

## Harrison Precinct

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


<b>Attendance</b>	22 attendees including guests: LS (Brightmore Precinct) and MTJ (Willoughby Bay). Apologies: SE
<b>Previous Meeting Minutes</b>	Minutes from 2 June 2022 meeting were confirmed by JH and seconded by SP.
<b>Review of SOA Statement of Actions from previous meeting(s)</b>	<p><u>Traffic Count</u> in Rangers Rd, Yeo Street, Allister St, Holt Ave and Spencer St has been allocated to the Council's A/Manager Traffic and Transport.</p> <p><u>Winnie, Murdoch and Military intersection safety issues</u> following TfNSW's decision to make the no right turn from Winnie St onto Military Rd permanent has been allocated to the Council's A/Manager Traffic and Transport.</p> <p>The request for a pedestrian hump at the intersections of Hampden Ave and Military Rd has been allocated to the Council's A/Manager Traffic and Transport.</p> <p>When a footpath diversion is put in place because of the Helm development in Spofforth St, affected pedestrians should contact Council Rangers at the time of the occurrence.</p> <p>It was noted that the truck parked for extended periods in Murdoch St and Hampden Ave is no longer doing so and Council Rangers have been asked to patrol the location.</p> <p>However, not all items from the previous meeting had been able to be included in the SOA. Those outstanding are:</p> <p><u>Spofforth Street: intersections with Holt Ave and Spencer Rd.</u> While Council has marked this matter closed, the Precinct has requested an update on what action is to be taken following the meeting of the Mayors of North Sydney and Mosman.</p>
<b>Review of CPC meeting 21 June 2022</b>	<p>There were two matters of interest to Precincts in the CPC minutes.</p> <ol style="list-style-type: none"><li>1. That each Precinct Committee write to their respective State Member of Parliament that now that the Beaches Link component has been deferred, and because the world has changed since 2016, to stop and review, and to recognise that the WHT design can be improved.</li></ol> <p>This matter was discussed and a motion proposed:</p> <p><b>Motion: That the Precinct write to the Member for Northshore, Felicity Wilson, the Precinct's state representative, in the terms above.</b></p> <p>Moved by JP and seconded by JA</p>

	<p>Vote: For 20, Against 0, Abstain 2</p> <p><b>Motion carried.</b></p> <p>The next matter was CPC's motion that it requests Council to reactivate its 2021 WHT 'All Pain No Gain' campaign, with the express purpose of communicating to our local community and the broader community the negative impacts of these NSW Government infrastructure projects was also discussed and a motion proposed.</p> <p>This matter was discussed and a motion proposed:</p> <p><b>Motion: That Harrison Precinct write to NSC supporting CPC's request that the Council reactivate its 2021 the WHT 'All Pain No Gain' campaign</b></p> <p>Moved by JS and seconded by KB</p> <p>Vote: For 20, Against 0, Abstain 2</p> <p><b>Motion carried.</b></p>
<p><b>Review of items from 27 June 2022 Council Meeting</b></p>	<p>Due to lack of time this item was deferred. Refer to the website for Council minutes.</p>
<p><b>Planning Proposal 1-7 Rangers Road PP 6/22</b></p>	<p>Guest Speaker: MTJ from Willoughby Bay addressed the meeting and shared an analysis of the Planning Proposal (<b>PP</b>).</p> <p>The PP seeks to rezone the existing Woolworths site on Rangers Road, together with 50 Yeo St, with the aim of increasing the height limit from 16 to 40 metres to allow high-rise residential above the supermarket and other commercial shops and eateries. This would result in a building two-and-a-half times higher than the current height limit.</p> <p>It was noted that this is not a Development Application (<b>DA</b>) yet. This is the first step in a process to obtain a DA.</p> <p>A development of this size will overshadow properties in Yeo St, Rangers Rd and Harrison St, increase traffic congestion and significantly increase competition for parking in local streets as well as have other impacts.</p> <p>If the new height limit is approved, it will have implications for all height limits on sites within our Neutral Bay and Cremorne villages.</p> <p>A copy of the presentation was provided to the Convenors with a one page summary flyer for the Precinct community to circulate and print out at home. Meeting attendees were encouraged to make submissions directly to Council.</p>

