

# **BRIGHTMORE PRECINCT**

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

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

**WEDNESDAY 10 MARCH 2021**

**COMMENCING at 7.00 PM**

**ATTENDANCE:** 12 people attended the meeting  
2 spaces were reserved for last minute attendance by invited Councillors.  
An invitation had been offered to all 3 Tunks' Ward Councillors to attend.  
Councillor Carr advised tentative acceptance to attend the next meeting on 14 April.  
**(COVID-19 restrictions of the venue limiting the meeting to 14 people)**

**APOLOGIES:** RM, CB

### **MINUTES OF PREVIOUS MEETING**

Minutes for the 10<sup>th</sup> FEBRUARY 2021 meeting (previous meeting) were adopted.

### **BUSINESS ARISING**

CH opened the meeting.

### **AGENDA FOR PRECINCT FLYER**

CH gave a summary as to why no paper Flyer for this meeting had been distributed. Notification occurring via email list.

NSC took issue with some of the proposed wording on the Agenda submitted by the Precinct Exec Committee re the "Military Road Corridor Planning Study - Future Directions Report."

Unfortunately, this was not resolved in sufficient time before the meeting.

The Precinct Flyer text (included below) was to provide factual background on the subject to be discussed. This is common place with Brightmore Precinct flyers in order to promote understanding, engagement discussion. Brightmore endeavours to use plain English. All the information provided was in the public domain.

***1) The Military Rd. Corridor Future Directions Report (Amended) was recently accepted. Mayor Gibson used a 'casting' vote to allow buildings of 4 x 6 storey, 3 x 8 storey and 3 x 12 storey buildings in Neutral Bay Town Centre (Grosvenor Lane/St.)***

***The current North Sydney regulations zone this area as permissible for 5 Storey structures.***

***An open invitation has been extended to all three of our Tunks Wards Councillors to attend our meeting, briefly air their views, and take questions on this important topic.***

***A rescission motion has been tabled by 3 Councillors who opposed the above report. This will also be considered as part of the discussion.***

NSC rejected the above in favour of the generic "Military Road Corridor Planning Study - Future Directions Report".

CH read a summary of the correspondence with NSC regarding the flyer. The Precinct Flyer was rejected by JH, City Strategy Division, whose Department was the author of the MRCPS - Future Directions Report.

The option of printing and distributing our own flyers for the next meeting was discussed.  
The following motion was proposed:

**MOTION:** To endorse the Flyer Agenda as proposed by Brightmore Precinct with the removal of the reference to the proposed rescission motion.

**Unanimously Resolved (12 people)**

### **MILITARY ROAD CORRIDOR PLANNING STUDY - FUTURE DIRECTIONS REPORT**

The report proposes 3 x 12-storey, 4 x 8-storey and 4 x 6-storey buildings in Neutral Bay village.

The site at Barry Street/Neutral Bay Fire Station, had been taken out of the Future Directions Report (Amended), but has been reinstated (known as site 4 previously)

The main reason given for the planning study is to increase office space (and jobs) in Neutral Bay. Pressure from Developers is also stated but no detail provided.

Comments from attendees:

- The community feedback within the Councils own report has been ignored, especially with regard to height. The biggest reaction in feedback was regarding increased height with 46% of people opposed. A further 10 % were prepared to accept a modest increase in height. This would be unlikely to extend to 8 or 12 storeys from the current LEP of 5 storeys
  - The Precinct feedback has been ignored, with all except one Precinct opposed to increased height.
  - The whole premise of the need for increased office space was flawed, given the huge increase in multi-storey buildings, with office, retail and residential space, within a 3-5 km radius of Neutral Bay at North Sydney, Crows Nest, and St Leonards.
  - As a result of Covid, many businesses have more people working from home and giving up office space or working on a roster system.
  - There are already quite a lot of empty premises in Neutral Bay both retail and office space.
  - Has NSC had any input from an expert retail consultant with regards to the resultant pedestrian and traffic flows?
  - The report refers to "Open Space" not "Green Space", whereas the community feedback was for more green space.
  - There would appear to be a substantial lack of green space if all the residential floors of the proposed buildings were to be occupied. The report does not address this. A closed Young St or Grosvenor Plaza would not be green space.
  - Neutral Bay Chamber of Commerce has written opposing the placement of a Coles Supermarket and parking underground. This discourages people from popping into local shops on street level and will destroy the village atmosphere. A key aim for the report (and in community feedback) was to preserve a "village atmosphere"
  - Other noted concerns were shop variety, retaining some on-street parking and the importance of street level access to shops.
  - "Big Bear" Bus Depot - there are continual rumours that the NSW Government is looking to sell this site. This area is only referenced in a map as stage 2 (an unfunded part) of the report and so has not been considered?
- Can the planning study be said to be making an accurate assessment of office space - demand or supply - while this zone has not been included or studied by the planners?
- It was noted that the Precinct has previously tabled a request (& submission) that the Council consider all proposed sites (Stages 1 & 2 - Big Bear & Parraween St.) simultaneously.
  - The Aurecon building on/near this site is probably the largest office space in our Precinct and it is this zone which would appear a more natural 'hub' for any increase in office space?
  - There is already a DA being proposed at Aurecon - what information does the Council have on this?
  - There was a question over the Mayor using her casting vote to adopt the Report after a tied vote, going against the convention to maintain the status quo and allow further discussion/review.

