

WILLOUGHBY BAY PRECINCT
PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM



MINUTES OF ANNUAL GENERAL MEETING HELD
THURSDAY 13 February 2025
COMMENCING AT 7.30 PM

ATTENDANCE: 20 people attended the meeting
APOLOGIES: 4 were recorded

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 12th December 2024 meeting were adopted

Motion carried: 12 in favour, 8 abstentions, 0 against

GUEST SPEAKER: COUNCILLOR NICOLE ANTONINI

Cr Antonini advised this is her first term as a Councillor and she is settling down into the role. She and her family live in Cammeray. Before being a Councillor she campaigned against the State Government's tunnel projects due to air pollution, local traffic impacts, loss of trees and open space. She was elected to Council as part of Mayor Zoë Baker's team.

A Precinct member asked about the Special Rates Variation. Cr Antonini stressed that it was not just the pool that was contributing to the increase in Council rates but a general decline in maintenance of buildings and other assets, for example Stanton Library has leaks whenever it rains. In addition, Ted Mack put a 10 year stop on any rate rises during his term. The State Government then brought in the rate peg which has prevented a catch up in rates in North Sydney so Council is 10 years behind.

A Precinct member asked whether schools and churches could be asked to contribute. Cr Antonini replied that Mayor Baker has contacted all private schools in the LGA requesting them to participate but nothing definite has resulted.

The Precinct thanked Cr Antonini for attending as guest speaker.

BUSINESS ARISING FROM THE MINUTES

Woolworths Rangers Road Development Application – 1-7 Rangers Road & 50 Yeo Street

Chair reported that a submission on behalf of Willoughby Bay Precinct was made addressing issues the Precinct has been concerned about, including overshadowing of dwellings in Yeo Street and number of customer car parking spaces.

15 Richmond Avenue, Cremorne – Illegal Work

Chair reported that the motion resolved by the Precinct was submitted as an objection to the s 8.2 review approving the unauthorised wall. The review will be determined by Council officers under delegated authority before the end of April. Council's website shows 17 submissions have been made by 13 individual residents.

Chair also reported that after discussing the issue with neighbours and obtaining documents via GIPA requests she put in submissions on the s 8.2 review and also made a complaint to the Building Commission of NSW (which was escalated with the assistance of Tim James MP), and a separate complaint to Council's CEO, copied to the Mayor and Crs Antonini and Holding.

It appears that there has been a break in the chain of appointment of Principal Certifier. As a result construction work may have been undertaken without a Principal Certifier conducting mandatory critical stage inspections (eg inspections before footings are poured). Chair attended a meeting at Council chambers. Council's Manager Environment and Building Compliance has appointed a Council officer to undertake a compliance review. Council has issued a stop work order while the officer makes enquiries to confirm whether or not the appointment of the Certifier complies with the regulations. Council will also investigate what structural drawings have been used for construction as it appears the Construction Certificate drawings may not have been used. Chair will stay in contact with Council during the compliance review.

As a result of a complaint by a resident of Brightmore Precinct, the builder has lodged an application for use of the Council verge. Council fees and charges apply. The builder has been using the verge at no cost for the past year.

MOTION: That Willoughby Bay Precinct thanks Tim James MP and Mrs Therese Cole North Sydney Council CEO for their actions to assist the community and requests that Council keep the Precinct informed of the compliance review through the Chair.

Motion carried: 19 in favour, 1 abstention, 0 against

CORRESPONDENCE RECEIVED

1. Council Summary of Actions Arising 2025

- Council's response to Dec 24 Minutes

Request for free pool tickets - Before the pool opens, Council will consider the fees and charges to be levied for use of the facility. These charges, along with any consideration of a resident discount, will be publicly advertised for community comment, before being adopted by Council.

Development Applications - 3 Ellalong Road Cremorne, 44 Ellalong Road Cremorne and 15 Richmond Avenue Cremorne - DA326/16 - The Precinct's submission was registered against the original application, not the current application seeking a review of the determination of the original application. This has been rectified and now can be viewed from Masterview.

