



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



MINUTES OF MEETING HELD
THURSDAY 10th April 2025
COMMENCING AT 7.30 PM

MEETING CHAIR: MTJ
ATTENDANCE: 12 people attended the meeting
APOLOGIES: 4 were recorded

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 13th March 2025 meeting were adopted.

Motion carried: 9 in favour, 3 abstentions, 0 against

BUSINESS ARISING FROM THE MINUTES

15 Richmond Avenue, Cremorne – Illegal Work

Chair reported that Council has written to the Precinct confirming Council's Stop Work Order remains in place. Council staff have observed building works occurring in contravention of the Stop Work Order. The owner has been reminded of the need to comply with the Order.

Council's investigation has revealed issues with the development that extend beyond non-compliance with the Development Consent.

Council has requested the Building Commission NSW audit the development and issue a Stop Work Order and a Rectification Order under the Home Building Act.

MOTION: That Willoughby Bay Precinct thanks Council for the continued compliance action regarding the site and Council's Executive Compliance Officer for the update and reiterates its request that Council continue to keep the Precinct informed of the compliance review through the Chair.

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

Pathways Cremorne Seniors Housing

The Independent Planning Commission has approved the development. Some specific construction management conditions have been imposed. In addition, the land for the through-site link is required to be dedicated to Council.

Low and Mid Rise (LMR) Housing Reforms

Chair made a presentation on some of the impacts of the LMR referencing the mapped Town Centres of Neutral Bay and Cremorne and the NSLEP 2013 zoning map.

Chair noted that 9.5m high multi-dwelling housing and residential flat buildings are permitted in the R2 LMR zone (within 800m of Cremorne Town Centre by measured by walking distance by footpaths and pedestrian crossings). Residential flat buildings up to 22m high are permitted in both R3 and R4 zones within 400m and up to 17.5m high between 400m and 800m.

Chair noted that Helm Properties appears to have abandoned its DA for the site at the corner of Gerard Street and Benelong Road and has put the site up for sale. It may be that the LMR provisions have devalued the site from Helm's perspective as a developer of high-end projects. The DA plans maximised views to the north over R3 land which previously had a height limit of 8.5m. The LMR will now allow a 6-storey 22m high building to be developed on the other side of Gerard Lane, blocking the views from a development on the Helm site.



Helm Properties Gerard Street and Benelong Road – DA not proceeding

The site at 115-119 Holt Avenue has also been put on the market. Following demolition of the three Federation cottages on the site, the developer obtained development consent for a 3-storey residential flat building but is now not proceeding.

Chair noted that the LMR may devalue apartments in existing residential flat buildings if views are blocked. For example, an apartment on the second floor on the north east corner of the Pienza Apartments development at 12-14 Waters Road, Neutral Bay sold off-the-plan for \$7 million. It will have district views to the north over the 2-storey developments on the opposite side of Grosvenor Street. However, these views will disappear if a 6-storey development is built opposite. This may significantly affect the value of the apartment.

Chair reported that property owners approached by developers are having to deal with legislation that permits strata owners corporations to decide to sell if 75% of the ownership agrees. Owners are also having to come to grips with concepts such as “options” with which they are unfamiliar.

CORRESPONDENCE RECEIVED

1.Summary of Actions Arising (SOA) Willoughby Bay – Council’s Response to Minutes

15 Richmond Avenue, Cremorne – Illegal Work – Letter 24 March 2025 from NSC

2. Development Applications

44 Ellalong Road Cremorne - Submissions closed 04/04/2025

Section 4.55(2) Modification to approved development including alterations and additions and amendments to conditions, DA 142/2022/7

43 Wonga Road Cremorne - Submissions close 18/04/2025

Alterations and additions to existing dwelling, including addition of double garage and associated site works, DA 59/2025/1

3 Ryries Parade Cremorne - Submissions close 25/04/2025

Proposed new fiberglass pool, decking and associated landscaping, DA 65/2025/1

3. Traffic Committee Meeting 28 March 2025

34B Ellalong Road - No Parking signage

Western side of Ellalong Rd between the points 97 metres and 102 metres north of Lloyd Ave to be "No Parking" with "No Parking" signs and yellow "No Stopping" line marking. Ellalong Rd north of Lloyd Ave to be "No Parking" with yellow "No Stopping" line marking:

- a) eastern & western sides between the points 0 metres & 38 metres;
- b) eastern side between the point 38 m & 57 m;
- c) eastern side between points 118m & 124m.

14 Levick Street - driveway line markings

Driveway line markings to be installed at the entry to 14 Levick St.

4. Council Meetings

Council Meeting 10 March 2025

Item 8.1. MM01: Addressing the impacts of bus privatisation.

