

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 11 MAY 2022

COMMENCING AT 7.00 PM

CHAIR: PE

MINUTES: LS (Secretary)

ATTENDANCE: 18 people attended the meeting
including Councillor James Spenceley

APOLOGIES: 10 (CDB, JG, AG, SK, TM, RM, GS, RS, PT, JT)

GUEST SPEAKER: Councillor James Spenceley



1. WELCOME

PE (Chair) opened the meeting.

2. MINUTES FROM 13 APRIL 2022 MEETING

The Minutes for the previous meeting 13 April 2022 were adopted.

3. GUEST SPEAKER COUNCILLOR JAMES SPENCELEY(ST LEONARDS WARD)

PE (Chair) introduced Cr Spenceley, who represents St Leonards Ward as an Independent.

Cr Spenceley's Comments

- The Precinct system is useful for feedback
- Has a business background, & has worked and had businesses in North Sydney
- Has lived in Cremorne most of his life (including Parraween St)
- Is passionate about local government as it affects our daily lives
- Wants to bring great ideas to Council and do what the community wants
- Council is under attack at every turn from the State Government
- After rescinding the 12-storey height at Neutral Bay, Council is now working through the process of plans for Grosvenor Lane Carpark
- Over the last 20 years, Cremorne and Neutral Bay have been neglected by Council. They should be a destination in themselves, and development should be in keeping with the "village" feel.

4. DEVELOPMENT LEVIES: COLLECTION BY STATE GOVERNMENT INSTEAD OF COUNCIL

PE (Chair) gave a summary of Council's position and its submission to the State Government, and urged attendees to write a personal objection.

"The State Government is proposing to transfer up to half of Council's development infrastructure contributions to the NSW Treasury where they can be spent anywhere in the state. This will have a significant and lasting impact on North Sydney residents and ratepayers as these funds are currently spent on local parks, libraries and community centres.

North Sydney is one of 23 metropolitan councils fighting the proposed reforms, which the Centre for International Economics (CIE) estimates would give the State Government an additional \$793m per year in revenue (averaged over 20 years).

North Sydney will lose between \$2.8m and \$9.3m in developer levies every year – projects from the Coal Loader at Waverton through to North Sydney Oval refurbishment, CBD Public Domain upgrades and playground improvements like St Thomas Rest Park have all been funded in some way from development contributions.

The loss of these funds will mean that Council will not be able to increase and improve public open space and community facilities to serve our growing population. Worse still, the loss of developer contributions will increase and exacerbate the impacts of development on our community.

North Sydney Council has made a strong submission against this proposal, but we are just one voice. Tell the State Government to leave community infrastructure in community hands."

General Discussion & Comments

Given the amount of development that has occurred in North Sydney over the last few years, the question is *"where have these development levies been spent?"*

No green space has been bought or created, although some money has been spent on park infrastructure.

Given the amount of development in Cremorne, it doesn't seem that very much has been spent here.

There is a need for more accountability as to where the development levies have been spent so far.

Cr Spenceley's Comments

- Council does a poor job of reporting and promoting how and where the developer contributions have been used.

Action

- Brightmore Precinct requests from Council an account of where the development levies have been spent, for the last 2 years (if possible).
- Invite a Council Officer to address a future meeting on how funds are allocated.

5. CAMMERAY PARK: GOLF COURSE, WHT/BL

PE (Chair) gave a summary of latest plans. Abstracts from the WHT website showing the area affected were shown on the screen.

General Discussion & Comments

There was some dispute over the number of mature trees that will be lost, and concern that no survey or assessment has been done of the current planting.

Concern that the area will be fenced, reducing public accessibility.

Users and Members of the Golf Course stated the proposed new Golf Course has been well designed and will appeal to a diverse range of users across all ages - younger people and tradies. It is not a "putt-putt" course.

Concern that Council has initiated a court case which will cost ratepayers, without engaging with Transport for NSW and the State Government. Suggestion that Council form a sub-committee and the Mayor and other Council representatives have a meeting with the State Government and Transport for NSW to try and resolve the matter without a costly court case.

SOPA (Save Our Parks Alliance) has written to Tim James, MP for Willoughby (letter attached).

Save our Parks Alliance (SOPA)

*Brian Emanuel,
14A The Boulevard,
Camberay, NSW 2062.*

*Mr Tim James, MP,
Member for Willoughby,
Sailors Bay Road,
Northbridge.*

April 20, 2022.

