


HARRISON-BENNETT PRECINCT

Minutes of General Meeting
held on Thursday, 4 April 2024 at 6 pm
at the Early Childhood Centre, Parraween Street, Cremorne

Attendance	10 attendees + special guest: NSC Manager, Parks and Reserves Apologies: JA, JP, JS, KD, IA, PVM,
Previous Meeting Minutes	Minutes of the 7 March 2024 meeting were confirmed by GW and seconded by AK.
Council Summary of Actions (SOA)	<p>A copy of the full SOA is available on the NSC website.</p> <p>The following are notes on actions where further action is requested:</p> <p>Speeding on Spofforth Street Convenors have noticed that Mosman Council has installed a number of SLOW DOWN signs throughout their LGA.</p> <p>Action request: In response to the ongoing issue of speeding on Spofforth Street it was proposed to ask Mosman Council (and NSC) to consider installing similar “SLOW DOWN” signs on Spofforth Street.</p> <div data-bbox="375 1070 1299 1413"></div> <p>Cabramatta Road and Spofforth Street: Council’s Manager Traffic & Transport has advised that the “LOOK” stencils are scheduled to be installed by the end of June 2024.</p> <p>In answer to the question whether this intersection could be converted to a ‘wombat crossing’ Council advised that the new pedestrian facility at the intersection of Cabramatta Road and Military Road is a “Continuous Footpath” with pedestrian priority to vehicles. Under the road rules, a footpath is a road related area. When entering, or crossing, a road related area from a road, drivers must give way to any pedestrians or other road users on the road related area. Therefore, where pedestrian priority is desirable, but a regulatory pedestrian crossing is not warranted, a continuous footpath treatment that is not differentiated in colour and texture from the adjacent footpath may be a suitable solution.</p>

	<p>Neutral Bay Planning Study - Council's Acting Manager Strategic Planning has advised that the public exhibition of the Neutral Bay planning study concluded on 2 April 2024. Approximately 300 submissions have been received. Staff are currently working through all the submissions received and will respond to issues and concerns raised (including those from the Precinct committees) in the post-exhibition report to Council.</p>
<p>Review of Previous Council Minutes</p>	<p>Since the 7 March meeting, there have been two Council meetings: 11 and 25 March 2023</p> <p>An item of note from 25 March 2023:</p> <p>Item 10.5: Planning Proposal 5/23 - 121, 123, and 125 Holt Avenue Cremorne - Post Exhibition Report: Councillors voted to support PP 5/23, which proposed to list 123 and 125 as items of local heritage significance, to proceed to Gateway Determination. It was passed by a majority of 6:3. Both Convenors attended the meeting with CC speaking in support of the motion before the Councillors.</p> <p>There were two items of interest noted on the agenda for the next Council meeting (8 April): North Sydney Community Awards 2024 Recipients and a motion by Cr Gibson to include a referendum question at the Council elections which would ask voters if they would support a change so that the Mayor was elected by popular vote rather than Councillors.</p>

<p>Guest speaker</p> <p>Manager Parks and Reserves</p>	<p>Council's Manager, Parks and Reserves attended the meeting as Guest Speaker.</p> <p>It was a very informative session with DM talking about the role of his unit within the organisation and aspects of the unit's portfolio.</p> <p>Parks and Reserves is now part of the Open Space and Infrastructure directorate following the recent restructure. Responsibilities are divided between three teams who look after:</p> <ol style="list-style-type: none">1. Trees, parks, gardens, sports fields (eg North Sydney Oval, Forsyth, and Primrose Parks) and the contract management for mowing of parks and grass verges.2. management of stormwater harvesting system that supplies treated water to parks and sports fields thus reducing the use of potable water3. trees (preservation and maintenance) which includes the planting of 350 trees per year, tree pruning and a reactive team <p>There was much discussion about trees.</p> <p>The tree canopy within the LGA is measured by an aerial flyover every 2 years.</p> <p>Unfortunately, TfNSW Infrastructure projects and private residential development have impacted severely on the tree canopy in the LGA with a high loss of trees.</p> <p>While TfNSW has offered to plant 2 trees for each of the 3000 trees it has removed, the difficulty is finding a place to plant them. Council would like TfNSW to allow a change in the requirement about where replacement trees can be planted as it is not possible to plant this amount of trees within the currently agreed 500m of the project boundary. Ideally replacement trees would be planted LGA wide.</p> <p>In answer to a question about replacement tree size, DM advised that although the definition of a tree had not changed, the classification resulted in a reduction in size to accept 3m as a minimum size rather than the 5m previous requirement.</p> <p>Regarding the loss of trees on private land, the DM advised that it is very difficult to catch people who do the wrong thing. If a tree can be retained as part of a DA then it will be. Every DA site is 'tree' checked by a staff member. However, currently there are insufficient resources to ensure DA conditions are monitored and checked. It is difficult to replace trees once they have been removed. Residents who have concerns about illegal tree removal are urged to call the Council Ranger asap.</p> <p>DM advised that residents can apply to have a tree pruned that includes a provision of up to 10% with council approval. He was also keen for residents to plant more native trees</p> <p>A question was raised about the effect of the increase in stormwater on the decline in tree canopy and the issue of too much tree canopy and the</p>
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resulting loss of open space (e.g. play areas). It was suggested that little cells of green space could address this problem.

