



**Minutes of the General Meeting held on Wednesday 7<sup>th</sup> August 2024 at 6.35pm  
Held at NorthBridge Golf Club.**

**ZOOM MEETING**

<b>Present</b>	XX number of people attended as per attendance sheet
<b>Apologies:</b>	TJ
<b>Chair:</b>	<p>HM presided</p> <ul style="list-style-type: none"> <li>Meeting declared open at 6.35pm</li> <li>Welcome to Country</li> </ul>
<b>Correspondence Sent and Received</b>	<p><u>HM:</u> <u>CORRESPONDENCE SENT:</u></p> <p><u>CORRESPONDENCE RECEIVED:</u></p>
<b>Minutes</b>	<ul style="list-style-type: none"> <li>Adoption of the minutes from the 21 May was moved by BE, seconded by JK.</li> </ul>
<p>Bay Precinct: Update on local issues</p>	<ul style="list-style-type: none"> <li> <p>JB: Traffic Impacts of WFU and WHT BP continues to monitor the predicted traffic impacts and lobby for amelioration. Presented a traffic petition which was endorsed by residents. Will be distributed after minor changes.</p> </li> <li> <p>AS: <b>Informing local businesses about the traffic</b> and other impacts of the WFU and WHT. Made contact through leaflets and/or in person with over 70 businesses on Miller St, Cammeray Square and West Street concerning the possible implications of changes in the traffic flow associated with the WHT, and freeway access rerouting. All were unaware of the possible implications related to parking and customer access to their businesses but were deeply concerned and wanted to be informed.</p> </li> <li> <p>AC: Tunks Park <b>Recent Meeting with GP</b> Director of Open Space and Infrastructure at North Sydney Council, to discuss the master planning and long-term vision for Tunks Park.</p> </li> </ul>



**Master Plan Resubmission:** resubmitted the master plan developed by BP with a focus on upgraded drainage, new and improved paths, and safer pedestrian access. The newly elected councillors, post-elections, will review all submissions and develop a strategic plan and delivery program for the next four years. We're optimistic that our practical and feasible suggestions will be considered.

**Opposition to Flood Lighting and Artificial Turf:** We reiterated our stance against any proposals for flood lighting or artificial turf. It was confirmed that there are currently no proposals.

**Advance Notice Request:** We requested that the council provide the precinct committee with advance notice of any proposed works at Tunks Park following community concerns over unannounced additions like new goal posts, concrete slabs, and changes in the sporting codes played at the park.

**Pedestrian Access Issue through Cammeray golf course:** We discussed community frustration over the fenced-off pedestrian access through Cammeray Golf Course. We explored the possibility of the council assisting us in reinstating this access after not getting the assistance we had hope for from TJ.

- **BE: Housing changes resulting from new state planning laws**  
NS has a goal, imposed by the NSW Govt, of 5,900 new dwellings by 2028/29  
**Objective** for this GM is to understand where these dwellings will be located and report any concerns where development may be disadvantageous to Bay.

**Data reviewed:** NS Housing Strategy, a comprehensive and highly professional document, which is available on the NSC website.

**Outcomes of my review:** Housing growth will be concentrated within 400 to 800 metres of TOD's, particularly Crows Nest and St Leonards. Bay Precinct remains classified R2 – low density, which is single dwelling and landscape setting.

The only instances of medium density in Bay are #'s 1, 24 & 28 The Boulevarde.

I have not identified any impacts to Bay, or to Cammeray Village.



<p><b>Presentation by PW. Cammeray Park</b></p>	<ul style="list-style-type: none"> <li>• The draft Place, Design and Landscape Plan (PDLP) outlines the design and landscape objectives of the Western Harbour Tunnel. and is open for feedback now. The key areas for feedback are: Ventilation facilities Tunnel portals (entry and exits) Landscape design Tunnel interiors.</li> <li>• A condition of consent for the project is the return of greenspace in the vicinity of the project. Berrys bay has been proposed as a replacement for lost greenspace at Cammeray but this is unacceptable because of its distance.</li> <li>• The draft PDLP shows the roof of the ventilation shed in Cammeray Park at approximately the same level as earnest St. TFNSW now has an opportunity t return some greenspace by building sports fields on the roof of the shed. We must lobby for this to occur.</li> <li>• There were previously 2 pedestrian paths through Cammeray Park/golf course and one is now permanently closed restricting pedestrian access through parkland. The footpath on the eastern side of Park Ave is gloomy and hard to navigate. The other side had an informal walking track on the edge of the golf course which was attractive and easy to navigate but that has been fenced off.</li> <li>• PW: Proposed the following motion, passed unanimously-  Motion 1: Bay Precinct rejects the proposal for WHT Ventilation Building rising above Ernest Street. Bay Precinct Endorses a Community Alternative Option to extend a public recreation area over the roof of the building. The roof is to be set below the level of Ernest Street as shown in the diagram below.</li> </ul>
<p><b>Guest Speaker: ZB</b></p>	<p><b>Western Harbour Tunnel and Warringah Freeway Upgrade</b></p> <ul style="list-style-type: none"> <li>• Council has apposed the WFU and the WHT because of the predicted traffic and other impacts on the north Sydney LGA. Toll roads have a terrible impact on local roads exacerbated by increasing density.</li> <li>• It is inevitable that the traffic chaos caused by the WestConnex interchange in the inner west will be replicated on the LNS. Miller st will become a parking lot and berry St will be a disaster. A condition of consent was traffic modelling. We want updated traffic modelling.</li> </ul>



