

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF ANNUAL GENERAL MEETING

WEDNESDAY 9 MARCH 2022

COMMENCING AT 7.00 PM

CHAIR: JG

MINUTES: LS (Co-Secretary)

ATTENDANCE: 19 people attended the meeting including Councillor Santer

APOLOGIES: 2 (RM, LS)

GUEST SPEAKER: Councillor Godfrey Santer



1. WELCOME

JG (Chair) opened the meeting, & welcomed Councillor Santer.

2. INTRODUCTION BY COUNCILLOR GODFREY SANTER

JG introduced Councillor Santer, who represents St Leonards Ward.

Cr Santer presented his views on the following:

- The importance of the precincts, safeguarding their independence and the need to keep the system going. At the last Council meeting, Cr Santer put forward a Bill of Rights to stop encroachment on the independence of precincts to allow them to operate without as much Council interference.
- The enhancement of small businesses and the need to support them, especially after what they have gone through during Covid.
- Push for North Sydney as a place for tourism, which has many iconic tourist destinations. This will also help small businesses.
- More affordable housing, without encroaching on other residents' rights.

General discussion & comments

- KF asked Cr Santer about the extension of the lease on Cammeray Golf Club and his thoughts on the future of CGC. Council won't extend the lease beyond 2026 and it will take about 4-6 years to complete the WHT. A condition for TfNSW for the construction of the WHT is to re-establish a new 9-hole golf course. A number of members have left because the course is partly closed due to construction, however it is a community facility. JG noted that CGC was established in 1906 and, unlike common perception, did not cater to the "elite", currently costing \$15 for a round of 6 holes (reduced from 9 because of WHT construction).

Cr Santer replied that he knows the course and has played there in the past, and is in two minds about it. If it is emasculated, he would possibly prefer a park. In Rozelle, the sheds are underground, so why aren't they putting them underground at Cammeray? There is debate at the moment as to whether the Beaches Link Tunnel will go ahead.

- MTJ asked about the Motion that Cr Santer moved re the independence of precincts at the last Council meeting.

Cr Santer replied that, as part of the Precinct Review, he wants to ensure clauses are inserted into the Code of Conduct guaranteeing the right of Precincts to nominate and elect their own office holders and set their agendas, meeting places and schedules without Council involvement, including at election times. The matter has been deferred for consideration in conjunction with the Precinct System Review.

JG proposed a vote of thanks to Cr Santer for attending our meeting, which was endorsed by all attendees.

3. PLANNING PROPOSAL 2/22 - 12-14 WATERS ROAD, NEUTRAL BAY Increase in LEP Height Limit from 16m to 26m

MTJ gave a presentation on the above Planning Proposal, which requests a change to the zoning controls to increase the height limit from 16m to 26m. The PP references the “*Military Road Corridor Planning Study - Exhibition Outcomes and Amended Future Direction Report*” and was submitted a few days before Council’s Rescission Motion was passed on 24 January 2022, so that there is now no strategic framework that supports this. The approved DA 92/21 is for a building 21.3m high - much higher than the existing height limit. A building 26m high would be out of character with its environs.

The developers have provided non-binding concept plans for an amended building with an extra residential level with six 3-bedroom apartments, although there would be nothing to stop the developers submitting a development application for more than one additional level. An additional level would increase gross revenue by approximately \$30m (\$5m per apartment), for an uplift in the value of the property of around \$24m after construction costs. The developers propose providing \$1.5m in landscaping on Council property under a Voluntary Planning Agreement. The landscaping would result in the loss of loading spaces in Waters Lane. If the PP is approved, the developers' clear profit would be, at a minimum, around \$22m.

The concept plans do not show any changes from the approved DA to the number of basement levels, the underground supermarket and the shared loading dock for residents and supermarket which is only suitable for small rigid trucks. Public parking will be limited.

The next step is for the PP to be considered by Council. It may be assessed by a strategic planner and report made to Council. If Council does not consider and approve the PP, the developers can lodge an appeal to the Local Planning Panel.

General discussion & comments:

- It should be mandatory for nearby properties to be informed if a PP is lodged
- What has already been approved is above the current LEP height limit.
- Approving the Planning Proposal would set a precedent for future developments along the Military Road corridor.

MOTION:

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

THAT Brightmore Precinct strongly opposes Planning Proposal 2/22 and requests Council change its policy to make it mandatory for nearby properties to be notified if a Planning Proposal is lodged.