Traffic requests:

Installation of orange lights above the pedestrian crossing at Gerard/Macpherson Sts - this was proposed to Transport for NSW (TfNSW). However TfNSW did not support the proposed changes at this location.

Removal of the traffic calming humps in Young St at the Grasmere Rd/Young St intersection.

The speed cushions at this intersection are designed to slow traffic and improve safety for all road users. This section of Young St is situated on a hill, which increases the importance of reducing vehicle speeds to minimise the risk of accidents. Council prioritises road safety and requires significant justification and evidence to support the removal of any safety device.

Leaves in Gutters - Street cleaning have noted and sending a team. **Precinct members, who are resident in Macpherson St report a big improvement with this situation.**

4 Tobruk Avenue - Request sent to Compliance.

2. Development Applications

- 15 Richmond Ave

3. Traffic Committee Meeting (29/11)

- Road Opening Southbound Young St & Left Turn Only to Military Road

4. Traffic Committee Meeting (7/2)

- Ellalong Road Near Lloyd Ave No Stopping Signs

5. Council Meeting (9/12)

- MM01 – Invitation to Non-Rateable Educational Institutions to Pay Rates
- MM02 – Crows Nest Accelerated TOD – Gazettal of SEPP

6. Council Meeting (10/2)

- Item 10.3 – Proposed Special Rate Variation

7. Combined Precinct Meeting (18/2)

- 6 Feb – Call for Agenda Items

8. Council & Other Memos

- 19 Dec – Ellalong Road Near Lloyd Ave No Stopping Signs
- 13 Jan – Precinct Chair Email – 15 Richmond Ave DA
- 17 Jan – Lodge Road Playground Upgrade
Precinct members noted the new playground is very much enjoyed by local children.
- Balls Head Reserve - State Heritage Register Nomination Exhibition Period to 13 April 2025
- Pathways Cremorne Seniors Housing - Notice of Public Meeting, Hutley Hall, Wednesday, 5 March 2025 at 10 am. To register to speak:

<https://www.ipcn.nsw.gov.au/public-meetings-and-hearings>

Written submissions:

<https://www.ipcn.nsw.gov.au/make-a-submission>

GENERAL BUSINESS

Boat trailers in Richmond Avenue

A Precinct resident has advised two trailers have been parked in Richmond Avenue for some time and are not being moved at least a block in accordance with the regulations. The resident advises of a change.org petition supporting discussions at Council for solutions for longer term boat trailer storage off street: <https://www.change.org/p/regulations-on-long-term-boat-trailer-storage-on-the-street>

Precinct requests Council rangers follow up with regard to trailers parking on Richmond Avenue.

Coles Grosvenor Street Store

Chair noted the Woolworths supermarket closed its doors on 4 February 2025. Neutral Precinct residents advise Yeo Street has become completely congested with cars trying to park at Woolworths Rangers Road and Brightmore Precinct residents advise the Council car park is filled with people parking who then cross Millitary Road on foot to shop at Woolworths Rangers Road. The owner of the Blue & White Dry Cleaners has advised there has been a noticeable drop in trade since the Woolworths supermarket closed. Coles has advised they will be undertaking a minor refurbishment and opening a temporary store in April while it pursues its plans for redevelopment.

Precinct attendees confirmed significant traffic congestion in Yeo Street near the Woolworths carpark and said they were parking in the Grosvenor Lane carpark to shop at Woolworths Rangers Road.

Arkadia Planning Proposal

Chair reported Arkadia's representatives addressed Brightmore Precinct's meeting on 12 February 2025 and advised:

- Arkadia submitted the planning proposal in response to Coles pursuing a development.
- Building heights less than 11 and 12 storeys were not financially feasible.
- 5 percent of the new apartments would be affordable housing for 15 years.
- It wants Grosvenor Lane to be retained with significant on-grade parking.