Dear Tim,

We invite you to be the keynote speaker at a meeting of community members of the Save our Parks Alliance (SOPA) on Monday, May 16 at 7.00 pm. Residents of Bay, Registry, Parks, Brightmore, and Willoughby Bay Precincts will be the audience. These are the Precincts within North Sydney Council closest to Cammeray Park. Our residents are most concerned about the destruction already from the early works of the Warringah Freeway Upgrade; and the intention to construct the Tunnel Control Centre there. Venue for the meeting is Hutley Hall, North Sydney Council Chambers.

We would like you to speak for approximately 10 minutes and take questions following your address.

This follows our meeting with you in your office on April 4. We raised concerns about the traffic impacts in the Willoughby Electorate, loss of green space in Cammeray Park, and unfiltered emissions from the tunnels stack planned in Anzac Park. Your responses are appreciated and summarised in the meeting notes following.

Regards,

*Brian Emanuel,
Secretary, Bay Precinct.*

CC: Paul Walter, Convenor, Bay Precinct.

CC: Georgina Taylor, Registry Precinct

April 4 Meeting Notes

Participants. PW, BE (Bay Precinct) and GT (Registry Precinct), as delegates from the Save our Parks Alliance (SOPA).

Tim James, MP for Willoughby, and Martin.

Traffic. Traffic congestion points identified in the traffic corridors of Northbridge to North Sydney, and Crows Nest to Neutral Bay. You suggested seeking funds for a sustainable pedestrian and transport plan.

Green space. You suggested the Motorway Facilities Building planned at Cammeray Pak should be underground and have a green roof. You agreed that a green space strategy was needed for all of Cammeray Park. You suggested there should be plans for a net gain of green space. Ideas tabled were:

- Create a land bridge as an extension to Ernest Street Bridge.
- Improve and connect Anzac Park to St Leonards Park (expanding Jefferson Jackson Park) – a green connection across the motorway.
- Design proposed replacement pedestrian bridge from Merlin Street to Falcon Street as useable green space.

You agreed that Berry's Bay should not be considered as a suitable replacement, because it is not in the vicinity of Cammeray Park.

We estimate that the current value of public estate lost to the public at Cammeray Park is \$90 million.

Filtration. You expressed interest in pursuing filtration of the stack to be built and operated at Anzac Park.

Community Meeting. You agreed to participate in future community/stakeholder meetings.

There is a public meeting next Monday 16 May with Tim James, MP for Willoughby where local residents can express their concerns.

Which representatives from Council will be attending the meeting?

Cr Spenceley's Comments

- Under the agreement with the State Government, the land lost to the facilities buildings can be replaced in the "vicinity", which is not defined. It could be in a different LGA.
- Council's main concern is to maintain public access to the land and to protect the mature trees.
- Council officers claim that 500 trees will be lost. Council has requested from the State Government, a full register and map of trees to be removed.
- Will be attending the meeting on 16 May.

Action

That Council contact Transport for NSW to:

- identify which trees will be lost
- confirm whether the fence will remain on completion of the project
- confirm whether the public footpath across the Golf Course will be re-instated

MOTION:

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

THAT Brightmore Precinct requests that Council contact Transport for NSW and the State Government requesting a guarantee that

- The Golf Course shall remain.
- There will be minimal tree removal at Cammeray Golf Club/Cammeray Park
- All green space lost be replaced within the immediate local community.

6. CREMORNE STREETSCAPE / CREMORNE PLAZA UPGRADE

At the April meeting of the Cremorne Streetscape Committee, an upgrade of Cremorne Plaza was proposed. Suggestions included a “green wall” or “living wall” at the Military Road end as a visual and noise barrier (previously proposed by Brightmore Precinct).

General Discussion & Comments

On one side, the outdoor seating is owned by the shops, on the other by Council.

The Plaza was made in 1968, and is coming to the end of its natural life.

The site will be developed at some stage, so if an upgrade with some vision is done now, it might have some effect on the desired size and setback of any future development.

One developer is in the process of buying up the properties as a long-term prospect.

Note: Members of the public are welcome to attend the **Cremorne Shopping Area Streetscape Committee** meetings.

Next Meeting

18 October 2022

5.30pm in the Ros Crichton Pavilion

200 Miller St, North Sydney

7. PARKING ISSUES

PARRAWEEN STREET

The Parraween Street free 15-minutes parking trial was put to the 28 March Council meeting and the recommendation was adopted by Council.

