

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 10 AUGUST 2022

COMMENCING AT 7.00 PM

CHAIR: CDB (Deputy Secretary)

MINUTES: LS (Secretary)

ATTENDANCE: 18 people attended the meeting

APOLOGIES: 7 (SC, PE, FG, JG, AG, RS, PY)



1. WELCOME

CDB (Deputy Secretary) opened the meeting.

2. MINUTES FROM 13 JULY 2022 MEETING

The Minutes for the previous meeting 13 July 2022 were adopted.

3. GUEST SPEAKER CR GEORGIA LAMB (CAMMERAYGAL WARD)

Due to illness, Cr Lamb was unable to attend, and will be attending the next meeting on 14 September.

4. 12-14 WATERS RD, NEUTRAL BAY CONDITIONS OF CONSENT & CONSTRUCTION MANAGEMENT PLANS

Original Consent granted 21 November 2021. Original Consent required that only one Construction Certificate to be issued, however due to requested amendments to consent conditions Council will now allow multiple Construction Certificates to be issued at different stages of development.

It is a requirement before issue of any Construction Certificate that a Construction Noise Management Plan be prepared detailing how noise is to be managed however the only requirement relating to noise level is to comply with EPA Interim Construction Noise Guideline. The EPA guidelines are just that – guidelines, generic and non-binding. CDB has previously asked Council if that is appropriate to have the same guidelines in city residential areas as in remote areas to the country for example.

Comments from Attendees

- DS, who lives opposite in the development in Waters Rd, complained that a 4 storey staircase with office had been built in Waters Rd, impacting on residents' privacy.
- 10-15 years ago, Council spent about \$500,000 widening the western side of Waters Rd and landscaping with trees. Business owners had to contribute to the cost of the streetscape upgrade which has now been destroyed.
- What will be the impact of a 6 storey deep excavation on the water table?
- Concern that Council will hand monitoring of compliance with noise, traffic and work zone management over to a private certifier.

The following **MOTION** was proposed, and **passed UNANIMOUSLY**.

Brightmore Precinct is concerned about compliance with the Conditions of Consent relating to noise, traffic and work zones, including but not limited to the following:

- *Keeping Waters Rd open at all times. Recently 1 lane was closed with a large crane on the road.*
- *No construction vehicles on the street except in Works Zone. Recently vehicles were parked in Grosvenor Street and there are no Work Zone signs.*
- *Hoarding built over Waters Lane, impacting on vehicle movements towards Grosvenor Lane Car Park*
- *Potential problems of future construction noise*

and requests a copy of the Construction Noise Management Plan and appoints CDB, Deputy Secretary, to follow up with Council.

CDB will make contact with Council's Compliance Officer in relation to apparent non-compliance with traffic, work zone use and Construction Noise Management Plan.

5. UPDATE ON PLANNING PROPOSAL 6/22 - WOOLWORTHS - 1-7 RANGERS RD, NEUTRAL BAY - 10-STOREY BUILDING PROPOSED

Brightmore, Harrison, Parks, Willoughby Bay and Neutral Precincts have all lodged objections to the proposal.

Precincts on the northern side of Military Rd raised some different concerns (extra traffic on feeder roads such as Winnie St & Ben Boyd Rd) to those on the southern side (the proposed supermarket is actually smaller than the current one).

All precincts were against the increase in height which is outside the planning regulations, and the precedent it would set for the whole Military Rd corridor.

Individuals are encouraged to lodge personal submissions and to attend the Woolworths' drop-in information sessions.

Council has advised Willoughby Bay that they will not be supporting the Planning Proposal as there is no Council plan that supports it, the Military Road Corridor Planning Study having been rescinded. The report for the Local Planning Panel advised the Proposal was lodged on 20 May and Woolworths can apply for a Rezoning Review after 90 days.

6. UPDATE ON CAMMERAY PARK/GOLF COURSE, WHT/BL

KF advised that construction of the new 9-hole golf course has started.

Save Our Parks Alliance (SOPA) is having a meeting tonight to discuss priorities for a meeting with Tim James, MP for Willoughby, on 7 September, so there will be an update after that meeting.

