

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 12 JUNE 2024

COMMENCING AT 7.00 PM

CHAIR: RM (Co-Chair)

MINUTES: MTJ (Secretary delegate)

ATTENDANCE: 22 people attended the meeting

APOLOGIES: 4 (PE, CDB, LS, FG)



1. GUEST SPEAKER – COUNCILLOR JAMES SPENCELEY

RM welcomed Cr Spenceley and asked a number of introductory questions.

RM Can you tell us a bit about yourself?

JS A local resident who lives in Cremorne with his wife and two children. A businessperson, he started a telecommunications company in North Sydney. First term on Council & he has enjoyed it. A background on company boards, he is used to working out compromises. His motto is “commonsense over politics”.

RM Are you planning to stand again?

JS Yes

RM What would you regard as your greatest achievement?

JS Protecting the Parraween St cottages. He made an urgency motion at the first Council meeting & has worked with the community on this issue. Six of the cottages have now been listed as local heritage items. Achieving things like this is a reason he wants to be on Council.

RM What will happen now with the Parraween St cottages?

JS We may get apartments either side of the listed cottages. It's been a real fight & it's not over.

RM What programs or projects have you viewed as important?

JS North Sydney Olympic Pool - JS has been pushing on getting this resolved. Council has locked in long term funding at a low interest rate which is positive. The pool will be spectacular when finished but it has been closed for far too long.

RM What has been your greatest disappointment?

JS Young Street Plaza being reopened. We need usable space in this area. The one lane solution is the worst option.

RM asked for questions from Precinct members.

Q Why is the pool costing so much?

A Council signed a contract without a finished design and took the cheapest quote. This is not the way to run a major project. There have been design issues - it appears the selection of designer was not the best. The contractor has taken advantage of the situation. Rain has caused a lot of delay adding delay costs.

Q When will it open?

A Don't know.

Q What will it cost for locals to use?

A Don't know.

Q Why isn't Council asking for additional grants from State and Federal governments?

A Will find out why.

Q Council spent a huge amount on the temporary plaza works. Would you agree it was a waste?

A Agrees there has been waste. Council's processes are being improved.

Q You stood on a platform of being against high rise in Neutral Bay so why did you vote at the last Council meeting against the motion limiting height to 6 storeys?

A Not happy with how Coles is going about its redevelopment. Comfortable with 6 storeys, doesn't want higher. Believes 6 storeys is too high in the area west of Young St. Questions how the redevelopment of the Council carpark will be implemented. Wants more than 10 car parking spaces on-grade.

2. CONFIRMATION OF MINUTES 8 MAY 2024 MEETING

The Minutes for the previous meeting of 8 May 2024 were adopted subject to corrections to the Low and Mid Rise Housing Briefing.

3. UPDATE ON NEUTRAL BAY VILLAGE PLANNING STUDY & DEVELOPMENTS

MTJ reported on 27/5/2024 Council resolved (in summary):

- 1 THAT Council reiterates its commitment to maintaining public ownership of public land.
- 2 THAT Council adopt the Neutral Bay Village Planning Study with the following amendment:
 - i. maximum building height of 6 storeys (21m)
 - ii. deletion of plan showing Grosvenor Lane carpark basement with private parking for adjoining landowners
 - iii. support for inclusion of affordable housing in new development.
- 3 THAT Council progress a planning proposal and development control plan to give effect to the changes.

Voting was 6 votes to 3.

For: Crs Baker, Beregi, Bourke, Lamb, Santer & Welch

Against: Crs Gibson, Mutton, Spenceley

Absent: Cr Lepouris (conflict of interest)

MTJ gave a review of the history of the planning study and also an update on current proposals.

Woolworths Rangers Rd – The Department has given Gateway Approval for a change in maximum building height to part 26m and part 31m. This is at variance with the 21m height adopted by Council. A development control plan needs to be put in place and could limit overshadowing impacts to residential properties to the south in Yeo Street.

Coles Grosvenor St – There were hundreds of objections to the DA with key issues privatisation of Council land, height and impact on small businesses. The Council resolution means Coles has to redesign to relocate parking to its own site. Coles has previously advised it is doing this. Coles will have to negotiate with Council and obtain approval for anything affecting Council land.

