

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 12 APRIL 2023

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: LS (Secretary)

ATTENDANCE: 24 people attended the meeting

APOLOGIES: 6 (CDB, RD, MD, PH, PH, NT)



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

1. 124 BENELONG RD, CREMORNE

Land and Environment Court Appeal AP 323/21 - construction of 20 room boarding house

Appeals - Demolition of dwelling house and construction of twenty (20) room boarding house including manager's residence and associated works.

Lodged: 08/03/2023

Listed for a conciliation conference under section 34 of the Land and Environment Court Act on 11 August 2023. The conciliation conference will commence at 9.30am at 124 Benelong Road, Cremorne, at which time up to 6 objectors will be permitted to give oral evidence about the substance of their objections.

Anyone who lodged a submission with Council should have been notified by the lawyers acting for Council, Sparke Helmore Lawyers, and if they would like to give oral evidence about the substance of their objections at the hearing on 11 August 2023, they should contact Mia Stamenkovski at Sparke Helmore Lawyers (Mia.Stamenkovski@sparke.com.au) by no later than 1 July.

Comments from Attendees

- There were 81 submissions made to Council, all of them opposing the DA
- The developer can submit amended plans at the Conciliation Meeting
- If the matter is referred back to Council after the Conciliation Meeting, it is likely to go to the Land and Environment Court.

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

- *That the Precinct authorises the office bearers to write to the Mayor requesting that she put a motion to Council instructing that the appeal cannot be settled by Council Officers, and any proposed settlement must go before Council.*
- *If any amended settlement plans are submitted, residents and those who lodged submissions are re-notified.*

Action for Council

- Do Council Officers have to declare at the Conciliation Meeting that they have no authority to settle?
- Could SB, Manager Planning and Development Services, attend a Precinct Meeting to explain the conciliation process, as there is some confusion in the community?

2. PARRAWEEEN STREET COTTAGES

FG from the Cremorne Conservation Group presented on the following:

Interim Heritage Orders - Parraween Street Cottages

Heritage consultant, Lucas Stapleton Johnson, has presented Council with a second detailed independent heritage report which has concluded that 11 of the Parraween cottages, which are currently protected by Interim Heritage Orders (IHOs), are deemed to have heritage significance, and recommends their listing on the North Sydney Heritage Register. A Planning Proposal to list these 11 cottages will be reviewed by the North Sydney Local Planning Panel on Wednesday 19 April. As part of the Planning Proposal, Council is also recommending the rezoning of the north side of Parraween Street from R4 to R3 which would mean that only 2-storey structures to 8.5 metres in height would be permissible.

Developer Skermanic P/L seeking to overturn Interim Heritage Orders in the Land & Environment Court

The developer, Skermanic P/L, who owns all 20 Parraween Street properties, is taking Council to the Land & Environment Court in an attempt to overturn the IHOs on the cottages. The hearing of this appeal is scheduled for 17 and 18 April and will be heard by Acting Commissioner Maureen Peatman, starting with a site visit at 9:30am on Monday 17 April. If Ms Peatman upholds the developer's appeal, the IHOs on the cottages will be removed, allowing the developer to potentially start demolishing them.

To show the Commissioner the depth and breadth of community support for saving these cottages, a large crowd of people is strong visible evidence of the community's real concerns and may have a positive influence on the decision of the Commissioner. Anyone wishing to show their support, meet at 9.15am at Don Adan's Cafe on Parraween Street on Monday 17 April.

PP3/23 – 50-88 Parraween Street, Cremorne

North Sydney Local Planning Panel (NSLPP) meeting is scheduled for Wednesday 19th April 2023 at 12pm for the following Planning Proposal.

PP3/23 – 50-88 Parraween Street, Cremorne – seeking to identify 11 properties as local heritage items; rezone the subject sites from R4 High Density to R3 Medium Density and amend the height of buildings map applying to the subject sites from 12m to 8.5m.

The initial rezoning proposal was from R4 High Density to R2 Low Density but Council has subsequently amended this to from R4 to R3 Medium Density.

The downzoning from R4 to R3 will not substantially reduce the housing density. In the Planning Proposal, the amendment of the subject sites' building height from 12m to 8.5m is the equivalent of R2 Low Density.

The Local Planning Panel's recommendation will probably go to Council at the 8 May meeting, after which it will go to the Department of Planning. It doesn't require public consultation before proceeding to Gateway Determination.

Paling Street Cremorne “Street Play” - Sunday 21 May 2023 12pm to 5 pm

Paling Street will be closed on the above date to participate in Council's “Street Play” initiative, which allows communities to “use their streets as places to meet, connect, play, and to ultimately improve the health and wellbeing of individuals, young people and older adults”.

Note:
Streets participating in the program will be temporarily closed to through traffic or have additional parking restrictions so that road space can be ‘opened for people’ (access to properties will be maintained at all times through formal traffic control).