7. UPDATE ON REMOVAL OF YOUNG STREET PLAZA & RE-OPENING OF YOUNG STREET

LS gave an update after the "Save Young Street Plaza Community Rally" on 23 July. Promoting the event were a flyer distributed around the plaza, an advertisement in the *North Sydney Sun* and a *Facebook* page for the event.

From these sources, some misleading statements have been made.

i. COUNCIL VOTED TO RETURN THE \$1.9M TO TRANSPORT FOR NSW

Facebook - Save Young St Plaza Community Rally, Saturday, 23 July 2022

"However, our new mayor Zoe Baker and her allies have voted to reopen the road to busy traffic and return the \$1.9m."

Community Rally - We Want Our New Public Plaza! - Flyer distributed around Young Street Plaza, July 2022

"Keep Our \$1.9m and build it now!"

COMMENT

Council voted to pursue with Transport for NSW alternate options within the Military Road corridor for the \$1.9m funding.

North Sydney Council Cremorne Shopping Area Streetscape Committee Minutes of 87th Meeting held on Tuesday 12 July 2022 - page 3

5.4 Young Street Trial Plaza Neutral Bay

The Mayor stated that there has been no change since the last meeting regarding the Young Street Trial Plaza Neutral Bay. Council resolved to remove the plaza and open the road to traffic and that's underway. It was also resolved by Council that the Mayor meet with Transport for NSW to negotiate the use of \$1.9 Million to be used elsewhere. Council has identified that the three obvious effective sites for those are Langley Place, Cremorne Plaza and May Gibbs Place, Neutral Bay.

3758th North Sydney Council Meeting - 26 April 2022 Minutes

10.1. Young Street Plaza - Tender 34/2021 - page 34

133. RESOLVED:

- 1. THAT** Council reject all tenders for Tender 34/2021 for Young Street Plaza Construction.
- 2. THAT** all Councillors be provided with the Funding Deed and any other correspondence/information.
- 3. THAT** the Mayor meet with Transport for NSW to discuss alternate options within the Military Road corridor including alternative options for Young Street.
- 4. THAT** Young Street be reopened and that the funding for the reopening be sourced from either the existing Transport for NSW funding which funded the temporary closure of Young Street in the first place or from the existing Engineering Budget.
- 5. THAT** the Confidential Report relating to matters specified in Section 10A(2)(d) be treated as confidential and remain confidential until Council determines otherwise.

ii. MILITARY ROAD & YOUNG STREET INTERSECTION WAS A RAT-RUN WITH A HISTORY OF PEDESTRIAN ACCIDENTS AND CASUALTIES

Facebook - Save Young St Plaza Community Rally, Saturday, 23 July 2022

*"However, the mayor and her allies such as Cr MaryAnn Beregi argue that the needs of **traffic on what was a notorious rat run with a history of pedestrian accidents and casualties** are greater than local community needs which they assert can be met by a "playground down the road"."*

Save Young Street Plaza - Advertisement in North Sydney Sun - July 2022, Page 4

*"Prevent Young Street **becoming a dangerous rat run.**"*

COMMENT

From 1 July 2016 to 30 June 2021, there "have not been any recorded incidents involving pedestrians in the latest five year period at the intersection of Military Road and Young Street." ⁽¹⁾

In the same period, **there have only been 2 crashes east-bound on the Young Street side, and 2 west-bound on the May Gibbs side.** ⁽¹⁾

Due to the closure of Young Street, a much more dangerous rat run has been created in *Grosvenor Lane Shared Zone* (10km/h) between Ben Boyd Road and Young Street, where the **traffic volume has "increased by 29%",** and the **85th speed was 22.2km/h, more than double the Shared Zone speed limit of 10km/h.** ⁽²⁾

⁽¹⁾ North Sydney Council Traffic Committee Meeting Agenda - Friday, 22 July 2022, page 2

⁽²⁾ North Sydney Council Report Item 4. 6 - Traffic - 19/03/21 Extension of the Trial Young Street Plaza, page 6

North Sydney Council Traffic Committee Meeting Agenda - Friday, 22 July 2022 Report - 5.3. Standing Item Pedestrian Safety, page 2

Reported crash data in the latest five year period from 1 July 2016 to 30 June 2021 reveals the following crashes in Military Rd with Young Street and May Gibbs Place intersections:

1. In 2016, one "rear end" non-casualty crash at Young Street involving an SUV and a sedan/hatch traveling east.
2. In 2017, one "rear end" minor injury crash at Young Street involving an unknown motor vehicle and a sedan/hatch traveling east.
3. In 2016, one "Lane change left" serious injury crash at Young Street involving an SUV and a motorcycle traveling west.
4. In 2016, one "On road-out of control" serious injury crash at May Gibbs Place involving a motorcycle traveling west.

