

# BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

## MINUTES OF MEETING

WEDNESDAY 9 APRIL 2025

COMMENCING AT 7.00 PM

CHAIR: PE (Co-Chair)

MINUTES: CdeB (Deputy Secretary)

ATTENDANCE: 44 people attended the meeting

APOLOGIES: 2 (LS,FG)



### 1. GUEST SPEAKER: Zoe Baker North Sydney Council Mayor.

ZB gave the meeting a briefing on the history of submissions, representations and statements to the NSW Department of Planning, Housing and Infrastructure (NSW DPH&I) and the Minister, Upper House inquiries and the press regarding NSW Government planning reforms overriding local planning. ZB stated that she was the longest serving member of Council dealing with the State Government on planning issues.

Since 2021 (Housing) SEPP, which promised an uplift bonus to developers for provision of affordable housing, NSC has been concerned that a one size fits all approach is not suited for the North Sydney LGA as it does not consider heritage concerns, existing density and would override local area planning. NSC completed the Neutral Bay Village Planning Study during this period.

When the Low and Mid-Rise Housing Reforms were announced in December 2023 ZB asked for a report for Councillors to consider as she was concerned about the one-size-fits-all approach and lack of consideration given that NSC was meeting all the NSW DPH&I 's density targets. In February 2023 NSC resolved to make a submission to NSW DPH&I opposing the reforms and resolved to refrain from identifying areas as Town Centers. The NSW DPH&I subsequently sent Councils a Town Centre Selection Form; a questionnaire designed to be answered by council's planners to screen out the most unsuitable based on set criteria. Council staff completed and submitted the form to the NSW DPH&I. The Council officers noted in the correspondence that the content in the form did not represent the resolved position of NSC and were a staff evaluation of the criteria as expressed and understood in the policy paper. A Brightmore Precinct member advised ZB that the form did not reflect the Council resolution. ZB immediately wrote to the Secretary of the NSW DPH&I and the Council at the Extraordinary General Meeting of 18 June 2024 resolved to send a revised form to the NSW DPH&I. In the same month ZB met with Minister Paul Scully seeking exemption for Cremorne and Neutral Bay on the basis of the Neutral Bay Village Planning study among other reasons. ZB advised Minister Scully responded that an exemption would only be given if NSC agreed to provide much higher numbers of dwellings than the Government's proposed reforms.

Since then, NSC has again sought exemption from Mid-Rise Housing Policy without success.

ZB provided the Brightmore committee with a copy of record of meetings and communications between Council incl ZB and the NSW DPH&I.

The Precinct thanked Zoe Baker for coming to speak to the meeting clarifying the NSC position re the Low and Mid Rise Policy and submissions made by NSC to NSW State Government seeking exemptions.

## **2. CONFIRMATION OF MINUTES MARCH 2025 MEETING**

The Minutes for the previous meeting of 12 March 2025 were adopted subject to a change in the motion relating to the low and Mid Rise Policy. The amended Motion is set out below:

*"Precinct to request that the Mayor and Chief Executive 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. IMPACT OF LOW AND MID RISE POLICY ON RESIDENTIAL FLAT BUILDINGS**

MTJ explained the likely impact of the Low and Mid Rise Policy on development of Residential Flat Buildings.

The greatest impact will be on R3 zone areas within the Inner Zone, which are lots within a 400-metre walking distance from a railway station or land identified as a Town Centre. Note that the distance is measured as a route walked using footpaths or pedestrian crossings. As developers will be looking to construct high end apartments with views, they will be cautious about proceeding with developments where another adjacent lot could potentially block any of their views. The site on the corner of Benelong and Gerard Street is an example as the houses further down the street on the south side of Reynolds could be developed to have a 22m residential flat building blocking the view in the apartments proposed by Helm. This could be the reason Helm have put their development site on the market for sale. However, there are several isolated R3 zoned sites which may appeal to developers.

