

## Harrison Precinct

Minutes of Meeting  
held on Thursday, 3 November 2022 at 7pm by **ZOOM**

<b>Attendance</b>	23 attendees registered (including 4 visitors from Brightmore, Willoughby Bay & Neutral Precincts) Apologies: LB, HL, AP, LP, GT, DS
<b>Previous Meeting Minutes</b>	Minutes from 1 September 2022 meeting were confirmed by JA and seconded by BD.
<b>Review of Summary of Actions (SOA) from previous meeting</b>	<p><b>Cabramatta Road and Spofforth Street.</b> At the October 2022 meeting it was reported that the pedestrian “LOOK” signs painted on the road have faded badly adding to the existing unsafe conditions for pedestrians.</p> <p><i>Council’s A/Manager Traffic &amp; Transport has advised the “LOOK” markings will be reinstated - timeframe to be advised in due course, once the work has been scheduled.</i></p> <p><b>5 Harrison Street - inappropriate car parking</b> Council’s A/Manager Traffic &amp; Transport has advised that under the Australian Road Rules 2014 “a driver must not stop on or across a driveway or other way of access for vehicles travelling to or from adjacent land” ..</p> <p><i>The options available for dealing with this issue are signposts and/or road markings to be installed adjacent to the driveway of the property. As these signs or lines are of direct benefit to the resident of that property, <b>it is the resident who must meet the cost of the installation.</b> Council has formalised these types of requests and require residents to complete the application forms and pay the appropriate fees before the matter is investigated.</i></p>
<b>Review of Council meetings</b>	Meeting attendees were reminded that Council meetings are now held every two weeks.
<b>Planning Proposals</b>	<p>A brief summary of what is a Planning Proposal was given:</p> <p><b>A Planning Proposal</b> is a document that seeks to amend the planning controls within Council's Local Environmental Plan (LEP), which aims to manage urban growth and the impact of new development.</p> <p>The LEP includes controls relating to matters such as land use restrictions (zoning), heritage, height and other land use and development controls. The preparation of a Planning Proposal is the first step in the process of amending an LEP.</p> <p>It was noted that Council recently held a public Information session about PPs by zoom which is now available for viewing on the Council website:</p>

**PP 8/22:** 5 Allister Street, Cremorne - Heritage listing

**PP 4/22:** Prohibition of residential flat buildings in the R3 Medium Density Residential zone (**On exhibition**)

[https://www.northsydney.nsw.gov.au/Building\\_Development/LEP\\_DCP/Planning\\_Proposals/Planning\\_Proposals](https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/Planning_Proposals/Planning_Proposals)

**PP 8/22: 15 Allister Street, Cremorne:** It was noted that this was “*under assessment*” with the NSW government. The Planning Proposal seeks to identify 15 Allister Street, Cremorne as an item of Local Heritage significance in the North Sydney Local Environmental Plan 2013. No action is required for this proposal until the public exhibition stage. For more information refer to:

<https://www.planningportal.nsw.gov.au/ppr/under-assessment/15-allister-street-cremorne>

**PP 4/22: Prohibition of residential flat buildings (RFBs) in the R3 Medium Density Residential zone.**

Attendees were advised that this Planning Proposal was currently “**on exhibition**” and that public submissions were open until 7 November 5pm.

It was noted that prior to 30 June 2021 RFBs were not permissible in an R3 zone. Amendment no 30 of the NSC LEP 2013, which came into effect on 30 June 2021, resulted in RFBs becoming permissible within the R3 zone - for a one year trial period.

Following public feedback, Council on 28 March 2022, resolved to reverse this change of usage by endorsing a Planning Proposal to prohibit residential flat buildings in the “R3 Medium Density Residential zone”. This Proposal has now received Gateway Determination from the NSW Department of Planning and the current public feedback is required as part of this process.

JS proposed the following Motion: **That the Precinct support the council to prohibit RFBs in R3 Zones**

For: 17

Against: 2 with pecuniary interest

Abstentions: 4 (visitors from other Precincts)

**Motion carried:** Convenors to write feedback submission by 7.11.22

Meeting attendees were encouraged to submit personal submissions.

