



HOLTERMANN PRECINCT

A member of North Sydney Council's Precinct Network.

Minutes of the Holtermann Precinct Subcommittee Meeting Wednesday 16 February 2022.

These are the recorded Minutes of the Holtermann Precinct Subcommittee Meeting held on Wednesday 16 February 2022 at the Crows Nest Centre. The Meeting started at 6.35pm with KB in the Chair and LT taking Minutes. In preparing these Minutes, LT was assisted by whiteboard notes by PO and additional notes from NL.

1. **Attendance and apologies.** There were 8 attendees as per the attendance sheet. JC and RC sent apologies.
2. **Confirmation of the Minutes of the Subcommittee Meeting held on Thursday 20 January 2022.** Proposed BT, seconded KB, vote: 7 for, 0 against.
3. **Consideration of Three Options for the Holtermann Carpark Redevelopment. Holtermann Precinct Submission.**

LT said that the Precinct had discussed these options at 3 previous Subcommittee Meetings: Wednesday 17 November 2021, Wednesday 15 December 2021 and Thursday 20 January, 2022. At those meetings there was support for the better lawn/green space to hard surface ratio of Option 3, but the importance of the direct lift access between the carpark and the Crows Nest Centre under Options 1 and 2 was acknowledged, mindful of the Centre's activities programmes, its role in providing meals-on-wheels and linen services for the elderly and infirm on the Lower North Shore and its potential for room hire.

In this meeting we were greatly assisted by the Stakeholder Briefings and Q & A Summary, which clarified that the preferred concept is likely to be a combination of various elements, "so, potentially the lift location in Options 1 and 2 could be incorporated into Option 3" (at pages 3 and 2). It was unanimously agreed to adopt the element-by-element approach to the Precinct submission.

(1) **Future-proofing.**

The redevelopment of the Holtermann Street Carpark is a rare opportunity.

We strongly support:

(a) direct lift access from the carpark to the Crows Nest Centre to enable the Centre to maximize its potential to provide services and to realise its room hire potential; and

(b) direct access from the Park to the ground floor of the Centre, possibly on the NW side of the Park.

(c) We also support a 5-level carpark, because it is more adaptable with climate change. It permits more bicycle and motorbike places, which helps reduce emissions and has health benefits. It also allows for flexibility. With the pandemic, many people switched from public transport to cars.

The 5 levels permit more disabled spaces, which we strongly support. It may also provide spaces for community vehicles servicing the Centre's aged and infirm clientele.

(2) Green space.

We strongly support more green space for the amenity of workers, residents, students and visitors to Crows Nest and to mitigate the heat impact of built form and hard surfaces.

We strongly support grass rather than astroturf in Crows Nest's civic spaces.

- (a) We support lawn areas, though they need to be designed to prevent the wear and tear of short-cuts through the park, possibly by changes in levels or raised plantings. We note that changes of level would not preclude disabled access because the laneways will become shared zones.
- (b) We support shade trees, not the small, decorative ornamentals in Burlington Street between Alexander Street and Willoughby Road.
- (c) We support bleacher seating to define areas of planting and suggest that where possible there be curved as well as straight lines to soften the design.
- (d) One lesson from Ernest Place is the need to put an irrigation system in place, with adequate drainage.
- (e) We request a water station and query whether it is possible to have in-ground access points for water and drainage to allow for possibly a water feature as climate conditions change. We think that the uncertainties of climate change require provision for flexibility.
- (f) Given our preference for green space, we support plantings over the carpark entrance, rather than a kiosk.
- (g) There was no support for widening the footpath on the park side of Holtermann Street between Willoughby Lane and Zig Zag Lane but the impact of the park on this frontage may be enhanced by raised beds for plantings with bleacher seating.

(3) Pedestrian amenity.

We strongly support making Willoughby Lane, Hospital Lane and Zig Zag Lane shared zones, improving amenity and safety for pedestrians and cyclists.

(4) Activating the space.

We strongly support laneway redevelopment or reconfiguring of lots fronting Alexander Street and Willoughby Road. In our view the Park provides the opportunity for cafes or restaurants on these 2 streets and we prefer that existing businesses rather than a new kiosk take advantage of the park and activate the space.

Action: That a Precinct submission on the Holtermann Street Carpark Redevelopment be made based on points raised. Proposed LT, seconded KB, vote: 8 for, 0 against.

The Meeting closed at 7.45pm.