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. These R2 sites are less attractive to developers due to the cost of acquisition of the existing houses.

A resident referred to approaches being made to owners by developers expressing an interest to buy their houses and asked, "what is an option?"

MTJ advised an option is a legal agreement between a property owner and another party – usually a developer – giving the other party the right to purchase the property for a given price within a given period. The developer usually pays a fee to the property owner for the option and either exercises it and buys the property (maybe after its DA is approved) or walks away or sometimes seeks to extend the option period for a further fee. The property owner cannot sell the property to anyone else while the option agreement is in force. Legal advice should be sought before entering into an option agreement.

Another resident noted that in the case of strata properties, if 75% of the owners by unit entitlement agree to sell, the remaining owners can be forced to sell to the purchaser.

## **4. PATHWAYS PARRAWEEEN STREET**

Pathways Independent Living development in Parraween Street has been granted consent by the Independent Planning Commission, subject to conditions.

These conditions include, but are not limited to:

- Access to community consultation relating to concerns including traffic, dust, vibration and hours of work during construction, including a 24-hour telephone number attended by a person with authority over the works.
- The walkthrough from Gerard St to Parraween St being registered as an easement naming Council as the prescribed authority.
- Prepare a Photographic Archival Record of the existing cottages from 50 to 88 Parraween Street.

Final plans and management plans will need to go to Council for approval.

## **5. WARRINGAH FREEWAY UPGRADE**

The existing Falcon Street pedestrian / cycle bridge will be closed from 12 April so that it can be demolished, and the new bridge can be completed. The western end of the existing bridge needs to be demolished first to enable the western connection of the new bridge to be completed. We have been advised this work will take approx. 3 months. Pedestrians will now have to follow the old footpath at the edge of the roadway on the northern side of Falcon Street while this work is being carried out.

## **6. COLES SUPERMARKET GROSVENOR STREET**

The Coles supermarket is to open on Wednesday 16 April.

## **7. PARKING**

An email (refer attachment) had been sent to Council outlining the issues and seeking further investigation and direction. The contents were outlined to stimulate comment and discussion.

Parking in Reynolds Street is an issue with little parking available due to Redlands staff and students, tradesmen, local workers and commuters making use of the unrestricted parking spaces. Parking of boats and trailers also take up available parking locations.

The issues and possible actions outlined in the mail that were confirmed included:

- Request Redlands adopt a Green Transport Policy, &/or provide on-site parking.
- Require any future development of Redlands to include parking for staff and students.
- Introduce vehicles only parking (no trailers or boats to be parked).
- Use of restricted hours of parking (e.g. 2 hours Monday to Friday).
- Greater enforcement of 2-hour limits.
- The enforcement of 2-hour restrictions will result in staff, students and commuters parking further down in Illiliwa, Benelong and Brightmore.
- Issuing of physical parking tickets on cars as a deterrent. Immediate reaction rather than waiting to get notice in mail.
- Permits are available for visitors, tradesmen. Refer to Council website

Other issues identified at the meeting included:

- Other streets including Sutherland and Grasmere also suffer the issues of Reynolds.
- Bicycle lanes have reduced parking on some streets.
- Reduction in visitor parking within apartments as visitors' spaces are dedicated to resident EV charging stations. One member suggested it should be compulsory to do charging in their dedicated spaces.
- Parents picking up children, parking in Waters Road with engines still running for AC.
- Trailers should include caravans, horse trailers, campervans, etc., even if attached to a vehicle.
- Introduce line-marking of individual parking spaces to ensure efficient use of available on-street parking.
- Reduce the 8-hour limit on Amherst Street opposite the golf club except for a length immediately outside the Childcare centre to enable boats and trailers to park there.

## 8. SUMMARY OF ACTIONS (Refer attachment)

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

Council replied that the Left Turn Only request included in the precinct submission about the Waters Road intersection traffic lights does not meet their Safety Policy.

**Action:** Precinct to ask Council to consider whether they support the additional crossing without any Left Turn Only sequence / signage.

