

## HARRISON-BENNETT PRECINCT

### Minutes of General Meeting

held on Thursday, 7 March 2024 at 6 pm

at the Early Childhood Centre, Parraween Street, Cremorne

<b>Attendance</b>	12 attendees + special guest: Cr James Spenceley 7 apologies: JA, JP, FG, BD, JS, KB, GT
<b>Previous Meeting Minutes</b>	The Minutes of 1 February 2024 meeting were confirmed by HL and seconded by IA .
<b>Council Summary of Actions (SOA)</b>	<p><b>A copy of the full SOA is available on the NSC website.</b> The following are notes on actions yet to be resolved satisfactorily:</p> <p><b>DA Conditions of Consent: 115-117 Holt Avenue, Cremorne</b></p> <p><b>Note to Council:</b> No new or additional correspondence has been received by the Precinct or residents - <b>this matter is still outstanding.</b></p> <p><b>Traffic Management Plans: Council responded as follows:</b></p> <p><b>Helm construction site Holt Avenue</b></p> <p><i>Council's Manager Traffic &amp; Transport Operations has advised that a link for the HELM Traffic Management Plan can be found on Council website via the following link: <b>Note to Council: Link is not correct</b></i></p> <p><b>Redlands Traffic Management Plan</b></p> <p><i>Council's Manager Traffic &amp; Transport Operations has Advised that Redlands SCEGGS is a State Significant Development which is not considered for approval by Council and that a Traffic Management Plan can be found on this link</i></p> <p><a href="https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-6454%2120190227T064557.255%20GMT">https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-6454%2120190227T064557.255%20GMT</a></p> <p><b>Note to Council:</b> this Plan is dated 2015 - traffic has increased significantly in the past decade, hence the request for new traffic counts to be undertaken.</p> <p><b>Traffic counts:</b> Response to our request for a traffic count</p> <p><i>Council's Manager Traffic &amp; Transport Operations has advised that Council cannot prioritise a traffic study for the area at this time. Budgets for traffic studies have been fully allocated for the 23/24 Financial Year. Further information would be required about the purpose of the study, e.g. such as to investigate the infrastructure required to implement a 30km/h speed limit. Closed for Council</i></p> <p><b>Note to Council: see "Traffic section" of current Minutes</b></p>

**Request for Police presence to monitor speeding on Spofforth Street**

*Council’s Manager Traffic & Transport Operations has advised that Council have raised the issue with NSW Police, who have highlighted the issue with their Highway Patrol Division and requested they increase enforcement in the area. Precinct Committee and community members can also request enforcement directly from the North Sydney Traffic Police by contacting them on 02 9956 3199.*

**Can an attendee who does not reside within the Precinct boundary area contribute to voting on agenda items? Is abstaining necessary?**

Council’s Engagement Specialist has advised that according to the Precinct System Policy, those who do not reside within the precinct boundary area can contribute through voting and agenda items, providing they meet the following criteria:

*Precinct System Policy (4. Provisions)*

*4.2. Qualification and Voting - voting eligibility requires a person to be a resident or property owner living in the precinct; an owner or employee of an organisation in the precinct; or a student who regularly attends an institution in the Precinct. Hence, all residents, workers, property owners and students will be afforded the opportunity to attend, participate and vote at Committee meetings.*

**Cost of flyers within Harrison-Bennett**

Council stated it “prefers to use a well-established company to deliver their flyers (Dand)” and provided a quote for delivery of flyers by DAND within Harrison-Bennett, at the rate per household of \$0.26 ex GST. Council advised that the updated letter count should be 3378 including 230 business letterboxes.

**Note from Convenors:** current cost of flyer distribution is \$210 for 3000 flyers which equates to 0.07c each.

**Tidal Flow - Council response to question** “Why are pedestrians stopped from crossing the road when cars are halted and unable to proceed through the intersections during this period?”