	<p>The following Motion was debated:</p> <p>That the Precinct objects to Planning Proposal 6/22, 1-7 Rangers Rd for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Its principal argument is the Military Road Corridor Planning Study which has been rescinded by Council.</li> <li>2. The proposed Height Limit is grossly excessive – 40 metres will accommodate 12 storeys which will be overbearing and cause significant overshadowing.</li> <li>3. The size of the development will entail a large number of car parking spaces which will result in unacceptable traffic impacts on the local road network.</li> <li>4. There is inadequate public benefit being offered – both the 65 public car parking spaces and the publicly accessible square provide commercial benefits to the development, not public benefits.</li> <li>5. Approval of this Planning Proposal would set an undesirable precedent.</li> </ol> <p>Moved By: JP, Seconded by JA</p> <p>FOR: 20 AGAINST: 0 ABSTAIN:2</p> <p><b>Motion carried.</b></p> <p>The Precinct also requests that NSC carry out a Transport Management Accessibility Plan (<b>TMAP</b>) for both the Neutral Bay and Cremorne Town Centres.</p>
<p><b>Traffic and Pedestrian safety</b></p>	<p><b>Winnie Street &amp; Military Road Intersection changes proposed by TfNSW</b></p> <p>At the June 2022 meeting the Precinct was alerted by residents to a flyer from TfNSW which outlined proposed changes to the Winnie St/Military Road intersection signals.</p> <p>The flyer raised questions that need to be considered:</p> <ul style="list-style-type: none"> <li>● How many residents were notified of the proposal and what streets?</li> <li>● Are there any studies/modelling of the traffic impacts of the proposal? TfNSW has apparently based the decision on two recorded accidents.</li> </ul> <p>This proposal needs to consider the following issues:</p>

	<p>This is not a peak hours issue as right turns are already banned during peak hours (except buses).</p> <p>The proposal posed an environmental/safety issue as TfNSW's Route 2 passes schools and uses Hampden Ave to access Military Rd.</p> <p>What is the role of Council in stakeholder management?</p> <p>Overall, the proposal disadvantages locals while allowing buses, possibly faster access to Military Rd and perhaps a reduction in the number of cars waiting in Winnie St and beyond to cross Military Rd.</p> <p><b>ACTION NEEDED:</b> This matter was discussed at the June Traffic Committee but as part of general business. Formal public discussion/engagement - needs to be placed on agenda of next Traffic Committee (22 July 2022)</p> <p><b>Other Actions taken:</b> Convenor has written to the Member for North Shore.</p> <p><b>Reminder:</b> Meeting attendees were reminded and encouraged to attend the next Traffic Committee is to be held 22 July 2022, at 10am.</p>
<p><b>Cammeray Park</b></p>	<p>Attention was drawn to the loss of another 655 Trees on the Cammeray Parklands due to the Western Harbour Tunnel Project. Mayor Baker has written an Open Letter to the Member for Willoughby.</p> <p>Precinct members were encouraged to also write to their local MP.</p> <p><a href="https://www.northsydney.nsw.gov.au/Council_Meetings/Council_News/Latest_News/Open_letter_to_Tim_James_MP">https://www.northsydney.nsw.gov.au/Council_Meetings/Council_News/Latest_News/Open_letter_to_Tim_James_MP</a></p>
<p><b>YOUR SAY Arts &amp; Cultural Strategic Plan</b></p>	<p><b>Arts &amp; Cultural Strategic Plan:</b></p> <p>Meeting attendees were reminded that feedback for Stage 1 closes 11.59pm, Sunday 31 July 2022.</p> <p>This item was discussed at both the May &amp; June 2022 Harrison Precinct meetings.</p> <p>It was noted that the current Plan outlines Council's current arts and cultural service levels which centre around three focus areas:</p> <ul style="list-style-type: none"> <li>● provide creative spaces and opportunities</li> <li>● enable creative expression and cultural experiences</li> <li>● support diversity and inclusiveness</li> </ul> <p>Convenors collated discussion points and submitted a Precinct response as follows:</p>