It was suggested that the Mayor be invited to Brightmore's next meeting to clarify some of these questions and highlight her own reasoning and views on actioning the report.

The following was proposed:

**MOTION:** To invite Mayor Gibson to attend the next meeting on 14 April to discuss the report, and if unavailable, one of the other Councillors who voted for the report be invited to attend (Councillors Barbour, Drummond, Gunning, Mutton). If Councillor Carr is unable to attend on 14 April, one of the other Councillors who voted against the report be invited to attend (Councillors Baker, Beregi, Brodie, Keen).

**Unanimously Resolved (12 people)**

Related to the above Brightmore Secretary LS provided the Precinct with a "Councillor Audit" to clarify Brightmore's previous interactions.

The Precinct Executive Committee has been inclined to invite our own Tunks Ward Councillors (for obvious reasons) but from time to time has sought wider interaction or understanding of a topic.

The Mayor has not previously been invited and we welcome the opportunity to host Cr. Gibson on what is an important topic within Brightmore Precinct.

Brightmore also extends an invitation to JG from NSC Community Engagement as part of the Precinct Review process.

**ATTENDANCE BY COUNCILLORS AT BRIGHTMORE PRECINCT MEETINGS**

"Since February 2017, the following is a list of attendance by Councillors at Brightmore Precinct Meetings"

**Tunks Ward**

Councillor Drummond (0)

Councillor Barbour (Deputy Mayor) (1)

Councillor Carr (2, plus a tentative acceptance to attend the next meeting on 14 April)

**Wollstonecraft Ward**

Councillor Baker (2)

**Victoria Ward**

Councillor Keen (1)

**RESCISSION MOTION RE MILITARY ROAD CORRIDOR PLANNING STUDY AT NSC MEETING 22 FEBRUARY 2021 BY COUNCILLORS BAKER, BEREGI & CARR**

The following Rescission Motion tabled at NSC by Councillors Zoe Baker, Mary Ann Beregi & Tony Carr was read to the attendees.

*To: General Manager*

*THAT the Council's resolution relating to item 8.7 Military Road Corridor Planning Study Passed at the meeting of the Council held on 22 February 2021 be and is hereby rescinded. THAT the following resolution be passed in lieu thereof:*

*THAT*

*1. THAT Council not adopt the Future Directions Report, as amended, as the strategic development framework for the Neutral Bay town centre.*

*2. THAT Council continue to engage with the community and stakeholders with a view to further defining achievable public benefits in the Neutral Bay precinct particularly the provision of additional public open space whilst enhancing the village character of the precinct.*

The following motion was proposed:

**MOTION:** To endorse the Rescission Motion as proposed by Councillors Baker, Beregi & Carr.

**Unanimously Resolved (12 people)**

**OBJECTION TO STATE SIGNIFICANT INFRASTRUCTURE APPLICATION NO. SSI-8862  
BEACHES LINK AND GORE HILL FREEWAY CONNECTION**

Lodged to Hon Robert Stokes, Minister for Planning Industry and Environment

Lodged by Councillors Baker, Beregi & Carr

Dated 26 February 2021

The above Objection was tabled.

The following motion was proposed:

**MOTION:** To endorse the above Objection as lodged by Councillors Baker, Beregi & Carr.

**Unanimously Resolved (12 people)**

**CORRESPONDENCE, DEVELOPMENT APPLICATIONS, GENERAL BUSINESS**

Email received from RM

Wednesday, 10 March 2021

Subject: RE: Agenda Brightmore Precinct Meeting Wednesday 10 March 2021 & Minutes Meeting February 2021 attached

*Good Afternoon*

*Firstly, my apologies for this evening – a diary conflict.*

*Secondly, I support the Councillors' motion to rescind the Council's acceptance of the Future Directions Report (Military Road Corridor Planning Study).*

*It seems abundantly clear that by attempting to stifle discussion at precinct level and accepting the above-mentioned report, the Council, with the casting vote of the Mayor, is deaf to its population's desires.*

*Happy for both these points to be noted as appropriate.*

*Good luck tonight. Hope to see you next month.*

*Regards*

*RM*

**NEXT MEETING:**

To be held on 14 April 2021

**EMAIL:**

brightmore.precinct@gmail.com