

HARRISON-BENNETT PRECINCT

Minutes of Meeting held on Thursday, 2 November 2023 at 6 pm at the Early Childhood Centre, Parraween St, Cremorne

Attendance	12 attendees 5 apologies: BD, GW, SK, JW, PVM, AS, JY
Previous Meeting Minutes	The Minutes for 5 October 2023 meeting were confirmed by GB and seconded by PF.
Council Summary of Actions (SOA)	There was no SOA from Council as no issues were raised in the previous meeting.
Previous Council Minutes 9/10/23 and 23/10/23	<p>Attendees were given a brief explanation of an item from the Council Meeting of 9 October 2023 - Affordable Housing and Heritage Planning Council Priorities. Councillors had been asked to consider the following:</p> <p><i>THAT Council reprioritise its work programme to pursue affordable housing policy, planning and implementation, ahead of the comprehensive Local Government Area wide heritage review. This proposal would involve reallocation of \$250,000 in funding which had been allocated for the 2023/24 year to commence the heritage review.</i></p> <p>https://www.northsydney.nsw.gov.au/ecm/download/document-10816503</p> <p>Meeting attendees discussed and agreed that both priorities should be pursued in tandem.</p> <p>It was noted that Council had resolved to defer the matter to a Councillor Briefing to be held as soon as practical but the Precinct was not aware if this had been held.</p> <p>It was also noted that Randwick Council had involved the community in the initial stage of its Heritage Review to nominate items with potential heritage significance. It was suggested that a similar initiative could be undertaken by NSC and that this would be a low cost method of starting the first stage of the heritage review which is particularly opportune considering the difficulty NSC is currently experiencing with funding. Meeting attendees were asked to consider volunteering to be part of a Heritage sub-committee which would look at identifying potential heritage items within our Precinct area.</p> <p><u>Meeting attendees asked the following questions:</u> Boarding houses - how many are required to satisfy the LHS target? What is the definition of "Affordable Housing"?</p> <p>23 October 2023 Attendees were advised that at its meeting on 23 October, Council resolved to forward the Planning Proposal (PP 3/23) to list the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, 86, and 88 Parraween Street Cremorne as heritage items of local significance to the Department of Planning and Environment with a request that a Local Environmental Plan be made in accordance with section</p>

	<p>3.36 of the Environmental Planning and Assessment Act 1979.</p> <p>It was noted that Pathways Residences (the developer) had lodged a State Significant Development Application (SSDA) for seniors housing with the Department of Planning and Environment in August 2022. The period of public exhibition of the SSDA has now closed. The developer must now respond to issues raised in submissions including those from NSW agencies (e.g NSW Health, Ausgrid etc).</p> <p>NB The <i>Heritage Act 1977</i> is turned off during the assessment of State significant projects.</p>
<p>Report from Combined Precinct Committee Meeting (CPC) of 17.10.23</p>	<p>There were two issues of interest raised at the CPC meeting held on 17 October.</p> <p>1) 115-117 Holt Ave - loss of heritage protection A possible loophole in the Interim Heritage Protection process was identified following the revocation of the IHO covering 115, 117 and 119 Holt Avenue, Cremorne before PP 5/23 was completed. These houses have now been demolished. It seems there is a need to ensure that items identified as having local heritage significance are protected from harm until such time as a Planning Proposal process is complete. The following motion was carried unanimously:</p> <p><i>The CPC requests the Council write to the NSW Minister for Heritage seeking the reasons/grounds for the Minister’s decision to revoke the IHO for 115, 117 and 119 Holt Ave, Cremorne; and that if there is a ‘loophole’ that the CPC requests the Council write to the NSW Minister for Heritage requesting legislation change to remove the loophole.</i></p> <p>2) Missing ‘heritage’ documentation: Stanton Library Heritage Centre - . The convenor of Holtermann Precinct (LT) has discovered that the Stanton Library’s Heritage Centre is missing some key documents - specifically, the full 2004 and 2007 heritage review reports. Currently only a summary is held in the Library. This issue was discovered and noted by Harrison Precinct in the Minutes of April 2021. LT believes an officer in the Council has the documents and has placed a request to Council to have this documentation stored in the Stanton Library.</p> <p>Meeting attendees expressed general disappointment about the potential delay or discontinuation of the Comprehensive LGA Heritage Review (see above).</p>
<p>Harrison/Bennett Merger</p>	<p>The merger is now complete with the finalisation of the boundary realignments and production of the formal maps. It is now necessary to hold an AGM in the new year. This meeting must be held in person and must include specific actions including 7 days notification in writing to residents, the election of Office Bearers and be overseen by a Returning Officer. It was noted that there is a maximum four-year tenure of an office bearer in the same role.</p> <p>RK, an attendee thanked the Convenors for all their hard work to date which was endorsed by the other attendees.</p>

