



MILSON PRECINCT

Minutes of the Meeting held on 4 February 2021

Via ZOOM at 7.30 PM

1.	Attendees: 17 - Office Bearers: EW, SG, TB, VB, JC; NSC: RE, JG, JK; Residents: CB, T&FI, EG, BP, &GP, JT, KB, TD
2.	Apologies: 3 R&AB, DB
3.	<p>Minutes of Previous Meeting held via ZOOM</p> <p>Motion: That the Minutes of the previous Precinct meeting be accepted as read.</p> <p>Moved by: TB Seconded by: EW Voting: Unanimous</p>
4.	<p>Correspondence</p> <p>In: NSC response to our Precinct motions: Council Summary of Actions Arising (SOA) 2020 since last meeting - Dec 2020 - Rangers to check more frequently on Loreto development for any breaches of approved hours; High Street sandstone walls to be addressed in 2021/22 Financial year; reviewing free parking post Jan 2021; Anderson Park- hockey use - update by RE tonight's meeting</p> <p>Motion: That the correspondence be accepted.</p> <p>Moved by: JC Seconded by: EW Voting: Unanimous</p>
5.	Business Arising from Correspondence
6.	<p>Guest speaker Rob Emerson Council's Director Open Space & Environment - Feedback and Q&A</p> <p>A. Bradfield Park Issues Outlined problems with loss of much of Bradfield Park South, from Bradfield Plaza down to the pylon, and told it will be there until early 2023, being over 2.5 years for loss of community open space. How was this situation negotiated on behalf of the community?</p> <p>Rob Emerson: Transport for NSW re Sydney Harbour Bridge, had two projects to deal with - removal of toll booth and reconfiguring lanes on northside. Transport wanted infrastructure projects shovel ready post COVID, and advised that it would be impacting Bradfield Park until early 2022, then Sydney Trains due to COVID and less patronage on trains decided to bring forward the works on bridge tracks to be done over the same timeframe. Estimated end date is mid-2022.</p> <p>The State government "owns" under the bridge structure which is maintained by Council so they can set up their works compounds although the Council has negotiated some outcomes before the land is handed back.</p> <p>They are to ensure effective consultation with the community Bradfield Park has lead contamination below the turf as a result of run off from rain from the bridge's lead paint over many years, as well as the use of lead petrol in cars. Rob was able to negotiate remediation of the park with new irrigation and re-turfing at the completion of these works, before handing it back to Council.</p> <p>The Mayor congratulated Rob on this work.</p> <p>Rob also talked about the Bradfield Masterplan including wide steps to integrate the north, central and southern sections of Bradfield Park including the previous plans for the foreshore, but there have been issues with the State Government giving owners consent for works to be done.</p> <p>TB Suggested there could be more jacarandas planted around the foreshore, to continue the Jacaranda theme through the village, rather than just one street. Rob suggested that there are issues with types of trees planted to maintain the view corridors, for a park that is so highly used by many from all over Sydney, NSW, Australia and overseas visitors as well. TI complimented Rob on the provision of the table tennis and re-establishing it further up the park, while the works are taking place,</p>