General Discussion & Comments

Many shopkeepers are not happy, saying 15 minutes is not long enough.

One suggestion was to convert some of the “Motor Bike” parking spaces to “Small Car” spaces, however the motor bike spaces were created at the request of residents when cars were parked overhanging their driveways.

The motor bike spaces are being used more than previously

8. UPDATES:

(A) YOUNG STREET PLAZA

At the Council meeting of 26 April 2022, it was resolved *“THAT Young Street be reopened and that the funding for the reopening be sourced from either the existing Transport for NSW funding which funded the temporary closure of Young Street in the first place or from the existing Engineering Budget”*. *Voting For: Councillors Baker, Beregi, Bourke, Lamb, Santer, Welch, Spenceley; Voting Against: Councillors Drummond, Gibson and Mutton*

Note from Councillor Spenceley re 8. Updates A) Young Street Plaza . “I voted for that one but only after I voted for the permanent plaza at Young Street to be built. Just for transparency, I voted for the second motion because it contained the second point (not in your minutes) that the mayor be authorised to explore using the funds for alternative options to Young St.” *“3. THAT the Mayor meet with Transport for NSW to discuss alternate options within the Military Road corridor including alternative options for Young Street.”*

General Discussion & Comments

It is likely that there will be a rescission motion at the next Council meeting to re-instate the plaza and keep Young Street closed.

Many attendees said the plaza was often empty, and is uninviting.

The closure has caused congestion on surrounding roads.

Grosvenor Lane between Ben Boyd Road and Young Street is poorly designed and dangerous for pedestrians, with increased use by both cars and trucks, often exceeding the 10km/h speed limit.

Council should negotiate with Transport for NSW to redirect the funds to the development of Grosvenor Lane Carpark.

Some vision from Council for a design along the lines of The Canopy at Lane Cove (formerly Rosenthal Ave Carpark) and The Village Green at Lindfield (formerly Tryon Road Commuter Carpark) would be welcome.

Cr Spenceley’s Comments

- Is still in favour of the Plaza, and has noticed many people using it since moving his office to Young Street
- Mobile phone data supports the increased usage.
- Invited LS & PE to meet at the plaza as his office is nearby.

Action

- Has Council had meetings with Coles over the future of Woolworths site when the lease expires in 2 years’ time?

(B) PP 2/22 WATERS ROAD - NEUTRAL BAY

At Council’s April 2022 meeting, it was resolved to not support the Planning Proposal proceeding to Gateway Determination.

General Discussion & Comments

The applicant could still apply for a rezoning, but it would be a lengthy process and work on the project was already under way.

By agreeing to an extra storey, it would set a precedent and open the floodgates to other developments.

Cr Spenceley’s Comments

- As it was a private development, Council has no control over making the developer provide public parking, although Council would have had more leverage if it had agreed to an extra storey.

9. PARRAWEEN STREET FUTURE

General Discussion & Comments

It is a rat-run

- as vehicles cannot turn north off Gerard Street in peak hour
- to access Winnie Street south-bound when Gerard Street is congested

Vehicles regularly exceed the current 40km/h speed limit.

It meets the criteria for a “slow” speed zone.

The road is too narrow for parallel parking on one side and rear-to-kerb on the other.

Angle parking would reduce the number of parking spaces available.

One suggestion was to convert some of the “Motor Bike” parking spaces to “Small Car” spaces, however the motor bike spaces were created at the request of residents when cars were parked overhanging their driveways.

The motor bike spaces are being used more than previously

Community concern about the size of any future development in the street, which would change its residential makeup.

Ties into the plans for the Cremorne Plaza upgrade as part of the *Cremorne Shopping Area Streetscape Committee*.

The question was asked if there a Master Plan for Cremorne? Cremorne was to be *Stage 2* of the *Military Road Corridor Planning Study*, now rescinded (*Stage 1* being Neutral Bay). Maybe Council could develop a new plan for Cremorne first as the template for a future Neutral Bay plan.

Cr Spenceley's Comments

- At the first meeting of the newly-elected Council in January 2022, Cr Spenceley put forward a Motion to commence a review of the creation of a Heritage Conservation Area for the cottages on the northern side of Parraween Street between Paling & Macpherson Streets (the *Parraween St Conservation Area*), and assess if Council could establish an Interim Heritage Order for the above properties. The Motion was passed unanimously.
- Council has recently appointed a consultant for the heritage review, which hopefully will be completed in 10-12 weeks. It may be done in tandem with the Orpheum heritage review.
- Parraween Street is seen as the heart of Cremorne and the character of the street is what gives it the “village” feel, and should be retained.

