

# BRIGHTMORE PRECINCT

## PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

### MINUTES OF MEETING

WEDNESDAY 13 NOVEMBER 2024

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CdeB (Deputy Secretary)

ATTENDANCE: 26 people attended the meeting

APOLOGIES: 0



## 1. CONFIRMATION OF MINUTES 9 OCTOBER 2024 MEETING

The Minutes for the previous meeting of 9 October 2024 were adopted.

## 2. GROSVENOR LANE PLAZA

MTJ gave a history of Grosvenor Lane Plaza.

- April 2000 Masterplan for plaza presented by local businesses.
- 2014 NSC Grosvenor Lane Planning Study and amendment to North Sydney Development Control Plan to require creating a plaza with underground parking.
- 2021 NSC Military Road Corridor Planning Study included fully pedestrianised plaza with parking under Arkadia (Site 2) development. This Planning Study was later rescinded following change of Council.
- 2023 New planning study commences, community workshops confirm preference for pedestrianised plaza.
- 2023 Coles development application for 7-storey mixed use development with Coles proposing to deliver plaza at no cost to Council via Voluntary Planning Agreement.
- 2024 NSC Neutral Bay Village Planning Study endorsed by Council includes pedestrianized plaza.
- 2024 Coles submits revised plans for 4-storey development not including delivery of plaza or underground parking. Delivery of plaza and underground carparking subject to future agreement with Council and further approval.
- 2024 Arkadia submits Planning Proposal to increase maximum building height on Site 2 properties. Proposal does not include delivery of the plaza or underground carpark.

At its meeting on 11 November, Council resolved to invite tenders from interested parties to deliver a plaza and underground parking as per the Neutral Bay Village Planning Study. Details of tender, scope were not included in the report to Council.

Following discussion by attendees it was agreed that Council must drive the process to achieve the optimum solution for the plaza and parking.

The Precinct is in favour of a fully pedestrianized plaza.

The Precinct is not in favour of a tender for the development of the plaza and underground carpark which pitches two landowners against each other and may result in a plaza and carparking that are not in accord with the community's wishes or the needs of local businesses. The Precinct considers it essential to have a single integrated underground public carpark as opposed to multiple smaller underground carparks.

The Precinct resolved to authorize the Precinct's office bearers to make a submission to Council putting forward the Precinct's views and urging Council to take action to ensure the current once in-a-lifetime opportunity to get the optimum solution for a pedestrianized plaza is not missed.

## 3. 41 – 53 GROSVENOR STREET DA 258/2023 UPDATE – COLES Submissions Close 10/01/2025

Coles' representatives advised that Coles have lodged a revised DA to Council for a 4-storey building with no work proposed on the plaza. Coles advised that they would consider refurbishment of the existing supermarket as an alternative to redeveloping the site if no decision was forthcoming on the DA.

#### **4. PLANNING PROPOSAL P4/24 ARKADIA PROPERTY SERVICES 166-178, 184-192,198-214 MILITARY ROAD & 75 GROSVENOR LANE**

Arkadia have lodged a Planning Proposal to amend the LEP to increase the maximum building height as follows:

Site 2A-1 (the Grove Arcade site): 42m (11 storeys).

Site 2A-2 (the Neutral Bay Community Centre site): 45m (12 storeys).

Site 2B (Theos Arcade site): part 36m (9 storeys) and part 45m (12 storeys).

The Planning Proposal also proposes to increase the minimum non-residential floor space from 0.5:1 to 1.2:1.

Arkadia's plan proposes to leave the Blue and White Dry Cleaners as an isolated site between Site 2A-1 and 2A-2. As a result, Arkadia wants to be given exclusive use of Council land for vehicular access across or under the plaza to private parking on the Neutral Bay Community Centre Site.

Precinct members were not in favour of the Planning Proposal.

#### **5. YOUNG STREET PLAZA PARTIAL RE-OPENING AND UPGRADE**

The concept design for the plaza was endorsed by Council on 28 October. The design focuses on enhancing public space, accessibility and overall community amenity with raised thresholds coming into Young St and across Military Road exit and narrowing the roadway to accommodate wide footpaths on either side of Young Street.

