

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

Attendance	10 attendees including 1 visitor from Neutral Bay & Cremorne Progress Association (NBCPA) Apologies : AP, LP, HL, GW, KD, JA, GP, FK, BD.
Previous Meeting Minutes	Minutes from 2 February 2023 meeting were confirmed by RW, seconded by LB
Review items from recent Council meetings	<p><u>13 February 2023 Meeting</u>: Councillors voted to support an Interim Heritage Order (IHO) in respect of the two dwellings at 53 & 55 Yeo Street, Neutral Bay. An IHO was formally gazetted on 23 February 2023 and will last for 6 months while the following actions are undertaken:</p> <ol style="list-style-type: none"> 1. The advice is to include an assessment of local heritage significance under the Wycombe Road Group NSH1255 listing. 2. Council is to 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. . 3. The review is to consider whether the 53 and 55 Yeo Street properties may be heritage or contributory items within the conservation area. <p><u>27 February 2023 Meeting</u>: The following Motion (submitted by Crs Welch, Beregi & Lamb) regarding traffic upgrade works on Spofforth Street and Holt Avenue, Cremorne was passed:</p> <ol style="list-style-type: none"> 1. THAT North Sydney Council invite Mosman Councillors and Mayor to North Sydney Council for a briefing to discuss concept plans for traffic upgrade works on Spofforth Street and Holt Avenue, Cremorne. <p>It was noted that a pedestrian refuge at the intersection of Holt Ave and Spofforth St is “shovel ready”.</p> <p>Motion: That the Precinct formally thank Cr Welch for her close attention, and attempts, to make progress on addressing the Holt Ave/Spofforth St safety issues.</p> <p>Action unanimously agreed.</p> <p><u>28 February 2023 Meeting</u>: Councillors voted (6/4) amongst other things, that as TfNSW advise that they will be proceeding with or without owner’s consent, Council provide Land Owner’s consent to enable the lodgement of an application under Section 60 of the Heritage Act 1977 to progress the Sydney Harbour Bridge Northern Cycleway Access project on the condition that, with the community front of mind and to support further amenity, active transport and open space outcomes, TfNSW provides Council with a contribution of \$2.5M towards Council’s planned improvements to Bradfield Park.</p> <p><u>1 March 2023 Meeting</u>: A motion to rescind the above decisions in relation to the Sydney Harbour Bridge Northern Cycleway Access project was defeated.</p>

**Harrison/
Bennett
Precinct
Merger**

Meeting attendees unanimously agreed to proceed with the merger of Harrison and Bennett Precincts.

It was noted that Edwards and Union Precincts recently received formal approval from Council to merge. The new Precinct will be called Euroka Precinct. It was also noted that this merger occurred after a trial period of six months. It was thought that as Bennett Precinct members have been attending Harrison Precinct meetings since 2021 a trial period would not be necessary.

Action: to advise the Council of the decision to formally merge.

At the February 2023 Harrison Precinct meeting it was noted that there are several anomalies and/or confusing boundary lines which currently exist between Harrison and Brightmore Precincts and it had been agreed with Brightmore that these would be resolved. However, during discussion of the boundary realignments an attendee pointed out that Neutral Precinct is interested in acquiring (into its Precinct boundary), the section which includes the properties between 139-167 Military Road, Neutral Bay and possibly to extend its eastern boundary to Wycombe Road.

Meeting attendees agreed that it makes sense to realign boundaries so that it is clearer to residents which Precinct they fall into. It is evident at meetings that residents are unclear which Precinct they should belong to because of the ad hoc nature of the current boundaries.

Looking at the precinct maps, that would certainly be a much 'neater' arrangement as the boundaries for the newly merged Harrison/Bennett precinct could be Wycombe Road to the west and Military Road to the north leaving the eastern and southern boundaries as is.

In the circumstances the motion to accept the proposed realignment with Brightmore Precinct was deferred until further discussions with Brightmore and Neutral Precinct could be undertaken.

