

Harrison Precinct

Minutes of Meeting
held on Thursday, 1 September 2022 at 7pm by **ZOOM**

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| Attendance | 18 attendees 7 apologies: SK, AP, LP, PV, EW, DG, AH |
| Previous Meeting Minutes | Minutes from the 4 August 2022 meeting were confirmed by JA and seconded by GP. |
| Review of Summary of Actions (SOA) from previous meeting | <p>In response to the Precinct's question about which parts of a Council meeting can be closed to the public, Council advised that the following parts of a meeting can be closed to the public:</p> <p>(1) A council, or a committee of the council of which all the members are councillors, may close to the public so much of its meeting as comprises-- (a) the discussion of any of the matters listed in subclause (2), or (b) the receipt or discussion of any of the information so listed.</p> <p>(2) The matters and information are the following-- (a) personnel matters concerning particular individuals (other than councillors), (b) the personal hardship of any resident or ratepayer, (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business, (d) commercial information of a confidential nature that would, if disclosed-- (i) prejudice the commercial position of the person who supplied it, or (ii) confer a commercial advantage on a competitor of the council, or (iii) reveal a trade secret,</p> <p>(e) information that would, if disclosed, prejudice the maintenance of law, (f) matters affecting the security of the council, councillors, council staff or council property, (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege, (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land, (i) alleged contraventions of any code of conduct requirements applicable under section 440.</p> <p>(3) A council, or a committee of the council of which all the members are councillors, may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public.</p> <p>(4) A council, or a committee of a council, may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.</p> <p>An alternate source of information can be found via the Guideline document: The Closure of Council Meetings to the Public (2013) available via the Office of Local Government website.</p> |

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| | <p>Re Planning Proposal 6/22, 1-7 Rangers Road & 50 Yeo St: <u>Council's Senior Strategic Planner has advised that the Precinct Committee's comments will be included as a submission in the officer's assessment report.</u> Council's Manager Corporate Planning & Engagement clarified to the Precinct Committee, via email on 12 August 2022, that this Planning Proposal has been "lodged" and is under assessment by Council staff. It is not on public exhibition; hence formal submissions have not been called. Council's website tracks the process of PPs.</p> <p>Convenor's Note - our Precinct's request to Council for an introduction to new traffic staff is still pending.</p> <p>Item allocated to Council's A/Manager Traffic & Transport</p> |
| <p>Review of Council meeting of 8 August and 22 August 2022</p> | <p>Note: Council meetings are now held every 2 weeks.</p> <p>The following items from Council meetings held on the following dates were noted as of interest and discussed:</p> <p>8 August:</p> <p>8.3 Amended Code of Meeting Practice (public forum) - feedback closes 11.59pm, Monday 10.10.22</p> <p>8.5. Interim Heritage Order - 15 Allister Street Cremorne - heritage report received by Council</p> <p>22 August:</p> <p>8.2. Public Forum - Change of Council meeting time</p> <p>The following actions were noted in relation to this item:</p> <p><i>"Resolved THAT Ordinary Council Meetings are to commence at 7pm for a trial period pending the report back to Council following the exhibition period"</i></p> <p>9.1. Notice of Motion 46/22 - Public Forums - Cr Welch</p> <p>The following action were noted in relation to this item:</p> <p><i>"Resolved THAT a report to Council be prepared to address the pros and cons of having those addressing the Council Meeting:</i></p> <ol style="list-style-type: none"> 1. <i>Declare any pecuniary interests on the item they wish to speak to.</i> 2. <i>Any declared pecuniary interests are stated verbally before they speak.</i> 3. <i>Those speaking have their North Sydney address checked against rate records"</i> |
| <p>Planning Proposal 6/22</p> <p>1-7 Rangers Road & 50 Yeo St</p> | <p>1-7 Rangers Road & 50 Yeo St</p> <p>Attendees were advised once again that this is not a Development Application yet. At present it is a rezoning proposal.</p> <p>The meeting was advised that there were not a lot of submissions on the Council website, but this could be because the Council has not formally called for submissions and Planning Proposals do not require public notification. It</p> |

was noted that the submissions regarding this PP were 'locked' on the DA section of the Council website.

Q: Can these submissions be made available for public viewing?

There was much discussion about how best to oppose the Planning Proposal, who best to approach for support (e.g. members of parliament as well as from within the community) and what other steps could be taken to garner support for the Precinct's position.

