

**Harrison Precinct**  
 Minutes of Meeting  
 held on Thursday, 2 February 2023 at 6pm  
 Cremorne Early Childhood Centre, 108 Parraween St, Cremorne

<b>Attendance</b>	23 attendees (including 2 visitors from Brightmore Precinct) Apologies : JS, AP, LP, FK, PVM, KD, PM, KB
<b>Previous Meeting Minutes</b>	Minutes from 1 December 2022 meeting were confirmed by JA and seconded by FG.
<b>Guest Speaker Councillor Shannon Welch</b>	<p>Cr Welch provided an update on traffic issues in Cremorne.</p> <p>The meeting was advised that Council is having trouble recruiting staff to the Traffic section which impacts on its ability to deliver outcomes in a timely manner.</p> <p>Council is “<i>ready to go</i>” with the roundabout at the intersection of Spofforth Street and Rangers Road, however, Mosman Council has yet to agree to the project.</p> <p>Federal funding is available to address the problem as the intersection of Holt Avenue and Spofforth Street has been declared a traffic ‘black spot’. However, Mosman Council has yet to undertake the necessary community consultation before the safety features can be agreed between the two councils..</p> <p>Regarding the traffic congestion on Military Road, one attendee raised the point that the traffic lights are not synchronised. Another attendee pointed out that issues on Military Road should be raised with TfNSW which is responsible for main roads.</p> <p>Another attendee, GS, gave a brief background to some specific problems on Military Road. GS pointed out that previous community feedback had confirmed a preference for traffic calming devices (eg 50 or 40 km restrictions). It was pointed out that the Tidal Flow on Military Road was installed despite its siting within a high pedestrian activity location being in breach of TfNSW’s own safety guidelines. GS has campaigned for red light cameras to be installed as a safety measure without success to date. GS is to write to Cr Welch summarises the issues and actions to date.</p> <p>Cr Welch was asked whether Council had an ongoing project with respect to the Western Harbour Tunnel. Cr Welch did not think so but noted that Council’s Traffic Department works closely with TfNSW.</p> <p>Cr Welch was also asked if she was aware about the issue of “Dark Kitchens”. A Precinct member has raised issues regarding a ‘Dark Kitchen’ at Shop 3, 4 Ranger Rd which has affected the amenity of residents. Delivery drivers are congregating on the footpath outside the shop, disrupting pedestrian access and causing environmental damage by smoking and leaving discarded cigarette butts. A meeting attendee advised that these issues had been raised with the manager of the shop who advised that he would arrange a separate area at the rear of the shop for drivers to wait in.</p>

**Development Applications**

**New DA 404/2022 (previously DA 351/22)  
152-156 Wycombe Road and 165-167 Military Road, Neutral Bay**

The previous DA for this site was rejected by the Design Review Panel (DRP) on 22/11/2022.

The developer is currently seeking a variation to the height. The plan submitted requests 21.835 metres in a 16 metres zone - a 36.4% variation - in order to fit in an extra storey. The other concerns are the overshadowing of adjacent buildings, safety issues with additional vehicles trying to access Yeo Street and additional traffic congestion in Yeo Street.

As previously discussed, vehicular access to/from the proposed building will be via May Lane which is a local service lane that provides rear vehicular and pedestrian access to properties fronting Military Road and Yeo Street. Traffic flow is restricted to one-way eastbound movements only. Approaching traffic tends to do so via Yeo Street – Barry Street – May Lane, while departing traffic must exit to Yeo Street. Time-restricted metered kerbside parking is permitted at selected locations along the laneway, subject to signposted restrictions.

The traffic implications of the development proposal primarily concern the nett change in the amount of traffic generated compared to its existing and/or approved uses, and its impact on the performance of the surrounding road network, particularly during the weekday morning and afternoon peak periods.

Precinct meeting feedback:

Presence of and effect on egress and access to the Fire Station on Yeo Street was not included in any DA documentation This proposed height variation would set a poor precedent for Neutral Bay village.

**Motion: that the Precinct lodges an objection to the amended DA on the grounds of the increased height, overshadowing and the resulting traffic issues.**

Moved by GW, Seconded by BD

For: 20

Against: nil

Abstain: 2

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

**DA 95/2022 - 290 Military Road (McDonalds)**

It was noted that TfNSW had vetoed the idea of having a combined entry/exit driveway. The DA is now restricted to improvements to the remote order stations for drive-through customers and it appears that this should have no impact on the neighbours. There was no support for a proposal to write to the Council asking if any pedestrian safety measures could be installed at the entrance and exit driveways as part of the DA process.

