

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD: WEDNESDAY 13 OCTOBER 2021 COMMENCING at 7.00 PM

ATTENDANCE: 20 people attended the meeting remotely (Advertised purely to previous attendees)
APOLOGIES: JG, AG

CH opened the meeting. No minutes from previous remote meeting.

WESTERN HARBOUR TUNNEL/BEACHES LINK

With the change in Premier in NSW to Dominic Perrotet and replacement of Transport Minister Andrew Constance by Rob Stokes (the current Minister for Planning, Industry and the Environment), the future of the Beaches Link project has been called into question.

Parks Precinct forwarded an email urging precinct to contact the government to voice their opposition to these projects and to request a halt to current works, especially around Cammeray Golf Club, the area for the Beaches Link portal. Suggestion is to move the portal for the WHT to the Artarmon industrial district on the Warringah Freeway.

CH to forward email to all precinct members.

NEUTRAL BAY TOWN CENTRE & MILITARY ROAD CORRIDOR - STAGE 1 PLANNING PROPOSAL & DCP

This is now on hold until after the Local Government elections on 4 December, as at the NSC Meeting of 23 August 2021, following the Recommendation to endorse and progress a planning proposal and DCP put forward was lost by 6 votes Against, 3 votes.

DISCUSSION OF DA 92/21 - 12-14 WATERS RD / 55-57 GROSVENOR ST

Original Proposal for 6 storey mixed use Building

Retail, Commercial and Apartments

Current LEP in North Sydney zones this area for 5 Storey structures

This has now been revised to a 5 storey (above-ground) building (current LEP) with other design changes, but still with 2 underground levels of retail and another 4 levels underground.

One attendee noted a new traffic study includes the current Woolworths site as "Coles Planning Proposal". On the original plan, the height of the loading dock in Waters Lane was non-compliant.

One attendee commented that a key component of the *Military Road Corridor - Stage 1 Planning Proposal* and its proposed increase in the general height limit was to "increase non-residential floor space" and a need for more office space, when in fact it is having the entirely opposite effect. There is no requirement in the planning study to provide "non-residential" space.

Another stated that "In the case of this DA, it will mean the loss of 2 office blocks for more residential and retail. These current buildings, and others like these in the area, are mainly occupied by smaller businesses such as doctors, dentists, solicitors, accountants etc, all serving the local community. These businesses will be lost, and we will have another St Leonards."

Another stated "On this evidence the proposal is not addressing the loss of office space and jobs, and is not safeguarding the building of new office space – a prime objective of the study and planning? There is real concern this will be a repeated "blueprint" for future developments in the proposed 6, 8 and 12 storey buildings in the Military Rd Planning Study. The whole study is flawed beyond belief".

CONDITIONS OF CONSENT ON DAs ON EXCAVATION & PROTECTION OF RESIDENT AMENITY - IN GENERAL AND IN RESPECT OF 18 ILLILIWA STREET, CREMORNE

Concerns re non-compliance, noise and vibration have been raised with NSC by various residents, recently in connection with 18 Illiliwa Street.

Excerpt from a recent submission by a Brightmore Precinct member.

I am concerned that the Development Approval Condition E10 is inadequate to safeguard the amenity of residents during construction of projects which are now taking place within the municipality.

There have been two recent developments in Cremorne, at 53 Reynolds Street and 18 Illiliwa Street, which have involved the excavation of deep basements in rock whereby local residents have had to endure demolition and excavation noise and vibration for more than 8 months at each site. These deep excavations have been carried in extremely hard rock with rock hammers being operated for extended periods with no consideration for the many residents in the neighbourhood impacted by the noise and vibration.

It is my opinion that the current requirement in Condition E10 to comply with the EPA Interim Construction Noise Guidelines is inadequate as the guidelines are not a statutory document and therefore non-binding. The guidelines refer to generic types of work which do not consider the types of noise being generated for extended periods on the projects to which we refer. Any contact I have had with the developer at 53 Reynolds Street and their private certifiers about noise and vibrations resulted in a response that "we are complying with the conditions". The guidelines do not set any limits on the noise generated but refers to AS 2436 Guide to Noise and Vibration Control on construction, demolition and maintenance sites.

I note that Clause 8.1 in the EPA Interim Construction Noise guidelines states- "Noise can be assessed and regulated through the requirements set in development consents by local council". I question why the Council is not more pro-active in protecting the amenity on behalf of the residents.

In light of the above, I urge the council to review the current consent conditions regarding Noise and Vibration and suggest that a condition of consent be that applicants are required to submit an Environmental Management Plan to Council before commencement of the works. In addition to standard description of tree protection, site fencing, hoardings, work zones, road closures, temporary footpath crossings and other temporary works the Management Plan should also include

- Extent (material /volume/ depth) and duration of demolition and excavation works with confirmation by a geotechnical engineer where the volume of excavated material is to exceed 100 cubic metres.
- The proposed method of excavation and level of noise expected to be generated,
- Noise mitigation measures that have been considered,
- Any alternative methods that have been considered to minimise noise generation such as use of rock saws
- Proposed monitoring and reporting of noise and vibration levels, how exceedances of any set noise limits are to be dealt with. The process for handling with noise complaints including allowances for respite periods from noise to be agreed with nearby residents.

A Motion was put to support the above submission and voted *For* unanimously.

The Precinct has requested NSC for a Construction Management Plan.

DEVELOPMENT APPLICATIONS RECEIVED

372 Military Rd / 75 Parraween Street, Cremorne - DA 269/21 -

Development Application - Demolition of existing structures and construction of a five storey shop top housing development with basement parking. Access to basement parking is proposed through adjoining building at 368 Military Road.

The development, next to the Hayden Orpheum Theatre, is similar to adjacent developments along this stretch of Military Road but is the loss of one of the last remaining old shopfront facades.

It was queried whether the Hayden Orpheum Theatre was heritage listed, but further investigation found that it was only on the North Sydney, not NSW, Heritage List.

OTHER BUSINESS

CH reported that it is still unclear whether the Local Government Elections on 4 December will be in person, electronic, or a combination of both.

NEXT MEETING: To be held on 10 November 2021
EMAIL: brightmore.precinct@gmail.com