Heritage	Holt Ave, Parraween St and LGA Heritage Review - refer to above discussion
DAs and Planning Proposals	<p>DA 224/23: 246-248 Military Road, Neutral Bay. It was noted that the Council website still shows that the DA has been rejected by the DRP and there appears to be no further action taken on the part of the applicant.</p> <p>DA 258/233: Grosvenor Road and Neutral Bay car park site (Coles) Attendees were advised that at our October precinct meeting, it had been agreed that the Precinct lodge a submission supporting this concept plan subject to the identified issues of concern being addressed in the final DA e.g. height, creation of a pedestrian plaza, and no-drive through from Young Street and Waters Road.</p> <p>The point was made that there would have to be some form of trade-off if Coles is to fund the refurbishment of the pedestrian plaza. There was also comment about the height of the Pienza building currently being built on an adjacent corner which may set a precedent.</p> <p>183-185 Military Road PP 4/23 This was discussed at the North Sydney Local Planning Panel (NSLPP) of 25 October, 2023. Precinct member, PF, had attended and addressed the panel.</p> <p>It was noted that the applicant already has a DA for six storeys approved for this site but is now seeking 12 storeys. The NSLPP unanimously rejected the proposal. The applicant advised the Panel that if permission to build 12 storeys was not granted they would proceed with the approved DA but would not provide any setbacks or make provision for public benefits including the public plaza.</p> <p>It was noted that neither this applicant or the landowner of the adjacent block (Woolworths) is engaging collaboratively - to the detriment of the community.</p> <p>DA Conditions of Consent: there was a general discussion about the amount of development taking place in the area and the resulting negative impacts on and disruptions to residential amenity - e.g. trucks parking in adjacent streets with engines running; excessive noise and vibration from digging; interruptions to power and water supply and damage to adjacent properties. Dilapidation reports for adjacent properties are a usual standard Condition of Consent. However, it was noted that noise and vibration impacts can extend well beyond directly adjacent properties.</p> <p>A traffic management plan is also required, however, it has been our experience that this is not shared with the community.</p> <p>For example, in Holt Ave, residents have noticed a large number of trucks associated with excavation activities associated with the HELM development parked in Spofforth St and Holt Ave (with engines running). Precinct Convenors have requested a copy of the HELM traffic management plan to Council but have no received no response from Council staff as at the date of the meeting.</p> <p>Traffic: The net effect of all the additional cars that will be introduced into the area, as a result of all the new buildings, was also discussed. including the effect of the construction of the Woolworths development on Yeo street.</p>

<p>Traffic</p>	<p>Spencer Road: It was noted that there had been an increase in through traffic crossing Spofforth Street from the Mosman side of Spencer Road to the North Sydney side. Construction related detours and delays in Holt Avenue have also resulted in an increase in through traffic in Spencer Road. This has enhanced the danger to pedestrians walking on the west side of Spofforth Street.</p> <p>Accident: Holt and Spofforth It was reported that there had been another vehicle accident at the intersection of Holt Avenue and Spofforth Street on 2 November which had required the attendance of emergency services including an ambulance.</p> <p>Speed: it was noted that Inner West Council had reduced overall traffic speeds to 40 km LGA-wide. There was discussion about whether traffic speeds in North Sydney LGA were appropriate for the conditions e.g. pedestrians, congestion, narrow roads. For example, the speed limit in Yeo Street is currently 50 km.</p>
<p>Neutral Bay Town Centre Planning Study</p>	<p>Precinct member, PF, reported that “Neutral Bay Alive” has held its final meeting 19 October 2023 and its report will be presented to the Council for consideration.</p>
<p>Meeting concluded</p>	<p>The meeting concluded at 8.30pm.</p>
<p>Next Meeting</p>	<p>The AGM will be held on 1 February, 2024 at the Parraween Street Community Centre - 6pm (in person meeting format)</p>