

# BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

## MINUTES OF MEETING

WEDNESDAY 12 JULY 2023

COMMENCING AT 7.00 PM

**CHAIR:** PY (Co-Chair)

**MINUTES:** LS (Secretary)

**ATTENDANCE:** 16 people attended the meeting

**APOLOGIES:** 2 (PE, HJ)



The Minutes for the previous meeting of 14 June 2023 were adopted.

## 1. GROSVENOR LANE PLAZA - BACKGROUND & REDEVELOPMENT PROPOSALS

MTJ gave an updated presentation on the history of the Grosvenor Lane Plaza site (see attached, and Brightmore's June Minutes on Council's website).

Diagrams from Council's 2014 *Grosvenor Lane Planning Study* showed:

- The "low intervention" strategy had public domain improvements to southern side of the carpark. This was rejected due to loss of public car parking and lack of access to loading zones.
- Council's "go-it-alone" strategy was rejected due to estimated cost of \$13 million (including desired additional 100 public car spaces)
- The "high intervention" strategy showed the creation of a plaza and undergrounding of car parking with a participating landowner and "relatively minor increases in yield".

The "high intervention" strategy was adopted unanimously.

In April 2023, Council granted Coles Owner's Consent to lodge a DA affecting the Grosvenor Lane Carpark. As per the 2014 DCP amendment, development in the vicinity of the carpark shall "create a public plaza" and "relocate public parking underground". Coles proposes an integrated supermarket / public carpark extending underneath the existing carpark land with a plaza above designed in collaboration with Council.

Arkadia is the owner of most of the properties in what is identified as "Site 2" on the southern side of Grosvenor Lane carpark. Arkadia is now seeking Council's consent to lodge a DA for a plaza very similar to the low-cost, low intervention option unanimously rejected by Council in 2014. This involves public domain works to the southern side of the carpark and loss of about 30 parking spaces

The plaza concept designs from the workshop in May for the *Neutral Bay Town Centre Planning Study (NBTCPS)* along with those from Arkadia published in the *North Sydney Sun* in June/July 2023 were shown and discussed.

### Comments from Attendees:

#### i. Neutral Bay Town Centre Planning Study Workshop Designs 2023

**Option B: Linear Plaza. Grosvenor Lane remains in front of supermarket site with a lane of parking**

**Option C - Pedestrianised Plaza. Grosvenor Lane deleted between Waters and Cooper Lane.**

Option C was preferred as it:

- maximised the pedestrianised plaza
- wasn't a "drive through" and therefore safer and more pedestrian-friendly
- had a grassed area contiguous with the supermarket

#### ii. Arkadia Plaza Design

- not much better than the current plaza
- loss of parking
- still encourages vehicles to circle the perimeter of the plaza looking for a parking space, which defeats the purpose of a pedestrianised plaza
- plaza area is minimal and more like an extension of current footpath dining

## 2. STATUS UPDATES ON:

### **i. 12-14 Waters Road Planning Proposal - Post exhibition review**

An on-site inspection with Commissioner of the Land & Environment Court for s34 conciliation conference - appeal against deemed refusal of DA to add a sixth storey before rezoning - will be held on:

This Friday 14 July 2023 - 9.15 am for 9.30 am. All attendees are urged to go along to show community concern over additional height.

### **ii. PP 1/23 Woolworths Rangers Rd - Rezoning Review**

On 22 May 2023 Council voted not to support Woolworths proposed rezoning in its present form.

If it is to proceed it should address:

- reducing height (Yeo St from 27 m to 21 m, Rangers Rd from 33 m to 28 m)
- reducing bulk, scale and massing,
- providing a more generous and better proportioned plaza with an open-to-sky through site link to Yeo St,
- providing pedestrian link to Military Lane
- deleting the 88 public car spaces due to traffic concerns.

Council resolved to prepare a site specific DCP if Woolworths asks for a Rezoning Review – which Woolworths has now requested.

Attendees were urged to make a submission to the Department of Planning supporting Council's position at:

information@planning.nsw.gov.au

The larger the number of submissions, the better, as it shows the level of community concern.

