

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 8 FEBRUARY 2023

COMMENCING AT 7.00 PM

CHAIR: PY (Co-Chair)

MINUTES: LAS (Secretary)

ATTENDANCE: 33 people attended the meeting

APOLOGIES: 2 (PE, AB)



The Minutes for the previous meeting of 14 December 2022 were adopted.

1. INTRODUCTION OF COUNCIL'S GENERAL MANAGER THERESE MANNS

Co-Chair welcomed Therese Manns, Council's new General Manager.

- Has a family history of community service in local government in rural NSW.
- Has a background in finance and governance, both in the public sector and private practice.
- General Manager at Boorowa Council and Broken Hill City Council, before moving to Sydney to join Sutherland Shire Council
- General Manager at Randwick City Council for 4 years before moving to North Sydney Council
- Local government is the level of government with the most services to deliver
- Make sure the leadership structure is right and the strategies in place to work towards and deliver these goals
- Aim to get the best people who work in government by creating an environment that allows for this
- In January recommended a restructuring from 6 to 3 divisions to ensure streamlining and collaboration between departments.
- Will work towards having a clear strategy that everyone can understand in what they are trying to achieve
- North Sydney Olympic Pool - Mayoral Minute of 10 October 2022 called for an independent review of the pool redevelopment project. TM scoped the report, and is personally working on the project. The independent review by PwC has been completed. The review is not being made publicly available for commercial in confidence reasons noting contractual obligations, but the Mayor is committed to release it as soon as possible for transparency.

Question - Why are so many reports unable to be divulged due of "contractual reasons"

Answer - Certain information could give an advantage to competitors.

Question - FG from Cremorne Conservation Group. Pathways Aged Care Group have plans to demolish 50-88 Parraween St & 59-67 Gerard St and replace them with 4 buildings up to 8 storeys. Plans have been lodged on the NSW Planning Portal for it to be classified as a State Significant Development. Is Council prepared to go to the NSW Government before the State election to assist us in stopping this?

Answer - Question taken on notice. Is not aware whether Pathways has spoken to Council or not.

Question - What is Council's position on giving Cammeray Golf Course certainty over its future when its lease expires in May 2026?

Answer - Will be a decision of the elected body.

Question - MDS from Harrison Precinct. Randwick City Council conducted a LGA-wide Heritage Review. Precincts in North Sydney are asking for a similar review here. Where is Randwick's review at?

Answer - This was done in conjunction with a revised LEP. Went out into the community for feedback and asking to nominate buildings. Many nominated their own houses. Heritage consultants then conducted a review of what would be included. It went through Council and has probably been gazetted by now.

TM concluded saying that since she started at North Sydney Council, she has been impressed with the level of community engagement and the willingness of people to get involved, which was more like her experience in country towns.

Co-Chair PY thanked the General Manager for attending and wished her well in her new role.

2. CREMORNE PLAZA & LANGLEY PLACE UPGRADES

At the 12 December 2022 meeting, Council put forward 2 concept designs for Community Engagement Strategy for the above upgrades. An amendment was adopted that the community be invited to make submissions not constrained by the two options.

Preliminary Engagement submissions closed on 31 January but Brightmore, Harrison and Willoughby Bay Precincts were granted an extension until 13 February..

Council's Project Manager has advised that the Precinct Committee's feedback can be submitted to Council until 13 February 2023, however please note that this is a preliminary consultation stage and a second stage of consultation will be released in late February. This will contain 2 concept designs options incorporating the community feedback from this preliminary consultation stage.

There were many different opinions about various aspects of the 2 designs, but there was consensus on some points as follows, which form the basis of Brightmore Precinct's submission.

Cremorne Plaza

- a green wall at the southern end to screen off Military Road
- it is an active area at night with the restaurants
- it is not a children's playground but still needs to be family friendly
- a different structure to provide shelter for restaurant outdoor seating rather than the current tent-like structures - these block off and isolate the area
- consideration of a more meandering design for the pathway through from Military Rd to Parraween St, rather than the 2 straight designs in the concept plans
- not as much hard paving
- more comfortable public seating options (not concrete)
- no planter boxes / pot plants - these just become rubbish/cigarette bins

Langley Place

- a green wall at the southern end to screen off Military Road
- a no-step design as this is more a thoroughfare
- removal of ivy
- retention of the gum tree
- recognise the need for screening trees for privacy of apartments
- something needed to activate the walkway
- no children's play area close to Military Road

The following **MOTIONS** were proposed, and passed **UNANIMOUSLY**.

