



**Questions raised by the community
at the Tunks Ward Community Forum
held on Tuesday 29 March 2011**

Questions Raised	Council's Reply
1. With regard to the Special Rates Variation, will the changes in land values change the amount rates that people have to pay?	Total rates (i.e. the amount collected from all rate payers) will increase at the allowed rate peg amount (or higher if Councils application for an SRV is successful). As most land values have increased across North Sydney local government area (LGA) the effect of any increased land valuation is unlikely to significantly affect the rates paid by individual rate payers.
2. Council is applying for a rate variation of 5.5%. The community consultation told council that an increase of less than 6% was preferable. What figure did the majority ask for?	54% of ratepayers indicated that they supported a rate increase. Of those, the majority preferred a rate increase of less than 6%. An exact preferred figure is not available as the questionnaire was not structured to ascertain such a number.
3. Has Council considered focusing on core services and cut costs by reducing auxiliary services like childcare?	<p>Council has looked at cutting auxiliary services. This has been unpopular in the past. For example verge mowing was cut after council applied unsuccessfully for a SRV in 2009/10. Levels of complaint were significant and Councillors asked for the service to be reinstated at a cost of approx \$500k per year.</p> <p>Childcare in North Sydney is mostly run by third party operators who lease council buildings. These private businesses operate on a user pays basis.</p>
4. What projects will be unfunded now that the proposed SRV has been reduced from 6% to 5.5%?	In accordance with Integrated Planning and Reporting Framework and SRV application requirements, Council has prepared a ten year program of works (although the application is only for 7 years). The difference between the two scenarios (5.5% and 6%) is not significant and the effect on individual projects is minimal
5) What are the top priority projects to be Funded by the SRV, i.e. by the "biggest chunk of dollars"?	<p>The following two projects are seen as priorities:</p> <ul style="list-style-type: none"> • Anderson Park; • Several improvements to North Sydney Olympic Pool (note: shell replacement will not be funded from the SRV, these funds will have to be borrowed with repayment of loan to come rates in years 9 and 10 of our long term financial plan.
6. Has Council considered building new pool somewhere else in the LGA, instead of replacing the existing shell?	No. North Sydney LGA is only 10 km ² and is a densely populated area. There is no other suitable location for a new pool. A new pool would cost significantly more

	replacing the existing shell.
7. What is the current valuation of the ANZAC Club	The value of the club depends on the site's use. A figure of \$20m is considered appropriate.
8. The value of the ANZAC Club has been estimated at \$20m. Isn't this less than it is really worth?	Council will work to ensure maximum value is derived from the site if it is sold.
9. The responses to the public consultation strongly support selling the ANZAC club and using the money to upgrade sports facilities in the LGA. This consultation process could easily have been biased by groups actively lobbying people to respond to the survey in a certain way?	Council is looking to use the funds generated to not only upgrade sports facilities but to also fund other capital projects in the LGA.
10. What is that rationale for parking meters on Parraween street?	Council is looking to redevelop the carpark and adjacent Early Childhood Health Centre. The money from the Parking meters will be used to fund the development application. If the Development Application (DA) does not progress the meters will be taken away. The parking meters were installed in consultation with the Cremorne Chamber of Commerce as they supported the construction of a new car park in the area.
11. Is the Parraween Street Carpark Proposal in breach of Council's LEP (old to new/draft)?	<p>The original proposed concept for the subject site was broadly considered against Council's planning controls in a report to Council on 10 August 2009. Copies of this report and Council's resolution are available on Council's website. http://www.northsydney.nsw.gov.au/www/html/2367-view-council-meeting.asp?numPageNo=2&numTypeID=2&numResID=6116&numYearNo=2009</p> <p>In summary, the report concluded that whilst the proposed concept is inconsistent with the current planning provisions (namely permissibility and landscaped area), it promotes a planning outcome that is consistent with Council's broader planning strategies and policies. The concept was also considered to be consistent with the character of the area both in regards to land uses at the site and the built form of the area. The permissibility issues are satisfactorily addressed under the Draft Local Environment Plan (DLEP) 2009.</p> <p>The report went on to recommend that Council's Engineering and Property Services Department:</p> <ul style="list-style-type: none"> • refine the current proposal to the point that it can be taken to a pre-DA meeting with Planning and Development Division (PDS) staff, particularly with respect to traffic implications. More definitive planning advice can then be provided. • investigate if there are any Public Private

