

HARRISON-BENNETT PRECINCT

Minutes of General Meeting

held on Thursday, 3 October 2024 at 6 pm

at the Parraween Street Early Childhood Centre, Cremorne

Attendance	<p>16 attendees 5 Apologies: BD, RK, JT, PVM, JS A welcome was extended to all new attendees.</p>
Previous Meeting Minutes	<p>Minutes of 5 September 2024 meeting were confirmed by AK and seconded by PA.</p> <p>Co-convenors took the following actions:</p> <p>183-185 Military Road, Neutral Bay (PP4/23) and 1-7 Rangers Road & 50 Yeo Street, Neutral Bay (PP1/23) - draft amendments to the Area Character Statements - North Cremorne Planning Area in the NSDCP 2013 - a submission was lodged on behalf of the Precinct.</p> <p>Pathways Cremorne Seniors Housing in Parraween Street Feedback to public exhibition of <u>Amended SSD-49472213</u> - a submission was lodged on behalf of the Precinct.</p>
Council Election	<p>The recent Council election result was confirmed as:</p> <p>Cammeraygal Ward MaryAnn Beregi (The Real Independents) Shannon Welch (Labor) Angus Hoy (Greens) - new Jessica Keen (Liberal) - new Effi Carr (Liberal) - new</p> <p>St Leonards Ward Zoe Baker (The Real Independents) Chris Holding (The Real Independents) - new Nicole Antonini (The Real Independents) - new Godfrey Santer (Labor) James Spenceley (Independent)</p> <p>There are five returning councillors and five new councillors. The new Council will be officially sworn in at an Extraordinary Meeting on Tuesday 8 October, where the new Mayor and Deputy Mayor will also be elected.</p> <p>It was unanimously agreed that the Precinct should write to all councillors congratulating them on their election.</p>

Development Applications

Concept DA 162/204: 1-7 Rangers Road & 50 Yeo Street, Neutral Bay lodged by Woolworths.

While an explanation of a Concept DA was provided to meeting attendees, co-convenors noted that this was the first such DA they had come across.

Concept development application are defined in the Environmental Planning and Assessment Act as follows:

S 4.22 Concept development applications

(1) For the purposes of this Act, a

"concept development application" is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.

(2) In the case of a staged development, the application may set out detailed proposals for the first stage of development.

(3) A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.

(4) If consent is granted on the determination of a concept development application, the consent does not authorise the carrying out of development on any part of the site concerned unless--

(a) consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or

(b) the concept development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.

The terms of a consent granted on the determination of a concept development application are to reflect the operation of this subsection.

(5) The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications.

Note : The proposals for detailed development of the site will require further consideration under section 4.15 when a subsequent development application is lodged (subject to subsection (2))."

In effect this means an applicant can lodge an application that establishes the envelope and associated matters such as parking provisions, numbers and types of dwellings, floor space and the like. It is not a detailed DA and works cannot start until a detailed DA is approved. **Provided the subsequent detailed DA meets the frame-work set by an approved concept DA, it must be assessed in that light. This means that an approved Concept DA can determine the height allowed at a site, the number of dwellings, its use (e.g. mixed use), the number of parking spaces etc.**

Interestingly, the material submitted in this Concept DA is slightly more

detailed than what might be normally found in a planning proposal but significantly less detailed than a normal DA.

The meeting was advised that this Concept DA is complicated by three factors:

1. an incomplete Planning Proposal (PP 2022-4350) process run by the Department of Planning with a result not expected by the end of the year at the earliest. This PP is proposing to increase the maximum height and the minimum non-residential FSR in order to facilitate a part 26m and 31m mixed use development at the site;
2. the proposed changes to the North Sydney Development Control Plan 2013 (DCP) being advanced by the Council. The changes include site specific provisions in relation to 1-7 Rangers Road & 50 Yeo Street, Neutral Bay as well as 183-185 Military Road, Neutral Bay and
3. a further incomplete Planning Proposal (PP2023-699) process run by the Department of Planning for the site at 183-185 Military Road, Neutral Bay to the extent that its provisions may affect the creation of a suitably sized public plaza.

Council staff have advised that a recommendation for approval is unlikely until the PP process is finalised due to the difficulty of demonstrating the requirements that would support a cl4.6 submission (a variation to a development standard, in this case height).

