

HARRISON-BENNETT PRECINCT

Minutes of Meeting held on Thursday, 5 October 2023 at 6 pm

at the Cremorne Early Childhood Centre, Parraween Street

Attendance	10 attendees including guest: Cr William Bourke 6 Apologies: JA, GP, GT, KD, GT, HL
Previous Meeting Minutes	The Minutes for 7 September 2023 meeting were confirmed by BD and seconded by GB.
Council Summary of Actions (SOA)	<p>An SOA was received from Council on 4 October 23. Council has provided feedback to the two Motions from the meeting of 7 September:</p> <p>Motion: That the Precinct request Council to install road markings to stop vehicles blocking the intersection of Parraween and Winnie Street.</p> <p>Motion: That the Precinct request Council to consider reducing Parraween Street traffic speed to 40 kph.</p> <p>see: https://www.northsydney.nsw.gov.au/homepage/110/harrison-precinct</p> <p><u>Follow up Actions taken by Convenors after the September Meeting:</u></p> <p>PP3/23 - Parraween St: Convenors lodged Precinct submission for PP 3/23 - support Council proposal 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>Pathways State Significant Development, Parraween St: Convenors lodged Precinct submission</p> <p>115-119 Holt Ave: revocation of IHO by Minister Sharpe - Convenors wrote to the Minister for Heritage, Hon Penny Sharpe, MLC; Shadow Minister for Heritage and Member for Tamworth, Kevin Andrews; Member for Northshore, Felicity Wilson; Member for Willoughby, Tim James and to Heritage NSW. It was not evident from correspondence received following these actions what were the exact reasons for the Minister’s revocation of the IHO.</p>
Guest: Cr William Bourke	<p>Cr William Bourke attended as an invited guest. Cr Bourke was elected Deputy Mayor at the Council meeting of Monday, 25 September 2023. At the same meeting, Mayor Baker was re-elected as Mayor by the majority of councillors. Both the Mayor and Deputy Mayor will serve in their roles until 14 September 2024, the day of the 2024 Local Government Elections.</p> <p>Cr Bourke provided a brief synopsis of his education, employment history and interests which includes putting our environment first and addressing issues such as loss of biodiversity, health and well-being impacts and over-development. He is the founding member of the Sustainable Australia Party.</p>
Harrison/Bennett Merger	The merger is progressing – 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)**

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

This PP is now on 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.

Motion: that the Precinct make a submission supporting this listing while noting that 115, 117, & 119 Holt Avenue have now been demolished.

Vote: Unanimous

Meeting attendees were advised that there is to be a Land and Environment Court hearing about DA 243/21 on Friday, 27 October 2023 (Council vs landowner). The Judge will come to Holt Avenue at 9.30am for a site visit before the court hearing which will provide members of the community, who have pre-registered, with an opportunity to address the Court. Meeting attendees were encouraged to attend the on-site meeting as a show of strength from the local community.

PP 1/23: 1-7 Rangers Road (Woolworths site): The Rezoning Review outcome was made public on 11 September 2023.

The outcome of the Rezoning Review is set out as follows:

PP 1/23 should be submitted for a Gateway determination because the proposal has demonstrated strategic merit and subject to changes site specific merit.

However, prior to submitting the planning proposal for a Gateway determination, the planning proposal is to be revised to address the following:

- *A reduction in the maximum building to no more than part 26m (6 storeys) and part 31m (8 storeys);*
- *The retention of a minimum non-residential FSR of 1.8:1.; and*
- *The proposed changes to the planning proposal as detailed in the Proponent's letter (from Ethos Urban) dated 4th September 2023.*

Prior to public exhibition, the Panel Majority recommend the Site Specific Development Control Plan (DCP) be amended to include:

a) Changes to the planning proposal as detailed in the Proponent's letter (from Ethos Urban) dated 4 September 2023 including:

