

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 14 DECEMBER 2022

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: LAS (Secretary)

ATTENDANCE: 25 people attended the meeting

APOLOGIES: 11 (AB, SC, RD, MD, FG, JG, AG, GS, BS, DS, GR)



The Minutes for the previous meeting of 9 November 2022 were adopted.

A. STATUS OF ITEMS

1. Meeting between Tim James, MP, & Brightmore Office Bearers on 28 November

PE, CdB and LS had a productive meeting with Tim James, where a number of issues of concern to the Precinct were raised.

TJ apologised for a misleading response sent out to his constituents on his behalf by his office regarding the Woolworths' Planning Proposal, saying that as the development was in Felicity Wilson's seat of North Shore, his office had contacted her office for their response. This was then forwarded by his office to his constituents without being checked for accuracy.

It incorrectly stated that the Planning Proposal was yet to be considered by North Sydney Council and they should forward their concerns to Council and possibly Council's Local Planning Panel, when in fact it had already been rejected by Council and was due for consideration by the State Government's Sydney North Planning Panel.

TJ was not aware that Planning Proposals were not notified to surrounding properties, unlike Development Applications. He agreed that this was not in the public interest as it showed a lack of transparency in the process.

He said he had been actively pursuing undergrounding of the facilities buildings and wants to see a green roof possibly extending over the expressway and linking ANZAC Park. Given the planned closure of access from Ernest Street to SHB, it was pointed out that the WHT was of virtually no benefit to residents east of the Warringah Freeway and was in fact detrimental. With the change in the construction method for the WHT deeper under the harbour, CdB noted that the entry/exit points would possibly have to be changed to allow for a more gradual gradient. LS suggested that the obvious interchange location would be around the Artarmon Industrial Area, and that the proposed Berry Street on-ramp to south-bound traffic on the WHT be scrapped.

2. WHT & WF Upgrade: Council's Position

Council and the CPC have asked the NSW Government to release the financial justification for the projects and requested that no contracts be signed before the March election. However, on 5 December, the NSW Government awarded the contract for construction of the WHT to ACCIONA.

CdB is investigating the undergrounding of the pumping control facilities to see if the excavation is deep enough, as the cheapest time to excavate is now when all the equipment is in place. The buildings could then have a concrete roof with planting on top, and eventually a land bridge to ANZAC Park.

TfNSW has the following engagement currently underway for tree replacement

Warringah Freeway Upgrade - Tree Replacement Strategy Feedback closes 5 February 2023

TfNSW is delivering the WHT and WFU. The main WHF works have now started. As part of the upgrade, TfNSW is removing some trees. This includes progressively replacing them with new plants in good soils, safe locations and with room to grow and thrive. TfNSW is seeking community feedback on their strategy for replacing trees across the North Sydney area.

<https://www.nsw.gov.au/have-your-say/warringah-freeway-tree-replacement>

- Cammeray Park/Golf Course

KF advised that Council's attempt to take over the lease of CGC and carpark were unsuccessful.

Construction of the new course is proceeding, with fairways and greens being laid down, with the opening around April 2023.

- Ernest Street Access to SHB

There still hasn't been any clarification on the above from Council's Public Projects Interface Manager after the following response in Brightmore Precinct's November *Summary of Actions*. This suggests access from Ernest St to the SHB will be retained, which contradicts TfNSW's documentation.

"Council's Public Projects Interface Manager has advised that the WFU project will maintain links to southbound traffic from Ernest Street to the SHB for traffic travelling east and west on Ernest Street. Access will also be maintained for Northbound traffic on the Freeway to Ernest Street in both east and westerly directions."

At the meeting with Tim James, the retention of access from Ernest Street to SHB was stressed as being critical, given the flow-on effects on other local roads and rat-running.

3. Use of School Grounds out-of-hours

Sharing of School Facilities - a NSW Government Initiative

Schools are valuable community assets that should be available for community use, when not required for school purposes.

Following Brightmore Precinct's September meeting where this subject was raised, there was an article in the Mosman Daily 24 November with comments by PE on the possible use of Redlands grounds, similar to that already in operation at Neutral Bay Public School.

The programme is supported by Council, given the lack of recreational space in the LGA.

PE to contact the Head of Redlands in the New Year.