Issues of concern identified at the meeting included the effect on the amenity of residents in terms of overshadowing, street parking, traffic, height, number of parking spaces as well as the effect of rescinding the decision to include a medical centre, streetscape, pedestrian access to Military Road and the size and placement of the proposed public plaza.

Traffic

Spofforth Street and Rangers Road - there was further discussion of the various issues raised at previous meetings including most recently in September. Meeting attendees expressed disappointment and frustration with the responses from Council to date via the SOA about the issues raised. In relation to the issue of joint jurisdiction with Mosman Council, meeting attendees noted that the majority of the issues stem from the North Sydney side of Spofforth Street and impact on residents on the North Sydney side.

It was unanimously agreed that when writing to the new set of Cameraygal Ward Councillors that the Precinct should raise the traffic issues associated with Spofforth Street as well as to issue another invitation to the new NSC Traffic Manager to be a guest speaker at a meeting.

Additional issues noted at the meeting were:

Spofforth St Roundabout and Pedestrian Crossing

- the line markings on approach to the pedestrian crossing have faded or have disappeared completely.
- Vehicles do not always slow down before approaching the roundabout and frequently queue across the crossing obscuring pedestrians



Action request: That Council staff reinstate the line markings.

Intersection of Bannerman and Murdoch Streets.

An attendee (CP) brought to the attention of the precinct a notification from Council about changes to the Bannerman and Murdoch St roundabout. The notice contained advice about the removal of two parking spots on the south-west side of Murdoch Street just below the roundabout at Bannerman Road. CP stated there had been no public consultation and has written to the Council objecting to the loss of two parkings spaces in an area where street parking is at a premium and the lack of consultation. The Precinct has received no prior notification of this proposed change.

Action: Co-convenors to enquire about the reason/s behind the Council's decision and lack of public consultation.

Wombat Crossings

There was some discussion about whether the raised sections of road installed at the intersection of Holt Avenue and Spofforth Street and at the intersections of Holt Avenue, Spencer Road, Cabramatta Road and Military Road were Wombat Crossings - i.e. that vehicles must give way to pedestrians.

A wombat crossing is the affectionate name given to a pedestrian (zebra) crossing that is placed on a flat top road hump. Not only does this provide pedestrian crossing priority, but the raised platform gives further prominence to pedestrians and encourages motorists to slow down on approach to the crossing. Drivers must give way to a pedestrian or rider of a bicycle on or entering the crossing and must drive at a speed which allows them to stop safely before the crossing if necessary.

However, as none of the raised sections of road currently have white markings to indicate they are zebra crossings, then the above raised areas are **not** wombat crossings and pedestrians must rely on drivers obeying the "give way to pedestrians" signs installed at all the intersections and the "stop" signs where installed.

The question was then asked why the crossings could not be "converted" to zebra crossings thereby affording more protection to pedestrians.

Action: to raise this issue with Cameraygal councillors in the letter of congratulations.

Trailer parked at the corner of Bennett and Murdoch Streets

Meeting attendees noted that there was a 'permanently parked' trailer at this site. Recently it was damaged after being hit by a car and pushed into a hazardous position. While it is now parked safely, meeting attendee (GW) has reported this issue to NSC.

	<p>It was noted that Council has a policy that applies to all persons who park trailers within the North Sydney LGA - The Trailer Parking Policy.</p> <p>https://www.northsydney.nsw.gov.au/downloads/file/1439/trailer-parking-policy</p> <p>Under this policy any person who resides, works or owns a property within the North Sydney LGA may request trailer parking restrictions for their street. Where a person requests trailer parking restrictions then, if a trailer of any type is considered by Council’s Traffic Engineer to cause a hazardous sight obstruction to pedestrians and/or vehicles, such as on a bend, or near an intersection, the matter shall be referred to the next available North Sydney Traffic Committee to determine whether to pursue the community engagement with regard to the installation of “No Parking Motor Vehicles Excepted” in the location of the sight obstruction. Further, In assessing a request for trailer parking restrictions consideration may be given to parking conditions for the whole street or part of the street.</p> <p>As the policy contains provisions for community consultation, in the event a request for trailer parking restrictions meets the above criteria it would seem that the process of removing the trailer could take some time.</p> <p>Redlands School Congestion</p> <p>At the September meeting 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 and asked that Redlands be requested to produce and share their Traffic Management Plan with Council and Harrison-Bennett Precinct.</p> <p>This request is still pending.</p>
<p>Streetscape</p>	<p>Weaver Park</p> <p>On 10 September, co-convenor (MDS) and precinct member (JS) met with Council’s Manager Parks and Reserves (DM) for a general inspection including to discuss the recent discovery of a “bird bath” hidden in overgrowth and to further discuss the damaged pavers under the Weaver memorial plinth.</p>



It was noted that the park could benefit from improved lighting to deter anti-social behaviour at night. In particular, the southern area of the park is poorly lit near to the electricity substation structure.