I. Removal of the two (2) storey retail podium component to improve the size and amenity of the public domain;

II. Reduction in floor-to-floor heights to further reduce the overall building height;

III. Increased building articulation along the Yeo Street frontage;

IV. Increased northern setbacks on level 4 fronting Rangers Road to 3m;

V. Increased setback to the edge of the eastern terraces facing 9-11 Rangers Road to 6m; and

VI. Provision of a minimum of two (2) building slots of 3.5m wide to the Yeo Street façade;

b) Removal of the additional 88 car spaces and compliance with the North Sydney DCP car parking rates; and

c) Provisions requiring changes to the indicative Yeo Street façade to ensure no further overshadowing of any north facing windows in any residential property in Yeo Street at mid winter above and beyond that projected by Council's rescinded Military Road Corridor Planning Study including the existing building at 50 Yeo Street and the additional floor to floor reductions (1.7-1.9m) proposed in the Proponent's letter dated 4 September 2023.

The next step will be a public exhibition of the Planning Proposal which will give the community an opportunity to make further submissions. The commencement date of the public exhibition has yet to be announced.

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 still shows that the DA has been rejected by the DRP.



DA 258/23: Grosvenor Road and Neutral Bay car park site (Coles)

MTJ from the Neutral Bay Cremorne Progress Association provided meeting attendees with a copy of a presentation given by Coles to the Association.

The complete presentation is available at the following website:

<https://neutralbaytowncentreplaza.com.au/>

Issues identified and discussed by meeting attendees were as follows:

Council owns the land on which the current car park is situated. Council also owns the "stratum" below and above the car park.

The concept plan for the new Coles development indicates it will extend underground into the Council owned stratum. Coles wants to extend land ownership underneath the plaza. The view of the meeting was that this access should not be given to the developer without financial compensation.

The proposed residential/commercial building on the Grosvenor Rd site is the equivalent of 8 stories due to the slope of the land (the equivalent of Cremorne

Town Centre). The illustrated plan diagrams are misleading as they give the impression the land is completely level.

The height of the proposed building exceeds that allowable by the current LEP (16m) by 10m - the proposed height is 26m.

The Pienza building adjacent that is currently being built at 12-14 Waters Road is 22.5m.

The development includes an area which can be used as a Community Centre (meeting room) but it contains no Affordable Housing provisions.

The residential tower is configured in a U-shape to allow solar access to residents. The tower also features a “stepped” design to allow maximum solar penetration to the community plaza.

The new supermarket will remain comparable in size to the current Woolworths store.

Vehicle movements: The concept plan offers several different options that propose ideas for how vehicles can move through the proposed pedestrian plaza area.

A group of existing retailers want to retain vehicular access. However, pedestrian safety may be compromised by having a large number of vehicles circulating around the pedestrian plaza.

Truck access to the store will be via a hoist system from Grosvenor Road which offers improvements to the existing access system.

Motion: That the Precinct lodge a submission supporting this DA subject to the identified issues of concern being addressed in the final DA e.g. height, creation of a pedestrian plaza.

DA 102/23: 306 Military Road Digital (Advertising sign)

This DA was reviewed by the North Sydney Local Planning Panel on 13 September 2023. The Planning Consultant for the Applicant requested that this DA (and other similar DAs) be deferred to allow the Applicant to submit a package that would provide details of the 13 stand-alone advertising/communication structures and the 13 bus shelters proposed for the North Sydney LGA.

The Applicant seeks the additional time to address issues as to the community benefits of the provision of street furniture and the context for the stand-alone structures including criteria for the location of the same.

<https://www.northsydney.nsw.gov.au/downloads/file/2763/nsldpp-minutes-13-september-2023>

Cremorne Streetscape Meeting	<p>MDS, Co-Convenor attended the Cremorne Streetscape Meeting held on 26 September 2023. The Minutes of this meeting will be made available on the NSC website:</p> <p>https://www.northsydney.nsw.gov.au/downloads/download/302/cremorne-streetscape-committee-minutes</p>
Neutral Bay Town Centre Planning Study	<p>“Neutral Bay Alive” - the newly formed group met on 25 July 23 under the auspices of Council, however, no further update has been received.</p>
Meeting concluded	<p>The meeting concluded at 8.50pm.</p>
Next Meeting	<p>To be held on Thursday 2 November 2023 at the Parraween Street Community Centre - 6pm (in person meeting format)</p>