That Brightmore Precinct requests:

1. *to see the original design brief for the projects*
2. *that Council arrange a meeting as soon as possible with the designers, Umbaco Landscape Architects, a representative from Council and representatives from Brightmore, Harrison and Willoughby Bay Precincts, to listen to our feedback.*
3. *to nominate a representative from Brightmore Precinct for the next stage of community consultation.*

Action for Council

1. There is an extremely loud air-conditioning/exhaust unit mounted below the awning of the building (412 Military Rd) on the north-east corner of Langley Place. Ambient noise level 60DB, when on about 75DB. Is this complying?
2. Are the 3 or 4 large pillar-like structures on the eastern side of the plaza something to do with the underground carpark for 412 Military Rd?

Note to Council

The "Your Say" website did not link to the concept designs.

3. PARRAWEEN & GERARD STREETS - PATHWAYS PROPOSED AGED CARE DEVELOPMENT

FG from Cremorne Conservation Group gave an update on the above.

- Pathways Aged Care Group have plans to demolish most of the buildings at 50-88 Parraween Street & 59-67 Gerard Street and replace them with 4 buildings, ranging between 4 and 8 storeys.
- Site area - 7,353m²
- 40-bed dementia unit.
- No. 50 Parraween Street - will be demolished for the driveway entrance/exit for the entire complex
- No. 52-68 Parraween Street - will be demolished for a modern glass & rendered building
- Nos. 70-78 Parraween Street - facades will be retained with a 4-storey service building behind
- Nos. 80-88 Parraween Street (opposite the Orpheum) - will be demolished for a 4-storey aged care facility
- Nos. 59-67 Gerard Street - will be demolished for an 8-storey building, run like a hotel, no manager, 60 dwellings in total.
- TfNSW have rejected any access from Gerard Street. All entrances/exits will be on Parraween Street.
- All service vehicles (garbage trucks, ambulances, food delivery vehicles etc) and vehicles for staff, residents and visitors will use the one entrance at 50 Parraween Street
- There is talk of removing current on-street parking
- NSW Planning Portal for it to be classified as a State Significant Development.
- 96% of people wanted to retain the cottages in an exit poll at the Pathways Community Drop-in Session on 4 February, and 81 signed a petition for their retention.
- Council's proposed rezoning from R4 to R2 will only be possible if the Heritage Report comes back saying the houses are worthy of listing.
- FG will meeting with Tim James, Member for Willoughby, this in the next week.

Comments from Attendees

- Parraween Street is already at capacity (many comments on this)
- The route along Parraween and Winnie Streets is the only way residents of North Cremorne can cross Gerard Street during the morning and evening peak hours.

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

That Brightmore Precinct writes to:

1. *Tim James, Member for Willoughby*
- and
2. *all local candidates for the upcoming State election*

stating that we do not want this project declared a State Significant Development, and that there is no reason why North Sydney Council cannot deal with it through the normal planning process.

4. WOOLWORTHS 1-7 RANGERS RD, NEUTRAL BAY New Planning Proposal PP 1/23

MTJ gave an update and brief presentation on the new Planning Proposal that Woolworths has lodged after their initial one was rejected by the *Sydney North Planning Panel* in December.

New heights proposed are part 33m, part 27m (previously 40m and 30m)
Council LEP height - 16m

It was noted that the *Sydney North Planning Panel* thought the proposal had “*demonstrated strategic merit but not site specific merit*”. Importantly, the Panel referred to a revised proposal with reductions in height and said it “*felt elements of such a revised proposal would have considerable merit*”. It is therefore thought that a revised proposal will likely be approved.

To minimise the unacceptable aspects of the proposal and get maximum public benefit, it was proposed to work with Council to put in place a Development Control Plan (DCP) for the site.

