

HARRISON-BENNETT PRECINCT

Minutes of General Meeting

held on Thursday, 7 November 2024 at 6 pm

at the Parraween Street Early Childhood Centre, Cremorne

Attendance	15 attendees Apologies: KD, JA, JT, GB, PM, IA, GW
Previous Meeting Minutes	<p>Minutes of 3 October 2024 meeting were confirmed by LR and seconded by DY.</p> <p>Co-convenors took the following actions:</p> <p>Sent a message of congratulations to all Councillors following September elections.</p> <p>Conveyed traffic issues in relation to Spofforth St and Rangers Rd to Cammeraygal Councillors.</p> <p>Lodged a Precinct Submission to NSC in relation to the 1-7 Rangers Rd "Concept DA".</p> <p>Response to SOA</p> <p>Redlands School Traffic Management Plan: The link received within the SOA refers to a Construction Traffic Management Plan for the Senior School. This is out of date and not relevant.</p> <p>The Precinct is seeking a copy of a current Traffic Management Plan for the campus situation within Harrison-Bennett Precinct ie the Murdoch St campus - Junior School).</p> <p>The request is therefore still pending.</p>
Development	<p>PP 2022-4350: 1-7 Rangers Road and 50 Yeo Street (Woolworths)</p> <p>The Strategic Planning Panel of the Sydney North Planning Panel held an online public meeting on 31.10.24 with the aim "<i>to hear from those who made a submission on the planning proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (PP-2022-4350)</i>".</p> <p>The purpose of the meeting was to give interested people the opportunity to speak directly to the Planning Panel before a decision was made.</p> <p>Precinct members PM and SK registered to attend this meeting (PM as a speaker and SK as an observer).</p> <p>Issues of note from the community included:</p> <ul style="list-style-type: none">- the traffic constraints on and the impacts of increased vehicles to the road network, in particular Yeo Street and Rangers Road.- excessive number of car spaces, which would lead to more traffic

- inadequate public benefit from the proposed “public plaza”
- excessive height and resultant loss of solar amenity to Yeo Street
- inadequate loading dock design for trucks

Despite the concerns raised by the community, the Panel members supported that the PP be allowed to proceed.

As a result of this decision, the development arm of Woolworths, Fabcot, has proceeded to lodge a DA with Council which was submitted on 6.11.24.

Action: Meeting attendees agreed unanimously that the Precinct lodge an objection to DA 281/24: 1-7 Rangers Road and 50 Yeo Street based on the following key issues:

Inadequate traffic management plan - analysis needs to be undertaken of the impacts of the extra volume of traffic from the proposed apartment residents, commercial tenants, medical centre and shoppers.

The traffic plan needs to consider also that there may be a substantial extra volume of shoppers as this site will offer the only full-scale Woolworths store to the Neutral Bay-Cremorne-Mosman communities.

The traffic generated by the proposed redevelopment of 183a-185 Military Road also needs to be considered cumulatively. This is a large development which will also rely on Yeo Street as the only vehicular access point.

It was noted that while the DA will be processed by Council initially, the project’s planned construction cost is \$169 million which means the ultimate Consent Authority will be the Sydney North Planning Panel not Council, although Council will make a recommendation.

PP 4/24: Arkadia: 166-174 Military Road, Neutral Bay

A significant Planning Proposal has been lodged by the owners of Theo’s Arcade, the Arkadia group of companies for the following sites:

- 166-174 Military Road, Neutral Bay Nsw 2089 (LOT: 7 DP: 786399)
- 176 Military Road, Neutral Bay Nsw 2089 (LOT: 11 DP: 600315)
- 178 Military Road, Neutral Bay Nsw 2089 (LOT: 1 DP: 227611)
- 184-186 Military Road, Neutral Bay Nsw 2089 (LOT: 1 DP: 814194)
- 188 Military Road, Neutral Bay Nsw 2089 (LOT: 28 DP: 231494)
- 190-192 Military Road, Neutral Bay Nsw 2089 (LOT: 1 DP: 561167)
- 190-192 Military Road, Neutral Bay Nsw 2089 (LOT: 10 DP: 229737)
- 190-192 Military Road, Neutral Bay Nsw 2089 (LOT: 9 DP: 229737)
- 198-200 Military Road, Neutral Bay Nsw 2089 (LOT: 1 DP: 528917)
- 202-212 Military Road, Neutral Bay Nsw 2089 (LOT: 1 DP: 802102)
- 214 Military Road, Neutral Bay Nsw 2089 (LOT: 3 DP: 613732)
- 75 Grosvenor Lane, Neutral Bay Nsw 2089 (LOT: 28 DP: 231494)

In summary the PP proposes two 12-storey towers, one 11-storey and one 9-storey building.

There will be 4 residential towers: 1 x 9-storey, 1 x 11-storey, 2 x 12-storey
It seeks an increase in max height from 16 m to 45 m..

Public benefits proposed by Arkadia:

- a community centre
- willingness to commit to up to 15% Affordable Housing or key worker housing for up to 15 years
- through 'plaza' to Military Road

Meeting attendees raised the following concerns:

Access and Traffic issues: limited access to Military Road.