4. DEVELOPMENT APPLICATIONS

The following DAs had been circulated electronically:

30, 32 & 34 Grosvenor Street, Neutral Bay - Expiry Date 18/03/22

Modification of the consent to alter the approved development, DA 237/2020/3

70 Belgrave Street, Cremorne NSW 2090

Alterations and first storey additions to a semi-detached dwelling and associated works, DA 36/22

6 Levick Street, Cremorne - Expiry Date 18/03/22

Alterations and additions to a dwelling house, DA 50/22

76 Sutherland Street, Cremorne - Expiry Date 18/03/22

New double garage at rear of dwelling house and associated works, DA 51/22

10 Benelong Road, Cremorne - Expiry Date 18/03/22

Alterations and additions to a dwelling house and a new swimming pool, DA 52/22

107 Mount Street, North Sydney - Expiry Date 01/04/22

Demolition of existing structures, construction of 37 storey commercial building with an 8 level basement and associated works, DA 58/22

5. GENERAL BUSINESS

(a) MOWING OF GRASS VERGES

FG asked if residents or Council was responsible for the mowing of grass verges, as recently they are overgrown. The response was that it is Council's responsibility, but due to the amount of rain over the last few months the grass has been growing so quickly, and is often unable to be mown due to bad weather and sodden ground.

Cr Santer noted that in the area around West & Ridge streets, small shrub gardens had replaced grass verges.

Many attendees expressed their thanks that Council does provide this service, as a lot of Sydney councils don't.

(b) CREMORNE CONSERVATION GROUP

FG from the Cremorne Conservation Group kindly notified precinct members that the Group is currently organising a major local event in May as part of the National Trust NSW 2022 Australian Heritage Festival, which is celebrating the theme of 'Curiosity'. More details and the exact dates will be provided to members at the next precinct meeting.

(c) ITEM 5 OF THE "PROPOSED CHANGES TO COUNCIL MEETING SCHEDULE AND PRACTICE"

"Item 5. That Councillor briefings be webcast and open to the public subject to s10A guidelines and the requirements of the other Acts."

At its meeting of 9 February 2022, Brightmore put a Motion, passed unanimously, endorsing the *Proposed Changes to the Council Meeting Schedule and Practice* from Council's meeting of 24 January 2022.

SK suggested the webcasting of the Councillor briefings should be recorded and the recordings should be made available online for viewing on the website (in the same way that Council meetings are recorded). This would help to promote transparency and keep the community informed about matters that affect them and the broader LGA, and provide the community with a valuable understanding of key factors that could influence Councillor voting decisions on important matters.

SK further suggested Brightmore lodge a Precinct submission endorsing the *Proposed Changes to the Council Meeting Schedule and Practice*, including the amendment to *Item 5*.

Comment by Cr Santer - Councillors have been made aware that there is a need to upgrade the livestream broadcasting of meetings.

He also noted that briefings by Council staff are held behind closed doors and not even councillors have access to the briefings. Briefings by Council staff should be open to the public for full transparency

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

MOTION 1:

"Item 5. That Councillor briefings be webcast and open to the public subject to s10A guidelines and the requirements of the other Acts."

be amended to include:

"and that the webcast should be recorded and recordings should be made available online for viewing on the website".

MOTION 2:

That Brightmore lodge the following Precinct Submission:

*Brightmore Precinct endorses the Proposed Changes to the Council Meeting Schedule and Practice listed below, with an **amendment to Item 5 highlighted**.*

- 1. That Council meetings be held twice a month except in January where one meeting will be held.*
- 2. That the Business Papers are made available to the governing body and placed on the Council's website in such a way as to ensure the Business Paper is available two weekends prior to the Council Meeting.*
- 3. That the Legal and Planning Committee and the Governance and Finance Committee be abolished and the matters previously reported to those Committee Meetings be integrated into Council Meetings.*
- 4. That in the week prior to a Council meeting where appropriate Councillor Briefings in relation to the items on the Business Paper can be held.*
- 5. That Councillor briefings be webcast and open to the public subject to s10A guidelines and the requirements of the other Acts, **and that the webcast should be recorded and recordings should be made available online for viewing on the website.***

(d) SUMMARY OF ACTIONS ARISING FROM FEBRUARY 2022 MEETING

Item 4 - Current/future role of Council at Cammeray Park/Golf Club

Council's Reply

Refer to the response to related Item 3B(1), January 2022.

