees. Proposed JM, seconded KB, vote: 4 for, 0 against.

3. **PP4/2020 at the Five Ways Triangle.**

We strongly objected to the proposed height (36 storeys) the degree of onsite parking (400 vehicles with access and egress from Alexander Street, between the Highway and Falcon Street), visual obtrusiveness in the context of much lower heritage listed items nearby and the cluttered built form. We are also very concerned at the proposal to close Falcon St between the Highway and Alexander St in future which would have a grave impact on essential bus services such as the 257 from Chatswood to Balmoral and the 143/144 from Manly to Chatswood. The 144 which is omitted from the list of bus services is critically important, carrying patients, staff and visitors to the door of Royal North Shore Hospital. These services and the many school buses along Falcon St/Military Rd cannot be diverted via Albany and Alexander Street to turn eastbound into Falcon because the turning circle is too tight. We did not discuss the issue of public benefit via a VPA. Vote: 4 for, 0 against.

4. **Precinct System Review – Stage 1.**

Amended Code of Conduct. We supported sharing office-bearer responsibilities. We opposed voting by proxy at any meeting – Precinct, Subcommittee, CPC or AGM. The role of Community Engagement as gate-keepers for contact between office-bearers and Council staff is often inefficient especially when a matter is pressing. It may simply be a point of



clarification. We should be able to leave a message for Council Officers. Code of conduct complaints should be made to the General Manager. Correspondence should also go to the General Manager then Records.

Discussion Paper. We support the name Holtermann Precinct being retained, or, even better, Bernard Holtermann. We do not support a change of boundaries. Though complex and varied, our area shares a community of interest. The North Sydney part of St Leonards is too small and too closely integrated with the rest of the Precinct to be usefully separated. Expanding boundaries to take in part of Registry and/or Hayberry Precinct ignores local character. The existing Precinct is walkable with a convenient meeting place at the Crows Nest Centre. The CPC does not replace individual Precincts. It should consider common issues and provide a forum for common presentations. We support limits on use of operational funding. Street parties should not be Precinct organised or funded. People are reluctant to provide email addresses (privacy). Letter-boxing potentially reaches all residents. Residents, owners, workers and students are welcome to our meetings. However, given the size of the retail and commercial sectors in our Precinct area, we would need a very large increase in funding to letter-box all of them. There is also the security controlled access problem in many new buildings. Vote: 4 for, 0 against.

Close: 4.30pm.