

HARRISON PRECINCT

Minutes of Meeting

held on Thursday, 6 July 2023 at 7 pm by ZOOM

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| Attendance | 13 attendees + 3 guests including Cr Shannon Welch 5 apologies: AK, GT, PVM, LB, SH |
| Previous Meeting Minutes | <p>The Minutes for 1 June 2023 meeting were confirmed by JA and seconded by JS with one amendment:</p> <p>The heading: DA 102/23: freestanding advertising structure - Hampden Ave and 'Benelong' Bus Shelter - Gerard St Cremorne.:</p> <p>should have read:</p> <p>DA 102/23: freestanding advertising structure, Military Road CREMORNE</p> <p>Actions taken by Convenors following on from the June meeting:</p> <ul style="list-style-type: none">● New Name for Precinct: Contacted Council Historian and Precinct staff to investigate if an appropriate Aboriginal name for the Precinct could be found.● Wrote to GM and Mayor objecting to and expressing concern about the installation and operation of freestanding advertisement structures for the purposes of Council communication and third-party advertising.● Wrote a letter of thanks to Council regarding PP 4/22 - Prohibition of Residential Flat Buildings in the R3 Zone - gazettal of amendment to LEP.● Lodged Precinct submission for PP 4/23: 183-185 Military Rd DA 132/23: 11 Bennett Street DA 291/2022: 13-15 Allister Street PP 1/23: 1-7 Rangers Road: Wrote 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 e.g. size of proposed plaza.● Attendance at the Traffic Committee to support the proposed pedestrian safety work at the intersection of Holt Avenue and Spofforth Street. |
| Summary of Actions | Unfortunately Council staff were not able to provide a response in time |
| Harrison/Bennett Merger | <p>Convenors provided an update: Despite some research the Council Historian was unable to find an Aboriginal name or any references of note. NSC's Manager, Community Engagement suggested we may like to consider using the current name.</p> <p>Motion: That the name for the merged Precinct be Harrison-Bennett. Proposed by PM, Seconded by GW Vote: unanimous.</p> <p>Next steps: A boundary realignment has to be organised. NSC has organised a GIS mapping team to prepare Precinct area maps reflecting the boundary changes as agreed with Neutral and Brightmore Precincts.</p> |

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| | <p>Neutral Precinct has further proposed boundary adjustments along Military Road that affect Parks Precinct. Parks Precinct Committee next meets on 19 July 2023 and has been requested to include this proposed change on their next agenda. The boundary realignments can progress once Parks Precinct has resolved its position.</p> <p>Following confirmation that the proposed boundary adjustments are supported by all Precinct Committees, the next step is for Council to prepare and distribute notification to the directly affected properties (draft letters and amended maps were previously circulated for feedback), then to report the boundary change to the elected Council. It is preferable to finalise the boundary adjustments before finalising the Harrison-Bennett Precinct merger to avoid any confusion with different versions of the map etc.</p> <p>A new logo for the merged Precinct may also need to be considered. Making use of the letters 'HB' was one suggestion.</p> |
| <p>Combined Precinct Meeting (CPC)</p> <p>Review of items discussed</p> | <p>At the CPC meeting of 20 June 2023, TfNSW presented a Draft Place Design and Landscape Plan for the WFU - issues discussed included:</p> <ul style="list-style-type: none"> ● the height of bus ramp - an engineering requirement ● extension of the Ridge Street viewing platform, ● the consequences of the initial decision not to acquire more land (less room for tree planting). <p>The meeting also discussed the issue of Free Standing Advertising Structure DAs which have been lodged LGA wide by the company, JCDecaux.</p> <p>The meeting was advised that there is to be a 'new' park at the end of Balls Point Road now that the landscaping associated with the works associated with Sydney Metro has been completed.</p> |
| <p>Voluntary Planning Agreements</p> | <p>VPAs are agreements entered into by a planning authority (e.g. a Council) and a developer. Under a VPA a developer can agree to provide or fund: public amenities and public services; affordable housing; and. transport or other infrastructure.</p> <p>They are legal documents created under the Environmental Planning and Assessment Act 1979.</p> <p>Q: Does the North Sydney community benefit enough from VPAs?</p> <p>The meeting was advised that</p> <ul style="list-style-type: none"> ● developers can make windfall profits when there is a rezoning. ● some councils (e.g. Parramatta and the City of Sydney) have a policy on the amount developers must contribute under a VPA - for instance Parramatta Council's policy specifies that the VPA include 50% of the increase in land value when there has been a rezoning ● NSC doesn't have a policy at present - Council staff negotiate on a case-by-case basis. <p>The meeting was advised that a briefing about Parramatta Council's VPA Policy is scheduled to be held for NSC councillors.</p> <p>Following discussion the following Motion was proposed:</p> <p>That the Precinct write to the Council expressing support for the creation of a VPA policy.</p> |

