

# **WILLOUGHBY BAY PRECINCT**

## **PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM**



### **MINUTES OF MEETING HELD**

#### **THURSDAY 10th March 2022**

#### **COMMENCING AT 7.30 PM**

**ATTENDANCE:** 14 people attended the meeting  
**APOLOGIES:** 5 were recorded  
**GUEST SPEAKERS:** Cr. James Spenceley – St. Leonards Ward Councillor  
Fiona Gracie – Founding Member - Cremorne Conservation Group

### **COVID-19 MEETING SAFETY PROCEDURES**

In accordance with COVID-19 meeting safety procedures, all attendees used the hand sanitiser, which was supplied and tables were wiped down before and after the meeting with the sanitiser. The COVID-19 signage was displayed. Social distancing was observed and no one reported feeling unwell. No unregistered persons attended the meeting.

### **MINUTES OF PREVIOUS MEETING**

Minutes for the 10th February 2022 meeting were adopted

***Motion carried: 12 in favour, 2 abstentions, 0 against***

### **BUSINESS ARISING FROM THE MINUTES**

There were no items arising from the Minutes

### **CORRESPONDENCE RECEIVED**

- Council's Response to Precinct's December 2021 Minutes / Updated

#### **Land Slippage at 17 Richmond Avenue, Cremorne – Update (10 March 2022)**

Council Manager Environment & Building Compliance has advised that the site has Development Consent to construct an attached Dual Occupancy with both No.17 and No.15 having driveway access via Richmond Avenue.

In February 2022, Council received concerns regarding the stability of the excavated soil adjacent to 17 Richmond Avenue (Eastern boundary of the site). On 24 February 2022, Council issued an Emergency Order, for the site to engage a Geotech Engineer to supervise the installation of shotcreting to minimise any potential risk posed by the unstable soil.

On 9 March 2022, as a result of land slippage along the northern boundary of the site (Richmond Avenue) due to weather conditions, Council issued another Emergency Order to require geotechnical assessment of the soil surrounding the base of the two trees located upon the adjoining public land.

- Council's Response to Precinct's February 2022 Minutes

There were no actions arising requiring Council's response.

- **Environmental Planning and Assessment (COVID-19 Development - Construction Work Days) Order 2022.**

The Minister for Planning; Minister for Homes has signed a new COVID-19 order which permits construction work to temporarily continue on Saturdays and Sundays.

The Order permits construction and demolition work to be carried out on Saturdays from 8.00am to 5.00pm, with restrictions on noisy works that have not been approved under a development consent.

Building work will also be permitted on Sundays from 9.00am to 5.00pm. Construction work undertaken on Sunday cannot include noisy demolition work, exceed a certain noise and vibration threshold, or include the use of power tools and music from radios or other electronic devices by workers on site.

The restrictions put in place are in line with EPA advice to ensure amenity of nearby residences is not significantly affected.

Councils will continue to enforce the conditions of the Order until its expiration on 31 March 2022, unless revoked earlier by the Minister.

### **DEVELOPMENT APPLICATIONS**

18 Tobruk Avenue	DA Plans – dual occupancy
28 Richmond Avenue	DA Plans – alterations and additions
107 Mount Street	DA Plans – office tower

### **GUEST SPEAKERS**

#### **1 Guest Speaker Councillor James Spenceley – St. Leonards Ward Councillor**

Councillor Spenceley is also a Precinct resident – with a residence in Willoughby Bay and with offices in Neutral Bay.

- Would like North Sydney to be more of a destination
- Council has made some great inroads with Parraween Street – hopefully protecting the cottages.
- **Holt Avenue Interim Heritage Order** – fully supportive of an Order to save 5 dwellings in Holt Avenue – result expected tomorrow
- Wants consistency with development. Council should not be able to renege on planning.
- At the first Council Meeting, Cr Spenceley moved an urgency motion which was passed unanimously by Council to stop residential units being built in the R3 zones. Residents had purchased properties in areas where there were no units, only to find DAs submitted for unit development. Previously in R3 zones, unit development was not permitted, but now developers could buy several cottages to build large apartment blocks.
- Cr Spenceley called an Extraordinary Council Meeting to rescind the Military Road Corridor Planning Study. Council was not unanimous on the rescission. However, if Council had waited, there were a number of Planning Proposals based on the Planning Study which were going to be submitted by various parties, eg Coles, Woolworths.