Young St is to be re-opened to traffic with egress-only onto Military Road.

Funding is allocated from Transport for NSW B-Line grant.

Construction is to take place between July 2025 and December 2025.

#### **6. GROSVENOR LANE NEUTRAL BAY SHARED ZONE - 'LEFT-ONLY RESTRICTION FROM GROSVENOR LANE INTO YOUNG STREET**

Following a Road Safety Audit and Traffic Impact Assessment changes are proposed at the intersection of Grosvenor Lane and Young Street.

There will be a Left Turn Only into Young Street restriction for vehicles travelling east along Grosvenor Lane from Ben Boyd Road. There will be a kerb extension at the south side of this intersection to prevent drivers from turning right at this intersection.

This change is to remove traffic travelling along the lane from Ben Boyd Road to the Grosvenor Lane carpark and addresses the safety concerns with high volume and the speed of vehicles currently using Grosvenor Lane.

#### **7. 1-7 RANGERS ROAD, NEUTRAL BAY DA 281/2024 - WOOLWORTHS Submissions Close 10/01/2025**

The Sydney North Planning Panel has given 4:1 decision recommending the Minister approve amending the LEP to increase the maximum building height for the Woolworths to part 26m and part 31m but recommending Council ensure the living areas of all dwellings in Yeo Street achieve a minimum of 2 hours sunlight in mid-winter.

A DA 281/2024 has been lodged with North Sydney Council, with submissions closing on 10 January 2025.

The redevelopment of land including:

- Demolition of all structures.
- Construction of mixed-use development comprising.
- 70 residential units.
- Commercial spaces including a supermarket, public plaza, basement parking for 326 vehicles and associated site works associated with Concept DA 162/2024.

## 8. PATHWAYS CREMORNE SENIORS HOUSING PARRAWEEEN STREET SSD - 49472213

A response has been received by DPHI to issues raised in submissions. Many of the responses relate to changes following the initial submissions. Response states that changes to landscaping, retention of the primary roof form of the heritage cottages and improved streetscape appearance along Parraween have been incorporated in the latest amendments.

Only a quick review has been undertaken of documentation released a day earlier.

### Cremorne Conservation Group Initial Comments

- All four buildings are excessive in height bulk and scale – no material change in heights.
- All internal fabric of the heritage listed cottages will be demolished.
- All ILU buildings have large expanses of glass at ground level which is not permitted under the LEP.
- There is no traffic management control plan.
- There is potential for up to 125 car spaces.
- There is an assumption there will be a third pedestrian crossing on Parraween Street.
- Acceptable view sharing makes the assumption that Building 4 is compliant in height.
- 2 out of 5 residences in buildings 2 and 3 will have less than 2 hours solar access.
- There is significant overshadowing of 53 Gerard Street.

### Brightmore Precinct Member's Initial Comments

- Total of 174 objections received.
- 10 submissions in support (Parramatta, Stanmore and Chatswood!).
- \$94m building cost to be known as "Amara Cremorne".
- Arguing Gerard Street height is consistent with existing buildings.
- Heights:
  - o Building 1: now 15.27m (was 16.15m)
  - o Building 2: now 15.48m/12.51m (was 14.89m)
  - o Building 3: now 15.01m (was 16.09m)
  - o Building 4: now 23.45m (was 28.66m)
- Setback changes. Mainly better.
- 110 trees removed. Claim canopy cover will (eventually) be 45%.
- Repositioned to the east - now 6 cottages retained, albeit facades (compared with 3 in the middle).

There is still some concern by residents about bulk, height and mass of Building 4, traffic and extent of the heritage cottage being retained.

## 9. COMBINED PRECINCTS COMMITTEE MEETING REPORT ON WFU BRIEFING

TfNSW did not turn up at the CPC meeting and the Warringah Freeway Upgrade contractor gave update on key areas of construction.

There were no responses to questions put to TfNSW by the precincts.

