

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 8 MARCH 2023

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CDB (Deputy Secretary)

ATTENDANCE: 20 people attended the meeting

APOLOGIES: (HJ, LS, JT, PT)



The Minutes for the previous meeting of 8 February 2023 were adopted.

PLANNING PROPOSAL 2/22 & NEW DA 42/23 - 12-14 WATERS RD, NEUTRAL BAY

MTJ advised that the revised Planning Proposal is now on public exhibition from 22 February to 22 March 2023 on the Department of Planning Portal (reference PP-2021-7492) and urged residents to review the proposal and make submissions to the Department of Planning objecting to the increase in height from 16 metres to 22 metres to provide for an increase from 5 storeys to 6 storeys.

A new DA 42/23 seeking an amendment to the previously approved DA to add an additional level of strata titled residential apartments (increase height from 5 to 6 storeys) was lodged with North Sydney Council.

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

- *That Brightmore Precinct make a submission to the Department of Planning objecting to the increase in height from 16 metres to 22 metres and the increase in number of levels from 5 storeys to 6 storeys.*
- *That Brightmore Precinct make a submission to North Sydney Council objecting to the DA 42/23 seeking an increase in height from 16 metres to 22 metres and an increase in the number of levels from 5 storeys to 6 storeys*

2. PLANNING PROPOSAL 1/23 WOOLWORTHS 1-7 RANGERS RD, NEUTRAL BAY PP1/23

The new Planning Proposal application is being considered by the Strategic Planner and should go to the North Sydney Local Planning Panel in April with their report to be available for Council consideration in May. The building heights being requested by Woolworths in this application are 27 metres and 33 metres for the 6 and 8 storeys respectively which are considered greater than required to accommodate the number of levels stated and if granted would allow an amended design be submitted in a DA with a greater number of levels within these building heights. The NBCPA have asked Council to ensure the maximum height is no greater than required for the 6 and 8 storeys Woolworths say they want.

3. PATHWAYS PROPOSED AGED CARE DEVELOPMENT PARRAWEEN ST

The Pathways proposal is to be handled by the Department of Planning as it has been declared a State Significant Project by the Minister. No further information relating to an application to the Department of Planning as a State Significant Project is available. Reports received that geo-technical drillings and investigations are ongoing.

4. CREMORNE PLAZA AND LANGLEY PLACE STREETSCAPE UPGRADES

Design concepts are now up on the North Sydney website with feedback on the two options being sought before 3 April. An on-site drop-in information session was held earlier this week, with a Design Workshop to be held on 22 March between (4pm and 6pm) and another drop-in information session to be held on-site on 27 March between (4pm and 6pm). The concepts can be viewed at <https://yoursay.northsydney.nsw.gov.au/cremorne-plaza-langley-place-public-domain-upgrades>

5. PRECINCT BOUNDARY REALIGNMENT BETWEEN BRIGHTMORE & HARRISON PRECINCTS

Discussion have been held with both Harrison and Neutral Precincts about precinct boundary realignment however further to the February meeting there were further discussion between Harrison and Neutral precinct about the division of the block containing 139 – 173 Military Road and 152 – 156 Wycombe Road currently in Brightmore Precinct to either Harrison and Neutral Precinct.

Two **MOTIONS** were proposed and Passed **UNANIMOUSLY**

Motion 1

That Brightmore Precinct requests that Council amend the boundaries between Brightmore, Harrison and Neutral as follows

- *Transfer the following block (139 – 173 Military Road/ 152 – 156 Wycombe Road currently in Brightmore Precinct, to Harrison or Neutral Precinct in whatever break-up that Harrison and Neutral agree to accept. (i.e. the block bounded by Military Road to the north, May Lane to the south, May Gibbs Place to the west and Wycombe Road to the east.)*

Motion 2

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

- *Transfer the northern side of Military Road and the southern side of Parraween Street, between Winnie Street and Macpherson Street to Brightmore Precinct.*

6. DEVELOPMENT APPLICATIONS

Development Applications received comments due 24 March 2023

Precinct	Number	Property	Proposal
Brightmore	DA-54/23	Unit 7-30-34 Parraween Street, Cremorne	Replacement of balcony enclosure, Costi Architects Pty Ltd, DA-54/23
Brightmore	DA-42/23	12-14 Waters Road, Neutral Bay	Amendment of approved Mixed-Use building approved under DA-92/21 to increase total stories from five (5) to six (6), provide five (5) additional units and other internal and external modifications to the approved development, The Trustee of CE Waters Development Trust

7. GENERAL BUSINESS

a) A Planning Proposal 4/22 to prohibit residential flat buildings in the R3 Medium Density Residential zone is to be discussed by councillors at the next Council meeting.

A **MOTION** was proposed and Passed **UNANIMOUSLY**

- *Brightmore Precinct to email Councillors stating that Brightmore Precinct strongly supports Planning Proposal 4/22, that seeks to reverse an amendment made to the North Sydney Local Environment Plan on 30 June 2021 that made residential flat buildings a permissible use in the R3 Medium Density Residential Zone.*

b) Neutral Bay Town Centre Planning Study

Council is preparing a Neutral Bay Planning Study to help manage and influence positive changes to the Neutral Bay Town Centre and to guide future developments within the centre. The Combined Precincts Committee passed a motion sponsored by Precinct asking Council to establish a formal body, modelled on Lane Cove Alive to work in association with the Council to drive the plan a to guide future developments for Neutral Bay Village. A Neutral Bay Alive group comprising suitably qualified community representatives would work with Council and urban planners to set the framework for Neutral Bay to become an environmentally sustainable commercially successful active and sociable place. Neutral Bay Alive will allow the community to be more actively involved in the decision-making process.

c) A resident reported that following a recent downpour silt run-off behind recently reconstructed kerb and gutter along the south west end of Illilliwa Street was washed over the edge of the stepped section of the street and ended up in the stormwater pit and lane between Illilliwa and Brightmore Street adjacent 24 – 26 Illilliwa Street. Council was contacted but no response has yet been received.

d) A Precinct member asked whether Council had passed a motion to ban animal products. Another Precinct member noted that the motion passed in December was about display of Council owned items - it called for developing a policy with advice from Council's historian regarding display of items. It was not about stopping residents from wearing RM Williams boots.

NEXT MEETING: 12 April 2023

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