	<p>Partnerships (PPP) implications for the undertaking, and</p> <ul style="list-style-type: none"> • further engage with PDS to assist in the preparation of the planning proposal documentation. <p>Council resolved to adopt this recommendation. No further proposals have yet been prepared for the site in accordance with this resolution. However, Council recently resolved not to proceed with a Planning Proposal to amend the current controls for the site, due to the close timeframe of DLEP 2009 potentially coming into effect.</p>
12. What is the existing number of parking spaces in Parraween Street? How many parking spaces are proposed in the new development?	The existing car park has 63 parking spaces (50 available to casual parkers). The proposed car park has not yet been designed. However, it is anticipated that the new car park will have approximately 94 parking spaces. This figure may be subject to increase or decrease depending on the finalised development design.
13. How will the new Parraween Street accommodation facility be managed?	The Council will own the property which will be a community asset. Council will appoint a community housing organisation to manage the facility on its behalf. This is consistent with the management of other Council owned accommodation facilities.
14. Is 'affordable housing' the same as low income housing?	Affordable housing is not low income housing. This is a real issue in North Sydney and similar LGAs; we have difficulty attracting essential workers such as police, nurses, teachers etc to work in the local area due to high housing/rental prices.
15. Parking meters are making parking worse in surrounding streets (i.e. cinema customers, commuters) and metered area of Parraween Street seems to be empty. Meters need to be longer than 1 hour.	The meters currently have 82% occupancy. The parking meters have recently been extended by Council to 2 hours after representations from local businesses.
16. Can you outline the number of existing parking spaces on Parraween Street and the number of new/proposed spaces	There are 123 parking spaces on Parraween Street. This includes the Loading Zones and Disabled Parking. It is not proposed that there will be any changes to the number of on-street parking spaces in Parraween Street.
17. Improved routes and/or more bus stops are needed along Military Road this may help reduce number of parking spaces required/parking occupancy, especially of patrons attending the Cremorne Orpheum Theatre.	<p>In the past, when proposing to install new bus stops, Council has faced strong opposition from the residents/businesses adjacent to the proposed new bus stop. People often do not want a bus stop immediately in front of their property.</p> <p>Regardless of this, Council installs bus stops where required to meet the operational requirements of Sydney Buses. Sydney Buses has only recently undertaken a review of the bus services in the North Sydney area. They have made various operational modifications as a result of this review, including requesting Council move and/ or lengthen approximately 40 bus stops. Sydney Buses made various modifications to the bus routes, largely based on</p>

	<p>changing patronage numbers. Sydney Buses did not indicate that they needed additional bus stops on Military Road.</p> <p>The long term solution to the heavy volumes of traffic, congestion and parking issues in the area is the development of a strategic long-term transport plan for the Military Road/Spit Road/Macpherson Street/Gerard Street corridor which can actually cater to the ever growing population here and on the northern beaches. This strategic plan may even include light rail or heavy rail. This will provide the community with real alternatives to the private motor vehicle. Council has been lobbying the State Government on this issue for many years. Council will now lobby the newly elected Liberal State Government to give serious consideration to improved transport on the Spit Road/ Military Road corridor.</p>
18. How should submissions be made to Council regarding the proposal to redevelop the former Cremorne Post Office site?	<p>DA 95/2011, 398-400 Military Road is available on Council's website. Instructions on how to make submissions on DAs are available on the council website - http://www.northsydney.nsw.gov.au/www/html/2140-faq-on-da-submissions.asp. Submissions must be in writing and should relate directly to the work proposed and its possible impact on surrounding property or the locality.</p>
19. We support scheduled plane tree planting along Military Road, we understand the need for beautification of the area; but what is Council going to do to ensure the new plants are maintained? Patrons from pubs (The Oaks and Cremorne Hotel) remove from planters, damage etc.	<p>The new plants have been chosen by Council's Landscape Architect as the most suitable for this purpose due to their durability. The trees are approximately 75-100mm in trunk width with the palms larger. Council will monitor and maintain new plantings as required. Community vigilance and care is also key to the trees' success.</p>
20. Where is revenue for advertising spent by Council?	<p>Income collected from advertising is used as general income and is not allocated for specific purposes.</p>
21. Are the Tea Trees/Paperbark Trees between Murdoch Street and Rangers Road to be replaced?	<p>The trees will not be removed in the short term. However when they grow to full size they will become too big and could start to damage the road, footpath pavement/kerb and gutter, and may have to be removed, as has occurred in other locations throughout the LGA. Other trees have recently been inter-planted which will ultimately succeed the removed trees.</p>
22. Why are 'London Plane Trees' the tree of choice for Council streetscapes?	<p>London Plane Trees were chosen as they can absorb high amounts of pollution; survive summer and winter conditions and are as tough as teak, rarely failing.</p>
23. A number of years ago Plane trees were planted in Ridge Street. At the time trees were removed/damaged by night time patrons. With the new plantings wouldn't it be better to put protection around new trees?	<p>Protection does not seem to work that well. It is better to be vigilant about maintenance rather than installing protection as the protection itself can be used as leverage to damage the new trees. Community care is best way to monitor and protect our community assets.</p>
24. Where planting Brush Box in the future,	<p>The resident's comments are noted for consideration in</p>