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| | <p>Moved by AB seconded by BD Vote: unanimous</p> |
| <p>DAs and Planning Proposals</p> | <p>a) PP 4/23: 183-185 Military Road, Neutral Bay</p> <p>Meeting attendees continued discussion about this PP. There is no deadline for submissions as yet but nevertheless they should be made as soon as possible and directed to Council, which will consider all submissions.</p> <p>The major concern is the proposed height - 12 storeys. It was recognised though that the footprint for the proposed development was acceptable as it included wide footpaths and this could be mentioned in any submission.</p> <p>The PP includes reference to one floor of the proposed building being dedicated to a Community Centre via a VPA. Meeting attendees thought that the Community should decide where the centre should be located, not the developer.</p> <p>There was some discussion around the value that should be included in any VPA where the developer ‘gives’ one floor to Council.</p> <p>Public submissions are still open. Feedback should be sent to Council.</p> <p>Action: Convenors to distribute suggestions for making a submission to Precinct members</p> <p>b) PP 6/22: 1-7 Rangers Rd, Neutral Bay (Woolworths)</p> <p>Woolworths has applied for a Rezoning Review, by the Department of Planning's Sydney North Planning Panel (SNPP), after having its latest PP rejected by the majority of the Councillors at the Council Meeting of 22 May.</p> <p>There was further discussion about the fact that PP4/23 and PP 6/22 continue to be dealt with in isolation. It was also noted that the Woolworths PP is ahead of PP 4/23 in the development process..</p> <p>The massive impact on traffic in the area was also discussed., though this is an issue to be raised once a DA has been submitted. A meeting attendee made reference to the original Woolworths DA court ruling for the Rangers Road site when approval was given for two stores in Neutral Bay and that the effect of traffic in the area was one of the major concerns.</p> <p>Public feedback on the Rezoning Review should be sent directly to the Department of Planning (not Council) which will forward the feedback to the Sydney North Planning Panel (SNPP).</p> <p>It was suggested that submissions should highlight</p> <ul style="list-style-type: none"> ● the need to restrict the proposed buildings to the actual height for 6 and 8 storeys ● that the lower building should face Yeo Street with the lower tower facing Rangers Road ● that the proposed 88 car spaces is in excess of that allowed. . |

Write to: information@planning.nsw.gov.au

Multiple DAs - Digital advertising structures JCDecaux

It was noticed that multiple DA notifications for the following sites are now on exhibition:

Bridge' Bus Shelter, Miller Street, Cammeray, 'Marist' Bus Shelter, Miller Street, 'Waverton' Bus Shelter, Bay Road, Waverton, 'Crowie' Bus Shelter, Pacific Highway / Myrtle Street, Crows Nest, 'Gas Works No 1' Bus Shelter, Pacific Highway / Walker Street. 'Gas Works No 2' Bus Shelter, Pacific Highway / Walker Street, 'Rawson Street' Bus Shelter, Kurraba Road, Neutral Bay, 'Anderson' Bus Shelter, Clark Road, Neutral Bay, 'Bardsley' Bus Shelter, Falcon Street, North Sydney, 'St Leonards Park' Bus Shelter, Falcon Street / Miller Street, North Sydney, 'Benelong' Bus Shelter, Gerard Street, Cremorne, 'Mater Bus Shelter', Pacific Highway / Rocklands Road, Crows Nest

Meeting attendees continued to express concerns about proposed freestanding structures:

- Visual Pollution
- Could be a distraction for motorists.
- Lack of community benefit: Council related information is at risk of being "overridden" (obscured) by commercial advertisements.
- Obstruction for pedestrians, especially those using mobility aids, and prams.
- 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 approaching buses.