10. DEVELOPMENT APPLICATIONS

A. MCDONALDS - 290 MILITARY ROAD, CREMORNE

DA 95/22 *Proposed alterations to an existing fast food premises including changes to drive through facilities, reduction in parking spaces, internal layout changes and changes to signage, SLR Consulting Australia Pty Ltd*

PE (Chair) gave a summary of the DA, and noted the following points of concern.

MACDONALDS IMPACT

It involves

- *The removal of the existing exit crossing at the east and modifying the existing entry crossing to be a combined entry / exit with adjustments to the footpath vehicle crossing.*
- *The external seating area is to be removed and this space and area currently occupied by the exit is to be changed to 2 waiting bays for drive through orders. There will be one bay each side of the driveway for drive-through orders.*
- *The existing single drive through order booth at the rear is to be replaced with 2 new unmanned drive-through order stations located at the Winnie St end of the building.*
- *These changes are to accommodate the number of McDonalds customers who cannot get out of their cars and to provide increased queueing space at the rear of the building before pick-up at the front.*

Issues

- *Local residents will be happy that the outdoor seating is to be removed. It may reduce some noise at night.*
- *Council may have issues with traffic flow and configuration of the driveway / separation of vehicles entering and exiting as there is no separation shown as the driveway has to allow for delivery truck swept paths.*

No pedestrian Traffic Plan

- *Runners will have to carry food across the driveway to cars waiting in the southern section.*
- *There is also greater congestion and a greater risk to pedestrians entering the store due to the 2 way traffic.*

On-site traffic queueing

- *Queueing for exit will block access to car-parking spaces.*
- *Deliveries backing into the dock will block entry and exits, in a 24-hour operational site.*

General Discussion & Comments

There is no pullover/lay lane.

Queueing should all be on McDonalds' property, and not on Military Road.

Is it still "fit for purpose" as a drive-through takeaway on a very busy road?

Traffic Lights at intersection of Military Road and Murdoch Street/Winnie Street.

The DA for McDonalds should be considered in conjunction with the following problems encountered at the above intersection:

Right hand turn from Murdoch into Military going north

- *Currently not allowed*
- *Alternatives are doing a U-turn in Winnie St, which causes traffic build-up and is dangerous*

Right turn from Winnie into Military going south

- *Currently allowed for buses only during peak hours*
- *Causes build-up along Winnie so that drivers run red-light turning west.*
- *Need multiple lights to get through to Murdoch*
- *Turn-into service station and block traffic*

Action

- Brightmore Precinct to write to Council, copy to the Traffic Committee, outlining the above concerns.

B. OTHER DAs

4 Illiliwa Street, Cremorne

DA 60/2020/2 - Modification of DA 60/20 to provide for internal and external changes including new windows and changes to roof

80 Young Street, Cremorne

DA 110/22 - Internal and external alterations and additions to existing dwelling, including first floor addition, new front fence, driveway and entry stairs

39 Young Street, Cremorne

DA 135/2020/4 - Modification of consent - modification of rear building setback in accordance with approved previous modifications

11. CORRESPONDENCE

A. INVITATION TO COUNCILLOR DRUMMOND TO ATTEND A FUTURE BRIGHTMORE PRECINCT MEETING

PE (Chair) extended the following invitation, but unfortunately Cr Drummond has declined to attend a meeting, but has provided her personal phone number for anyone to contact her anytime.

From: Brightmore Precinct brightmore.precinct@gmail.com

Wed, 4 May 2022

Dear Councillor Drummond,

We congratulate you on your re-election as a North Sydney Councillor.

At the Brightmore Precinct meeting in January, we passed a Motion to invite all St Leonards Ward Councillors to attend one of our meetings as a guest speaker. To date Cr Santer and Cr Bourke have attended the March and April meeting respectively. Both have addressed the meeting, listened and participated in Q & A sessions. Cr Spenceley is attending the May meeting.

We are hoping that you will be able to come on Wednesday 8 June, 2022. If unavailable please advise an alternative date.

The meetings are held at the Cremorne Early Childhood Health Centre at 108 Parraween Street (next to the Council Carpark) and start at 7.00pm on the second Wednesday of each month. At the completion of the meeting we have some refreshments and nibbles.