4. R3 Zone Changes: Holt Avenue & Sutherland Street

Planning Proposal 4/22 Prohibiting Residential Flat Buildings in the R3 Zone has recently been on public exhibition. There were 116 submissions, 29 opposing, the majority from developers.

The post-exhibition report will probably be released in mid-January go to Council for consideration in late January.

Brightmore Precinct to write to all Councillors when the report is released, urging them to support the reversal of the amendment made on 30 June 2021 to the LEP.

A number of properties have already been affected by these changes - Holt Avenue, Barry Street, and most recently 78 Sutherland Street.

5. Cremorne Plaza & Langley Place Upgrade

Concept plans are on exhibition no until 15 March, with 2 options. Brightmore Precinct to look at plans and discuss in the new year.

6a. Parraween Street Interim Heritage Orders on houses

Pathways has bought over 20 houses and apartment buildings in Parraween and Gerard Streets. After Complying Development Certificates were issued on 4 November for the demolition of house numbers 50-88 Parraween Street and 63-67 Gerard Street, Council, at an EGM on 7 November, imposed Interim Heritage Orders on Numbers 50, 52, 54, 56, 70, 72, 78, 80 and resolved to commence preparation of a Planning Proposal to list these properties. Further IHOs were imposed on Numbers 82-88 and 108 Parraween Street at Council's 14 November meeting, pending further research on the properties.

Tim James was not aware that the CDC had been issued for demolition. He was concerned about the impact on the area and the proposed State Heritage Listing of the Hayden Orpheum which he is supporting. LS to send CDC notices to TJ.

6b. Rezoning Parraween St from R4 High Density Residential to R2 Low Density Residential

At Council's meeting of 14 November, it was resolved that:

1. *THAT Council acknowledges the lack of suitability for Parraween Street to support significant further high density and associated development and therefore resolves to amend the North Sydney LEP by changing the zoning of the Northern side of Parraween Street from R4 High Density Residential to R2 Low Density Residential*
2. *THAT Council staff urgently and without delay begin the process, the appropriate scoping and/or Planning Proposal for lodgement with the Department of Planning.*
3. *THAT given this is an urgency motion and not on the agenda, that Council accepts public comments and opens the public form to include feedback on this motion.*
4. *THAT a report be prepared for the next Council meeting, including a draft timeline.*
5. *THAT Council writes to the State Government to lobby for the change.*

7. Orpheum Theatre Heritage Listing

At the Council meeting of 7 November, it was resolved that the Hayden Orpheum Picture Palace be nominated for inclusion on the State Heritage Register for listing under the Heritage Act 1977 and commence the process with the Office of Environment and Heritage.

8. Parraween Street 30 minute parking trial

Feedback closes 20 September 2023

9. Parraween Street Car-park redevelopment

At the Council Meeting of 14 November 2022, Mayor Baker put forward a *Mayoral Minute on Diverse and Affordable Housing*, which was passed unanimously.

With reference to Parraween Street Carpark:

"There is an urgent housing crisis in NSW. Low income and, increasingly, middle income workers within much of the State, including within the North Sydney local government area and community, are unable to access housing that is affordable and/or appropriate to their needs.

Council has a "shovel ready" affordable housing project with the Parraween Street Carpark redevelopment consent. *This project is of regional significance as it provides Early Childhood Health services, Key Worker and Affordable Housing, a new public park and underground public car parking.*

Recently the Commonwealth Government announced that it will create a \$10 billion fund through the National Housing Finance Infrastructure Corporation (NHFIC) which will build 30,000 new social and affordable housing properties in its first 5 years utilising the Community Housing Sector.

I therefore recommend:

1. THAT Council urgently prioritise seeking funding partners (including State and Federal Governments) to deliver the Parraween Street affordable housing/early childhood health centre/public park project and take all steps necessary to ensure the project can proceed as soon as possible."

10. Realignment of Brightmore Precinct Boundaries

This has been discussed at CPC meetings as part of the Precinct System Review and will be determined in conjunction with Harrison Precinct in the new year.

11. Planning Studies

- Military Road Strategic Planning Study
- Neutral Bay Town Centre

Since the Military Road Corridor Planning Study was rescinded, there is no planning study in place. Council has been moving forward with a draft due February 2023. This will then go to focus groups around March-May, followed by a draft document around September, which will then go on public display for 42 days. After feedback from the public, the study will be finalised in 2024.

12. PP 6/22: Woolworths, 1-7 Rangers Rd, Neutral Bay

The Woolworths' PP was rejected by the Sydney North Planning Panel on 12 December.