Trees for Newborns - 100 trees have been given away through this scheme. A meeting attendee remarked that Jacarandas are not an ideal tree to be given away as they provide no habitat for native birds.

DM stated that other types of tree stock including natives are also given away as an alternative - 50/50 native: non-native

It was noted that the **NSW Housing Reforms** will result in further loss of tree canopy.

Air quality: there is a monitor at Cammeray has been in place for a number of years but no statistics are available.

Neglected open space/ Parks and Reserves:

Meeting attendee, GW, raised the issue of a number of small parks needing maintenance:

Hunts Lookout - Council's current documentation has 'Hunts Lookout' at the wrong location. The correct location is at the top of the stairs at the bottom of Spofforth Street which features a small reserve with a sundial. Vegetation overgrowth now impedes the public from enjoying the harbour views from this vantage point. The sundial would also benefit from some attention. The view that used to be enjoyed from this point featured in a Margaret Preston artwork.

Action request: That Council consider re-labelling the lookout to the correct name, rehabilitation and improvements to the Hunt memorial sundial and lookout at the bottom of Spofforth St.

Wallenundgal Lookout - a triangular shaped pocket park at the bottom of Milson Road, Cremorne Point. Vegetation is overgrown, and it is difficult to differentiate the public and private areas of this land.

Glenferrie Road, Cremorne - despite the name, this is a pedestrian lane. The pathway is also overgrown and it is difficult to differentiate the public and private areas of this land.

Action request:

- 1. That Council carry out maintenance of the overgrowth and define the public area.**
- 2. That Precinct members and the Manager Parks & Reserves make a joint site visit to Glenferrie Road.**

Mowing of verges: Verge mowing is carried out at least 14 times a year, most frequently during the Oct-March period. The aim is for mowing to be done once every 3 weeks but rain can create delays. There is also an

“unwritten rule” that where a resident mows their own verge, Council contractors will not mow that area as well.

Rangers Road pocket plaza idea: It was noted that there is an opportunity to create a small open plaza at the top of the Rangers Road - Military Road intersection outside Woolworths. Meeting attendees agreed that this area was ideal as it is sunny and underutilised. Cars are currently prohibited from turning onto Military Road during the morning peak hours and during other times of the day this section of Rangers Rd is mainly used by motorists making illegal u-turns. The road would need to remain open partially to allow access to residents and commercial tenants of the Monterey apartment block.

Motion: That Council be asked to investigate the creation of a plaza around the intersection of Rangers Road and Military Road, Neutral Bay.

Vote: Unanimous

Other issues conveyed to the Manager Parks & Reserves:

- The ‘Fried Egg Tree’ at the corner of Holt Ave and Military Rd appears to be dying.
- The Weaver Park Memorial plinth is neglected, the base concrete is uneven etc

A meeting attendee asked that Council staff be complimented on the excellent condition of the pitch at North Sydney Oval.

DAAs and PPs

PP 5/23: 115-117 Holt Avenue, Cremorne

At the Council meeting of 25.3.23, Councillors voted to support PP 5/23 to proceed with Gateway Determination. However, the outcome was bitter-sweet. 121 Holt Ave was unable to be included as the PP would not have been supported by the Department of Planning, Housing and Infrastructure due to the updated GML heritage report not providing evidence that it satisfied criteria for heritage significance (either as part of a group or individually).

Convenors received the following notification following the Council meeting:

At its Ordinary Council Meeting of 25 March 2024, North Sydney Council formally considered a post exhibition report on the above Planning Proposal and resolved the following:

- 1. THAT Council accept the recommendations of the Heritage Assessment Report prepared by GML, dated February 2024 (Attachment 1); Schedule 5 Environmental Heritage and the draft planning proposal be amended to include only 123 and 125 Holt Avenue Cremorne as individual local heritage items.*
- 2. THAT the exhibited planning proposal (Attachment 4) be endorsed, subject to being amended in accordance with resolution 1, and having completed the community consultation requirements of the Gateway Determination, Council write to the Department of Planning, Housing, and Infrastructure with a request that the Plan be made in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979.*
- 3. THAT Council note the submissions made to the public exhibition of the Planning Proposal, forming Attachment 2 of this report.*
- 4. THAT all submitters be notified of Council's resolution and thanked for their submission.*

A copy of the Council resolution can be accessed [here](#).