	<ul style="list-style-type: none"> <li>• Mayoral minute published in Dec 2023 calling for urgent design changes to be made on plans for the Western Harbour Tunnel in light of the traffic chaos caused by design of the new WestConnex Rozelle Interchange.</li> </ul> <p>Changes called for include- commissioning new traffic modelling to replace the outdated 2015 modelling that recognises the cancellation of the Beaches Link and the imminent opening of the Metro next year.</p> <p>Prepare a new business case on the reduced demand on the project due to aforementioned projects and prepare amendments to the project design plans to mitigate congestion impacts based on new traffic modelling. And consideration given to cancelling the WHT altogether and instead redirect project funds to the provision of public transport projects in the Greater Sydney region.</p> <ul style="list-style-type: none"> <li>• NS Mayor gave evidence to the Upper house Inquiry. Four senior transport bureaucrats gave evidence say the project will be a disaster.</li> <li>• TFNSW about to meet with council and council will seek solutions to the traffic impacts.</li> </ul> <p><b>Cammeray Park</b></p> <ul style="list-style-type: none"> <li>• Council continues to call on the state govt. to return all of the park land to the care and control of council</li> <li>• Every 6 months or so mayor writing to the minister urging government not to enter into any further leases with the golf club.</li> </ul> <p><b>Transport Oriented Development (TOD) planning reforms</b></p> <ul style="list-style-type: none"> <li>• NS LGA is already one of the most densely populated in the state. A one size fits all planning approach doesn't consider existing density and it should NS council is already pulling its weight with a planned extra 19,000 people by 2036.</li> <li>• Low rise reforms are now in place and already implemented in NS LGA. LGA will be affected by midrise developments 400m to 800m from heavy rail stations and town centres resulting in unit buildings 6-8 storeys tall.</li> <li>• Cammeray shouldn't be defined by a blunt random planning instrument. It does not have a major supermarket and is not near a transport hub.</li> </ul>
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- May be a long time before impacts felt in NS LGA because lots are small and expensive.
- We need new infrastructure planning and commitments before increase in housing density including – additional open space, schools, and traffic modelling.

Special infrastructure contributions collected from developers in Crows Nest and St Leonards should be made available for local infrastructure and not redirected to other areas of Sydney.

#### **Tunks Park**

- Supports Bay Precinct's efforts to enhance and protect.
- The council supports community engagement including through the Community Strategic plan.

#### **North Sydney Pool**

- Council inherited a poorly conceived project.
- Should be completed by early 2025 but will be commissioned 2 to 3 months after that.

#### **Question and Answer session**

- Q: How do we avoid local streets becoming clearways? (As a result of the WFU and WHT).  
A: New traffic modelling, engaging with traffic engineers and putting the case to TfNSW.
- Q: How do we respond to the impact of TOD in Crows Nest in relation to heritage and open space.  
A: we must protect the Holtermann estate. There is no certainty of funding for the Hume St Park stage 2.  
We do not know how the government will deliver new open space.
- Q: In 2026 the lease will expire on Cammeray Golf Course. What does the council want to do.  
A: We want Cammeray Park to return to the care and control of the council. The site will be subject to a masterplan.  
With increasing population the space will need to be available to multiple users.
- Q: Why is Nth Sydney Council slow to approve DA's?  
A: there have been issues with Development Assessment Team which we are addressing.  
We are looking at automation of the system.



	<p>Council has along history of neglect of IT which we are now investing in.</p> <ul style="list-style-type: none"> <li>Q: TJ says he is in favour of a useable roof over the ventilation shed in Cammeray Park. A: He says that he is in favour. It is best to take it up with him.</li> <li>Council has a policy of not collecting e-waste from the fortnightly bulky waste collection from the footpaths. However, e-waste is collected and then sent to landfill. E-waste should be recycled and not collected by council to go to landfill. A: I am not aware of that and will take on notice.</li> <li>Q: When will the upgrading of the pavements on Willoughby Rd be completed? A: the western side is almost complete and a tender is out for the eastern side and should be finished by the end of the year.</li> <li>Q: Concerns about too much space give to cycleways in west and Palmer Streets.</li> <li>A: Cycleways subject to community consultation. The West St cycleway is the missing link between the Willoughby LGA and the Harbour Bridge.</li> <li>Q: The exit ramp on falcon St is now closed and traffic is being funnelled into Miller St. Is that permanent? A: It is not 100% clear. Council is lobbying to reopen the ramp.</li> <li>Q: What are the causes of the predicted increase in traffic on Amherst St as a result of the WHT? A: Changes in the freeway configuration as a result of the WHT will result in more traffic being directed into Amherst St from Brook ST.</li> </ul>
<b>Close of meeting</b>	<ul style="list-style-type: none"> <li>Meeting closed at 7.20PM</li> <li>Next meeting to be held XXX</li> </ul>