

Harrison Precinct

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

Attendance	23 attendees registered (including 2 visitors from Brightmore Precinct) Apologies : LB, HL, AP, LP, JA, GP, BD, GC, ARC, JS
Previous Meeting Minutes	Minutes from 3 November 2022 meeting were confirmed by PC and seconded by GW.
Review of Statement of Actions (SOA) from previous meeting	<p>WHT/Warringah Freeway upgrade</p> <p>As agreed, the Precinct wrote to the Member for North Shore, Felicity Wilson, to thank her for organising the 12/10/22 presentation by TfNSW representatives about the impacts of the WHT and WFU on Cremorne, and to convey that our community is concerned about the information we were given. Of particular concern are the proposed changes to access points to the Cahill Expressway from North Cremorne.</p> <p>On 25/11/22 the Precinct received the following response:</p> <p><i>From: ElectorateOffice NorthShore <NorthShore@parliament.nsw.gov.au> Date: Fri, 25 Nov 2022 at 12:29 Subject: Join me to discuss the Warringah Freeway Upgrade works To: harrison.precinct@gmail.com <harrison.precinct@gmail.com></i></p> <p><i>Good afternoon</i></p> <p><i>Thank you for sharing your concerns with me about construction impacts from the Warringah Freeway Upgrade. As I have heard from a number of people recently, I wanted to ensure there was an opportunity for us to talk in person.</i></p> <p><i>I know that you, and others, are understandably concerned about the major works that are already underway and the next steps including tree removal. I often get questions regarding what works are taking place around the High St area and Alfred St North specifically.</i></p> <p><i>Because of the immediacy of the works, if you are available tomorrow, I'd like to offer the opportunity for us to meet to discuss these issues at the park on the corner of Whaling Rd and Alfred St Nth at 11:30 am (26/11). I will be there to listen and hear your views and help address questions where I can.</i></p> <p><i>I look forward to hopefully seeing you tomorrow.</i></p> <p><i>Take care</i></p> <p><i>Felicity</i></p>

	<p>The letter to Ms Wilson and her reply were discussed by meeting attendees. Unfortunately due to the short notice and prior engagements Precinct representatives were unable to attend.</p> <p>Council's Public Projects Interface Manager has advised that the WFU project will maintain links to southbound traffic from Ernest Street to the SHB for traffic travelling east and west on Ernest Street. Access will also be maintained for Northbound traffic on the Freeway to Ernest Street in both east and westerly directions.</p> <p>However, this information has been queried because it was contrary to comments from the TfNSW representatives at the Brightmore presentation and perhaps applies only while the works are being carried out. There had been no reply from Council as at the date of the meeting to a query regarding this advice.</p> <p>A Brightmore Precinct attendee advised that the Member for Willoughby, Tim James, had stated at a meeting recently that the WHT would be dug beneath the seabed meaning a steeper gradient and thus a longer lead in area would be required.</p>
<p>Review of Council meetings</p>	<p>Meeting attendees were reminded that Council meetings are now held every two weeks.</p> <p>Parraween Street featured at the 14 November meeting. A number of the federation cottages from 50-88 Parraween Street have also met the threshold as locally significant heritage items i.e. 82, 84, 86 and 88 Parraween St and 50, 52, 54, 56, 70, 72, 78 and 80 Parraween Street. Refer to the Council website for more information.</p> <p>https://www.northsydney.nsw.gov.au/Council_Meetings/Council_News/Latest_News/Public_Notice_of_Interim_Heritage_Order</p>
<p>Development Applications</p>	<p>DA 334/22: 53 & 55 Yeo Street, Neutral Bay: <i>Demolition of existing structures and construction of a 4 storey residential flat building with 2 levels of basement parking.</i></p> <p>Issues noted:</p> <ul style="list-style-type: none"> ● Development inconsistent with surrounding buildings ● Currently all dwellings are 2 storeys ● Loss of amenity - overshadowing caused by 4 storey building blocking current northern solar access ● Lane way: unsuitable for increased traffic, danger to pedestrians who frequently use the laneway ● Curtilage: the proposed development site shares a boundary at the southern end with the heritage listed Harrison Group of houses, specifically 4-6 Harrison Street and heritage listed dwellings on Wycombe Road sharing rear access via Rangers Lane. <p>It is also in close proximity to a large number of other Local Heritage items including the Wycombe Road Group and the Cremorne Conservation Area.</p>

