

## HARRISON PRECINCT

### Minutes of Meeting

held on Thursday, 1 June 2023 at 7 pm by ZOOM

<b>Attendance</b>	14 attendees 6 apologies: AP, LP, HL, SK, KB, AK, DL
<b>Previous Meeting Minutes</b>	<p>The Minutes from 4 May 2023 meeting were confirmed by DB and seconded by JA. It was noted that the May guest speaker, Cr Santer, had yet to review the section of the Minutes pertaining to his talk.</p> <p>[Postscript: Cr Santer provided feedback to Convenors on 4 June 2023. Minutes to be amended at next meeting]</p> <p><b>Actions taken</b> by Convenors following on from the May meeting.</p> <p>They wrote to Council regarding:</p> <ol style="list-style-type: none"><li>1. DA 115/23 and DA 243/21 (115, 117, 119 Holt Avenue Cremorne)</li><li>2. DA 102/23 - installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising at Military Road, Cremorne.</li><li>3. the unanimous motion to draw new boundaries for the new Precinct.</li></ol> <p>Office bearers have yet to finalise the Precinct's submission opposing PP 4/23: 183-185 Military Road (cnr Rangers Rd).</p>
<b>Summary of Actions</b>	Unfortunately Council staff were not able to provide a response in time
<b>Harrison/Bennett Merger</b>	<p>Convenors provided an update:</p> <p><b>New Name:</b> The Precinct is looking for a new name that, if possible, is applicable across both precincts.</p> <p>It was noted that the latest amalgamated precinct (Edwards &amp; Union) took its name from the estate on which Graythwaite was built - Euroka.</p> <p>Using this as a guide, some suggestions for Harrison/Bennett of 'Cooper', 'Longview', 'Paling' and 'Garton' were discussed. Cooper &amp; Longview are the names of the original subdivision area, Paling was a prominent original landowner and Garton was a prominent early architect who designed many houses in Neutral Bay, Cremorne and Mosman which have local heritage significance.</p> <p>The following <b>motion</b> was proposed:</p> <p><b>That the Precinct investigate an appropriate Aboriginal name with the assistance of the Council Historian.</b></p> <p><b>Vote:</b> unanimous.</p> <p>It was noted that a merger would also require a change of Operational Funding - currently each Precinct is provided with \$1500 per year to pay for flyer distribution and other administrative items. This is insufficient for an amalgamated precinct and a new amount will be determined as part of the Precinct Review. Currently Bennett Precinct expenses are paid directly by Council.</p>

	<p>Timing - the merge process can be completed any time in a calendar year.</p> <p>Finalisation of the merger also requires a Precinct map update. This cannot be completed until a name is confirmed. The map update is complicated by the transferring of some parts of Harrison/Bennett Precinct area to Brightmore and Neutral Precinct areas respectively - these changes will take some time.</p>
<p><b>DAs and Planning Proposals</b></p>	<p><b>DA 102/23: freestanding advertising structure, Military Road CREMORNE</b></p> <p>Meeting attendees expressed the following concerns about the proposed structures:</p> <ul style="list-style-type: none"> <li>● Visual Pollution - Precinct members felt that there was already enough electronic signage clutter at bus stops.</li> <li>● Could be a distraction for motorists.</li> <li>● Lack of community benefit: Council related information is at risk of being “overridden” (obscured) by commercial advertisements.</li> <li>● Obstruction for pedestrians, especially those using mobility aids, and prams.</li> <li>● The large size of the signboard (The communication panel has a maximum height of 2.755 metres) is likely to impede vision including the view of buses approaching for the passengers waiting at bus stops.</li> </ul> <p>In light of the issues identified and the large number of similar DAs being lodged with Council, meeting attendees asked if the Precinct could write to Council to object to all such freestanding structures</p> <p><b>Motion:</b> That Convenors lodge an objection to the current and any future DAs for freestanding advertising structures within the Harrison/Bennett Precinct areas.</p> <p><b>Vote:</b> unanimous</p> <hr/> <p><b>DA 132/23: 11 Bennett Street</b></p> <p>The proposal involves the following scope of works:</p> <ul style="list-style-type: none"> <li>● Demolition of the existing dwelling, garage and tennis court.</li> <li>● Subdivision to create two new allotments.</li> <li>● Construction of two, 2-storey dual occupancy residential buildings on the site, including excavation, associated landscaping work and a basement garage.</li> </ul> <p>This is the fourth DA for this site. It was noted that the most recent DA 353/21 was refused by NSLPP in May 2022 see:</p> <p><a href="https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2022/4_May_2022">https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2022/4_May_2022</a>.</p> <p>The Precinct heard from one attendee who has concerns about the DA even though it was acknowledged that it was an improvement on previous applications. The meeting was advised that the owners already have approval to subdivide the site and demolish the house.</p> <p>The concerns discussed included:</p>

