

BRIGHTMORE PRECINCT MINUTES

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

WEDNESDAY 19 JANUARY 2022

COMMENCING AT 7.00 PM

CHAIR: MTJ (Co-Secretary)

MINUTES: LS (Co-Secretary)

ATTENDANCE: 17 people attended the meeting, which was held remotely due to Covid

APOLOGIES: 5 (JG, AG, GC, SC, FG)

Notes

The meeting was notified to Brightmore Precinct's email list but no hard-copy flyer was distributed to the full Brightmore Precinct.



1. WELCOME

MTJ (Secretary) opened the meeting (Co-Chairs JG absent & CH joined the meeting after Item 3A).

2. MINUTES FROM 8 DECEMBER 2021 MEETING

The Minutes for the previous meeting of 8 December 2021, having been circulated electronically, were adopted.

3. MOTION - BRIGHTMORE PRECINCT CONFIRMS TOPICS OF CONCERN TO THE NEW COUNCIL

3A. PREVIOUSLY DISCUSSED & VOTED ON ISSUES

The DRAFT MOTION was discussed and the following **AMENDED MOTION** was passed **UNANIMOUSLY**:

THAT Brightmore Precinct reaffirms its position on the topics discussed and voted upon during the term of the previous Council, as listed below, and notes community feedback on these issues has been consistent and ongoing:

(1) Opposition to the Military Road Corridor Planning Study - Stage 1. *The Precinct fully supports the new Council's move to rescind the Study and notes feedback during community consultation and during the recent election has been consistently against 8 or 12 storey heights and overdevelopment in this area.*

The following addition was made following a vote under:

3B. Broader Issues, (3) Council policy/reliance on VPA and planning agreements with Developers:

"With regard to the Military Road Corridor Planning Study, Brightmore Precinct is against Voluntary Planning Agreements with developers who offer crumbs to the community in exchange for millions in windfall profits, and wants to see genuine partnership and debate with the community about what the community desires for the area."

(2) Opposition to the inclusion of Residential Flat Buildings as a permissible use in the R3 medium density residential (or "townhouse") zone. *The Precinct fully supports the new Council's actions to reverse this. The Precinct wants a better solution to the problem of Existing Use Rights developments in the R2 low density residential zone and the R3 zone, eg rezoning of individual properties with existing residential flat buildings.*

(3) Opposition to the Young Street Plaza. *The Plaza has never been supported by the Precinct and the Precinct seeks its removal.*

(4) Boarding House developments should comply with LEP height limits, DCP height planes / setbacks and should provide adequate parking.

(5) Support for State Heritage Order for the Cremorne Orpheum Picture Palace and heritage protection for nearby workers' cottages. *The Precinct fully supports the new Council's move to review and action this issue.*

(6) Support for progressing the Parraween Street Carpark Redevelopment which includes affordable housing (keyworker housing), under-grounding of public carparking, and public park. The Precinct was previously advised this project was fully-funded, but funding appears to have dissipated.

(7) Restore public access to Council meetings - removed under the previous Council including comments being minuted.

(8) Non-censorship of Minutes of Precinct meetings and non-redaction of comments made by Councillor guest speakers. The Precinct supports the right of Councillors to express their opinions and wants the review and amendment of Council policies to achieve this.

3B. BROADER ISSUES

The following topics had been circulated prior to the meeting for discussion:

(1) Council to take charge (as landlord of crown land) regarding NSW negotiations on Cammeray Park/Golf Club (WHT/contaminated spill/ tree canopy loss/green space etc.)

There was considerable discussion in the meeting on this issue. Attendees noted there has been a great deal of concern expressed about the loss of green space, tree canopy and the impacts of the WHT on traffic, and stated they would like advice from Council about what is happening.

(2) Investigation into North Sydney Olympic Pool cost blow out. Facts/figures - potential for rate rises to cover costs more than doubling?

There was some discussion in the meeting on this issue. Attendees commented there has been considerable concern expressed about the cost of the North Sydney Olympic Pool, and they would like clarification from Council in relation to the current financial position and whether Council can rein in the cost as there has been concerns raised at meetings about how the cost overrun will affect the provision of other services or rates.

[Note for next meeting: An email received from CDB suggested that Council could be asked to provide a regular monthly status update of the progress including original Contract Sum and Completion Date and advice on claims made by the contractor for additional costs and extensions of the contract period.]

(3) Examination of Council policy/reliance on VPA and planning agreements with Developers. Reframe of the debate around what the community would like/need as opposed to what developers are prepared to offer for uplift in height.

