

# BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

## MINUTES OF MEETING

WEDNESDAY 10 JULY 2024

COMMENCING AT 7.00 PM

CHAIR: RM (Co-Chair)

MINUTES: MTJ (Secretary delegate)

ATTENDANCE: 18 people attended the meeting

APOLOGIES: 5 (PE, CDB, LS, PT, JT)



## 1. GUEST SPEAKER – COUNCILLOR WILLIAM BOURKE

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

RM Can you tell us a bit about yourself?

WB Has been a resident in North Sydney for 20 years and has lived in Harrison St, Neutral Bay, Shirley Rd, Wollstonecraft and Mount St, North Sydney. Runs a small marketing business and has had an office in Crows Nest for 10 years. Is a member of the Sustainable Australia Party (SAP) which puts the environment first in all cases and believes we need to address the housing crisis by addressing hyper demand and all its components – foreign investment, tax incentives, population growth – and not just by hyper supply.

RM Are you planning to stand again?

WB Not decided. Wants to make sure he can put in the full commitment required.

RM What would you regard as your greatest achievement?

WB Two things. Firstly, getting a repair cafe opened, the Fix-It Hub at the Coal Loader. It's a free repair workshop on the second Saturday of the month, staffed by volunteers. WB would like a society where we use things for longer, recycling, re-purposing and repairing, rather than a landfill economy. Would like to see repair workshops in every suburb. Secondly, pushing back on overdevelopment. SAP's key motto is "Stop Overdevelopment and Corruption". WB believes the system favours developers and feels he has been the strongest in Council in pushing back on this and has often been the only Councillor pushing back on extra height of rezoning applications. Development needs to put the environment first and take into account provision of community infrastructure including schools and open space.

RM What has been your greatest disappointment?

WB Has attended a couple of Australian Local Government Association conferences and was disappointed at the lack of questioning and critical thinking on the issue of hyper demand contributing to the housing crisis, but acknowledges local government powers are very restricted. WB also tried to get a significant tree register established as in other Council areas, but did not get support on this. Would also like to see more recycling of household bulky waste roadside pickups instead of items going to landfill.

RM What's holding back better recycling of household bulky waste?

WB Council doesn't have space to sort household waste itself so unfortunately landfill is where it ends up.

RM What's your position on the State Government's Low and Mid-rise Housing interventions?

WB Opposed to a one-size-fits-all strategy. It doesn't respect heritage and fails to adequately address local infrastructure requirements that result from increased density.

RM Precinct is divided on the issue of Young Street plaza – what's your position?

WB Would like to see a holistic solution and this is closer now the Neutral Bay Village Planning Study has been completed. Has had a lot of feedback from residents saying they want to be able to turn left off Military Road but this isn't possible.

RM What are your thoughts on Grosvenor Lane carpark?

WB Has always wanted open space prioritised. Majority of Neutral Bay visitors arrive on foot and open space would be a good addition to the village.

RM What's the feeling in Council on achieving this?

WB Believes there is a positive attitude to achieving it.

RM asked for questions from Precinct members.

Q Is there a recycling service for fabric items not good enough for Vinnies?

A RecycleSmart service is available for residents. Will pick up bags of hard to recycle items.

Q Transport for NSW says we are going to get two trees for each one cut down for the WFU/WHT projects – do you know where they're going to go?

A Council is liaising with TfNSW on this issue, but new trees will not necessarily go in the areas where trees were removed.

Q Where did the push back on the significant tree register come from?

A Council officers.

- Q Appalled at what's happening in St Leonards – will this happen in Neutral Bay?  
A Neutral Bay has some protection in that it doesn't have a train station. Having a train station is used to justify the heights at St Leonards although WB is concerned about the amount of development happening there without provision of open space and other infrastructure.
- Q How long can the Grosvenor Lane saga go on? It seems the landowners have all the power.  
A Believes Council has achieved significant progress.
- Q What are your thoughts on the amount of money Council spent saving the MLC Building?  
A Happy it's been protected. It's an important building, the first high rise in North Sydney. It has an excellent setback from Miller Street that will work with closing that section of Miller Street to create a pedestrian area. The building is not too high and has a lot of embedded energy. WB believes in protecting, refitting and re-purposing buildings rather than just demolishing and building new.

