

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 10 MAY 2023

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: LS (Secretary)

ATTENDANCE: 33 people attended the meeting

APOLOGIES: 1 (CDB)



The Minutes for the previous meeting of 12 April 2023 were adopted.

1. GUEST SPEAKER - COUNCILLOR JOHN LEPOURIS, ST LEONARDS WARD

Cr Lepouris has lived and worked in North Sydney LGA and his family has been in the area for 35-40 years.

He has a business in Young Street, Neutral Bay.

2. COLES PROPOSED REDEVELOPMENT OF ITS SITE (WOOLWORTHS) & GROSVENOR LANE CARPARK

Coles' representatives gave a presentation on their preliminary proposal to develop the site inclusive of the council-owned carpark.

The Coles representatives included:

Mr Tim Atkins - Director Titanium Property, Coles development advisor

Mr Richard Hamilton - Titanium Property

Mr Howard Hawthorn - State Development Manager NSW/ACT, Coles Property

Mr James Vlismas - SJB Architects

Mr Matthew Durning - Aspect Studios – Landscape and Public Realm

Their objectives are to:

- deliver a world-class supermarket that people will want to come to;
- deliver a public plaza that provides a heart to Neutral Bay, and is a vibrant local precinct;
- support and maintain small, local retailers that complement the supermarket

They have 2 options with the site:

1. Re-badge the existing store via a Complying Development Certificate. In this scenario, the aim would be to open the store in June 2025.

or

2. Develop the site with an integrated ground-level supermarket, with residential above (75-80 apartments), and 3 levels of basement carparking.

Coles is not waiting for the Neutral Bay Town Centre Planning Study which won't be completed until probably mid-2024, as Woolworths will be vacating the site at the end of 2024, and there will not be enough time to have plans approved and be shovel-ready by the time Woolworths vacate.

Would like to lodge a DA by July this year, be shovel-ready by November 2024, with the store opening late 2026.

Coles will involve Council and negotiate a Voluntary Planning Agreement (VPA), and Council will exhibit the DA and final VPA. The DA will be determined by the Sydney North Planning Panel.

PUBLIC REALM BRIEF

Difficulty of the site with a height differential of 7 metres between Military Road and Grosvenor Street, with the land sloping across the block from south-east to north-west.

Trying to balance the needs and wants of all interested parties - pedestrians, parking, retail deliveries, open space, trees

Preserving the village feel - look at surrounding roads; creating a town centre with green space, with flexibility and function; activation with enterprises; re-establishing the canopy; a place for people

There are currently 3 concept designs for the proposed plaza:

1. keep Grosvenor Lane parking and some perpendicular parking, with green space shared zone
2. ring road with perpendicular parking and green space
3. shared land with no parking

All 3 proposals have all access roads on the same level as the plaza, with Grosvenor Lane as a shared zone.

THE BUILDING

An interconnected public carpark with shared services, which will allow for future development of sites along Military Road - a future-proofed opportunity to build into the Coles basement. This will also lead to increased carparking on-site.

Lift and travelator from the public carpark to the plaza, in addition to stairs in the plaza on the south-east corner for quick access to shops.

Vehicular Access

Supermarket delivery trucks - loading dock located on north-west corner of the block (Cooper Lane and Grosvenor Street). Will deliver trucks via a hoist down to basement level 3 where the goods' lift is also located. Capable of taking a 17.5m semi-trailer, with front entry and exit possible via a turntable on B3.

Supermarket customer car park entry - approximately the same as current Woolworths' entrance in Grosvenor Street

Residential apartment car park entry - via Cooper Lane on western side of block, with entry to Cooper Lane from either Grosvenor Street or Grosvenor Lane (will depend on final design, either option will work). Parking on basement level 3.

Access for delivery vehicles to shops on plaza level - working with stakeholders on solutions via these feedback sessions. Council will have final say.

Setbacks

1.5 metre required by existing planning controls.

