

## HARRISON-BENNETT PRECINCT

Minutes of General Meeting  
held on Thursday, 5 September 2024 at 6 pm

at the Parraween Street Early Childhood Centre, Cremorne

<b>Attendance</b>	13 attendees (including 2 guests from NSC) 8 Apologies: GW, CC, KD, BD, PVM, JS, GT, RK
<b>Previous Meeting Minutes</b>	Minutes of 1 August 2024 meeting were confirmed by GB and seconded by PM
<b>Council Summary of Actions (SOA) and actions from Previous Minutes</b>	<p>A SOA was received on 4 September 2024.</p> <p><b>A copy of the monthly SOA is available on the NSC website.</b></p> <p><b><u>Convenor Actions:</u></b></p> <p><b>Crows Nest TOD:</b></p> <p>Convenors lodged a Precinct submission regarding the Crows Nest rezoning plans -Transport Oriented Development (TOD). Submissions closed on 16 August 2024.</p> <p><b>DA 291/22/3: 13-15 Allister Street: Cremorne</b></p> <p>Convenors lodged a submission to the North Sydney Local Planning Panel in response to the Council's stated position on the proposed modification to Condition G18 - Damage to Adjoining Properties. The meeting was held on 7 August 2024.</p> <p><b>DA 364/2023 – 40 Spofforth Street, Cremorne - Proposed Child Care Centre</b></p> <p>Convenors lodged a submission raising the issues recorded in the Minutes.</p>
<b>Council Meetings</b>	<p>Council meetings were held on 8 and 26 August.</p> <p>Recordings and Minutes of these meetings are available on the Council website for viewing.</p> <p><a href="https://www.northsydney.nsw.gov.au/council-meetings">https://www.northsydney.nsw.gov.au/council-meetings</a></p>

**Guest speakers**

Council's Waste Management Coordinator and Waste Management Officer were guest speakers at the meeting.

**North Sydney - unique environment**

Over 36,000 residential properties are provided with a weekly waste and recycling collection service by URM.

High transient/turnover of residents: 48% tenants

Most residents live in strata accommodation. Contamination of the recycling bin is higher in high density dwellings.

Approximately 11% of residents live in separate houses.

Physical environment: topography of North Sydney creates a unique environment for waste management. Many narrow streets and on street parking makes it challenging for collections .

North Sydney is one of the few LGAs still using rear-load trucks due to the topography.

Bins have to be manually loaded onto the trucks. Other councils have one-man operated trucks with automated side lifters which are compatible with servicing properties on wider roads with unimpeded access to bins on the kerb..

The current generation of bins supplied by the bin industry is inferior in quality compared to previous generations and as such the lifespan of bins is now much shorter, requiring regular repairs and replacements. This is an industry wide problem.

**Waste Contracts**

Council has two different waste contracts: Collection and Disposal

Both commenced 1 July 2019 - in force until 30 June 2029 with options to extend.

1. URM: Waste Collection contract for general waste, recycling, green waste, household clean-up.

2. Cleanaway: disposal contract.

Prior to 1 July 2019, NSC had one of the top rates of waste recovery of the red bin - 65% and a total diversion rate of 71% when the yellow bin recyclables and green waste was included. Waste was taken to the Eastern Creek Alternative Waste Treatment Facility where the organic fraction (and dry recyclables) were recovered from the red bin.

Waste recovery rate is now 37% since the NSW State Government banned the application of the Mixed Waste Organic Output for agricultural use in 2018.

**Where does it go?**

Red bin waste - 100% now goes to landfill (no sorting). Food waste comprises 35% of red bin contents

Yellow bin: plastic items marked 1-7 can generally be recycled ( Black plastic plant pots are recyclable).

**Main contaminants in recycling bins:** bagged material in soft plastic, hygiene products, food and liquid (containerised), textiles, coffee cups.

**Soft Plastics:** it was noted that there have been confusing messages since supermarkets stopped collecting soft plastics. **Currently any soft plastic disposed of in a bin within the NSC LGA ends up in landfill as there are no end markets for large volumes of materials .**

**Food Waste:** Councils have conducted trials of food waste collection (FOGO). Food Waste is collected via existing green waste bins as there are insufficient amounts of green waste.

FOGO services are most successful in LGAs where there is a high proportion of single detached dwellings. In North Sydney LGA, the rollout of FOGO will be challenging due to the predominance of multi-unit dwellings and lack of green waste.

**Education:** meeting attendees noted from personal experience that many strata buildings have difficulty educating residents to dispose of waste correctly.

**Stickers which can be placed on bins to help with sorting and reduce contamination are available free from Council's Customer Service. Information flyers and notice boards are also available.**

**Other issues:** new buildings, particularly large multi-storey buildings have limited space for bins to be placed out on streets. Waste has to be collected by alternative means from within the building.

The DCP needs to be updated to consider these new issues.

