

## HARRISON-BENNETT PRECINCT

### Minutes of Annual General Meeting

held on Thursday, 6 February 2025 at 6 pm

at the Parraween Street Early Childhood Centre, Cremorne

<b>Attendance</b>	13 attendees 11 apologies: RK, HL, JS, JA, PVM, LR, JR, KD, PM, AP, LP
<b>Previous Meeting Minutes</b>	Minutes of the 7 November 2025 meeting were confirmed by PA and seconded by BD.  Summary of follow-up actions taken by co-convenors on behalf of the Precinct:  - lodged objection to DA 281/24: 1-7 Rangers Road and 50 Yeo Street.
<b>Annual General Meeting</b>	<p>Precinct member, GT, agreed to act as Returning Officer and explained the voting procedures to attendees.</p> <p>Both existing executive positions were declared vacant.</p> <p>Voting was by a show of hands.</p> <p>A new nomination to join the Executive Committee was received from SK. Meeting attendees agreed and voted unanimously to accept the nomination. The two existing convenors agreed to continue to participate in the Executive Committee with a new title to be shared with all office bearers - <b>‘Joint Convenor’</b>:</p> <p>Joint Convenor 1 (SK): 13 votes</p> <p>Joint Convenor 2 (CC): 13 votes</p> <p>Joint Convenor : (MDS) 13 votes</p> <p>GT was thanked for acting as Returning Officer.</p> <p>It was noted that the Precinct receives \$1,500 pa to operate the Precinct from Council. These funds are spent predominantly on flyer distribution and Zoom communications (during winter months). The Precinct funds held at the bank as of 6 February 2025 is \$1138.06.</p> <p>Precinct members expressed their thanks and appreciation to CC and MDS for all their work on the Precinct Committee to date.</p>

<p><b>Development</b></p>	<p><b>DA 284/24: 1-7 Rangers Road and 50 Yeo Street (Woolworths)</b>  NSC’s website states that the application status is “In Progress”.  It was noted that due to the high capital investment value of this project (being above the threshold of \$30 million) that the ultimate determining body would be the Sydney North Planning Panel.</p> <p>Also noted was, as of 8 January 2025, that a new consent authority for residential developments has been set up by the NSW Government - the Housing Delivery Authority for projects \$60 million+ in Greater Sydney.</p> <p><a href="https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority">https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority</a></p> <p><b>DA 258/23: 41-52 Grosvenor Road - Coles</b>  NSC’s website states that the application status is “In Progress”.  It was noted that Woolworths’ last day of trading in this store was 4 February 2025. A meeting attendee stated that a Coles store would begin operating within 8 weeks. The parking facility is still operating as ‘normal’ during the ownership change-over.</p> <p><b>PP 4/24: Arkadia: 166-174 Military Road, Neutral Bay</b>  Brightmore Precinct advised that Ric O’Connell, Chief Executive, and Adam Dillon, Head of Asset Management, Arkadia Investment Group, will be making a presentation at the Brightmore Precinct meeting on 12 February. Harrison-Bennett representatives have been invited to attend.</p> <p><b>DA 364/23: 40 Spofforth Street.</b>  A s34 Conciliation Conference of the Land and Environment Court will be held on 18 February 2025 on site at 9.30am. Precinct members are encouraged to attend the on site meeting to provide an indication to the Court of the level of community objection to the DA.</p>
<p><b>Special Rate Variation (SRV)</b></p>	<p>SK made a presentation on the Special Rate Variation:</p> <p><b>1. Community consultation outcomes and current status</b></p> <ul style="list-style-type: none"> <li>● Community consultation was undertaken from December 2024 to 10 January 2025, including an online survey.</li> <li>● A Council paper recommending Option 2A (with slight revisions) is being tabled at the Council meeting on 10/02, during which Councillors will vote on whether to endorse Option 2A.</li> <li>● Option 2A proposes to increase rates income by 87.05% over 2 years or 93% over 3 years.</li> <li>● Option 2A is being recommended despite only 5% of respondents selecting it as their preferred option.</li> </ul> <p><b>2. Expected revenue from the SRV</b></p> <ul style="list-style-type: none"> <li>● The SRV is expected to generate an additional \$558 million in revenue over the 10-year period from 2025/26 (with total rate income of \$1.3 billion).</li> <li>● There appears to be a common misconception that the SRV is primarily driven by the North Sydney Olympic Pool redevelopment. However, analysis shows that the pool redevelopment cost is not</li> </ul>

the main driver.

### **3. Allocation of the additional \$558 Million**

- Analysis based on NSC's Long Term Financial Plan shows that the additional \$558 million will be allocated over the 10-year period as follows:
  - Expanded services (including Informing Strategies): \$78m
  - Increase in "employee benefits and on-costs": \$100m
  - Increase in internal reserves (cash, cash equivalents and investments):\$179m
- \$201 million over the 10-year period will be available to be used for:
  - Infrastructure backlog (NSC reports this as \$146 million)
  - North Sydney Olympic Pool redevelopment (estimated cost overrun is \$79 million)
- It was noted that the cost overrun for the pool does not need to be fully recovered within the 10-year period, nor does it need to be fully recovered by the SRV due to:
  - Some of the cost would already be covered by existing rates (with no SRV)
  - There is a \$31 million loan for the pool extending to 2042
  - The pool is a long-term asset that will be enjoyed by future generations, not just current rate payers.
- There are likely to be opportunities to reduce non-essential spending and lessen the extent of the proposed SRV.