There was some discussion in the meeting on this issue. Attendees noted that this has been an ongoing matter of concern to the Precinct, especially with respect to the Military Road Corridor Planning Study. The following **MOTION** was passed **UNANIMOUSLY**:

MOTION:

THAT the following paragraph be included under:

3. Motion - Brightmore Precinct Confirms Topics of Concern to the New Council

(1) Opposition to the Military Road Corridor Planning Study - Stage 1

"With regard to the Military Road Corridor Planning Study, Brightmore Precinct is against Voluntary Planning Agreements with developers who offer crumbs to the community in exchange for millions in windfall profits, and wants to see genuine partnership and debate with the community about what the community desires for the area."

4. AGENDA FOR THE EXTRAORDINARY MEETING OF NORTH SYDNEY COUNCIL 24 JANUARY 2022

The Agenda for the EGM was tabled and read out.

MOTION:

*The following **MOTION** was put to the meeting, and passed **UNANIMOUSLY**.*

That, subject to wording of the motions, Brightmore Precinct supports the Motions proposed for the EGM.

5. INVITATION TO NEW COUNCILLORS TO ADDRESS UPCOMING BRIGHTMORE PRECINCT MEETINGS

Brightmore Precinct would like to invite each of the St Leonards Ward Councillors who are new to Council to attend one of our meetings, on separate occasions, as a guest speaker.

MOTION:

*The following **MOTION** was put to the meeting and passed **UNANIMOUSLY**.*

New Councillors be invited firstly from St Leonards Ward, and in order of who received the most votes, and accordingly that Councillor Godfrey Santer be invited to attend Brightmore Precinct's 9 February meeting, subject to his availability and Covid restrictions permitting an in-person meeting.

6. OTHER BUSINESS ARISING

- LACK OF TIMELY NOTIFICATION BY COUNCIL OF DEVELOPMENT APPLICATIONS

LS & MDS (Harrison Precinct) raised concerns over the lack of notification by Council of Development Applications.

MDS commented that the notification areas seem arbitrary and limited, not complying with the Notification Zone, and that the online history of a DA disappears from Council website.

A recent example is Amended DA 239/21 for 131-139 Holt Ave, Cremorne

Lodged: 23 December 2021

Email received by Precincts: 10 January 2022

Notification period commences: 13 January

Comments due: 28 January

People who have signed up to receive notification alerts during the on-line submission process have also not received any further electronic notification of the Amended DA.

Hard copy should be received before the Notification Period commences.

MOTIONS:

*The following **MOTIONS** were put to the meeting and passed **UNANIMOUSLY**.*

(1) That Council be requested to extend all current Development Applications for Brightmore and Harrison Precincts by at least 2 weeks, given the time lag in notification to the public

(2) That Council be requested to ensure a more timely system of notification

- PLANNING PROPOSAL (SPOT REZONING) 2/22

12-14 WATERS ROAD / 55-57 GROSVENOR STREET, NEUTRAL BAY

A notice from Council re the Planning Proposal has recently been put up on the building.

The Planning Proposal is "*seeking to amend North Sydney LEP 2013 by increasing the maximum building height control from 16m to 26m (6 storeys), and increasing the minimum non-residential FSR from 0.5:1 to 1.2:1*".

It was noted that this site was subject to a DA lodged 9 April 2021 for a 6 storey building. Revised plans for a 5 storey building were subsequently lodged and approved on 27 October 2021 with deferred commencement conditions. Approval of deferred commencement conditions was given on 22 December 2021.

