

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 13 MARCH 2024

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CDB (Deputy Secretary)

ATTENDANCE: 54 people attended the meeting

APOLOGIES: 2 (AD, SS)



1. GUEST SPEAKER - MAYOR ZOË BAKER

Mayor Zoë Baker gave an update on issues on which Council are currently engaged

1. North Sydney Social and Affordable Housing and State Government Housing Announcements

North Sydney Council currently own 133 social and affordable housing units in the municipality and is looking to develop more including 19 units in the Parraween carpark redevelopment when funds become available. Currently, North Sydney local government area is the 3rd most dense municipality and currently meeting the current housing targets. The State Government recently announced two programs to increase the housing supply, the Transport Orientated Development Program and the Low and Mid-Rise Housing Plan. The Transport Orientated Development Program relates to additional housing around 8 Metro stations and 31 rail stations. Crows Nest due to its Metro station has been identified for increased density however none of the rail stations within the municipality has been listed. Master Planning is to be undertaken by the State by the end of April but will need to work with Council to develop the plan as Council are best suited to advise on the density of local infrastructure and heritage issues. The Low and Mid-Rise Housing Plan proposes changes to allowable building forms in R2 Low Density and R3 Medium Density zones within 400 and 800 metres of a Local Centre. These proposed changes would apply to almost all of the North Sydney Local Government area. The changes to the R2 zoning would allow Dual Occupancies, Terrace Houses and Manor Houses up to 9.5 metres in height. The changes to the R3 Medium Density would allow residential flat buildings of up to 21 metres (approx. 6 storeys) within 400 metres of a local centre and up to 16 metres (approx. 3 -4 storeys) within 800 metres of a local centre. Council along with many other councils oppose this plan in its current form as it does not consider current density, available infrastructure, open space, current planning controls, community consultation and will override heritage conservation areas. A video of the Council meeting at which the Council submission opposing the plan was discussed is available online. NSC has asked for housing targets to be given so that following community consultation Council can respond with planning controls to achieve the required density. Council will continue to lobby the State to achieve a better solution.

2. Woolworth Rangers Road

The Sydney North Planning Panel has been dealing with the planning proposal and considering submissions from the public, comments from North Sydney Council planners and a decision is expected from the Sydney North Planning Panel next month. The decision and revised plans will be put on exhibition for public comments and submissions to the Department of Planning.

3. Neutral Bay Planning Study

The Neutral Bay Village Planning Study which outlines the vision for Neutral Bay Village has recently been issued and the community is urged to look at the proposal and make submissions that will guide amendments to best achieve the wishes of the community and owners of the various premises within the village.

4. Orpheum Theatre

On February 6th the State Heritage Council recommended that the Orpheum Theatre be placed on the Heritage list.

5. Pathways Parraween Street Cremorne

The State Significant Development Application for the Pathways redevelopment in Parraween Street is being considered by the Department of Planning in parallel with the assessment for listing the heritage cottages within the site. The Department of Planning will determine the changes required should the cottages be listed.

6. Community Consultations

Council will go to the community in May for comment and seek feedback on future strategies and priorities relating to Heritage, Environment, Arts, Sustainability, and Open Space and Recreation.

The Mayor took questions from the attendees

- Cammeray Golf Course future. The management of Cammeray Parklands and Golf Course falls under the control of both North Sydney Council and Crown Lands. An area of the lands was resumed by Transport of NSW for the Warringah Freeway Upgrade works, the Western Harbour Tunnel, and now deferred Beaches Link projects. Transport for NSW had stated that there would be no net loss of open public land following the completion of the Warringah Freeway upgrade works. The increasing population and demand for public open space are being considered in the *Open Space & Recreation Strategy* study being prepared by Council on the best future use of the available open space in the municipality. This will include any future land bridges across the freeway and any land returned by TfNSW. There will be community consultation to form the best use of the parklands and golf course.
- North Sydney Pool Project Update. The Mayor outlined the outcome of the independent PWC report on the North Sydney Pool project from the tender phase to the current status of construction. At the tender stage, there were no conforming tenders received and negotiations were carried out with a preferred contractor after which a Build Only contract was signed. Work commenced in March 2021 and subsequently due to incomplete design documentation at the signing of the contract many variations and requests for information were received from the contractor's Icon resulting in delays and a number of revised forecast completion costs. Recently a Deed of Agreement has been settled with Icon to complete the project by December 2024 for an agreed sum.
- Closed Access to Sydney Harbour Bridge from Ernest Street. Council has written to Transport for NSW about the need to change the proposed closure of the Ernest Street access due to the impact on local residents. No response was received by Council however Council will continue lobbying to stop closure of this access.
- Local Centre as defined by the State in Housing Plan. Council has made representation to the State about what constitutes a Local Centre and the proposed density to be achieved. Council feels that they have the expertise to advise where and how any increase in density can be achieved and should have greater input into the State Housing Plans.
- Land Bridges to compensate for lost Open Space for the Warringah Freeway upgrade. Council will continue lobbying the State to increase the extent of land bridges across the Warringah Freeway to provide more green space to compensate for the loss of open space.

