

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 13 JULY 2022

COMMENCING AT 7.00 PM

CHAIR: PY

MINUTES: LS (Secretary)

ATTENDANCE: 18 people attended the meeting

APOLOGIES: 5 (GS, SC, RD, MD, FG)



1. WELCOME

PY (Chair) opened the meeting.

2. MINUTES FROM 8 JUNE 2022 MEETING

The Minutes for the previous meeting 8 June 2022 were adopted.

3. GUEST SPEAKER CR GEORGIA LAMB (CAMMERAYGAL WARD)

Unfortunately, due to an issue at work, Cr Lamb was unable to attend at the last minute, and has expressed her interest in attending the next meeting on 10 August

4. PERMANENT “NO RIGHT TURN” AT WINNIE ST ONTO MILITARY RD

Proposal to extend the existing AM and PM weekday “No Right Turn” ban from Winnie Street onto Military Road, Cremorne to operate at all times with “Buses Excepted”

Update - Transport for NSW places proposal “ON HOLD”

Following feedback from Brightmore and Harrison Precincts and the local community to local MPs Tim James and Felicity Wilson, they made representations to the Minister for Metropolitan Roads to not go ahead with the proposal until there is further community consultation.

Mayor Baker also raised the matter at the 10 June Traffic Committee meeting in response to Brightmore's & Willoughby Bay's concerns.

In the flyer distributed on 11 July in the streets surrounding Military Rd and Winnie/Murdoch Streets, TfNSW identified the following concerns:

- differing levels of community support for project
- added congestion to local roads
- existing safety concerns at the intersection
- suggestions to improve the existing light phasing times
- lack of community consultation

TfNSW now plans to:

“work with the community to better understand your needs and carry out further consultation and investigations to improve safety and efficiency at the intersection in the coming months”.

and advised

“the existing AM and PM no right turn ban from Winnie Street will remain in place”

5. UPDATE ON CAMMERAY PARK / GOLF COURSE, WHT/BL: LOSS OF ANOTHER 655 TREES

LS gave an update, including the Mayoral Minute from Council Meeting of 27 June 2022, as follows:

6.2. MM02: Call on the NSW State Government to urgently halt, review and reassess the Western Harbour Tunnel and Northern Beaches Link projects

On Tuesday 21 June 2022, the State Government handed down the 2022/2023 Budget and allocated \$4.1 billion over 4 years for planning the Western Harbour Tunnel (with connections from Cammeray to Rozelle) ("WHT") and the Northern Beaches Link ("NBL").

The State Government recently advised that the NBL project has been "delayed." Yet, it would seem that the delay is only a result of the WHT project running late. Indeed, \$1 million has been allocated for planning for this "delayed project" over the next financial year.

North Sydney local government area bears the enormous burden of these projects and there are no demonstrable benefits.

At that Council meeting, the following was **Resolved**:

1. THAT Council calls on the NSW State Government to immediately halt, review and reassess the Western Harbour Tunnel and Northern Beaches Link projects.
2. THAT Council write to the Premier, Treasurer, Minister for Roads, Minister for the Environment, the Opposition Leader and Shadow Treasurer, Shadow Ministers for the Environment and Roads seeking an urgent halt, review and reassessment of the tunnels projects in terms of need and priority.
3. THAT Council write to the Prime Minister, Federal Treasurer, Federal Minister for the Environment and the Federal Member for North Sydney seeking that no federal funds be provided to the tunnel projects without a risk assessment and an assessment of priority and need for the project being undertaken.
4. THAT Council liaise with the State Government and their contractors in relation to the relocation of wildlife dislocated by the works and if necessary contact organisations such as WIRES to assist.

General Discussion & Comments

- KF informed the meeting that Council's objection to the s175 Notice from Transport for NSW had been knocked back by the Minister.
- All attendees were horrified at the wholesale destruction of trees as Cammeray Park, which now looks like a wasteland

6. DEVELOPMENT PROPOSAL 269/2021/2 - 372 MILITARY RD (aka 75 PARRAWEEN ST)

Modify the consent to permit minor internal and external modifications, including amalgamation of two units into one, facade changes and reduction of approved setbacks, removal of clerestory and amendment of certain conditions including the existing deferred commencement consent condition AA1, Platino Properties Pty Ltd.

