

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 4 DECEMBER 2024

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: LS (Secretary)

ATTENDANCE: 22 people attended the meeting

APOLOGIES: 2 (JT, PT)



1. CONFIRMATION OF MINUTES 13 NOVEMBER 2024 MEETING

The Minutes for the previous meeting of 13 November 2024 were adopted with the following amendment to:

Section 11. Development Applications

16 Illiliwa Street, Cremorne DA 75/2024

Replacing

"Neighbours voiced concerns about the building height and the setback of the proposed construction from the side boundary."

with

"It was noted that the amended plans contain only very minor changes compared to the original plans and have not addressed the significant concerns raised by residents. Neighbours voiced particular concerns about the building height and the non-compliant front, rear and side setbacks."

2. DISCUSSION: SPECIAL RATE VARIATION (SRV)

Co-chairs PE and RM gave a summary of a presentation on the SRV given by Mayor Zoë Baker, CEO Therese Cole and members of the Executive Leadership Team to the **Combined Precinct Forum on 3 December**.

The video from the Your Say page was shown to explain the SRV.

Consultation closes Friday 10 January 2025

Key Points

- There is a significant backlog of infrastructure projects. Works such as plaza upgrades are being held back by a lack of capital.
- Increasing population in the LGA.
- It is not just the pool that is the cause of the unsustainable financial position. The condition of Council assets is poor. The options prepared in the Council Reports include differences between satisfactory condition as compared to good condition. The latter requiring regular maintenance only.
- Schools do not pay rates but are buying commercial and residential properties to expand, leading to a loss of rate revenue. They are also one of the main users of facilities, especially sporting facilities such as St Leonards Park which increases the maintenance required. These are used without notice to Council, based upon State Significant Building approvals.
- North Sydney's minimum rate is one of the lowest in the state. The current minimum rate is \$715, with an average of \$129.34 in levies on top of that giving the current total of rates and levies sum of \$844.
- Under the SRV proposal the rates and levies will be rolled into one charge, with a new minimum rate to be determined.
- 77% of ratepayers mainly apartment dwellers are currently on the minimum rate.
- Build-to-rent reduces rate income.
- Parking meter revenue decreased during Covid and the new metro is attracting more users, resulting in a further drop in income. The new parking meters have also further reduced revenue, due to their increased functionality, enabling users only having to pay for the actual time parked, rather than per traditional meters, which are paid upfront without any possibility of a refund if the actual parking used is less than that paid.
- Option to increase the loan length, but this would push the burden onto future generations.
- Certain rates can't be touched for capital works.
- Developer contributions are pegged by the state government, which further limits options.
- Labour costs are 40% of Council's total expenditure.
- The IPART Rate Peg came in during the 1990s, and at that time North Sydney's rates were the lowest in NSW, with a high percentage of commercial ratepayers.
- IPART told the previous Mayor and the previous General Manager that they needed to increase rates, and they didn't.
- CEO's paper - have to have a strategy which is backed by finance and resources.

- CEO said the condition of North Sydney's assets, particularly buildings, rates poorly compared to other councils she has worked at.
 - Service levels are still high, and expectations are high.
 - After Council has reviewed the feedback, recommendations will go to IPART, and after an independent review, IPART will make a decision.
 - Recommend everyone read all the associated strategy documents on Council's website, which will help in responding to the survey.
 - The timing of the response to IPART over the Christmas Period is dictated by the NSW Government, not the Council.
 - ALL members of the Community are encouraged to view the documentation especially the Strategies and make an individual submission by January 10 on YourSay. Links to all the documentation regarding the SRV are on the *Your Say* webpage.
- Brightmore Precinct will not make a Precinct submission.

Comments from Attendees

- Attendees were unclear on the current Valuation Base Date. For the record, it is 01/07/2022.
- Look at what assets can be sold to fix things that need to be fixed.
- Original cost of pool was \$34m, with \$10m Federal funding, \$10m State, and \$14m Council.
- Council has assets that are under-utilised, often due to their poor condition e.g. Council Chambers only used twice per month, but the roof leaks, therefore it is not fit for the purpose of third-party hire.
- If you sell assets such as houses and buildings, you don't get the rental income.
- Maybe increase charges for schools to use sporting facilities. As schools don't pay rates, ratepayers are subsidising schools by paying for maintenance of these facilities.
- Reduce services to cut costs e.g. frequency of green waste and household cleanups. At alternating weeks, this is one of the most generous (Mosman 2 per year for general clean-up, green waste monthly).