Harrison Group: Statement of significance

An excellent group of Federation houses which form a continuous streetscape of varied and interesting buildings. This group displays the trend to produce an Australian vernacular architectural style evolved from Queen Anne and Arts and Crafts idioms based on the bungalow form. Nos 4 and 6 are of particular interest, whilst No 10 is modest but complements the group. No 12 forms a natural boundary to the groups.

The Wycombe Road Group

A varied and stimulating group of Victorian and Federation houses of domestic scale forming a corridor along an important street. They form a significant group of high quality houses which together characterise Neutral Bay and contribute to the qualities of the vicinity. This is a group of varied houses comprising on the west side, three Victorian houses, two pairs of Queen Ann semi-detached pairs and two substantial Federation buildings. The east side has a continuous row of Federation single storey houses, culminating in a single two storey house. This building is designed in the various styles.



The developer's Heritage Impact Statement states that "*The identity of the architects and builders have not been uncovered during the preparation of this report*". However, the Stanton Library Heritage Centre holds information about the architect of 53 Yeo Street, who was OH (Oswald Henry) Lewis around 1911 (ref: Stanton Library)

Further research by Precinct members has yielded additional information:

OH Lewis was born in 1858 and died in 1923. His father, OH (Oswald Huddle) Lewis, was also an architect (died 1895). Oscar Jnr worked with his father at 'OH Lewis and Sons', a firm of architects. OH Senior's father, Mortimer Lewis was a prominent New South Wales Government Architect from 1835 (fifteen year tenure). His buildings include the courthouses and gaols at Darlinghurst and Berrima; the Customs House at Circular Quay; the Tarban Creek Lunatic Asylum (now known as Gladesville Hospital); the King's School, Parramatta and Bronte House (personal project).

Meeting attendees asked if Councillors were considering whether an IHO should be sought to protect the properties while an independent report is carried out by

heritage architects. It was noted, however, that the matter is not listed on the agenda for Council's last meeting of the year, 12 December.

Motion: That the Precinct submit an objection to DA 334/22.

Voting: 21 For, 2 Abstaining.

Action: Convenors to prepare and submit

DA 351/22: 152-156 Wycombe Road and 165-167 Military Road, Neutral Bay

This DA involves the demolition of the four existing two-storey mixed use buildings on the site and the construction of a new, modern six-storey residential shop-top building in their place.

The proposed new building comprises 2 ground floor retail shop tenancies with 21 residential apartments across the upper five levels. Off-street car, motorcycle and bicycle parking is to be provided within a new three-level basement parking area, with vehicular access provided via a new driveway located off May Lane.

Proposal exceeds height limit by 5.835m, representing a 36.4% variation to the development control of 16m.

It was noted that this DA is located within the Brightmore Precinct, an anomaly that could be addressed through the Precinct Review.

The NSC website states that this DA was rejected by the DRP on 22/11/2022.

Action: NIL at present given the above rejection.

DA 230/22 - 112-114 Wycombe Rd, Neutral Bay

Partial demolition of existing structures and construction of a 4-storey residential flat building with basement parking.

The site is located within the boundaries of the Cremorne Conservation Area, At the October meeting of Neutral Precinct it was unanimously agreed that the Precinct lodge an objection on this DA.

Problems identified include inappropriate scale of the design, disregard for heritage and highly disruptive and unsafe Barry Lane access for current residents and pedestrians from the general community as well as unsafe conditions during construction and unsuitability to increased vehicular movements.


It was noted that this DA had been reviewed by the NSC Design Excellence Panel on 11 October 2022 which found that the proposed development was not supported in its current form. The Panel recommended an amended proposal should be prepared, satisfactorily addressing the identified issues.