General Discussion & Comments

- Deferred conditional approval
- Upper level setback 8m from street frontage of Military Road to align with the Orpheum parapet
- Does comply with zoning
- Brightmore Precinct appreciates Council's efforts to make the façade of the building more sympathetic with that of the Orpheum's, and has no objection.

- OTHER DEVELOPMENT APPLICATIONS

Number	Property	Proposal
DA463/2017/4	Shop 1 27 Grosvenor St Neutral Bay	Modify consent to extend operating hours of gym premises to 5:30am to 9:30pm Monday to Friday, 7:00am to 5:00pm Saturdays and 8:00am to 5:00pm Sundays
DA292/2021/2	54 Benelong Road Cremorne	Amendments to the approved DA 292/2021 changes to colours and materials of balconies
DA187/22	16 Illiliwa St Cremorne	Alterations and additions to a dual occupancy (attached) and modification of the strata subdivision
DA259/2021/3	60 Waters Rd, Cremorne	Modification of consent to enable alterations and additions to approved development

7. CORRESPONDENCE

A. SUMMARY OF ACTIONS ARISING FROM JUNE 2022 MEETING

Month	Item	Actions	Council's Reply	Status
June	3	Councillor Briefings - Wants webcast of Councillor briefings to be made available to the public, and all financials (except for commercial-in-confidence, legal or professional reasons).	Council's Manager Council & Committee Services has advised that following 42 days public exhibition, Council at its meeting of 27 June 2022 resolved to adopt the amended <i>Code of Meeting Practice</i> in accordance with section 360 of the <i>Local Government Act 1993</i> . Participation in the Public Forums is now possible by remote attendance. Community members wishing to attend remotely are required to advise Council by 10am on the day of the Council Meeting. The deadline for registering for Public Forum remains at 4pm at this time. Further information will be available from Council's website ahead of the July 2022 Council meeting.	Closed for Council
			Council did not resolve to change the current arrangements for Councillor Briefings, these will remain open to Councillors and staff only, and the webcast will not be available to the public.	
		Developer Contributions - The State Government is proposing to transfer up to half of Council's development infrastructure contributions into Consolidated Revenue, where they can be spent anywhere in the state. At the moment, these contributions can only be used by Council for certain social and community projects. Action: Council to prepare a Pro Forma letter of objection to be made available on its website.	Item allocated to Council's Manager Strategic Planning.	Awaiting Response
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	9.A	No right turn at Winnie Street onto military road, Cremorne - General Discussion and Comments <ul style="list-style-type: none"> All attendees were concerned about the proposal, which they knew nothing about This intersection is the only access point onto Military Rd west-bound between Cowles Rd at Spit Junction and Ben Boyd Rd at Neutral Bay, where even now it is virtually impossible to get onto Military Rd It will have a huge impact on other local roads such as Gerard and Belgrave Sts in the north, and Murdoch St, Hampden Ave and Rangers Rd in the south, as alternative routes have to be used There has been a total lack of any community consultation on the proposal. 	This is a Transport for NSW (TfNSW) project. Council's A/Manager Traffic & Transport has met with TfNSW to convey the community's concerns. UPDATE (12 July 2022): Council's Director Engineering & Property Services has advised that TfNSW has confirmed works have temporarily stopped due to feedback from the community.	Closed for Council
	9.B	Boat and trailer parking in residential streets - A resident noted there are 4 boats on trailers currently parked in Reynolds St, with the only legal requirement that they are moved every 27 days, by 100m or a block section, which they mostly comply with. He has previously enquired about timed parking but Council will only consider this at 100% occupancy. That target would probably be met now with Redlands' students parking the street out. It was suggested that signage as at Fifth Ave "No Parking - Motor Vehicles Excepted" could be implemented.	Council's A/Manager Traffic & Transport has advised that the matter is under investigation.	Open/Ongoing
	9.E	Traffic Management and Accessibility - Council currently has no TMAP but there is a real need for it given the number of large infrastructure projects.	Council's Director Engineering & Property Services has advised that creating a TMAP for the large Infrastructure Projects currently being constructed in the North Sydney LGA is a good idea and something that Council can raise with TfNSW. It's not something that Council could resource and manage.	Closed for Council