We look forward to hearing from you and welcoming you as our guest speaker.

Regards

Peter Ellis

Co-Chair

Brightmore Precinct Committee

From Councillor Alanya Drummond <cr.alanya.drummond@northsydney.nsw.gov.au> wrote:

Mon, 9 May 2022 at 20:40

Hi Peter,

Thank you for your message. I prefer to connect with residents directly - please let your members know that they are very welcome to call or text me anytime on my personal phone number.

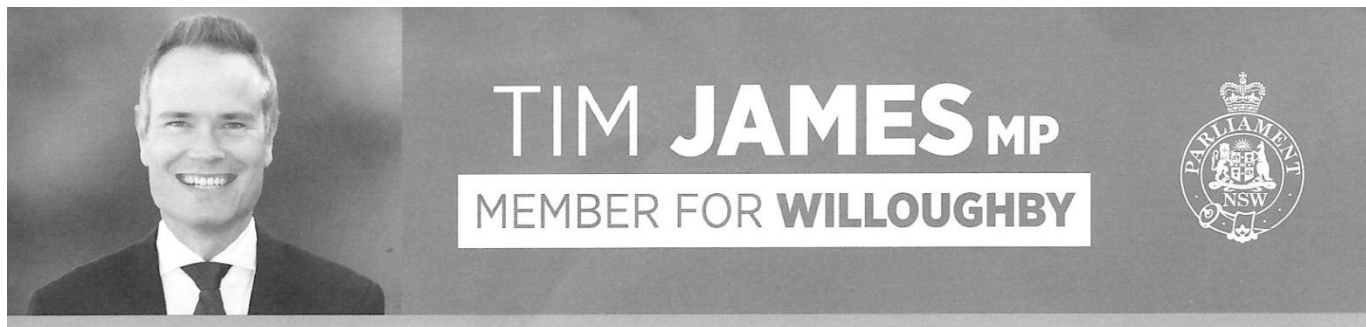
Wishing you a positive meeting

Alanya

B. RED LIGHT SPEED CAMERA - MILITARY ROAD AT SPOFFORTH STREET

Update from April meeting

GS forwarded the following response from Tim James, MP for Willoughby, following a meeting on 6 April 2022.



3 May 2022

Our Ref: 22/2-6025

Dear

Thank you for your correspondence on 5 April 2022 regarding concerns for pedestrian safety on Military Road, and the need for installing Red-Light/Speed Cameras at the intersection of Military Road and Spofforth Street/Cabramatta Road.

I understand the issues, appreciate your position and am eager to assist you.

I have made strong representations on your behalf to the Hon Natalie Ward MLC, Minister for Metropolitan Roads, asking for her consideration of the matter you raised.

I emphasised the use of pre-emptive measures comes under the criteria of the Red Light/Speed Camera's usage. I recognise that the camera's effectiveness in reducing occasions of vehicles exceeding the speed limit, increased driver compliance, and a reduction of serious collisions with pedestrians, make for a strong case for their implementation.

I also acknowledge there is support of this initiative by a large section of the local community.

I will write to you again when I receive a response from the Minister.

Thank you again for raising this important issue with me.

Yours sincerely

Tim James MP
Member for Willoughby

FW to Brisbane, Willoughby Bay + Harrison Precincts 11/05/22

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📮 PO Box 428 Northbridge NSW 1560 🏠 Shop 26, 145-151 Sailors Bay Road, Northbridge NSW 2063

C. GRASMERE ROAD - ONE-WAY BETWEEN YOUNG STREET & PARK AVENUE

Update from April meeting

BC received the following response from Council:

From: gipa gipa@northsydney.nsw.gov.au

Sent: Friday, 6 May 2022 8:50 AM

Subject: Re: Grasmere Street, Cremorne – Access To Council Information - Government Information (Public Access) Request – 2022/313/1

Re: Grasmere Street, Cremorne – Access To Council Information - Government Information (Public Access) Request – 2022/313/1

We hope this message finds you well.

In response to your GIPA Informal Access Request I have referred your query on to our Traffic and Transport Operations Department. Please see their comments below:

“Grasmere Street Cremorne (not Cammeray as stated by the customer) has been a one-way traffic flow for a very long time. This was confirmed by checking Near map which goes back to 2009 and clearly shows the street being one way.

