

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



MINUTES OF MEETING HELD
THURSDAY 12th June 2025
COMMENCING AT 7.30 PM

MEETING CO-CHAIR: MTJ
ATTENDANCE: 11 people attended the meeting
APOLOGIES: 6 were recorded
GUEST SPEAKER: Councillor Jessica Keen

ACKNOWLEDGEMENT OF COUNTRY

MINUTES OF PREVIOUS MEETING

Minutes for the 8th May 2025 meeting were adopted

Motion carried: 9 in favour, 2 abstentions, 0 against

GUEST SPEAKER: Councillor Jessica Keen

Special Rate Variation – Cr Keen is pleased with the IPART result but did not expect “zero”. She is pleased that we do not have to face a massive rate hike in this current climate. Cr Keen called for a public hearing and had a direct line to IPART's CEO but was not aware that at the Tribunal the determination would be made on the special rate variation at the same time as the public hearing request.

A Precinct discussion on the SRV revealed that most Precinct members expected and wanted an increase. Council has indicated that they may reapply in the next financial year.

A revised Draft Delivery Program and Operational Plan is on exhibition until 24 June 2025. Various projects and services will be cancelled or cut back. Some infrastructure projects relating to our area which would be cut back are: storm water upgrades, kerb and guttering renewals, Cremorne Plaza and Langley Place upgrades, also parks and gardens maintenance and street sweeping services.

On the revenue side consideration of charging to New Year celebrations, parking fines, increased fees and charges for public open space and commercialisation of public facilities, naming rights etc.

Gerard St / Macpherson St Crossing – Cr Keen will follow up to see if Council can implement any measures improve pedestrian safety

Young St / Grosvenor St disaster – Cr Keen noted comments by Precinct members that drivers are confused as to who has right-of-way and will follow up.

Grosvenor Lane Plaza Expressions of Interest – Cr Keen will ask for advice on progress.

Lime Bikes - Cr Keen will get an update on the Bike Share MOU.

Pruning in WH Brothers Memorial Park – Neighbouring residents are seeking permission to prune shrubbery to preserve harbour views from the park. Cr Keen will see if Council will allow this and will remove prunings. Cuttings would be placed on the eastern side of the park to enable pickup by Council and would be no more than one metre in size.

BUSINESS ARISING FROM THE MINUTES

15 Richmond Avenue, Cremorne — Illegal Work

Chair advised Council's Executive Compliance Officer has advised a key concern leading to the referral to the Building Commission NSW was there had been a succession of different building companies nominated as doing the work but each builder put forward the same unlicensed individual as the company's representative on site. This has led to a concern that licensed contractors might be lending their licenses to an unlicensed person.

Council has made multiple follow up phone calls to the Building Commission NSW regarding the referral without being given any indication whether the Building Commission will investigate Council's concerns.

Chair advised she has been in touch with Tim James MP who has advised he has written to the Minister for Building and will be in touch once he receives a response from either the Minister or the Building Commissioner.

MOTION: That Willoughby Bay Precinct thanks Tim James MP for his support and thanks Council for the update by Council's Executive Compliance Officer and reiterates its request that Council continue to keep the Precinct informed of the compliance activities through the Chair.

Motion carried: 10 in favour, 1 abstention, 0 against

Pathways Cremorne Seniors Housing

The Cremorne Conservation Group is asking for volunteers to join a monitoring group to work with Council and the developer to work to minimise the impact of construction work on local businesses and residents.

Primrose Park Disabled Access

Chair reported that a meeting was held with a Council Officer, three Precinct members and two disabled users of the park. The gate to the park is to be moved to allow sufficient room for access for wheelchairs and mobility scooters and the surface is to be smoothed to facilitate access.

MOTION: That Willoughby Bay Precinct thanks Council for promptly attending a meeting on disabled access to Primrose Park and looks forward to the changes discussed being implemented.

Motion carried: 10 in favour, 1 abstention, 0 against

Low and Mid Rise (LMR) Housing Reforms

Chair advised that Helm Properties has reportedly sold its site the corner of Gerard Street and Benelong Road. It is not known what the new owners propose for the site.

