

Harrison Precinct

Minutes of Meeting

held on Thursday, 2 December 2021 at 7pm by **ZOOM**

Attendance	No of attendees: 20 Apologies: HL, CC, GW, JS, SP
Previous Meeting Minutes	Minutes from meeting of 4 November 2021 were confirmed by BD, Seconded: JA
Community Strategic Plan 1 Precinct Response	<p>The Community Strategic Plan 1 was reviewed with the following sections of the Plan noted as of importance to attendees:</p> <ul style="list-style-type: none">• North Sydney has a distinctive identity and heritage p37• Buildings, commercial centres and neighbourhoods are attractive and sustainable. They fit well with the surrounding built and natural environment. p37• North Sydney preserves and protects its historic buildings and architecture. p37• Retain the village feel of our smaller commercial centres and enhance streetscapes through improved urban design (Direction 2)• Balance population growth and development with existing residential amenity and local character (Direction 3)• Conserving and celebrating our heritage and village atmosphere (Direction 4).• 4.4.1 Recognise, celebrate and promote North Sydney's history and heritage p50• Better promote North Sydney's local history (Direction 4)• OUTCOME 1.1 PROTECTED AND ENHANCED NATURAL ENVIRONMENT AND BIODIVERSITY p22• OUTCOME 1.3 QUALITY URBAN GREENSPACES p24• Balance population growth and development with existing residential amenity and local character (Direction 3) <p>Meeting attendees drew up the following list of points which need to be included in the Plan:</p> <ul style="list-style-type: none">• Residents: need higher priority and engagement in decision making within this Plan.• Rate-payers: should have highest priority on the list of stakeholders stated on the current Plan• Built environment: need for better recognition of what residents want, not what developers want.• Living environment: (Trees and vegetation) recognise, respect and preserve the natural environment and "green" value within existing private gardens• Social Vitality: Heritage - residents want our existing area character to be respected and maintained and robust mechanisms in place to protect the existing low-rise residential character and heritage elements• Future Planning: Traffic - the push to increase density with rampant new development is placing too much pressure on our road network and impacts on our 'liveability'• Civic Leadership:

	<ul style="list-style-type: none"> • Continue to support and champion ‘open government’ (Direction 5 - Civic Leadership) • Development - need to recognise conflict of interest - return for transparency and respect. • Councillors: need to give the community information on how decisions are derived and opportunity for real and sincere consultation <p>Action: Precinct Convenor to lodge a precinct submission and precinct members encouraged to make their own submissions by the due date – 12.12.21</p>
<p>Development Applications</p>	<p>As several attendees were attending for the first time, a general overview of the DA submission process was given including the need to make reference to the NSC DCP and LEP when presenting feedback on specific DAs.</p> <p>A summary was also provided of a recent change to the LEP, Amendment No.30 that came into force on 30 June 2021, which now permits residential flat buildings to be constructed in the R3 Medium Density Residential zone.</p> <p>Attendees expressed concerns that the change in permitted use within the R3 Medium Density Residential zone will lead to overdevelopment in Cremorne and other parts of the LGA. It was noted that this change is not required for the purpose of meeting housing targets. Concerns were expressed that this change will over time lead to more houses in R3 Zones being demolished to construct residential flat buildings, eroding the character of Cremorne and other parts of the LGA that are already under significant development pressure.</p> <p>It was noted that the negative impacts of this amendment is already evident in DA 243/2021 that was lodged in early August 2021, soon after LEP Amendment No 30 came into effect. DA 243/2021 proposes to demolish three Federation-era houses and their gardens located on Holt Avenue in Cremorne, within an R3 Zone, to construct a 3-storey 16 unit residential flat building.</p> <p>Action: Meeting attendees voted unanimously for the Precinct to seek the support of the new councillors to urgently reverse the change to allow residential flat buildings in the R3 Medium Density Residential Zone made under LEP Amendment No 30 (and not wait for the “review” that was planned to be carried out once Amendment No 30 has been in operation for 1 year), and encourage the council to identify alternative and more effective ways to address the existing use rights issue (noting that LEP Amendment No 30 does nothing to address the existing use rights issue in other zones such as R2 or E4).</p>

