

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 12 FEBRUARY 2025

COMMENCING AT 7.00 PM

CHAIR: RM (Co-Chair)

MINUTES: LS (Secretary)

ATTENDANCE: 57 people attended the meeting

APOLOGIES: 4 (PE, CT, MDS, GD)



1. CONFIRMATION OF MINUTES DECEMBER 2024 MEETING

The Minutes for the previous meeting of 4 December 2024 were adopted.

2. PLANNING PROPOSAL P4/24 - PRESENTATION BY ARKADIA

Ric O'Connell - Chief Executive Officer

Adam Dillon - Head of Asset Management

Properties 166-178, 184-192, 198-214 Military Road & 75 Grosvenor Lane, Neutral Bay

Proposal for:

- 9-12 storey tower replacing Theo's Arcade
- 12 storey tower replacing Community Centre to Cosmo's Florist
- 11 storey tower replacing The Grove Arcade

Comments from Arkadia

- The Karedis family came to Neutral Bay 70 years ago when they opened a milk bar on Military Road.
- Put forward a Planning Proposal with plans to show how a development could work on the site. Arkadia was encouraged by Council to lodge a Planning Proposal. Equally the Coles proposal was pushing ahead without consideration to the wider area so was also necessary to demonstrate what should be allowed to occur over time on the Arkadia sites. Arkadia put forward a plaza only scheme which was not supported. Arkadia supports Coles developing but needs their basement extent to stop at the tree line to allow some on grade cars to remain and a circulation road to support the small businesses.
- Neutral Bay Village Planning Study - height of 6 storeys makes it unfeasible to develop the sites and to fund the community amenity on Arkadia's land.
- There will be no breach of solar access requirements to the properties across Military Road.
- Arkadia objected to the Coles' DA to ensure the survival of the small retailers. The crux is the ring road around the development during construction with some on grade parking and the small businesses surviving throughout the Coles' development.
- Arkadia hasn't been able to come to an agreement with Coles or Council, with a scheme that delivers community benefit.
- Advocating to keep Grosvenor Lane in place for any proposal with some on grade parking
- Planning Proposal is in the early stages.
- Ground floor retail, first floor commercial and community benefits - open laneways, active street frontages, landscaping and a community centre. The Community Centre will be in The Grove site.
- 5% of apartments will be low-cost housing.
- Grosvenor Lane Carpark still very busy with shoppers going to the small businesses even though Woolworths has closed.

Comments/Questions from Attendees

Q Where are you at now? Have you submitted to Council?

A Yes, in October 2024. No feedback from Council in 100 days. After Planning Proposal process will need to submit DA then appoint a builder then build in stages. It would be around 5 years to complete initial stages.

Q There are 3 sites. Are all 3 going to be demolished at once?

A No, not all at once. The project will be staged to enable current tenants to be relocated as their current tenancies are redeveloped.

