

HARRISON-BENNETT PRECINCT

Minutes of General Meeting

held on Thursday, 1 May 2025 at 6 pm

at the Parraween Street Early Childhood Centre, Cremorne.

Attendance	8 attendees 3 apologies: JA, JS, KD
Previous Meeting Minutes and SOA	Minutes of the 3 April 2025 meeting were confirmed by DY and seconded by JY. Council's Statement of Actions (SOA) was reviewed by Convenors with meeting attendees.
Convenor Actions from previous meeting	Convenors lodged a submission in respect of DA 24/2025/1 (45 and 49-51 Murdoch Street, Cremorne). However, a recent check of the DA revealed that it has since been withdrawn by the applicant.
Combined Precincts Committee (CPC)	<p>Convenors attended the CPC meeting of 15 April 2025 and reported on the following items:</p> <p>1. Issues raised by other Precincts at the CPC (note: paraphrased and based on the HB Convenors' understanding of the discussion at the CPC)</p> <p>a) North Sydney Olympic Pool post-construction operating plan (Milson Precinct)</p> <ul style="list-style-type: none">• Operating plan forecasts an ongoing loss, to be funded by North Sydney ratepayers now and into the future. This is a concern given that the asset is likely to be mainly used by people from outside North Sydney LGA, and not just North Sydney residents. Before the pool closed, it was reported that approximately 70% of users were people who came from outside North Sydney LGA, including tourists.• The plan doesn't appear creative or ambitious enough. If there is no plan outlining a strategy/steps to make a profit, it's unlikely any profit will be ever made.• There is an opportunity to transform the facility into an international landmark that generates profit for the benefit of North Sydney residents now and into the future.• There is a concern that North Sydney Council may not have the skills or expertise to develop and implement a strategy to achieve such an outcome.• An idea was put forward that NSC should consider naming rights as a way to generate more revenue for the pool.• It was suggested that an advisory board be established comprising qualified experts, including the CEO of NSC, to provide leadership and guidance on the strategic direction for the NSOP.

- The CPC supported a motion that involved expressing concerns to Council about the NSOP operating plan and inviting Council senior executives to attend a future CPC meeting to present on and answer questions on the NSOP operating plan.

b) Cammeray Parklands (CPC infrastructure sub-committee)

The Western Harbour Tunnel Project has resulted in the devastating loss of parts of the Cammeray Parklands and thousands of trees.

The Ministerial Condition of Approval included the following condition:

E157 The CCSI must result in a net increase in usable open space. Replacement space must be in the general vicinity of the loss, unless agreed to by the Planning Secretary.

CPC Infrastructure Subcommittee reported that TFNSW seems to be proposing that the Berry's Bay redevelopment (in Waverton), will allow it to meet the above condition, but Berry's Bay is not near Cammeray - from where the land was lost.

CPC agreed to write to NSC to ask them to write to TFNSW, DPHI and relevant Ministers to advocate for more public open space near Cammeray to compensate for the loss of the land, and for an audit to be done to detail how much land was lost.

c) New Community Strategic Plan (Lavender Bay Precinct)

Concerns were raised regarding the new community strategic plan (CSP) that North Sydney Council was proposing to adopt.

Concerns included –

- It is not understood why NSC wants to adopt a new CSP when the prior CSP was only adopted in June 2022, noting that the CSP is a long term document – covering at least 10 years, with the CPC adopted in June 2022 covering the “Vision to 2040”.
- There has been no performance audit undertaken in respect of the June 2022 CSP – no visibility as to what has been achieved / not achieved. It is unclear what is wrong with the 2022 CSP and why it needs to be replaced.
- The new CSP incorporates the Informing Strategies – new projects costing \$167 million over 10 years, that were not supported by 78% of respondents in a survey undertaken as part of the recent SRV consultation, and importantly, are unfunded and rely on the SRV being approved.
- The process by which Council has developed the new CSP seems inconsistent with legislative requirements and the Integrated Planning and Reporting (IPR) Framework.