**Recycling:** the Community Recycling Centre (CRC) now takes wearable textiles (good quality clothing, shoes, manchester, and accessories such as handbags, belts, scarves and hats). It is located at 8 Waltham Rd, Artarmon.

<https://nsroc.com.au/recycling-centre/>

**E-waste/batteries:** should not be placed out with household waste - should be taken to the CRC.

**Meeting attendee comment:** residents who do not own a vehicle are not able to easily access the CRC.

<p><b>Development Applications</b></p>	<p><b>Pathways Seniors Housing development - Parraween St, Cremorne.</b></p> <p>Precinct received a notification from the NSW Department of Planning that it is seeking public comment on an <b>AMENDED Development Application</b> for the proposed Pathways Seniors Housing development in Parraween St, Cremorne.</p> <p>It was noted that six of the Parraween St cottages within the proposed development site were recently given a local heritage listing. This AMENDED DA seeks to "<i>adaptively reuse</i>" the cottages with construction to proceed around them.</p> <p>FG from the Cremorne Conservation Group shared a summary of issues with precinct members as follows:</p> <ol style="list-style-type: none"> <li>1. Excessive height</li> <li>2. Excessive bulk and scale</li> <li>3. Issues with traffic and parking</li> <li>4. Excessive overshadowing</li> <li>5. Demolition/damage to heritage items</li> <li>6. Issues with pedestrian safety in the surrounding road network including Military Rd.</li> </ol> <p>Unfortunately the Department of Planning has only given a very short window for public submissions with feedback closing on Thursday 12 September 2024</p> <p>Information from the developer can be viewed via this link:  <a href="https://www.pathwayscremore.com.au/planning-process">https://www.pathwayscremore.com.au/planning-process</a></p> <p><b>Action:</b> Meeting attendees agreed that Convenors should lodge a submission on behalf of the Precinct.  <b>Vote:</b> Unanimous</p>
	<p><b>183-185 Military Road, Neutral Bay (PP4/23) and 1-7 Rangers Road &amp; 50 Yeo Street, Neutral Bay (PP1/23) - draft amendment to DCP 2013: public feedback closes 23 September 2024.</b></p> <p><i>The State Government is currently advancing two separate Planning Proposals that seek to amend the planning controls under the North Sydney Local Environmental Plan 2013 as it relates to land at 183-185 Military Road, Neutral Bay (PP4/23) and 1-7 Rangers Road &amp; 50 Yeo Street, Neutral Bay (PP1/23).</i></p> <p><i>Despite both Planning Proposals being accompanied by a draft site-specific development control plan (DCP), or a commitment to prepare a draft site-specific DCP prior to the exhibition of the associated Planning Proposal, neither of these draft site-specific DCPs have any status as they have not been formally endorsed as a "draft DCP" for the purposes of public exhibition.</i></p> <p><i>Any draft amendment to NSDCP 2013 is required to be formally endorsed by Council and exhibited separately to the progression of these Planning Proposals.</i></p> <p><i>The draft amendment to NSDCP 2013 amendment will be on public exhibition from Monday 26 August 2024 to Monday 23 September 2024 inclusive..</i></p> <p><a href="https://yoursay.northsydney.nsw.gov.au/dcp-amend-military-rangers-2024">https://yoursay.northsydney.nsw.gov.au/dcp-amend-military-rangers-2024</a></p> <p><b>It was noted that Willoughby Bay Precinct has already discussed this YOURSAY item and shared the following motion with the Precinct regarding the draft DCP amendment on exhibition:</b></p>

Willoughby Bay Precinct's major concern with the DCP amendment is that it fails to adequately protect the amenity of dwellings on the southern side of Yeo Street with regard to solar access/overshadowing. Precinct members did not believe that these residential properties should be afforded less protection from overshadowing than other residential properties in North Sydney LGA. If the DCP amendment goes through it could very well set a precedent for rolling back overshadowing protection.

Woolworths have now submitted a DA for their site. Council's website indicates advertising notification is to commence 13/9/24 and is due to be completed by 11/10/2024. The proposal is for a mixed use development with 70 apartments and 326 cars (approx. 50 car spaces more than anticipated). They are upping the car numbers by including a medical centre of 2,376 m2. The shadow diagram indicates the residential properties immediately opposite on the south side of Yeo Street will be significantly affected.

The follow Motion was passed by Willoughby Bay Precinct on 8 August 2024:

**MOTION: That Precinct makes the following comments on the Draft Amendment NSDCP [2013 183-185 Military Rd](#), 1-11 Ranger Rd, [50 Yeo St, Neutral Bay](#):**

**Comment 1. The amendment proposes in 5.1.5.2**

***P4 Ensure that 70% of dwellings on the southern side of Yeo Street receive a minimum of 2 hours sunlight at the winter solstice.***

**This is inconsistent with the solar access provisions for residential development in NSDCP 2013 Part B Section 1, 1.3.7**

***P1 Developments should be designed and sited such that solar access in the winter solstice (21<sup>st</sup> June) provides a minimum of 3 hours between the hours of 9.00am and 3.00pm to:***