*Council’s Manager Traffic & Transport Operations has advised that Military Road is a “State Road” under the jurisdiction of TfNSW. Council has no input or decision-making abilities concerning the operation of the road. Concerns should be directed to TfNSW customer feedback.*

**Review of Previous Council Minutes**

Since our 1 February meeting, there have been two Council meetings: 12 February and 26 February 2024.

Items of note from the 12 February meeting included:

- 10.2 Draft Neutral Bay Town Centre Planning Study
- 10.3 State Government Planning interventions to increase housing density
- 10.4 Affordable Housing and Heritage Planning - Council Priorities

Items of note from the 26 February 2024: 10.6. Cremorne Plaza and Langley Place: Consultation Outcomes and Preferred Concept

**Guest speaker**

Councillor James Spenceley attended and contributed to discussion during the meeting. In answer to a number of questions Mr Spenceley advised that:

Council elections would be held in September. The short term of the current councillors is the result of delayed elections due to covid.

The NSW Planning Proposal covers 2/3rds of the LGA. As yet there is little detail available. There was some discussion about the fact that even if the State Government's plans go ahead it will not result in any affordable housing in this area.

One of the driving factors behind the new Neutral Bay Village Planning Study is the lack of commercial space currently available. Providing additional commercial space is important for the area which is reflected in the increased heights.

It is proposed to remove the Young Street Plaza at the intersection with Military Road. However, TfNSW will only support traffic entering Young Street from Military Road i.e. it will be one way only because the buses would make it difficult/dangerous to turn left out of Young Street onto Military Road.

If the Precinct has any concerns about the loss of Council staff with corporate knowledge, then it should raise its concerns with Council.

There will be (maybe) a time when the Coles store at Big Bear will be the only operating supermarket in Neutral Bay as there will be a cross over while both Coles and Woolworths build new stores.

## **Draft Neutral Bay Town Centre Plan**

The draft study is on public exhibition from 27 February 2024 to 5pm on 2 April 2024 inclusive. **Submissions due by 2nd April**

Precinct members were encouraged to take the time to review the draft and provide feedback to Council. The diagram on page 63 of the Plan outlines the proposed maximum heights within Neutral Bay village. It is proposed to increase building heights to 8 storeys along Military Road - the current maximum is 5 storeys.

NB: the draft Neutral Bay Town Centre Planning Study has recently been renamed the 'Neutral Bay Village Planning Study'.

It may be viewed via the following:

YourSay website: <https://yoursay.northsydney.nsw.gov.au/nbtcps>

- Council's Customer Service Centre
- Stanton Library
- Neutral Bay Community Centre - 190-192 Military Rd, Neutral Bay, during opening hours

### **Feedback received from meeting attendees:**

The fact that DAs of 8 storeys had already been approved in the immediate area was discussed. This has set a precedent which means that it is unlikely that any new DAs seeking to build to this height can be refused.

The 8 storey developments proposed for Military Rd corridor includes 2 storeys of commercial space.

There is no provision in the Study to improve pedestrian movements across Military Road - this was very disappointing to those present. There was much discussion about the need for better pedestrian access across Military Rd and that this is vital for the aim of a 'Village' feel. Other comments were that "if new developments are proposed either side of Military Road a park-like (green) overpass with commercial colonnade beneath should be investigated"

The heritage references on p63 of the draft plan are not correct – the diagram does not include 228 Military Road, Neutral Bay. This is a local heritage item listed in the current LEP: item listing no. I0677.