**DA 334/22: 53 and 55 Yeo Street, Neutral Bay**

It was noted that there are ongoing concerns with the use of Rangers Lane for vehicular access to the proposed building. This Lane is currently a well used shared pedestrian/vehicle area. It has only one entry/exit point to Harrison Street. The development proposed would result in 19 extra vehicles having access to the Lane which poses a significant risk to pedestrian safety and residents are concerned that this could see a change to the current usage of the laneway in favour of vehicles.

It was noted that 55 Yeo Street currently has driveway access on Yeo Street. The DA does not utilise this existing access.

It was noted that additional documentation has been uploaded to the Council website including a report from the Design Excellence Panel (**DEP**) dated 13.12.22 as well as a 15.12.22 update to the Heritage Impact Statement by the developer's heritage consultant, Weir Phillips.

The DEP stated it "broadly supported" the proposed design subject to identified issues being addressed.

Meeting attendees also noted issues of loss of vegetation and trees in the area as well as insufficient set back with existing dwellings in Harrison Street.

It was noted that there is a motion before the Council meeting of 13 February 2023:

- THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 53 and 55 Yeo Street, Neutral Bay.
- That the advice include an assessment of local heritage significance under the Wycombe Road Group NSH1255 listing.
  
- 2.THAT Council prepare an urgent report to assess whether 53 and 55 Yeo Street, Neutral Bay ought to be included in the South Cremorne Heritage Conservation Area. .
- THAT the review consider whether the 53 and 55 Yeo Street properties may be heritage or contributory items within the conservation area.

**Motion:** that the Precinct writes to all Councillors seeking support for the above motion before Council.

Moved by: JA, Seconded by: CS

For: Unanimous

Abstain: 2

**DA 243/21: 115-119 Holt Ave, Cremorne** - update only

A Conciliation Conference of the Land & Environment Court (**LEC**) is scheduled for 9.30 am on Monday, 6 February at the site.

The developer has appealed to the LEC despite the fact that the houses are currently protected by an Interim Heritage Order (**IHO**). The IHO is current until 11 March 2023. Council and the community are requesting the Minister for Environment and Heritage,

	<p>James Griffin, to issue a new IHO to enable Council to complete the documentation required for a Planning Proposal which would support a rezoning of the dwellings as heritage items on the local NSC LEP.</p> <p>There are 5 people registered to speak at the Conciliation Conference on 6.2.23. Meeting attendees were encouraged to come along to the Conference to show the Commissioner the level of local interest there is in this matter.</p> <p><b>Amended DA 269/21 - 368 Military Rd/75 Parraween St (Platino - Seventy5)</b> It was brought to the Precinct's attention that there was another amended DA for this site. The amended DA proposes a modification to the approved development to increase the setback of upper levels to Military Road; increase the number of units from 6 to 7; make minor internal alterations and modify specific conditions of development consent.</p> <p>The Precinct lodged an objection to the original DA in October 2021. Since then this DA has undergone a number of modifications (This is the fourth DA submitted for this development site)</p> <p><u>Precinct feedback</u> overall is that this is overdevelopment by stealth. The modification seeks to return the number of units to 7, which was the number approved by Council in the original DA.</p> <p>The meeting agreed that the Precinct should write to the Council objecting to the increase in the number of units and to confirm support for the Council's heritage officer as there have been a number of improvements made to ensure that the new building is in character with the Orpheum.</p>
<p><b>Pathways Parraween Street (Update only)</b></p>	<p>The developer, Pathways, is holding an information session (about the aged care facility that they are planning to build) at the Neutral Bay Community Centre on Saturday 4.2.23.</p> <p>The development covers some 20 houses and apartment buildings in Parraween and Gerard Street.</p> <p>The developer has Complying Development Certificates which enable them to demolish those buildings not covered by the IHO. The IHO only covers 12 of the cottages and further research is being carried out in support of the planning proposal to be lodged by Council to have all the houses listed as items of local historical significance.</p>
<p><b>Planning Proposals</b></p>	<p><b>PP 1/23: 1-7 Rangers Road - (Woolworths) - New Planning Proposal</b></p> <p>On 11 January 2023, the developer (Fabcot/Woolworths) lodged a new Planning Proposal (PP 1/23) following the failure to gain approval for their previous PP from the Sydney North Planning Panel (<b>SNPP</b>) in December 2022. There is currently no limit to the number of PPs that a developer can lodge for a site.</p> <p>While the SNPP rejected the earlier PP it considered the proposal had demonstrated some strategic merit. However, the SNPP noted that the proposal remained unacceptable in terms of number of storeys, human-scale frontage to the proposed</p>

plaza, incorporation of public land, non-residential FSR, overshadowing traffic and transition to low-scale residential areas south of the site.

