

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 08 NOVEMBER 2023

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CDB (Deputy Secretary)

ATTENDANCE: 15 people attended the meeting

APOLOGIES: 4 (LS, SK, FG, PY)



1. CONFIRMATION OF MINUTES 11 OCTOBER 2023 MEETING

The Minutes for the previous meeting of 11 October 2023 were adopted.

2. DEVELOPMENT ASSESSMENT ONLINE INFORMATION SESSION

North Sydney Council held a Development Assessment Online Information Session on 24 October which was considered very informative. A video of the session is to be made available for residents to access online.

3. DA / PP UPDATES

Coles DA 258/2023 - 23 Grosvenor St Neutral Bay - NB Village Flyers/Social Media. A flyer has been circulated about the Coles DA which prompted discussion on points *highlighted* in the flyer. Below are the comments against each point.

- *Destroying small business with up to 4 years of construction disruption.*
- *Impact to outdoor licensed seating*
 - The overall construction period is stated as being around 44 months with completion of Stage 2 after 20 months providing a completed public plaza and 248 available parking spaces, including 33 on the Council Carpark.
 - There will be unavoidable disruption to retail access and outdoor dining areas for a period irrespective of whether the plaza works is part of Coles development, Council's Plaza vision or the Arkadia concept plaza and future development.
 - Even just a rebranding and fit-out of the current store would close the supermarket for 9 months. This would reduce the shopping footfall to other retailers.
- *Privatizing public land for luxury apartment parking.*
 - Brightmore precinct have also raised this issue at the previous meeting, and it is up to Coles and North Sydney Council to resolve in the design process. Coles' representative indicated that relocating the private parking within the Coles land is being considered.
- *Significant reduction in the current free ground level parking*
 - The flyer was considered misleading as it omitted the text showing "2 levels Public Parking" from the Coles DA drawing.
 - On completion there will be approximately 267 public car spaces with similar restrictions to those applied today to the public carparking.
 - Upon completion, there is increase of approx 90 public car spaces than currently available.
 - The Council vision for the creation of a plaza will reduce the number of car spaces in Grosvenor Lane.
 - A resident requested that disabled parking and for the community bus be maintained in Grosvenor Lane.
 - The alternate concept plan for which permission to submit a DA on Council land has been agreed, reduces the number of public spaces by 32 without any plan for compensation.
- *Coles centric Design*
 - The public travelator is on Coles' property, rather than reduce the plaza area with weather protection. It does not enter directly into the supermarket and gives equal access to other businesses.
 - The cost of maintenance is yet to be agreed by Council and Coles.
- *Not enough detail on plaza design.*
 - The final form of the plaza is not for Coles to determine but with Council to agree design with adjacent landholders and be decided by North Sydney Council who are the current owners of the land.
- *Not just a supermarket but six levels of apartments.*
 - All landowners are entitled to redevelop their land within the Council and State planning controls. This will be considered by relevant assessment panels.
 - Height of residential is almost double the current allowable limit. North Sydney Council and the Sydney North Planning Panel are the assessing authorities and will determine whether the impact of the proposed height is acceptable.
- *Three levels of basement parking, favouring Coles and the luxury apartment*

- There are more public spaces than residential parking.
- Developer and Builder Unknown
 - Coles are the owner. As such they will select the developer and builder. They will need to comply with all statutory requirements and the Conditions of Consent.

Other associated Issues discussed.

- Proposed traffic route for deliveries to Coles. Via Ernest Street, turn left into Ben Boyd, right into Belgrave St, right into Young St and left into Grosvenor St. Current Woolworth trucks are 14 metres long, Coles trucks will be 17 metres long however swept paths are similar and it will reduce the number of deliveries.
- Coles will make provision within the basement public parking levels for a breakthrough for future development basement south of the site.
- More updates on the Coles development proposal are available on the following link.
<https://neutralbaytowncentreplaza.com.au/> precinct member and all interested parties were encouraged to visit the website and make comments and submissions to North Sydney Council
- **Planning Proposal 183 – 185 Military Road Neutral Bay**
 A planning Proposal has been submitted to construct a 12 storey mixed use building containing 26 apartments at 183 – 185 Military road. Residents raised concerns about the proposed height (43 metres) and the fact that it did not appear to be aligned with the Woolworths Rangers Road proposal as it would cast a shadow over the proposed adjacent Woolworths plaza.