However, it was agreed that given the number of issues already faced by the precinct that it was not worthwhile to focus on DAs for advertising structures contained within bus shelters.

Meeting attendees living near existing digital signs (e.g. the large advertising structure on the pedestrian overpass on Military Road) reported light intrusion despite having window coverings..

In line with the June 2023 meeting decision, Convenors will continue to lodge an objection to any DAs for freestanding advertising structures within the Harrison/Bennett Precinct areas.

AP 42/23 12-14 Waters Road & 55-57 Grosvenor Street, Neutral Bay.

The meeting was advised that as Council was not able to finalise the DA process in the time required, the applicant has appealed to the Land and Environment Court against the deemed refusal of DA 42/23. The matter is listed for an initial hearing on Friday 14 July 2023.

PP 2021-7492 12-14 Waters Road & 55-57 Grosvenor Street, Neutral Bay.

This matter went before the SNPP in late June. In coming to its decision the Panel noted that the issues of concern, raised in submissions, included building height and the local character of the Neutral Bay Town Centre, amenity and community benefits/VPAs - affordable housing, monetary contribution and open space. The Panel considers that concerns raised by the community have been “adequately addressed” by the Departments report.

Consequently the Panel gave gateway approval to amend NSLEP (2013) as follows:

- increase the maximum height from 16m to 22m
- increase the non-residential FSR from 0:5:1 to 1:2:1
- introduce a site-specific provision to allow an additional 2m for rooftop facilities.

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

HA 2/23 - 13-15 Alister Street, Cremorne - integrated building.

DA 291/22 - 13-15 Allister St - referred to the North Sydney Local Planning Panel

Co-convenors made a submission to the NSLPP (which met on 5 July 2023) raising the following Issues:

That the proposed building was over-height by 1.98m; the imminent heritage listing of 15 Allister is underway, but not gazetted; and the fact that a different heritage assessment process would have applied if the DA had been assessed as an HA.

At its meeting the NSLPP noted that the application was notified in accordance with the Community Engagement Protocol. Council received twelve (12) submissions objecting to issues including the proposed height variation, impacts to heritage and neighbourhood character, amenity impacts, tree removal, traffic congestion and construction impacts including excavation and construction traffic congestion. On balance the application *is considered to be reasonable and is recommended for approval*, subject to a deferred commencement condition to undertake further geotechnical investigations and structural engineering design.

In respect of the heritage listing the Panel noted that the proposed works to the draft heritage item located at No. 15 Allister Street are considered acceptable having retained significant fabric to ensure the conservation of the draft heritage item and the proposed additions would not visually overwhelm the existing building. The proposed development is considered to satisfy Clause 5.10 in NSLEP 2013. A number of conditions were recommended, including the appointment of a heritage architect..

53 and 55 Yeo Street:

The independent Heritage Report is now complete and has been included in the Agenda for the NSC meeting scheduled for 10 July 2023, together with recommended actions made by Council’s strategic planning staff. Councillors will vote on the recommendations at that meeting.

