

Milsons Point Community Group

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Milsons Point Community Group

- 29 apartment buildings
- 1,586 apartments
- North Sydney's average number of residents per residence = 2

Meeting

28 August, 2019
2 Dind Street, Milsons Point
6:30pm

1. Agenda

- Zone B4 – what does it mean?
 - Changes to planning controls (Kimberly Clark)
 - Changes of "use"
 - Bridgehill – call centre in the basement
 - Colonnades – school on the first floor
- Impacts
 - Olympic Pool
 - 52 Alfred Street through to Glen Street
- Northcliff, Harry's and Luna Parks and the High Line
 - The risk
- Infrastructure
 - Bradfield Park south
 - Funding
- Bikes and the Bridge (ramp over Bradfield Park v. elevators)
 - What is really happening?
- Short-term letting

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Pressure is building on the amenities – how is this happening?



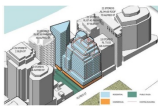
Bridgehill - a school (DA 1)

- 250 pupils
- 25 teachers
- 3 shifts each day
 - 7 days each week
 - 7:00 am to 10:00pm



Call Centre

- 750 employees
- 3 shifts each day
 - 7 days each week
 - 6:00am to 10:00pm



52 Alfred Street

- 186 apartments
- Massive bulk – interference with neighbours

Olympic Pool

- Number of “users” to more than double

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Parking

The State Government tells us that, in North Sydney, between

- 2011 and 2016 the number of dwellings increased by 1,763
- 2016 and 2036 the number of residents will increase by 30%

Council

- **restricts** the number of parking spaces for each;
 - studio/one bedroom apartment to 0.5
 - 2 or more bedroom apartments to 1
- wants to minimise reliance on private cars push people to public transport, walking and cycling

What's needed? There's no “one” answer; should:

- the policy be changed to require a minimum of one parking spot for every new residence;
- residence be given priority access to on street parking;
- we facilitate the orderly use of shared cars and bikes?



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Key assets going to rack and ruin – Olympic Pool

- 2013 - Council decided to replace pool
- 2019 - Council resolved to prepare a Development Application
 - Estimated cost - \$59m
 - Federal Government - \$10m
 - Funds "ear marked" by Council - \$28m
 - State Government - silent ("expected" \$10m)
 - Shortfall (to be borrowed) - \$11m



Expected dates:

- DA planned to be lodged in October 2019 (probable approval by May 2020)
- Contract for construction awarded in October 2020
- Construction - 2 years

Concerns

- Funding shortfall - borrowings
- Parking for cars and buses
 - present average of 340,000 "users" each year expected to rise to 650,000

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Defects	Lights	NBN	Shutters	Valves	Walk Wy	Gym
Bylaws	Renov	Harry	MyB	DA	Elevators	

Key assets going to rack and ruin – Bradfield Park south

Pool is needed and needs to be funded

Bradfield Park south rejuvenation delayed

- Rejuvenation delayed (possibly abandoned) because of "funding"



Why borrow (for the pool) and abandon (Bradfield Park south) when Council:

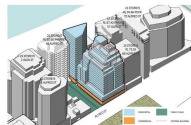
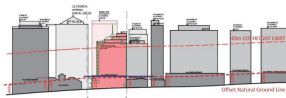
- Holds:
 - investment properties - \$98m
 - other properties (affordable housing) - \$64m
- Properties generate:
 - small returns on investment properties - around 2.5%pa
 - no financial return on affordable housing



Should commercial assets be sold to release funding for infrastructure?

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Alfred Street south



“Owner” of 52 Kimberly Clark site wants planning rules varied by the State Government for its benefit (increase height and bulk) – applied to State Government for Rezoning Review (Regional Planning Panel)

- Just like the State Government did for Multiplex’s Luna Park

Loss of the stairway connecting Alfred and Glen Streets (passing Camden Villa)

Parking for residents and visitors

Alfred Street at risk of being completely:

- “fenced” with a wall of buildings on one side;
- its now fenced with the railway viaduct on the other side
 - heat trap

What do we want our Mayor/Council and our local state member to do?

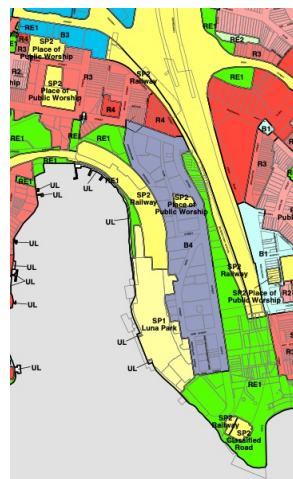
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Milsons Point a special Zone (B4 - purple) “Mixed Use”

Land Zoning Map

Zone

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
E4	Environmental Living
I2	Light Industrial
IN4	Working Waterfront
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
UL	Unzoned Land



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Zone B4 Mixed Use – Approval Process – Factors that drive decisions

- Internal to the Building
 - Owners Corporation's by-laws
- External to the Building
 - Permissible uses – Milsons Point is zoned B4
 - Impacts on the community and available/needed amenities

External to the Building - Zone B4 Mixed Use Objectives

Objectives of the B4 zone – to

- provide a mixture of compatible land uses
- integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling
 - hence the drive to limit parking
- create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity
- maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels

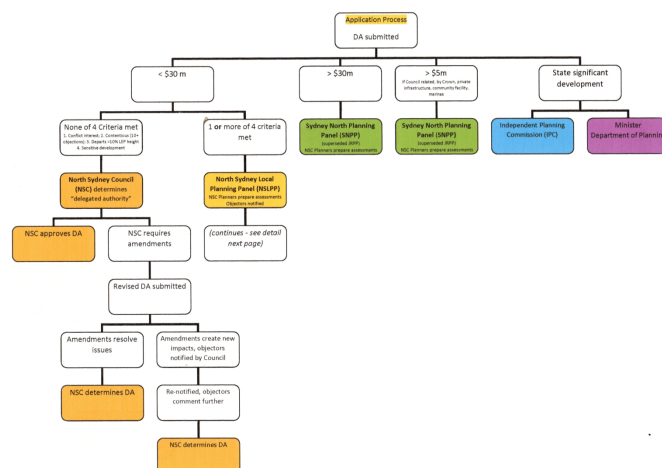
External to the Building – Permitted zone B4 Uses

Amusement centres;
Backpackers' accommodation;
Boarding houses;
Car parks;
Centre-based child care facilities;
Commercial premises;
Community facilities;
Educational establishments;
Entertainment facilities;
Function centres;
Hostels;
Hotel or motel accommodation;
Information and education facilities;
Medical centres;
Oyster aquaculture;
Passenger transport facilities;

Places of public worship;
Recreation areas;
Recreation facilities (indoor);
Registered clubs;
Residential flat buildings;
Respite day care centres;
Restricted premises;
Roads;
Seniors housing;
Serviced apartments;
Sex services premises;
Shop top housing;
Signage;
Tank-based aquaculture;
Vehicle repair stations;
Veterinary hospitals

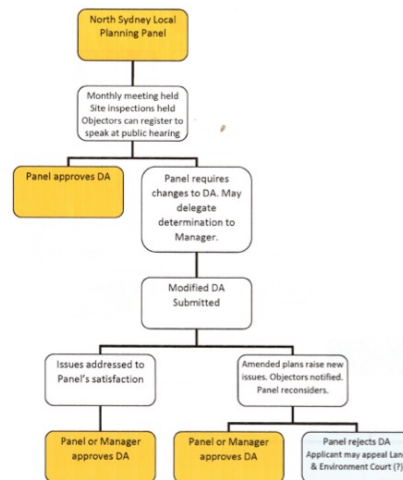
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External to the Building - Approval Process



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External to the Building - Approval Process



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External to the Building - Zone B4 Mixed Use Considerations

Key considerations (or themes) are:

- Noise impact - typically the impact of bars and hotels late at night and gyms in early morning
- Traffic impact - having people arriving to certain uses at specific times, deliveries, pick up and set down of children at childcare centres, impacts on existing parking and road infrastructure
- Visual impact - from signage, light overspill and clutter of advertisements.
- Striking a balance between residential amenity for residents against the interests and viability of commercial and retail uses

Note - specific Development Controls for certain uses such as childcare centres and boarding houses.

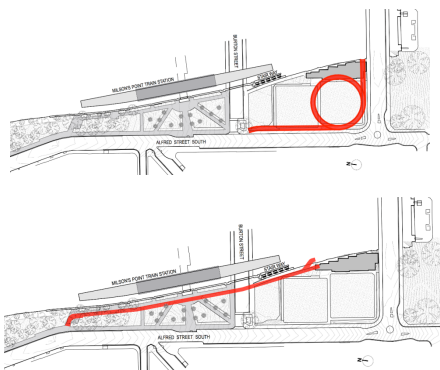
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Zone B4 Mixed Use – Approval Process – Factors that drive decisions

- Internal to the Building
 - Owners Corporation's by-laws
- External to the Building
 - Permissible uses – Milsons Point is zoned B4
 - Impacts on the community and available/needed amenities
- What needs to change?
 - Which impacts should be emphasized?
 - Which Impacts should be added - e.g.
 - Separation of commercial and residential users?

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Bikes - ramps (loss of parkland) and elevators




What do we want our Mayor/Council and our local state member to do?

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Bikes, Ramps and elevators



Transport
Roads & Maritime
Services



2018 - (then) Roads Minister, Melinda Pavy, announced that bike riders will have to wait another two years before they will see final plans and funding methods

2019

Council:


- RMS has advised that a decision has not been made on a preferred option for access changes to the Bridge Cycle Path.

MPCG asked R&MS to update; it advised

- no-one within R&MS knew anything about a plan for elevators; and
- R&MS was working with North Sydney Council on plans which involve extended cycleways north of the Harbour Bridge.

Council

- Council's current cycle network planning will not significantly influence decisions around access to the Bridge



Pushing for ramp

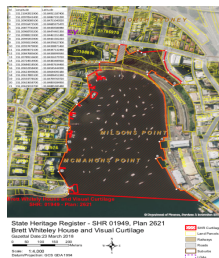
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Future for Luna Park and the adjacent “parks” shrouded in secrecy

Luna Park

- New agreement with Multiplex (the operator) kept secret
- Planning restrictions on Luna Park (need for DAs) removed
 - Mayor supported removal of restrictions
 - height restrictions previously ignored and now removed
- Law prohibiting permanent structures on Lavender Green ignored
- Rail siding (and Luna Park) excluded from the curtilage of Wendy's Garden – open for development



What do we want our Mayor/Council and our local state member to do?

State Government moving to impose short term lettings

Tourist and visitor accommodation is formally defined in North Sydney Council's Local Environmental Plan (LEP) 2013 as:

a building or place that provides temporary or short term accommodation on a commercial basis

North Sydney Council defines an Airbnb type stay as *short term rental accommodation* (STRA); it's formally defined in North Sydney's LEP.

North Sydney Council's planning controls do not allow for tourist and visitor accommodation in residential zones as STRA is considered to be a commercial activity.

Short term accommodation:

- can only be provided in hotels, hostels, serviced apartments and
- is prohibited within residential properties

What do we want our Mayor/Council and our local state member to do?

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