## 2. CONFIRMATION OF MINUTES 12 JUNE 2024 MEETING

The Minutes for the previous meeting of 12 June 2024 were adopted.

## 3. UPDATE ON LOW AND MID RISE HOUSING – STATE GOVERNMENT INTERVENTION

SK recapped the key issues in the changes proposed by the State Government in the Low and Mid Rise Housing intervention, noting a Policy Refinement Paper dated 29 April 2024 released by the Department of Planning, Housing and Infrastructure (DPHI) increased the heights for residential flat buildings in R3 & R4 (medium and high density residential zones) to 22m within 400m of a town centre and 17.5m in the next 400m. This will affect much of Neutral Bay and Cremorne if the Neutral Bay and Cremorne MU1 (mixed use) zones are declared town centre precincts. A Station and Town Centre Selection Form was also provided to Councils to be filled out with YES if Council agreed to a centre nominated by the DPHI, and NO with reasons if Council did not agree.

As attendees of the last Precinct meeting would be aware, although Council resolved on 12 February to refrain from nominating MU1 zones and E1 centres as town centre precincts, a completed form was sent on behalf of Council to the Department, saying NO to Cammeray and Cremorne but saying YES to Neutral Bay. Following the Precinct meeting, Crs Spenceley and Bourke requested an Extraordinary Council Meeting which was held on 18 June. In the ECM agenda the CEO provided a report of how it came about the form was submitted. At the Extraordinary Council Meeting, Council unanimously adopted a resolution which noted the response failed to positively implement and served to undermine Council's resolved position and resolved that Council would write to the DPHI to formally rescind its earlier response and would submit a transparent and authorised response addressing the DPHI criteria. The Council also resolved that the CEO facilitate an urgent industry-appropriate review of the internal process that resulted in the submission of a form contrary to Council's resolved position and report back on appropriate measures to rectify the contravention and strengthen Council processes.

Council's revised submission dated 21 June 2024 is on Council's website.

SK reported Stage 1 of the Low Rise reforms has been implemented. Stage 1 makes permissible dual occupancies and semi-detached dwellings in all R2 (low density) zones across NSW. This does not affect North Sydney as North Sydney already permits dual occupancies and semi-detached dwellings in R2 zones. The implementation of further stages may be by September and that is likely to be when we find out if Neutral Bay is selected as a town centre.

## 4. COMBINED PRECINCTS MEETING UPDATE

SK advised the CPC was given an update on new smart parking meters that are being installed. These will be cashless, solar-powered and parking can be managed with an app. The CPC resolved to form an infrastructure sub-committee with specific reference to the WFU/WHT projects. The CPC was advised of a concern regarding a Councillor-administered social media site.

## 5. DEVELOPMENT APPLICATIONS

**16 Illiliwa Street, Cremorne DA 75/24** – demolition of existing dual occupancy and construction of new dual occupancy

It was noted that Precinct did not have time at the last meeting to consider the plans on this DA despite a concerned neighbour being present. MTJ made a presentation on the scheme.

The following **Motion** was put to the meeting and adopted with 17 votes for, and 1 abstention.

*“THAT Brightmore Precinct objects to DA 75/24 – new dual occupancy at 16 Illiliwa Street, Cremorne – due to:*  
*- excessive height*  
*- bulk and scale*  
*- insufficient setbacks to the side and rear*  
*- insufficient landscaped area.”*

**70 Belgrave Street** – s4.55 modification to allow wall to be structurally independent of adjoining party wall.

**51 Reynolds Street, Cremorne** – Complying Development Certificate for alterations and additions to existing dwelling (no plans are available).

**20 Parraween Street, Cremorne** – alteration and addition to existing single storey home including a second storey and off-street parking – DA withdrawn.

**59 Benelong Road** – alterations and additions to existing semi, including new ground and first floor addition.

**14 Reynolds Street, Cremorne** – s4.55 modification to vehicular crossover.

## **6. AUSTRALIAN ELECTORAL COMMISSION REDISTRIBUTION**

It was noted that the Federal foundation seat of North Sydney is proposed to be abolished. Citizens can put in submissions on the AEC website.

## **SUMMARY OF ACTIONS**

Not reviewed, as no further updates received from Council since the last Precinct meeting.

## **GENERAL BUSINESS**

It was noted that Council will go into caretaker mode on 16 August 2024.

**NEXT MEETING:**     **14 August 2024**

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