*For more information:* <https://yoursay.northsydney.nsw.gov.au/pp-4-22>

*NB: “the change would only apply to the R3 Medium Density Residential zone and only to applications for new development. It would not affect existing apartments that exist within this zone”*

<p><b>Other Planning Proposals</b></p>	<p><b>PP 6/22: 1-7 Rangers Road - (Woolworths) - update</b></p> <p>MTJ from Willoughby Bay provided an update:</p> <ul style="list-style-type: none"> <li>• Council unanimously rejected Woolworths' planning Proposal at its meeting on 10 October 2022</li> <li>• Woolworths lodged a request for a Rezoning Review to the Department of Planning on 14 October 2022</li> <li>• A Rezoning Review is a request for the department to overturn the Council decision</li> <li>• The Department's Sydney North Planning Panel (<b>SNPP</b>) will consider the request on 7 December 2022</li> <li>• The Department's report guiding the SNPP will be finalised about two weeks prior to the meeting.</li> <li>• A community campaign is underway asking residents to send submissions to the Department of Planning, the Minister and local State Members with the subject line "<b>No Gateway Approval for Woolworths Neutral Bay</b>" and saying they object, particularly with regard to traffic congestion, height and overshadowing.</li> <li>• If SNPP recommends the Planning Proposal as having "strategic merit", it will be up to the Department to decide whether it issues Gateway Approval.</li> <li>• At this point, the Department has decided the proposal has strategic merit and it becomes almost impossible to stop the proposal.</li> </ul>
	<p><b>12-14 Waters Road, Neutral Bay</b></p> <p>MTJ also provided an update on the 12-14 Waters Rd site.</p> <p>The Developer requested a Rezoning Review. On 1 September 2022 the SNPP recommended the PP for Gateway Approval saying it had strategic merit: "<i>given its alignment with Council's planning and community consultation over the last four years</i>".</p> <p>The Department has not as yet issued Gateway Approval.</p> <p>See September 2022 Minutes for more in-depth details of this PP.</p>
<p><b>Development Applications</b></p>	<p><b>DA 273/22: 233-237 Military Rd (Wotso - ex Seconds World)</b></p> <p><i>Amalgamation of lots and change of use from retail to office premises and internal reconfiguration, alterations, and additions to the existing building.</i></p> <p>It was noted that this DA had a very limited notification area.</p> <p>This DA was discussed at the Brightmore Precinct meeting of 12 October 2022 where a number of issues were identified and meeting attendees voted to lodge an objection.</p> <p>It was agreed that Harrison support the Brightmore submission with additional comments as follows:</p>

	<ul style="list-style-type: none"> <li>• The closest bus stop at Hampden Avenue does not operate until 10am weekdays</li> <li>• No green landscaping is provided in the DA plans.</li> <li>• No. 239 is not mentioned in the DA plans - what will be the usage of this building?</li> </ul> <p>It was agreed by vote that the Precinct should lodge a DA submission.</p> <p>For: 12 Abstain: 4</p>
<p><b>DA291/2022: 13-15 Allister Street, Cremorne - new DA</b></p>	<p><b>DA291/2022: 13-15 Allister Street, Cremorne - new DA</b></p> <p><i>Alterations + additions to an existing residential flat building at 15 Allister, demolition of remaining structures, amalgamation of lots, provision of 4-storey addition</i></p> <p>A review of the Environmental Impacts outlined in the applicant's SEE65 identified several issues of concern including:</p> <p><u>Excessive excavation</u>: Parking for 20 carspaces over 3 basement levels</p> <p><u>Excessive Building Height</u>: the applicant claims there will be "minor height non-compliance" and "not have negative amenity to surrounding neighbours"</p> <p><u>Streetscape impacts</u>: the applicant claims that the choice of materiality will be "carefully revised, not to clash or replicate" and "An informal response to the DCP"</p> <p>Precinct identified issues previously</p> <ul style="list-style-type: none"> <li>• Traffic - does it consider the current school traffic and cumulative effect of other developments?</li> <li>• No Stepping - 5 storeys - does not consider the slope and the visual and other amenity impacts to 11 Allister Street</li> <li>• Exceeds Height - 12m allowable - 2m higher - lift overrun</li> <li>• Shadowing to neighbouring building on southern side</li> <li>• Heritage - impacts on curtilage "Cranbrook Group of Houses" - 2 State Listed</li> </ul> <p>It was agreed that the Precinct to lodge an objection</p> <p>For: 11 Abstain: 4</p>

**WHT/Warringah  
Freeway upgrade**

Representatives from TfNSW made a presentation to the Brightmore Precinct meeting of 12 October 2022 (this event arose from a letter sent to Member for Northshore by Harrison Precinct as per actions agreed at the Harrison meeting of July 2022).