It was noted that the following issues had been raised at previous meetings about the project overall:

- Shadowing of Yeo and Harrison St
- Irrevocable and unwelcome change of character of Neutral Bay shopping village.
- Excess height
- Turning its back on the rest of the Neutral Bay shopping centre
- Sets a precedence for more high rise of a similar nature in the area
- The plaza proposed would be a wind tunnel
- Traffic and parking issues:
 - would lead to an increase in volume of vehicles especially in Yeo St, Wycombe Rd and Rangers Rd.
 - Yeo St is already a high-volume traffic area with local traffic and commercial deliveries to Woolworths and other shops.
 - Increased competition for already scarce street parking.
 - concern for possible impacts on the local school and church.

There was further discussion of the major concern of the precedent that approval of this PP would set for other developments in the area. The problem with increased traffic was also discussed further.

This PP is expected to be presented to the North Sydney Local Planning Panel on 14 September. The general public can make submissions to and address the Panel (but only by Zoom).

Interested parties were advised to keep checking the NSC website for confirmation of the date.

https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/Planning_Proposals/Status_Progress

12-14 Waters Road

12-14 Waters Road, Neutral Bay

It was noted that this development provides an example of the Planning Proposal process and shares a similar origin and reference to the now rescinded Military Road Corridor Planning Study.

The original DA for a mixed use residential/commercial building was approved and it is currently being advertised for 'off the plan sales.

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| | <p>Initially the Sydney North Planning Panel gave development consent for a 5-storey building with a height of 21.3m in a 16m zone.</p> <p>The developer then applied to “convert” the DA to a Planning Proposal in December 2021 in order to further increase the height limit. This was rejected by NSC.</p> <p>Item 8.09 reported to 26 April 2022 details the PP rejection. The Exec Summary and Background provide some context in relationship to the DA - https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/Council_Meetings/Council_Reports_26_Apr_2022</p> <p>Rejected for the following reasons:</p> <p><i>The proposal does not demonstrate site specific merit due to the following:</i></p> <ul style="list-style-type: none"> ● - <i>the height being sought by the proposal is excessive given its stated objectives of achieving a single additional storey;</i> ● <i>the proposed underground portion of commercial floor space is of substandard amenity.</i> <p>This development is scheduled for a forthcoming meeting of the Sydney North Planning Panel (the same Panel that approved the 5 storey DA) to consider whether the height limit for the site should be increased from 16m to 26m. (The developers say they want one extra storey.)</p> <p>The developer is currently seeking a rezoning review via the NSW State Government.</p> |
| <p>Cammeray Park</p> | <p>Meeting attendees were provided with a brief update and advised of a forthcoming multi-Precinct meeting to be held on Wednesday, 7 September at Hutley Hall at 6pm which is open to all residents. The main speaker at this meeting is the State Member for Willoughby, Tim James.</p> |
| <p>Traffic and Pedestrian safety</p> | <p>Military Road pedestrian safety</p> <p>GS, a resident of Cremorne, who has been campaigning for improvements to pedestrian safety at Cremorne within the Military Road section of Cremorne “village”, provided an update to the meeting. GS stated that local Police and community representatives seem to be of the opinion that there are no safety issues at Cremorne due to the lack of accident data. It was noted that there was no official data on "near-misses". However, most meeting attendees reported having witnessed or personally experienced a dangerous situation on Military Road.</p> <p>It was agreed that it would be very helpful if Precinct members could help to gather photographic evidence and to report any situations they observe or experience. Meeting attendees were provided with a list of contacts to send the evidence to, including North Sydney Traffic Police, the Member for Willoughby, the Member for Northshore, as well as the NSW Minister for</p> |

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| | <p>Metropolitan Roads.</p> <p>It was noted also that if enough data is gathered it may be possible for the material to be presented formally to the NSC Traffic Committee</p> <p>(Contact Convenor for list of these contacts)</p> |
| <p>Development Cammeray shops</p> | <p>451 Miller Street, Cammeray - Submissions close 16/09/2022</p> <p>DA 248/2022 - Demolition of existing buildings and works and construction of a mixed-use building comprising 12 units and one retail premise, with a basement, landscaping and associated works.</p> <p>This DA was noted as a general matter of public interest.</p> <p>Meeting attendees noted the similarity in architectural style and era with the remaining Federation era shops along Military Road, Neutral Bay, and that the Council Historian has previously supplied background information about the architecture and history of shops of this type that exist in Neutral Bay and Cammeray:</p> <p><i>Federation Free Style is typical of shopping strips of this period and reflects the dominant English aesthetic that pervaded commercial and domestic architecture in Sydney from the 1880s to the 1920s.</i></p> <p><i>Neutral Bay was a showcase of this style and, indeed, was home to Walter Liberty Vernon who did so much to promote English Revival architecture in his capacity as a private architect and developer with the Neutral Bay Land Development Company, and the New South Wales Government architect from 1890.</i></p> <p><i>These shopfronts reflect that style and they link this part of North Sydney to other suburbs, not least Cammeray, which boomed during the war years and saw similar commercial strips developed.” (Dr Hoskins, North Sydney Council Historian)</i></p> |