There have not been any recorded incidents involving pedestrians in the latest five year period at the intersection of Military Road and Young Street.

Council has engaged a Traffic Consultant to prepare a Traffic Impact Assessment (TIA) for the proposed re-opening of Young Street at Military Road which will take into consideration, safety of pedestrians and other road users. The TIA is required to be approved by TfNSW under Section 138 which also requires Local Traffic Committee's approval.

This is similar to the report that was prepared for Closure of Young Street in 2021 and endorsed by TfNSW.

North Sydney Council Report Item 4. 6 - Traffic - 19/03/21 Extension of the Trial Young Street Plaza, page 6

Traffic on Grosvenor Lane between Ben Boyd Road and Young Street increased by 29% which represents an increase of approximately 363 vehicles per day, or 49 vehicles in the peak hour which equates to one additional vehicle every 73 seconds.

iii. YOUNG STREET PLAZA HAS THE SUPPORT OF THE LOCAL PRECINCT COMMITTEE IN NEUTRAL BAY

Facebook - Save Young St Plaza Community Rally, Saturday, 23 July 2022

*"**The plaza concept** has received the thumbs up from a council consultation with residents, and **has the support of the local precinct committee in Neutral Bay** as well as the local chamber of commerce. It is also supported by state MPs Felicity Wilson and Tim James."*

COMMENT

Young Street Plaza falls entirely within the borders of Brightmore and Parks Precincts, which extend from the southern side of Military Road from Wycombe Road to Watson Street, and north to Willoughby Bay. **Brightmore and Parks Precincts have consistently opposed the plaza and supported the re-opening of Young Street**, due to the increased risks to pedestrian safety in Grosvenor Lane and the congestion it has created in surrounding streets. Neutral Precinct, which supports the plaza, runs from May Lane, Cheal Lane & Falcon Street south of Military Road towards the Harbour. No part of Young Street is within Neutral Precinct and it is therefore not heavily impacted by the closure of Young Street.

“SAVE YOUNG STREET PLAZA” COMMUNITY RALLY

Flyer distributed around Young Street Plaza July 2022

Advertisement in North Sydney Sun July 2022

COMMUNITY RALLY

WE WANT OUR NEW PUBLIC PLAZA!
KEEP OUR \$1.9M AND BUILD IT NOW!



SATURDAY, JULY 23
12:30-1:30PM
YOUNG ST PLAZA, NEUTRAL BAY
IF YOU CARE, BE THERE! ❤️

SAVE YOUNG STREET PLAZA



Join community leaders, local residents & businesses

12.30pm SATURDAY JULY 23 @
YOUNG ST PLAZA
NEUTRAL BAY VILLAGE

Prevent Young Street becoming a dangerous rat run.
If you care BE there!

More info @



FACEBOOK - SAVE YOUNG ST PLAZA COMMUNITY RALLY - Saturday, 23 July 2022 from 12:30-13:30

SATURDAY, 23 JULY 2022 FROM 12:30-13:30 UTC+10

Save Young St Plaza community rally

Young St, Neutral Bay NSW 2089, Australia

About Discussion

Details

- 132 people responded
- Event by Jilly Gibson
- Young St, Neutral Bay NSW 2089, Australia
- Duration: 1 hr
- Public · Anyone on or off Facebook

The NSW state government has granted \$1.9 million to the local community to create a high quality, sunny open plaza in the heart of Neutral Bay Village through the partial closure of Young St between Military Rd and Grosvenor Lane.

However, our new mayor Zoe Baker and her allies have voted to reopen the road to busy traffic and return the \$1.9m.

The proposed high amenity plaza would be north-facing with deep soil planting of maturing trees providing a much needed open space for families, local businesses and residents where they can enjoy the air and sunshine in a safe environment.

However, the mayor and her allies such as Cr MaryAnn Beregi argue that the needs of traffic on what was a notorious rat run with a history of pedestrian accidents and casualties are greater than local community needs which they assert can be met by a "playground down the road."