The podium height will extend up to 10 metres high depending on the ground floor plane, with the upper portion set back 3 metres to match that of the new building at 12-14 Waters Road (Pienza).

Waters Lane setback will be increased from 1.5 to 3 metres, to allow more solar access and the retention of the existing plane trees.

The trade-off for the increased setback on Waters Road will be no setback at Cooper Lane, the building will be in the same location as the present Woolworths building on Cooper Lane.

Solar Access

On the southern (Grosvenor Lane) side, the building will be stepped back with open terraces above the supermarket, allowing increased solar access in the plaza above and beyond that required by the Local Environment Plan (LEP). Coles has set back the building from the solar plane established by the LEP to improve the solar access to the plaza.

There is a proposed trade off to increase solar access on the plaza –and increase the height of the building at Grosvenor Street above the permitted height under the LEP to replace the lost area of residential.

Q & A

- Why can't you just build on the current site? We don't need green space here - there are plenty of parks nearby like Primrose Park.
It is Council's aspiration in its DCP to have a plaza on the Council Car Park, that's why Coles is proposing it as part of its application.

- What will happen to shops during construction?
Cole plan to maintain as much carparking as possible during construction to minimise the impact on the retailers.
- Ignoring proposed resident carparking, will there be less or more parking?
There will be 80 - 90 more spaces provided than the current Grosvenor Lane Council Carpark and Woolworths' carpark
- If Pienza gets an approval for increased height, is Coles looking to do the same?
Coles will use the permitted Pienza Height as a relative argument for its proposed height in the context of the streetscape.
- If Pienza doesn't get increased height approved, how many storeys would Coles lose?
It depends on the interpretation of storeys, as the Coles site is a sloping block.
- Can you make it work if you lose a storey?
The feasibility has so many variable inputs at the moment including the permitted height, the Voluntary Planning agreement and the construction cost that it is hard to determine.
- Who is the actual owner?
Coles is the owner of the site and we haven't determined the delivery structure yet. If approved, we would need a residential developer and builder.
- What is the height and number of floors?
The current proposal involves 6 levels of residential, and approximately 24 metres on the eastern corner of Grosvenor Street. However the final DA has not been determined at this stage. We continue to consult with the Council and other stakeholders.
- Will you need to close the public carpark?
Will do it in stages
- How many carparking spaces for residents?
Depends on the final number of apartments. Maybe 70.
- Will there be short-term parking during and after construction?
During construction it will have to be controlled.
- What about parking for the Council Community bus?
All 3 design concepts include this and will have disability parking, and Council will determine the final plan.
- What is the proposed reduction in traffic in Young Street?
Don't know but there will be a reduction. There will be residential traffic going to Cooper Lane, but this is a lot less traffic than is going to the current Grosvenor Lane carpark.
- Why doesn't Coles just re-badge the store?
Council will lose the opportunity to have an integrated underground public carpark.
- You have been given consent by Council to lodge the DA?
Coles has been only been granted Owner's Consent, which is permission to lodge a DA under planning law, but will also need consent from Council as landowner to build on the land.
- Why can't the carpark be under Grosvenor Street?
It could have been, but wasn't considered practical.
- The Military Road Corridor Planning Study's approach was to underground all parking. What happens to Arkadia's potential redevelopment in 2 stages of Theo's Arcade and The Grove?
Coles is in constant dialogue with other property owners and is working to the current datum to not disenfranchise any current landholders and to maintain the current plaza level. Future development depends on the individual property owners.
- There is significant concern by retailers on quick access to their businesses around the perimeter of the plaza. Could Coles do a presentation to a group of retailers?
Yes. The retailers present also agreed that Coles representatives could attend.

Attendees thanked the Coles' representatives for coming along and presenting their proposals.