7. CORRESPONDENCE (cont.)

B. LETTER TO TIM JAMES, MP, RE VEHICLES RUNNING RED TRAFFIC LIGHTS AT MILITARY ROAD & SPOFFORTH STREET

On Fri, 8 Jul 2022 at 17:17, GS wrote:

Dear Mr James,

Attached is video evidence, taken by me, of two City side vehicles running both red traffic light and the pedestrian crossing on green walk phase this afternoon 08 07 22 at about 4.28pm.

Please forward to both the Minister for Urban Roads and North Sydney Police for their appropriate actions.

The number plate of the White Landcruiser, a vehicle pedestrians would certainly come off second best in an accident with, I decipher as XXXX.

I will make every effort to record any other infringements I witness to assist you with making representations on our behalf.

It won't be hard as it happens at almost every change of lights.

*Yours faithfully,
GS*

8. GENERAL BUSINESS

A. SCECGS REDLANDS SCHOOL PROPOSAL TO COUNCIL TO PURCHASE THE WHOLE OF MONFORD PLACE, CREMORNE WHICH COMPRISES AN AREA OF 791.4M² OF PUBLIC ROAD

LS gave an update on the above following Council's Meeting of 27 June 2022, where the following Resolution was passed:

RESOLVED:

- 1. THAT Council does not proceed with the sale of the land*
- 2. THAT the report be treated as confidential and remain confidential until Council determines otherwise*
- 3. THAT Council develop a policy on the disposal of public land.*

General Discussion & Comments

- Parking in local streets is still a problem
- Have the new driveway through from Military Rd to Waters Rd, which possibly could be used for teacher parking
- With the demolition of the 3 houses in Winnie St, there will be more students and more traffic
- Suggestion of investigating 4-hour parking limit in surrounding streets

B. PARRAWEEEN STREET HOUSES & AGED-CARE & INDEPENDENT LIVING FACILITY

- On Parraween St, 23 houses have been sold, only 3 remain unsold; and 3 on Gerard St have been sold
- Surveyors have been in Parraween St in the last week

C. DA 243/21 - HOLT AVENUE PTY LTD, OR MICHAEL WANG - APPEAL DEVELOPER HAS LODGED AGAINST THE INTERIM HERITAGE ORDER ON 115, 117 & 119 HOLT AVENUE

SK from the Cremorne Conservation Group gave an update on the appeal lodged by the developer re the above.

In March 2022, Council imposed an Interim Heritage Order (IHO) on the houses to protect them from demolition while the Council took steps to list them as local heritage items in the North Sydney Local Environment Plan.

The developer, who plans to demolish the 3 Federation houses in order to construct a 16-unit 3 storey residential flat building, has lodged an appeal in the Land and Environment Court, seeking to overturn the IHO.

The appeal is to be heard on Monday 18 July with an on-site inspection on that day at 9:30 am, and the Cremorne Conservation Group would like to ask local residents to attend to show the Commissioner that there is significant community interest in the matter and a desire for the dwellings to be preserved, to protect the built heritage and character of Cremorne.

D. PLANNING PROPOSAL 6/22 - 1-7 RANGERS ROAD, NEUTRAL BAY

MTJ gave an update on the above.

General Discussion & Comments

- Woolworths is trying to draw customers from the northern side of Military Rd to the southern side, which will have a huge impact on the traffic trying to cross an already over-loaded Military Rd.
- It will also affect the surrounding feeder streets, especially Winnie St, Gerard St, Belgrave St and Ben Boyd Rd in the north, and Rangers Rd, Wycombe Rd, Yeo St and Murdoch St in the south.
- It will lead to increased parking on local streets.