DA 239/21: 131-139 Holt Ave - North Sydney Local Planning Panel of 7 June 2023

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| | <p>The following modifications were recommended for approval:</p> <p>Increases to the heights of the two lift overruns from RL97.400 to RL97.850 (+450mm) and RL100.600 to RL100.950 (+350mm), respectively, to allow for the use of a full height (2.7m) lift cabin.</p> <ul style="list-style-type: none"> • Modifications to the building façade treatments and fenestration to improve the external functionality of privacy screening and solar shading devices. Addition of privacy screens to various balconies. • Modification to the front building entry pathway to provide at grade access with a compliant ramp gradient. • Modification to Condition C to specify the street tree locations. <hr/> <p>DA 177/23 54 Spofforth Street, Cremorne</p> <p>Construction of a car space within the front setback of an existing dwelling including a new driveway crossing, works along the footpath and associated modifications to an existing bus stop.</p> <p>As part of the street frontage of this site includes a bus stop, the applicant was required to provide a Traffic Report and evidence of consultation with the relevant state authorities, due to the need to move the bus stop area to accommodate the vehicular crossing. The applicant has provided this to Council's satisfaction and the Traffic Report provided indicates that the private bus operator has endorsed the proposal which includes the moving of the bus stop approximately 1.05m to the north to accommodate the bus passenger landing zone.</p> <p>While the Traffic Report is marked as locked on Council's application tracker, the proposed works to move the bus stop further north are marked on the plans available on Council's application tracker (see Plan A101):</p> <p>https://apptracking.northsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=010.2023.00000177.001</p> |
| <p>Neutral Bay Town Centre Planning Study</p> | <p>The meeting was advised that, as yet, no DA has been lodged by Coles for their Grosvenor Street site. Apparently, Coles is to retain its store at Big Bear and Australia Post will be moving from their current site to that complex.</p> <p>"Neutral Bay Alive" - applications closed on 12 June 2023 to join a newly formed group comprising residents and other stakeholders. 20 applications were received by Council. The first meeting will be held on 25 July under the auspices of Council</p> <p>Neutral Bay and Cremorne Progress Association (NBCPA) - non-Precinct group of residents and stakeholders.</p> |

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| <p>Other business</p> | <p>Vaping shops</p> <p>Meeting attendees expressed concern about the proliferation of vaping shops in Neutral Bay including one in a prominent position at the corner of Wycombe and Military Roads, and asked if a permit was needed to open a vaping store and if there was a restriction on the number of vaping stores allowable in an area.</p> <p>Cr Welch reported that Council is not able to determine what sort of shops can operate in its area. However, it has written to the NSW Department of Health for guidance on recommended actions and is awaiting a response.</p> <p>A meeting attendee pointed out that in certain parts of the world (e.g. San Francisco), it is illegal to vape in public.</p> <p>Western Harbour Tunnel and Warringah Freeway Upgrade</p> <p>It was noted that TfNSW is calling for public feedback on various public domain upgrades/changes including the Falcon Street area and Bridge access as part of a document called Place, Design and Landscape Plan (PDLP) - feedback is open until 11 July 2023.</p> <p>It was also noted that TfNSW has announced a change to the definition of a “tree” in their Tree Replacement Strategy. The standard definition of “Tree” has been changed to a “Shrub”. The 2 for 1 Tree Replacement was agreed to by the previous NSW Government.</p> <p>GB3. Ausgrid’s Community Batteries</p> <p>The meeting was advised that following complaints by local residents about Ausgrid’s decision to install a community battery in Green Park, it has now been agreed that it will be installed in an existing substation .</p> <p>“The Voice”</p> <p>This issue was raised by an attendee and the meeting was advised that NSC passed a Motion in March 2023 to support the Uluru Statement. Cr Welch anticipates that there will be further action regarding the Voice and made mention of a forthcoming NSC education session - <i>The Voice to Parliament</i> - to be held featuring Kerry O’Brien and Thomas Mayo.</p> <p>The meeting was also advised of the <i>Walking Together</i> project workshop on the Voice to be held at Stanton Library in July.</p> <p>Redlands School</p> <p>An attendee raised the issue of large coaches, belonging to the school, parking regularly in Murdoch Street, including weekends, taking street parking from residents. It was also noted that these large coaches make an awkward manoeuvre when turning into Hampden Street.</p> <p>The same attendee also advised of excessive noise from students and sport coaches yelling on playing fields at 7am - even during school holidays - impacting the amenity of residents. BD wrote to the Mayor in March about this issue but has had no response</p> |
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| | to date. |
| Meeting concluded | The meeting concluded at 9.30 pm |
| Next Meeting | To be held on Thursday 3 August 2023 by ZOOM. |