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

THAT Brightmore Precinct:

1. *objects to the Woolworths Rangers Road PP 1/23 on the following grounds:*

- *excessive heights of 27m and 33m (more than twice the LEP of 16m)*
- *unacceptable overshadowing of surrounding properties, especially in Yeo St*
- *unacceptable traffic impacts on surrounding local streets due to excessive number of car parking spaces - the proposal indicates the same number of car parking spaces despite a reduced height*
- *the plaza is identified as a public benefit but does not provide for connectivity to Military Lane and Military Road and will be overshadowed by future development on Military Rd*

2. *requests Council responds to the application with the requirements for a Site Specific DCP and a Voluntary Planning Agreement which:*

- *eliminate unacceptable overshadowing of surrounding properties*
- *define reasonable floor-to-floor heights, podiums and setbacks*
- *provide setbacks in accordance with NSDCP 2013 and the ADG,*
- *result in a substantially reduced number of car parking spaces to minimise traffic impacts*
- *result in dedication of the public plaza to Council ownership,*
- *ensure pedestrian connectivity to Military Road and Military Lane*
- *include:*
 - *cash contribution in lieu of public parking spaces,*
 - *part cash contribution towards community facilities (split with 185 Military Rd site)*

5. 12-14 WATERS RD, NEUTRAL BAY, PP 2/22 & DA 13/23 “Amending DA” to increase height from five to six storeys

The original DA 6-storey proposal was not supported by Council. A 5-storey building was supported by Council and DA approval was given by Sydney North Planning Panel. A subsequent Planning Proposal for an increase in height was also rejected by Council, but supported by the *Sydney North Planning Panel*, given Gateway approval on 23/12/2022 with public exhibition to commence within 3 months.

This DA seeks an extra storey and increase in height (to 24m) prior before public exhibition and finalisation of the Planning Proposal.

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

THAT Brightmore Precinct objects to the proposed increase in height and urges Council to reject the DA:

6. DEVELOPMENT APPLICATIONS:

- DA 409/22, 40 Brightmore St, Cremorne

Demolition and construction of a replacement residential flat building

Lodged under "Existing Use Rights".

Two previous DAs have been lodged for this site, and while this one maintains the street level height, the development requires deep excavation (19.5m) and apartments are effectively underground.

One neighbour stated they had received no notification from Council, and only found out via the private website "*Planning Alerts*".

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

THAT Brightmore Precinct:

1. requests Council to extend the due date for submissions due to the lack of notification of neighbouring properties

2. requests Council to reject the DA on the following grounds:

- excavation 9m below the water table with potential for undermining adjacent dwellings. During wet weather, water pours down the gully, as it is a natural watercourse
- an apartment which is tanked below ground level is not suitable for habitation as it will certainly flood
- overbearing size of the development from the point of view of adjacent properties
- loss of privacy and overshadowing of adjacent properties
- inappropriate blank wall to street
- out of keeping with the streetscape
- no proper garbage storage facilities
- loss of housing diversity - 8 x 1bed units replaced by 5 x 3 bed units
- impact on root zone of lemon scented gum
- traffic impacts on that narrow, curved section of Brightmore St
- the Hydrogeological Report does not address the issue it is supposed to i.e. the management of water during construction

3. requests Council to check the Hydrogeological Report for accuracy

Note to Council

Some neighbouring properties did not receive notification of this DA.

**- DA 404/2022, 165-173 Military Rd, Neutral Bay (cnr Wycombe Rd)
Construction of a 6-storey mixed-use residential and commercial development**

Brightmore Precinct Committee lodged the following submission on 3 February on behalf of the Precinct, as there was no meeting before submissions were due on 31 January.

Brightmore Precinct objects to the request for an increase in height from the North Sydney LEP 16 metres to 21.84 metres for an additional storey.

This would set a precedent for all future developments in Neutral Bay and Cremorne.

With vehicular access for the development of 21 units with 25 car parking spaces and 5 motorcycle spaces being via May Lane, a narrow, 1-way service lane exiting onto Yeo St, the increased traffic generated would be unacceptable.

We ask that you reject the request for an increase in height above the LEP 16-metre height for a 6 storey building.