Coles Grosvenor Street, Neutral Bay

Chair reported she addressed Sydney North Planning Panel and spoke in favour of the development application on behalf of the Precinct. The DA was approved.

Chair reported Coles representatives made a presentation to the Brightmore Precinct meeting 11 June 2025 on the Coles Planning Proposal and draft Voluntary Planning Agreement. The Planning Proposal seeks to increase the maximum building height from 16m to 31 m to facilitate 6 or 7 levels above the supermarket with 81 apartments. Coles has submitted an Expression of Interest in response to Council's call for submissions. A independent panel has been formed to assess the EOIs and advise Council.

Precinct agreed to invite Coles and Arkadia to each make a presentation to the Precinct.

CORRESPONDENCE RECEIVED

Council Summary of Actions Arising (SOA)

Summary not available

Development Applications

6 Lodge Road Cremorne 2090 – DA85/2025/1

Alterations and additions to heritage dwelling including extension at rear, landscaping and works to existing boatshed and jetty.

29 Tobruk Avenue Cremorne 2090 – DA110/2025/1

Alterations and lift installation to an existing three storey house and garage extension.

A Precinct member has written to the Precinct in the following terms:

The above mentioned proposal severely impacts the eastern side of the Tobruk Ave streetscape. The construction of a 3.74 metre high long block wall along the front of the property facing Tobruk Avenue would replace a low retaining wall that is in accordance with other retaining walls along this section of Tobruk Avenue with a vista that has no acknowledgment or conformity with neighbouring properties. Tobruk Avenue's low retaining walls allow for a receding slope vegetated with bushes and grass. The greening and the defining of the slope of Tobruk Avenue's eastern side is an attractive feature appreciated by Tobruk Ave residents and passers by. A 3.74 metre high hard wall towering over the footpath would destroy this amenity.

MOTION: That Willoughby Bay Precinct objects to DA 110/25 29 Tobruk Avenue due the high block wall proposed at the front boundary which is out of character with neighbouring residential properties and will severely impact the Tobruk Avenue streetscape. The Precinct would like to see a modification of the proposal which results in a building set within landscaped surrounds as per the DCP objectives.

Motion carried: 10 in favour, 1 abstention, 0 against

9 Lodge Road Cremorne 2090 – DA118/2025/1

Alterations & additions of an existing 3 storey dwelling and new swimming pool.

6 Lloyd Avenue Cremorne 2090 – DA146/2025/1

Alterations and additions to an existing semi-detached dwelling including enclosure of front porch and addition of rear deck and spa.

Council Meetings

Meeting 12 May 2025

10.1 Bike Share MOU

The MOU is currently with the parties' respective legal representatives. It is anticipated that the MOU will be finalised within six months. Councillors will then be briefed on the draft memorandum.

10.4 Draft Community Engagement Strategy

THAT Council receive a report on the outcomes and feedback from the community engagement on the draft 2025-2029 Community Engagement Strategy, at the meeting of Council scheduled for 23 June 2025

10.5 The Coal Loader - budget redirection

THAT Council approve the redirection of The Coal Loader education project funds to priority asset maintenance and repair works The Coal Loader digital wall project was costed at \$150K

Meeting 26 May 2025

10.6. State-Significant Development (SSD) Application

North Sydney Council Housing Targets

In 2024, the NSW Government announced the five-year housing target for North Sydney Council of 5,900 new dwellings to 2029. This was a significant increase given that the previous five-year target had been 3,000 dwellings, which broadly accorded with the number of new dwellings that were being delivered in North Sydney Council historically over five-year period. Eighteen developments sites (includes Rangers Rd/Yeo St and Parraween St projects) have been, or are soon to be, declared as **State Significant Development (SSD)** in the North Sydney Local Government Area.

Housing Delivery Authority (HDA)

In December 2024, by Ministerial Order, the Housing Delivery Authority (HDA) was created. The HDA offers a planning pathway for large residential and mixed-use developments to be assessed as SSD, or SSD with a concurrent rezoning. This pathway, which can now include an amendment of planning controls/rezoning, was not previously available via an application being declared as State Significant Development.

