

**Harrison/Bennett Precinct  
Minutes of Meeting  
held on Thursday, 7 October 2021 at 7pm by ZOOM**

<b>Attendance</b>	16 participants attended via Zoom.  4 Apologies: PK, DS, AK, MM
<b>Previous Meeting Minutes</b>	Minutes of the meeting held on 2 September 2021 were accepted and confirmed. <b>Proposed: JA. Seconded: FG</b>
<b>Business Arising - Spofforth Street/Holt Avenue traffic issues</b>	In response to a question regarding the establishment and progress of the Holt Ave sub-committee, it was reported that Mosman residents are working together and will provide updates via a Precinct member.
<b>Summary of Actions</b>	The latest Summary of Actions received from Council was noted and shared including that it is still not possible to use the community noticeboard at the Hampden Street bus stop as the lock is yet to be fixed.
<b>LEP 2013 Amendments</b>	<p>In reviewing DA 243/321 (115-119 Holt Ave) it became apparent to precinct members that amendments to the LEP 2013 (effective 30 June 2021) now allow the building of Residential Flat Buildings in the R3 Medium Density Zone. This was not previously permissible within this zone.</p> <p>Although the Council has advised that the Planning Proposal that gave effect to Amendment 30 to NSLEP 2013 had its last public exhibition in accordance with Council's Community Engagement Protocol and relevant NSW planning legislation (25 May 2020 to Monday 22 June 2020), general discussion demonstrated that these changes came as a surprise to nearly all attendees and local residents who had communicated with the Precinct about this issue prior to the meeting.</p> <p>The feeling at the meeting was that the period of public consultation occurred during a time of extraordinary circumstances (i.e. during the first Covid wave of 2020, with limited opportunity for the community engagement with no scheduled Precinct meetings, the Mosman Daily's circulation suspended and with residents focused on their health and impacts of the pandemic).</p> <p>Questions were also raised about how this amendment allowing residential flat buildings was presented to residents. It appears the amendment was 'hidden' within the issue of '<i>existing use rights</i>'. It</p>

	<p>was felt that the Council could have made more effort to highlight this particular change.</p> <p>Although the Council has advised that this particular amendment will be reviewed in twelve months it was thought that this is too late, and the damage (i.e. loss of single dwellings/housing diversity) will have already been done.</p> <p>It was noted that the R3 zoning only applied to one of the DA proposals currently proposed in Holt Avenue.</p> <p>Information about the various processes is available:  <a href="https://yoursay.northsydney.nsw.gov.au/LEP-DCP-Review-2020">https://yoursay.northsydney.nsw.gov.au/LEP-DCP-Review-2020</a></p>
<p><b>Liveability Survey – review results.</b></p>	<p>The results of the Liveability Survey which were made public at the 3750th Council meeting held on 27 September 2021 were reviewed (<a href="#">see attached</a>)</p> <p><b>Top 5 Strengths of our LGA:</b> <i>compared with the national average (with the % difference from the national average shown in brackets):</i></p> <ol style="list-style-type: none"> <li>1. Things to do in the evenings - bars, dining, cinema, live music etc (+17%)</li> <li>2. Evidence of community activity - volunteering, gardening, art, community organised events etc. (+15%)</li> <li>3. Local history, historic buildings or features (+14%)</li> <li>4. Sense of personal safety (+12%)</li> <li>5. Access to neighbourhood amenities (+12%)</li> </ol> <p><b>Top 5 Weaknesses</b> <i>compared with the national average (with the % difference from the national average shown in brackets)</i></p> <ol style="list-style-type: none"> <li>1. Ease of driving and parking (-8%)</li> <li>2. Range of housing prices and tenures low to high \$, buy or rent etc. (-6%)</li> <li>3. Child services - child care, early learning, after school care, medical etc. (-2%)</li> <li>4. Physical comfort - including noise, smells, temperature etc. (0%)</li> <li>5. Spaces suitable for play - from toddlers</li> </ol>

<p><b>Western Harbour/Beaches Link Tunnel - Review Parliamentary Inquiry and impacts to North Sydney, Cammeray, Crows Nest, Neutral Bay.</b></p>	<p>Due to time issues this item was not reviewed in detail. However, information from Parks Precinct on the Parliamentary Review was shared by email with all Precinct members.</p>
<p><b>Review Local Housing Strategy (LHS)</b></p>	<p>The LHS sets specified targets for population growth in each LGA and underpins rationale for development. These targets are set by the NSW Government.</p> <p>Members were advised that advice from the Council is that it was on track to achieve the target for the period 2016-20-21 and received approval by the Department of Planning in March 2021.</p> <p>The target for the next five years (2021-2026) is a minimum of 3,000 dwellings. An attendee asked whether any additional dwellings built in 2016-2021 could be deducted from this 3,000.</p> <p>Members were referred to the Council website for more information on the LHS:  <a href="https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/LEP_Review">https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/LEP_Review</a></p>
<p><b>Development Applications</b></p>	<p>DA 269/21 372 Military Road/75 Parraween St was reviewed and discussed. Issues noted included:</p> <p>Applicant describes DA site as being in the "vicinity" of a heritage item. The description needs clarification as the existing building which is to be demolished is actually adjacent and 'attached' to the Cremorne Orpheum Theatre.</p> <p>Façade: The artist impression supplied by the applicant shows a new building which is dominated by large expanses of glass on the front facade overlooking Military Road. This is not compatible with Council's DCP goals which state that:</p> <p><i>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).</i> DCP 1.4.7 Form, massing &amp; scale</p> <p>Also, the new building façade is not compatible with the heritage façade of the Orpheum Theatre. The existing building at 372 Military</p>

	<p>Road is integral and provides context and fabric to the Orpheum's own facade and streetscape context.</p> <p>Heritage: The two shopfronts currently tenanted by the Sphinx Gallery and the KhaoHom Thai Restaurant are the last remaining original shop fronts from the original strip of shops adjacent to the Orpheum - all the other original commercial buildings which existed around the Orpheum have been demolished. These shop fronts and their upper facade are of the same era and style as the Orpheum Theatre (mid-1930s) and should be seen as contributory items to the Orpheum Theatre. In particular the current building at 372 Military Road provides associated fabric and setting by their physical and visual connection.</p> <p>Meeting attendees unanimously agreed that the Precinct lodge an objection to the DA. Precinct members were also encouraged to make submissions on an individual basis.</p>
<p><b>General Business</b></p>	<p>1. The meeting was advised about a motion proposed by Councillors Mutton and Keen at the 27 September 2021 Council meeting:</p> <p><i>THAT Council resolves that Precinct Committees may determine, without reference to Council</i></p> <ul style="list-style-type: none"> <li>● <i>the matters that are to be discussed at their meetings; and</i></li> <li>● <i>who is to be invited to address their meetings.</i></li> </ul> <p>This motion was passed. Meeting attendees agreed for the Precinct to write and thank the two councillors for their efforts.</p> <p>2. A new Yoursay item was pointed out: <b>Community Strategy Plan Review Stage 1</b> - everyone was encouraged to participate in the consultation which is open until 12 December 2021</p> <p><a href="https://yoursay.northsydney.nsw.gov.au/nscsp-review1">https://yoursay.northsydney.nsw.gov.au/nscsp-review1</a></p>
<p><b>Meeting concluded</b></p>	<p>Meeting concluded at 8.30 p.m.</p>
<p><b>Next Meeting</b></p>	<p>Thursday, 4 November 2021 via Zoom at 7pm.</p>