<p><b>DAs and Planning Proposals</b></p>	<p><b>DA 339/04: 1-7 Rangers Rd: Section 4.56 modification:</b> this has been approved by Council. This allows the Woolworths store in Rangers Road to remain in operation (until such time when building on this site commences) when the Grosvenor Street one closes. Previous conditions required both stores to close at the same time.</p> <p><b>DA 243/21: 115-117 Holt Avenue, Cremorne</b> - still waiting on previous actions. The Precinct and other submitters have not been formally notified of the outcome of this DA. In particular an update on the current issues with the Consent Conditions is still pending (Dilapidation report stipulations still outstanding).</p> <p><b>11 Bennett St, Cremorne</b> - GC provided an update on the Land and Environment Court Proceedings: CMBR Marine Pty Ltd v North Sydney Council LEC: 2023/00213700.</p> <p>A conciliation meeting was scheduled on site for 19 February 2024. However, the conciliation has now been adjourned to 11 March 2024 “to permit the parties to continue their discussions on the issues in dispute”.</p> <p>GC explained that the “case had essentially been re-opened”. The issue raised by residents about what constituted “ground level” meant that the Court was not prepared to accept the agreement made between the Council and the Applicant over outstanding issues. The 11 March proceedings are closed to public attendance.</p>
<p><b>Traffic:</b></p>	<p>A resident from Bogota Ave expressed safety concerns caused by the speed and volume of traffic now using the street as a rat-run. The resident would like traffic calming devices installed.</p> <p>It was suggested that the resident raise this matter with the Traffic Committee and that this would need to be done in writing in order to be placed on the meeting Agenda.</p> <p><b>Traffic Counts:</b> It was noted that Mosman Council recently conducted a traffic count in Spencer Road and Holt Avenue.</p> <p><b>Action request:</b> NSC writes to Mosman Council asking for traffic data to be shared with Harrison Precinct.</p>
<p><b>HAVE YOUR SAY</b></p>	<p><b>Heritage Strategy - NSW Government</b></p> <p>Heritage NSW is seeking feedback from the NSW community “to inform and shape the direction of the NSW Heritage Strategy, ensuring it responds to community aspirations in delivering a better future for our heritage”. The input “will help to build an understanding of what is important to the community, key challenges facing heritage and opportunities to address them”</p> <p><b>Feedback is via survey closing on until 31 March 2024.</b></p> <p><b><a href="https://www.haveyoursay.nsw.gov.au/nsw-heritage-strategy">https://www.haveyoursay.nsw.gov.au/nsw-heritage-strategy</a></b> Precinct members are encouraged to submit their feedback. Convenors to lodge a Precinct response</p>

<b>Streetscape</b>	<p>Meeting attendees were reminded that Council no longer holds any scheduled streetscape meetings.</p> <ul style="list-style-type: none"> <li>- The 'Fried Egg Tree' at the corner of Holt Ave and Military Rd appears to be dying.</li> <li>- Pedestrian safety refuge structure at the corner of Spofforth Street &amp; Florence Street is bent from a collision.</li> </ul> <p><b>Action: Request Council to investigate. (NB: "LOOK" stencilling at Cabramatta Rd has still not been attended to)</b></p> <p>Meeting attendees were also encouraged to report any additional dead trees and Council planter boxes which need attention.</p>
<b>Other Business</b>	<p>Attendees discussed the benefits of using RecycleSmart (they take items such as soft plastics, x-rays and plant pots). It was noted that many in attendance were not aware of ReCycleSmart being available.</p> <p><a href="https://www.recyclesmart.com/">https://www.recyclesmart.com/</a></p> <p>Cr Spenceley was also asked about the Significant Tree Register.</p>
<b>Meeting close</b>	<p>The meeting concluded at 8.30pm</p>
<b>Next Meeting</b>	<p>The next meeting will be held on 4 April 2024 at the Parraween Street Community Centre - 6pm <b>(in person meeting format)</b></p>

**Postscript:** The following item was inadvertently left off the Agenda and not discussed

At 26 February Council meeting the Cremorne Plaza and Langley Place: Consultation Outcomes and Preferred Concept was RESOLVED as follows:

1. THAT Council notes the outcome of the community consultation undertaken for the concept designs for Cremorne Plaza and Langley Place.
2. THAT Council endorses the amended concept design Option 2A for Cremorne Plaza to proceed to detailed design and documentation for future construction.
3. THAT Council endorses the amended preferred concept design Option 1A for Langley Place to proceed to detailed design and documentation for future construction.
4. THAT Council notes that funding for the construction of Cremorne Plaza and Langley Place will be sought through future capital works programs or grant funding opportunities as they become available.