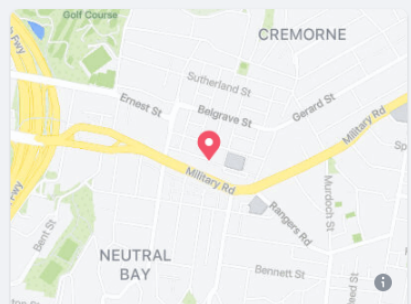
The community sent a clear message at the last election that they desired a preservation of Neutral Bay as a village yet the new mayor's first decision is to increase traffic in the heart of the suburb.

Let's send a clear message to the mayor that the community values open space. Put people first. Acknowledge the consultation. Neutral Bay needs more open space, not less.

Come to the rally on Saturday July 23. Bring your family, friends and neighbours. Send the mayor a message and hear from community leaders about the importance of retaining what limited open space we have in the heart of Neutral Bay.

See less

Host



Young St, Neutral Bay NSW 2089, Australia

Guests

See All

38
WENT

94
INTERESTED

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8. DEVELOPMENT APPLICATIONS

DA198/22 - 8 Levick St, Cremorne

Construction of a new carport with under slab storage, conversion of front verandah to an ensuite bathroom, extension of rear balcony and laundry

9. CORRESPONDENCE

i. COUNCIL'S SUMMARY OF ACTIONS ARISING (SOA) BRIGHTMORE PRECINCT JULY 2022

Month	Item	Actions	Council's Reply	Status
July	8.A	<p>SCECGS Redlands School proposal to Council to purchase the whole of Monford Place, Cremorne -</p> <ul style="list-style-type: none"> • Parking in local streets is still a problem; • Have the new driveway through from Military Rd to Waters Rd, which possibly could be used for teacher parking; • With the demolition of the 3 houses in Winnie St, there will be more students and more traffic; and • Suggestion of investigating 4-hour parking limit in surrounding streets. 	Item allocated to Council's A/Manager Traffic & Transport Operations.	Awaiting Response
	8.D	<p>Planning Proposal 6/22 - 1-7 Rangers Road, Neutral Bay - The following MOTION was proposed, and passed Unanimously. THAT Brightmore Precinct objects to</p>	Council's Team Leader - Policy has advised that the Planning Proposal is currently under assessment and will likely be presented to the North Sydney Local Planning Panel (who provide advice to Council) in late August/early	Closed for Council
		<p>Planning Proposal 6/22, 1-7 Rangers Road, Neutral Bay for the following reasons:</p> <ol style="list-style-type: none"> 1. Its principal argument is the Military Road Corridor Planning Study which has been rescinded by Council. 2. The proposed height is grossly excessive - 40 metres will accommodate 12 storeys. The development will be overbearing and a visual eyesore and will cause significant overshadowing of residential properties. 3. The scale of the development will result in unacceptable traffic impacts on local roads, especially at intersections with Military Road, and will also result in competition for parking spaces on local streets. 4. The proposal provides minimal public benefits - both the 65 public car parking spaces and the publicly accessible square are primarily benefits for the developer. 5. Approval of the Planning Proposal will set an undesirable precedent and result in poor outcomes for the Neutral Bay community. 	September 2022 prior to consideration by North Sydney Council. Any submitters will be notified of the meeting and have opportunity to address the panel should they wish.	

ii. NORTH SYDNEY COUNCIL CREMORNE SHOPPING AREA STREETSCAPE COMMITTEE

Minutes of 87th Meeting - Tuesday, 12 July 2022

Projects Update

5.1 Cremorne Plaza and Langley Place upgrade

Council's Director Engineering and Property Services advised that currently they are progressing in the design brief to get consultants on board for the design for the refreshing of Cremorne Plaza and Langley Place. It was mentioned at the last meeting that this would get underway shortly and that a project brief that would go out for consultancy services has now been completed. This was to be distributed to the interested Streetscape Committee members for their review and feedback. The intention now is to get concept designs done as quickly as possible, and get community consultation underway for the concept designs and be able to commence construction works this financial year. There is enough funding for this area and the refreshing of Cremorne Plaza is a priority.