- Q** Is the development of the 3 sites contingent on having access through the council underground carpark?
- A** There will be 3 sets of ramps to the sites. There are legal accesses to sites that will need to remain over the plaza if not accommodated below the plaza.
- Q** How can you construct sites on Military Road without affecting the Grosvenor Lane Carpark/plaza and small tenants?
- A** Similar to Central Element's. Construction will be staged. Arkadia has access via Grosvenor Lane Carpark. Coles' development will be detrimental to Arkadia's small businesses.
- Q** Residential developments over \$75m which provide 15% affordable housing can gain a 30% height bonus? Are you going to do this?
- A** No, just going the Planning Proposal pathway. Otherwise higher buildings would impact on solar access on buildings on the southern side of Military Road.
- Q** Will you seek extra height for an increase in affordable housing?
- A** No, not seeking above what we have proposed.
- Q** Would the 5% affordable housing be for 15 years and then re-sold?
- A** Yes, that is the intention.
- Q** What parking will be provided for the new developments?
- A** Will provide the maximum allowed under the DCP.
- Q** Will there be customer parking?
- A** That will be addressed at the DA stage. Contract of sale when we provided the land for a small consideration for the carpark says it's for a carpark which we have relied upon and was the basis of transferring to Council. Will have the maximum number of residential carparking spaces allowable under the DCP. Customer parking will comply with the DCP.
- Comment from Precinct member:**
- This is important since the DCP only gives a maximum.
 - We don't know if Arkadia will want to put in the maximum or zero spaces, or something in-between.
- Q** How will underground parking be accessed?
- A** The Bay Roaster site has the driveway access, The Grove has access off Grosvenor Lane. Arkadia will want access to the isolated sites from Grosvenor Lane, in addition Blue & White and Priceline are isolated sites if the area is turned into a plaza so access through the plaza will need to be provided for.
- Q** Thought the current Grosvenor Lane Carpark was going to be a plaza with underground carpark?
- A** Current Coles' DA has a travelator which only services their store. Arkadia's Planning Proposal doesn't cover Grosvenor Lane Carpark and plaza. Arkadia are happy to retain the on-grade carpark.
- Comment from HH, Coles:**
- Travelator is on Coles' land but is 100% public and comes out into the carpark/plaza.
 - Coles is re-badging Woolworths and plan to open mid-April.
- Q** From Blue & White - If Council pedestrianises the whole plaza, The Blue and White business will be affected.
- A** Arkadia would have the same problem for all its tenants. Can only pursue the current legal access to the businesses.
- Q** Why can't Coles, Arkadia and Council get together? The developments will only work if there is a combined carpark.
- A** The problem is the feasibility and height which is currently restricted by planning. Arkadia can't go with 4 storeys which is current or 6 which is proposed, it is not feasible and this was show in the Planning Study's own economic assessment. Arkadia would like to work with Coles and Council to have a full integrated outcome.
- Q** Is Arkadia going to respond to Council's Expression of Interest for the Grosvenor Lane Carpark?
- A** Yes
- Q** Community Centre should have Ground Floor access. Arkadia's plan has lift access to first floor Community Centre. Lifts breakdown, Community Centre should be on ground floor.
- A** We can look at that once Planning Proposal resolved.
- Q** Community Centre is a very important part of Neutral Bay - used extensively, especially by the elderly.
- A** It will be bigger. Currently 3 levels, about 350sqm usable. New one will be 730sqm. Planning Proposal process will take at least 18 months. Required to provide a Community Centre. Advocating for a plaza with retention of some on-ground parking in Grosvenor Lane. Have loading access rights to the sites.
- Q** The escalators in both Theo's Arcade and The Grove are often not working, in fact they are sometimes just turned off. It is important for Arkadia's retailers, as well as the public, especially the elderly, to keep them operational.
- A** Due to their age, they are too narrow and can't be replaced. Would need new wider ones, which would mean the escalators would have to be closed down, removed and rebuilt. The Planning Proposal will have at-grade ramps, with no need for escalators.

Suggestion from Precinct member:

- Put a new escalator in the Westpac building, especially if the timeline for the Planning Proposal and build is so long.
- A** There are long term leases in place and getting people to turn at a right angle is not good planning, equally that is currently a car park.

Other Comments by Attendees:

- Can understand why you are wanting extra height, but this will ruin the area. An increased number of people coming in with insufficient public transport (no train, only bus), traffic already gridlocked. Closure of Ernest Street ramps to access the Sydney Harbour Bridge will make traffic in Neutral Bay much worse. Many other attendees agreed.
- You say community is important, so can't understand why you are proposing this.
- Where are the toilets in Community Centre? Need level access to Community Centre.
- Many are using Grosvenor Lane Carpark and the old Woolworths' carpark while they walk to Woolworths' Rangers Rd store. Confirmed by many other attendees.
- Blue & White - Has noticed a downturn in business since Woolworths closed, especially after 2.30pm.

Co-chair RM thanked Arkadia for coming along to present their Planning Proposal.

3. COMMENTS ON PLANNING PROPOSAL P4/24

MTJ gave a presentation on the above.

Neutral Bay Village Planning Study (NBVPS) - Council endorsed an increased building height from 16m to 21m to allow for 6 storeys.

Draft NBVPS recommended greater height - 8 storeys - on key sites.

Reasons:

1. Core of centre
2. Close to bus stops
3. Interface with plaza
4. Avoid site isolation issues
5. Limited overshadowing
6. Size to support appropriate urban form
7. Delivery of public benefits

KEY ISSUES

4. Avoid site isolation issues

- Blue & White Dry Cleaners site is left behind cannot be readily developed in the future.
- Fails to meet good planning principles.