### **iii. PP 4/23 for 12-storey building at 183-185 Military Rd, Neutral Bay (corner Rangers Rd)**

Now being assessed by North Sydney Council

Proposal:

- 12 storeys with maximum building height to 43 metres
- Retail, B & GF
- Community centre Level 1
- 2 office levels
- 21 cars for nonresidential use

This was discussed at the June meeting, and a submission lodged objecting for the following reasons:

- Height and bulk are excessive
- The plaza:
  - will be overshadowed all afternoon by a 12-storey building
  - opens onto Military Road without any noise barrier
- 21 non-residential car spaces not enough to service the 5 levels of retail, office and Community Centre.
- No open-to-sky pedestrian through site link from Military Road to the plaza
- Location of Community Centre is currently being considered as part of the Neutral Bay Town Centre Planning Study. It has not been determined if it should in future be relocated from the northern side of Military Road to the southern side.

Attendees were urged to make a personal submission to Council.

### **iv. DA 404/22 - 165-173 Military Road, Neutral Bay (corner of Wycombe Road)**

Land & Environment Court Proceedings

Site inspection with Commissioner of the Land & Environment Court for s34 conciliation conference - appeal against deemed refusal of DA for a six storey mixed use building containing a ground level retail and twenty one (21) apartments. 9.15 am for 9.30 am Thursday 27 July 2023

### **v. Neutral Bay Alive Community Consultation Group**

Over 20 applications to join proposed group of 7-10 members.

Letters have been sent out to those who expressed an interest and have been selected to join the group.

First meeting scheduled for 25 July 2023.

### 3. COMBINED PRECINCT COMMITTEE MEETING REPORT - 20 JUNE 2023

#### i. Presentation on Draft WFU Place, Design and Landscape Plan - on public exhibition 13 June to 11 July 2023

Guest Speaker - SC, Project Director and PM, Design Director - WFU and WHT Early Works contractor

Most discussion focused on the Falcon Street Bus Lane Ramp and its impact on residents in Neutral Bay, and the design of the pedestrian/cycleway bridges.

#### ii. Precinct System Review

Work on the implementation of the recommendations arising from the Precinct System will resume in 2023/24, at which time the Working Groups will recommence.

#### iii. Precinct-led boundary changes continue to progress -

- a small portion of Harrison is transferring to Brightmore Precinct
- small portions of Parks, Brightmore, Harrison and Bennett Precincts are transferring to Neutral Precinct (along Military Road and Wycombe Road), subject to resolution by the respective Precinct Committees.

#### iv. Installation of freestanding digital advertising structures by JCDecaux in public spaces within North Sydney LGA (Harrison)

Some Precincts have expressed concern about these signs for a number of reasons.

The following Motion was carried unanimously:

*That the CPC opposes the small format freestanding advertising panels because they increase visual pollution, increase congestion on footpaths for pedestrians and will negatively impact driver safety. The risk of vandalism was also noted.*

*ACTION: Council to advise the business case and amount of revenue to be raised by the introduction of the new advertising panels.*

#### v. Dealing with media interest in Precinct meetings

*ACTION: include guidance re media attendance at Precinct Committees in the revised Precinct System Guidelines.*

Full CPC Minutes available on Council's website.

### 4. DEVELOPMENT APPLICATIONS

#### i. DA 162/2023 - "Benelong" Bus Shelter, Gerard Street, Cremorne

PROPOSAL:	Replacement of a static advertising display with new static digital display sign.
APPLICATION NO:	162/2023
ADVERTISING PERIOD:	30/06/2023 - 28/07/2023
PRECINCT:	Brightmore
APPLICANT:	JCDecaux Australia Trading Pty Ltd

Similar size to current signs.

#### ii. DA for free-standing advertising panels

##### DA 102/23 - 306 Military Road, Cremorne outside McDonalds

If there are 10 or more submissions, they will be referred to the Local Planning Panel."