Closed for Council

Item 5 - Comments Re NSOP Increased Costs and Ramifications

Council's Reply

Council's Director Engineering & Property Services has advised that progress on the North Sydney Olympic Pool redevelopment is reported to Council as follows:

- 1. Monthly high level progress reports which are publicly available via Council's website.*
- 2. Confidential quarterly reporting to Council via the Governance & Finance Committee with full details on budget, timeframes and other issues.*

Closed for Council

Comment by Cr Santer - there is a general view that the public should know cost details, except for any commercial-in-confidence clauses.

Item 6 - Military Road Corridor Planning Study - requests that Council partner with the local community, including residents, business owners and property owners, to undertake a Neutral Bay Town Centre Revitalisation Project, using a process similar to that used by Lane Cove Council for the Lane Cove Village (which included the establishment of "Lane Cove Alive" to encourage and enable genuine local participation)

Council's Reply

Council's Manager Strategic Planning has advised that the Precinct Committee's comments are noted. The preparation, objectives and resourcing of a renewed Study is to be discussed internally, including with Councillors.

Closed for Council

Comment by MTJ - we don't need a "renewed Study to be discussed internally", but genuine consultation, with Council "partner(ing) with the local community, including residents, business owners and property owners".

Items 7/8 - Redaction of Previous April 2021 Minutes & Changes to Precinct Rules Over Councillor Invitations

Council's Reply

Refer to the response to related Item 3A(8) from January 2022.

UPDATE (24 February 2022):

Council at its meeting of 21 February 2022 considered a Notice of Motion 18/22 - Safeguarding the independence of Precincts (Item 9.8) concerning the Precinct System. Council resolved: THAT this matter be deferred for consideration in conjunction with the Precinct System Review.

Closed for Council

Item 9.i - Safety Issue- Traffic on Sutherland St between Park Ave & Young St, Neutral Bay

Council's Reply

Council's Acting Manager Traffic & Transport Operations has advised that staff will investigate the crash history at this location to see if improvements can be made. With regards to lane widths in the streets, these lanes have been designed with reference to relevant road design guidelines and regulations. The lane widths provided are approximately 3.0m wide, which exceeds the minimum width requirements set out in the standards and which compare to several similar settings in North Sydney and other parts of Sydney. The designs have also been considered and endorsed by the Network and Safety Division of the Roads and Maritime Services (RMS) and Local Police (via the North Sydney Traffic Committee) as well as reviewed by an independent Road Safety Auditor.

The current cycleway in Sutherland Street was designed and constructed in accordance with Australian Standards and relevant design guidelines. The project was intended to improve cycling amenity and overall traffic safety as the provision of separated cycleway and kerb extensions at intersections results in narrower traffic lanes which will reduce vehicle speeds and hence reduce the severity of a crash. Traffic counts undertaken in December 2017 after the completion of the cycleway works in Sutherland Street revealed a reduction of traffic speeds along Sutherland Street. Converting the street to one-way will encourage vehicles to travel at a higher speed and cause other traffic issues.

Closed for Council

Further Action

BC to contact Council's Acting Manager Traffic & Transport Operations to progress this matter further.

(e) MINUTES FROM 9 FEBRUARY 2022 MEETING

The Minutes for the previous meeting of 9 February 2022 were adopted.

(f) VOTE OF THANKS FROM JG

Chair JG thanked all the Executive Committee and was grateful to the way the precinct has been managed. He also thanked all the attendees for their contribution and input over the past year.

JG also proposed the following **MOTION**, which was passed Unanimously.

The Precinct thanks CH for his contribution as an important and valuable member of the Executive of the Precinct over the past 5 years, both in meetings with many of the organisations associated with the North Sydney Area and North Sydney Council, and in his informative presentations to the Precinct.

6. OFFICE BEARERS' ELECTION

All positions were declared vacant. The returning officer called for nominations. Nominations for all positions were received and seconded. The following nominees were elected unanimously and unopposed.

Co-Chair - PE & PY

Secretary - LS

Deputy Secretary - CDB

Voting: 18 in favour, 0 against for all positions.

New Co-Chair PE thanked the Executive Committee of JG, CH, MTJ & LS for their work over the past year, which was endorsed by all attendees.

NEXT MEETING: 13 April 2022

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