3. NEUTRAL BAY TOWN CENTRE

MTJ from the Neutral Bay & Cremorne Progress Association (NBCPA) presented on the following:

New community consultation group - Neutral Bay Alive

In response to a Combined Precincts Committee Motion, Mayor Baker proposed a Mayoral Minute at the Council meeting on 27 March 2023, where Councillors approved the following by 9 votes to 1:

“THAT Council establish a new community consultation group titled 'Neutral Bay Alive' as part of the revised Neutral Bay Town Centre Planning Study, modelled on the 'Lane Cove Alive' group set up by Lane Cove Council to inform the revitalisation of Lane Cove town centre”.

The new group is to augment the existing community engagement strategy adopted by Council. This is recognition that the community feedback for the now-rescinded Military Road Corridor Planning Study was not reflected in the study.

Council will shortly call for nominations for this group and residents are urged to nominate.

Coles Grosvenor Lane

Points from meetings between the NBCPA and Coles:

- Coles has given Woolworths notice to vacate the site in November 2024. The loss of the Grosvenor Street supermarket is driving the Woolworths' proposal at 1-7 Rangers Road.
- Coles is looking to redevelop the site and relocate from its Big Bear store.
- Another option for Coles would be to re-brand the store from Woolworths to Coles via a Complying Development Certificate
- NBCPA would like to see a development where the supermarket trades successfully, surrounding local businesses do well, and locals have a place to meet.
- NBCPA raised urban design issues such as:
 - height of building elements in relation to sunlight for any future public open space
 - better loading dock and car park
 - active frontages rather than blank walls where possible.
- NBCPA would like Coles to incorporate a community meeting room and deliver a development to a higher standard than the legal minimum in terms of sustainability and energy use
- Coles has been more willing to engage with Council and community groups

Woolworths Rangers Rd

Woolworths' first Planning Proposal for 8-10 storeys was rejected by both North Sydney Council and by the Department of Planning's Sydney North Planning Panel.

Their second Planning Proposal is for 6-8 storeys with 63 apartments plus 88 extra car parking spaces as a public benefit.

The height Woolworths wants on the Yeo Street frontage for 6 storeys is 27 metres, which would easily accommodate more than 6 storeys. The adjacent 6-storey Muse development has a Yeo Street frontage building height of 19.1 metres, nearly 8 metres less for the same number of storeys. It is therefore feasible that extra storeys will be added at the Development Application stage.

In addition, the apartments seem oversized, again raising the possibility of increasing the number of apartments by reducing their size at the DA stage.

In a meeting between the NBCPA and Woolworths, their traffic planner said Woolworths would propose to reconfigure Yeo Street and reduce on-street parking.

North Sydney Local Planning Panel (NSLPP) meeting is scheduled for Wednesday 19th April 2023 at 12pm for the following Planning Proposal:

PP 1/23 – 1-7 Rangers Rd and 50 Yeo St Neutral Bay – seeking to increase the maximum building height and non-residential floorspace control;

Affected residents are encouraged to register to speak at the meeting. Documentation is now on Council's website.

4. PRIMROSE PARK - reconfiguration for additional playing field

Council is proposing to reconfigure Primrose Park to accommodate an additional field. The current configuration includes three parallel soccer/football fields running East/West and shared by both soccer and football sporting codes during Autumn/Winter. Four synthetic cricket wickets are situated on the fields in Spring/Summer.

The proposed design would retain two of the sporting fields and reconfigure the eastern end (waters edge) of the park to include a soccer field, permanent cricket pitch, and a rugby field, as well as gives space for a new amenities block. Construction of the new amenities block does not require development consent.

There will be no change to existing parking

Comments from Attendees

- At the moment, Primrose Park is a pleasant shared space between those using the sporting facilities, dog-walkers, and recreational use for exercise and picnics.
- Cramming another sports field into this space compromises its other uses.
- Fields are already being used to the maximum.
- While recognising the need for more sporting fields, public open space should not be cannibalised to achieve this goal. This area of North Sydney LGA has already seen the loss of open green space and the destruction of Cammeray Park and Cammeray Golf Course for the Warringah Freeway Upgrade and Western Harbour Tunnel construction.
- In Council's *North Sydney News March 2023*, the Mayor has put *"open space and density on the table as an urgent subject for discussion"*.

Parking

- There is not enough parking now, let alone with the addition of an extra playing field. The report states that independent modelling had found that *"there is sufficient parking and adequate roads to handle the impact of the additional field, both for training during the week and on Saturdays for competition games"*. *"Sporting traffic may continue to cause temporary annoyance to the residents close to the Park but as this is transient to Saturday morning winter months, many residents will already have measures in places to ensure they are not unduly inconvenienced."*
- Many attendees live nearby and ALL were concerned about this comment, which from their experience is totally false. Many do not have off-street parking and are often unable to park near their properties. This is a problem throughout the whole area, not just near the sports fields, due to Redlands' students driving to school (usually 1 person per car) and parking in local streets. Despite many residents complaining to Redlands' management, there has been no response to their concerns.
- During busy periods, vehicles are often park illegally in *"No Stopping"* zones in lower Young Street, Little Young Street, Benelong Lane and Wonga Road.
- Many of the available parking spaces identified in the report (483) are over 10 minutes walk away on steep roads or steep bushland tracks.