5. Overshadowing

There will be overshadowing:

- 21 June 9am, in May Gibbs Place and Wycombe Road west side
- 21 June 2pm Wycombe Road east side and plaza in Rangers Road
 - residential developments on the corner of Military Rd and Wycombe Rd

6. Size to support appropriate urban form

- Public space is the critical outcome - open spaces, streets, public facilities.
- Strong sense of place, local character and identity.
- Scale and massing response to desired local character.

Planners want:

- legible, walkable linkages;
- avoid street "wall effect".
- active frontages to plaza.

What is a good site size?

Pienza Apartments, 12-14 Waters Road - 1,627 sqm

- 3 road frontages allowing windows and balconies and providing good vehicular access
- loading dock in Waters Lane
- carpark entry off Waters Road

Arkadia

Site 2A1 - 1,379 sqm - The Grove

- 1 road frontage in Grosvenor Lane for vehicular access

Site 2A2 - 971 sqm - Community Centre

Site 2B - 1,838 sqm - Theo's Arcade

The Grove is the only site with vehicular access.

Basement access

Sites 2A2 and 2B require acquiring an interest in public land.

If the Blue & White site were acquired, this would solve the problem.

If the sites on the corner of Waters Road and Military Road have a driveway and an on-ground carpark between them and the plaza, they can't be developed to interface with the plaza. This increases the value of the Arkadia site and devalues the corner sites.

Draft NBVPS also assumed Arkadia would acquire an interest in public land for its private basement carpark.

Compromised building separation standards - does not comply with NSW Apartment Design Guide. Proposal has an 11 storey tower and a 12 storey tower with a blank wall to the side boundary – perfect for advertising, will encourage neighbouring owners to build towers to the boundary.

Lack of detail in parking and access – no loading docks proposed.

Community Centre:

- only has access via a lift and stairs.
- has blank walls on western and northern sides.
- currently 318 sqm site, 350 sqm community centre. Military Road Corridor Planning Study proposed 1,000 sqm on 1st floor with public toilets, family room, store for community events and lobby at ground level. NBVPS proposed 1,000 sqm on 1st floor, with lobby at ground level.

Arkadia has proposed 730 sqm on 1st floor, with lobby at ground level.

Arkadia proposes acquiring the existing Community Centre for \$7.95m and providing the new Community Centre tenancy at a peppercorn rent for 40 years which Arkadia values at \$9.35 million (a claimed net Public Benefit of \$1.4m).

Arkadia's Public Benefit Offer

Community Centre Tenancy	\$1.4m
2.5m & 1.5m wider footpaths	\$7.16m
Through-site links:	
- 4m open-to-sky western link with lift	
+ 3m open-to-sky Community Centre link	
+ 4m wide arcade on Theo's site	\$8.49m
Total	\$17.05m

Council land acquired for vehicular access not included - assumed to be provided by Council free of cost.

4. ERNEST STREET RAMPS - WARRINGAH FREEWAY UPGRADE/WHT

WFU - CPBDTIJV.

- Access table and questions sent.
- Ernest Street access - three options put forward to TfNSW. Waiting on a response.
- Western southbound morning peak tidal flow will permanently cease, from 22nd February (as advised 12th February).
- Northbound exit access also changes from 22nd February. Need to stay in western lanes (as advised 12th February).
- Invitation to present also sent. WIP.

WHT - Acciona.

- Air Quality Consultative Committee (AQCCC) still yet to be selected. AQCCC will function not unlike a Precinct, but with engagement with WHT/TfNSW.
- Place, Design & Landscape Plan now with Dept of Planning, Housing & Infrastructure (DPHI). Now in an iterative review cycle with TfNSW prior to approval, which will then be made available to the public.
- TfNSW to host an "Air Quality information session" in the coming months.
- Ventilation building and outlet approved in Jan 2021. Many of the questions asked of the public about this were addressed in the EIS Submissions Report.
- Invitation to present also sent. WIP.

5. NEUTRAL BAY VILLAGE ISSUES

5i. Community Centre - what does the community want?

A quick poll of attendees listed the following as priorities:

- Ground floor access for the whole centre - all on the one level.
 - Essential for the elderly and those with disabilities.
 - Lifts break down or don't work during power outages.
 - Visibility - a welcoming place as you walk past.
- Double the current size
- Solar access
- Accessible from the underground carpark.

Action for Council

- Could Council note the above priorities for a new Neutral Bay Community Centre in future planning.

5ii. Young Street partial re-opening & left-hand turn only from Grosvenor Lane into Young Street – July 2025

- Design is currently underway.
- Construction to commence July 2025.