- Cr Spenceley is not anti development. He believes there is a problem along Military Road. The shops are 1960s – 1970s with no redeeming features. They can't keep tenants. He would like to see these buildings developed but developed in a way that the community has a lot more say in the trade off for height.
- **North Sydney Olympic Pool**  
Council has outsourced the project management of the North Sydney Olympic Pool. Cr Spenceley believes the Project Control Group should be reviewed - there needs to be more structure around these larger projects and more regular reporting on them.
- **Young Street Closure**  
Cr Spenceley agrees with Precinct and thinks Young Street Closure is ugly and is hardly ever used.
- **Safeguarding the Independence of Precincts**  
Cr. Spenceley would like Precincts promoted better on Council's website and supports and welcomes feedback from Precincts and notes such feedback is very valuable for Councillors looking to understand and support the community view.

## **2 Fiona Gracie – Cremorne Conservation Group**

The CCG petitioned Council to investigate an interim heritage order on 5 dwellings under threat of demolition in Holt Avenue, Cremorne. The dwellings are # 115, 117, 119, 131 & 133 Holt Avenue. If gazetted, the Order will remain in force for 6 months to allow Council time to determine which dwellings, if not all, are of local heritage significance.

The CCG is campaigning for the Orpheum Theatre to have a State Heritage Listing and for the establishment of a Heritage Conservation Area including the Orpheum Theatre and nearby buildings including cottages in Parraween Street.

The CCG is planning a function in May as part of the 2022 Australian Heritage Festival.

## **GENERAL BUSINESS**

**MOTION: THAT future Precinct meetings commence with Acknowledgement of Country**

***Motion Carried: 11 in favour, 3 abstentions, 0 against***

**MOTION: THAT the Precinct opposes the approval of Planning Proposal 2/22, 12-14 Waters Road, Neutral Bay for the following reasons:**

- 1. Its principal argument is the Military Road Corridor Planning Study which has been rescinded by Council.**
- 2. There has already been a substantial breach of the Height Limit incorporated in the approved development, DA 92/21.**
- 3. The proposed Height Limit is out of character with its environs and is excessive.**
- 4. A significant proportion of the non – residential space is proposed to be underground.**
- 5. There is inadequate public benefit being offered in the Voluntary Planning Agreement.**
- 6. Approval of this Planning Proposal would set an undesirable precedent.**

***Motion Carried: 12 in favour, 2 abstentions, 0 against***

**MOTION: Precinct supports the Proposed Changes to the Council Meeting Schedule and Practice and, in addition, supports the view that the public forum should be recorded and also Councillor briefings be webcast and recorded.**

***Motion Carried: 12 in favour, 2 abstentions, 0 against***

**Precinct asks Council in the wake of the recent wild weather to please clear bushes which have spread completely across the footpath at 47 Wonga Road and at 38 Brightmore Street there is a tree overhanging the footpath and completely blocking it.**

**MOTION: Precinct would like the reinstatement of the roundabout at Young Street and Grasmere Road and removal of the speed bumps. This being the safest possible solution to a traffic problem that has been created since the removal of the roundabout.**

***Motion Carried: 12 in favour, 2 abstentions, 0 against***

### **Earlier Start Time Proposed**

A Precinct resident has suggested Precinct meetings commence half an hour earlier at 7.00pm, now that Daylight Saving is coming to an end. After some discussion it was decided to keep meetings at a 7.30pm start but to limit them to 2 hours duration whenever possible.

### **WH Brothers Park**

The working bee for the gardeners will reconvene after having been cancelled on 3 occasions due to wet weather.

### **Lawn Mowing of Nature Strips**

A Precinct resident is wanting to know the schedule for the lawn mowing. Precinct Chair has been advised 14 times per year but because of extreme weather and Covid-19/Omicron schedules have been badly affected. **Could Council please advise.**

Meeting closed at 10.05pm

Next meeting will be on Thursday 14 April 2022.

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