

## HARRISON PRECINCT

### Minutes of Meeting

held on Thursday, 3 August 2023 at 7 pm by ZOOM

<b>Attendance</b>	12 attendees 13 apologies: CC, NM,JA, GP, PM, GT, SH, LB, KB, JT, JT, JC, KD
<b>Previous Meeting Minutes and Summary of Actions taken by Convenors</b>	<p>The Minutes for 6 July 2023 meeting were confirmed by BD and seconded by GW</p> <p><b>Actions taken by Convenors following on from the June meeting:</b></p> <p>Office bearers wrote to Council expressing support for the creation of a VPA policy.</p> <ul style="list-style-type: none"><li>- Response: "<i>Council already has a Voluntary Planning Agreement Policy in place. It was created in 2012</i>" VPA</li></ul> <p>VPAs are an agreement entered into by a planning authority (e.g. a Council) and a developer. Under an agreement a developer agrees 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 (EP&amp;A Act).</p> <ul style="list-style-type: none"><li>- Wrote to GM and Mayor objecting and expressing concern about the installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising.</li><li>- Convenors wrote to NSW Planning about the Woolworths Rezoning Review</li><li>- Convenors continue to monitor and lodge objections to any DAs for freestanding advertising structures within the Harrison/Bennett Precinct areas.</li></ul>
<b>Council Summary of Actions (SOA)</b>	Received from Council 1.8.23- see NSC website <a href="https://www.northsydney.nsw.gov.au/homepage/110/harrison-precinct">https://www.northsydney.nsw.gov.au/homepage/110/harrison-precinct</a>
<b>Harrison/Bennett Merger</b>	<p>Awaiting boundary realignment including update on Parks Precinct's which has proposed boundary adjustments along Military Road. 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. An AGM and election of Office Bearers will be required at the completion of all outstanding actions regarding the merger.</p> <p>As notified at the July meeting, a new logo for the merged Precinct may also need to be considered. Making use of the letters 'HB' was one suggestion.</p>
<b>Precinct System draft options for new Logo</b>	<p>Meeting attendees reviewed the six draft options for a New Precinct systems Logo.</p> <p>It was unanimously agreed that Council <b>should not make any decisions</b> about the logos until the following considerations are addressed:</p>

	<ul style="list-style-type: none"> <li>● A monochrome version of the logo options needs to be provided</li> <li>● All proposed logos need to be considered in their smallest representation.</li> <li>● Design features/text when featured in small formats (eg A5 Precinct flyer) may not be distinct enough or legible enough in a reduced size format.</li> <li>● Need to consider if colours will “bleed” when printed.</li> <li>● Some text may be superfluous eg 'system'</li> </ul> <p>In summary, none of the logo options are acceptable. What was the brief to the graphic designer?</p>
<p><b>DAs and Planning Proposals (PP)</b></p>	<p><b>PP 5/23: 115-125 Holt Avenue - Group and individual item heritage listing</b></p> <p>North Sydney Local Planning Panel (NSLPP) met on 19.7.23 to consider PP 5/23 which proposed the following:</p> <p><i>"to amend NSLEP 2013 such that the properties at 115, 117, 119, 121, 123; 125 Holt Avenue, Cremorne are identified as heritage items through their listing within Schedule 5 - Environmental Heritage and identification on the Heritage Map.</i></p> <p>The Panel unanimously voted to support the proposal to proceed to the Department of Planning for Gateway Determination and public exhibition. This recommendation demonstrates that the Planning Proposal is well justified and has merit.</p> <p>Whilst this is major and welcome news, it is the first step of a multi-step process. SK provided an explanation of this process. The next step required is for the NSLPP's recommendation to be presented and voted upon by Councillors at a full Council meeting. The next scheduled Council meeting is 14.8.23.</p> <p>Meeting attendees expressed hope that Councillors will vote to support the NSLPP recommendation so that the PP could be forwarded to the NSW Department of Planning for the next step of the PP process.</p> <p><b>Parraween Street Cottages</b></p> <p>FG from the Cremorne Conservation Group (CCG) provided an update.</p> <p>The Land and Environment Court (LEC), on 26 July 2023, dismissed the developer's appeal against the Interim Heritage Order on the Parraween St cottages, ruling in favour of NSC's heritage consultant's recommendations.</p> <p>In parallel to the LEC process, NSC prepared a PP which was given Gateway Approval on 31 July 2023, and is now in the process of proceeding to public exhibition.</p> <p>The PP seeks to identify twelve cottages on Parraween Street as local heritage items.</p>

The original PP also sought to rezone a section of Parraween street in which the cottages stand to R3 (Medium Density), however, this part of the PP was not accepted by the NSW Department of Planning. NSC is now revising the PP and will resubmit to the Department without the rezoning application.

Once the revised PP is finalised, it will be placed on public exhibition for a minimum of 20 business days.

It is imperative that all required processes can be completed before the IHO expires in November 2023.

Simultaneously to all these actions the land owner, Pathways, has listed all twenty dwellings it owns in Parraween St and Gerard Street via the real estate company, CBRE.

CCG will provide an update to the community once the public exhibition period is confirmed.

### **Orpheum Theatre - State Heritage Listing**

FG also provided an update on the Orpheum State Heritage listing. This is still in progress. In January NSC submitted required paperwork. The total process is 12-18 months. The owner of the Orpheum theatre, Mike Walsh OBE, is fully supportive of the listing.