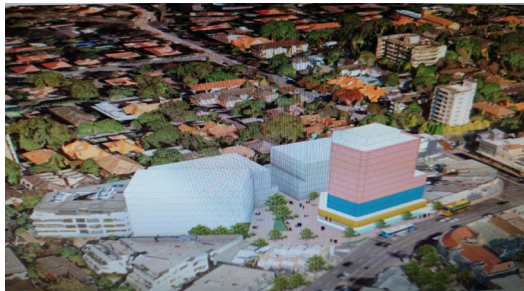
- converting a single dwelling to 4 dwellings + 8 car parking. The development includes a car lift which may result in cars being parked on the street due to the inconvenience and time factor involved in having to wait for the lift each entry/exit-
- extent and effects of rock excavation required for the basement carpark
- cumulative impact of more traffic on the community
- breaches of the LEP and DCP eg understates the amount of height the building breached the height limit.
- Extensive inclusion of glass walls that will impact on the amenity of the neighbouring residents
- sensitivity of a new building in a heritage area
- potential loss/damage to outstanding row of pine trees

It was noted that the Precinct has previously lodged an objection to this development.

**Motion:** That the Precinct make a submission focusing on the community aspects of concern.

**Vote:** unanimous

#### **PP 4/23: 183-185 Military Road, Neutral Bay**



Meeting attendees continued discussion about this PP. Reference was made to the Urban Design Study submitted by the applicant as a place to start for those wishing to make their own submission.

Discussion, this time, centred around the traffic impacts, particularly on Yeo Street. The issue of the cumulative impact of all the proposed developments in the area was also raised as a neglected aspect of analysis.

**Motion:** That the Precinct write to Council requesting a comprehensive traffic and parking study be carried out for the Neutral Bay Town Centre.

**Vote:** unanimous

It was noted that while the PP is listed on the Council's website there is, as yet, no deadline set for submissions.

#### **PP 8/22 - 15 Alister Street, Cremorne: local heritage listing**

The meeting was advised that the motion to amend the NSLEP to list 15 Alister Street as a heritage item of local significance was dealt with by Council at its meeting on

Monday, 22 May. It received unanimous support. Steps have commenced for the legal drafting of the instrument to give effect to the PP.

CC attended the Council meeting to support the motion and thanked both Councillors and staff who have worked on this project.

**HA 2/23 - 15 Alister Street, Cremorne - integrated building.**

The meeting was shown a 'photo' of the proposed *integrated building*. During discussion, concern about the HA continued to be expressed, with particular reference to the retention of all heritage features eg windows, internal fittings

The Precinct has already lodged a submission as a follow up action to the May meeting.

Attendees were encouraged to make their submissions if they have concerns about the HA.

**PP 4/22 - Prohibition of Residential Flat Buildings in the R3 Zone - gazettal of amendment to LEP**

The meeting was advised that on Friday, 19 May 2023 the North Sydney Local Environment Plan (NSLEP) was amended to give effect to Planning Proposal 4/22, reversing a change made on 30 June 2021 under the former Council. R3

**Action:** Convenors to write to councillors and staff to thank them for this achievement.

**PP 6/22: 1-7 Rangers Rd, Neutral Bay (Woolworths)**

The meeting was advised that this PP had been rejected by a majority of the Councillors at the Council Meeting of 22 May. The applicant has advised Council that they will be seeking a rezoning review.

After some discussion of the impact of the two major developments (this one + PP 4/23), meeting attendees collectively expressed concern that the PPs are being dealt with in isolation. For the community to properly benefit from the creation of better public amenities, collaborative consultation between the two landholders is necessary.

One of the major issues raised was the small size of the proposed plaza included in PP 6/22 (Woolworths).

Meeting attendees noted that there would be more public benefit if PP6/22 and PP 4/23 were considered holistically so that a better outcome could be achieved. It was noted that the original Military Road Corridor Study concept diagram proposed a more viable plaza.

	<p>One additional suggestion was that the northern end of Rangers Road could be closed at Military Road to enable a larger plaza to be created. It was noted that the volume of vehicles using Rangers Road to access Military Road was not high and that access is already prohibited in the morning peak hour. However, it was also noted that this could push more traffic into Yeo Street.</p> <p>The following action was proposed:</p> <p><b>Action:</b> That the Precinct write to NSC expressing concern about the impact of the two proposals being dealt with separately and to encourage the Council to liaise with both landowners to ensure that the best public amenities can be achieved eg size of proposed plaza.</p>
<b>Other business</b>	<p><b>Vaping shops</b></p> <p>A meeting attendee expressed concern about numerous vaping shops opening around Neutral Bay.</p> <p>It was agreed that given the time and the amount of interest from the meeting, this item should be added to the agenda for the July meeting.</p>
<b>2023 Liveability Census</b>	<p>Meeting attendees were encouraged to complete the 2023 Liveability Census.</p> <p>It was noted that in 2021, North Sydney LGA achieved one of highest response rates Australia-wide. Council will use the Census data to inform the next North Sydney Community Strategic Plan and business planning.</p>
<b>Meeting concluded</b>	<p>The meeting concluded at 9.30 pm</p>
<b>Next Meeting</b>	<p>To be held on 6 July 2023 by ZOOM.</p>