

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD:

WEDNESDAY 15 JULY 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: MTJ/PE/SJ/MF/RS/ST&JT/WP

MINUTES OF PREVIOUS MEETING

Minutes for the 11TH MARCH 2020 meeting (previous meeting) were adopted.

JG opened the meeting.

PROPOSED CHANGES TO NEUTRAL BAY VILLAGE

Military Road Corridor Planning Study, Stage 1

This proposes an increase in the maximum building height limit at four key sites identified by Council as "being able to support taller mixed-use buildings" in return for public benefits.

CH gave a presentation on the above, with a precis of the latest proposal. The precinct also examined the submission of June 2019. The deadline for submissions has been extended until 31 July 2020.

At the Brightmore Precinct meeting of 9 October 2019, of the 29 attendees, 24 voted for Option "0" (retain existing controls) and 5 voted for Option "1" (6-8 storeys). The other Precincts in the study area (Harrison, Parks, Neutral & Willoughby Bay) all voted similarly (a control of 5 or 6 storeys)

In the March 2020 report prepared by Council's Senior Strategic Planner, the 5 effected precincts votes were ignored and the plans propose around 7 x 6 storey structures, 3 x 8 storey and 3 x 12 storey structures.

JG read his personal submission to Council, and raised the issue that, due to Covid, projections and assumptions used for Council's modelling would no longer be valid. With people working from home both now and going forward, the demand for office space will decrease, and the value of commercial property will be impacted. Similarly, with people unwilling to use public transport due to safety fears, cars will be the preferred mode of transport for work, leisure and shopping, increasing the demand for more public parking spaces. Council will have to rethink where it puts car use in its priority list, people preferring cars instead of public transport. It is also not feasible for people doing trolley-loads of shopping to walk, cycle or use public transport - they use cars.

The lack of office space in NB was disputed.

LS commented that Council's Senior Strategy Planner attended Brightmore Precinct Meeting on 11 September 2019 to give a presentation on the Military Road Corridor Planning Study. Two of his key points were:

- there was *no proposal to add more parking spaces*
- Council was talking about *6-8 storey buildings* on a select number of sites.

Other comments from attendees:

- The question of pedestrian safety, especially on Military Road, was raised. Brightmore Precinct has previously suggested either an underpass or overpass for Military Road, but there seems to be no plan for this in the study. This would have the added benefit of improving traffic flow on Military Rd. The Precinct requests Council to respond as to why this has not been addressed in the Study
- MF (via email) Why does the plan not provide for a pedestrian bridge or underpass across Military Road??? Neutral Bay is a local shopping centre with considerable pedestrian flow and Council wants it to remain so. NB is almost unique in Sydney in having a 6 lane major traffic artery running through the shopping centre with shops distributed equally on both sides of the artery, yet no dedicated pathway for pedestrians to cross the road safely. Furthermore, traffic volumes on Military Road will remain high even after completion of the Beaches Link

tunnel. Council aspires to best practice in urban design, but this plan shows it only pays lip service to pedestrian safety

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- NSLGA has not only fulfilled but surpassed its residential targets, with more multi-rise buildings planned (i.e. over the new Victoria Cross Metro Station at North Sydney) and across Pacific Highway. These all have rail links which Neutral Bay does not.

- The provision of community facilities, such as the community centre, toilets etc., should not be entirely dependent on developers, but are the responsibility of Council.

CH read the submission made to Council on behalf of Brightmore Precinct based on the meeting and voting decisions of October 2019.

CH commented that the CPC is working well and has been meeting frequently during Covid. Council is conducting a review of the Precinct System and it is open for Public Comment until 19 August 2020.

Resolutions'/ Motion

- Ask Council why Brightmore Precinct's submission re heights has been totally disregarded

- Ask Council why there has been a failure to address pedestrian safety concerns on Military Rd, especially the lack of an underpass or overpass.

- Put in a GIPA request to ascertain what approaches have been made by developers to Council In Neutral bay Village.

- What is the provision for new public toilet facilities

The above was formalized in the following motion:

MOTION: To prompt Council and unify Brightmore Precincts previous and on-going feedback (October 2019 & June 2020) concerning the Military Road Corridor Planning Study: Stage 1 (Future Directions Report 23/3/2020)

The proposal to rezone Neutral Bay Village from a permissible LEP height of 5 storeys to allow 8 to 12 storey structures with public benefits.

Unanimously Resolved (14 people)

SUBMITTED TO COUNCIL on 21/7/2020 (10 days before the extended deadline of 31st July 2020)

ATTACHED as PDF

GENERAL BUSINESS

MTJ advised (via email) that the new Community Garden at Little Young St is now operating.

KF commented that TfNSW has rejected the proposal to reinstate the roundabout at Young Street and Grasmere Road, and has suggested a raised pedestrian crossing on the eastern side of Grasmere Rd at a cost of \$74,500. The approximate cost of the works completed at the intersection since December 2017 is \$165,000.

NEXT MEETING: To be held on 12 August 2020
EMAIL: brightmore.precinct @gmail.com