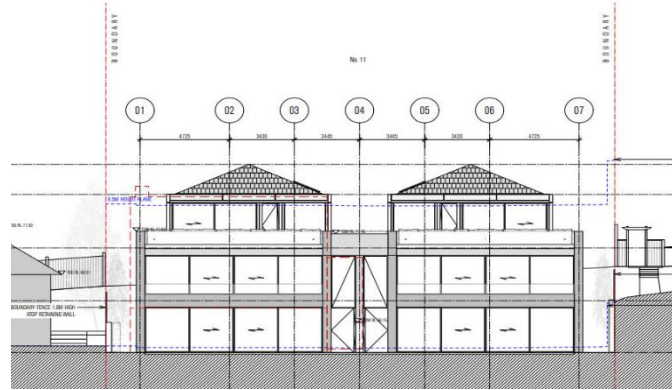
DA 375/2021: 13-15 Allister St Cremorne

This DA was discussed and reviewed:

- **Insufficient Notification area:** all residents of Cranbrook Avenue did not receive a notification and Rangers Road residents opposite the Allister intersection need to be informed due to Environmental Impacts
- **Incorrect DA signage on properties** - there was no signage on 13 Allister and a yellow DA sign was placed on no 17 Allister
- Insufficient set back on all sides
- Excessive bulk, scale for the site
- 1.98m over the 12m height limit
- Excessive excavation proposed for underground carpark
- Impacts on solar amenity of other residents especially 1-11 Allister
- Negative impacts on residential amenity of other residents including: overlooking, shadowing.
- Traffic Management Plan submitted by applicant features a survey undertaken during lockdown; doesn't acknowledge the existing excessive traffic during school drop-off and pick-up; and makes reference to out of date information from 2002
- More residents in Allister St will result in more traffic and add more pressure to current problems: existing residents cannot "get out" during school drop off and pick up times.
- Safety and environmental impacts during construction - how will the applicant manage truck movements safely and without impact to residents and the school?
- Heritage Assessment - misleading and insufficient information - lack of detail on 15 Allister's Art-Deco features, no mention of the other heritage items in the vicinity - ie Cranbrook Group of Houses (24, 32, 34 Cranbrook).
- 15 Allister has some unique features which may have heritage values and need to be reviewed independently by Council
- Sandstone staircase and front wall
- Building style: Inter-War Art Deco
- Aesthetics: brickwork has a unique harlequin pattern
- Unique curved balconies and window features
- Uniqueness/rarity - this appears to be a very good example of an Art-Deco flat building (uncommon or now rare in Cremorne)
- Other Environmental Effects: loss of trees, gardens, wildlife corridors (habitat for local wildlife),
- Local Character: inconsistent design with existing streetscape and character. Existing dwellings are all low-rise: townhouses (1-11 Allister), 2-storey Art-Deco apartments (17 Allister) and single-storey bungalows (9 and 11 Cranbrook). Applicant incorrectly describes the neighbourhood and creates their own vision of the "desired future character". The developer states that the new proposed development represents "the desired future character of the locality" - however NSC has previously identified Cremorne's character as Art-Deco (reference: Cremorne Streetscape Committee minutes)

Action: Meeting attendees voted unanimously for the Precinct to lodge an objection. Convenor to action.

DA 353/2021: 11 Bennett Street, Cremorne - Demolition of existing structures and erection of an attached dual occupancy and associated works on each lot in an approved subdivision of the subject land into 2 lots



Several precinct members provided background to this DA:

- 1062 sq m block was sub-divided into 2 blocks of 531 sq m (minimum required 450 Sq m) in 2018.
- Faces Bennett St to the north
- Adjoins 2 heritage listed properties - one to the east, one to the south
- Is located in the Cremorne Conservation Area which is within the South Cremorne Planning Area
- 2 previous DAs not approved - submitted by previous owner in April 2020 and November 2020, for 2 townhouses on each block.
- Property sold March 2021 to another developer for \$7.82m
- Planning panel gave details of reasons for refusal of second DA in June 2021.
- Current DA submitted October 29, 2021.
- Currently a large family home on the west side of the block, 3 car garage at the front of the east side with a tennis court behind.
- One dwelling (house) to be replaced by 4 individual lots in apartment style.
- Approval to demolish home given at the time of the subdivision. House has not been demolished and Panel cannot approve DA without demolition
- Excess excavation - current DA incorporates additional basement level for parking – effectively a 4-level building
- 2 buildings with separation but shared car lift and basement
- Garden apartments on the ground level
- 2 storey apartments in each building above the garden apartments

Issues identified:

Detrimental impact on heritage items in the vicinity:

DA site adjoins 2 heritage properties: 19 Bennett St & 4 Bertha Rd Cremorne

No respect for the style and significance of these properties
Form and scale of the proposed buildings is inappropriate in this heritage conservation area.