2. CONFIRMATION OF MINUTES 13 DECEMBER 2023 MEETING

The Minutes for the previous meeting of 13 December 2023 were adopted.

3. REVIEW / COMMENTS ON NEUTRAL BAY VILLAGE PLANNING STUDY

MTJ gave a presentation on the draft Neutral Bay Village Planning Study

The Neutral Bay Alive group of which MTJ is a member had contributed suggestions to NSC to be included in the study. Feedback provided by the Neutral Bay Alive group prior to the draft being finalised included

- Support for small businesses to maintain a vibrant village atmosphere
- Support for a Grosvenor Lane Plaza with undergrounding of car parking spaces
- Support for retaining three pedestrian links from Military Road to the Grosvenor Lane Plaza. Links should provide disabled access with dignity.
- Retention of office floorspace but concerned increasing minimum non-residential floorspace requirements will result in basement retail, not office space
- Community amenity – human scale, public domain improvements
- Maximum building height of 6 storeys (20.5m) – sceptical that additional height will result in adequate public benefits.
- Need to preserve the character of Neutral Bay Village with retail space opening onto the Grosvenor Lane Plaza

MTJ identified a number of potential issues, including the provision of commercial office space above ground floor retail space that may not generate sufficient return to justify the cost of providing community benefits such as the 1000 m2 Community Centre and three through-site links to Military Road. The requirement to have separate car park entries to the identified sites on the south side of the proposed pedestrianised Grosvenor Lane Plaza will reduce the plaza's open space. The requirement for loading docks and lift lobbies for both commercial and residential units will reduce the available retail space on the ground floor, resulting in a net reduction in non-supermarket retail space on these sites. The sharing of the carpark entries with the Coles Redevelopment could reduce the loss of retail space along the proposed Grosvenor Lane Plaza.

MTJ commented on the proposed improvements to the open space in the Rangers Road development sites and building setbacks to reduce overshadowing support and said she hoped the site-specific DCP being negotiated will achieve these improvements on the developers' proposals.

Development of the community center brief was suggested.

The Neutral Bay Village Planning Study is on exhibition and residents are urged to submit their comments to Council by 2 April 2024. Submissions: yoursay@northsydney.nsw.gov.au

4. UPDATE ON COLES DA 258/2023 23 GROSVENOR STREET

Richard Hamilton of Titanium gave an update on behalf of Coles on progress of the application. Coles has received feedback from Council planners and read the over 400 submissions made to Council about the application. Due to Council's interest in the land on which the proposed Grosvenor Lane Plaza is to be located, an independent planner is assessing the application.

Coles is reviewing the building height of the building along Grosvenor Street to determine whether the height can be reduced to be more aligned with the building height of Pienza Apartments which is 24 metres in height.

Following public concern Coles is investigating redesigning the carpark so residential parking is located wholly within the boundary of the Coles site and only public parking is located within the underground carpark in Grosvenor Lane.

The Woolworths lease on the site expires in November 2024 at which stage Coles may decide to proceed with a refurbishment only of the existing supermarket.

5. YOUNG STREET CYCLEWAY UPGRADE

A revised design for the cycleway and intersection of Young Street and Grosvenor Street has been released. This now includes a 4-way raised threshold intersection and an additional pedestrian crossing in Young Street on the southern side of Grosvenor Street. The North Sydney Council Traffic Committee is to meet on Friday 15 March and will decide whether to endorse the revised design.

6. CREMORNE PLAZA AND LANGLEY PLACE PLAZA

Following submissions the preferred design options for both Cremorne and Langley Place plazas have been issued. Works on these plaza upgrades have been deferred until funding is available.

7. PATHWAYS PARRAWEEN STREET SSD

The application is still being assessed by the Department of Planning (DoP). It is noted that DoP issued a Gateway Determination of the Planning Proposal PP2/3 to list the Parraween heritage cottages on 31 July 2023. DoP is to issue a letter confirming heritage listing by the end of April. This will need to be factored into the assessment of the SSD application by DoP.

8. DEVELOPMENT APPLICATIONS

No significant applications had been submitted. The DA for Pickled Possum has been withdrawn

9. SUMMARY OF ACTIONS

See attached

10. GENERAL BUSINESS

A resident had previously inquired whether several street trees that had been removed from Illiliwa Street Cremorne were to be replaced. These trees are being replaced.

A resident reported that a fox had recently been seen in Earle Street likely coming from Primrose Park.

11. ANNUAL GENERAL MEETING OF PRECINCT

The AGM at which positions on the precinct committee were declared vacant, nominations called and committee members elected was held.

The following were elected

Peter Ellis and Rob McKay – Co Chairs

Lesley Sommerville – Secretary

Ciaran de Bhaldraithe – Deputy Secretary

NEXT MEETING: 10 April 2024

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