Woolworths will probably put in another proposal. Its lease on the Grosvenor Street site expires in 2024, and a new store would take about 2 years to build. It could build under the current LEP controls or put in a different Planning Proposal.

Mayor Baker thanked the community for its support in opposition to the proposal.

13. North Sydney Olympic Pool Reconstruction

The revised cost of \$63.8m and approved variations of \$3.816m. The project was originally to be completed November 2022 with the revised completion now anticipated to be November 2023. Council has borrowed \$30m and used \$3m of its open space budget toward the project.

B. DEVELOPMENT APPLICATIONS

DEVELOPMENT PROPOSAL

PROPERTY:	34 Grosvenor Street NEUTRAL BAY 2089
PROPOSAL:	Modification of consent - additional rooftop plant area and change to louvre location.
APPLICATION NO:	237/2020
ADVERTISING PERIOD:	02/12/2022 - 16/12/2022
PRECINCT:	Parks / Brightmore
APPLICANT:	Grosvenor Development Co Pty Ltd

C. CORRESPONDENCE

None

D. GENERAL BUSINESS

1. Draft NSDCP Amendment – Car Parking Rates in High Accessibility Areas

MTJ gave a brief presentation on the above.

The proposed amendment to the DCP restricting car parking should be a disincentive for developers to push for height increases above the DCP, thereby reducing profits on residential projects and making it harder for developers to get new projects off the ground. If the changes don't go ahead, it will be an incentive for developers to push as hard as they can to get their proposals through.

The increases in building heights seen in areas such as Crows Nest and St Leonards, near train and metro stations, is Council's response to increasing density quotas from the State Government.

There has been a campaign opposing the above amendment led by a real estate company, CBRE Residential, Australia's largest marketer of new residential apartments, which specialises in providing services to developers. Flyers and emails have been sent lobbying residents of Neutral Bay and North Sydney to oppose the amendment.

According to Council, some false claims have been made in the flyers and emails - namely, that Council is proposing to severely reduce the amount of car parking available to residents in new developments. However, the proposal is only for new developments built near major transport hubs, having a *Category 3 Public Transport Accessibility Level*.

CBRE Residential are currently marketing 11 projects in North Sydney LGA, with 538 apartments with a combined value of \$600 million. This includes seven projects in Neutral Bay and Cremorne:

The Woolworths' proposal was seeking a massive height increase and, with that increase, 350 car parking spaces – a net increase of 250 spaces. Large numbers of additional car parking spaces from development proposals such as Woolworths will result in a significant increase in traffic on local roads. These roads are already “operating near capacity”.

Brightmore Precinct wants to reduce the incentive for developers to push for increased height, and consequent traffic, in Neutral Bay and Cremorne.

The following Motion was passed *UNANIMOUSLY (25 votes For, 0 Against)*.

MOTION: Brightmore Precinct supports the DCP Amendment – Car Parking Rates and requests that it apply the High Accessibility Area car parking rates to any land in Neutral Bay and Cremorne having a Category 3 Public Transport Accessibility Level and which is rezoned to permit a maximum building height greater than that shown on the current (i.e. as at today's date) NSLEP 2013 Height of Buildings maps.

2. Military Road Traffic & Young Street Closure

MTJ met with Neutral Precinct to discuss their support of the road closure due to the safety issue at the pedestrian crossing on Military Road opposite the Post Office. Brightmore and Willoughby Bay Precincts are opposed to the closure due to the loss of access to north Cremorne.

Some proposals include a “high-line” style green pedestrian overpass, and re-opening one lane access either from or into Military Road with the remainder of Young Street being a plaza.

3. Council Policy on Electric Vehicle Charging Stations

Action for Council

Could Council clarify its plan for Electric Vehicle Charging Stations, especially in new developments?

4. Cyclists Using Footpaths

There has been a noticeable increase in the amount of cyclists using footpaths in high-pedestrian areas such as Neutral Bay and Cremorne Villages. This is especially dangerous with electric bikes which make no noise.

Action for Council

Can Council Rangers patrol these areas more please?

5. Thank You to Council Staff

Brightmore Precinct would like to thank all the staff at North Sydney Council for their help over the past year, particularly those dedicated to liaising with Precincts, and best wishes for Christmas and 2023.

NEXT MEETING: 11 January 2023

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