

HARRISON PRECINCT

Minutes of Meeting
held on Thursday, 4 May 2023 at 6 pm
Cremorne Early Childhood Centre, 108 Parraween St, Cremorne

Attendance	14 attendees including 1 visitor from Brightmore Precinct 11 Apologies: AP, LP, HL, GW, KD, JA, GT, PVM, MB, NM, JS
Previous Meeting Minutes	The Minutes from 2 March 2023 meeting were confirmed by FG and seconded by JA.
Summary of Actions	Council staff were not able to provide a response in time.
Guest Speaker Deputy Mayor Cr Godfrey Santer	<p>Cr Godfrey Santer provided an update on two matters currently before council -</p> <ul style="list-style-type: none">• The rescission motion by 3 Councillors (Cr Gibson, Cr Leporis and Mutton) regarding Monford Place Road closure and potential sale and• The rescission motion by 3 Councillors (Crs Gibson, Mutton, and Spenceley) regarding the issuing of Owner's Consent to Coles for development of the Grosvenor Lane carpark (owned by NSC). There had been opposition from a number of retailers, who operate in and around the car park and whose businesses could be adversely affected if approval is given to the development of an underground carpark in the future, as well as building owners in the vicinity. <p>Development</p> <p>There was a general discussion about development, over development and resulting issues e.g. traffic congestion.</p> <p>Cr Santer has organised an upcoming meeting with Rose Jackson, NSW Minister for Housing and John Graham, NSW Deputy Leader and Mayor Baker to discuss the issue of housing density.</p> <p>North Sydney LGA has one of the highest population densities per sq km in Sydney. Cr Santer advised that NSW Labor has pledged that 30% of dwellings on unused public land is to be set aside for affordable or social housing. It is hoped that a new state government will see a return of development control to local government.</p> <p>Cr Santer encouraged residents who have concerns about over-development and housing related issues to write to the new NSW government ministers. The following were suggested as key contacts:</p> <p>Rose Jackson: Minister for Housing Paul Scully: Minister for Planning and Public Spaces John Graham: NSW Deputy Leader, Minister for Roads Penny Sharpe: Minister for Environment and Heritage</p> <p>One comment from the floor was that all DAs have a public impact and accordingly should be assessed by an independent panel. At present Planning Panels are NSW government appointees - such Panels do not deliver what communities actually want.</p>

As an example, the Crows Nest Five Ways Triangle Planning Proposal (PP), to increase the height of buildings from 16m to 63.5m (16 storeys) was discussed. This has received Gateway Approval. This PP is currently on public exhibition. NSC has opposed the PP. Meeting attendees were encouraged to look at the PP and make a submission if they so wish.

The issue of traffic congestion resulting from all the new developments was raised by meeting attendee who asked if Council staff counted the cumulative number of cars from each and every development application approved when considering the impact of traffic from any new development.

The new Neutral Bay Town Centre Planning Study was also discussed. It is scheduled for completion by May 2024. Despite the fact that the study refers to “medium-density” new PPs continue to refer to the now rescinded Military Road Corridor Study and the twelve (12) storey limit in that study.

To encourage community participation and feedback in the current Study, Council has agreed to set up a Neutral Bay Alive Committee. Details are available on the Have Your Say site and include:

- workshops - late May 2023
- Community Consultation Group

Infrastructure

Cr Santer advised that the individual terms of the Beaches Link contract are not available publicly.

The Ernest Street ramp will not be removed. To minimise heavy vehicle movements along Ernest Street once tunnelling commences, Transport for NSW will build a temporary access off Warringah Freeway into the Ernest Street site. Cr Santer said he can't understand why TfNSW had chosen to remove all its access ramps to the freeway system apart from the one to the current Harbour Tunnel. In his view this would divert traffic away from the Ourimbah Road by-pass and on to Military Road, thus counteracting one of the claimed advantages of the project.

It is not clear what the rationale is for the idea to funnel traffic through Berry Street. Cr Santer and Cr Welch have met with John Graham, NSW Deputy Leader, to express concerns about this proposal which will result in chaos on North Sydney roads.

During the Election campaign, the Labor Party had announced that it would not proceed with the Beaches Link component; but, because the contract for the Warringah Freeway component had already been signed and work had commenced, in Government they would proceed with this component.

North Sydney Pool

Cr Santer advised that, despite the evident steady progress, it is unlikely the Pool will reopen before April 2024. The Mayor has written an open letter to the Community which is available on the Council's website.

Council has established a new Steering Committee, including an independent advisor, with responsibility for project management as well as a new Pool Manager who has experience bringing pools online.