- 1. any solar panels;***
- 2. the windows of main internal living areas;***
- 3. principal private open space areas; and***
- 4. any communal open space areas***

***located on the subject property and any adjoining residential properties.***

**The amended DCP should require a minimum of 3 hours solar access between the hours of 9.00am and 3.00pm to the windows of main internal living areas, principal open space areas and communal open space areas of adjoining properties including dwellings on the southern side of Yeo Street.**

**Comment 2. The amendment specifies a podium of 3 storeys to**

Yeo Street whereas the existing DCP specifies 10m (three storeys). This existing DCP requirement for a 10m podium has proved critical in preventing unacceptable overshadowing of dwellings on the southern side of Yeo Street and should be retained. The Woolworths plans have shown a three storey podium much higher than 10m. In addition there should be a provision requiring a further setback to Yeo Street above 16m (five storeys) such that no additional overshadowing is caused.

**Comment 3.** The Woolworths site specific DCP included:

*The building is to be designed with a maximum of six (6) storeys along Yeo Street and eight (8) storeys at the north east corner fronting Rangers Road. This provision should be retained with reference to [1-7 Rangers Road](#) and 50 Yeo Street with the following added:*

*and no mezzanines are to be permitted.*

**Comment 4.** A provision should be included requiring entry and exit from any loading dock to be in a forward direction.

Willoughby Bay Precinct members were encouraged to use this information to write personal submission which can be done via the following link

<https://yoursay.northsydney.nsw.gov.au/dcp-amend-military-rangers-2024>

**Actions:** That Harrison-Bennett Precinct support the Willoughby Bay Precinct comments/feedback and lodge a similar objection.

**Vote:** Unanimous

#### **DA 162/204: 1-7 Rangers Rd: Woolworths**

A “concept DA” notification was received on the day of the meeting. Due to the lack of time to review documentation, a Precinct response could not be discussed. It was noted that the DA public submission period is open until 11.10.24 so it was agreed to defer this matter to the October meeting to be held on 3.10.24. Meanwhile, convenors will seek to clarify what is meant by “concept DA”.

#### **Traffic**

#### **Pedestrian Safety: Spencer Road and Spofforth St intersection -**

PA, a new resident, attending the meeting, expressed concern about safety for pedestrians and motorists at the intersection of Spencer Road and Spofforth Street. PA has personally witnessed at least 3 vehicle accidents. PA suggested a roundabout as one solution. Other ideas were discussed including a kerb-build out and Give Way to pedestrians signage and traffic calming devices similar to those installed recently at Holt Avenue.

	<p><b>Action:</b></p> <ol style="list-style-type: none"> <li>1. That Council be requested to acknowledge and investigate this issue.</li> <li>2. PA to set up a crash-record to document any incidents as evidence.</li> </ol> <p><b>Redlands School Congestion</b></p> <p>It was noted once again that parents of Redlands School students are causing much of the traffic congestion during peak hours. Parents attempting to join the pick-up queue on Allister St stop circulation of other vehicles on Rangers Road. One suggestion is for the school to have a traffic warden at the corner of Allister St and Rangers Road to ensure that parents do not queue in a manner which impacts negatively on other road users. When the queue is at capacity, parents should be encouraged to move along and proceed to park in alternative places such as Spofforth St or other surrounding streets and walk the short distance back to Allister St to pick up their child.</p> <p>It was noted that Redlands school does not have a Traffic Management Plan on their website unlike other schools such as Claremont College, Coogee and St Augustine's College, Brookvale. The Precinct has discussed this issue previously and would like Council to do the following:</p> <p><b>Action:</b> That Redlands be requested to produce and share their Traffic Management Plan with Council and Harrison-Bennett Precinct.</p>
<p><b>Streetscape</b></p>	<p><b>Wotso: Military Road - landscaping</b></p> <p><b>An update on this issue is still pending from previous Minutes and correspondence.</b> It was noted that there is a landscaping discrepancy between submitted plans and the completed project. Following the Precinct raising this issue, the Principal Certifying Authority for the development has issued a Written Direction Notice to the person responsible for the aspect of development, requesting the Military Road frontage works to be rectified in accordance with the drawing number SK01 dated 28 February 2023, or to obtain a Building Information Certification (BIC) from Council.</p> <p>Subsequently, a BIC application has been submitted to Council to assess the modified unauthorised work. The application is now being assessed by Council. If the application is determined as refused, Council will take further compliance action.</p>
<p><b>Other business</b></p>	<p><b>Stop the Junk</b> campaign - Save Our Harbour from redundant vessels and structures - petition link circulated</p> <p><a href="https://saveoursydneyharbour.com.au/">https://saveoursydneyharbour.com.au/</a></p>

<b>Meeting close</b>	The meeting concluded at 7.30 pm.
<b>Next Meeting</b>	The next meeting will be held on 3 October 2024 at 6pm at the Early Childhood Centre in Parraween St, Cremorne