Image of current streetscape (Google map view)



Image of streetscape with the proposed development


Meeting attendees commented and agreed that **the design should stipulate retention of the facades to retain the Federation streetscape features.**

Similar shop facades line Military Road, Cremorne. It was noted that the Bougainvillea Retirement Village frontage to Military Road has retained the heritage facades with the new building set back behind the original facade.



Military Road, Neutral Bay

Meeting attendees were encouraged to make submissions to Council regarding this DA.

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| <p>Public Domain Issues</p> <p>Pedestrian Safety</p> | <p>Cabramatta Road and Spofforth St.</p> <p>It was noted that the pedestrian “LOOK” signs are worn out adding to the existing unsafe conditions for pedestrians.</p>  <p>Attendees at the meeting were of the view that more pedestrian friendly ‘treatments’ are needed at this location, particularly due to the high level of interaction with vehicles and pedestrians. The Mosman side of Cabramatta Road has a raised road surface with white “wombat” markings which provides a better level of pedestrian safety.</p> <p>Q: Is this location suitable for similar “Wombat Crossing” markings?</p> |
| <p>Parking issues</p> <p>Harrison Street</p> | <p>Harrison St - inappropriate car parking</p> <p>Residents of Harrison Street have reported issues with a parking space outside 5 Harrison St which is too small to accommodate “normal” size cars and is more appropriate for a motorcycle space.</p> <p>As shown in the photo, large vehicles attempt to squeeze into the small parking space resulting in obstruction of driveway access for residents of 5 Harrison St and damage to ‘Streets Alive’ gardens which were funded by NSC (plants supplied by NSC). In particular, cars mounting the planter gardens have resulted in damage to the sandstone raised beds which then have to be repaired by council.</p> <p>It was noted that parking signage indicates currently that parking is permitted at this location.</p> <p>Harrison Street residents would like this anomaly to be rectified. It was noted that previously an Identical situation existed at the Rangers Road end of Harrison St near the lane way. The problem was solved by Council erecting a No Stopping sign.</p> |



Action: Council response requested.

YOUR SAY

Arts & Cultural Strategic Plan: feedback extended to 1 November 2022 (See May Minutes for Precinct response) - Precinct members are encouraged to make personal submissions.

Draft Disability Inclusion Action Plan - It was noted that the Draft Disability Inclusion Action Plan (DIAP) is now on exhibition. Feedback is open until 12 September 2022. <https://yoursay.northsydney.nsw.gov.au/draft-diap>

It was noted that section 2.4 of the Plan states **Make it easier, safer and more predictable for people with disability to confidently navigate places and services, and receive services.**

It was noted that this aim is not always met in general practice. For example, our Precinct has discussed at previous meetings that there are often issues with safe and unimpeded access to footpaths. One issue of access is blockage of footpaths caused by construction sites - workers often restrict access to the public footpath creating unnecessary challenges by imposing lengthy and often dangerous detours for footpath users (eg crossing road multiple times) - and without adequate or prior warning.

Residents need better signage and notification flyers prior to footpath closures.

Bus to Books

New Council Service to help residents with access to Library

It was noted that there is a new Council's service for residents experiencing access difficulties: Bus to Books - a new free bus service, which will pick up residents directly from their homes, will offer transport to the Stanton Library by 10.30am - service operates on the last Friday of every month.

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| Meeting concluded | Meeting concluded at 8.15pm |
| Next Meeting | Due to Convenors being unavailable, the 6 October meeting will not be held. Brightmore and Willoughby Bay Precinct have extended open invitations to Harrison/Bennett precinct members to attend their meetings during this period. (Brightmore – 12 October 2022, Willoughby Bay: 13 October 2022) |