The following **Motion** was proposed and passed unanimously.

'The Precinct objects to the Planning Proposal for 183 – 185 Military Road because it does not comply with existing controls with respect to height and the design is not aligned with the proposed development on the adjacent Woolworths site.'

- **12 – 14 Waters Road Neutral Bay – application for an additional level**

Consent orders were issued by the Land & Environment Court and an on-site hearing was held on 31 October 2023. A decision on the merits of granting approval for the additional level is to be made by the L & E Court.

4. DEVELOPMENT APPLICATIONS

- **DA 301/2023 12 – 14 Waters Road Neutral Bay – Dan Murphys Liquor Store**

An application has been lodged with Council for approval of a liquor store with an area of greater than 1000 square metres in the basement and ground level retail spaces of the development.

- **DA 282/23 246 – 254 Military Road Neutral Bay (Pickled Possum)**

The recently lodged DA for 246 – 254 Military Road (Pickled Possum) has been withdrawn.

5. CORRESPONDENCE

Graham Short forwarded correspondence to / from Council and Local members about a request made to have a red light / speed camera installed at the intersection of Spofforth Street and Military Road. Replies were varied in nature however the decision on whether to install rests with Transport for NSW.

Residents had made a few calls to Council and others about the danger to pedestrians following the removal of the painted pedestrian crossing lines at the intersection of Gerard Street and Macpherson Street as a result of road works. Temporary pedestrian crossing marking have now been placed and new permanent pedestrian crossing marking will be carried out soon.

SUMMARY OF ACTIONS

TBA

GENERAL BUSINESS

A resident advised that several street trees had been removed from Illiliwa Street Cremorne and asked whether Council had plans to replace these trees.

Western Harbour Tunnel – Continuing the Community Campaign for Better Outcomes

Following the cancellation of the Beaches Link project by the State Government, the Bay Precinct in conjunction with and Naremburn Progress Association in Willoughby Shire, are convening a **Special Public Meeting**. The Special Public Meeting will be held on **Tuesday, November 21 at North Sydney Council Chambers (Hutley Hall) from 6.00 to 7.30 pm**, registration from 5.30pm. Keynote speakers are Larissa Penn, President, Naremburn Progress Association and Paul Walter, Co-convenor, Bay Precinct.

Open Space and Needs Study

Council is preparing a Needs Study to identify strategic directions and priorities to inform the preparation of a new *Open Space & Recreation Strategy*. Comments are being sought from residents with date for closure on 3 December. See the attached link for your say.

[Council is preparing a Needs Study to identify strategic directions and priorities to inform the preparation of a new Open Space & Recreation Strategy.](#)

Withdrawal of \$15M investment for North Sydney Oval upgrades

The NSW Premier has withdrawn the \$15m investment for the upgrade on the North Sydney Oval facilities. As the facilities are used by multiple codes and continues to be a significant venue for many sports the Precinct feels the monies should be made available to maintain and upgrade the facilities for continued use.

The following **Motion** was proposed and passed unanimously.

'The Precinct objects to the withdrawal of the funding for the upgrade of the facilities at North Sydney Oval and calls on the Premier, State members for North Shore Felicity Wilson and Willoughby Tim James to see that the funding is restored.'

Residents expressed concerns that developers are by-passing Local Environmental Plans and Development Control Plans to achieve larger developments than allowed by current controls. The Precinct want Council to be more involved and more vocal in the assessment to ensure compliance with community expectations.

The following **Motion** was proposed and passed unanimously.

'The Precinct concerned that the current LEP and DCP are being by-passed by developers and calls on Council to be more involved and vocal in assessment of applications.'

NEXT MEETING: 13 December 2023

EMAIL: brightmore.precinct@gmail.com