

# BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

## MINUTES OF MEETING

WEDNESDAY 8 MAY 2024

COMMENCING AT 7.00 PM

**CHAIR:** PE (Co-Chair)  
**MINUTES:** CDB (Deputy Secretary)  
**ATTENDANCE:** 34 people attended the meeting  
**APOLOGIES:** JC, JC, RS



## GUEST SPEAKER – Sydney Water – Scott McKellar

Scott Mc Kellar gave talk on the history and current works on the NSOOS Northern Suburbs Ocean Outfall Sewer

### 1. History Of NSOOS

The NSOOS tunnel was constructed between 1916 and 1933 and extends from North Head to Blacktown, a distance of 28 kilometres, with a major branch line extending up to Hornsby. A large number of smaller branch lines feed into these tunnels. The Tunnel is approximately 3.5 metres high and 2.6 metres high. The Northside Storage Tunnel was constructed later from Lane Cove to North Head to catch the wet weather overflow when stormwater makes its way into the sewer during rain periods. Over time the condition of the tunnel has deteriorated and Sydney Water under a program to remove silt and rehabilitate the tunnel. Sydney Water commenced works at Brightmore Reserve in 2016 to carry out rehabilitation of the Lane Cove to Brightmore section. This section has been completed. Brightmore Reserve was selected as a work zone as it is a point with shallowest depth to the tunnel.

### 2. Current Works

The current works been undertaken at Brightmore is the continuation of the rehabilitation of the tunnel from Brightmore Reserve to the Spit Siphon near Spit Bridge a distance of 2.6 kilometres. The tunnel has a number access points along the way at Brothers Memorial Park, Quakers Hat Bay and Upper Spit Road. The depth to the tunnel at the highest point is 80 metres. All workers enter the tunnel and make their way to the workface from Brightmore Reserve. The work is anticipated to be completed by early 2027.

### 3. CONFIRMATION OF MINUTES 10 April 2024 MEETING

The Minutes for the previous meeting of 13 March 2024 were adopted

### 4. Mid and Low Rise Housing Briefing by Sarah Kok

SK gave a presentation on the two proposed Housing Plans announced by the State Government to allow for more housing in the Greater Sydney Metropolitan area.

The TOD scheme is to apply to areas within 400 metres of 37 train stations. This does not apply to Neutral Bay as there is no station within 400 metres of Neutral Bay.

The second Low & Mid Rise Housing plan relates to proposed changes in planning controls for land within a 400 metre and also within 800 metre walking distance of a Mixed Use MU1 zone and E1 local area centres. The 400 metre catchment will allow residential flat building up to 21 metres in MU1, R4 and R3 zoned lands. The 800 metre catchment will allow building up to 21 metres in land currently zoned R3 and building up to 9.5 metres in lands currently zoned R2. This would significantly change the character, diversity of housing and density of the area around Neutral Bay.

The following **Motion** was put to the meeting and was passed by a majority

*"That Brightmore Precinct write to North Sydney Council in relation to the proposed NSW Low & Mid-rise Housing reforms stating*

*-The Precinct appreciates Council's efforts to date (public information session, submission on the EIE, and other engagement with the State Government).*

*-We share Council's concerns with the State Government's blanket "one-size fits all" approach that is not underpinned by any infrastructure planning and fails to give regard to the unique characteristics of each locality.*

- We support locally-led, best-practice place-based planning, consistent with Council's position presented in its submission on the EIE.

- The Precinct's position is that the Neutral Bay MU1 zone does not meet the EIE criteria for coverage, and we seek Council's support of this position.

- In the North Sydney LGA 76% of our buildings are already apartments as opposed to 42% in the Inner West. "

## 5. Request for Pedestrian Crossing on Gerard Street opposite Paling Street

Residents north of Gerrard Street have asked whether Council can provide a pedestrian crossing in Gerrard St opposite Paling Street so that less agile residents wishing to get to Cremorne Plaza can safely cross Gerrard Street without having to walk up to 200 (400 as it is in both directions) metres to cross at current traffic lights at Winnie St or Benelong Road intersections to get to Paling Street.