The following **MOTION** was proposed, and passed **UNANIMOUSLY**.

THAT Brightmore Precinct objects to Planning Proposal 6/22, 1-7 Rangers Road, Neutral Bay for the following reasons:

- 1 Its principal argument is the Military Road Corridor Planning Study which has been rescinded by Council.*
- 2 The proposed height is grossly excessive – 40 metres will accommodate 12 storeys. The development will be overbearing and a visual eyesore and will cause significant overshadowing of residential properties.*
- 3 The scale of the development will result in unacceptable traffic impacts on local roads, especially at intersections with Military Road, and will also result in competition for parking spaces on local streets.*
- 4 The proposal provides minimal public benefits – both the 65 public car parking spaces and the publicly accessible square are primarily benefits for the developer.*
- 5 Approval of the Planning Proposal will set an undesirable precedent and result in poor outcomes for the Neutral Bay community.*

The following **MOTION** was also **PASSED** at the Combined Precincts Committee Meeting on 21 June 2022:

That the CPC urges the Council not to support the Planning Proposal for 1-7 Rangers Road, Neutral Bay because of the significant impacts on the community, the loss of the village atmosphere due to the scale, height and bulk, the lack of public benefit and the lack of agreed strategic approach for the Military Road Corridor.

E. PLANNING PROPOSAL 2/22 - 12-14 WATERS RD, NEUTRAL BAY

The developer has asked for a Rezoning Review re the above.

Brightmore Precinct affirms its unanimous opposition to the Planning Proposal to increase the height from 16m to 26m.

Individuals are also urged to make personal submissions objecting to the Rezoning Review, as the Precinct only counts as one objection.

F. DEVELOPER CONTRIBUTIONS

PY noted that on the list provided by Council last month on projects funded by Developer Contributions in year ended 30 June 2021, most items were upgrades or maintenance, and not new projects increasing facilities or land ownership.

MTJ commented that the projects are identified in Council's *Local Infrastructure Plan 2020*.

G. YOUNG STREET PLAZA

MTJ, as Chair of Willoughby Bay Precinct, recently contacted Tim James, MP for Willoughby, concerning his speech in NSW Parliament on 9 June supporting the retention of Young Street Plaza. MTJ wrote that both Willoughby Bay and Brightmore Precincts, along with many local residents, had consistently opposed the Young Street Plaza project.

The major concern expressed by residents of Willoughby Bay Precinct were that the closure of Young Street took away one of three access points to Military Road in Neutral Bay, diverting traffic to Ben Boyd Road and Waters Road.

Following is an excerpt from Tim James' reply on 14 July.

As I mentioned, I gave careful consideration and went about due consultation before outlining my position in relation to the plaza and raising it in the NSW Parliament.

In addition to this initiative being announced policy of both state and local governments before I entered parliament, I independently and carefully came to the view that the positives and benefits outweigh the downsides that a permanent plaza would bring about for the community.

The benefits include:

- 1. A public space for people and community*
- 2. Less noise and pollution from vehicles*
- 3. A fully funded piece of public infrastructure from the NSW Government*
- 4. Improved environmental impacts*
- 5. Improved road safety and traffic flow on Military Road for both public buses and cars*
- 6. Improved pedestrian safety at an intersection with a history of incidents*
- 7. The opportunity to pursue a pedestrian bridge or underpass with May Gibbs Place.*

I have sought to discuss the issue with the Mayor of North Sydney, and to hear the reasons for the recent council shift in decision, but have yet to receive a reply to my outreach to her.

I understand some people are suggesting that an alternative site be utilised for a public plaza but as yet no such site has been identified nor investigated. That is very difficult of course and any other site would likely bring forth consequences as well.

Concerns as to impact on road access are understood and I heed the views of all residents.

There remain many routes open to residents to Neutral Bay to enter local roads.

Thank you again for sharing your views and please proceed to share this message with your precinct members.

Yours sincerely

Tim

NEXT MEETING: 10 August 2022

EMAIL: brightmore.precinct@gmail.com