Action: Convenors to contact Brightmore and Neutral Precincts

**Development
-
Planning
Proposals**

PP1/23: 1-7 Rangers Rd, Neutral Bay

The Convenor of the Neutral Bay & Cremorne Progress Association (NBCPA) provided a status update, advising that the original proposal was rejected by the North Sydney Local Planning Panel on 7 December 2022 and new Planning Proposal 1/23 was lodged on 11 January 2023 proposing new heights.

- It was noted that the PP number printed on the February Harrison flyer was incorrect.
- Precinct members were again encouraged to make submissions to Council
- There is no formal cut off time, however Woolworths may appeal by way of a Rezoning Review in 90 days (April)
- Council planners will note submissions in their report to the North Sydney Local Planning Panel (**NSLPP**)
- Once the NSLPP has made its advice, the report is then presented to a Council meeting
- Meeting attendees were again reminded that a PP is a concept plan.
- It is not a DA and the plans lodged can be very different. The PP seeks to amend the planning controls in Council's Local Environmental Plan (LEP)
- A DA would still need to be submitted if/when the PP is approved. The DA stage would be an additional opportunity to provide Council with additional feedback on specific issues such as parking, overshadowing, building internal and external finishes.
- The most recent PP was rejected by the Sydney North Planning Panel in December 2022. However, the Panel stated that the revised plans with lower heights had "considerable merit". Based on this feedback, it was felt the current PP is likely to proceed.
- The main issues with the current PP remain height, overshadowing, lack of pedestrian connectivity of plaza and impact on traffic.

There was some discussion of whether approval of the current PP, which includes a new 8 storey height limit, would set a precedent for the Neutral Bay Town Centre Planning Study.

PP-2022-2712 covering 115-119 Holt Avenue, Cremorne - update only

On 6 February 2023 a Conciliation Conference of the Land & Environment Court was held on site between NSC and the developer - outcome unknown

On 23 February 2023 the Independent Planning Commission met with Council in relation to the Gateway Review for Holt Avenue. The following information was provided to our Precinct:

The meeting was held via Zoom and attended by Commissioner Peter Williams and staff from the IPC. The following represented North Sydney Council:

Neal McCarry, Team Leader, Strategic Planning;

Ben Boyd, Acting Manager, Strategic Planning;

Lisa Trueman, heritage expert (author Godden McKay Logan heritage report);

Cr Zoë Baker

Council staff noted that the advisory committee from the Office of Environment and

Heritage (in a minute of a meeting held on 31 January 2023) recommended to the Heritage Minister, James Griffin, MP, that the IHO for Holt Avenue should be extended.

It appears that the Minister has had that advice since then and has not acted to do so.

The IPC will publish a transcript of the meeting with Council and DPIE on its website as soon as it is available (see [Independent Planning Commission - Gateway Review Holt Avenue Cremorne \(nsw.gov.au\)](https://www.independentplanningcommission.nsw.gov.au/gateway-review-holt-avenue-cremorne)).

Commissioner Williams advised that he intends to make a decision as soon as possible but did not provide any date/time estimate.

On 27 February 2023 a Mayoral Minute was presented to Council. Councillors unanimously agreed to the following:

1. THAT Council urgently write to the Minister for Heritage urging, in the strongest possible terms that he act immediately to make an Interim Heritage Order over the property at 115,117 & 119 Holt Avenue, Cremorne, commencing on 11 March 2023

The IHO is current until 11 March 2023.

Postscript: News was received after the meeting concluded that a new IHO has been gazetted for a period of 12 months.

PP 2/12-14 Waters Road, Neutral Bay - this development is currently underway However, as discussed previously, 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) as well as a PP.*

Precinct members had previously voted to lodge an objection to the most recent amendment of DA 92/21.

The PP has now received gateway approval and is ***under exhibition*** on the NSW Planning Portal for the period: 22/02/2023 - 22/03/2023.