There was some discussion about the need for a TMAP covering the whole area in light of all the above DAs and the Rangers Road proposal from Woolworths. It was unanimously agreed that Yeo Street is already a busy narrow road and it cannot handle any more traffic. It was noted that it is already extremely difficult to

	<p>exit from May Lane and other streets (e.g. Barry Street).</p> <p>Motion: That the Precinct objects to the DA in its current form.</p> <p>Voting: 21 for, 2 abstaining</p> <p>Action: Nil at present given the above recommendation. However, it was unanimously agreed that should an amended or new DA be submitted before the next Precinct meeting in February 2023, the Precinct is to write and request an extension of time so that a submission can be made.</p> <p>40 Spofforth Street, Cremorne: for sale</p> <p>A resident brought to the Precinct’s attention that this property is currently on the market. The ad states:</p> <p><i>“Block of 30 units being sold in one line, Oversized land holding of 2,088sqm, Abundance of car parking on site, Currently zoned R3 medium density Leased investment, strata conversion or redevelopment STCA”</i></p> <p>This building has had the same owner for over 40 years with many long-term tenants. Residents are concerned about the possible loss of their homes and loss of affordable rental. Mention was made that this was a missed opportunity for an affordable housing provider to purchase the block.</p>
<p>Other Planning Proposals</p>	<p>PP 6/22: 1-7 Rangers Road - (Woolworths) - update</p> <p>A briefing report is now available on the Department of Planning Website</p> <p>https://www.planningportal.nsw.gov.au/rezoning-reviews/under-assessment/1-7-rangers-road-and-50-yeo-street-neutral-bay-planning-proposal</p> <p>The “Briefing Report” (first document under "documents") is recommended reading. The amended architectural plans revise the 40 metre height (fits 12 storeys) to 32.5 metres (fits 10 storeys) and the 30 metre height (fits 9 storeys) to 25.6 metres (fits 8 storeys). The plans show a 25.6 metre block along the whole Yeo Street frontage.</p> <p>The following provides a recap of this Planning Proposal to date:</p> <ul style="list-style-type: none"> ● Council unanimously rejected Woolworths' planning Proposal at its meeting on 10 October 2022. ● Woolworths lodged a request for a Rezoning Review to the Department of Planning on 14 October 2022. ● A Rezoning Review is a request for the department to overturn the Council decision. ● The Department's Sydney North Planning Panel (SNPP) will consider the request on 7 December 2022. ● The Department's report guiding the SNPP will be finalised about two weeks prior to this meeting. ● A community campaign is underway asking residents to send submissions to the Department of Planning, the Minister and local State Members with the subject line "No Gateway Approval for Woolworths Neutral Bay" and saying they object, particularly with regard to traffic congestion, height

	<p>and overshadowing.</p> <ul style="list-style-type: none"> ● If SNPP recommends the Planning Proposal as having "strategic merit", it will be up to the Department to decide whether it issues Gateway Approval. ● At this point, the Department has decided the proposal has strategic merit and it becomes almost impossible to stop the proposal. <p>It was suggested that the Precinct should write to the Shadow Minister for Planning as well as the Leader of the Opposition, Chris Minns, asking what the Opposition's position is on such large developments in unsuitable areas.</p>
	<p>PP 7/22 Holt Avenue - Update</p> <p>The meeting was provided with an update on the Planning Proposal for the Holt Avenue Group of dwellings. Following of the refusal of the Dept of Planning to proceed to list the Group as local heritage items, Council resolved, at its meeting of 14 November 2022:</p> <ol style="list-style-type: none"> 1. THAT Council pursue a Gateway Determination review by the Independent Planning Commission, and if the review is successful, that the Minister for Planning be requested to extend the application of the Interim Heritage Order for a period that is reasonable to complete finalisation of the Planning Proposal. 2. THAT Council, in parallel to item 1 above, prepare a new planning proposal for all previously identified properties, with the deletion of 131 and 133 Holt Avenue (i.e. 115, 117, 119, 121, 123, 125 Holt Avenue). 3. THAT Council actively lobby the Minister for Environment and Heritage to extend the existing heritage order. <p>NSW Planning Department - now denotes the Planning Proposal as at "Post Exhibition" Stage.</p> <p>Precinct members were advised that they can access a video on the Council website which explains the Planning Proposal process.</p>
<p>Traffic and pedestrian safety</p>	<p>The ongoing issue of lack of pedestrian safety on Military Road, Cremorne was once again noted and discussed - in particular, the serious danger posed to pedestrians by vehicles queuing across intersections and/or not stopping on red signals at Spofforth St- Military Road and Cabramatta Rd-Military Road.</p> <p>It was noted that the unsafe conditions on Military Road, Cremorne are directly attributable to the Tidal Flow system which was installed contrary to NSW road safety guidelines.</p> <p>GS from Brightmore Precinct shared a copy of correspondence with the Member for Willoughby on the issue of Military Road safety in Cremorne which stated that <i>"The NSW Police Force takes road safety very seriously and I can advise that both North Shore Police Area Command and North Shore Highway Patrol actively patrol the Cremorne area regularly throughout the day, with a focus on pedestrian safety and the free flow of traffic along Military Road"</i>.</p>

