

Harrison Precinct

Minutes of Meeting

held on Thursday, 4 November 2021 at 7pm by **ZOOM**

Attendance	No of attendees 14 Apologies: HL, DM, CC
Previous Meeting Minutes	Confirmed: BD, Seconded: JA
Update from 22.10.21 Traffic Committee Meeting: Holt Avenue and Spofforth Street	<p>It was noted that the Holt Avenue/Spofforth St intersection was an item included at the recent 22.10.21 Traffic Committee Meeting. There was a brief review and discussion about the minutes of that meeting, which stated that Council has agreed to proceed with “kerb-build” outs at this intersection.</p> <p>From discussion it was noted that the construction of ‘kerb-build outs’ may bring about a slight improvement in conditions at this intersection, however, it was unanimously agreed that the ‘kerb-build outs’ will not help to reduce the number of vehicle accidents at this intersection and that the pedestrian and vehicular safety remains unresolved.</p> <p>Whilst it was agreed that the garden beds associated with the ‘kerb-build out’ may contribute to beautification of the intersection, meeting attendees also expressed concern that the garden beds may become an additional hazard for pedestrians, especially the elderly or people with a disability when crossing the road.</p> <p>It was also noted that the issue of excessive vehicle speed along Spofforth Street remains unresolved.</p> <p>Meeting attendees requested the following:</p> <p>Action: Could NSC re-examine alternative treatments for the Holt/Spofforth intersection to resolve all the safety issues for pedestrians and motorists as identified in the Zone 6 LATM studies and other recent studies carried out by NSC Traffic & Transport Engineering department.</p>
Cammeray Golf Club – WH/BL Tunnels Impacts and TfNSW	<p>Precinct Convenor shared presentation notes and material from a recent CPC meeting regarding the Western Harbour/Beaches Link Tunnel impacts on Cammeray Golf Club. It was noted that the land on which the club and golf course is situated on is Crown Land and as such the community has a right to public consultation. From discussion that ensued meeting attendees unanimously agreed to request the following actions of NSC:</p> <p>Action 1: That NSC clarify and provide information to the community about the negotiations the Cammeray Golf Club has undertaken with TfNSW and to disclose what authority it has provided to the Club to proceed in negotiations with TfNSW.</p> <p>Meeting attendees also expressed grave concerns about the major loss of trees and impacts on public and visual amenity of the structures which are to be built on parkland (sheds, stacks).</p>

	<p>Action 2: That NSC request TfNSW and its contractors to place all built structures under the ground as per the Rozelle interchange design.</p> <p>It was noted that the NSC Neighbourhood Parks Plan of Management - 2021 (Page 21) states that “Encroachments typically include fences, steps, paths, paved areas, seating, small buildings such as sheds and vegetation” and that such “Encroachments alienate public land” and “prevent the public from using public open space” (page 18)</p>
<p>Have your Say:</p> <ul style="list-style-type: none"> •Bushland •Cremorne Point •Neighbourhood Parks 	<p>It was noted that Council is calling for public feedback to review and respond to three draft plans which have been placed on exhibition until 21.11.21. All precinct members are encouraged to review and respond accordingly to the following Plans of Management - Crown Lands:</p> <p>Bushland</p> <ul style="list-style-type: none"> •Cremorne Point •Neighbourhood Parks <p>From discussion it was noted that:</p> <ul style="list-style-type: none"> • Harrison Precinct suffers from a scarcity of parks, especially for children to play in. • During the Covid lock-down residents found it difficult to find suitable recreation areas locally. • Weaver Park provides one of the few open spaces which has an expanse of grass for residents to enjoy in Cremorne • The loss of existing trees (due to the WHBL and B-line bus projects) and lack of space to plant new trees is an issue which is highly critical given the Climate Change impacts. • New developments add to population pressures and competition for recreation spaces. • New apartment buildings offer little in the way of providing additional greenery with limited set-backs for gardens. <p>Meeting attendees with an interest in this item agreed to contribute collectively so that a Precinct response could be formulated and submitted by the due date.</p>
<p>Have your Say:</p> <p>Community Strategic Plan Review - Stage 1 -</p>	<p>It was noted that Council is also calling for public feedback on the Community Strategic Plan Review - Stage 1: due 12.12.21. As this is a major document to review, it was agreed that a Precinct response would be deferred to the 2 December meeting. However, from a brief review and discussion of this item, the following preliminary feedback was noted:</p> <ul style="list-style-type: none"> • Ratepayers should be the no 1 stakeholders in this Plan over and above other listed stakeholders. • NSC no longer cares genuinely about the community • Developers and State government are given more importance than residents