3. PLANNING PROPOSAL PP 4/23 FOR 12-STOREY BUILDING 183-185 MILITARY RD, NEUTRAL BAY (CORNER RANGERS RD)

New Planning Proposal to increase the height to 43 metres to enable 12-storey building, with provision of an on-grade area expanding the potential future plaza on the Woolworths' site, plus one floor for community space.

The site currently has Development Approval for a 5-storey building.

Concerns were raised over excessive height, overshadowing of the plaza, and the level of noise from Military Road traffic in the plaza.

To discuss further at next meeting on 14 June.

4. STATUS UPDATES ON:

(i) Woolworths Rangers Rd

North Sydney Local Planning Panel advised that the proposal should not proceed in its current form, and is likely to go to the Council Meeting on 22 May for determination of whether Council supports the proposal.

The main points of concern of the NSLPP were:

- excessive proposed heights of 27m to Yeo Street and 33m to Rangers Road
- no open-to-sky through link
- lack of a generous public plaza
- connectivity to future development of 183-185 Military Road
- public parking in excess of the DCP maximum

(ii) 12-14 Waters Road

Excavation is still under way.

(iii) Neutral Bay Alive

At the Council Meeting of 27 March 2023, it was resolved to set up a community consultation group titled "*Neutral Bay Alive*" as part of the revised Neutral Bay Town Centre Planning Study, to augment the adopted community engagement plan for the study. The group will comprise community representatives including a mix of residents and business, and will work alongside representatives of Council. The group will be selected by Council's General Manager and will provide advice to assist in the finalisation of the Planning Study.

Council will call for Expressions of Interest for members, and delegate selection of group members to the General Manager.

Neutral Bay Town Centre Planning Study

Following the Preliminary Engagement Survey, Council is planning two in-person workshops, one with a representative sample of residents and users of the Neutral Bay Town Centre, the other for the representatives of local groups.

(iv) North Sydney Olympic Pool

14 April 2023 Mayor Zoë Baker published an open letter with an update about the North Sydney Olympic Pool redevelopment, following the independent review PriceWaterhouseCoopers.

The current cost estimate of the pool is \$90m and the additional cost will be funded by a significant reduction in capital works budgets for the 2023/24 (54% of the works' programme for the next 12 months will be on the pool). A facility manager has been appointed to develop the programs and staffing. Lack of parking is an issue.

Estimated construction completion date is April 2024, with opening a month or two later.

Cr Lepouris attended a site visit last week and said that construction is progressing.

Based on the Draft Operational Plan & Budget 2023/24, the Pool Redevelopment cost accounts for 54.8% of the Capital Works Budget. Therefore other local projects such as the upgrades of Cremorne Plaza and Langley Place, and Primrose Park reconfiguration will be put on hold. The budget is available for public comment.

Link here to Mayor Baker's letter

<https://www.northsydney.nsw.gov.au/news/article/100/an-open-letter-to-our-community>

(v) DA for Advertising Panels

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

Development Applications received comments due 19/05/2023

Precinct	Number	Property	Proposal
Brightmore/Harrison	DA 102/23	Military Road, Cremorne	Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising at Military Road, Cremorne, JCDecaux Australia Trading Pty Ltd

Council is proposing to install communication panels across the LGA at 13 sites, one of which is at 306 Military Rd, Cremorne, north of McDonalds' exit near Sushi Train.

The front of the structure will have 3rd Party Advertising Content, an active display area 1.53 m², and is 930mm wide & 1650 mm high

The rear of the structure will have Wayfinding/ Community Content, an active display area 0.27 m², and is 390 mm wide & 690 mm high.

Comments

There was a mixed response from attendees, some opposing it due to visual pollution and narrowing of pedestrian access.

Attendees were urged to lodge personal submissions by the closing date of 19 May.

5. COMBINED PRECINCTS COMMITTEE MEETING REPORT

General Manager TM attended the meeting and talked about the Organisational Restructure from 6 to 3 divisions. Council is currently recruiting head of these departments.

See section 4. **STATUS UPDATES** for further reports.