	<p>Meeting attendees remarked that there was no visible police presence in Cremorne and that buses frequently did not use the dedicated bus lane. Buses were also blocking intersections and if this occurred members were urged to take down the number plate and time of day and report it to the bus operator.</p> <p>Holt Avenue and Spofforth Street, Cremorne - traffic safety The issue of safety at the intersection of Holt Ave and Spofforth St was once again discussed. As reported in the November Minutes, another serious accident had occurred at the intersection on 10/9/22 involving two vehicles which sustained significant damage.</p> <p>It was suggested that the Precinct write to Mosman Council and urge them to finalise the community consultation so that safety improvements can be addressed. North Sydney residents continue to favour the installation of a roundabout at Holt Avenue.</p>
<p>Harrison/Bennett Precinct Formal Merger Proposal</p>	<p>Meeting attendees were reminded that a formal merger of Harrison/Bennett Precinct will be considered over the next few months with a view to finalisation by June 2023. Issues to be considered include:</p> <p>Name - need to determine a name for the new Precinct area Boundaries - should the new Precinct want boundary changes that affect an adjacent Precinct area, then consultation with the adjacent Precinct area will be required. Anomalies include Wycombe Road at Military Road which appears to be currently allocated to Brightmore Precinct. Operational funding - whether additional funding will be available for merged/larger Precinct areas is yet to be determined (this is being explored via Working Group 1 as part of the updated Guidelines).</p> <p>This discussion will continue at future Precinct meetings during 2023.</p>
<p>Cremorne Streetscape meeting</p>	<p>The Cremorne Streetscape Committee met on 8 November 2022. The Minutes state that NSC aims to completely refresh Cremorne Plaza & Langley Place and that "Gateway" treatments into Cremorne will be undertaken at the entrance points. Concept designs are to be presented at the 12/12/22 Council meeting.</p> <p>A Public exhibition period will follow - possibly to start this year and carry through the Christmas/New Year break with a final decision anticipated in February/March 2023.</p>

<p>Other business</p> <p>Public Domain issues</p>	<p>It was noted that the water seepage outside 126 Holt Ave has recurred and the constant dampness has resulted in the footpath becoming slippery which is a danger to pedestrians.</p> 
<p>YOUR SAY</p>	<p>Members were advised of the following Yoursay item.</p> <p>Draft NSDCP2013 Amendment - Car Parking Rates for new high-density developments in areas with high public transport access</p> <p>Feedback closes Tuesday, 13 December 2022</p> <p>It was noted that Council is seeking community's feedback on draft amendments to the North Sydney Development Control Plan 2013 (NSDCP 2013). The amendments seek to reduce the rate of off-street parking for new high density residential developments in areas that have been identified as having high public transport accessibility (parts of Crows Nest, St Leonards, North Sydney, Wollstonecraft, Lavender Bay and Milsons Point).</p>
<p>Meeting concluded</p>	<p>The meeting concluded at 9pm.</p>
<p>Next Meeting</p>	<p>1 February 2023 - meeting tba</p>