- Ben Boyd Road is the main route to Military Road and is already difficult and congested
- Grosvenor Road is at capacity already.

Transport: lack of options for so many extra residents and visitors to Neutral Bay

- Bus or car transport are the main options and is already at capacity

Parking: access and availability is already at capacity.

- The residents of the proposed towers will contribute to an increase in vehicle movements and demand for parking.

Other issues identified:

Documentation: The Military Road Corridor Planning Study is referred to in the Planning Proposal as a key document in the strategic planning framework and used to justify the basis for Arkadia's proposal, even though this document has long been rescinded and therefore has no legal standing or status.

Public consultation: Planning Proposals do not require direct public notification at this stage. Residents will only be notified at a much later stage - after the Planning Proposal has received Gateway approval by the Department of Planning (assuming the Planning Proposal advances to this stage).

Meeting attendees asked if Council can consider notifying residents in the vicinity similar to a DA notification.

DA 258/23: 41-52 Grosvenor Road - Coles. It was noted that a representative from Coles had been a guest at a Brightmore Precinct meeting and had conveyed that an Amended DA was currently being prepared but has not yet been lodged with Council.

DA 364/23: 40 Spofforth Street. The Precinct has been notified that there will be a s34 Conciliation Conference of the Land and Environment Court on 18 February 2025 on site at 9.30am, 18 February 2025.

Residents can apply to address the Commissioner at this site visit by contacting Council's legal representative at MathewsFolbigg before 10

	<p>January 2025. Applications can be made to Shevon Faux on (02) 9806 7490 or by email shevonf@matthewsfolbigg.com.au. Once the site visit is finished, the applicant and Council will participate in a confidential conciliation conference in private.</p>
Traffic	<p>Spofforth Street and Rangers Road</p> <p>Meeting attendees discussed the response to the October SOA in relation to the on-going issues about traffic and safety raised in the October and previous Minutes. Whilst it is appreciated that Council's Service Unit Manager Traffic & Transport Operations has acknowledged the Precinct's request and will continue to monitor this intersection, meeting attendees remained unsatisfied with Council staff's response.</p> <p>It was noted that a serious accident occurred on Saturday 5.11.24 at the intersection of Spofforth Street and Military Road with emergency crews in attendance.</p> <p>It was also noted that on 6.11.24 in the morning peak that there was an accident at the intersection of Cabramatta Road and Military Road - a BMW SUV collided with a bus. No people were injured but the car required a tow-truck for removal.</p> <p>Action:</p> <ol style="list-style-type: none">1. That the October SOA be relayed to Cammeraygal Councillors and Convenors reiterate our issues of concern.2. That the Police/Emergency Services be asked via the Traffic Committee to provide accident statistics for Spofforth St and vicinity. <p>Postscript: A serious accident occurred at 4.30pm on Saturday 9th November at the intersection of Holt Avenue and Spofforth Street. Ambulance, Fire Brigade and Police were in attendance.</p>



Streetscape

Weaver Park

It was noted that Council garden staff undertook some pruning in Weaver Park on 7.11.24. Whilst this is appreciated, it was noted that:

1. **The Redlands Memorial "bird bath" is still obscured.** Ideally all the Sacred Bamboo should be removed from the vicinity so the memorial is clearly visible.



2. Other vegetation in the park was not pruned, particularly along the walkway.

3. Weaver Memorial Plinth damaged pavers - repairs still pending.

4. Additional bench - has this been approved for installation?

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

Child Safety: our October suggestion that a Child Safety Fence be installed kerbside to improve safety for children using the park was not addressed in the SOA.

In our October Minutes 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.

Wotso: 233-237 Military Road - landscaping discrepancy

It was noted that a whale structure has been installed at the entrance of Wotso. This structure was not included in the original landscaping plan for the Military road frontage of this building’s redevelopment.



Action: That Council investigate the latest deviation from the original landscaping plans lodged for this site.

Streetcape Committee re-activation

It was noted that Co-Convenor MDS had recently received a request for the re-activation of the Cremorne Streetscape Committee from a Cremorne shop-owner (CQ). Meeting attendees agreed that Cremorne would benefit greatly from this initiative and supported the following action:

Action: That Council re-activate the regular Cremorne Streetscape Committee meetings to commence in early 2025.

Other business

Meeting attendees asked that Council undertake more frequent street cleaning. Meeting attendees noted that large amounts of leaf litter in gutters can cause blockages and water pooling during heavy rain.

The Precinct is seeking a follow up to questions following the Waste Management talk by Council Waste Management staff on the following topics:

Q1: Whitegoods - if these are put out for Household collection, will the metal components be recycled or do the items go straight to landfill.

Q2: Small Appliances - small electrical items such as toasters, printers are regularly put out for household collection which are taken away in the household collection waste. Do the components get recycled? Or does this apply only if appliances are taken to the CRC in Artarmon - is this correct?

Meeting close

The meeting concluded at 7.30 pm.

Next Meeting

The next meeting will be held on 6 February 2025 at 6 pm at the Early Childhood Centre in Parraween St, Cremorne.

