

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 11 OCTOBER 2023

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)
MINUTES: CDB (Deputy Secretary)
ATTENDANCE: 26 people attended the meeting
APOLOGIES: 4 (LS, SK, FG, RMK)



1. CONFIRMATION OF MINUTES 13 SEPTEMBER 2023 MEETING

The Minutes for the previous meeting of 13 September 2023 were adopted.

2. Presentation by Coles on submitted DA 258/23 for redevelopment of 41 – 53 Grosvenor Street (Current Woolworths)

Richard Hamilton - Director Titanium Property- (Coles Project Managers)
Howard Hathorn - Coles State Development Manager

Coles outlined the key features of the development proposal submitted to North Sydney Council for which Council acknowledged receipt on 1 September 2023. These include

- A new supermarket
- Increased public parking predominantly located on 2 basement levels
- New town plaza where current Grosvenor Lane parking located
- Location of the loading dock to an underground location accessed from Grosvenor Street
- 72 private residential units over 6 levels above the supermarket

North Sydney Council have been keen to create a public plaza in the location of the Grosvenor Lane Carpark to provide a better amenity and to provide a boost to surrounding businesses making it the heart of Neutral Bay Council were looking to obtain sufficient space over 2 levels basement parking to accommodate the 77 spaces currently in the Grosvenor Lane on the current grade carpark. Coles gave a brief history of a previous joint submission to Council in 2021 jointly worked on with Arkadia. Council did not like the joint proposal and following the change of Council in late 2021 the agreement with Arkadia to develop a plaza lapsed.

Due to the size of the project the proposal will be assessed by the Sydney North Planning Panel however as the proposal includes the redevelopment of the public land of the Grosvenor lane which is owned by North Sydney Council, their approval to incorporate the land in the redevelopment is required.

Coles advised that all the information included in the DA and previous public presentation can be accessed through the Neutral Bay Town Centre Plaza website <https://neutralbaytowncentreplaza.com.au/>.

Items raised / explained during the Q & A following the presentation

- The project is to be staged with a reduction in carparking in the Grosvenor Lane carpark to between 67 and 77 spaces during the first stage which will take approximately 2 years. Following completion of that stage the new carpark with 215 spaces under the supermarket will be available for public use.
- The provision of the truck lift, loading dock and turntable in the basement accessed from Grosvenor Street will allow delivery trucks to enter and leave in a forward direction and remove the current interface between pedestrians and trucks in Grosvenor Lane.
- It is proposed that the underground parking spaces be available 24 hours subject to agreement with North Sydney Council.
- The basement carpark levels B1 and B2 are designed to enable it to be connected to an Arkadia carpark. There is a benefit in having one combined carpark rather than having a duplication of ramps in separate carparks.
- The residential towers are stepped from Grosvenor Street down to Grosvenor Lane to maximise the sunlight on the Grosvenor Lane Plaza. The heights of the building along Grosvenor Street exceeds the current height limits but considered necessary to pay for the public domain works and public benefit of relocating the loading dock from its current position.
- Approximately 5 parking spaces will be removed from Grosvenor Street. Approximately 18 car spaces will remain in Grosvenor Lane as well as a number of loading zones for deliveries.

- The total number of public spaces available in the underground carpark will increase by 80 car spaces compared to the current Grosvenor Lane carpark and the Woolworths carpark

Co-Chair PE thanked the Coles representative for attending the meeting to explain the DA and project

Precinct discussion following Coles presentation

After the Coles representative left attendees raised concerns about the building height, loss of sky views and traffic noise from trucks entering and leaving the premises. Residents of 62-66 Grosvenor Street raised concerns about the height of the residential levels towards the western end of the side and its impact on their sky view and traffic. The benefits of a pedestrian plaza with limited vehicle traffic and the location of the loading dock away from the plaza was also discussed.

The following **Motion** was proposed and passed unanimously by the remaining 20 attendees.

'The Precinct is in favour of the Coles development which places Grosvenor lane parking underground and creates a public plaza modified to include a reduced height along Grosvenor Street, a fully pedestrianised plaza without vehicle traffic through the plaza and where Council land remains in public ownership without residential parking.'

3. PATHWAYS CREMORNE SENIORS HOUSING - PARRAWEEEN STREET CREMORNE

State Significant Development SSD-49472213

There were 126 submissions made of which 116 were opposed to the proposal. The developer is to make changes to the proposal following comments from Council, NSW agencies and the public submissions. A decision on the proposal is to be made in May 2024.

4. 50 – 56, 70 – 72 & 78 – 88 PARRAWEEEN STREET CREMORNE

Planning Proposal 3/23 Parraweeen Street, Cremorne Heritage Listing of the cottages.

Submissions have closed and a decision by the Dept of Planning is due in February 2024.

5. 121, 123 & 125 HOLT AVENUE CREMORNE HERITAGE LISTING

Planning Proposal PP 5/23

There is to be a Land and Environment Court inspection to be held on 27 October from 9.30 AM. Residents are urged to attend to show your support for the preservation of the 3 remaining houses. Residents are urged to make a submission by 17 October 2023 to North Sydney Council supporting the Heritage Listing of the surviving houses.

The following **Motion** was proposed and passed unanimously.

'The Precinct supports the preservation of the three Federation houses in Holt Avenue and supports the Planning Proposal to list 121, 123 & 125 Holt Avenue as local heritage items.'

6. DEVELOPMENT APPLICATIONS

DA 272/23 80 Benelong Road

A DA to carry out alterations and additions to dual occupancy. This involves extensions on two levels to the rear of the property. Residents of adjacent properties spoke about their concern about the bulk and scale of the proposed and that the proposed alterations would exacerbate the current non-compliance with the 8.5 metre building height limit and non-compliance with the side setbacks. Also of concern was the loss of one resident's view towards Chatswood and the possible loss of tree canopy.

The Precinct shared the residents concerns about the imposing height, bulk and scale of the proposal and hoped Council would consider the residents concerns. It was recommended that residents lodge an objection and arrange a meeting with Thomas Holman the Council officer dealing with the application.

CORRESPONDENCE

Precinct was advised that the Councillor Zoë Baker was re-elected to serve as Mayor and William Bourke elected to serve as Deputy Mayor from 25 September 2023 to 14 September 2024.

SUMMARY OF ACTIONS

TBA

GENERAL BUSINESS

A resident advised that a number of street trees had been removed from Illiliwa Street Cremorne and asked whether Council had plans to replace these trees.

NEXT MEETING: 8 November 2023

EMAIL: brightmore.precinct@gmail.com