

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 14 SEPTEMBER 2022

COMMENCING AT 7.00 PM

CHAIR: PE (Chairperson)

MINUTES: CDB (Deputy Secretary)

ATTENDANCE: 19 people attended the meeting

APOLOGIES: 6 (FG, JG, AG, RS, GS, LS)



1. WELCOME

PE (Chairperson) opened the meeting.

2. MINUTES FROM 10 AUGUST 2022 MEETING

The Minutes for the previous meeting 10 August 2022 were adopted.

3. GUEST SPEAKER CR GEORGIA LAMB (CAMMERAYGAL WARD)

Cr Lamb who is a member of the Sustainable Australia Party addressed meeting and explained that her emphasis was to improve the parks and gardens and green spaces within the North Sydney council municipality for the benefit of residents. Cr Lamb noted that there needs to be better communication between Council and residents about parks and gardens within the municipality and better response by Council on resident feedback. Cr Lamb wants to promote sustainable initiatives including a proposed Sustainability Festival to be held at the Coal Loader in Waverton.

KF asked Cr Lamb why Cammeray Golf Course appear to have been neglected by Council in a recent study of open space / sporting facilities within the municipality and KF stated the golf club which has been in existence for over 100 years has been used to introduce children to golf. Cr Lamb noted that she would take KF comments on board.

4. UPDATE ON CAMMERAY PARK/GOLF COURSE

KF advised that construction of the new 9-hole golf course is progressing and will take 4 months longer than originally envisaged to complete. The hole for the new dam has been excavated, its location being restricted by major power and stormwater lines that traverse the course. KF displayed a photo from 1991 that showed the course devoid of trees, all trees have subsequently been planted by the golf club. He stated that most current trees are being retained with only a few being removed due to their condition after inspection by an arborist.

KF stated that the compensation the golf club received was for loss of income to the golf club from the course being closed and compensation for staff redundancies and salaries for the two remaining staff.

Save Our Parks Alliance (SOPA) held a public meeting at which Tim James, MP for Willoughby attended. Tim James stated that he supported a park over the Warringah Freeway joining Anzac Park to Cammeray Park and also that any replacement land for loss of golf course land should be adjacent Cammeray Park.

5. 12-14 WATERS RD, NEUTRAL BAY

CONDITIONS OF CONSENT & CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

CDB contacted Council's Compliance Officer relating to apparent non-compliance with conditions of consent and was advised that while Council had received Construction Management Plans any issues relating to non-compliance had to be directed to the Private Certifier. The Private Certifiers, City Plan Services declined to forward the Construction Management Plans without approval from the contractors however the contractors Richard Crookes Construction have forwarded the Construction Noise and Vibration Management Plan. These details required procedures for undertaking noise and vibration monitoring and provision of respite relief to neighbours impacted by noise or vibration.

(It should be that erection and location of hoardings and sheds, installation of concrete pumps and cranes in streets, closure of traffic lanes and use of work zones are subject to separate applications by the contractors to Council. The Council contact for lodgement of complaints about above these items is Council's Compliance Officer. For complaints about noise, dust, vibrations and works being undertaken outside approved hours, Alison Brown of City Plan Services 0433 826 908 should be contacted.)

6. 12 – 14 WATER RD PLANNING PROPOSAL

MTJ gave an update on the Sydney North Planning Panel review of the Planning Proposal. The Sydney North Planning met on 1 September and gave approval for the application to go to the Department of Planning for review for Gateway Determination. If the Department of Planning supports the re-zoning, it will go on public exhibition and following this the change in height limit in the Local Environmental Plan will, in all probability be gazette. Once the LEP changes are made the developers need to obtain Development Consent for a building of increased height. It was noted that the Department of Planning re-zoning Review Briefing Report stated “*Council ...recommended the height of building standard be reduced from 26m to 24m*” and included an illustration identifying a height plane as “*Council recommended 24m height standard*”. Council, however, opposed the Planning Proposal and did not recommend a 24m height standard.

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

Brightmore Precinct is disappointed about the approval by the Sydney North Planning Panel of the Planning Proposal for 12 – 14 Waters Road and the Precinct is to write to the local member Tim James and Planning Minister Anthony Roberts, expressing our concerns about the over-development of Neutral Bay.

CDB, Deputy Secretary, to draft a letter.

7. UPDATE ON PLANNING PROPOSAL 6/22 - WOOLWORTHS - 1-7 RANGERS RD, NEUTRAL BAY - 10-STOREY BUILDING PROPOSED

MTJ advised that a second Woolworths flyer has advised locals “we have advised Council we have reduced heights across the proposal by two storeys”. The North Sydney Local Planning Panel met on 14 September to consider the proposal. A number of residents addressed the Panel regarding concerns including traffic congestion in Yeo Street, overshadowing of residential properties, and the precedent the proposal would set. Woolworths confirmed they have advised Council of an intention to reduce the height. However, amended plans have not been submitted. The Planning Proposal may go to the Council meeting on 26 September. Woolworth have said they will approach the Department of Planning for a Re-zoning Review if the Planning Proposal is not supported by Council.