6. DEVELOPMENT APPLICATIONS

Applications Received for Modifications to the following Approvals comments due 12/05/2023

Precinct	Number	Property	Proposal
Brightmore	DA 60/20/3	4 Illiliwa Street, Cremorne	Modifications to approved development including various internal and external changes, Enviro Tecture

Resident attended the meeting and complained about the cost (\$1,000) of submitting the above DA which was to remove windows that were not visible to any neighbours, caused no overshadowing nor overlooking.

7. CORRESPONDENCE

(i) Boarding House at 288 Military Road, Cremorne (corner of Winnie Street) Is there an on-site manager?

From: Brightmore Precinct <brightmore.precinct@gmail.com>
Sent: Friday, April 21, 2023 10:42 AM
To: council <council@northsydney.nsw.gov.au>
Cc: precincts <precincts@northsydney.nsw.gov.au>
Subject: Re: Boarding House at 288 Military Road, Cremorne (corner of Winnie Street)

It has come to our attention that the above property possibly has no on-site manager, and instead that the managing agent, Richardson & Wrench Pyrmont/Glebe, monitors the premises by video cameras.

According to the original DAs (DA 459/16 and DA 459/16/2), there was to be an on-site manager.

Statement of Environmental Effects

3.2 Operational Details

The Plan of Management requires the on-site boarding house manager (Unit 5 has been allocated for the on-site manager) to provide neighbours with a phone number on which the manager can be contacted should there be any concerns regarding the operation of the premises.

We would appreciate it if Council could check that the original DA was not varied to allow video cameras rather than an on-site manager.

If there should be an on-site manager, could Council please let us know what course of action could be taken.

Response from Council

Fri, 21 Apr, 12:22

RE: Concerns regarding on-site management of boarding house
PREMISES: 288 Military Road, Cremorne

Thank you for forwarding your concerns regarding the above property to Council's Building Compliance Unit.

Please be advised that this matter has been allocated to JF for investigation.

As part of Council's standard investigation procedures, the nominated officer is required to undertake a file search site inspection and liaise with other technical experts prior to making any determination. You will appreciate that this process may take some time to complete.

You will be notified in due course of the outcome of Council's investigation or you may be contacted by Council's Officer for further information.

Should you wish to discuss the progress of the investigation at any stage, please do not hesitate to contact JF during business hours of 9am to 5pm, Monday to Friday, on telephone number 9936 8100.

If you wish to contact the officer via email please use Council's official business email address council@northsydney.nsw.gov.au.

Thank you for bringing the above to Council's attention.

(ii) Response from Tim James re proposed Pathways Aged Care Facility, Parraween Street



TIM JAMES MP
MEMBER FOR **WILLOUGHBY**



21 April 2023

Our Ref: 23/2-7029

Ms Lesley Sommerville
Secretary
Brightmore Precinct Committee
Brightmore.precinct@gmail.com

Dear Ms Sommerville *Lesley*

I am writing in relation to the representation made on your behalf to the now former Minister for Planning, the Hon Anthony Roberts MP, regarding the Pathways Proposed Aged Care State Significant Development (SSD) at 50-88 Parraween Street and 59-67 Gerard Street, Cremorne

I have now received a reply from a representative of the Department of Planning and Environment. I enclose a copy for your information.

Thank you again for taking the time to contact me.

Please do not hesitate to contact me if I can be of assistance to you in relation to any State Government matter.

Yours sincerely

Tim James MP
Member for Willoughby

*More to do here.
I'm aware of Council's actions.
Happy to discuss more. T*

Mr Tim James MP
Member for Willoughby
PO Box 428
NORTHBRIDGE NSW 1560

Via email: electorateoffice.willoughby@parliament.nsw.gov.au

12 April 2023

Our ref: MDPE23/464 Your ref: [2-7029]

Subject: Pathways Proposed Aged Care State Significant Development

Dear Mr James

Thank you for your correspondence to the former Minister for Planning and Minister for Homes regarding Pathways Proposed Aged Care State Significant Development (SSD). I have been asked to respond to you.