### **53 and 55 Yeo Street, Cremorne**

At the NSC meeting of 24 July 2023, Council resolved to revoke the IHO but also to pursue the inclusion of the two dwellings as contributory items in the existing South Cremorne Conservation Area. However, without the IHO protection it is probable that the developer will demolish the buildings before the inclusion of the dwellings in the Conservation Area can be completed.

The following is an extract from the NSC Council meeting minutes of 24.7.23:

#### **RESOLVED:**

1. THAT Council note the recommendations of the comprehensive and independent Heritage

Assessment prepared by Extent Heritage forming Attachment 1 to this report.

2. THAT pursuant to s.29(4) of the NSW Heritage Act, 1997, Council revoke IHO 1/2023 in relation to 53 and 55 Yeo Street, Neutral Bay as both properties have been found not to adequately satisfy the threshold criteria for listing as a local heritage item.

3. THAT pursuant to s.29(5) of the NSW Heritage Act, 1977, Council:  
(a) publish a notice in the NSW Government Gazette that the IHO has been revoked.

(b) notice of the IHO's revocation is given to NSW Minister for Heritage and NSW Heritage Council and to each affected property owner or occupier.

(c) notice be given of the IHO's revocation on Council's website and in the Mosman Daily.

4. THAT Council advise its legal representatives assisting in the Land and Environment Court Appeal against the imposition of the Interim Heritage Order of the outcome of Council's consideration of this report.

5. THAT Council pursue the inclusion of 53 and 55 Yeo Street Cremorne in the Cremorne Heritage Conservation Area.

6. THAT Council provide an urgent report as to the basis of the exclusion of these two properties from the Cremorne Heritage Conservation Area when the conservation area was created.

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

No further updates are available, however, any Precinct member who has yet to make a submission is encouraged to do so as this PP is still at the initial Council stage of the PP.

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

As advised at the previous meeting, 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 2023.

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**).

It was suggested that submissions should highlight

- 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](mailto:information@planning.nsw.gov.au)**

**New DA:** 246 Military Road, Neutral Bay NSW

*Demolition of existing structures and construction of a six-storey mixed-use development comprising a retail/commercial use at basement/ ground floor and boarding house accommodation, with roof-top communal living spaces, and associated works.*

The Precinct has not yet received official notification of this DA other than via a "Planning Alert". Meeting attendees were concerned that this DA would have to be carefully monitored as it includes a set of historic shop facades.



### **DA 132/23: 11 Bennett Street, Cremorne**

The DA for 11 Bennett St had been deemed refused, however, the applicant has lodged an appeal with the NSW Land and Environment Court (Land and Environment Court Case No: 2023/00213700) against the deemed refusal of the above development application.

The application is now with the Land and Environment Court.

Council has engaged Sparke Helmore Lawyers to handle this case for Council. Legal officers from Sparke Helmore will contact submitters should there be any further requirements for inputs and/or participation from submitters.

### **GENERAL COMMENT ABOUT DAS AND PPS**

Meeting attendees once again expressed frustration that DAs are being considered in isolation and that cumulative effect of all DAs in a defined area needs to be considered.

The loss of amenity, as well as the mental and physical effects to the community of construction is not considered in any DA or PP. Constant, sustained development (especially where it occurs for a long time period) has negative impacts on the residential amenity of residents. DA approvals need to better consider and reduce “environmental nuisance” to residents especially during the construction process.

The loss of existing streetscapes was also acknowledged as a major issue of concern. GW stated that it is the “streetscapes that create the community we all love”. Meeting attendees all agreed that it is important to acknowledge this important and powerful feeling.

Meeting attendees asked if Convenors can take up this issue with the wider Precinct community via the Combined Precinct Committee (CPC).

**Action: Convenors to relay comments to the next CPC meeting (15 August 2023)**

<b>Neutral Bay Town Centre Planning Study</b>	“Neutral Bay Alive” - the newly formed group met recently on 25.7.23 under the auspices of Council, however, no further update has been received.
<b>YOUR SAY</b>	<p><b>Murdoch Street, Cremorne - Children’s crossing - Feedback closes 1 Sep 2023.</b> This was a late YOURSAY item. Meeting attendees were not able to comment as there was no diagram attached to the YOURSAY page.</p> <p>Convenors to request more information from NSC.</p> <p>Meeting attendees once again expressed concern and frustration at Redlands lack of community engagement with residents. The current proposal for a “Children’s Crossing” has not been notified in advance to the Precinct and is an example of the lack of consultation with the resident community.</p> <p>Redlands has not addressed the long-standing frustration of residents caused by Redlands related traffic congestion during the morning and afternoon pick-up periods, in particular on Rangers Road, Murdoch and Spofforth Streets.</p> <p>Large buses associated with Redlands also continue to park on Murdoch Street even during non-school hours.</p> <p><b>Young Street and Grosvenor Street Intersection - Cycling and Walking Upgrades.</b></p> <p>Feedback closes Monday 14 August 2023. Refer to YOURSAY website</p>
<b>Other news</b>	<ul style="list-style-type: none"> <li>● North Sydney Council Garden Competition - entries now open until 30 August 2023, with judging scheduled from 11 to 22 September 2023</li> <li>● 22 August 2022: Neutral Bay Shopping Area Streetscape Committee Meeting</li> <li>● Permanent Right turn closure from Pacific Highway onto Walker Street</li> </ul>
<b>Meeting concluded</b>	The meeting concluded at 844pm.
<b>Next Meeting</b>	To be held on Thursday 7 September 2023 at the Parraween Street Community Centre - 6pm <b>(return to in person meeting format)</b>