Significant impact on the curtilage of these heritage properties
Loss of privacy

Excessive Height

The application proposes a building height of 10.87m for the eastern dwelling and 10.07m for the western dwelling. This is a 28% (eastern) and 18% (western) variation to the height control respectively.

All 3 DAs submitted (2 previous and current) have used 3 different ground levels resulting in breach of the height restriction.

The full roofs of the buildings are over the 8.5m height restriction.

View sharing

Negative impacts on existing views from a number of properties on the northern side of Bennett St.

Lack of Reasonable Solar Access

Negative impacts to solar amenity of neighbouring properties and gardens and the tennis court to the east due to the height of the proposed buildings.

Visual Privacy

Visual privacy of the 4 adjoining properties is substantially impacted. Sight lines indicate that new building will overlook not just the living areas of houses but also the entertaining areas and gardens of the properties. The design to the south has expanses of full-length glass leading onto terraces and balconies which will result in loss of privacy to neighbours.

Acoustic Privacy impacts

Loss of acoustic privacy from use of large expanses of glass and expansive balconies.

Non-conformity

Scale and density of this proposal is inconsistent with surrounding, characteristic dwellings; inconsistent with the Area Character Statement for the Cremorne Conservation Area of the South Cremorne Planning Area; significantly larger than surrounding dwellings which comprise single-family homes.

Inconsistency

Proposed structure of 3 storeys plus basement is inconsistent with the surrounding built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, breaches the aims of the Area Character Statement and will result in substantial increase in residential density by replacing one dwelling (family home) with four separate residences on the same lot.

	<p>Protect existing trees and vegetation during construction of development. A number of significant trees on the construction site or adjoining properties will have their root protection zones breached and may not survive the construction.</p> <p>Increase in vehicle movements Adequate parking (8 spaces) has been provided as per the requirement in the DCP, however, there is concern that these are not “adequately designed” as the 8 spaces share a single car lift. Also concern that congestion internally may result in residents seeking to park on the street adding to congestion on an already crowded street.</p> <p><u>Action:</u> Meeting attendees voted unanimously to object. Convenor to lodge submission.</p>
DA - update	<p>Amended DA 111/2021 - 233 Military Road, Cremorne (Seconds World Site - Boarding House) It was noted that this DA was taken to the Land and Environment Court after NSC deemed refusal. The Court upheld the appeal. The application is therefore approved and construction of a boarding house comprising 31 rooms will proceed. The case notes are available online: Clusterduck Pty Ltd as Trustee for the Empty Biscuit Tin Unit Trust (ACN 629 244 560) v North Sydney Council [2021] NSWLEC 1718</p> <p>https://www.caselaw.nsw.gov.au/decision/17d448b492431da5be2a4464</p>
Other business:	<p>Other Your Say items were brought to the attention of attendees: North Sydney Walking Strategy - closes 14 January 2021 <i>Council is committed to improving pedestrian needs by investing in infrastructure and undertaking projects that will improve pedestrian access. One of the main aims of Council's draft Walking Strategy is to be the guiding document for the delivery of walking infrastructure and ensure that walking is promoted whenever an opportunity arises.</i> https://yoursay.northsydney.nsw.gov.au/walking-strategy</p> <p>Library Services Strategy - closes 31 January 2022 <i>The strategy will support the development of the Stanton Library's business plan and detail initiatives and activities to address the strategic directions and priority areas at Stanton Library for the next five years. Feedback is sought from users and non-users of the Library.</i> https://yoursay.northsydney.nsw.gov.au/nscsp-review1</p> <p>Attendees were encouraged to offer individual feedback. Convenor will email to remind members close to the close-off dates.</p>
Meeting concluded	Meeting concluded 9pm
Next Meeting	Thursday 3 February 2022 - format and time TBA