

WILLOUGHBY BAY PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM



MINUTES OF MEETING HELD VIA ZOOM

THURSDAY 18th June 2020

COMMENCING AT 7.30 PM

ATTENDANCE: 13 people attended the meeting
APOLOGIES: Nil recorded

MINUTES OF PREVIOUS MEETING

Minutes for the 12th March 2020 meeting were adopted.

Motion carried: 9 in favour, 4 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

There were no business arising items arising from the minutes.

AGENDA

- 1. Military Road Corridor Planning Study**
- 2. Brothers Memorial Park**
- 3. Tree Preservation Policy**

1. Military Road Corridor Planning Study

Precinct discussed the Military Road Corridor Planning Study – Stage 1. Precinct expressed concerns about the proposed increases in height to 8 or 12 levels and as follows:

- Height limits are out of human scale and will convert village atmosphere into CBD style overdeveloped corridor.
- Height limits will work against long overdue calming of Military Rd which may be only partly be achieved by tunnel projects.
- The impacts of increased overshadowing, aggravated wind-tunnelling.
- Reduction in street access to and from premises and between Neutral Bay and city to serve the significantly increased residential and commercial usage.
- Closure of Young Street and Grosvenor Lane are strongly opposed.
- The provision of social and community services is not dependent upon the approval of increased height limits as shown by Council's past record in acting imaginatively with communities.

Precinct Motion:

At the Willoughby Bay Precinct meeting held on 18 June 2020, Willoughby Bay Precinct passed the following motion with regard to the Military Road Corridor Planning Study – Stage 1.

Willoughby Bay Precinct has reviewed the North Sydney Council Military Road Corridor Planning Study – Stage 1 and wishes to submit the following concerns to Council:

- 1. Neutral Bay is a vibrant local centre with a valued village atmosphere. The most effective way to kill a village atmosphere is to surround it by, or replace existing**

village style (heritage) buildings with buildings of excessive height. Precinct believes the current 5 level limit is adequate to allow development and provide amenities required, and the proposed increase should not proceed. Precinct considers that 8 levels would be excessive and 12 levels more so.

2. Use of terminology such as, 'Increased maximum building heights to 12 storeys in designated areas will allow for a new community centre and creative art spaces' seems to imply that these amenities can only be achieved with the height increase. Precinct considers that the provision of social and community amenities are not necessarily linked to the approval of height increases.
3. The conversion of trafficable streets to open spaces, which it is claimed can only be provided by an increase in height of surrounding buildings seems a non sequitur. It is important to provide vehicle access, including to and from our homes when we travel to and from the city. Precinct considers that the proposed street closures of Young Street and Grosvenor Lane should not occur.
4. The suggestion that 'Through-site-links will also be developed to provide better connection between the Grosvenor Lane plazas and Military Road' is somewhat ambiguous at least. The drawing on page 21 shows one existing and two proposed through-site links to Grosvenor Place. But all three currently exist. This is acknowledged on page 28.
5. The greatest improvement in village atmosphere would come from removing through traffic from ground level of Military Rd, either by undergrounding it, or diverting it elsewhere.
6. Precinct considers that the existing development controls allows the opportunity for increased commercial & residential as evidenced by the recent redevelopment projects completed in Neutral Bay and Cremorne.

Motion Carried: 10 in favour, 0 against, 0 abstentions

2. Brothers Memorial Park

Volunteer Grants 2020 EOI

Precinct Chair advised that Precinct was successful in gaining funding of \$3,680 under the Australian Government's Volunteer Grants 2019-20 Program. The funding for garden tools and storage shed to be used by Precinct's volunteer gardening team. This means that the team will no longer have to bring their own tools when on gardening working-bees at Brothers Memorial Park.

3. Tree Preservation Policy

Precinct Vice-Chair circulated prior to the meeting a submission on the draft Planning Proposal 7/19 amendment to Council's tree preservation policy under NSDCP 2013. The submission noted that oversized or misplaced trees have significant impact on our North Sydney's closely settled residential amenity by:

1. guttering obstruction causing overflow damage to building fabric;
2. reduced light and air to home, causing internal dampness and mould;
3. increasing obstruction of broad and keyhole views for which the municipality was historically renowned; and
4. root damage to paths and walls.

It was pointed out that a reduction of tree permit height limit from 10m to 5m would have serious effect on residents' wise control of trees on their own properties to mitigate these listed impacts. The height limit reduction would also result in increased delay and also indirect cost to residents by Council permit processes and direct cost by greater involvement of arborists and tree removal

contractors. Also foreseeable is an increase in disputes between neighbours and application of the NSW Trees (Disputes Between Neighbours) legislation, 2006.

After discussion, including examples based on resident experience.

Precinct Motion:

That Willoughby Bay Precinct opposes the draft amendment to Council's tree preservation policy under NSDCP 2013 which would reduce the threshold for obtaining a Council Tree and Vegetation Management Permit from 10m to 5m.

Motion Carried: 13 in favour, 0 against 0 abstentions

4. Environment & Recycling/Demise Local Presses

Precinct Vice-Chair raised concerns with:

- a) Worsening situation with overseas markets for receipt of recycling/yellow bin product, for future discussion with Council staff;
- b) Problem posed for community involvements and local democracy by demise of local presses, especially the Mosman Daily.

5. Community Garden

A Precinct member reported that the Community Vegetable Garden in Little Young Street has been completed.

6. Western Harbour Tunnel

A Precinct member expressed concern about the amenities that the lower North Shore will be losing due to construction of the Western Harbour Tunnel project. Precinct Chair advised that the Western Harbour Tunnel was raised at Tuesday's CPC meeting and that CPC is seeking Precinct participation in a meeting that the Mayor has requested with the Premier.

Meeting closed at 8.10 pm

Next meeting will be on Thursday 9th July 2020

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