The plantings within the park were also discussed. Many plants need pruning - in particular, the 'Sacred Bamboo' which is widely planted throughout the various garden beds. Large fronds from the palm trees also frequently fall down and would benefit from more frequent maintenance.







As a result of the site meeting, Manager Parks and Reserves (DM) agreed to the following actions:

- Install one extra bench
- DM to discuss with Council Historian how to best repair the plinth
- undertake a “tidy-up” of overgrowth around the “bird bath”
- Pruning and maintenance of all garden beds throughout the park

Lighting: It was suggested that Energy Australia should be contacted about installing additional lighting and maintenance of existing poles within the park (red paint). The precinct is of the opinion that this task should be undertaken by NSC staff, not the precinct.

Child Safety: it was noted that safety of park users could be improved if a pedestrian safety fence was installed at the kerbside. This would help with improving safety for children playing in the park. It was noted that much of the area of the kerbside to Murdoch St is currently designated as a “no parking” area, however, many vehicles illegally park in this location. A pedestrian safety fence would further deter vehicles from parking in this area.

Action request: that Council consider via the Traffic Committee to investigate the installation of a Pedestrian Safety Fence at the kerbside of Murdoch St.

Lift on Western side of Hampden Ave pedestrian bridge out of action
Precinct member BD, reported the matter to TfNSW and the local MP’s office and received the following correspondence:

“....lift 2 at Cremorne is down due to a technical issue. Our contractor has sourced a part which is estimated to arrive in about five weeks. I appreciate this timing is not as prompt as the community would like.”

For the interim, pedestrians are advised to use the stairs or signalised pedestrian crossing at the intersection of Military Road and Murdoch Street.

Our contractor has put up signage to advise that the lifts are currently out of service and to use the stairs or Military/Murdoch crossing during this time. Signage will be placed on the Hampden Road side tomorrow”.

Felicity Wilson’s office provided a further explanation of the issue - that the replacement part is being shipped from Germany and is expected to arrive in 4-5 weeks.

Wotso: Military Road - landscaping

As reported in the previous Minutes, an update on this issue is still pending. 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.

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.

Other business

Wildlife Watch Biocollect project - citizen scientists can participate in the Council's Wildlife Watch program.

Observations from Wildlife Watch are added to BioNet, the NSW Government’s repository of biodiversity information. The data collected helps inform our Natural Area Survey and complements other studies, such as the North Sydney Council Continuing Bird Survey, which records a snapshot of bird diversity in North Sydney every five to ten years. This data is also used as an indicator of wildlife and bushland health. It tracks any improvement in biodiversity due to Council's bushland rehabilitation and other programs.

Council holds an annual Introduction to Wildlife Watch workshop and Wildlife Watch Walk and Talk to help improve field observation skills. This includes mastering your binoculars and bird call identification.

<https://www.northsydney.nsw.gov.au/help-environment-1/join-wildlife-watch>

Stop the Junk campaign - Save Our Harbour from redundant vessels and

	structures - this petition is still open and can be signed electronically via the following link: https://saveoursydneyharbour.com.au/
North Sydney Festival	<p>To be held on 2 November from 11 am to 5 pm to celebrate the arrival of the new Sydney Metro Victoria Cross Station and the influx of new retailers and hospitality venues into the area.</p> <p>Location: Multiple streets in the CBD, including Mount Street, Denison Street, Brett Whiteley Place, and Elizabeth Plaza, will be closed and transformed into lively hubs of entertainment and fun.</p>
Meeting close	The meeting concluded at 7.30 pm.
Next Meeting	The next meeting will be held on 7 November 2024 at 6 pm at the Early Childhood Centre in Parraween St, Cremorne,