5iii. Young and Grosvenor Street Intersection Upgrade - February-March 2025

- 2 new raised pedestrian and bicycle crossing are being installed.
- Anticipated the works will commence late February 2025 and completed within 4 weeks, weather permitting.

6. SUMMARY OF ACTIONS

Month	Item	Actions	Council's Reply	Status
December	1.	16 Illiliwa Street, Cremorne DA 75/2024 Precinct 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	Forwarded to Planning	Awaiting Response
	8.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.	Concerns were forwarded to Team Leader Parking Meters	Open/Ongoing

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

On 5 December 2 members of Brightmore Precinct met on-site with Council's Transport Engineers.

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.

7. DEVELOPMENT APPLICATIONS

Outcome of 16 Illiliwa Street Planning panel decision

16 Illiliwa Street - DA 75/2024

Brightmore Precinct lodged a submission with some amendments suggested. However the NSLPP endorsed the planners' report.

Application Number	Application Type	Lodgement Date	Details
10.2024.00000419.001	Development Application	22/01/2025	27 Brightmore Street, Cremorne Nsw 2090 Construction of carport, new driveway crossover, landscaping and associated works.
19.2025.00000018.001	Complying Development Applct'n	28/01/2025	81 Young Street, Cremorne Nsw 2090 Alterations to existing dwelling
10.2025.00000006.001	DA	31/01/2025	246 Military Road, Neutral Bay Nsw 2089 248 Military Road, Neutral Bay Nsw 2089 250 Military Road, Neutral Bay Nsw 2089 252 Military Road, Neutral Bay Nsw 2089 254 Military Road, Neutral Bay Nsw 2089 Shop 1, 252 Military Road NEUTRAL BAY NSW 2089 Unit 2, 252 Military Road NEUTRAL BAY NSW 2089 RETURNED - Demolition of existing structures and construction of a five (5) storey mixed use development comprising commercial tenancies and 53 Co-Living rooms with a roof top communal living space and plant/vertical circulation overrun and basement.
10.2025.00000013.001	Development Application	07/02/2025	131-135 Young Street, Cremorne Nsw 2090 Reconstruction/Rectification of part of a Damaged Roof and Roof Framing. Repairs to an existing Residential Flat Building
10.2025.00000018.001	Development Application	10/02/2025	20 Benelong Road, Cremorne Nsw 2090 Alterations and addition to existing dwelling including internal and external reconfiguration within the existing floorplate.

8. CORRESPONDENCE

8i. Lime Bikes

Although Lime Bikes are legally permitted in the North Sydney LGA, all attendees voiced their concern about the number of bikes abandoned in the streets and rider behaviour.

Action for Council

- Does Council track the cost of it dealing with Lime Bikes i.e. Rangers moving bikes and impoundment?
- If so, will it bill the company for reimbursement?
- Does Lime have to pay Council for a tender?

To Report Abandoned Bikes"

Contact Lime Bikes

- via the QR code on the bike, which will connect you directly to the local team.
- Email help-sydney@li.me or support-au@li.me
- 24/7 hotline: 1800 861 305

If there is no response from Lime Bikes:
Contact Council's Rangers on 9936 8100

8ii. Regulations on long-term boat trailer storage on the street

Link to a change.org petition asking the local government and law enforcement agencies to revisit the existing parking laws and impose stricter regulations on long-term street storage for boat trailers and other trailers.

The local laws currently allow boat and trailer owners, often non-local, to park on the street for up to 28 days at a stretch, only to move them slightly to reset the clock and evade fines.

https://www.change.org/p/regulations-on-long-term-boat-trailer-storage-on-the-street?recruiter=44658464&recruited_by_id=e6d83ac0-ee9d-012f-a77d-40401fa5e37a&utm_source=share_petition&utm_campaign=psf_combo_share_initial&utm_term=starter_dashboard&utm_medium=mobileNativeShare

8iii. Community Forum with Zali Steggall, M.P. for Warringah

Zali Steggall is hosting a Community Forum to welcome new voters and to give you the opportunity to have your say on the issues that are important to you and the community.

Community Forum - Tue, 18 Feb, 6:30pm - 7:30pm
Crows Nest Community Centre
2 Ernest Pl, Crows Nest

For more information:

<https://events.humanitix.com/community-forum-in-crows-nest-with-zali>

9. GENERAL BUSINESS

9i. 2025 North Sydney Community Awards

These awards are a fantastic way to celebrate the people who are making a positive impact across North Sydney. Whether they are volunteers, leaders, innovators, or changemakers, we want to ensure they get the recognition they deserve.