	<ul style="list-style-type: none"> • The IPR Framework clarifies that the CSP is the highest document that should guide the development of all strategies, projects and plans. There is also a Resourcing Strategy that supports the CSP. All strategies/plans/projects that are established under the CSP should be within the limitations of the resourcing strategy. However, in this case it seems that NSC's Informing Strategies, which are unfunded and not within the Resourcing Strategy, are driving the new CSP. • The IPR Handbook page 97 explicitly states (on Informing Strategies): "<i>It is important to avoid creating issue- or area-specific plans or strategies with <u>unfunded commitments</u></i>", however NSC's Informing Strategies that appear to have driven the new CSP are unfunded. • A motion was passed to express concerns to NSC and ask them to not adopt the new CSP until after the IPART decision on the SRV is known, which will be in May or June 2025. <p><i>Discussion of the above (during the Harrison Bennett Precinct Meeting):</i></p> <p>The Convenors noted that at the recent Council meeting of 28 April 2025, 7 of 10 Councillors voted to adopt the CSP. The 3 Councillors who voted against the Motion (Cr. Spenceley, Cr. Keen and Cr. Carr), highlighted the concerns raised by the community. One councillor (who voted against the CSP) specifically referred to the CPC's concerns, and highlighted that it seemed that the CPC's voice was not being given due consideration.</p> <p>Meeting attendees expressed concern that the consultation process for the new CSP appeared rushed and "fast-tracked." They noted that the timeframe for consultation was relatively short, with no public information sessions or community roadshows conducted. Additionally, no direct communication, such as a letter, had been received by residents to inform them of the proposed CSP. Given the significance of the document, meeting attendees felt that a more extensive and transparent notification and engagement process would have been appropriate. There was also a concern that the new CSP may be used by Council as a mechanism to justify a funding need for the Informing Strategies.</p> <p>2. Promotion of Precincts</p> <p>NSC is looking for volunteers to participate in a video to promote the Precinct system, and to help at information stalls at local markets to be held in the near future.</p> <p>3. Low and Mid-Rise Reforms</p> <p>North Sydney Council planning staff will be making a video on the LMR that they will make available for the community to view online.</p>
Development	<p><u>Updates on current proposed developments</u></p> <p>1-7 Rangers Road and 50 Yeo Street (Woolworths) -</p>

This project has now been “fast-tracked” as a State Significant Development (**SSD**). Details are as follows:

In a Ministerial Order dated 2 April 2025, Planning Minister Paul Scully declared the project as State Significant, following a recommendation by the Housing Delivery Authority. This gives the proposal access to an accelerated approval pathway with the Department of Planning, Housing and Infrastructure (**DPHI**) which will assess the DA and make a recommendation to the Minister on whether to approve it. At its core, the SSD process enables the assessment of significant projects at the State level, rather than at the local Council level. This ensures that not only local issues are considered during the assessment process, but broader economic, environmental and social issues of State significance are considered when determining the merit of the proposal.

Woolworths revised plans have not yet been made publicly available. However it is expected that the revised proposal will be of higher density than the proposal in DA 281/24 (that had been lodged with NSC). Housing Delivery Authority documentation mentions 90 units, whereas the proposal in the DA was for 70 units. The final plans could be for an even larger development. The details will be known once Woolworths lodges their plans with the DPHI.

Coles Grosvenor Street - PPSSNH-427 – DA 258/2023 – 41-53 Grosvenor Street, Neutral Bay –

*Demolition of existing supermarket and Grosvenor Lane car park.
Construction of a 4 storey mixed use and shop top housing development with 42 residential apartments, swimming pool, supermarket loading dock, liquor store and retail premises, 4 levels of basement parking including 189 retail parking spaces, 77 public parking spaces and 39 residential parking spaces, signage, associated civil and landscaping works and associated stratum subdivision*

Announcement of a public meeting to be hosted by DPHI.