Military Road, Cremorne outside McDonalds has 8

The Hampden bus stop currently has 7 submissions

### iii. DA 198/23 - 1/10 Macpherson Street, Cremorne

<b>PROPERTY:</b>	1/10 Macpherson Street CREMORNE 2090
<b>PROPOSAL:</b>	Alterations and additions to an attached dwelling to provide a new ground floor sliding door on the rear elevation.
<b>APPLICATION NO:</b>	176/2023
<b>ADVERTISING PERIOD:</b>	30/06/2023 - 14/07/2023

### iv. DA 198/23 - 52 Reynolds Street, Cremorne - 04/07/2023

Alterations and additions including a rear extension, internal alterations and new carport

## 5. CORRESPONDENCE

### Boarding House at 288 Military Road, Cremorne (corner of Winnie Street)

In April, Brightmore Precinct asked Council to investigate whether there was an on-site manager as required by the DA conditions.

On 10 July, Council confirmed that there is an on-site manger and sent name and contact details.

## 6. SUMMARY OF ACTIONS

Month	Item	Actions	Council's Reply	Status
June	7	<b>DA 147/23 Military Road, Cremorne</b> - Replacement of existing static advertisement display with new double-sided digital advertisement display affixed to an existing bus shelter (identified as 'Hampden') within the road reserve adjacent to 221 Military Road Cremorne. Lodged: 15/05/2023. Comments from Attendees: <ul style="list-style-type: none"> <li>• These new digital advertising panels were replacing panels on existing shelters</li> <li>• Objected to the proliferation of visual pollution</li> </ul> Attendees were urged to lodge personal submissions by the closing date of 23 June.	Council's Executive Assessment Planner notes the Precinct Committee's objection which will be treated as a submission.	Closed for Council
	7b	<b>DA 229/21/2 4 Macpherson Street, Cremorne</b> - Section 4.55(2) Modification Application to reduce total number of apartments from 11 to 7, replace car lift with ramp and	Council's Team Leader Assessments notes the Precinct Committee's comments regarding DA 229/21/2.	Closed for Council
		external changes and changes to various conditions of consent. Lodged: 23/05/2023		
May	4(v)	<b>DA for Advertising Panels: DA 102/23 306 Military Road, Cremorne</b> - <i>CPO15: Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising</i> Council is proposing to install communication panels across the LGA at 13 sites, one of which is at 306 Military Rd, Cremorne, north of McDonalds' exit near Sushi Train. The front of the structure will have 3rd Party Advertising Content, an active display area 1.53 m2, and is 930mm wide and 1650 mm high. The rear of the structure will have Wayfinding/ Community Content, an active display area 0.27 m2, and is 390 mm wide and 690 mm high. Comments: There was a mixed response from attendees, some opposing it due to visual pollution and narrowing of pedestrian access. Attendees were urged to lodge personal submissions by the closing date of 19 May.	Council's Executive Assessment Planner notes the Precinct Committee's comments regarding DA 102/23 and will treat it as a submission. Council has engaged external independent planning consultants to undertake an assessment of the proposed advertising panel in accordance with State Environmental Planning Policies. The signage proposals have been prepared following a Council tender process for Advertising on Selected Council Infrastructure which concluded in February 2022. The assessment of advertising structures against planning controls, including consideration of submissions, will be addressed at a later date by the North Sydney Local Planning Panel, who operates independently of North Sydney Council. The concerns expressed in the submissions received in response to the formal public consultation process will be considered both by the independent planning consultant and the Planning Panel at that time. Those submitters to the proposal(s) will also be able to address the Local Planning Panel before they are determined.	Closed for Council

## 7. GENERAL BUSINESS

### i. Young Street and Grosvenor Street Intersection - Cycling and Walking Upgrades

Council is consulting on the final concept design for Young Street and Grosvenor Street Cycling & Walking Upgrades and seeking feedback from the community which will inform the final concept design.

LS & MTJ attended the on-site walkthrough with Council staff on 12 July.

The designs include:

- cycleway extension along Young Street connecting to the Neutral Bay town centre and bicycle crossing at Grosvenor Street;
- replacement of the existing roundabout at Young Street and Grosvenor Street with a four-way intersection;
- improved pedestrian amenity with new pedestrian crossing, kerb extensions and pram ramps;
- enhancement of existing verges and streetscape with new garden beds.