Council received a letter from Fabcot in December setting out a summary of the public benefits that the developer was willing to offer as part of the planning proposal. The benefits offered included public car parking, publicly accessible square and public area, public wi-fi and public domain improvements and landscaping.

The following motion was discussed.

**That:** Precinct objects to the Woolworths Rangers Road PP 1/23 and requests Council urgently develop an urban design vision and VPA policy for the site with its response to the PP to provide for:

- minimised overshadowing and traffic impacts
- defined reasonable floor-to-floor heights
- setbacks in accordance with NSDCP 2013 and the ADG
- cash contribution in lieu of public parking spaces
- reduced car parking rates (high public transport accessibility)
- dedication of public plaza to Council ownership
- pedestrian permeability and public plaza expansion opportunities.

Moved by AK and seconded by FG.  
Vote: Unanimous

**PP 8/22: 15 Allister St, Cremorne** - update only.  
This PP is now at the **Pre-exhibition** stage with the Department of Planning:  
<https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/15-allister-street-cremorne>

The co-convenors will advise members of the Precinct when the proposal, to have the building at 15 Allister street listed as an item of logical heritage significance, is placed on the Council's **Have Your Say** website.

**PP 4/22: prohibition of residential flat buildings in the R3 Medium Density Residential Zone** - this is at "Post-exhibition" stage with the Department of Planning  
<https://www.planningportal.nsw.gov.au/ppr/post-exhibition/prohibition-residential-flat-buildings-r3-medium-density-residential-zone>

**PP 2/12-14 Waters Road, Neutral Bay** - is currently approved "Pre-exhibition stage", however, the developer has simultaneously lodged an amended DA (92/21) *to include additional level of strata titled residential apartments (increase height from five to six storeys).*

**Motion:** that the Precinct lodge an objection to the most recent amendment of DA 92/21.

Vote: Moved by: JA, Seconded by HL - Unanimous

<p><b>Harrison/Bennett Precinct Formal Merger Proposal</b></p>	<p>As previously noted there are several anomalies and/or confusing boundary lines which currently exist between Harrison and Brightmore Precinct.</p> <p>Recent discussion of DA 404/2022 revealed that this site currently falls into Brightmore Precinct - specifically 165-167 Military Road and 152-156 Wycombe Road, Neutral Bay.</p> <p>Currently a portion of the southern side of Parraween Street and the northern side of Military Road, Cremorne fall into Harrison Precinct.</p> <p>It was discussed and agreed that it would be more logical to reassign 165-167 Military Road, Neutral Bay/52-156 Wycombe Road to Harrison Precinct and to incorporate Parraween Street and the northern side of Military Road, Cremorne into Brightmore Precinct.</p> <p><b>Motion:</b> That Harrison Precinct approach Brightmore Precinct to amend Harrison Precinct’s current boundary to include 165-173 Military Rd and 152-156 Wycombe Road, Neutral Bay in return for relinquishing the northern side of Military Road and the southern side of Parraween Street, between Winnie &amp; Macpherson Streets, Cremorne, to Brightmore Precinct.</p>
<p><b>Your Say</b></p>	<p><b>Cremorne Plaza and Langley Place - Public Domain Upgrades</b></p> <p>The Precinct requested and was granted an extension to the public feedback period.</p> <p>The following note was received:  <i>Council’s Engineering Project Manager has advised that the design options are being revised to include preliminary feedback which closes on 31 January such as evergreen trees, more greenery and improved access. At this point there are no designs to share yet. At this stage Council is anticipating the design options to be available from 7 February, which is the start of the next stage of consultation.</i></p> <p><b>The following are suggestions arising from the discussion at the meeting:</b></p> <ul style="list-style-type: none"> <li>● green wall on Military Road</li> <li>● improve lighting</li> <li>● more seating</li> <li>● improve wheelchair access</li> <li>● provide all-weather awning/ pergola - current “tents” are not acceptable</li> <li>● no need for children’s play area</li> <li>● incorporate art-deco themes</li> </ul> <p><b>Action: Convenors to submit feedback</b></p>
<p><b>Meeting concluded</b></p>	<p>The meeting concluded at 8 pm</p>
<p><b>Next Meeting</b></p>	<p><b>Thursday 2 March 2023</b> - venue and time TBA.  An online poll is being conducted to ascertain the preferred mode of meeting.</p>