MEETING DATE/TIME: Wednesday, 14 May 2025 at 9:30am


This meeting will be held by public videoconference

The purpose of the meeting is to give interested people the opportunity to speak directly to the panel before a decision is made. Any person is welcome to address or listen to the public teleconference but must register before 4pm Monday, 12 May 2025

Relevant documents will be available on the Planning Panels website www.planningportal.nsw.gov.au/planningpanels at least seven days before the meeting.

It was noted that even though the current proposal is for 4 storeys, Coles has already signalled its intention to apply for an increase to the height limit (for example, through a rezoning review), and then amend its DA to include additional storeys.

Low and Mid Rise Housing Reforms (LMR)	<p>Meeting attendees again expressed concern about the impact on residential amenity that will be caused by all the new developments in the area.</p> <p>Major concerns are the impact of an increase in traffic; the ability of the community to access timely public transport and pressure on utilities i.e. water, electricity and sewage.</p> <p>Increased traffic on local roads is already a major issue caused by motorists trying to find alternate routes to Military Road which is often at maximum capacity. This 'rat running' is not only causing congestion but is concerning to local residents because of the lack of adherence to speed limits and stop signs and its impacts on pedestrian safety.</p> <p>Public transport is also operating near to capacity with lengthy bus queues already a daily event.</p> <p>Existing strata residents are reporting reduced water pressure and developers are having to install electricity sub-stations in new builds.</p> <p>All these issues highlight the NSW Government's lack of appreciation, or total disregard, of the impacts of their housing policy on existing residents.</p> <p>A meeting attendee proposed establishing a campaign to fight against the Low and Mid-Rise reforms. Precinct Convenors indicated that the Precinct could help to disseminate relevant information to members.</p>
Special Rate Variation (SRV)	<p>It was noted that IPART is still processing the submissions it received. It is expected that submissions will be made public by May - June and a determination made by June.</p>
Streetscape	<p>It was noted that the streetscape of Cabramatta Road between Spofforth Street to Military Road needs improved maintenance by NSC. Meeting attendees reported the following issues:</p> <ul style="list-style-type: none"> ● dirty footpaths/pavers ● weeds ● uneven pavers ● damaged kerb guttering ● lack of maintenance of trees and shrubs
Traffic	<p>Traffic and pedestrian safety remain issues of concern for attendees within the precinct area.</p> <p>At this meeting the following issues were noted:</p> <ul style="list-style-type: none"> - motorists making illegal U-turns outside Woolworths in Rangers Road, Neutral Bay. (This issue was raised previously by the Precinct but continues to be a problem and is unpoliced). - Lack of safety for pedestrians on Spofforth Street. A pedestrian refuge is acutely needed - possibly near the Holt Avenue bus stop. - Speeding on Spofforth Street - meeting attendees observed that there

	<p>is a distinct lack of policing and measures to reduce speeding</p> <p>Action request: The Precinct has previously issued an invitation for a member of the Traffic department to attend a precinct meeting as our special guest speaker, but this request has to date not been accepted. The Precinct would like to issue another invitation.</p>
YOUR SAY	<p>National Liveability Census</p> <p>Meeting attendees were reminded to participate in the 2025 Liveability Census. The insights collected include what matters most to you, how your current neighbourhoods are performing and your ideas for improvements.</p> <p>The Australian Liveability Census is open from 30 March to 30 June 2025. Council will use the Census data to inform operational and business planning. The link to the Survey is on the NSC website: https://placescore.org/lc25_nsw_northsydney</p>
Streetscape	<p>74 Spofforth Street - this matter is not quite resolved. Can Council clarify who owns the small section of land <u>highlighted</u> in the photo. If this section is Council land, could appropriate signage be put in place to clearly signify this area is not to be used for parking.</p> 
Meeting close	<p>The meeting concluded at 7.50 pm.</p>
Next Meeting	<p>The next meeting will be held on 5 June 2025 via ZOOM. Time TBA</p>