	<ul style="list-style-type: none"> • Community Consultation is currently a “tick-box” exercise • The Strategic Plan needs to make direct reference to the Local Government Act which sets out the functions and role of council. 												
<p>Pedestrian safety - discuss introduction of 40km/h Zones in high pedestrian activity zones</p>	<p>This item was not reviewed due to lack of meeting time. However, precinct members were encouraged to refer to the latest e-news for more information:</p> <p><i>New 40km/h zones were introduced from 25 October 2021 in Milsons Point and parts of Kirribilli to improve safety for pedestrians. Lower travel speeds improve a driver’s ability to stop quickly and react to the unexpected. Council secured significant grant funding in 2019/20 from TfNSW for the design and implementation of a proposed 40km/h High Pedestrian Activity Area in these locations.</i></p> <p>It is hoped to review this item at a forward precinct meeting.</p>												
<p>Development Applications: review and updates</p>	<p>DA111/2021: 233-237 Military Road, Cremorne</p> <p>It was noted that the applicant, Clusterduck, had recently had a “S34 Conciliation Conference” with NSC following an Appeal against the deemed refusal of DA 111/21.</p> <p>Precinct Convenor was provided the following explanation from Council staff of what an S34 conference entailed:</p> <p><i>An s34 conference process is a mandatory part of any development appeal. The conference is in the form of a mediation and is conducted before a Commissioner of the Court. The Court will hear from objectors, the applicant and the Council before entering closed session which only involves the Commoner and the parties experts. During this closed mediation, it is anticipated that the appeal may be resolved or alternatively, the issues narrowed if the matter proceeds to hearing. In this case the mediation has resulted in amended plans which have been re-notified in accordance with the Councils policy.</i></p> <p>Following the S34 conference the applicant has agreed to amend the original DA. Meeting attendees reviewed the summary of the changes which have been uploaded on the NSC website. The changes are summarised as follows:</p> <table border="1" data-bbox="467 1556 1360 1963"> <thead> <tr> <th>Original DA</th> <th>Amended DA</th> </tr> </thead> <tbody> <tr> <td>Parking: 7 cars + 1 GoGet</td> <td>2 cars</td> </tr> <tr> <td>Motorbike: 7 basement spaces</td> <td>5 basement spaces</td> </tr> <tr> <td>Bike Storage: 8 bikes external</td> <td>11 bike racks internal + 2 external</td> </tr> <tr> <td>Deep Landscaped area: 107m²</td> <td>144m²</td> </tr> <tr> <td>Setback Military Road 3-6m</td> <td>3-5m</td> </tr> </tbody> </table>	Original DA	Amended DA	Parking: 7 cars + 1 GoGet	2 cars	Motorbike: 7 basement spaces	5 basement spaces	Bike Storage: 8 bikes external	11 bike racks internal + 2 external	Deep Landscaped area: 107m ²	144m ²	Setback Military Road 3-6m	3-5m
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Cranbrook Lane: 3m	3.8 - 6.5m
East Boundary: 0m	2m
West Boundary: 0m	0-3.1m
Building Height: 12m	12m
Building site cover: 389m ² -68%	328m ² - 57%
Accommodation: 35 rooms	31 rooms
1200 high masonry fence off set 600mm to Military Road Boundary 1200 high masonry fence off set 800mm to Cranbrook Lane Boundary Building entry moved to centre of East Elevation	

Meeting attendees provided the following feedback and expressed continued concerns with the DA:

Excess height - negative solar impacts on Weaver Park

Minimal set back at the front of the building results in insufficient and insignificant “greenery” (vegetation) provided at front to reduce the harshness of the street frontage (small hedge facing Military Rd)

Negative Streetscape contribution - the building proposed does not contribute positively to the Cremorne streetscape. The building facade is dominated by large expanses of glass facing Military Road. This is not compatible with Council’s own DCP goals which state that:

P5 Facades of buildings which face any public street should not be dominated by large expanses of glass (i.e. facades should incorporate smaller door and window openings, so that glass does not dominate the façade). DCP 1.4.7 Form, massing & scale

Negative impacts on “Cremorne Gateway”: the design proposed does not contribute to the Council identified “art deco” character/theme of Cremorne.