The Mayoral Minute noted community anger and frustration at the degradation of services - "It is clear to Council that the NSW Government's decision to privatise these bus services has been nothing short of a disaster". Council resolved:

THAT Council seek an urgent meeting with the Minister for Transport seeking immediate action to:

- i. implement the recommendations of the Inquiry into the Privatisation of Bus Services
- ii. increase services on the Lower North Shore network to meet commuter demand and address delays and queues; and
- iii. review the number of services and routes in the context of increasing demand for public transport from localities such as Cremorne, Neutral Bay, and Cammeray that are solely served by buses and slated for significant density increases under the low and mid-rise housing reforms.

FOR: Crs Antonini, Baker, Beregi, Holding, Hoy, Santer, Spenceley & Welch.

AGAINST: Crs Carr & Keen.

MOTION: That Willoughby Bay Precinct commends and supports Council's move to reverse the deterioration in quality of public bus services, noting the loss of the M30 service, the unreliability of the 243 service, and the importance of retaining the 263 service. Accessible, affordable and reliable public bus services are an important component of quality of life for the local community.

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

Council Meeting 24 March 2025

Item 10.8 Bike-Share Parking Trial

TfNSW NSC, NSW Police and Lime Bikes have agreed to a two-phase trial starting April -

- North Sydney CBD & Milsons Point: installation of dedicated bike-share parking spaces
- Crows Nest/St Leonards Centre: the second phase will roll out in late April.

Regular meetings with bike-share providers will be held throughout the trial to:

- assess the performance and usage of designated parking areas;
- address operational challenges such as geofencing accuracy and parking compliance; and
- gather provider feedback on user behaviour and operational impacts.

Trial to be of 12-months duration with data collection by Lime Bikes ,etc.

NB. Locality mapping illustrates Lime Bike parking stations – see online.

Item 10.9 NSOP Update - Contractual completion date – 11 July 2025 (forecast date 17 July).

Forecast costs to completion remain at \$122M. However, Council is aware of significant variation claims yet to be lodged.

Council Meeting 14 April 2025

Item 10.5 North Sydney Oval – Rugby Festival

Rugby Australia have endorsed North Sydney Oval as a recognised “live site” for the third Wallabies vs Lions test match Saturday 2 August 2025. Additional NSO usage planned for rugby activities over the period 30 July to 2 August 2025 incl “Rugby Festival”. Classic Wallabies vs Classic Lions match 31 July, training & Captain’s Runs & possibly a Women’s match.

Item 10.6 North Sydney Oval – North Sydney Bears and Northern Suburbs Rugby VHAs

5-year Venue Hire Agreements review with North Sydney Rugby League (Bears) and Northern Suburbs Rugby Union.

5. Combined Precinct Meeting

Next meeting – 15 April 2025

6. NSC Precinct eNews

a) Liveability Survey

The 2025 Australian Liveability Census is facilitated by independent research company Place Score with support from local and state government agencies, as well as community groups, education and private organisations. This nation-wide research project will help us understand liveability from our community's perspective - and see how we are compared to the rest of the country.....prize money attached!!

b) Closure of three bus stops on Miller Street, North Sydney

Miller Street at McLaren Street bus stand “MONTE” and” MCLAREN” will not operate, plus School bus stand 206082 at Civic Park on Miller Street. Passengers can catch their regular services from the bus stop at Victoria Cross Station, Miller Street, Stand B.

c) Finalisation of Planning Proposal 1/23 – 1-7 Rangers Rd & 50 Yeo St, Neutral Bay

This amends the planning controls of NSLEP 2013 as it relates to land at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay to increase the maximum height of building from 16m to part 26m and part 31m and increase the minimum non-residential floor space ratio from 0.5:1 to 1.8:1

NB: Woolworths DA still to be determined.

Local News - North Sydney Sun - 4 April 2025. Lavender Bay Precinct has called on Council to suspend development of its draft Community Strategic Plan 2025-2035 until the impact of the proposed rate increases has run its course and the IPART has provided its findings on the SRV (expected in early June).

GENERAL BUSINESS

Primrose Park Disabled Access

A Precinct member reported that the recently-completed stormwater plus kerbing and guttering work in Denos Lane has resulted in persons in mobility scooters and wheelchairs being denied access to Primrose Park. Where there is kerbing and guttering mobility scooters and wheelchairs cannot access the park. Where there is a kerb crossing there is no opening in the fencing wide enough to allow passage for mobility scooters etc. At least two disabled people who used to go to the park to socialise are now prevented from doing so.

MOTION: That Willoughby Bay Precinct requests Council arrange immediate rectification work to provide access to Primrose Park from Denos Lane for mobility scooters, wheelchairs and motorised wheelchairs.

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

Langley Place and Cremorne Plaza

Chair reported Council's Director Open Space and Infrastructure has confirmed that the design is complete and it is hoped construction funding will be available in 2025-26.

MOTION: That Willoughby Bay Precinct reiterates its support for the Langley Place and Cremorne Plaza renovation project.

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

Coles Grosvenor Street, Neutral Bay

It was noted the interim Coles supermarket will open at 9am on 16 April 2025.

Meeting closed at 8.55pm

Next Precinct meeting: 8 May 2025

Guest Speaker: Council's Director of Open Space and Infrastructure

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