The presentation focused on the impacts of the Western Harbour Tunnel - Local Traffic Impacts, Military Rd & Ernest St. Major impacts identified at this meeting included:

Access to/from Sydney Harbour Bridge (SHB) will no longer be possible at Ernest Street, which will only have access to Sydney Harbour Tunnel (SHT)

There are 2 alternative routes proposed to SHB from Ernest St:

- 1) access Military Rd at Ben Boyd Rd
- 2) Miller Street (Cammeray) then via Falcon St

Brightmore Precinct Minutes provides further detail of the changes:

[https://www.northsydney.nsw.gov.au/Council\\_Meetings/Community\\_Engagement/Precincts/Brightmore\\_Precinct](https://www.northsydney.nsw.gov.au/Council_Meetings/Community_Engagement/Precincts/Brightmore_Precinct)

The overall consensus from the TfNSW presentation was that the WFU and WHT provided little or even no benefit to our community, and in fact was detrimental, given that access to the SHB will no longer be possible from Ernest Street. This will force ALL users, whether local or transiting from further away, to attempt access to Military Road or rat-run through the back streets of Neutral Bay, Cremorne, Cammeray and North Sydney

**Agreed Action:** Harrison Precinct to write to the Member for Northshore to thank her for organising the presentation by the TfNSW representatives, however to also express that we are really concerned by the information we were given. In particular, we are alarmed by the changes to the changes in access points to the Cahill Expressway as part of the WHT and WFU.

It was noted that this issue would be raised with the new Neutral Bay and Cremorne Progress Association.

**Harrison/Bennett  
Precinct Formal  
Merger Proposal**

Convenors recently attended a meeting with Council's Manager Corporate Planning and Engagement to discuss a proposal to formally merge Harrison/Bennett Precinct. At this meeting the following was discussed:

It was noted that the Council resolution of 25 July 2022 (Min. No. 213) states that *"mergers or amalgamations between Precincts or their dissolution are matters for the Precincts themselves to determine"* and *"that Council will provide administrative support for any such mergers, amalgamations or dissolutions."*

Edward/Union is currently merging. The proposed process/timeline for merging (should the Edward/Union Precincts resolve such) is outlined as follows:

- Oct 2022 - discussion about current trial merger listed on advertised agenda; recommended proposed motion flagged for listing on the Nov agenda
- Nov 2022 - motion seeking formal merger to be listed on agenda; advise Council of passed motion to proceed with merger
- Dec 2022 - hold AGM to "close out books" of both Edward and Union i.e. present statements of income and expenditure for each account (one of Council's engagement staff can attend upon invitation)
- Council meeting (28 Nov or 12 Dec TBD) - report to Council for information
- Jan 2023 - Council to update Precincts area map and webpage new Committee
- Feb 2023 - hold AGM to elect office bearers for new Committee (AGM flyer required)

**Other considerations :**

- Name - need to determine name of new Precinct area
- Boundaries - should the new Precinct want boundary changes that affect an adjacent Precinct area, then consultation with the adjacent Precinct area will be required
- Operational funding - whether additional funding will be available for merged/larger Precinct areas is yet to be determined - this is being explored via Working Group 1 as part of the updated Guidelines.

It was suggested that the merger decision be made by June 30, 2023.

This discussion will continue at future precinct meetings.