### **4. Infrastructure backlog concerns**

- NSC cites a \$146 million infrastructure backlog as a key justification for the SRV.
- However, \$100 million of this figure arises from a change in the methodology used to calculate the cost of bringing assets to a satisfactory condition.
- Using the methodology applied prior to FY24, the backlog would be \$45.7 million rather than \$146 million.
- NSC did not disclose this change in methodology in its financials when presenting the \$146 million figure, which raises transparency concerns.
- While there may be valid reasons for the change, it was noted that major financial reporting adjustments should always be transparently disclosed in line with good governance principles.

### **5. Next steps**

- Councillors will vote on whether to endorse Option 2A at the Council meeting on 10/02/25.
- Following Council's decision, the proposal will be submitted to the Independent Pricing and Regulatory Tribunal (IPART), who will hold their own consultation process.
- Any SRV approved by IPART will take effect from 1 July 2025.

## Traffic

### Spofforth Street

Meeting attendees reviewed and discussed the 2024 SOA in relation to the on-going issues about traffic and safety on Spofforth St and surrounding intersections. The Precinct remains unsatisfied with Council's response. In particular the SOA refers to crash statistics which contain data from 2023 and earlier. The data also does not correlate with the crash data that the Precinct has collected to date which provides evidence of regular crashes in this area.

The latest serious accident occurred Australia Day 2025 at the intersection of Spencer Road and Spofforth Street. A vehicle travelling southbound on Spofforth St crashed into three cars parked outside 94a Spofforth St, adjacent to the Spencer Road intersection. Police were in attendance.















The Precinct resolved to continue to seek improvements. In particular the issue of pedestrian safety along Spofforth Street remains unresolved.

**Redlands School** - the Precinct welcomes any attempt by Council to write to Redlands seeking the development of a Traffic Management Plan (TMP) for the Murdoch St, Junior school campus as per the SOA document. Whilst the Precinct acknowledges the SOA response that a TMP is not mandatory, we reiterate that many other schools have drawn up such plans in collaboration with their immediate communities e.g. St Augustine's College, Brookvale and Claremont College, Randwick.

<https://www.saintaug.nsw.edu.au/our-college/policies>

<https://www.claremont.nsw.edu.au/community/school-traffic-management-plan>

<p><b>Streetscape</b></p>	<p>The following streetscape issues were noted which need Council action.</p> <table border="1" data-bbox="400 192 1482 1317"> <thead> <tr> <th data-bbox="400 192 646 264">Location</th> <th data-bbox="646 192 1086 264">Issue or comment</th> <th data-bbox="1086 192 1482 264"></th> </tr> </thead> <tbody> <tr> <td data-bbox="400 264 646 629">Cranbrook Ave Cnr Cranbrook</td> <td data-bbox="646 264 1086 629">An overgrown tree is blocking street signage</td> <td data-bbox="1086 264 1482 629">  </td> </tr> <tr> <td data-bbox="400 629 646 920">Holt Ave cnr Military Rd</td> <td data-bbox="646 629 1086 920">Fried Egg Tree - this tree has been severely pruned. Was this work carried out by Council staff? The pruned branches have remained untouched for several weeks.</td> <td data-bbox="1086 629 1482 920">  </td> </tr> <tr> <td data-bbox="400 920 646 1155">Cnr Murdoch and Military Rd</td> <td data-bbox="646 920 1086 1155">The Cremorne sign is in need of a repaint</td> <td data-bbox="1086 920 1482 1155">  </td> </tr> <tr> <td data-bbox="400 1155 646 1317">Spofforth St</td> <td data-bbox="646 1155 1086 1317">Footpath pavers in the area outside Cremorne Post Office are a trip hazard and in need of repair</td> <td data-bbox="1086 1155 1482 1317">  </td> </tr> </tbody> </table> <p><b>NB:</b> At the Precinct meeting of October 2024, it was suggested that a Child Safety Fence be installed at the kerbside of Weaver park to improve safety for children using the park. The following action request remains outstanding:</p> <p><b>Action request:</b> <i>that Council consider via the Traffic Committee to investigate the installation of a Pedestrian Safety Fence at the kerbside of Murdoch St.</i></p> <p><b>Weaver Park</b> It was noted that a new bench has been installed at Weaver Park and that work to replace the broken pavers at the base of the Weaver Memorial Plinth had begun.</p>		Location	Issue or comment		Cranbrook Ave Cnr Cranbrook	An overgrown tree is blocking street signage		Holt Ave cnr Military Rd	Fried Egg Tree - this tree has been severely pruned. Was this work carried out by Council staff? The pruned branches have remained untouched for several weeks.		Cnr Murdoch and Military Rd	The Cremorne sign is in need of a repaint		Spofforth St	Footpath pavers in the area outside Cremorne Post Office are a trip hazard and in need of repair	
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<p><b>Meeting close</b></p>	<p>The meeting concluded at 8pm.</p>																

**Next Meeting**

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

Meeting attendees indicated they would like to have the opportunity to meet our elected councillors. The convenors will make arrangements to invite a councillor to an upcoming precinct meeting.