

HARRISON-BENNETT PRECINCT

Minutes of General Meeting

held on Thursday, 7 August 2025 at 6 pm by **ZOOM**

Attendance	13 attendees + 3 guests (NSC staff) 5 apologies: JA, RT, HT, SK and PA
Previous Meeting Minutes and SOA	Minutes of 3 July 2025 meeting were confirmed by GW and seconded by GB. Council's SOA was shared with attendees which included a response regarding: 1. DA 174/2025/1 - 3 Iredale Avenue, Cremorne Point. What is a driveway crossover? <i>The term 'driveway crossover' describes the point where the gutter is lowered by a small ramp connecting the roadway with the driveway to the parking space or garage. I deduce from the circumstances that this may be difficult to appreciate for this part of the development, because there is no roadway built adjacent to the site that a driveway could connect to. Furthermore, to build a small extension of the access road will necessitate relocation of a power pole located next to the subject property. Accordingly, our development engineers have required the applicant to arrange for the pole to be relocated and to extend the road to provide the necessary access to the proposed driveway and parking space, in accordance with Council's (and the electricity supplier's) specifications. Council expect to receive plans for these works in the next month or so, along with other amendments we have requested for the alterations and additions to the dwelling.</i> 2. Clarification of STAR Committees: <i>The STAR Committees are intended to replace Council's Reference Groups and Streetscape committees.</i> • <i>It is anticipated that they will use a similar operating model to the Access and Inclusion Committee.</i> • <i>They will operate under Council-endorsed Terms of Reference which will clearly outline the purpose of each group.</i> • <i>Each Committee will have a performance review at the end of each term.</i> • <i>The STAR Committees will have no delegation of authority nor delegated powers and will be advisory only. They will not be decision-making Bodies.</i> <i>They can refer or recommend matters to Council for consideration.</i> • <i>Quarterly meetings and minutes will be provided to Council and published on the Council's website.</i> • <i>A paper will be presented to Council providing Draft Terms of Reference for the Strategic Advisory Reference (STAR) committees in August 2025.</i>
Convenor Actions	Convenors undertook the following actions: A Precinct submission regarding the Planning Proposal (PP-2023-699) for 183-185 Military Road, Neutral Bay, was prepared and sent to the Department of Planning, Housing and Infrastructure. A Precinct submission regarding the Amended DA (DA154/2025/1) for 53-55 Yeo Street, Cremorne was prepared and submitted to NSC.

	A Precinct submission regarding the NSW Draft Heritage Review was prepared and submitted to NSW Heritage. A Precinct paper on the traffic issues in Spofforth Street was prepared and shared with Cr Keen and Cr Carr.
Review of recent Council meetings	Council Meeting of 28 July 2025: It was noted that councillors had voted for the introduction of a charge for those wishing to watch the fireworks from McMahons Point on NYE. The Precinct members' view was that it costs NSC a lot to clean up after NYE and this would recover some of the cost, rather than leaving rate payers to pick up the expense. Next meetings: Monday 11 August and Monday 25 August. It is expected that the funding for Community Grants and Subsidies 2025/2026 will be announced at the meeting of the 25th. There was some concern expressed that the funding of community centres, which provide a wide range of services to residents (especially seniors), might be reduced.
Guest Speakers	The NSC Waste Management Officer and Waste Operations and Education Officer were guest speakers on the topic of Recycling. The speakers provided some background information: • Pre 2018, NSC had a 65-67% recycling recovery rate. However, since the Eastern Creek facility ceased operation, NSC diversion rate is now 37%. • Council's contractors collect 2,000 tonnes of green waste a year with a contamination level <3%. • Plastics numbered 1-7 can be recycled in the yellow-lidded-bins. Forthcoming changes: By 2030, the EPA has mandated that all councils have to provide FOGO bins. NSC's current waste contract expires in June 2029 so will not be introducing FOGO LGA wide until a new contract is in place. The NSC officers spoke about the various avenues for recycling which are provided by the Council. The most commonly used is the yellow-lidded bins which have a 9% contamination rate. The Council's slogan for this service is "If in doubt, keep it out". Meeting attendees were shown a slide presentation which set out what can and cannot be put into the yellow-lidded bins. It was noted that the biggest difficulty is that residents still put plastic bags in the yellow-lidded bins. Items should be placed in the yellow-lidded bins loosely. It is also preferable that items are not within a paper bag. Accepted Items are: · glass bottles and jars (no lids, includes broken glass but NO pyrex) · newspapers · plastic bottles (leave lids on) and jars (remove metal lids) · empty pizza boxes (not too greasy) · milk and juice cartons · aluminium cans/steel/cans/empty aerosol cans · paper and cardboard · empty plastic containers



progressive *vibrant* diverse

Another service is that of the **recycling centre** located in Artarmon which NSC runs in conjunction with other councils. The slide below shows what items can be dropped off there free of charge.

The Northern Sydney Community Recycling Centre is located at 8 Waltham Street Artarmon.

Hours: Wed to Fri 8am-2pm, Sat and Sun 8am-4pm

Drop off for FREE:



For more information visit nsroc.com.au/recycling-centre

Only household quantities accepted.

Proudly funded by the NSW Government. Printed on 100% recycled paper.



Due to safety reasons only cars are permitted within the Centre - it is not possible to 'walk in'.

