

HARRISON-BENNETT PRECINCT

Minutes of General Meeting
held on Thursday, 4 July 2024 at 6 pm by ZOOM

Attendance	12 attendees (by Zoom) 7 Apologies: BD, KD, HL, BH, RK, DG, KB
Previous Meeting Minutes	Minutes of the 6 June 2024 meeting were confirmed by GW and seconded by SK
Council Summary of Actions (SOA) and actions from Previous Minutes	<p>In the minutes for the June meeting there were three matters raised which Council has responded to as follows:</p> <ol style="list-style-type: none">1. New Housing targets: the Precinct's question of whether the Council is aware of what the expected outcome will be for our LGA has been referred to the Council's Director Community, Planning and Environment.2. Cremorne Mental Health Centre: Our request that Council writes to the local state member to liaise with NSW Health to organise the maintenance of the grounds has been allocated to the Council's Manager, Parks and Gardens.3. Holt Avenue: Council advised that temporary work has been carried out in the street to repair the pothole and a request for permanent restoration work has been made to Sydney Water. <p>Convenors lodged a submission to NSW Planning re PP-2022-4350: 1-7 Rangers Road, Neutral Bay (Woolworths) as agreed at the June meeting.</p> <p>A copy of the full SOA is available on the NSC website.</p>
Council Meetings	<p>There were no items on the agenda of the Council meeting of 24 June that were connected to any Harison-Bennett precinct matters.</p> <p>The meeting of 18 June was covered by meeting attendee, SK, within the Agenda item 'NSW Housing Reforms: Mid-Low Rise Housing and possible consequences for Neutral Bay and Cremorne'.</p>

<p>Development</p>	<p>DA 261/2023: 55 Wycombe Road/60 Shellcove road (amended DA)</p> <p>This DA was brought to the Precinct's attention by several meeting attendees.</p> <p>Two attendees were concerned about the renovations proposed for the above property. While an amended DA has been submitted it is not clear that all their issues have been addressed.</p> <p>In particular these relate to:</p> <ul style="list-style-type: none"> ● Driveway access - 5 houses use current driveway ● Impact of proposed addition on driveway access ● Impact and concerns about construction vehicles - right of way and safety ● Unclear if the Carport is still on the Amended DA? ● What DCP provisions apply? <p>It was suggested residents seek a meeting with the new council officer in charge of this DA and to also seek their own legal advice regarding the right of way.</p>
<p>Council Election</p>	<p>It was noted that Council elections will be held on 14 September 2024 and councils must assume a caretaker role in the four weeks preceding election day i.e. 16 August - 14 September 2024</p> <p>Attendees were advised that the caretaker restrictions were designed to prevent outgoing councils from making major decisions that will bind the new council or limit its action.</p> <p>Precinct committees must abide by Local Government requirements and processes as they operate under the auspice of NSC utilising council resources. Accordingly, office bearers must ensure that:</p> <ul style="list-style-type: none"> ● all candidates do not utilise the Precinct system to promote their campaign/platform/policies etc; ● Precincts are not to host or be involved in the coordination of Meet the Candidate events etc. ● Council resources are not used to assist election campaigns. <p>However, none of the above prevents precinct members from being involved in campaigns etc as individuals.</p> <p>Note: Monday, 12 August 2024 is the final scheduled council meeting prior to the caretaker period.</p>

Housing Reforms

Presentation by resident, SK, re Low and Mid-rise housing.

Impacts (if Neutral Bay MU1 zone triggers a town centre precinct)

- Within the first 400m ring, apartment buildings of up to 22m (6-7 storeys) will be permissible in R3 and R4 zones;
- Within the next 400m ring, apartment buildings of up to 17.5m (4-5 storeys) will be permissible in R3 and R4 zones; and
- Within the 800m ring in the R2 zone, multi-dwellings (town houses) and manor houses (apartment blocks) will be permissible up to 9.5m.

These changes will lead to significant increases in bulk, scale and density, that have not been accompanied by any infrastructure analysis or infrastructure planning.

Discovery of NSC response to DPHI's Station and Town Centre Selection Form that was contrary to Council resolution of 12/02/24.