Environmental Impacts - increased competition for scarce street parking in surrounding streets; increase in vehicle movements from extra residents within a highly congested area (especially during school AM & PM pick up time - SCEGGS).

Non-Affordable Housing: this development is not “true” affordable housing. The applicant is a commercial entity with no links to existing community housing providers. Our Precinct questions if this development will contribute positively to the problem of housing affordability given that rents in similar “affordable” developments

	<p>currently range from \$400-\$425 per week (288 Military Road/cnr Winnie St and 38 Rangers Rd).</p> <p>Other comments from meeting attendees: Affordable housing targets have been reached LGA wide.</p> <p>https://www.realestate.com.au/property-studio-nsw-cremorne-429995866</p> <p>https://www.domain.com.au/38-rangers-road-cremorne-nsw-2090-10333999</p> <p>Motion: that the Precinct lodge an objection to the amended DA 111/21.</p> <p>Number of votes: unanimous (12)</p> <p><u>11 Bennett Street</u></p> <p>It was noted that a Planning Alert for a DA had been issued for 11 Bennett Street (via www.planningalerts.org.au/). A Bennett Precinct resident stated that although the current DA was a “new” one, from the current (new) owner, it should be noted that following subdivision in 2018, there have been several previous attempts to achieve DAs by previous owners including in 2019 and 2020. All attempts have attracted substantial public feedback (18-20 submissions). One of the major issues with past development attempts is that the site is “in the vicinity” (directly adjacent) to two dwellings with local heritage listings and the development work proposed will have major impacts on the setting, character and amenity of the neighbouring buildings. Other issues raised in past feedback were in response to the form, scale and bulk of the proposed building including a substantial breach of height restrictions. The resident expressed concern that approval of this particular DA could create an unfortunate precedent for all conservation areas.</p> <p>As Harrison/Bennett Precinct had not received formal notification of this DA at the date of this meeting, the new DA was not able to be reviewed in detail. Convenor agreed to circulate information as it became available and an official Precinct response was deferred to the December meeting.</p> <p>DA 312/2021 - 396 Military Road CREMORNE - alterations and additions to existing building</p> <p>It was noted that a DA had been lodged to develop the “stranded” shop, currently a Chinese Take-Away shop.</p>
<p>Other business</p>	<p>General discussion about development issues and the recent Liveability Survey resulted in the following request to be noted:</p> <p><u>Additional Action to be recorded and conveyed to Council:</u></p> <p>Cremorne is becoming less and less ‘attractive’ and liveable as a result of the many new developments and environmental changes. In particular, the loss of desirable characteristics such as local character as a result of demolition of many Federation-era homes and loss of their contributory “garden-rich” streetscapes.</p>

This loss impacts on reducing the environmental amenity for residents and reduces Cremorne's overall attractiveness as a destination and discourages visitors from lingering.

Recent DA's have stated rationale for development is compatible with the "emerging character" of Cremorne however meeting attendees had very different visions of the desired character for Cremorne to that expressed by Council planners and certain councillors (including the Military Road Corridor and Neutral Bay Village) and requested the following motion to be presented:

Motion:

That Council conduct an urgent **review** of heritage and conservation in Cremorne, **including identifying dwellings that contribute to the character and heritage value, and examining how local planning controls could be strengthened to protect the existing character of our area**".

Motion proposed by: JP, Seconded: BD

Number of votes: unanimous (12)

General Business

126 Holt Ave (DA 343/17) - It was noted that sections of the "heritage" sandstone kerb has sustained damage as a result of the construction work at 126 Holt.

Action: That Council ensures that the developer restores the sandstone kerb accordingly.



Other business:

**Cremorne
Streetscape**

Concerns were raised about the unkept appearance of the Telstra Exchange at 219 Military Road Cremorne.



Question for NSC: Who is responsible for maintaining the streetscape presentation of the Telstra site? Does Council have any jurisdiction to ask Telstra to improve the visual amenity of the property at the interface with Military Road?

Meeting concluded

Meeting concluded 9pm

Next Meeting

Thurs 2 December - 7pm - meeting format TBA