3. AMENDMENT TO THE NORTH SYDNEY DEVELOPMENT CONTROL PLAN AFFECTING THE WOOLWORTHS RANGERS ROAD DEVELOPMENT

On 25 November North Sydney Councillors voted **unanimously** to amend the North Sydney Development Control Plan (NSDCP) 2013 affecting the Woolworths Rangers Road development to include:

- a new provision **limiting the number of retail and commercial customer car parking spaces** to 180 (down from a potential 276);
- a revised overshadowing provision saying that the living areas of **all the dwellings in Yeo Street should receive a minimum of 2 hours sunlight** in mid-winter (improved from only 70% of dwellings);
- new provisions limiting the carpark entrance in Yeo Street to one driveway in and one driveway out (Woolworths wants two driveways out) and requiring Woolworths to demonstrate the carpark entry won't create adverse conflict with traffic flow on Yeo Street.

Woolworths has submitted two development applications that remain undetermined.

1. DA 162/2024 was submitted as a "Concept DA" to try to set the controls for the development to override the North Sydney Development Control Plan.
2. DA281/2024 is a standard DA and covers the redevelopment of the land including demolition and construction of a mixed-use development comprising 70 residential units, commercial spaces including a supermarket, public plaza, and basement parking for **326** vehicles and associated site works associated with Concept DA 162/2024.

Submissions close Friday 10 January 2025

A Motion was passed UNANIMOUSLY authorizing the Precinct's office bearers to make a submission to Council objecting to Woolworths' two Development Applications on the basis they do not comply with the resolved amendment of the NSDCP as above.

4. ADDITIONAL PEDESTRIAN CROSSING AT THE INTERSECTION OF THE WESTERN SIDE OF WATERS ROAD & BELGRAVE STREET

Two Brightmore Precinct members will meet on-site with Council's Transport Engineers on Thursday 5 December to discuss an additional crossing.

Additional proposal to re-instate the "Left Turn On Red" to stop traffic banking up in Waters Road, especially during school pick-up and drop-off.

5. SUMMARY OF ACTIONS

Month	Item	Actions	Council's Reply	Status
November	10	MONFORD PLACE, CREMORNE - POTENTIAL ROAD CLOSURE AND SALE Council to be asked whether a proposed meeting between Council & Redlands about a Green Travel Plan and student parking took place.	Sent to Traffic	Open/Ongoing
October	6 (i)	Additional Pedestrian Crossing at the intersection of the western side of Waters Road & Belgrave Street Brightmore Precinct requests that a member of Council's Traffic & Transport Operations meets with Precinct representatives for an on-site meeting, and if in agreement that the change is feasible, advocate for the additional crossing.	Date confirmed for 5 th December	Open/Ongoing

6. DEVELOPMENT APPLICATIONS

None

7. CORRESPONDENCE

i. Brightmore Submission re Grosvenor Lane Plaza 19 November 2024

To: North Sydney Council CEO Mrs Therese Cole; cc Councillors

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
Peter Ellis, Co-Chair
Rob McKay, Co-Chair
Lesley Sommerville, Secretary
Ciaran de Bhaldraithe, Deputy Secretary

ii. Sydney Water Update - Northern Suburbs Ocean Outfall Sewer (NSOOS)

Work in Cremorne and Mosman - December 2024 to February 2025

Christmas Holiday Period shutdown from Friday 20 December 2024.

Return to work on Monday 13 January 2025.

Sites will be locked, security cameras will remain operational and random inspections will be carried out over the holiday period.

8. GENERAL BUSINESS

i. New Parking Meters

Attendees expressed concern over the 8.25% surcharge on some of the parking meters, which outnumber the smaller ones by 12 to 1, and require a smartphone.

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

Attendees queried the reasoning behind the closure (i.e. removing the need for 90 nights and 10 weekends of noisy work and allowing earlier completion of the new Alfred Street off ramp & Falcon Street bus ramp).

Congestion on surrounding roads has already increased, especially the Pacific Highway.

Requested the removal of the Toll on the Military Road ramp to and from north of Warringah Freeway. This has also been requested by Council, but *TfNSW* has rejected this proposal.

Attendees once again expressed their annoyance at the attitude of *TfNSW* in dealing with the local community.

NEXT MEETING 12 FEBRUARY 2025

EMAIL brightmore.precinct@gmail.com