	<p>B. Follow up from our November 2020 meeting - update from Precincts on 2.2.21: Re Anderson Park & The Return of Hockey to North Sydney report received at Sport & Rec. Ref. Group meeting of 10.11.2020 ...</p> <p>Ref Group report included reference to Council's resolution of 17Nov. 2017 - <i>THAT Council makes a public commitment to all residents, ratepayers, friends and users of both Tunks Park and Anderson Park that artificial turf is not a matter for consideration in either park.</i></p> <p>[Rob confirmed this resolution for the community]</p> <p>Noted that Director (Rob) and Manger Parks meet with reps from women's hockey / Mosman Hockey to discuss whether Primrose Park, Anderson Park or Forsyth Park would be more suitable for hockey to be played on and that North Sydney United Football Club be kept informed.</p> <p>Rob explained that Hockey needs an 'exclusive use' playing field over the winter months, without any soccer or football sports being played on the same field, as it will ruin the smooth surface that is needed for Hockey. They are communicating with the different user groups looking for a suitable Hockey only field.</p>
7.	<p>Beaches Link and Gore Hill Freeway Connection - EIS submission close 1 March 2021</p> <p>www.planningportal.nsw.gov.au/majorprojects/project/10456 Issues: Air Quality Impact of increase in buses through NS, Kirribilli, and Milsons Point to drop off passengers at NS Station, and new Metro stations. Lack of Sustainable transport being looked at - IE train metro to Chatswood from Northern Beaches</p> <p>Motion: Milson Precinct shall, subject to further information, consider making a submission along similar lines as other Precincts, Wollstonecraft, Lavender Bay, Harrison, Neutral etc.</p> <p>Moved by: TB Seconded by KB Voting: Unanimous</p>
8.	<p>Alfred Street, Precinct Planning Proposal - submissions close 19 February 2021</p> <p>Rezoning from B3 to B4 Mixed use, resulting in 20% commercial with majority balance of 80% being residential; seeking increases to the building heights, from 3 storey's to 10 plus storeys, to allow the increased FSR ratios to a total maximum FSR control of 9.3:1, for the four building sites, including Building B - the Bayer Building. The proponent of this zoning application has been the Bayer Building owner, seeking a Gateway Determination. Concerning issues is the overshadowing of the heritage areas adjacent, Little Alfred Street.</p> <p>Motion: Milson Precinct endorses Council's position of refusal of this planning proposal. It is NOT appropriate to rationalise the Bayer Building's height, by increasing the heights of the surrounding buildings; also with the additional traffic movements around this Alfred St. Precinct, (including the Beaches Link tunnel, disgorging 50% of the morning peak buses, exiting through North Sydney, and the new access point to Warringah Freeway heading north, from High Street), the precinct does not feel there is a need to increase the traffic flow in the area, which would result from this planning proposal's increased building heights, FSR, commercial and residential units. The expressway defines the extent and character of the CBD and the enlarging and reinforcing of the Bayer building context places it and camouflages the barrier now afforded by the expressway. Currently the urban distinction between residential and commercial contexts becomes less legible. Blurring the distinctive characteristics of our urban enclaves is neither beneficial nor comfortable and to be avoided in planning.</p> <p>Moved by: TB Seconded by: TD Voting: : Unanimous</p>
9.	<p>A. Young St Plaza - Trial period. - feedback by 1 April 2021 - NOTED</p>

	<p>B. North Sydney Olympic Pool - open until end February, construction to commence mid-March, ICON SI appointed as contractor for project. The project cost of \$63m is supposed to be complete in 2 years. NOTED</p> <p>C. Friday Nights - Twilight Food Fair - till Friday 5 March 2021 - NOTED</p>
10.	<p>Development Applications</p> <p>A. 336/20, 2-4 Winslow Street - Alts & Ads; reuse of terraces, commercial building and strata subdivision. No comment</p> <p>B. 323/20, 22-24 Carabella Street - Alts & Ads with part demolition of two 3 story walk up apartments, with excavation for 2 levels of underground parking, & construction of 4 storey 27 apartments. Concerns were raised by residents of these two-post war three storey buildings of 6 apartments each with off-street parking in the rear of each property, within a conservation area; the 'infilled' building at the rear of these two apartment blocks will provide an additional 15 apartments; with excavation for two floor of underground parking; The new building exceeds the height, density allowed, with limited open space for the site.</p> <p>Motion: Milson Precinct objects to this development application on the grounds that it is an overdevelopment for the site, contravenes the LEP and DCP; including GEO tech and excavation issues for neighbours, including the adjacent heritage row of terraces.</p> <p>Moved by TD Seconded by JC Voting : Unanimous</p> <p>C. 3/21, 71 Upper Pitt Street. Alts & Ads of Lift to dual occupancy development. No comment</p> <p>D. 12/21, RSYS 33 Peel Street, replacement of pontoon and ramp. - CB spoke about working with precincts; from April till August tender will be working in the car park, post testing, to make noisy repairs to the concrete cancer found. Letter box drops will be distributed to neighbour, with limitation of noisy works as much as possible. Hopefully the works will not limit the access to the car park for Loreto teachers, staff & members.</p> <p>Motion: Milson Precinct supports the replacement of the pontoon and ramp, which was washed away February; replacing like for like, to allow kids to access dinghies; there will be no view loss from land; works will take 3 months</p> <p>Moved by: TD Seconded by JC Voting: Unanimous</p> <p>E. 110 - 124 Walker St. North Sydney - proposal for a 55-storey building for 6000 workers, being 8 floors above the permissible height. Information Session to be held by the developer, Stocklands, on Monday 8 February 2021 from 6 pm via zoom</p>
11.	<p>Precinct Review Stage 2 Council seeks involvement attended zoom meeting today Request feedback on new boundaries for Milson Precinct to include part Anderson, Milson and Bradfield precincts. Feedback by 8 February .2021 for report to Council.</p> <p>Motion: Milson Precinct agrees with these two boundary options as proposed, consisting of part Anderson, Milson and Bradfield precinct areas, using the Warringah freeway as a natural barrier</p> <p>Moved: TD Seconded by KB Voting: Unanimous</p>
12.	<p>General Business</p>
13.	<p>Next Meeting</p> <p>The next meeting will be held via zoom at 7.30 pm on 4th of March</p>