## 9. DEVELOPMENT APPLICATIONS

Application Number	Application Type	Lodgment 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
10.2016.00000460 .009	Development Application	21/03/2025	18 Illiliwa Street, Cremorne NSW 2090 S4.56 modification for the removal of Tree 1 Radermachera sinica (China Doll Tree)

## 6. CORRESPONDENCE

Precinct attendees were encouraged to use “HAVE YOUR SAY” on:

- NSC Community Strategic Plan.
- Livability Census.

## NEXT MEETING – 14 May 2025.

This will also be the AGM. Nominations for Chair, Co-Chair, Secretary, Co-secretary and Committee members are sought.

## Summary of Actions Arising (SOA) Brightmore 2025

This document is North Sydney Council's response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response.

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter ongoing and further response/update to be provided at later date.
- **Closed for Council** - Council either completed related works/tasks or has taken all reasonable steps within its power to resolve issue (for example when matter is beyond its jurisdiction). If the Precinct Committee feels Council can take further steps, they can request Council reopen action.
  - a) Sits outside of Council's jurisdiction
  - b) Response given by Council and awaiting Precinct's reply
  - c) Council has completed related works/tasks**Note:** These subcategories are only applied from 2025 onwards)

Questions or concerns re content of this document should be directed [precincts@northsydney.nsw.gov.au](mailto:precincts@northsydney.nsw.gov.au)

Month	Item	Actions	Council's Reply	Status
March	2	<b>Low and Mid Rise Reforms</b> 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.	Request forwarded to Strategic Planning and Mayor. Mayor Zoë Baker to attend Precinct meeting.	Closed for Council - c
	5.	<b>ADDITIONAL PEDESTRIAN CROSSING INTERSECTION OF THE WESTERN SIDE OF WATERS ROAD &amp; BELGRAVE STREET</b> 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	Response from Traffic - Council has developed an Integrated Transport Strategy aimed at "Building a connected LGA where safe, active, and sustainable travel is preferred." One of the key objectives is to "Improve road safety by upgrading infrastructure and	Closed for Council

Month	Item	Actions	Council's Reply	Status
		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"	implementing programs that foster a culture of safe road behaviours." While Council is open to advocating for an additional pedestrian crossing to facilitate pedestrians, the introduction of "Left Turn on Red" is not aligned with Council strategy, as it does not support safe or sustainable travel. Given the potential safety risks associated with this traffic movement, Council does not support this proposal.	
February	5i	<b>Community Centre - what does the community want?</b> A quick poll of attendees listed the following as priorities: - Ground floor access for the whole centre – all on the one level. – Essential for the elderly and those with disabilities. – Lifts break down or don't work during power outages. – Visibility – a welcoming place as you walk past. – Double the current size – Solar access – Accessible from the underground carpark. Could Council note the above priorities for a new Neutral Bay Community Centre in future planning.	Noted and forwarded to the Senior Strategic Planner	Open/Ongoing
	9iii	<b>Pienza, 12-14 Waters Road, Neutral Bay</b> Could Council ask Pienza to get their workers to park in the Pienza carpark instead of surrounding streets. Large skips have been parked in the Loading Zone in Waters Road. This is NOT a Construction Zone. They should either be fined or paying for a Construction Zone. Council Rangers to investigate	Reported to Rangers, who will heavily patrol the area. Please note that you can report illegal parking <a href="#">online</a> or by contacting Council on 9936 8100. Rangers will also investigate the Loading Zone and report to Compliance	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
	8i	<p><b>Lime Bikes</b></p> <p>Does Council track the cost of it dealing with Lime Bikes i.e. Rangers moving bikes and impoundment? - If so, will it bill the company for reimbursement? - Does Lime have to pay Council for a tender?</p>	<p>Council is monitoring our response to Lime Bike Pty Ltd. We are limited in what action we can take in terms of reimbursement.</p> <p>However, Council may impound bikes if Lime do not comply with the response times outlined in the <a href="#">Public Spaces (unattended property) Act</a>. Non-compliance can result in fines, impounding and disposal of bikes if Lime does not pay for and retrieve the impounded bikes.</p> <p>Lime Pty Ltd is currently under no obligation to enter into an agreement with Council to operate. This would need to be legislated under State Government legislation.</p>	Closed for Council