<p><b>Heritage</b></p> <p>Update on the Orpheum Picture Palace in Cremorne and historic cottages on Parraween Street</p>	<p>FG provided an update on the pending heritage assessment of the Orpheum Theatre and the historic cottages on Parraween Street which Council has commissioned from Lucas Stapleton Johnson (LSJ) Heritage Consultants.</p> <p>The meeting was advised that the LSJ heritage assessment had found that the Orpheum Theatre does meet the threshold criteria for listing on the State Heritage Register.</p> <p>In addition, a number of the federation cottages from 50 - 88 Parraween Street also meet the threshold as locally significant heritage items.</p> <p>The heritage report will be made public on 4 November and will be discussed at the Council meeting on 14 November. Meeting attendees were referred to the Council website for more information.</p>
<p><b>Other business</b></p> <p><b>DA for 112-114 Wycombe Road</b></p>	<p><b>DA for 112-114 Wycombe Road</b></p> <p>This item was not listed on the agenda formally, however, a resident had contacted Convenors raising concerns about this DA. It appears the site itself seems to be in Bennett Precinct and needs further examination. Due to lack of time to discuss and review this item, it was held over to the next meeting. However, it was noted that this DA has been discussed at the Neutral Precinct meeting of 11 October 2022 which unanimously agreed for their Precinct to lodge an objection on this DA.</p> <p>Issues identified by Neutral Precinct: inappropriate scale of the design, disregard for heritage and highly disruptive and unsafe Barry Lane access for all construction traffic and future residences.</p>
<p><b>Value to be attributed to Precinct votes.</b></p>	<p>It was noted by Convenors that at the Council meeting of Mon 10 October 2022 that there had been an agenda item which had possible impacts on future Precinct procedures. Meeting attendees are referred to review agenda item</p> <p><b>11.4. Notice of Motion 59/22 - Counting of voting in Council community consultations and submissions</b></p> <p>The Council meeting minutes stated the following:</p> <p>1. THAT in its consultative process with the community, including consideration of submissions from Precincts, on Council policy proposals, Council ensure, when voting from the community is requested, Council recognises the number of individual votes for and against the proposal, rather than consider that an individual organisation's majority vote be counted as a block of one vote for or against the proposal.</p> <p>2. THAT at community group meetings where a consultation is requested by Council, it is made explicitly clear, through a prepared standard statement (agreed to by Council) read in the meeting, the individual vote numbers will be recorded in the consultation report to Council.</p> <p>3. THAT for the purpose of transparency and to ensure the absence of 'branch</p>

	<p>stacking', the names and addresses of individual voters will be included in the report to Council on the voting outcome of the consultation.</p> <p>4. THAT when voting is counted at Council, any individual person's vote is only counted once, whether it be as an individual or part of a group.</p> <p>5. THAT the principle of "one person, one value, one vote" is included in the review of the Community Engagement Protocol.</p> <p>Convenors to find out more information about this proposed change.</p>
<b>Traffic</b>	<p><b>Holt Avenue and Spofforth Street, Cremorne - traffic safety</b></p> <p>Another serious accident was reported at the corner of Holt Ave &amp; Spofforth St on 10 September 2022 involving two vehicles which sustained significant damage.</p> <p>A resident also reported by email to Convenors that there had been an increase in truck movements due to the demolition and other pre-construction works associated with the HELM project at 131-139 Holt Ave. Concerns were raised that once construction commences construction related vehicle movements will only increase. The resident asked if Council could answer the following questions:</p> <ol style="list-style-type: none"> <li>1. How will truck movements be managed?</li> <li>2. When will action be taken to minimise danger for pedestrians and motorists at the Holt / Spofforth intersection?</li> <li>3. Another issue raised by the resident was excess speeding in Holt Ave and the danger caused by the road curvature outside 125 Holt Ave. Can a traffic calming device half-way up Holt Avenue be installed to reduce speeding and improve safety.</li> </ol>
<b>YOUR SAY</b>  <b>Draft NSDCP2013 Amendment - Car Parking Rates for new high-density developments in areas with high public transport access</b>	<p><b>Draft NSDCP2013 Amendment - Car Parking Rates for new high-density developments in areas with high public transport access</b></p> <p><b>Feedback closes Tuesday 13 December 2022</b></p> <p>It was noted that Council is seeking community's feedback on draft amendments to the North Sydney Development Control Plan 2013 (NSDCP 2013). The amendments seek to reduce the rate of off-street parking for new high density residential developments in areas that have been identified as having high public transport accessibility (parts of Crows Nest, St Leonards, North Sydney, Wollstonecraft, Lavender Bay and Milsons Point).</p>
<b>Other community news</b>	<p><b>Neutral Bay &amp; Cremorne Progress Association</b></p> <p>The meeting received news that a new community group had been established: <b>Neutral Bay &amp; Cremorne Progress Association</b></p> <p>The aim of this group is to provide a joint forum for discussion, sharing information and uniting to campaign on common local issues.</p> <p>The Association will be non-political, independent of Council, with membership open primarily to Neutral Bay and Cremorne residents, ratepayers, business owners, teachers and schoolchildren. Locals from adjoining suburbs will also be</p>



	welcome to apply for membership  The Association will make representations to local, State and Commonwealth authorities, bodies, boards, councils, and any non-government entities to collectively represent the views of residents on social, cultural and built heritage issues.
<b>Meeting concluded</b>	The meeting concluded at 9pm
<b>Next Meeting</b>	Thursday, 1 December 2022 by Zoom