Some records show that there have been some issues with the lack of One-Way signs which caused some motorists to travel against the one-way traffic. This was resolved with approved additional signs by Traffic Committee on 18 February 2002. Document Set ID 617317”

I have attached mentioned document (ID # 617317) and can confirm that our electronic records system does not hold any other documents on this matter.

Thank you for your patience, I hope the release of information above satisfies your request. Should there be any further queries regarding the release of information mentioned above, please contact the undersigned via return email at gipa@northsydney.nsw.gov.au.

Please note the reproduction charge of \$0.50 per black & white page has been waived in this instance, however, subsequent reproduction requests of documents may result in reproduction charges.

*Kind Regards,
GH*

DECISION OF 3279th COUNCIL MEETING
HELD ON 18/02/02

121. EPS01: Report of 372nd Traffic Committee

Proceedings of Committee at meeting held on Friday, 1 February 2002 at 10.00am
minute nos 1 to 58 inclusive.

Re Min No 16: (4.4) Grasmere Road, Neutral Bay – One Way Signage

Report of Traffic Engineer, Joseph Zappavigna 24/12/01

Recommending:

1. **THAT** the Police representative note the alleged incidences of motorists driving contrary to the “One Way” controls in Grasmere Road.
2. **THAT** the proposed additional-one way traffic controls described in this report and the attached plan be approved.

Committee recommendation:

THAT the report be adopted.

SUBJECT: (4.4) Grasmere Road, Neutral Bay – One Way Signage

AUTHOR: Report of Traffic Engineer, Joseph Zappavigna 24/12/01

DESCRIPTION/SUBJECT MATTER:

In response to representations concerning motorists driving contrary to the “One Way” signs in Grasmere Road, particularly the section between Young Street and Park Road, a review of the “One Way” controls has been undertaken. The level of signposting and pavement markings to affect the “One Way” traffic flow west and warn motorists is generally considered to be satisfactory. However, in order to address the concerns raised it is proposed to install a number of additional traffic facilities to supplement the existing one way controls and further highlight the one way nature of the road. A plan showing the existing and proposed traffic controls that are listed below is attached for information.

- ❑ Concrete traffic island to reinforce the no left turn ban from View Street into Grasmere Road (this island is part of an earlier proposal not yet implemented)
- ❑ Painted pavement arrows and island in Ben Boyd Road to supplement the existing “All Traffic with left arrow symbol” sign
- ❑ No Entry signs on the road narrowing on Grasmere Road (single lane exit from the roundabout at Ben Boyd Road) facing west.
- ❑ One Way sign (reminder sign) for traffic travelling west on Grasmere Road from the roundabout at Ben Boyd Road.

RECOMMENDATION:

THAT the Police representative note the alleged incidences of motorists driving contrary to the “One Way” controls in Grasmere Road.

THAT the proposed additional one way traffic controls described in this report and the attached plan be approved

D. CORRESPONDENCE FROM PT & JT TO COUNCILLOR GIBSON RE YOUNG STREET PLAZA 16 APRIL 2022

Requesting that the “Unused Eyesore” Young Street Plaza should be removed completely and that Young Street from Military Road once again become a reliable and viable part of the Neutral Bay precinct road system

12. GENERAL BUSINESS

“BEHIND THE SCENES OF THE CREMORNE ORPHEUM THEATRE” - A SPECIAL NATIONAL TRUST EVENT

6.30pm on Monday 30 May

FG from the Cremorne Conservation Group urged attendees to buy a ticket and spread the word about the event, part of the National Trust Australian Heritage Festival 2022.

MC for the night is Fenella Kernebone, a board member of the National Trust, acclaimed film critic and well known radio and TV broadcaster.

Speakers Dr Ian Hoskins, North Sydney Council's Historian, and Dr Peter Sheridan AM, an expert on Art Deco buildings, will share their stories, pictures and film about the history, architecture and famous people behind the iconic Orpheum Theatre. There will also be 'inside' stories from Orpheum staff who worked closely with the current owner, Mike Walsh AM OBE, who purchased this iconic theatre from developers, including what was required to restore it to its original splendour after it was nearly demolished by those same developers in the early 1980s.

Members from local Councils and State Government will be attending.

PE (Chair) proposed a vote of thanks to Cr Spenceley for attending our meeting, which was endorsed by all attendees.

NEXT MEETING: 8 June 2022

EMAIL: brightmore.precinct@gmail.com