Space around the fields

- The new, additional field is too close to the harbour. A high net will have to be built to stop rugby balls ending up in the harbour. How high will this net be?
- There is not enough space between and beside the 2 new fields - where do spectators go?
- Many people cross from the Young Street carpark and walk close to the harbour to access the bridge over Willoughby Creek to the Folly Point Walking Track, and this access will be severely restricted (and dangerous) when sports are in progress.

The following **MOTION** was proposed, and passed **21 FOR, with 3 ABSTENTIONS**.

THAT: Precinct

- 1) opposes the reconfiguration of Primrose Park due to:
 - (a) loss of passive recreation open space to the south of the existing Field 1, including the grass picnic area proposed to be excavated and turned into playing field and stone seating,
 - (b) unacceptable parking congestion on local residential streets,
- 2) supports the Mayor in *"putting open space and density on the table as an urgent subject for discussion so that Council can determine open space and financial priorities that we as a community can own and work towards together"* and requests that Council defer approving the conversion of open space to playing fields until such priorities are determined.

5. CONSTRUCTION HOARDING ADVERTISING

Re: 60 Waters Road, Cremorne - DA 259/21

Demolition of existing dwelling and construction of a two-storey dwelling with basement garage and associated works.

Two large nets have been affixed to the Waters Road and Grasmere Road frontages of the above block, advertising:

“Signature Cinemas - For The Finest Home Cinema Experience”

This is advertising space that normally would have to be paid for.

Action for Council

- Brightmore Precinct expresses its concern over this form of advertising and could Council please clarify the rules re advertising on private developments?
- In addition, earlier in the week a large front loader arrived at 6.15pm (out of work consent hours) and blocked the road.
- There is no DA signage on the property.

6. DEVELOPMENT APPLICATIONS:

- DA 102/23 - 306 MILITARY ROAD, CREMORNE

CP015: Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising

Advertising on Selected Council Infrastructure

Council's A/Manager Engineering Infrastructure has advise that Council at its meeting on 28 March 2023 adopted to move forward with advertising on Selected Council Infrastructure - Part A: Small Format (bus shelters and comms panels). The contractor engaged for this project recently submitted development applications to install communication panels across the LGA at 13 sites. Two of the sites are on Military Road adjacent to properties 116 and 306.

The 13 sites include:

63 Willoughby Road, Crows Nest

- 385-389 Pacific Highway, Crows Nest
- 100 Mount Street, North Sydney
- Alfred Street, Milsons Point
- Broughton Street, Milsons Point
- 476 Miller Street, Cammeray
- 599 Pacific Highway, St Leonards
- 425 Pacific Highway, Crows Nest
- 79-81 Berry Street, North Sydney
- Mount Street, North Sydney
- **116 Military Road, Neutral Bay**
- **306 Military Road, Cremorne**
- Brett Whitely Place, North Sydney

Comment from Attendee

The vehicles of JC Decaux, the company that maintains these freestanding advertisement structures, often service them during peak hour, blocking traffic (e.g. the bus stop on Strathallen Avenue at Northbridge).

Action for Council

- Could Council please ensure that any maintenance is not done during peak periods?

- 96 GRASMERE ROAD

- DA 90/23 - Construct 2 x inground swimming pools to the rear of dual occupancies and associated works.

Lodged: 24/03/2023

- DA 12/22/5 - Section 4.55(2) Modification of approved DA 12/22 including external and internal alterations, reduction in parapet roof, new internal lifts, landscaping and drainage changes, reduce rumpus level to clear sewer.

Lodged: 22/03/2023

7. PRECINCT BOUNDARY REALIGNMENT BETWEEN BRIGHTMORE, HARRISON & NEUTRAL PRECINCTS

Following discussions between Brightmore, Harrison and Neutral Precincts, the following has been agreed:

1. *Transfer the following block (139-173 Military Road / 152-156 Wycombe Road), currently in Brightmore Precinct, to Neutral Precinct (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.)*
2. *Transfer the northern side of Military Road and the southern side of Parraween Street, between Winnie Street and Macpherson Street, currently in Harrison Precinct, to Brightmore Precinct.*

At Brightmore Precinct Meeting of 8 March 2023, this second proposal was passed unanimously.

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

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

- *Transfer the following block (139-173 Military Road / 152-156 Wycombe Road), currently in Brightmore Precinct, to Neutral Precinct (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.)*

8. CORRESPONDENCE

Gerard Street/Macpherson Street - Traffic Lights at Pedestrian Crossing

MTJ, Chair of Willoughby Bay, said that correspondence had been received from Transport for NSW stating that traffic lights would not be installed at the intersection, and the matter had been referred back to North Sydney Council.

It was suggested that a raised crossing could possibly be installed.

9. GENERAL BUSINESS

None.

NEXT MEETING: 10 May 2023

EMAIL: brightmore.precinct@gmail.com