The State Environmental Planning Policy (Planning Systems) 2021 declares certain classes of development to be SSD based on their scale, nature, and economic value. This includes seniors housing projects that have a capital investment value of more than \$30 million within greater Sydney. SSD projects are subject to comprehensive assessment with extensive community participation as required by the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Minister for Planning or the Independent Planning Commission would be the consent authority.

The Pathways Proposed Aged Care SSD met the criteria to be classified as SSD and Secretary Environmental Assessment Requirements (SEARs) were issued for the project. SEARs are available on the [NSW Major Projects website](#). The SEARs identify information that must be provided in an Environmental Impact Statement (EIS), including matters that require further assessment, and engagement that must be carried out during the preparation of the EIS. The SEARs encourage applicants for SSD projects to start their community engagement early during the development of the project, having regard to the Department's *Undertaking Engagement Guidelines for State Significant Projects* which set out the requirements for effective engagement on SSD projects in NSW.

When the SSD application is lodged, details of the project are made publicly available on the Major Projects website, and the EIS and project documentation are exhibited for at least 28 days. During exhibition anyone can make a submission via the Major Projects website. Submissions received in response to the exhibition will be published on the Major Projects website and the Applicant will be requested to prepare a Response to submissions report. All SSD projects are assessed on their merits, having regard to their economic, environmental and social impacts, and the principles of ecologically sustainable development.

Should you have any questions, you are welcome to contact Alan Bright, Director State Significant Acceleration, at the Department on 9995 5223. Thank you for bringing this matter to the NSW Government's attention.

Yours sincerely



Karen Harragon
A/Executive Director, Infrastructure Assessments

(ii) Property: 165-173 Military Road, Neutral Bay
9 May 2023
Eastview (Australia) Pty. Limited v North Sydney Council
Land and Environment Court Proceedings Number 2023/00039866 | Class 1
Section 34 conciliation conference



Maddocks

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9 May 2023

Convenor
Brightmore Precinct
Email: brightmore.precinct@gmail.com

Dear Convenor

Eastview (Australia) Pty. Limited v North Sydney Council
Land and Environment Court Proceedings Number 2023/00039866 | Class 1
Property: 165-173 Military Road, Neutral Bay
Section 34 conciliation conference

We act for North Sydney Council (Council) in relation to the above Land and Environment Court proceedings.

The proceedings relate to an appeal against Council's deemed refusal of Development Application No. DA404/2022 (DA). The Class 1 Application was filed by the Applicant on 6 February 2023. The Applicant is seeking consent for the demolition and construction of a six-storey mixed use building containing ground level retail and twenty-one (21) shop top housing units over three levels of basement parking and associated works. The subject site is 165-173 Military Road, Neutral Bay (Site).

The proceedings have been listed for a s 34 conciliation conference before a Commissioner of the Land and Environment Court on 27 July 2023. The conciliation conference will commence on the Site at 9:30am.

A conciliation conference is a process in which the parties to a dispute, with the assistance of a Commissioner of the Court, identify the issues in dispute, develop options, consider alternatives and endeavour to reach an agreement or reduce the number of issues in dispute between them.

You are receiving this letter because you have made a written submission to Council in relation to the DA. Residents who objected to the DA, or who made a complaint to Council, will have an opportunity at the commencement of the conciliation conference to inform the Court and the parties about their concerns. You can either do this in person or Council can provide a copy of your submission to the Commissioner and the other party on the day of the conciliation conference.

Please let us know by 27 June 2023 if you would like the opportunity to address the Court by contacting Tracy Klein on 02 9291 6073 or by email at PublicSubmissions@maddocks.com.au. If you would like to attend, we ask that you please meet the parties on Site at 9:30am on 27 July 2023. If we do not hear from you, Council will provide a copy of your submission to the Commissioner and the other party at the conciliation conference.