The following was discovered by resident research –

- **DPHI important documents had been released in May to all Councils but not disclosed to the community by NSC** - a Policy Refinement Paper and Station and Town Centre Selection Form (the "Form") had been issued by DPHI to all Councils. The Form included a list of stations and town centres proposed by DPHI for inclusion in each LGA. Each Council was asked to mark each proposed station/town centre with a "YES", for "*Include*", or "NO" for "*Request to Exclude*", and if a Council marked any proposed location with a "NO", the Council was asked to provide reasons.
- **Response submitted on behalf of NSC was contrary to Council resolution of 12 February** - NSC had received these documents from DPHI on 8 May and responded to DPHI on the Form on 15 May, marking a "YES" against Neutral Bay, contrary to the 12 Feb Council resolution. The NSC response further undermined the Council resolution by including comments that attempted to justify the inclusion of Neutral Bay (contrary to the Council resolution).
- **Lack of transparency** – Neither the Policy Refinement Paper, the Station and Town Centre Selection Form, nor the NSC response, had been transparently tabled at a Council meeting or published on NSC's website. **This is despite the fact that these documents cover matters that have significant impacts on the lives of thousands of people within the community.**

Related actions regarding Mid-Low rise housing (Extraordinary Meeting of Council)

- Low to Mid-rise Housing was discussed at the Brightmore Precinct meeting of 12 June at which Cr Spenceley was a guest. Brightmore

	<p>meeting attendees were extremely concerned about what had occurred.</p> <ul style="list-style-type: none"> ● In response to the concerns raised at the meeting, Cr Spenceley and Cr Bourke requested an Extraordinary Meeting of Council and put forward a motion that included, amongst other things, that Council: <ul style="list-style-type: none"> a. <i>Write to DPHI to formally rescind the earlier response to the Form and request acknowledgement of the recission; and</i> b. <i>Submit a transparent and authorised response that represents the Council resolution of 12 February, and that includes justifications to demonstrate that Neutral Bay is unsuitable for inclusion, including addressing the DPHI criteria.</i> ● The extraordinary meeting was held on 18 June. Nine councillors in attendance (Councillor Lepouris was on leave) unanimously supported the motion. ● On 21 June, Council’s CEO sent a letter to DPHI rescinding the earlier response and providing a new response in accordance with the 18 June resolution of Council made at the extraordinary meeting.
<p>Traffic</p>	<p>The Precinct received correspondence from a concerned resident about the lack of pedestrian safety, this time regarding the wombat crossings at the top of Holt Ave and Spencer Rd where they intersect with Military Road.</p> <p>During the ensuing discussion, meeting attendees also raised concerns about pedestrian safety at the Hampden Ave intersection with Military Road.</p> <p>There was also discussion about the on-going issue of safety and traffic volume on Spofforth Street and Rangers Road. All attempts to engage/collaborate with Council’s traffic team on this issue have yielded no results to date. However, Convenors recently discovered that the State Government provides Council’s with an alternate method (to Local Traffic Committees) of implementing select works supportive of, amongst other things, public amenity and road safety - an “<i>Alternative Pathway</i>”.</p> <p>The following Action was agreed: That the Precinct write to NSC asking if it makes use of the <i>Alternative Pathway</i> option and to consider more Wombat crossings be installed e.g. at the intersection of Hampden Ave and Military Road.</p> <p>Meeting attendees also expressed concern that drivers don’t seem to have adequate knowledge about having to give way to pedestrians. It was suggested that a council campaign to educate and improve driver behaviour is needed.</p>

	<p>A resident also conveyed to the Precinct an issue with the traffic light phasing at the Rangers Road intersection which has contributed to more congestion:</p> <p><i>“The issue with the traffic lights started about a month ago...it was changed to improve traffic flows from Rangers Road in the afternoon from the school. However, the issue is traffic is banked up across the day and little traffic passing from Rangers Road. The light cycle is now over 1min 30sec causing idle traffic and pollution”.</i></p> <p>Action request: That Council investigate if the traffic signal phasing at Rangers Road intersection has been changed recently.</p>
<p>Other business</p>	<p>FIX-IT HUB: Free repairs of household items will continue at the Fix it Hub, a free repair workshop held at the Coal Loader in Waverton. The monthly workshop is here to stay following a hugely successful six-month trial period.</p> <p>2024 Garden Competition: is now open. Entry is free and will close on 30 August 2024. There are many categories including indoor, balcony, and childrens gardens.</p> <p>History Essay: The North Shore Historical Society has invited all local history enthusiasts to write an essay about North Sydney LGA’s rich, diverse and vibrant history for the chance to win \$1000! Entries close 1 Oct 2024. For more information refer to the North Shore Historical Society.</p>
<p>Heritage</p>	<p>Good News:-</p> <p>The Art Deco Cremorne Orpheum Theatre has now been formally placed on the State Heritage Register.</p> <p>123 and 125 Holt Ave - these two dwellings have received heritage protection and have recently been listed in the LEP 2013 as items of local heritage.</p>
<p>Meeting close</p>	<p>The meeting concluded at 8 pm.</p>
<p>Next Meeting</p>	<p>The next meeting will be held on 1 August 2024 by Zoom at 6pm</p>