

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD: **WEDNESDAY 11 NOVEMBER 2020** **COMMENCING at 7.00 PM**

ATTENDANCE: 14 people attended the meeting
(COVID-19 restrictions of the venue limiting the meeting to 14 people)

APOLOGIES & ATTENDEES UNABLE TO ATTEND DUE TO VENUE/COVID RESTRICTIONS:

GA/MTJ/RS/CV/BW/MS

MINUTES OF PREVIOUS MEETING

Minutes for the 14th OCTOBER 2020 meeting (previous meeting) were adopted.

JG opened the meeting.

PRESENTATION BY PRECINCT MEMBER - FG

Beautification of Parraween Street. Discussion on current proposals to turn 4 houses into an Aged Care facility or for this area to be created as a pocket/park/community hub?

It is believed 10 houses/semis have already been purchased in Parraween Street by a developer. 4 are believed to have already settled, the other 6 due to settle in July 2021 (numbers 54-72). The company is still door knocking the remaining properties (numbers 50, and from 72 to 88), and it is understood that some might have agreed to sell. This stretch of Parraween Street has a unique row of old cottages and semis. North Sydney Council was approached re Heritage Listing but was not interested.

Zoning is R4, with a 12m height limit

With new developments (Platino at 89 Parraween Street, Lundy at 400 Military Road through to Parraween Street), there will be 370 apartments alone along the length of Parraween Street. In addition, there are numerous apartment blocks within a 200metre radius of Parraween St, which indicates a significant population of residents in apartment living.

There is a lack of green space and children's playgrounds within the required walking distance of Cremorne Village, and with this Aged Care Facility, if it proceeds, there is an opportunity to give back some usable public green space to the community. Ideally this would work just east of Cremorne Plaza.

FG is proposing a petition and further engagement with precincts (Harrison etc.)

There is the possibility that an architect will be able to look at the potential ratio of permissible green space to site coverage.

Some comments from the attendees:

- There are already a number of Aged Care Facilities in the area (Bougainvillea in Waters Rd, Neutral Bay; The Manors in Hale Rd, Mosman; BUPA in Bardwell Rd, Mosman; Mackillop Grange in Wudgong St, Mosman; Montana Nursing Home in Harbour St, Mosman; The Garrison in Spit Rd, Mosman).

- Not an appropriate place for an Aged Care Facility. People are attracted to Parraween St for its proximity to Military Rd buses for work, its restaurants, cafes and bars, and the Hayden Orpheum. The Pathways development will be high level care, with little opportunity for these occupants to use the area's attractions.
- The site size is considerable but will not boost the economy of the area. If it were to go ahead the community would seek some proper public green recreation space for both the public and residents from the facility to use and enjoy.

- Access for service vehicles, ambulances, community bus, staff & visitor parking. The road has already

been narrowed to a point where large vehicles cannot park parallel to the kerb without intruding into the road lane.

- Another developer is looking at Cremorne Plaza. An approach has been made re the inclusion of green space.

- Retain some houses as artist studios or community facilities.

- Opportunity for North Sydney Council to convert the Parraween Street Carpark into public green space, with parking underneath if there is no desire to implement their own DA.

- It is a pity that the recent Military Rd. Draft Corridor planning study excluded Parraween Street in its scope. R4 Development work has been increasing for the last 5 years with no guidance or overview for the area.

The following motion was put and resolved unanimously:

MOTION: Brightmore Precinct supports a proposal to allocate (or set aside via VPA) a significant area of public green space as part of any major development (a proposed Aged Care facility with a potential site stretching from 50 Parraween to 88 Parraween St, i.e. from Paling St to the Council Car Park but not including the existing apartment blocks at either end).

NOTE: FG to update the Precinct for our December meeting

YOUNG STREET PLAZA TRIAL

Precinct reaction to the closure of Young Street, which commenced 2 November.

Discussion deferred until completion of the Plaza construction.

DRAFT SOCIAL IMPACT ASSESSMENT GUIDELINE

The NSW Department of Planning is seeking feedback on the draft Social Impact Assessment Guideline for State Significant projects. Feedback closes 27 November 2020

CH gave a brief summary of the document and encouraged attendees to feedback to the dept.

COUNCIL RESPONSE RE “EXISTING USE RIGHTS” IN THE R2 (LOW DENSITY ZONE) 40 Brightmore St

CH read both responses from the Council SOA (one very detailed which was appreciated) and one summarized. The precinct thanks the Council for the update and the much-needed work in the area of EUR. The courts interpretation of the clause is welcomed but there remains concern that this could be challenged/overturned by subsequent court action. Councils other longer-term proposals are also welcomed. This remains a significant topic of interest for the Precinct and we continue to monitor progress.

GENERAL BUSINESS

PROPOSED INTERSECTION IMPROVEMENTS ALONG THE MILITARY ROAD CORRIDOR AT CREMORNE AND NEUTRAL BAY

**Cremorne - Macpherson Street, Holt Avenue, Spencer Road and Cabramatta Road
Neutral Bay - Rangers Road**

LS gave a brief summary of the proposed improvements.

Even though the feedback period had already closed (8 November), Council permitted late feedback from Precincts as meeting dates were after the closure date.

The proposed junction upgrades mainly fall within Harrison Precinct. However, one at Macpherson Street is on Brightmore's boundary.

The precinct supports these upgrades with the caveat that works, or design should factor in the increasing regularity of such designs to be dug up by service providers/developers etc. re NBN, power, gas, water

installations.

The more complex the design/materials utilised by the council the longer this takes for NSC to monitor and assess proper remediation when pavements/junctions are dug up.

Factoring in underground service requirements/access would seem key in the design phase to help lessen this workload for the Council.

PROPOSED SPEED HUMPS ALONG BEN BOYD ROAD BETWEEN YEO STREET AND KURRABA ROAD, NEUTRAL BAY

LS brought the above proposal to the attention of attendees. As part of the Australian Government Black Spot Program, Council is proposing to install 9 speed humps along Ben Boyd Road between Yeo Street and Kurraba Road, and 2 more on side streets.

Feedback closes Sunday, 6 December 2020

Complete the survey online at Council's Website

<https://yoursay.northsydney.nsw.gov.au/traffic-surveys>

NEXT MEETING:

To be held on 9 December 2020

EMAIL:

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