8. UPDATE ON REMOVAL OF YOUNG STREET PLAZA & RE-OPENING OF YOUNG STREET

There has been no update on timing of re-opening of Young Street.

9. CORRESPONDENCE

i. COUNCIL'S SUMMARY OF ACTIONS ARISING (SOA) BRIGHTMORE PRECINCT AUGUST 2022

Month	Item	Actions	Council's Reply	Status
August	4	<p>12-14 Waters Rd, Neutral Bay Conditions of Consent & Construction Management Plans - Brightmore Precinct is concerned about compliance with the Conditions of Consent relating to noise, traffic and work zones, including but not limited to the following:</p> <ul style="list-style-type: none">• Keeping Waters Rd open at all times. Recently one lane was closed with a large crane on the road.• No construction vehicles on the street except in Works Zone. Recently vehicles were parked in Grosvenor Street and there are no Work Zone signs.• Hoarding built over Waters Lane, impacting on vehicle movements towards Grosvenor Lane Car Park• Potential problems of future construction noise	<p>Council's Team Leader Building Compliance has advised that the Precinct Committee's enquiry will be investigated to ensure that the site complies with all conditions of development consent, in particular traffic, noise and that Waters Road being accessible at all times.</p> <p>Council considers this a serious matter and will give priority to the investigation due to public safety concerns. However, the investigation itself is an ongoing investigation throughout the various stages of construction at the site and therefore may take some time to resolve. Despite the lengthy investigation, should the Precinct's Deputy Secretary development wish to discuss the development at 12-14 Waters Road in greater detail, in particular the concerns raised within Precincts</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
		and requests a copy of the Construction Noise Management Plan.	meeting Minutes, contact Council's Team Leader Building Compliance on 9936 8100 during office hours. The Construction Noise and Vibration Management Plan, was sent to the Precinct Committee via email on 2 September 2022.	
		<p>DA323/21, 124, Benelong Road, Cremorne - Following Brightmore Precinct's meeting on 10 August, could you please give an update on the status of the above Development Application, given the Design Excellence Panel's recommendation as follows:</p> <ul style="list-style-type: none"> The cumulative impacts of the proposed results in an unsatisfactory development as detailed, above and should not be approved in its current form. <p>We note that the DA notice has been removed from the property, and look forward to receiving an update.</p> <p><i>Request received via email 18 August 2022</i></p>	As advised by reply email on 31 August 2022, Council's Executive Assessment Planner has advised that DA 323/21, 124 Benelong Road, Cremorne is to be determined at the North Sydney Local Planning Panel (NSLPP) Meeting on 7 September 2022. A report on this DA will be available on Council's website prior to the meeting.	Closed for Council
July	8.A	<p>SCECGS Redlands School proposal to Council to purchase the whole of Monford Place, Cremorne -</p> <ul style="list-style-type: none"> 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; and 	Item allocated to Council's A/Manager Traffic & Transport Operations.	Awaiting Response

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> Suggestion of investigating 4-hour parking limit in surrounding streets. 		
	8.D	<p>Planning Proposal 6/22 - 1-7 Rangers Road, Neutral Bay - 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:</p> <ol style="list-style-type: none"> Its principal argument is the Military Road Corridor Planning Study which has been rescinded by Council. 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. 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. The proposal provides minimal public benefits - both the 65 public car parking spaces and the publicly accessible square are primarily benefits for the developer. Approval of the Planning Proposal will set an undesirable precedent and result in poor outcomes for the Neutral Bay community. 	<p>Council's Team Leader - Policy has advised that the Planning Proposal is currently under assessment and will likely be presented to the North Sydney Local Planning Panel (who provide advice to Council) in late August/early September 2022 prior to consideration by North Sydney Council. Any submitters will be notified of the meeting and have opportunity to address the panel should they wish.</p> <p>UPDATE (13 September 2022) As advised via email on 8 September 2022, this matter will be considered by the North Sydney Local Planning Panel (NSLPP) on 14 September 2022. The officer's report is available on Council's website.</p>	Closed for Council

ii. NORTH SYDNEY COUNCIL CREMORNE SHOPPING AREA STREETScape COMMITTEE
Minutes of 87th Meeting - Tuesday, 12 July 2022

Projects Update

5.1 Cremorne Plaza and Langley Place upgrade

Council's Director Engineering and Property Services advised that currently they are progressing in the design brief to get consultants on board for the design for the refreshing of Cremorne Plaza and Langley Place. It was mentioned at the last meeting that this would get underway shortly and that a project brief that would go out for consultancy services has now been completed. This was to be distributed to the interested Streetscape Committee members for their review and feedback. The intention now is to get concept designs done as quickly as possible, and get community consultation underway for the concept designs and be able to commence construction works this financial year. There is enough funding for this area and the refreshing of Cremorne Plaza is a priority.