5.2 Proposed Military Road Intersection Improvements Program - Neutral Bay and Cremorne

Council's Director Engineering and Property Services advised that the three intersections in Military Road have been completed, and Cabramatta is being built now. After that intersection, works on MacPherson Street Intersection will commence. They are the two major intersections in Military Road that Council is working on at present. That will then complete all the intersection upgrades planned by Council in Neutral Bay and Cremorne over the last 18 months, being all five Intersections.

6. Parraween Street Free 15-minute Parking Trial - Increased to Free 30-minute Parking

Following a Motion at the *Streetscape Committee Meeting* supporting the introduction of a time trial for free 30-minute parking through the day in Parraween Street, at Council's Meeting on 25 July 2022 it was resolved unanimously to adopt the trial.

iii. 93 PARRAWEEN STREET, CREMORNE - CINEMA SUITES

Email received 22 July 2022 from a resident of Parraween St regarding the deterioration of the Military Rd façade of the building, constructed by Lundy in 2020/21. The building is dirty, unsightly and looks bad for the area. Requested if Council could make the owner clean the building or apply some other finish.

Council Response 9 August 2022 from LH, Team Leader, Building Compliance, North Sydney Council

Council may only assist if buildings are identified as structurally unsound, does not meet Building code and fire regulations and is a risk to public safety.

Council is unable to assist or regulate matters relating to aesthetics.

I have reviewed Council's records and I can inform you that the development at 93 Parraween (398-400 Military Road, Cremorne) has been issued with the Occupation Certificate confirming the building was completed in accordance with the approved plans and meets minimum fire safety standards, building code and relevant Australian Standards.

iv. RED LIGHT SPEED CAMERA - MILITARY RD AT SPOFFORTH STREET

Correspondence received from GS re the above, with further video and photo evidence forwarded to Tim James, MP for Willoughby

From: GS - 26 July 2022

To: *ElectorateOffice Willoughby <ElectorateOffice.Willoughby@parliament.nsw.gov.au>*

Subject: *Fwd: Military Rd 25 07 22 - Red light runners and pedestrian crossing blockers Military Rd Cremorne*

To *Tim James MP*

Dear Mr James,

Red light runners and pedestrian crossing blockers Military Rd Cremorne

Yet more evidence attached and in previous email of infringements photographed by me at 3.40pm and 3.50pm today 25 July at Military Rd signalised crossing at Spofforth St. Traffic city bound pedestrian signal on green walk in both photos.

Please forward to the Minister for Urban Roads and I respectfully wonder how much more evidence and time she requires before matching your words with her action.

To: GS - 27 July 2022

From *James Mount, <James.Mount@parliament.nsw.gov.au>:*

Thank you for your additional information in support of a red light camera on Military Road at Cremorne.

I have forwarded these onto the Minister for her consideration. I have also followed up a response to your requests and will provide an update once I have heard on the current status of deliberations.

Your request for a meeting with Minister Ward has additionally been put to her.

Please do not hesitate to let me know if you have anything further.

Kind regards

James Mount | Electorate Officer, Tim James MP, Member for Willoughby

From: GS - 6 August 2022

To *Tim James MP*

Attention *James Mount*

Yet another red light runner, this time a truck, Military Rd at Spofforth St Cremorne at 5.01pm today 06 08 22.

Please forward to the Minister whose response, months after initial approach on this matter, is still awaited.

10. GENERAL BUSINESS

i. INTERIM HERITAGE ORDER 131 and 133 Holt Avenue, Cremorne

The Land & Environment Court upheld Helm's appeal.

ii. INTERIM HERITAGE ORDER 115, 117, 119, 121, 123, 125 Holt Avenue, Cremorne

There will be a hearing on 23 August in the Land & Environment Court to set the date for the hearing on the appeal.

iii. DEVELOPMENT PROPOSAL 95/2022 - 290 Military Road, Cremorne - McDonalds

CDB to follow up on current status

iv. DEVELOPMENT APPLICATION DA 323/21 - 124 Benelong Road, Cremorne

DA notice has been removed from the property. LAS to follow up on current status

v. DEVELOPMENT APPLICATION DA 460/16/4 - 18 Illiliwa Street, Cremorne

Work seems to have slowed down recently.

NEXT MEETING: 14 September 2022

EMAIL: brightmore.precinct@gmail.com