There are five categories for nomination:

- **Community Builder**
- **Eco Warrior**
- **Living Legend**
- **Next Generation**
- **Trailblazer**

Nominations are open until Friday 7 March.

9ii. Parking by Redlands students in Illiliwa Street

Residents are investigating the possibility of the introduction of a 4-hour parking zone and will conduct a survey and report to the next Precinct meeting.

9iii. Pienza, 12-14 Waters Road, Neutral Bay

Action for Council

- Could Council ask Pienza to get their workers to park in the Pienza carpark instead of surrounding streets.
- Large skips have been parked in the Loading Zone in Waters Road. This is NOT a Construction Zone. They should either be fined or paying for a Construction Zone. Council Rangers to investigate.

9iv. Night Work Military Road - Tidal Flow 16-26 February

Maintenance work on In-Pavement Lights for the tidal flow, between May Gibbs Place, Neutral Bay, to Spofforth Street, Cremorne.

9v. Pathways Cremorne Seniors Housing (SSD-49472213)

The following notice was received just prior to the meeting.

SK advised that the DPHI have recommended approval and it will go to the Independent Planning Panels.

Precinct will advise further.

NOTICE OF PUBLIC MEETING SUBMISSIONS AND SPEAKER REGISTRATIONS ARE NOW OPEN ON PATHWAYS CREMORNE SENIORS HOUSING (SSD-49472213)

Department of Planning, Housing and Infrastructure (Department) on the **Pathways Cremorne Seniors Housing (SSD-49472213)** State Significant Development (SSD) application.

The Department has now completed its whole-of-government assessment of the application. The next step of the process is that the NSW Independent Planning Commission (commission) will now decide to either approve the application with conditions, or refuse consent. The Commission is the decision-maker as more than 50 unique public objections were received by the Department during their assessment and North Sydney Council also objected to the application.

You can view all information related to this project through the Commission's website here:

<https://www.ipcn.nsw.gov.au/cases/2025/02/pathways-cremorne-seniors-housing>

Public meeting

In addition to accepting written submissions, the Commission has decided to conduct a public meeting. The meeting will be held at **Fred Hutley Hall, 200 Miller Street, North Sydney** on **Wednesday, 5 March 2025** at **10am AEDT**. This is an opportunity for the community to present oral submissions directly to the Commission's Panel appointed to make a decision on the application. Details of the public meeting, including how to register to speak, can be found at

<https://www.ipcn.nsw.gov.au/public-meetings-and-hearings>.

How to register to speak

Anyone wishing to present at the public meeting must pre-register on the Commission's website using the [speaker registration form](#). The deadline for speaker registrations is **12pm AEDT Tuesday, 25 February 2025**.

Written submissions

The Commission accepts community input on applications via written and oral submissions. If you would like to make a written submission on this project, you can do so via our online submission portal here:

<https://www.ipcn.nsw.gov.au/make-a-submission>

The deadline for written submissions is **5pm AEDT Wednesday, 12 March 2025**.

Please note

Registered speakers for the public meeting will be asked to indicate a preference for presenting to the Commission Panel either in-person at the venue or via telephone. At this point, the public meeting may also be livestreamed on the Commission's website. Please note that if the demand for either in-person or virtual attendance is low, the Commission **may** opt to conduct the meeting either entirely virtually, or entirely in person. Similarly, if demand for speaker timeslots is high and **Wednesday, 5 March 2025** becomes fully booked, the Commission will endeavour to schedule a second day.

If either of these scenarios occur, this will be fully communicated to all registered speakers in advance, including how the Commission can assist people to attend the meeting virtually. Please read the Speaker Registration Form carefully, and provide as much detail as possible. These flexible arrangements ensure as many people as possible have the opportunity to be heard, while also making best use of public resources.

9vi. Special Rate Variation

This was passed at the Council meeting of 10 February, and will now go to IPART.

Individuals can lodge their own submissions to IPART.

SUMMARY OF ACTIONS FOR COUNCIL

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• NEXT MEETING –12 MARCH 2025

Requests for guests:

- Council's Director of Open Space & Infrastructure, who is responsible for Grosvenor Lane Carpark.