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/planning-proposal-12-14-waters-road-neutral-bay>

The Planning Proposal seeks to amend NSLEP as follows:

- Increase the maximum building height from 16 metres to 22 metres;
- Increase the minimum non-residential FSR from 0.5:1 to 1.2:1; and
- Introduce a site-specific height provision to allow an additional 2 metres for rooftop facilities.

The convenor of the Neutral Bay & Cremorne Progress Association (NBCPA) shared the Association's concerns with this PP and encouraged precinct members and the Precinct to make a submission.

Motion: that the Precinct make a submission objecting to PP

	<p>The detrimental impact of the approval of this PP on the Neutral Bay Town Centre Planning Study was noted by all attendees. The motion was unanimously agreed to.</p> <p>Action: Convenors to prepare and submit the objection to the NSW Planning Portal</p> <p>Attendees were encouraged to make their own submissions on the Department's Planning Portal.</p>
<p>Your Say</p>	<p>Neutral Bay Town Centre Planning Study</p> <p>Early Engagement (Awareness) commenced in February 2023.</p> <p>Preliminary Engagement (Targeted) will be carried out between March - May 2023</p> <p>Meeting attendees were encouraged to check the Council website for further information including a flyer which was distributed at the Early Engagement sessions during February.</p> <p>The meeting was told of a motion passed at the Combined Precinct Committee meeting of 21 February 2023 where it was agreed to ask Council to establish a formal body, to be modelled on Lane Cove Alive, comprising community representatives to work in association with Council to drive the plan for Neutral Bay village.</p> <p>The success of the Lane Cove model was discussed and it was agreed that the Precinct supported the CPC motion.</p>
<p>Your Say</p>	<p>Cremorne Plaza and Langley Place - Public Domain Upgrades</p> <p>Meeting attendees were reminded that the Public Exhibition period commenced on 1 March 2023. A number of community engagement opportunities are available:</p> <p>Drop-in Information Stall 1 - Wednesday 1 March 2023 between 2pm - 4pm Site Walkthrough - with Council staff and design consultants, Wednesday 8 March 2023 at 4pm Design Workshop - Wednesday 22 March 2023 - places limited, registration essential. Opportunity to discuss the design options with Council staff and design consultants. Drop-in Information Stall 2 - Monday 27 March 2023 between 4pm - 6pm</p> <p>Submissions are invited during the exhibition period, complete the online form below - feedback closes 5pm, Monday 3 April 2023.</p>
<p>Other business</p>	<p>Spofforth St Heritage information plaque/sign</p> <p>The Precinct would like an update from the Council Historian on the status of the previously discussed Spofforth St Plaque/information sign to be erected at the corner of Spofforth and Florence Street. Convenors shared proposed content for a street plaque on 18 July 2022 by email to the Council Historian.</p>

	<p>Noise from leaf blowers A meeting attendee asked if the Precinct could find out who is responsible for noise complaints in relation to leaf blowing equipment. The attendee had contacted the NSW EPA but was told to contact the Council. However, Council staff have stated the matter is not a Council issue. Who is responsible?</p> <p>Meet the North Sydney Candidates Attendees were advised that Milson Precinct, on behalf of the Precinct Committees within the North Shore Electorate, is hosting a 'Meet the Candidates' event on Thursday 16 March from 6.30pm at Loreto Kirribilli, Junior School Hall. All candidates have been invited to attend. Max 250 people. A ticket is required to attend, register at:</p> <p>https://www.eventbrite.com.au/e/north-shore-state-election-2023-meet-the-candidates-tickets-559297472797</p>
Meeting concluded	The meeting concluded at 8 pm
Next Meeting	<p>The Thursday, 6 April 2023 meeting has been cancelled due to its close proximity to Good Friday and the Easter holiday period. Precinct members are encouraged to attend the Brightmore Precinct meeting to be held on Wednesday, 12 April 2023.</p> <p>An online poll indicates that the majority of existing members prefer the Zoom meeting format so it is highly likely that the May meeting will be held by Zoom.</p>