Other recycling options were given including **RecycleSmart** which will recycle the following:

	• Soft plastics including bread bags, wrappers etc • Clothes including uniforms • E-waste - small household appliances • Blister packers • Coffee pods • Polystyrene • Batteries RecycleSmart offers NSC residents two free pickups per household or \$15 for a one-off pick up. Information can be found on the NSC website. Strata apartments can book a combined pick up for \$50. For items to be collected by RecycleSmart, residents need to download the App and register for collection. Further information about RecycleSmart can be found at: https://www.recyclesmart.com/ Medical sharps, such as disposable syringes for the treatment of diabetes, can be recycled at the Cremorne Town Centre Pharmacy and the Neutral Bay Priceline Pharmacy. Blisterpacks can be recycled at Chemist Warehouse, Neutral Bay and Mosman. The Bower - a Reuse and Repair Centre at Marrickville accepts a variety of household goods which it resells back to the community at low cost, or offers them to people in need via a House to Home program. See https://bower.org.au/ for a list of items it will accept. Tricky Waste - it was noted that doonas are not recyclable and go to landfill.
Development	Woolworths: 1-7 Rangers Road and 50 Yeo Street, Neutral Bay. Revised proposal seeking 8-12 storeys through the State Significant Development (SSD) process. This project was declared an SSD by the Minister in April 2025. Proposed development at 1-7 Rangers Road & 50 Yeo Street seeks: • Number of Storeys / Maximum Height 43.2m (12 storeys) along Rangers Road + 29.9m (8 storeys) along Yeo Street • Site Area 4,207 sqm • Supermarket Subterranean • Basement 5 levels • Number of units Total: 97 ○ 1 bedroom = 13 (10 affordable housing) ○ 2 bedroom = 31 ○ 3 bedroom = 50 ○ 4 bedroom = 3 • Car spaces: Total: 358 (Resident: 117, Retail: 27, Supermarket: 154, Medical facility: 60) • Bicycle Spaces: 167 • Communal open space: Public plaza: 1,100 sqm + L7 Communal Open Space: 373 sqm Approval Process <i>Housing Delivery Authority</i> • Established by the State Government in December 2024 • 3-member panel comprising senior government bureaucrats • Evaluates Expressions of Interest submitted by developers, and makes

recommendations to the Minister on projects to be declared as SSD – high yield projects *that can be commenced and delivered “quickly”*.

New SSD approval pathway

- A project declared an SSD will progress through a new fast-track approval pathway
- Currently, a minimum 28-day public exhibition period applies and the community can make submissions. DPHI is proposing to cut this to 14 days.
- Minister for Planning (Paul Scully), or DPHI as the Minister’s delegate, is responsible for approving these residential SSDs .

Issues

Traffic and Safety Impacts -

Developer’s traffic consultant concludes that impacts are “acceptable”, however –

- No cumulative traffic impact assessment provided
- Report lacks independence – commissioned by developer

Excessive Height: 12-storeys significantly exceeds –

- NSCI’s maximum building height of 6-storeys for the site under the Neutral Bay Village Planning Study endorsed and adopted by Council on 27 May 2024.
- Maximum building heights previously endorsed by the Sydney North Planning Panel and approved by DPHI (26m and 31m) (part 6 & part 8-storeys).

Inadequate Affordable Housing contribution

- Proposes only 646 sqm (5.2% GFA) of Affordable Housing.
- Given the significant height uplift sought, affordable housing contribution should be at least 10%, to align with the minimum contribution required under the Infill Affordable Housing Provisions under Chapter 2 of the State Environmental Planning Policy (Housing) 2021.

Solar Access Concerns

DPHI must ensure that Yeo St dwellings receive adequate solar access consistent with ADG requirements, and that the public plaza also receives sufficient solar access.

Water infrastructure

DPHI must ensure that water infrastructure is appropriately upgraded to prevent any adverse impacts on adjacent dwellings, such as reduced water pressure.

Attendees expressed frustration that they were again required to make a submission when none of the previous issues raised had been addressed.

It was unanimously agreed that the Precinct would:

- write to the State Government expressing concerns about the effect of the density on sewerage, supply of electricity, water and traffic.
- make a submission on the SSD when public exhibition commences.

Public feedback was not open at the time of the meeting but it was anticipated to commence soon. As the proposal is not being assessed by NSC, Council is not obliged to notify residents that the public submission period has commenced. Given its size and the impacts of this proposal on the community, meeting attendees were concerned that the community would not be aware when they would have an opportunity to provide feedback.

	Action request: that NSC notify local residents within a 400m radius re the commencement date of the SSD public submission period. PS - Adjacent residents were subsequently notified by DPHI of the commencement date. In any event, once the Precinct joint convenors are aware of the public exhibition commencement, Precinct members will be notified and provided with some advice on how to make a submission. DA 2025/216 - 180 Falcon Street, North Sydney: <i>The Hare Krishna Temple of Sydney - redevelopment of existing place of public worship, construction of a three (3) storey iconic building above basement parking.</i> Meeting attendees discussed whether the Precinct should make a submission but ultimately decided that individual submissions were more appropriate.
Traffic	An attendee raised concerns about the new Grosvenor Road and Young Street intersection. The removal of the roundabout has made navigation of this intersection more difficult for all road users. In particular, the new intersection road markings together with the new cycle way has created a more difficult/confusing situation for motorists to navigate safely.
Have Your Say	DA notification sign trial - the consensus of meeting attendees was that the new DA notifications should remain the current yellow colour to ensure visibility. The new white signage is not sufficiently visible.
Streetscape	No issues reported.
Meeting close	The meeting concluded at 7.35 pm.
Next Meeting	The next meeting will be held on Thursday, 4 September 2025 with a return to face to face format.