

# **BRIGHTMORE PRECINCT**

## **PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM**

### **MINUTES OF MEETING HELD:**

**WEDNESDAY 10 NOVEMBER 2021**

**COMMENCING at 7.00 PM**

**ATTENDANCE:** 35 people attended the meeting (20 in person due to Covid restrictions, & 15 remotely)

**APOLOGIES:** RS, SS

Co-chair JG opened the meeting.

CH has stood aside as Co-chair while contesting the local elections .

Minutes for the 13 October 2021 meeting (previous meeting) were adopted.

### **DISCUSSION OF PROPOSED 4 STOREY BOARDING HOUSE DA 323/21 - CORNER OF GERARD STREET & BENELONG OAD**

MC addressed the meeting and handed out a flyer re plans to develop a 20 room, 4-storey boarding house in R4 Zone (high density), noting:

- Setbacks to the street and neighbouring properties are deficient relative to Council's DCP, and far less than existing low-density or high-density dwellings along Gerard Street
- No car parking provided, (4 for bicycles), leading for further congestion on already crowded streets
- The intention of the recent rezoning of upper Benelong Rd to R4 was that the existing single residential lots would eventually be amalgamated to create suitable sites that permit conformity with setback, building height line, landscaping, privacy and shading. This proposal creates a small "infill" site contrary to these intentions and will create a precedent for the zoning.
- It will be an imposing structure that will dominate the streetscape. It will tower over the neighbouring properties which are single dwelling residences leading to diminished visual and acoustic privacy.
- The architectural style is not sympathetic to adjoining brick and red roof dwellings.

Other issues raised by attendees:

- The Traffic Impact Assessment was done during Covid lockdown (September 2021) on a Tuesday night from 1700-2100
- The Traffic Impact Assessment was a really Parking Impact Assessment, there was no study of traffic.
- Traffic build-up in Benelong Rd due to short traffic light phasing,
- Rubbish collection to be located in Benelong Road, where there is a "No Stopping" sign at the traffic lights (1 lane of traffic only), and will impact on traffic
- Sight lines for drivers reduced at the intersection
- Traffic management during construction, with delivery vehicles, parking for workers; kerbside storage, etc.

*A MOTION supporting MC's flyer was put and passed UNANIMOUSLY.*

Attendees were encouraged to lodge submissions with NSC by the closing date of 12 November.

## **DISCUSSION AND ANALYSIS OF CHANGES MADE BY COUNCIL FOR RESIDENTIAL FLAT BUILDINGS IN THE R3 ZONE (MEDIUM DENSITY HOUSING)**

SK gave a Powerpoint presentation re the above, noting:

- Prior to 30 June 2021, replacing houses with residential flat buildings was not permitted in the R3 Zone
- Aimed to protect the character of the local area and prevent over-development
- There are many residential flat buildings in Cremorne and in the LGA more generally
- Many new residential flat buildings are under development in higher density zones R4 and B4
- New residential flat buildings in R3 Zone are not required to meet housing supply targets

On 30 June 2021, the North Sydney LEP was amended to allow residential flat buildings in the R3 Zone. This will:

- enable developers to acquire houses in the R3 Zone, demolish them and build apartment blocks
- lead to over development in and around the R3 Zone -Erosion of character and streetscape, loss of trees and gardens, less wildlife habitats and food sources, loss of visible sky and sun, less privacy, more traffic and congestion
- lead to insidious erosion of the character of our local area

R3 Zone Change voted on at Council meeting 24 August 2020, during Covid-19 lockdown. The Mayor used her casting 2021 to pass the Motion. This paved the way for houses to be replaced with residential flat buildings.

JG thanked SK for her presentation.

*A MOTION was put to seek the new Council's support of a reversal to the R3 Zone Change.*

*The MOTION was passed UNANIMOUSLY.*

## **FOLLOW UP DISCUSSION ON CHAIR OF BAY PRECINCT COMMITTEE (PW) PRESENTATION ON POTENTIAL FURTHER IMPACTS OF THE WHT ON CROWN LAND/CAMMERAY GOLF COURSE**

Agenda item deferred due to unavailability of PW to give the presentation.

## **DISCUSSION OF HAYDEN ORPHEUM CINEMA RECOMMENDATION TO LIST THIS ART DECO CLASSIC ON 'STATE HERITAGE REGISTER'**

FG from Cremorne Conservation Group is seeking NSW State Heritage Register listing for the Hayden Orpheum, as it is currently only listed on NSC's Register.

*A MOTION supporting CCG's proposal was put and passed UNANIMOUSLY.*

## **BRIGHTMORE PRECINCT AGM POSTPONED TO FEBRUARY 2022 AS PER GUIDANCE OF THE COUNCIL**

## **GENERAL BUSINESS AND ANY OTHER DAS OR MATTERS ARISING**

JG will be stepping down as Co-Chair at the Precinct AGM in February 2022 and encouraged others to consider standing for election.

A vote of thanks for JG's service and a debt of gratitude was expressed by all present.

**NEXT MEETING:** To be held on 8 December 2021  
**EMAIL:** brightmore.precinct@gmail.com