Chair gave a presentation regarding the Arkadia Planning Proposal against the framework of the Neutral Bay Village Planning Study.

MOTION: That Willoughby Bay Precinct has considered Planning Proposal 4/24 and objects to the planning proposal for the following reasons:

- **The proposed heights are well in excess on the maximum building height of 21 m endorsed by the Neutral Bay Village Planning Study and conflict with the desired character of the village.**
- **The proposal leaves the Blue & White Dry Cleaners as an isolated site contrary to the objectives of the Neutral Bay Village Planning Study and good planning principles.**
- **There would be additional overshadowing of the Military Road public domain, future mixed use developments on the southern side of Military Road, May Gibbs Place, and the proposed Rangers Road Plaza.**
- **The sites are of insufficient size to achieve an appropriate urban form contrary to the objectives of the Neutral Bay Village Planning Study. In particular, the proposed western facade of Building 2A-1 and the eastern facade of Building 2B-2 would necessarily be blank walls and the provisions of the Apartment Design Guide with respect to building separation and setbacks from boundaries could not be achieved.**
- **The proposal fails to give details assuring adequate parking for non-residential uses will be provided and fails to give details assuring loading docks could be incorporated to facilitate deliveries to and waste removal from the residential apartments and non-residential premises.**
- **The proposal fails to respond to the Neutral Bay Village Planning Study objective (and local retailers' request) of access to a new underground public car park from the southern side of the plaza.**
- **The Precinct opposes Arkadia's proposal that Council give the existing Neutral Bay Community Centre site to Arkadia and receive in return a 1,000 m² tenancy for 40 years at a peppercorn rent with the new community centre tenancy not having an outlook to the north over the new plaza.**
- **The Precinct opposes Arkadia's proposal that an interest in Council land be given to Arkadia at no cost for driveways / ramps and/or underground vehicle tunnels across and underneath the new plaza.**
- **The Precinct questions Arkadia's calculations on the value of public benefits.**

Motion carried: 19 in favour, 0 abstentions, 0 against

Invitation to Federal Member to attend a Precinct Meeting

Chair reported that Council's community engagement team advised Zali Steggall MP was interested in meeting with local Precincts. Chair extended an invitation to attend a meeting and has received the reply: "Zali is in Parliament this week in Canberra so please pass on apologies. However, I will put a hold in Zali's diary for 13th March and await further information."

Bushes overhanging footpaths

A Precinct member has advised that at the following sites:

47 Wonga Road - a tree has sagging branches overhanging the footpath

6 Ryries Parade - bushes growing on the footpath
2 Ryries Parade - bushes also growing on the footpath

Precinct requests Council take action to make the footpath safe.

Neglect of Fifth Avenue and Brothers Park

A Precinct member reported that Brothers Park and the garden in Fifth Avenue near the park require weeding and pruning. The Precinct member has left messages for Parks and Gardens but has not received a reply.

AGM Report and Election of Office Bearers

Precinct Report

The Chair gave a report on income and expenditure for the financial year ending 30 June 2024 and advised the bank account balance. The request for operational funding for the year ending 30 June 2025 is yet to be submitted.

The Chair gave a brief report on the year since the last AGM.

Election of Office Bearers

Chair declared all positions vacant and handed the meeting over to RL as returning officer.

The following were elected:

Co-Chairs: Meredith Trevallyn-Jones and Michael Swain

Vice Chair: Phil Worrall

Correspondence Secretary: David Dufall

Minutes Secretary: Liz Chedzoy

Thank You to PM for 15 years Service to Willoughby Bay Precinct

PM moved a congratulatory thank you to the outgoing committee and was in turn warmly thanked for his 15 years of service to Willoughby Bay Precinct.

Vote of Thanks

The entire Precinct thanked our fabulous caterers KD and DD for another delicious year.

Next Precinct Meeting: 13 March 2025

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