

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD: WEDNESDAY 9 DECEMBER 2020 COMMENCING at 7.00 PM

ATTENDANCE: 17 people attended the meeting.
Raised from 14 people to 20 people the day before the meeting
(COVID-19 restrictions of the venue limiting the meeting to 20 people)

APOLOGIES: JG, AG, LM, RS, GA

MINUTES OF PREVIOUS MEETING

Minutes for the 11th NOVEMBER 2020 meeting (previous meeting) were adopted.

CH opened the meeting.

UPDATE & PETITION regarding a proposed Aged Care Development in Parraween Street - Additional information about seeking a permanent "Green Space" on or near this site.

FG gave an update on the above. It is believed 4 houses have already been sold, and a further 14 have an option to purchase. If all properties that have been approached sell, the development will take up 1/3rd of the northern side of Parraween Street. Approximate site would be near Paling St. continuing toward the Council car park.

FG met with North Sydney Council Historian, IH, re this unique row of 20 cottages and semi, some of them dating back to 1880/1890. None have heritage listing and in general, Council doesn't seem keen to apply heritage listing to properties.

Comparison of this potential aged-care development in Parraween Street by Skermanic Pty Ltd (the Pathways Group) with their proposal for a 102-bed elderly care facility at 1-11 Rodborough Avenue, Crows Nest (also R4 zoning). This DA was rejected by the NSC Local Planning Panel. Objections lodged by Registry Precinct included "*inappropriate overdevelopment which although classed as residential will have very significant local impact*".

FG has doorknocked residents in Parraween St, gathering a petition against the development, and so far, has had unanimous support. FG has also spoken to local businesses who similarly oppose the development, as it does nothing to enhance the commercial vitality of the area.

It was noted that Parraween Street has been identified by NSC as a high pedestrian activity zone, and this proposal will generate increased traffic with service vehicles, ambulances, garbage trucks, and staff and visitors. The 102 -bed Rodborough Ave development had provision for 27 car parking spaces, and the Parraween St proposal is estimated at between 100-200 beds, possibly around 150 beds, and is on a significantly larger site.

FG is due to have a meeting with North Sydney Mayor shortly and will circulate the petition for others to sign.

The following motion was put with 16 for, 0 against, 1 abstention

MOTION: Based on details provided by directly impacted residents Brightmore Precinct is concerned by a large development on Parraween Street (a proposed Aged Care Facility)

The scale and nature of the development is expected to be larger than the one rejected by NSPP (Registry Precinct) in [DA 241/2019 No.s 1-11 Rodborough Avenue](#).

The Precinct is concerned that such a large sized facility would destroy the commercial viability, unique character and mix of business, cafes, and residential accommodation.

Response to Military Road Corridor Planning Study - AMENDED Future Direction Report - The post consultation report recommends North Sydney Council proceed with 3 x 8 storey and 3 x 12 storey buildings for Neutral Bay Town Centre (Grosvenor St.) Published community consultation figures demonstrate that 46% of submissions opposed height of 12 storeys while 12% agreed with increasing height. On Monday 30 November 2020, Council deferred consideration of the item to its February 2021 meeting.

CH gave a brief presentation on the above.

Despite the No. 1 concern of the community feedback being the increase in height to up to 12 storeys (46% against), this has been ignored in the amended report.

The following motion was put and resolved unanimously for.

MOTION: Brightmore Precinct previously produced and submitted a detailed analysis of its objection to the Military Road Corridor Future Direction report. The “amended” report demonstrates that despite significant objection and concern it continues to ignore community concern. The councils own promoted policy to double the height controls is not supported as either a business or residential necessity. Brightmore resolves to engage further with the Council, Parks & Neutral Bay Precincts on this topic.

BEACHES LINK TUNNEL - Environmental Impact Study (EIS) likely to be published over the Christmas break. Previous attendees who have signed up to our email list should watch for details regarding this.

Transport for NSW (TfNSW) has announced (9 December) the release and public exhibition of the detailed *Environmental Impact Statement (EIS)* for the Beaches Link and Gore Hill Freeway Connection.

Beaches Link and Gore Hill Freeway Connection EIS - feedback closes 1 March 2021

TfNSW is holding virtual information sessions. Links available through NSC or TfNSW website

CHRISTMAS “PARTY” - Brief review of the year in Precinct

CH gave a brief summary of some of the main issues for the year, noting the win on Existing Use Rights, and the ongoing issue of the Precinct Review.

CH thanked Council staff for their invaluable help and support over the year, especially JG, GN & LS.

MTJ thanked Precinct Officers for their work during the year.

NEXT MEETING: To be held on 10 February 2021
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