

HARRISON PRECINCT

Minutes of Meeting

held on Thursday, 7 September at 6 pm held at Cremorne Early Childhood Centre,
Parraween St, Cremorne

Attendance	12 attendees 13 apologies: CC, NM, JA, GP, PM, GT, SH, LB, KB, JT, JT, JC, KD Guests: Mayor Zoe Baker and Cr MaryAnn Beregi
Previous Meeting Minutes	The Minutes for 3 August 2023 meeting were confirmed by BD and seconded by GW.
Council Summary of Actions (SOA)	Received from Council 1.8.23- see NSC website https://www.northsydney.nsw.gov.au/homepage/110/harrison-precinct
Harrison/Bennett Merger	The merge process is still in process – still awaiting boundary realignment and formal maps. An AGM and election of Office Bearers will be required at the completion of all outstanding actions regarding the merger.
DAs and Planning Proposals (PP)	<p>Parraween Street Cottages</p> <p>PP (3/23) now on Public Exhibition - seeks to identify twelve cottages on Parraween Street as local heritage items. Feedback due 22.9.23 via Council's YOURSAY website.</p> <p>This Proposal seeks to amend the North Sydney LEP 2013 and identify the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.</p> <p>Precinct members were encouraged to make individual submissions by 22.9.23. Convenors to lodge a Precinct submission.</p> <p>Simultaneously to PP 5/23 the land owner, Pathways has succeeded in lodging an alternative pathway to achieve their development plans which by-pass Council via a State Significant Development (SSD) application:</p> <p><i>Demolition and construction of a seniors living development including 60 independent living units contained within 2 x 4 storey buildings facing Parraween Street, a 6-8 storey building facing Gerard Street, and a residential aged care facility.</i></p> <p>Public feedback on a "Stage Significant Development" proposal goes direct to the NSW Planning Department - feedback closes on 17 September.</p> <p>Precinct members were encouraged to make individual submissions by 17.9.23. Convenors to lodge a Precinct submission.</p> <p>Mayor Baker stated that Council does not support the SSD and would lodge its own submission opposing the proposal.</p> <p>FG from Cremorne Conservation Group provided additional background information. It was noted that the plan proposes:</p>

- to deconstruct the cottages identified as having heritage significance and reconstruct the cottages;
- construct an eight-storey building on the Gerard Street frontage which exceeds the current height allowable under the current LEP. The existing eight storey buildings on Gerard Street were constructed under now superseded LEP conditions.
- construct 58 independent living units plus 41 beds in aged care..
- If an SSD receives more than 50 public objections, it is referred to the Independent Planning Commission which becomes the determinant.

Other issues raised – Parraween Street traffic

Meeting attendees raised concern about traffic impacts of the proposed development. In particular, the inability of Parraween Street to cope with more vehicles. The proposal will add 218 extra vehicles. The proposed development will have no vehicular access from Gerard Street – Parraween will be the only egress.

Concerns were also raised about the cumulative impacts of any increased traffic movements from the proposed development. Of particular concern is the intersection of Winnie and Parraween. This intersection is frequently blocked with vehicles queuing across the intersection bound for Military Road or Murdoch Street.

Motion: That the Precinct request Council to install road markings to stop vehicles blocking the intersection of Parraween and Winnie Street.

Vote: Unanimous

Vehicle speed was another issue raised. The current speed on Parraween is 50 kmh. Given the narrow lane width, the high volume of traffic and high pedestrian activity, meeting attendees suggested that a reduction of speed would improve residential amenity.

Motion: That the Precinct request Council to consider reducing Parraween Street traffic speed to 40 kmh.

Vote: Unanimous

It was noted that Gerard Street and Military Road are not under Council jurisdiction. TfNSW is the road authority.

Other issues raised about Parraween Street

Mayor Baker confirmed that Council's approved plans to redevelop the Parraween Street Council carpark are still valid. The DA includes undergrounding of the carpark, construction of a new community centre and affordable housing. Council's General Manager is attempting to find a co-partner to enter into a joint agreement to take on this project.

The upgrade of Cremorne Plaza is still planned.

PP 5/23: 115-125 Holt Avenue - Group and individual item heritage listing

This PP has received Gateway Approval and is now ready for Public Exhibition. The PP seeks:

"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.

However, on 17.8.23, the NSW Minister for Heritage and Environment, Penny Sharpe unexpectedly and without community or Council consultation revoked the Interim Heritage Order which had been issued in March 2023 by the previous Minister for Heritage, James Griffin. The houses are currently without any heritage protection. The exact reason for Minister Sharpe's action is unknown.