Council values your support in relation to this matter and we look forward to working with you in defending the appeal.

Yours faithfully

Michael Winram
Partner

8. SUMMARY OF ACTIONS

Month	Item	Actions	Council's Reply	Status
April	1	<p>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.</p> <p>Comments from Attendees:</p> <ul style="list-style-type: none"> • 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. <p>The following MOTIONS were proposed, and passed UNANIMOUSLY:</p> <ul style="list-style-type: none"> • 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. <p>Action for Council:</p> <ul style="list-style-type: none"> • Do Council Officers have to declare at the Conciliation Meeting that they have no authority to settle? • Could Council's Manager Planning and Development Services, attend a Precinct Meeting to explain the conciliation process, as there is some confusion in the community? 	<p>Council's Manager Development Services has advised that the issue of the direction of planning appeals is somewhat vexed as the elected Council has little direct control over the DA process and subsequent appeals lodged. The actual process of appeals is in accordance with rules and practice directions of the Land and Environment Court of NSW. These issues have been covered factually in the report of the Council Solicitor that was on Council's agenda of 28 November 2022; https://www.northsydney.nsw.gov.au/ecm/download/document-10173139</p> <p>Historically the Court has always expected that matters be settled by mediation and not proceed to hearing unless there were unresolved determinative issues. In some cases, interested parties can seek to join the proceedings but there is limited opportunity in the local development appeal matters that the Council is normally involved in. Information regarding the Court's procedures etc can be found on its website: https://www.lec.nsw.gov.au/coming-to-court.html</p> <p>As noted in the Council solicitors report, the primary role of the expert, whether those engaged by the applicant or the Council is to the Court. Wherever possible we advertise amended plans submitted through the conciliation process and take additional submissions on board as we move forward. It is not the intent of Council to lock submitters out of conciliation, but it tends to be an outcome of the court's process.</p> <p>This matter is again topical, with a further report to Council around the appeal process to be presented to Council shortly. What is required in my opinion is reform to the legislation and practice directions of the Court which dictate the management and direction of appeals so that greater regard is given to submitters and their concerns. From Council's point of view, active engagement of the community in such matters is consistent with the intent of its Engagement policies but made difficult when the process is run under the rules of others.</p> <p>Council's Manager Development Services is happy to attend a Precinct Meeting to address questions arising from the</p>	Closed for Council
			report of 28 November 2022 and any subsequent issues that arise.	
	5	<p>Construction Hoarding Advertising: 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"</p> <p>This is advertising space that normally would have to be paid for. Action for Council:</p> <ol style="list-style-type: none"> 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. 	<p>Council's Compliance Officer has advised that:</p> <ol style="list-style-type: none"> according to Council's view the installation of signage, even if on temporary construction fencing is not exempt development as there are no provisions that permit advertising of this nature. Cl 2.105 of the Codes SEPP permits real estate signage for the sale or lease of property; however, this is third-party advertising which is not permitted by the Codes SEPP. Also see Council's <i>Hoarding Construction Guidelines and Requirements</i> which does not permit advertising. Council, therefore, requested for the advertising signage to be removed. the building contractors have been advised of the approved construction hours. The Precinct Committee and/or concerned residents should contact Rangers Services (phone 9936 8100) as it is happening, should it occur next time. the required signage are in place on-site including PCA details and contractor/24hr contact details. DA signage is only required during DA application process as notification to neighbouring properties. 	Closed for Council

6	<p>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. <i>Advertising on Selected Council Infrastructure</i></p>	<p>Council's Executive Assessment Planner has spoken to the Chair of Brightmore Precinct regarding this matter. All comments will be taken into consideration as applications are still under assessment. Submissions close 19 May 2023.</p>	<p>Closed for Council</p>
	<p>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. 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?</p>		
7	<p>Precinct Boundary Realignment Between Brightmore, Harrison & Neutral Precincts - Following discussions between Brightmore, Harrison and Neutral Precincts, the following has been agreed:</p> <ol style="list-style-type: none"> 1. Transfer the following block (139-173 Military Road/q152-156 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. <p>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:</p> <ul style="list-style-type: none"> • 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.) 	<p>This relates to item 5 of the Precinct Committee's March 2023 minutes (refer to related response).</p>	<p>Open/Ongoing</p>