<p>Council needs to avoid installation under overhead wires, as Council contractors ‘hack at them, when trimming.</p>	<p>future projects.</p>
<p>25. Anyone affected by road noise should be encouraged to contact the RTA to join noise abatement program.</p>	<p>The RTA Noise Abatement Program (NAP) addresses the effects of very high road traffic noise on properties near noisy roads. For more information refer to the RTA website - http://www.rta.nsw.gov.au/environment/noise/noiseabatepr og.html.</p>
<p>26. At the recent Combined Precincts Committee (CPC) meeting, it was noted that a major change in the DLEP is the floor space ratio compared to height restrictions. Is this correct?</p>	<p>It is understood that this issue specifically relates to removal of the whole of building floor space ratio (FSR) controls within the North Sydney Centre under DLEP 2009.</p> <p>On the 8 December 2008 Council resolved to adopt Draft LEP 2009 and forward it to the Department of Planning (DoP) seeking section 65 certification to enable the DLEP to be placed on public exhibition. As adopted by Council at this time, DLEP 2009 incorporated the provisions contained within Draft NSLEP 2001 Amendment No.28 - North Sydney Centre (DLEP 28), which was progressing parallel with DLEP 2009. DLEP 28 included whole of building FSR controls for sites within the North Sydney Centre. The FSR controls had been incorporated at the request of the DoP.</p> <p>During the public exhibition of DLEP 28 in April 2009, a key recurring matter raised in the majority of submissions related to the proposed FSR and height controls. The FSR controls were initially set on the conservative side. However, the DoP had requested that the FSR controls be increased. It was and still is considered that the inclusion of FSR controls into DLEP 28 and DLEP 2009 have complicated the ability to determine a site’s development potential. This issue is reflected in the submissions, with various submissions claiming that FSRs are either too high or too low.</p> <p>On 9 November 2009 Council resolved to formally rescind DLEP 28 and incorporate any further amendments to DLEP 28 into DLEP 2009. One of the amendments identified, included the removal of the whole of building FSRs. The reason for their removal is that their application has significantly diminished the clarity and certainty that the controls were meant to provide. Furthermore, it has always been considered that the height and setback controls give a clear indication as to development potential on any given site, and that FSR controls could be considered superfluous in such cases.</p>

	<p>On the 30 November 2009, Council resolved to re-adopt an amended version of DLEP 2009 which excluded the whole of building FSRs. The NSW Department of Planning (DoP) accepted this position when it granted a revised Section 65 Certificate on 2 July 2010.</p>
<p>27. There have been increased incidences of graffiti in Parraween Street, Cremorne. Why does Council remove some of the graffiti and not all?</p>	<p>Council carries out place management inspections on a regular basis. This is done by walking down streets and recording all instances of graffiti which are then reported for removal. If the graffiti is on Council property, Council arranges prompt removal.</p> <p>Council offers a free graffiti removal service to residents if the graffiti is on private property. The reason that some and not all graffiti is removed is that some residents choose not to join the removal program and hence Council does not have permission to remove graffiti from these properties. Residents are encouraged to register to join the free graffiti removal service.</p> <p>For more information visit http://www.northsydney.nsw.gov.au/www/html/6731-graffiti.asp</p>
<p>28. Who does the community report incidences of graffiti on the electrical substations to?</p>	<p>Instances of graffiti should be reported directly to Energy Australia on 13 15 35 between 8am and 8pm Monday to Friday or 8am to 12pm Saturdays.</p>
<p>29. How are senior citizens going to get to Kirribilli Club now that the ANZAC Clubs has merged with it?</p>	<p>This is not a Council responsibility. Please contact the Kirribilli Club to enquire about transport services for patrons. The alternative is to join North Sydney Leagues Club.</p>
<p>30. Where do I find out when and where my local Precinct Committee meets?</p>	<p>For up-to-date information about Precinct Committee meeting times, venues and office bearer contact details visit http://www.northsydney.nsw.gov.au/precincts ; alternatively contact Council's Community Engagement Coordinator on Ph 9936 8181; or Email precincts@northsydney.nsw.gov.au.</p>