183-185 Military Rd, cnr Rangers Rd – Sydney North Planning Panel has recommended increasing building height to 12 storeys and the proposal is progressing towards a Gateway determination by the Department. Contentious issue is overshadowing of proposed new plaza.

Arkadia – Has not shown any plans to the community but has previously said it wants to share the opportunity to redevelop the Council carpark. Whilst it is unclear what Arkadia wants, it would need to negotiate with Council and obtain approval for anything affecting Council land.

The following **Motion 1** was put to the meeting and adopted with 20 for, 2 abstentions and 0 votes against.

“THAT Brightmore Precinct thanks the Councillors who voted to support the amendment to the motion adopting the Neutral Bay Village Planning Study that limited maximum building height to 21m (6 storeys), reiterated Council's commitment to maintaining public ownership of public land and supported inclusion of affordable housing in all new developments.”

The following **Motion 2** was put to the meeting and adopted with 19 for, 2 abstentions and 1 vote against.

“THAT Brightmore Precinct thanks Coles for the extensive community consultation undertaken and encourages Coles to pursue a redevelopment of its site which provides a good outcome for Neutral Bay Village and is supported by the community.”

4. UPDATE LOW AND MID RISE HOUSING – STATE GOVERNMENT INTERVENTION

SK made a presentation which provided a recap of her presentation at Precinct's May meeting and gave an update. Key points included:

- Department of Planning, Housing and Infrastructure (DPHI) issued a *Policy Refinement Paper* dated 29 April 2024 but made publicly Ku-ring-gai Council.
- Refinements set out in the paper include:
 - increasing heights for residential flat buildings in R4 High Density and R3 Medium Density residential zones from 21m to 22m within 0-400m of a town centre and from 16m to 17.5m in the next 400m.
 - The DPHI also proposed to modify the standards to address concerns about larger than intended height increases for R1 (General Residential) zones that consist of 1-2 storey low-rise

housing. This is to avoid “jarring transitions” from 1 storey to 6 storeys. Whilst North Sydney does not have R1 zones, it faces the same issue with low-rise R3 zones and should advocate for the same relief.

- The *Refinement Paper* noted that workshops would be held with councils that put in submissions to establish lists of suitable station and town centre precincts and councils would be asked to return a form providing initial feedback ahead of the workshop.
- Despite a Council resolution in February “... THAT Council refrain from identifying any E1 centres or MU1 zones as “town centre precincts”, a selection form was submitted on behalf of Council to DPHI on 15 May 2024 which, next to “Neutral Bay” (which is MU1 Mixed Use zone) under the heading “Council Response: Include?”, stated “YES – as per criteria only – contrary to Council resolution”.
 - SK expressed concern that the form did not say “NO” and unequivocally set out reasons – e.g. critical and urgent road infrastructure (capacity of Military Road), lack of capacity of bus services, lack of parks. Please refer to Brightmore’s May Minutes for further information.
 - It was also noted the response included a map which contained errors, mistakenly indicating small convenience stores as supermarkets.
- SK reported she raised the issue with the Mayor and the Mayor immediately wrote to the Secretary DPHI to correct the record, highlighting the Council resolution, noting the response form stated the content did not represent the resolved position of Council and confirming that Council refrains from identifying any E1 and MU1 zones as “town centre precincts”, including Neutral Bay.

The matter was discussed at length, with key concerns including issues of governance and process.

The following **Motion 3** was put to the meeting and adopted with 20 for, 2 abstentions and 0 votes against.

“MOTION: That Brightmore Precinct:

1. *Outline our concerns with the response submitted on behalf of North Sydney Council of 15/05/24 and seek clarification as to why this response was contrary to the Council Resolution.*
2. *Thank the Mayor for her letter to DPHI Secretary Ms Kiersten Fishburn.*
3. *Request Council to:*
 - a. *Rescind its earlier response (as it relates to Neutral Bay) and submit an updated response that is consistent with the Council resolution and includes comprehensive justifications that address each DPHI criteria (including justifications provided by the Brightmore Precinct in its letter to the Mayor dated 15 May 2024). The map of supermarkets should also be corrected.*
 - b. *Obtain a formal response from DPHI acknowledging the rescission.*
 - c. *Undertake these actions ASAP given the DPHI is currently finalising the reforms.*
4. *Authorise the Precinct office bearers and any of their delegate(s) to perform any actions required in furtherance of points 1 to 3.”*

The Precinct gave a vote of thanks to SK for her efforts on this issue.