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## Brightmore Parking Issues

1 message

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**Brightmore Precinct** <brightmore.precinct@gmail.com>  
To: Gary Parsons <gary.parsons@northsydney.nsw.gov.au>

4 April 2025 at 12:37

Gary,

Thank you again for presenting to the Brightmore Precinct Meeting last month and offering to assist in our endeavours to improve resident parking. We are hoping you might liaise with the relevant Council Officers and offer initial feedback on the following. We will present an outline of this email and if feedback is available for discussion at our precinct meeting next week on April 9.

We had a workshop with some residents Wednesday, the following is an outline of outcomes.

### Introduction

For many years there has been an increase in non-resident parking along streets with no parking restrictions, particularly Reynolds Street which has only a few parking restricted spaces. It is an issue especially for those without any off-street parking.

Even though residents are entitled to parking permits (as per eligibility) that allow unlimited parking along Reynolds Street, it is regularly fully occupied early each morning, Monday to Friday. Many spots are also taken by trailers and boats. Because of the split-level of the street, residents cannot double park just to unload groceries or deliveries without blocking the street.

The cause of this parking issue is:

- The increasing number of students and teachers from Redlands driving to school.
- The large number of construction workers in Neutral Bay and Cremorne. This will increase in the following years due to the major projects.
- Builders undertaking renovation projects.
- Commuter parking.

We request that the following in order of priority be investigated:

### Short-term Actions

1. Increasing the 2-hour limit zones along Reynolds Street, especially near properties with no off-street parking.

That residents without off-street parking in general support this however there is concern that the problem will just spread further north onto Illiwa St, Brightmore St, Benelong Road and the streets going North-South such as Winnie Street and Ada. Sections of Benelong already go north-south

If extended beyond Reynolds St, perhaps 4-hour should be considered.

2. Implementation of a VEHICLES ONLY Policy. There are already examples of this in Mosman. Does Council have any properties that could allow resident trailers/boats to park for a weekly fee?



3. Greater enforcement. There have been comments by residents in the precinct that there is insufficient enforcement and/or that some parkers are not concerned about the value of fines.

#### Longer-Term Actions

4. Redlands impose a Green Transport Policy to discourage students and teachers driving to school.
5. Council lobby to ensure that projects at the school include commensurate parking. We understand these are approved as State Significant Projects without Council input.
6. Council lobbies the Government to allow parking across driveways when the motor vehicle is registered at that address.

There were a few issues of concern with an increase in 2-hour parking restrictions. In particular:

- a. Even though 30 Visitor Parking permits can be purchased per annum if parking restrictions apply, this may be insufficient for:
  - Tradesman Parking when on an adjacent site.
  - Families visiting with children or grandchildren
  - Carer and Nanny Parking.
  - Longer-term vacation and visitor parking

Could these issues be resolved by an electronic (on-line or with a meter), paid by the resident for exceeding the 2 hours without being abused?

- b. There is a concern also of the proliferation of signs that may be necessary. If expanded beyond Reynolds St. Is it possible to do zone or block restrictions as is done in Manly?

**What steps are required to progress the restrictions particularly on Reynolds Street.**

Peter Ellis – Co Chairman

Ciaran de-De Bhaldraithe – Co Secretary

Brightmore Precinct

PS: Having done a quick count: On the north side of Reynolds Street, only 7 residences have no off-street parking. Of these 2 have approved DAs to add a space and 1 has a right-of-way that cannot be used. We do not know the number of residences that have more cars than off-street parking and their entitlement to Resident Permits. Regards