	<p><i>In addition to the above three focus areas, attendees thought that accessibility should also be an important feature.</i></p> <p><i>For example, while we all appreciate the Coal Loader site, the location is not easily accessible by public transport if you have restricted mobility. It is also a difficult site for people with restricted mobility to engage with. Is a small electric shuttle bus from Waverton Station feasible?</i></p> <p><i>In addition, the Primrose Park Artist Studios are difficult to get to by public transport.</i></p> <p>Precinct members are encouraged to make personal submissions direct to Council via the Yoursay website.</p>
<p><b>Other issues:</b></p> <p><b>DA 114/22</b></p>	<p><b>DA 114/22: 12 Bennett Street, Neutral Bay</b></p> <p>A resident of Bennett Street expressed concern about this DA on the grounds that the proposed back extension of 12 Bennett St <i>“impacts the neighbouring properties: reduction in light and privacy, excess size, height and lack of set back of the new building, contravenes the height restriction of the building”</i></p> <p>General discussion ensued and other meeting attendees noted that it is Council’s role to ensure that all development plans comply with the DCP guidelines and that Planning Controls need to be adhered to. Affected residents were advised to contact the relevant Council Planning Officer to request assistance in reviewing this particular DA.</p> <p>The Precinct noted that Bennett Street has been the focus of several recent DAs, including most recently 20A Bennett (DA 136/22) and 11 Bennett St (DA 353/21).</p> <p>The Precinct is aware that other residents in the vicinity have similar concerns about this DA and that there may be grounds for an objection based on breaches of the DCP. The affected residents are encouraged to examine the DA documentation submitted by the applicant including the Statement of Environmental Effects (SEE). The SEE report states that the proposal is non-compliant in several aspects including height, Landscaped area, and unbuilt upon area.</p> <p>The applicant’s SEE also states that the DA site is not within a heritage conservation area - however, the DCP map shows that Bennett St falls into the Cremorne Heritage Conservation Area (CHCA).</p> <p><b>Convenor’s note:</b> As Precinct Committees are run by volunteers it is not possible for a Precinct to review and respond to every individual DA formally. Precinct submissions only count as one</p>

	<p>individual submission and carry no additional weighting to other submissions. Residents affected uniquely by a DA are encouraged to engage their community to respond collectively. More than 10 unique submissions are required to have a DA reviewed by an Independent Planning Panel.</p> <p>For more information see:  <a href="https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP">https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP</a></p>
<p><b>Update on Holt Ave</b></p>	<p>The two developers have commenced separate legal action against NSC in the Land &amp; Environment Court.</p> <p>131-133 Holt (HELM): commenced Monday, 6 June 2022 and the judgement is now “Reserved”.</p> <p>115-119 Holt: scheduled for hearing on Monday, 18 July 2022. This court hearing will be preceded by an ‘on site inspection’ at 9.30am.</p> <p><b>Convenors note:</b> This matter was also listed for hearing at the North Sydney Planning Committee on 13 July 2022. For more information:  <a href="https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2022/13_July_2022">https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2022/13_July_2022</a></p>
<p><b>Public Domain Issues</b></p>	<p>As reported in previous Minutes, after rainfall, the Telstra Pit outside 126 Holt is still filling up with water and excess water weeps onto the pavement creating a slip hazard for pedestrians.</p> 
<p><b>Heritage</b></p>	<p>An update of the proposed Florence Street plaque was not discussed in detail due to lack of time. Harrison/Bennett Heritage subcommittee members will review the draft plaque text with the Council historian and once finalised will share with the Precinct.</p>

<p><b>Cremorne Streetscape Meeting</b></p>	<p>The Cremorne Streetscape Meeting will be held on Tuesday, 12 July at 5.30pm. For the first time Council is offering two ways to attend - physically or by Zoom.</p> <p>Some of the items on the agenda including:</p> <ul style="list-style-type: none"> <li>5.1 Cremorne Plaza and Langley Place upgrade</li> <li>5.2 Proposed Military Road Intersection Improvements Program - Neutral Bay and Cremorne</li> <li>5.3 Military Road Streetscape Works Upgrade</li> <li>5.4 Young Street Trial Plaza Neutral Bay</li> <li>6. Parraween Street free 15-minute parking trial.</li> </ul> <p>Please contact NSC directly if you wish to attend.</p>
<p><b>Meeting concluded</b></p>	<p>Meeting concluded at 9 pm</p>
<p><b>Next Meeting</b></p>	<p>Thursday, 4 August 2022 – time and place TBA</p>