The HDA's role is to evaluate proposals submitted through an expression of interest process and recommend to the Minister whether they should be declared as SSD. Following the Ministerial declaration as an SSD, all proposals will undergo a merit assessment process (as described earlier in this report) prior to determination. The Department undertakes the assessment, and the IPC, Minister or delegate, then determines declared applications.

Council comment. The resulting introduction of residential land uses into the commercial core of North Sydney and St Leonards significantly reduces potential future commercial floor space capacity by over 25,000 jobs, which will affect the long-term role of the North Sydney CBD and the St Leonards Strategic Centre. In the current planning pathways environment, this is likely to occur in an ad hoc, unplanned manner without a sound, endorsed policy base. Insufficient response time allowed for proper consideration and preparation.

10.9. Tender 7/25 - Bushland Rehabilitation and Infrastructure Services

Funding for Part A (bushland rehabilitation services) of the tender is allocated under Council's Environmental Levy and totals approximately \$536,000 per annum (ex GST). Funding allocations per reserve are as follows:

Badangi Reserve, Wollstonecraft 76,000
Balls Head Reserve, Waverton 60,000
Brightmore Reserve, Cremorne 40,000
Cremorne Reserve, Cremorne Point 55,000
Forsyth Park, Neutral Bay 30,000
Gore Cove Reserve, Wollstonecraft 54,000
Primrose Park, Cremorne 66,000
Tunks Park, Cammeray 88,000
Waverton Park, Waverton 32,000
Wonga Road Reserve, Cremorne 35,000
Total Costs 536,000

10.11 North Sydney Olympic Pool Redevelopment Project Update

Practical completion date now 30 October 2025

10.12 Draft 2025-29 Delivery Program and 2025-26 Operational Plan

To reduce duplication, the draft Delivery program 2025-2029 and Operational Plan and Budget 2025-2026 are (to be) presented in one integrated document

On 16 May 2025, IPART advised that Council's application has been refused in full. Ordinary rates will therefore increase by rate-peg which is 4% for the 2025-2026 financial year. As a result, Council will operate at a deficit of \$10m (excluding domestic waste management) during 2025–2026.

The IPART decision requires Council to address its liquidity through alternate measures, which will include reduction in strategic actions, cost cutting, service reductions, infrastructure renewal reductions and a more aggressive approach to non-rate income generation. Continued efforts will also be made towards productivity improvements.

Council will consider and vote on the revised Draft Delivery Program 2025–2029 and Draft Operational Plan 2025–2026 at an extraordinary meeting on Monday 30 June. Community feedback will be provided to Councillors to inform their decision. Submissions close Tuesday 24 June 2025.

Traffic Committee

Nothing to report.

Combined Precinct Committee

Nothing to report. Next meeting 17 June 2025.

NSC Council/Precinct News

a. Planning Proposal at 183-185 Military Road, Neutral Bay

The Planning Proposal applying to 183-185 Military Road, Neutral Bay (PP-2023-699) is on public exhibition from Friday 6 June until Tuesday 8 July 2025. As the Planning Proposal is the result of a successful rezoning review, Council is not managing the plan making process. Submissions must be made to the Department of Planning, Housing and Infrastructure through the NSW Planning Portal.

- b. Transport for NSW have informed us that the **Cremorne Point Ferry Wharf** will be closed till Friday 12 December for repair and maintenance.

Letter of Thanks from Coles

Letter of thanks to Willoughby Bay Precinct from Coles representatives regarding the Precinct's address to Sydney North Planning Panel.

GENERAL BUSINESS

Issue raised by a Precinct member

Possible pruning by neighbours in WH Brothers Park (see Cllr Keen's address at start of meeting)

Update on Brothers Park maintenance

RL has advised that she is very happy to have had thirteen workers assisting with weeding in the park. RL extends her thanks to Sydney Water.

New Streets Alive Garden in Tobruk Avenue

The owner of 40 Tobruk Avenue has advised that the native garden planted on the verge in front of the property is now part of Council's Streets Alive program.

Meeting closed at 9.07pm

Next Precinct meeting: 10 July 2025 `

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

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