<p>Harrison/Bennett Precinct Merger</p>	<p>As part of the merger process, the following motion was passed unanimously:</p> <p><i>That the Precinct agree to:</i></p> <p><i>Transfer all that part of Harrison Precinct located north of Military Road between Winnie Street and Macpherson Street to Brightmore Precinct.</i></p> <p><i>Transfer all that part of Harrison and Bennett Precincts located to the west of Wycombe Road (including the western side of Wycombe Road) between Harriette Street and 152-156 Wycombe Road, to Neutral Bay Precinct.</i></p> <p>This means that the new boundaries for the merged Harrison and Bennett Precinct would be as follows:</p> <p>All that part of the North Sydney Local Government Area bounded by:</p> <p>Northern Boundary: south of Military Road (including the southern side of Military road) between the western side of Spofforth Street, the eastern side of Wycombe Road;</p> <p>Eastern Boundary: west of Spofforth Street (including the western side of Spofforth Street) between Military Road and Hodgson Street;</p> <p>Western Boundary: East of Wycombe Street (including the eastern side of Wycombe Street) from Military Road to Harriette Street;</p> <p>Southern Boundary: remains as is for Bennett and Harrison Precinct.</p> <p>A further Motion was also passed unanimously:</p> <p><i>That Harrison Precinct requests that Council amend the boundaries between Brightmore, Neutral, Bennett and Harrison Precincts as follows:</i></p> <p><i>Transfer all that part of Harrison Precinct located north of Military Road between Winnie Street and Macpherson Street (including the northern side of Military Road) to Brightmore Precinct.</i></p> <p><i>Transfer all that part of Harrison and Bennett Precincts located to the west of Wycombe Road (including the western side of Wycombe Road) between Harriette Street and 152-156 Wycombe Road, to Neutral Precinct.</i></p> <p>It was noted that a new name for the merged precinct would be needed. Consultation with Council Historian has been recommended by Precinct staff.</p> <p>Action: Convenors to contact the Historian.</p>
<p>Development - DAs and Planning Proposals</p>	<p>PP 4/23: 183-185 Military Road, Neutral Bay</p> <p>A new Planning Proposal has been submitted for this site. The Urban Design Study shows a 12 storey building. It was noted that the developer of this site already has approval for a five (5) level shop top housing development with a communal rooftop terrace and basement car parking.</p> <p>Motion: that the Precinct make a submission objecting to this PP</p> <p>The motion was unanimously agreed to. Attendees were encouraged to make their own submissions on the Department's Planning Portal.</p> <p>Action: Convenors to prepare and submit the objection to the NSW Planning Portal.</p>

PP 6/22: 1 - 7 Rangers Road Neutral Bay (Woolworths)

It was noted that this proposal was rejected by the North Sydney Planning Panel. It is not clear what the next step will be.

DA 115/23: 115-117 Holt Ave, Cremorne

The developer has lodged a new DA with Council despite the existence of an active DA (243/21). The three dwellings are currently protected by an Interim Heritage Order until March 2024. The original DA (243/21) has been amended and is currently subject to proceedings in the Land & Environment Court with the next hearing scheduled for September, 2023.

There is no rule that prevents a developer from lodging additional DAs for a particular site. It was noted that the new DA (115/23) is almost identical to the amended DA (243/21).

Motion: that the Precinct lodge an objection to the new DA and the amended DA. The motion was unanimously agreed to. Attendees were encouraged to make their own submissions to Council as well.

PP 3/23: 50-88 Parraween Street, Cremorne

FG from the Cremorne Conservation Group advised that the Parraween St PP was an agenda item for the Council meeting of Monday, 8 May.

In order for this PP (3/23) to proceed it needs to be forwarded to the Department of Planning and Environment to seek Gateway Determination to enable the dwellings to be heritage listed. It was noted that this PP has to be attended to urgently as the current IHO on the properties expires on 11 and 17 May.

Council's independent heritage assessment undertaken by LSJ (May 2022- April 2023) confirmed that the dwellings at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne have local heritage significance.

Meeting attendees voted unanimously for Precinct Convenors to write to all Councillors asking for support of Planning Proposal 3/23: 50-88 Parraween Street, Cremorne at the forthcoming Council meeting of Monday, 8 May 2023.

DA 104/23: Re: installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising (JCDecaux Australia)

This DA was discussed and meeting attendees unanimously agreed that the Precinct should make a submission based on the following feedback:

1. Visual Pollution: Precinct members felt that there was already enough electronic signage clutter from electronic signboards at bus stops.
2. Council related information to be exhibited on these structures was at risk of being "over-ridden" (obscured) by commercial advertisements.
3. The Cremorne location is not ideal - the large size of the signboard is likely to create a visual obstruction for people waiting at the nearby bus stop (near McDonalds) as well as obstruct the pathway.
4. Lack of pedestrian traffic - the location chosen for the sign is not a high pedestrian area. For Council to gain maximum exposure, it needs to be placed in a high

	<p>pedestrian traffic area. In Cremorne, this would be in a location near to the Cremorne Town Centre building. Another possible location would be on or near Cremorne Plaza.</p> <p>Action: Convenors to prepare and submit a submission</p>
Traffic	<p>The meeting was advised about the Have Your Say item on the proposed improvements at the intersection of Spofforth Street and Holt Avenue. The meeting was advised that this has been a black spot for car accidents as a result of cars 'rat running' on Holt Avenue to access Military Road as well as a hazard for pedestrians. The improvements are to be kerb build outs and a raised crossing. Attendees were encouraged to look at the proposal and, if they agree, to submit their approval of the proposal.</p>
Meeting concluded	<p>The meeting concluded at 8 pm.</p>
Next Meeting	<p>To be held on 1 June 2023 by ZOOM.</p>