*Brightmore Precinct Committee
Peter Ellis - Co-Chair
Peter Young - Co-Chair
Lesley Sommerville - Secretary
Ciaran de Bhaldraithe - Deputy Secretary*

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

THAT the above submission by Brightmore Precinct Committee be adopted as the Brightmore Precinct submission.

- OTHER DAs

DA 237/2020/7 - 34 Grosvenor Street, Neutral Bay

Modification of consent - additional rooftop plant area and change to louvre location

DA 126/22 - 53 Sutherland Street, Cremorne

Amended Plans. Alterations and additions to semi-detached dwelling, demolition of existing detached garage and construction of a new garage and green roof including landscaping and associated works

DA 95/22 - 290 Military Road, Cremorne

Amended Plans. Proposed alterations to an existing fast food premises including changes to drive through facilities, reduction in parking spaces, internal layout changes and changes to signage

DA 391/23 - 83 Benelong Road, Cremorne

Alterations and additions to an existing dwelling house and associated works

DA 408/22 - 36 Benelong Road, Cremorne

Replacement and extension of existing deck at rear of property

DA 4/23 - 16A Benelong Road, Cremorne

Alterations and additions to dwelling house

DA 269/21/4 - 372 Military Road, Cremorne

Modify the approved development to increase the setback of upper levels to Military Road, increase the number of units from 6 to 7, make minor internal alterations and modify specific conditions of development consent

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

THAT Brightmore Precinct rejects the request for a modification to the DA and supports the original Local Planning Panel decision on setbacks.

7. PRECINCT BOUNDARY REALIGNMENT BETWEEN BRIGHTMORE & HARRISON PRECINCTS

Following discussions with Harrison Precinct, it has been agreed that it would be more logical to reassign 165-167 Military Rd/152-156 Wycombe Rd, Neutral Bay, to Harrison Precinct and to incorporate the northern side of Military Rd and the southern side of Parraween Street, between Winnie & Macpherson Streets, Cremorne, into Brightmore Precinct.

