

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 12 MARCH 2025

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CdeB (Deputy Secretary)

ATTENDANCE: 34 people attended the meeting

APOLOGIES: 1 (LS,)



1. GUEST SPEAKER : GARY PARSONS

- Director Open Space and Infrastructure – (the Green and Grey)

There are three main areas that come under Open Space and Infrastructure

- Traffic and Transport
- Capital Projects and Assets
- Public Presentation – sweeping and maintaining parks, nature strips etc

GP also has to interface with TfNSW in relation to Warringah Freeway Upgrade, Western Harbour Tunnel and Berry's Bay

GP gave an update on the current and proposed works and feedback on issues raised

Langley Place & Cremorne Plaza

- Construction documentation is complete and ready to out to tender for construction in 2025 – 2026 subject to budget allocation.
- Resident queried whether Langley Place will ever be a pleasant place due to the noisy exhaust duct at rear of the building fronting Macpherson St.
- ACTION Council to investigate the impact of the noise on the plaza amenity.

Young Street Road changes and plaza

- Works have commenced at the intersection of Young Street and Grosvenor Street. Works to progress from Grosvenor Street to Military Road.
- The Young Street plaza work is scheduled for commencement in July.

Cammeray Golf Club

- A question was raised about the fact that the path on the south side of the fence along Cammeray Road is not accessible to residents to appreciate the nature. A resident stated access to walk through the golf club was available in the past. It was stated by resident/ golf club member that gates are locked because of concerns members of the public could be hit by golf balls.

Parking Issues

- Residents raised the issue of Redlands students and tradesmen parking in the streets including non-compliance with 2 hour parking restrictions in Sutherland Street. As Redlands do not provide off-street parking year 11 and year 12 students park in nearby street. A resident of Sutherland St stated that the restrictions are not enforced or parents are not concerned about the cost of penalties. GP suggested that the precinct have a discussion at next meeting about making a submission to Council about imposing parking restrictions on various streets.
- ACTION – Precinct to have a working group discussion and prepare for discussion at the next meeting. Parking to be added to agenda at the next meeting.

Pedestrian Crossing

- Gerard Street The precinct has previously raised the option of having a pedestrian crossing on Gerard St midway between Winnie and Benelong, aligned with Paling Street. GP stated that as it is a State road with two lanes either way a pedestrian crossing is not possible however a submission to have pedestrian light could be made to TfNSW.
- Waters / Gerard intersection. The Precinct have met with Council traffic to discuss the option to have additional line marking and lights at the existing intersection pedestrian light to allow pedestrian to travel from the northern

side to the south western corner of Waters Road. Precinct asked whether GP could investigate whether this has Council support.

Bicycle Delivery Services

- Riding of bicycles on the footpaths by people over 15 is illegal. Enforcement is a police matter
- Residents concerned that little enforcement and anomalies in where people are allowed to ride. Not allowed to ride on footpaths but allowed to ride on paths through St Leonards Park. The footpath on north side of Military Road between Cremorne Plaza and Langley Place is particularly hazardous. Parking of Lime bikes was also raised. Council will need to monitor this as there are a few areas where the bikes are being parked in larger numbers.

North Sydney Pool

- GP stated that final cost of the pool at this stage is estimated to be \$122M of which the Construction cost is around \$91.7M with the balance being design fees, project management fees and fitout costs

Open Space

- Council continuing to investigate opportunities to increase and improve available open space such as increasing the number of playing fields in Primrose Park. This includes review of playing surface. While turf is the preferred option sports such as rugby is pretty hard on the playing surface. Better drainage as installed in Anderson Park has improved the survival of the playing surface in that location. A mix of synthetic and turf is being considered for Primrose where rugby is played.

Cover over Warringah Freeway

- Council looking at options to cover / create a landbridge over the Warringah Freeway between Cammeray Golf Course and Anzac Park.

Parraween Street Carpark

- The DA for an underground carpark, Community Centre and Affordable Housing has been approved. Council is looking at forming a partnership with a Housing Provider in order to have funds available to progress this development, and possibly change its scope due to the recently released state government planning changes.

Council Staff Numbers

- Open Space and Infrastructure has approximately 312 staff members

The Chair thanked Gary Parsons for coming to the meeting about the areas under his control and taking question from attendees on various matters.

2. Low and Mid Rise Reforms

- SK spoke to the meeting about the NSW Low and Mid- Rise Housing Policy which came into effect on 28 February 2025. This policy introduces new planning controls that apply to areas within 800 metres of designated Town Centres and Train Stations, overriding existing controls under the North Sydney Local Environment Plan 2013 (NSLEP). Both Neutral Bay and Cremorne have been designated as Town Centres.
- In general terms the NSLEP sets out permissible uses and maximum building heights for different land-use zones, including in Cremorne, as follows:

Zone	Shop top housing	Residential Flat Buildings	Boarding houses	Multi dwellings - townhouses & terraces	Semi-detached & detached houses	Height limit (metres)
Mixed Use (MU1)	Y	Y	Y			16m
R4 High Density	Y	Y	Y	Y	Y	12m
R3 Medium Density			Y	Y	Y	8.5m
R2 Low Density					Y	8.5m

- Under the Low and Mid-Rise Housing Policy:
 - o Land within 400 metres of a designated Town Centre is classified as an “Inner Housing Area” and land between 400 metres and 800 metres of a Town Centre is classified as an “Outer Housing Area”.
 - o In an Inner Housing Area, on land zoned R3 or R4, Residential Flat Buildings of up to 22m in height (or 24m for shop top housing) and maximum FSR of 2.2: 1 are now permissible. There is no minimum lot size or minimum lot width.