Precincts had issues with noise, design of the elevated roadway near Bell St Cammeray and parking in nearby streets by workers.

## 10. MONFORD PLACE, CREMORNE - POTENTIAL ROAD CLOSURE AND SALE

At recent NSC meeting the desire by Redlands to purchase Monford Place Cremorne was discussed. Following discussions the Council authorized the Chief Executive Office to enter into discussions with SCEGGS Redlands regarding their proposal to purchase and close Monford Place, Cremorne. A further report is to be brought to Council following the discussions.

LS of Brightmore made a submission to the meeting about the loss of public parking spaces, whether the Redlands Masterplan allowed for on-campus parking for users and visitors to the Campus, the failure of Redlands to address impact of student / staff driving to school and parking in residential streets and other concerns.

### Action for Council

*Council to be asked whether a proposed meeting between Council & Redlands about a Green Travel Plan and student parking took place, as per Brightmore Precinct Minutes 8 June 2022.*

## 11. DEVELOPMENT APPLICATIONS

### 16 Illiliwa Street, Cremorne DA 75/2024

Demolition of the existing dual occupancy and construction of two 3-storey, attached dual occupancy development, comprising four (4) bedrooms plus two (2) garage car parking spaces for each dwelling.

Amended DA plans have been submitted to Council with Clause 4.6 request seeking approval to exceed maximum building height. Neighbours voiced concerns about the building height and the setback of the proposed construction from the side boundary.

The Precinct agreed to make a submission to Council urging them to ensure the applicant complies with all requirements of the LEP and DCP. The closing date for submissions is 22 November 2024.

## 12. CORRESPONDENCE

### Alfred Street Off-Ramp temporary long-term closure to all traffic 22 November to mid 2025

Received from TfNSW Alfred Street off ramp temporary long-term closure to all traffic 22 November to mid 2025. The south bound traffic lane from the Warringah Freeway to North Sydney via Alfred St is to be closed to enable construction of the new Alfred St ramp structure, the south bound bus lane and retaining walls.

The key benefits stated:

- This will remove the need for 90 nights of noisy work enabling works to be carried out safely during the day.
- Remove the need for 10 weekends of work.
- Allow the completion of the new Alfred Street off ramp, Falcon Street bus ramp and retaining walls 6 months sooner.
- Remove the need to implement more than five different traffic re-configurations at the southbound off ramp to complete the work in stages.

This was also raised at Council on Monday night. Council is seeking removal of the Toll on the Military Road ramp to and from north of Warringah Freeway.

## 13. GENERAL BUSINESS

### i. 18 Illiliwa Street - Compliance Concerns

Concerns have been raised about the continued use of roadway and nature strip for deliveries and skips. Council advised that the builders have a permit to use kerbside for deliveries / skip until 15 November 2024

### ii. Change of date for next Precinct meeting

As the Mayor's Community Christmas Reception is scheduled for 11 December it is proposed that next meeting is to be held on 4 December.

## 14. SUMMARY OF ACTIONS

Not received from Council at time of Precinct Meeting.

**NEXT MEETING**      **4 DECEMBER 2024**

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

19 November 2024

Ref: Brightmore Submission Grosvenor Lane Plaza - 19 Nov 2024

Chief Executive Officer– North Sydney Council

Attention: Mrs Therese Cole [council@northsydney.nsw.gov.au](mailto:council@northsydney.nsw.gov.au)