5.2 Proposed Military Road Intersection Improvements Program - Neutral Bay and Cremorne

Council's Director Engineering and Property Services advised that the three intersections in Military Road have been completed, and Cabramatta is being built now. After that intersection, works on MacPherson Street Intersection will commence. They are the two major intersections in Military Road that Council is working on at present. That will then complete all the intersection upgrades planned by Council in Neutral Bay and Cremorne over the last 18 months, being all five Intersections.

6. Parraween Street Free Free 30-minute Parking Trial

Following a Motion at the *Streetscape Committee Meeting* supporting the introduction of a time trial for free 30-minute parking through the day in Parraween Street, at Council's Meeting on 25 July 2022 it was resolved unanimously to adopt the trial. Trial notification posted on Council website 14 September

iii. RED LIGHT SPEED CAMERA - MILITARY RD AT SPOFFORTH STREET

Correspondence received from GS re the above, with further video and photo evidence forwarded to Tim James, MP for Willoughby

From: GS - 26 July 2022

*To: [ElectorateOffice Willoughby <ElectorateOffice.Willoughby@parliament.nsw.gov.au>](mailto:ElectorateOffice.Willoughby@parliament.nsw.gov.au)
Subject: Fwd: Military Rd 25 07 22 - Red light runners and pedestrian crossing blockers Military Rd Cremorne
To Tim James MP*

Dear Mr James,

Red light runners and pedestrian crossing blockers Military Rd Cremorne

Yet more evidence attached and in previous email of infringements photographed by me at 3.40pm and 3.50pm today 25 July at Military Rd signalled crossing at Spofforth St. Traffic city bound pedestrian signal on green walk in both photos. Please forward to the Minister for Urban Roads and I respectfully wonder how much more evidence and time she requires before matching your words with her action.

To: GS - 27 July 2022

From James Mount, <James.Mount@parliament.nsw.gov.au>:

Thank you for your additional information in support of a red light camera on Military Road at Cremorne.

I have forwarded these onto the Minister for her consideration. I have also followed up a response to your requests and will provide an update once I have heard on the current status of deliberations.

Your request for a meeting with Minister Ward has additionally been put to her.

Please do not hesitate to let me know if you have anything further.

Kind regards

James Mount | Electorate Officer, Tim James MP, Member for Willoughby

From: GS - 6 August 2022

To Tim James MP

Attention James Mount

Yet another red light runner, this time a truck, Military Rd at Spofforth St Cremorne at 5.01pm today 06 08 22.

Please forward to the Minister whose response, months after initial approach on this matter, is still awaited.

iv. SYDNEY WATER OCEAN OUTFALL COMMUNITY OPEN DAY

Sydney Water advised that there is to be an Community Open Day at which residents are welcome to visit the North Suburbs Ocean Outfall Sewer works at their work shed between 4 – 6 Bay Street Quakers Hat Bay Mosman on 15 October 2022 between 9.00 AM and 12.00 AM. There will be a free suadsage sizzle and drinks.

10. GENERAL BUSINESS

i. INTERIM HERITAGE ORDER 131 and 133 Holt Avenue, Cremorne

The Land & Environment Court upheld Helm's appeal.

ii. INTERIM HERITAGE ORDER 115, 117, 119, 121, 123, 125 Holt Avenue, Cremorne

There will be a hearing on 23 August in the Land & Environment Court to set the date for the hearing on the appeal.

iii. DEVELOPMENT PROPOSAL 95/2022 - 290 Military Road, Cremorne - McDonalds

Note yet determined by Council's Senior Assessment Officer

iv. DEVELOPMENT APPLICATION DA 323/21 - 124 Benelong Road, Cremorne

DA notice has been removed from the property. Application not supported by Local Planning Panel

v. DEVELOPMENT APPLICATION 269/21/2

Application to modify conditions of consent rejected by Local Planning Panel

vi. COUNCILLOR'S ATTENDANCES AT COUNCIL MEETING

Resident queried attendance at Council Meetings

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

That North Sydney Council be asked to advise whether a person non-resident in the state of NSW is eligible to remain a Councillor and whether there is a limit to the number of meetings a Councillor can attend by Zoom?

vii. USE OF SCEGGS PLAYGROUNDS BY PUBLIC OUTSIDE OF SCHOOLTIMES

BS cited the access enjoyed by the public to NBPS playgrounds off Bydown Street and suggested the Precinct Committee approach SCEGGS to see if access to playgrounds could be made available to members of the public outside of school times. Following discussion, it was agreed that an invitation be sent to the Principal of SCEGGS to attend the next Precinct meeting to discuss this item.

NEXT MEETING: 12 October 2022

EMAIL: brightmore.precinct@gmail.com