DA 243/21: 115-117 Holt Avenue, Cremorne - Outstanding issues - Conditions of Consent - dilapidation

Impacted residents continue to express concern that the formal requirement for the developer to carry out dilapidation reports on neighbouring properties has not yet been resolved.

Convenors and various residents wrote to NSC after the Conditions of Consent were issued in December. Whilst NSC has acknowledged that there were "slip errors" there has been no further correspondence from NSC about this issue. This lack of communication is causing concern and uncertainty to residents.

Action request: The Precinct would like to be advised if any pre-construction requirements such as the dilapidation report of public infrastructure, Traffic Management Plan and bond money have been produced/paid by the developer.

<p>Traffic:</p>	<p>Traffic Counts: It was noted again that Mosman Council had recently conducted a traffic count in Spencer Road and Holt Avenue.</p> <p>At the 7 March meeting the Precinct requested that NSC writes to Mosman Council asking for traffic data to be shared with Harrison Precinct. This action is still pending.</p> <p>Hampden Ave: Correspondence was received from Council's Transport Engineer in response to resident (MB) concerns about speeding, rat-running and suggestions to improve safety (discussed at our Feb 2024 meeting).</p> <p><i>Hi M</i> <i>I appreciate you taking time for raising the concerns for speeding on Hampden Avenue and expressing your interest in the Local Area Traffic Management Plan in the area. Unfortunately, Councils funding priority for road treatments is directed towards areas with high pedestrian activity and persistent safety and accessibility challenges. This encompasses various projects, including continuous footpath treatment works and enhancements to pedestrian safety infrastructure, as outlined in our Local Area Traffic Management (LATM) initiatives. At present, there haven't been any reported crash history data or safety concerns specific to this street and no LATM initiatives are planned. We could consider a proposal to provide an entry treatment, such as a CFT to reduce vehicle speeds and reduce short-cut through traffic and increasing pedestrian and accessibility in our future LATM. However, if you believe that any other road treatment measures would be a high priority for the community, you could talk to your neighbours and forward a joint submission from the community for consideration of the treatment in a future year's program.</i></p> <p><i>In regard to your suggestion about introducing angle parking on Hampden Avenue, the existing road width does not comply with the Australian Standards minimum requirements to accommodate angle parking and parallel parking on either sides while maintaining a two way traffic flow.</i></p> <p><i>Council supports reduced speed limits on local roads and would support a 40km/h speed limit on Hampden Avenue. Transport for New South Wales (TfNSW) have sole responsibility to decide the location of speed cameras and to decide speed limits. You can support our push for reduced speeds and speed limits on local streets by making a submission to TfNSW for speed cameras and reduced speed limits via the Safer Roads NSW website - www.saferroadsnsw.com.au.</i></p> <p><i>Kind Regards, Pragya Sharma Transport Engineer</i></p>
<p>HAVE YOUR SAY</p>	<p>North Sydney Bike Action Plan <i>North Sydney Council is refreshing the North Sydney Integrated Cycling Strategy, which has guided the delivery of priority bike routes since 2014. To inform this refresh, Council is conducting engagement activities with the</i></p>

	<p><i>community to understand how cycling has shifted over the past ten years, establishing a new cycling network and developing key actions to make riding a bike safer and more enjoyable. Consultation closes Sunday 12 May 2024</i></p>
Streetscape	<p>The following item was inadvertently left off the 7 March Agenda and not discussed:</p> <p>At 26 February Council meeting the Cremorne Plaza and Langley Place: Consultation Outcomes and Preferred Concept was RESOLVED as follows:</p> <ol style="list-style-type: none"> 1. THAT Council notes the outcome of the community consultation undertaken for the concept designs for Cremorne Plaza and Langley Place. 2. THAT Council endorses the amended concept design Option 2A for Cremorne Plaza to proceed to detailed design and documentation for future construction. 3. THAT Council endorses the amended preferred concept design Option 1A for Langley Place to proceed to detailed design and documentation for future construction. 4. THAT Council notes that funding for the construction of Cremorne Plaza and Langley Place will be sought through future capital works programs or grant funding opportunities as they become available. <p>Meeting attendees expressed disappointment that funding for this project was not readily available due to the Pool project cost overrun.</p>
Meeting close	The meeting concluded at 8.00pm
Next Meeting	The next meeting will be held on 3 May 2024 at the Parraween Street Community Centre - 6pm (in person meeting format)