March	5	<p>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 2023 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.</p> <p>Motion 1: That Brightmore Precinct requests that Council amend the boundaries between Brightmore, Harrison and Neutral as follows</p> <ul style="list-style-type: none"> Transfer the following block (139 - 173 Military Road/ 152 - 156 Wycombe Road currently in Brightmore Precinct, to Harrison or Neutral 	<p>Council's Manager Corporate Planning & Engagement has advised that Brightmore and Harrison/Bennett Precinct Committees have proposed Precinct area boundary changes that affect the current Neutral Precinct area. Neutral Precinct Committee has not yet formally discussed the proposed and has been encouraged to raise under General Business at their May 2023 meeting and list a proposed motion on their June 2023 agenda to provide Council with a formal record of Neutral Precinct's view on the matter.</p> <p>As advised in an email to the office bearers of the three Precinct Committees, the below next steps are proposed - to help ensure consultation has occurred and coordinate the admin changes:</p>	Open/Ongoing
		<p>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.)</p> <p>Motion 2: That Brightmore Precinct requests that Council amend the boundaries between Brightmore and Harrison Precincts as follows</p> <ul style="list-style-type: none"> Transfer the northern side of Military Road and the southern side of Parraween Street, between Winnie Street and Macpherson Street to Brightmore Precinct. 	<ol style="list-style-type: none"> Proposal listed on next Precinct meeting agenda for discussion - Council informed of final proposal via motion within minute (post consultation with Precinct area) Staff to prepare map/s showing proposed maps (to aid consultation) Consultation to occur with affected streets directly impacted by the proposal e.g. via direct notification letter Councillor Bulletin item prepared to advise of proposal (for information) Council report to advise of the Council change Precinct area map/s updated on website and Council's record keeping system etc. New boundaries apply <p>Once a response from Neutral Precinct Committee has been received, Council staff will be in contact again to further discuss the next steps in progressing the boundary changes.</p>	
	7c	<p>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.</p>	<p>Council's Compliance Officer has advised that inspection has taken place on Illilliwa St and new kerb and gutter works along 1 to 9 Illilliwa St noted. New turfing has been installed to prevent further soil erosion. Any further issues in relation to the kerb and gutter should be addressed by Council's engineering project managers.</p>	Closed for Council

9. GENERAL BUSINESS

(i) Parraween Street Cottages

On 8 May, Council voted unanimously to proceed with the Planning Proposal to Gateway Determination to list the 12 Parraween Street cottages on the local heritage register.

(ii) Possible Removal of Roundabout at Intersection of Young & Grosvenor Streets

One attendee commented that the above was on the Agenda for Council's Traffic Committee meeting on 21 April as part of the Young Street Cycleway extension to Military Road.

There has been no consultation or notification from Council to Brightmore Precinct

Concern was expressed about the removal of the roundabout especially as Grosvenor Street is the main access for Woolworths' delivery trucks.

Precinct office bearers to investigate further.

(iii) Young Street Plaza

Cr Lepouris commented that the plaza will be removed but there is no timeline yet.

(iv) Parraween Street

Car parking sensors are being installed this week.

Car share scheme application for a space in Paling Street and Parraween Street.

(v) Precinct Boundary Realignment Between Brightmore, Harrison & Neutral Precincts

Has been agreed by all 3 precincts and is now in the administrative process of Council.

Co-Chair PE thanked Councillor Lepouris for attending the meeting.

NEXT MEETING: 14 June 2023

EMAIL: brightmore.precinct@gmail.com