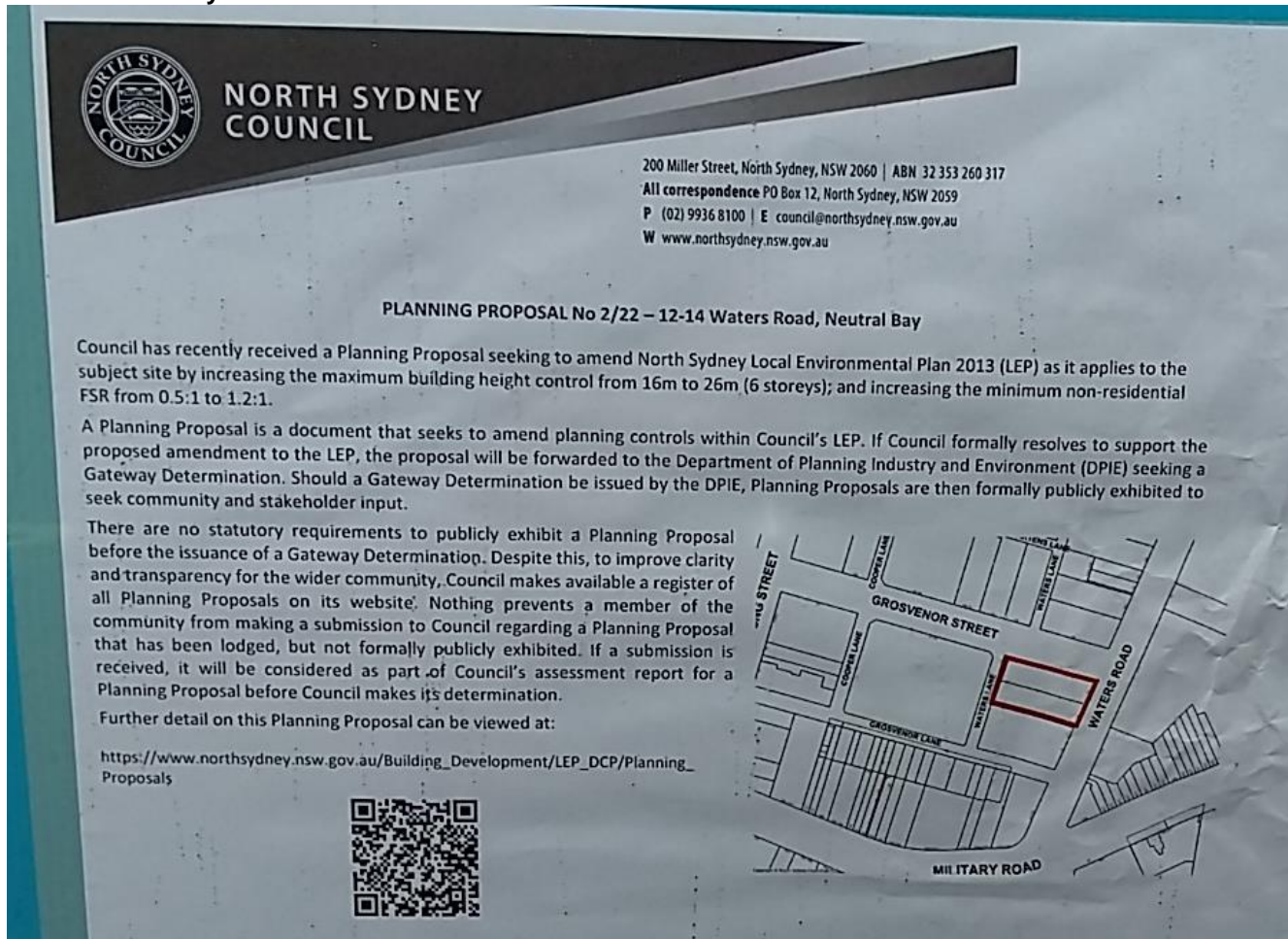
The Planning Proposal seeks a spot rezoning of the property to allow an additional storey of residential development.

MOTIONS:

The following **MOTIONS** were put to the meeting and passed **UNANIMOUSLY**.

- (1) The Precinct requests that Council forwards a copy of Planning Proposal 2/22 to Brightmore Precinct.
- (2) The Precinct requests that Council advises Brightmore Precinct and forwards a copy of any Planning Proposal submitted within Brightmore or adjacent Precincts.
- (3) The Precinct requests that Council DA Tracking website be upgraded to link to the Council Planning Proposals website.
- (4) The Precinct reiterates its support for the rescission of the adoption of the Military Road Corridor Planning Study - Stage 1, and, as a consequence, **STRONGLY OPPOSES** approval of Planning Proposal 2/22.

“A notice from Council re the Planning Proposal has recently been put up on the building.”
Taken 20 January 2022



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PLANNING PROPOSAL No 2/22 – 12-14 Waters Road, Neutral Bay

Council has recently received a Planning Proposal seeking to amend North Sydney Local Environmental Plan 2013 (LEP) as it applies to the subject site by increasing the maximum building height control from 16m to 26m (6 storeys); and increasing the minimum non-residential FSR from 0.5:1 to 1.2:1.

A Planning Proposal is a document that seeks to amend planning controls within Council's LEP. If Council formally resolves to support the proposed amendment to the LEP, the proposal will be forwarded to the Department of Planning Industry and Environment (DPIE) seeking a Gateway Determination. Should a Gateway Determination be issued by the DPIE, Planning Proposals are then formally publicly exhibited to seek community and stakeholder input.

There are no statutory requirements to publicly exhibit a Planning Proposal before the issuance of a Gateway Determination. Despite this, to improve clarity and transparency for the wider community, Council makes available a register of all Planning Proposals on its website. Nothing prevents a member of the community from making a submission to Council regarding a Planning Proposal that has been lodged, but not formally publicly exhibited. If a submission is received, it will be considered as part of Council's assessment report for a Planning Proposal before Council makes its determination.

Further detail on this Planning Proposal can be viewed at:
https://www.northsydney.nsw.gov.au/Building_Development/LEP_DCP/Planning_Proposals



NEXT MEETING: 9 February 2022 (AGM if in person)

EMAIL: brightmore.precinct@gmail.com