cc	Mayor-Zoë Baker	<a href="mailto:mayor@northsydney.nsw.gov.au">mayor@northsydney.nsw.gov.au</a>
	Deputy Mayor-Cr. Godfrey Santer	<a href="mailto:cr.Godfrey.Santer@northsydney.nsw.gov.au">cr.Godfrey.Santer@northsydney.nsw.gov.au</a>
	Cr. Nicole Antonini	<a href="mailto:cr.nicole.antonini@northsydney.nsw.gov.au">cr.nicole.antonini@northsydney.nsw.gov.au</a>
	Cr MaryAnn Beregi	<a href="mailto:cr.maryann.beregi@northsydney.nsw.gov.au">cr.maryann.beregi@northsydney.nsw.gov.au</a>
	Cr Efi Carr	<a href="mailto:cr.efi.carr@northsydney.nsw.gov.au">cr.efi.carr@northsydney.nsw.gov.au</a>
	Cr Chris Holding	<a href="mailto:cr.chris.holding@northsydney.nsw.gov.au">cr.chris.holding@northsydney.nsw.gov.au</a>
	Cr Angus Hoy	<a href="mailto:cr.angus.hoy@northsydney.nsw.gov.au">cr.angus.hoy@northsydney.nsw.gov.au</a>
	Cr Jessica Keen	<a href="mailto:cr.jessica.keen@northsydney.nsw.gov.au">cr.jessica.keen@northsydney.nsw.gov.au</a>
	Cr James Spenceley	<a href="mailto:cr.James.Spenceley@northsydney.nsw.gov.au">cr.James.Spenceley@northsydney.nsw.gov.au</a>
	Cr Shannon Welch	<a href="mailto:cr.Shannon.Welch@northsydney.nsw.gov.au">cr.Shannon.Welch@northsydney.nsw.gov.au</a>
	Cr Combined Precincts	<a href="mailto:precincts@northsydney.nsw.gov.au">precincts@northsydney.nsw.gov.au</a>

**Subject: Grosvenor Lane Plaza**

Dear Therese,

Brightmore Precinct includes Council's Grosvenor Lane carpark in the heart of Neutral Bay Village.

Council has long had the objective of revitalising Neutral Bay Village by creating a pedestrian plaza in place of the existing carpark, relocating the public carparking under the plaza, and creating a pedestrian and shopper-friendly hub for Neutral Bay. Brightmore Precinct members support this vision. The North Sydney DCP requires development in the area to underground the carpark and create a pedestrian plaza.

At the Brightmore Precinct meeting last Wednesday there was much discussion about the Coles Development Application, the recently submitted Arkadia Planning Proposal and Council's resolution of 11 November 2024 to adopt a tender process to deliver the plaza and underground carparking. The view expressed by Precinct members is that Council has a once-in-a-lifetime opportunity to achieve this vision but momentum in progressing the vision must be accelerated. In particular, the tender brief, process and timeframe endorsed by Council must be clear.

Precinct noted with concern that the recently submitted Arkadia Planning Proposal shows use of Council's land for on-grade vehicular access and does not seem to include retail parking on Arcadia's site. Arkadia proposes to acquire the Neutral Bay Community Centre from Council to incorporate it into a development site and leave the Blue & White Dry Cleaners as an isolated site between the Community Centre and the Grove Arcade sites. As a result, Arkadia seeks to use Council's land for on-grade vehicular access to the Community Centre site. Unfortunately, Arkadia declined an invitation to present and discuss the Planning Proposal at the Precinct meeting as they had not yet received any formal feedback from Council.

Brightmore Precinct authorised the office bearers to make a submission to Council emphasising:

- 1) The primary objective is that the plaza should be fully pedestrianised without vehicular conflict.
- 2) The underground parking should seamlessly integrate Coles (Site 1) and Arkadia (Site 2) retail and public parking with Council's public car parking so that it functions as one carpark.
- 3) Arkadia should provide adequate retail parking for their property.
- 4) The plaza's potential should not be diminished to cater for Arkadia's desire for on-grade car parking access.
- 5) Sound planning principles would require redevelopment of a site as large as the Arkadia site to include acquisition of properties to ensure access from a public road and not through the plaza.
- 6) Blue & White Dry Cleaner's small property should not be left as an isolated site to ensure the orderly and economic development of land.
- 7) Council needs to take the driving role, and landowners should be required to comply to achieve the desired outcome.
- 8) Council should provide regular detailed updates to the community.
- 9) This once-in-a-lifetime opportunity requires strong, immediate and visible leadership from Council to ensure the opportunity is captured for future generations.

Yours sincerely,

**Brightmore Precinct Office Bearers**