It was noted that the land owner/developer immediately applied for a Complying Development Certificate (CDC) for demolition. This process by-passes Council and a private certifier becomes the consent authority.

Upon learning of Minister Sharpe's actions, Mayor Baker requested a meeting with Minister Sharpe but was unsuccessful in requesting the Minister to reconsider her actions.

Convenors have also written directly to the NSW Minister Sharpe asking for the houses to be protected from harm. Precinct members were also encouraged to write to Minister Sharpe and the Chair of the NSW Heritage Council, Mr Frank Howarth.

A Land and Environment Court hearing is scheduled for Wednesday, 13 September 2023 (Council vs landowner). The Commissioner will come to Holt Avenue at 930am before the court hearing for a site visit and to provide members of the community who have pre-registered to make an address. The hearing is about the actual DA.

DA 224/23: 246-248 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.

It was noted that the Council website shows that the DA was rejected by the DRP.



DA 258/233: Grosvenor Road and Neutral Bay car park site (Coles)

It was noted that a “concept plan” had been uploaded by the applicant to the Council website on 1.9.23, however, the Precinct and the members of the community have yet to receive a formal notification. Details of the DA plans can however be accessed via the Council website.

It was decided to defer this item to the next meeting when specific details would be available. It was noted that Brightmore Precinct was scheduled to have speakers to address these plans to be held at their 13 September 2023 meeting. Harrison members interested in more information were referred to attend this meeting. Convenors to contact Brightmore for more information.

Neutral Bay Town Centre Planning Study

“Neutral Bay Alive” - the newly formed group met on 25.7.23 under the auspices of Council, however, no further update has been received.

Traffic

Intersection of Spencer Road and Spofforth Street

It was noted that Spencer Road had experienced an increase in traffic movements and that pedestrians and motorists experienced similar dangers at the Spofforth Street intersection as the Holt Ave intersection.

Mayor Baker stated that NSC’s efforts to engage with Mosman Council to improve road safety on Spofforth Street had failed due to Mosman’s refusal to cooperate.

Rangers Road

It was noted that the top end of Rangers Road between Yeo & Military Road was a problematic area with motorists constantly making U-turns in this area. despite there being a double-yellow line.

YOUR SAY

Parraween Street Planning Proposal 3/23

PP3/23 is open for public comment. The Proposal seeks to list 50-56, 70-72 & 78-88 Parraween Street, Cremorne as local heritage items in the North Sydney Local Environmental Plan 2013 (NSLEP 2013) - public feedback closes Friday 22 September 2023.

<https://yoursay.northsydney.nsw.gov.au/pp-3-23-parraween-st>

<p>Any other business</p>	<p>Hunts Creek Bridge Walkway</p> <p>Precinct member, GW, raised concerns that references to 'Hunts Lookout Footbridge' in Council documents refer to an incorrect location. As a result of this, the new footbridge being built near the head of Mosman Bay could be saddled with an incorrect and historically incorrect name.</p> <p>GW requests that the term 'Hunts Lookout Footbridge' be not used to describe or label the new footbridge currently under construction. An alternative name should be used instead eg 'Hunts Creek Footbridge'.</p> <p>Wallenundgal Lookout (Cremorne Point)</p> <p>This lookout has been omitted from North Sydney Council's draft neighbourhood Parks Plan of Management. It appears that Council has no current corporate knowledge of the existence of this lookout as it does not appear to be described on the Council website; Council's maps do not show it, and it seems that Council is not maintaining it. GW advised that the lookout was obscured by over-growth of vegetation.</p> <p>Action: GW to provide further details and photographic evidence to Convenors and Mayor who will forward to Council Historian.</p> <p><u>Young Street</u></p> <p>A meeting attendee asked for an update. Mayor Baker stated that Council is actively collaborating with TfNSW and the Minister for Roads to re-open Young Street. Council staff are preparing concept plans – one plan will include diagrams for a partial re-opening (1 lane in), the other is for full reopening.</p> <p>It was noted that the Member for Willoughby is not supportive of any reopening.</p>
<p>Meeting concluded</p>	<p>The meeting concluded at 844pm.</p>
<p>Next Meeting</p>	<p>To be held on Thursday 5 October 2023 at the Parraween Street Community Centre - 6pm (return to in person meeting format)</p>

Postscript:

- 115, 117, 119 Holt Ave began to be demolished on 15/9/23
- Parraween St SSD received more than 50 submissions and has been referred to the Independent Planning Commission which becomes the determinant.