#### Comments & Questions from Attendees

- A roundabout gives all traffic entering the intersection a fair go and regulates traffic flow.
- Why is this going ahead before the re-opening of Young Street at Neutral Bay which will affect traffic in the area?
- Why is this going ahead before *Neutral Bay Town Centre Planning Study* and *Neutral Bay Alive* consultations are concluded?
- The raised pedestrian crossing is on the wrong (western) side. All attendees thought there is more pedestrian traffic on the eastern side of Young Street across Grosvenor.

Could Council please provide the pedestrian Warrant Counts for both sides of Grosvenor Street?

Perhaps an option is to have pedestrian crossings on both sides of the street.

- The position of the proposed *Stop/Give Way/Yield* line west-bound from Grosvenor at Young Street means that the first stopped vehicle will obstruct the crossing for pedestrians, making it less safe than currently. How can this be resolved?

This section of Grosvenor Street will also have a large increase in traffic if the Coles' proposed development goes ahead in its current form, with not only the entry/exit to the much larger carpark in Grosvenor Street, but also the entry/exit to the loading dock. There is the potential for traffic to bank back significantly along Grosvenor Street.

- Has the swept-path analysis shown that large 17-metre semi-trailers are able to turn from Young Street into Grosvenor Street, given that all roads at the intersection have been narrowed by kerb-buildouts? Especially with the vehicles stopped at the *Stop/Give Way/Yield* line west-bound from Grosvenor at Young?
- Are the sight lines adequate for east-bound vehicles from Grosvenor at Young Street?
- It was thought that cyclists would not use the proposed very short section of the north-bound cycleway south of Grosvenor Street, but use the road instead.

The proposal means a cyclist leaves the road and joins the cycleway for a few metres before having to *Give Way* to pedestrians crossing Young Street. They then rejoin the cycleway and cross Grosvenor Street. Cyclists at the on-site walkthrough indicated that they would use the road and not the cycleway here.

- LS proposed a 1-way cycleway uphill southbound on the eastern side of Young Street from Belgrave Street, similar to the design at Bannerman and Murdoch Streets, and with dedicated traffic signals for cyclists to cross to the eastern side.

A cycleway on the eastern side would **eliminate conflicts for bike riders and vehicles** entering/exiting driveways, as there are **no driveways on the eastern side of Young Street**. On the western side of Young Street, where the new cycleway is planned (a distance of about 100 metres), there are 4 driveways, 3 servicing approximately 40 apartments and 1 driveway for the new development on the corner of Young & Grosvenor which will have 15 car spaces.

**Submissions close Monday 14 August.**

<https://yoursay.northsydney.nsw.gov.au/yscwsu>

The following **MOTIONS** were proposed, and passed **UNANIMOUSLY**:

*Brightmore Precinct*

- *objects to the removal of the roundabout at Young Street and Grosvenor Street*

*and*

- *requests that Council investigate a pedestrian crossing on the eastern side of Young Street and Grosvenor Street*

**Actions for Council**

- Could Council please provide the pedestrian Warrant Counts for both sides of Grosvenor Street?
- The position of the proposed *Stop/Give Way/Yield* line west-bound from Grosvenor at Young Street means that the first stopped vehicle will obstruct the crossing for pedestrians, making it less safe than currently. How can this be resolved?
- Has the swept-path analysis shown that large 17-metre semi-trailers are able to turn from Young Street into Grosvenor Street, given that all roads at the intersection have been narrowed by kerb-buildouts? Especially with the vehicles stopped at the *Stop/Give Way/Yield* line west-bound from Grosvenor at Young?
- Are the sight lines adequate for east-bound vehicles from Grosvenor at Young Street?

**ii. Grosvenor Lane Shared Pedestrian Zone between Ben Boyd Road and Young Street**

At the on-site walkthrough, EC, Council's Manager Traffic & Transport Operations, confirmed Council is doing an audit of the shared zone and that the issues, such as pedestrian safety, will be resolved.

**NEXT MEETING:** 9 August 2023

**EMAIL:** [brightmore.precinct@gmail.com](mailto:brightmore.precinct@gmail.com)