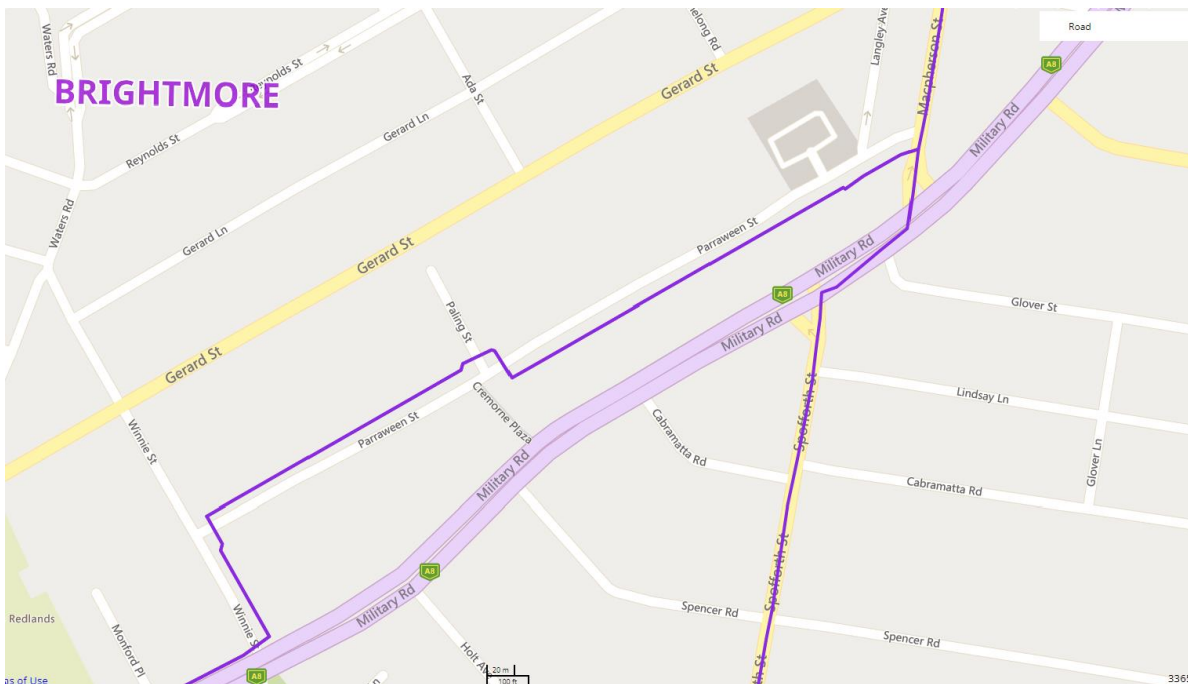
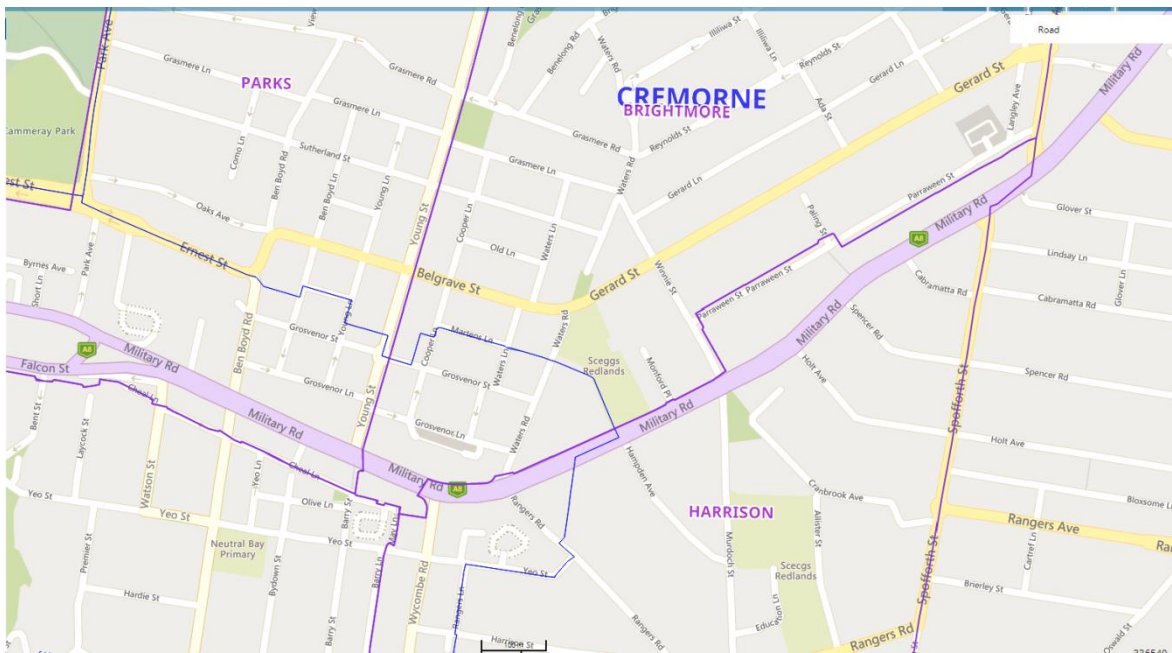
At its meeting last Thursday (2 February 2023), Harrison Precinct passed the following Motion:

That the precinct approach Brightmore Precinct to amend current boundary to include 165-173 Military Rd/152-156 Wycombe Road, Neutral Bay in Harrison Precinct in return for relinquishing Northern side of Military Rd, Cremorne, to Brightmore Precinct.

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

That Brightmore Precinct requests that Council amend the boundaries between Brightmore & Harrison Precincts as follows:

- *Transfer the site at 165-167 Military Road/152-156 Wycombe Road, Neutral Bay, from Brightmore to Harrison Precinct*
- *Transfer the northern side of Military Rd and the southern side of Parraween Street, between Winnie & Macpherson Streets, Cremorne, into Brightmore Precinct*



8. CORRESPONDENCE

None

9. GENERAL BUSINESS

A. Cremorne Orpheum

FG from the Cremorne Conservation Group said that the Cremorne Orpheum was nominated for State Heritage Listing in January.

B. Primrose Park

A report is to go to Council about increasing the number of playing fields from 3 to 4.

Concerns were raised about the consequential increase in traffic and noise.

NEXT MEETING: 8 March 2023

EMAIL: brightmore.precinct@gmail.com