The following **Motion** was put to the meeting and was passed by a majority with 32 votes for and 1 vote against.

*"That a crossing for pedestrians be constructed on Gerrard Street opposite Paling Street for the safety of the community"*

## 6. Council Probity Plan for Grosvenor Lane Carpark

The Probity Plan for the Grosvenor Lane Carpark relating to the potential division of the currently council owned Grosvenor Lane Public Carpark land for future development by adjoining property owners was considered. Among items being considered is the retention by Council of the land in which the existing trees are located and points of access into the three main sites fronting the Council carpark. This is to be discussed at the next Council meeting.

The following **Motion** was put to the meeting and was passed by a majority of 32 attendees with 1 abstention (Coles' representative) and 1 vote against.

*"Brightmore Precinct considered the proposed Probity Plan for the Grosvenor Lane Carpark and re-iterates the motion passed at the 11 October Meeting ('The Precinct is in favour of the Coles development which places Grosvenor lane parking underground and creates a public plaza modified to include a reduced height along Grosvenor Street, a fully pedestrianised plaza without vehicle traffic through the plaza and where Council land remains in public ownership without residential parking)' and are opposed to dividing the existing carpark land between developers for use as basement parking in private development as shown in the Project Map and are also opposed to vehicular access to future developments crossing the pedestrianised public plaza."*

## 7. DEVELOPMENT APPLICATIONS

No significant applications in the Brightmore precinct had been submitted

## 8. GENERAL BUSINESS

### 1. Young Street Plaza re-opening

Concept plans for the proposed re-opening of the Young Street Plaza have been prepared and are to be presented to the Neutral Bay Street Streetscape Committee. Young Street will be reopened in one direction, allowing traffic to flow onto Military Road. Traffic will be directed to turn left only when driving down Grosvenor Lane into Young Street. Council is seeking feedback on the proposed design. Feedback closes Wednesday 12 June 2024.

#### **Action for Council**

The Precinct requesting Council to grant extension until Monday 17 June for submissions so it can be discussed at our 12 June meeting.

### 2. Traffic Signals at corner of Belgrave Street and Waters Road

A resident raised the fact that traffic turning right from Waters Road were slowed down by pedestrians from north side of Belgrave Street crossing to the east side of Waters Road. Many residents making their way to Neutral Bay eventually end up on the west side of Waters Road. If the crossing was altered so that pedestrians crossing from north side of Belgrave Street could cross to either east or west side when the Belgrave Street traffic was stopped at the lights and reduce the number of times pedestrians had to cross Waters Road.

### 3. Military Road Pedestrian lights crossing time

The period allowed for pedestrians to cross Military Road at the pedestrian crossing at the Spofforth Street lights has been recently increased. GS is to be thanked for his continuing campaign to improve pedestrian safety.

**4. Drop-off parking outside Bougainvillea Apartments Waters Road**

The precinct was advised of a recent incident where a family member dropping off a resident at the Bougainvillea Apartments in Waters Road received a parking ticket for stopping between the emergency vehicle only signs. The following motion was put to the meeting and passed unanimously  
*“That Brightmore Precinct suggest that Council consider a trial of a 5 minute parking (drop off & pick up) only zone outside Bougainvillea Apartments in Waters Road”*

**5. Councillors attendance at Brightmore Precinct Meetings**

The Precinct have asked a number of councillors to attend and address Precinct meetings on topics on which they have an interest or involvement. Councillor John Lepouris was invited to attend the current meeting but declined due to a conflict of interest in some matters and that **he felt the precinct is not representative of the community** and that there are more efficient methods of communication.

**6. Tree Vandalism**

Resident were asked to be vigilant and report to Council any incident relating to illegal cutting of trees or vandalism of street trees

**7. Microphone for Precinct Meeting**

An attendee recommended that the committee investigate to acquisition of a microphone to project the voice of speakers at the precinct meetings in particular when there is a large attendance.

## SUMMARY OF ACTIONS

See attached

**NEXT MEETING:** 12 June 2024

**EMAIL:** [brightmore.precinct@gmail.com](mailto:brightmore.precinct@gmail.com)