5. YOUNG STREET PLAZA CONSULTATION

Precinct viewed and discussed the plans on exhibition. It was noted the kerb was to be redesigned to direct traffic to turn left into Young Street from Grosvenor Lane. One Precinct member was concerned this would direct traffic onto Grosvenor Street but other Precinct members supported this change. Cr Spenceley advised TfNSW would not support fully reopening Young St or allowing vehicles to turn left off Military Rd into Young St as this would slow the B-Line bus service. Precinct agreed to take 2 straw polls, the first including the option of fully reopening Young St so that Precinct members could express their preference for this, and the second excluding that option on the basis that it would not be possible. In each poll there were 2 abstentions (Note: three attendees left the meeting prior to the straw polls.).

Straw Poll 1	Full reopening of Young St:	5 votes
	One lane traffic as per exhibited plan:	5 votes
	Fully closed, plaza only	7 votes

Straw Poll 2	One lane traffic as per exhibited plan:	9 votes
	Fully closed, plaza only	8 votes

6. HERITAGE DECISIONS – PARRAWEEN ST COTTAGES & ORPHEUM THEATRE

Six cottages, 78-88 Parraween St were listed as local heritage items in the North Sydney LEP on 17/5/24. On 31/5/24 Penny Sharpe, the Minister for Heritage, granted State Heritage listing to the Art Deco Cremorne Orpheum Theatre. Precinct thanks FG for her tireless efforts to obtain these heritage listings.

7. RECENT FORUMS REGARDING WFU/WHT

RM reported Bay Precinct held a forum on 27/5/2024 attended by local members of Parliament Kylea Tink and Tim James, and Godfrey Santer, Deputy Mayor of North Sydney. The forum focused on the community's concerns regarding the impact of the WFU/WHT projects, especially traffic impacts and the loss of open space.

RM reported a Warringah and Wakehurst Forum was held on 23/5/2024 hosted by Zali Steggall (Federal member for Warringah) and Michael Regan (State member for Wakehurst) and attended by John Graham, the Minister for Roads, Dr Marjorie O'Neil, Parliamentary Secretary for Roads, and Matthew Hounsell, Senior Research Consultant, Transport Research Centre, UTS. Included in the possible options for improving transport solutions for Warringah and Wakehurst was the suggestion that cutting out the B-Line bus stop at Neutral Bay would improve bus travel times. It was reported that there are currently no plans for a Metro to the northern beaches. According to John Graham, a Metro requires 25,000 residents per station, which wasn't possible on any likely route. Instead, a Dee Why to Chatswood B-Line style service is being investigated.

8. BRIGHTMORE RESERVE – NSOOS WORK SITE

RM reported SM of Sydney Water has sent through an artist's impression of a spruced up work site. It appears to consist mainly of painting the structures to better camouflage the site.

9. DEVELOPMENT APPLICATIONS

16 Illiliwa Street, Cremorne – demolition of existing dual occupancy and construction of new dual occupancy.
40 Brightmore St – demolition of existing apartment building and construction of new 4 storey apartment building - approved by NSLPP.

10. CORRESPONDENCE

Council's letter to DPHI 23/02/24.

Brightmore letter to the Mayor 15/05/24.

Mayor's clarification letter to DPHI Secretary 11/06/24.

HAVE YOUR SAY – 10 YEAR PLAN

Precinct members are encouraged to put in submissions to help inform Council's 10 Year Plan. Feedback closes 23 June 2024.

<https://yoursay.northsydney.nsw.gov.au/our-next-ten-years>

SUMMARY OF ACTIONS

See attached

GENERAL BUSINESS

Nil

NEXT MEETING: 10 July 2024

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