- In an Outer Housing Area, on land zoned R3 or R4, Residential Flat Buildings of up to 17.5m in height and FSR of 1.5: 1 are now permissible. There is no minimum lot size or minimum lot width.
- In both Inner and Outer Housing Areas, on land zoned R2, Multi-Dwellings (terraces and townhouses) and Residential Flat Buildings of up to 9.5m are now permissible. A range of other planning controls also apply (including FSR, minimum lot size and minimum lot width).
- The above is only a summary of the key items. There are other factors to be considered including a Tree Canopy Guide etc

SK also gave a recap about the lead up to the designation by the NSW Dept of Planning and Infrastructure (DPHI) of the Town Centres.

- On 12 February 2024, North Sydney Council (Council) passed a resolution to object to the Low and Mid-Rise Housing Policy and advocate for place-based planning. In addition, in response to community concerns, Council also resolved to oppose the inclusion of potential town centre precincts, such as Neutral Bay and Cremorne, in the policy.
- In May 2024, in accordance with a Brightmore Precinct resolution, the Brightmore Precinct sent the Mayor a letter that provided evidence-based justifications for why Neutral Bay and Cremorne are not suitable for inclusion in the policy and sought Council's support to represent the community's position in its engagement with the State Government on town centre selection.
- However, in a written response from Council to a DPHI "Station and Town Centre Selection Form", submitted by Council to the DPHI on 15 May 2024, Council entered "Yes" against Neutral Bay - nominating Neutral Bay as a Town Centre. This response was contrary to the Council resolution of 12 February 2024. An Extraordinary Meeting of Council was convened on 18 June 2024 to correct the submission for Neutral Bay. A revised response was sent by Council to the Department of Planning a few days later.

Examples were shown of councils that were successful at securing exemptions.

Attendees sought clarification why Neutral Bay and Cremorne did not get an exemption from the Dept of Planning and Infrastructure.

The following **Motion** was put to the meeting and was passed by a majority

"Precinct to request that the Mayor, Delegate or Council representative respond at the next Precinct meeting about the Council submission to Dept of Planning seeking exemption to Neutral Bay and Cremorne being designated as Town Centres".

3. PATHWAYS INDEPENDENT PLANNING PANEL MEETING 5 MARCH

RMc made a presentation to Independent Planning Panel meeting about the Precincts objection. A final submission outlining the precincts concerns was made on 12 March. It is now up to the Planning panel to make their decision.

4. RATES SRV

A submission relating to the proposed rate increases has been made to IPART. A decision is expected to be issued by IPART in July.

5. SUMMARY OF ACTIONS (to be updated)

ADDITIONAL PEDESTRIAN CROSSING INTERSECTION OF THE WESTERN SIDE OF WATERS ROAD & BELGRAVE STREET

On 5 December two members of Brightmore Precinct met on-site with Council's Transport Engineers.

Additional proposal to re-instate the "Left Turn On Red" to stop traffic banking up in Waters Road, especially during school pick-up and drop-off. Council to advise whether they support proposal for additional crossing and "Left Turn on Red"

6. DEVELOPMENT APPLICATIONS

Application Number	Application Type	Lodgement Date	Details
10.2025.00000030.001	Development Application	06/03/2025	118 Benelong Road, Cremorne 120 Benelong Road, Cremorne 122 Benelong Road, Cremorne 124 Benelong Road, Cremorne 72 Gerard Street, Cremorne Demolition of existing structures, construction of a part 4/5 storey residential flat building containing 23 units & basement parking.
10.2025.00000037.001	Development Application	05/03/2025	38 Illiliwa Street, Cremorne Alterations and additions to dwelling to facilitate the infill of existing front deck to create an internal living area, fenestration amendments and minor increase in roof height
19.2025.00000018.001	Complying Development Application	28/01/2025	81 Young Street, Cremorne Alterations to existing dwelling
10.2025.00000013.001	Development Application	07/02/2025	131-135 Young Street, Cremorne Reconstruction/Rectification of part of a Damaged Roof and Roof Framing. Repairs to an existing Residential Flat Building
10.2025.00000018.001	Development Application	10/02/2025	20 Benelong Road, Cremorne Alterations and addition to existing dwelling including internal and external reconfiguration within the existing floorplate.

7. CORRESPONDENCE

i. Warringah Freeway Upgrade

A response has been received confirming the table of access and exits to / from the Warringah Freeway, Sydney Harbour Bridge, Western Distributor, Harbour Tunnel and Cahill Expressway.

While there had been some talk about access to the harbour Bridge from Ernest Street being considered the latest communication states that no changes are now proposed and access to the Bridge from Ernest Street will be closed permanently. Access to the Cahill Expressway for Cremorne residents will be via Kirribilli only.

ii. NSC Community Strategic Plan

The North Sydney Vision 2040 Community Strategic plan is now available for review and comment on the Council's website.

8. GENERAL BUSINESS

i. Woolworth Rangers Road Update

NSW has established the Housing Delivery Authority (HDA) to provide a new streamlined State Significant Development (SSD) pathway for major housing developments above approximately \$60 million in Greater Sydney. Woolworths applied to be considered a State Significant Development and the HDA has recommended to the Minister that the project be declared a SSD subject to a withdrawal of their appeal to the Land and Environment Court.

ii. Neutral Bay Plaza

The EOI period has ended and Council are assessing submissions to determine which proponents will be invited to tender.

iii. Coles Supermarket Grosvenor Street

Coles are doing a fitout of the supermarket and propose to open mid to late April

The Minutes for the previous meeting of 12 March 2025 were adopted.

- **NEXT MEETING –9 April 2025**

