

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING

WEDNESDAY 11 JUNE 2025

COMMENCING AT 7.00 PM

CHAIR: RM (Co-Chair)

MINUTES: LS (Secretary)

ATTENDANCE: 33 people attended the meeting

APOLOGIES: 3 (CDB, PE, FG)



1. GUEST SPEAKERS

ST LEONARDS' WARD COUNCILLORS - NICOLE ANTONINI & CHRIS HOLDING

Co-Chair RM welcomed the guest speakers and asked the following questions to both Councillors:

- A quick biography - tell us about yourself and why have you run for Council.*
 - CH Restarted Brightmore Precinct 2015/16 and worked for it 4-5 years, worked for Cremorne Conservation Group. Assisted Cr Baker in original campaign and just became elected himself Sept/Oct.
 - NA About 6 years ago when all the Western Harbour Tunnel (WHT) work started, looked to Council as they had always been fantastic in looking after its residents and defending them. Felt not getting support from Council as had done previously. Met Crs Baker and Beregi and helped them in their previous election and this time ran as No. 3 on their ticket and was elected. Has lived locally most of her life. Saw many differences between North Sydney and Willoughby Councils when living there. Liked the way North Sydney Council ran things, liked the Precinct System and the way they involved the community.
- Council faces many challenges at present. With your backgrounds, how can you help navigate through these challenges?*
 - CH There are issues facing all councils. Ran because aware of problems in previous Council. Addressing the fact that there had been mismanagement in the past, North Sydney Olympic Pool (NSOP) has drained the coffers over the last 5-6 years not just internal reserves of about \$49m and external borrowings of about \$60m. Council generates about \$140m pa in rates. Currently have a lot of debt and that is one of the main reasons the Special Rate Variation (SRV) was done. IPART had the opportunity to award the maximum of what Council asked for (87%) and could have awarded any figure they liked below 87%, right down to just above minimum of 4%. They said they could see there was a need for financial repair but then gave the basic 4%. It is for infrastructure – North Sydney Oval, NSOP. Directors of Council Departments have been reduced from 6 to 3. CEO & Gary Parsons have done a terrific job. Struggling a bit with liquidity and cash flow but with the right management will get back on track. IPART have asked Council to increase charges in other areas – parking, user fees for Council services which goes out to public consultation. Remains optimistic.
 - NA Council faces huge challenges. Has a diverse background, a jack-of-all trades, experience running small businesses. Doesn't have a huge background in how councils work, which is very different to how businesses work. Heartened by the team that has been put in place in the last couple of years – their knowledge that helps Councillors do their job. The challenges will take time to sort through and part of that is increasing financial stability. This is a result of decisions over many years and doesn't come down to any one Council.
- What is the strategy for Council moving forward with IPART?*
 - CH Council will re-apply to IPART for a rate rise but want to spend the next 12 months making the public more aware there is a structural problem with the finances. Will have to look at charges and other ways to generate income.
 - NA State Government makes the rules that Councils have to play to. About 78% of North Sydney is medium- to high-rise. 76% of North Sydney pays the minimum rate of \$715pa. This isn't sustainable. We will be taking in many more residents without the infrastructure to do so. The number of residents is increasing without a commensurate increase in budget. Council is supposed to supply about 25% of services yet only gets about 4% from State and Federal funding. It seems when State G doesn't want to deal with something they give it to Council, and then when they don't like Council's decisions, they take those powers away as they have with planning. Council can react because they know their community well, which the State Government can't. State Government makes broad, sweeping changes such as the TOD without any thought for infrastructure such as schools.
- One of my observations is that the general public often struggles to understand the responsibilities of each tier of government. For example, we often see commentary blaming the Council for what is happening with the Warringah Freeway Upgrade (WU) and WHT or the planning process when in fact it has nothing to do with Council. That overshadows what the Council does do. How can this be remedied and Council make it clear what is their level of responsibility and what is not?*

CH Council is a service provider, don't have dividends or shareholders and doesn't make a profit – Roads, Rates & Rubbish is the classic. Road repair (but not all roads), parks. Only provides the services that people want. It is the level of government closest to the community and issues are smaller. Educating is the key; precincts are a great forum for people to listen to experts.

NA Many people do not understand the 3 tiers of government which sometimes suits politicians. Would like schools to teach how government works. Thinks our system of government is one of the best in the world. Would like to see more education on Council's part in letting people know what services they provide. North Sydney is full of community and volunteer groups which bring the community together. Doesn't think Council is good at telling people what Council does well.

- *Brightmore Precinct in particular faces many challenges at the moment. Can you provide insight into how Council is addressing these issues?*

WFU/WHT access

CH Not a fan of the projects including Beaches Link. It's a State Government project and Council is trying to ameliorate some of the bad aspects, such as filtering of the stacks and loss of public land at Cammeray Park.

The Grosvenor Lane development, Neutral Bay

CH Has been a long-running project and thinks most people would agree undergrounding of the carpark with a public plaza is a positive. Coles' DA has been approved and Planning Proposal lodged. Expressions of Interest (EOI) is still with the 3rd party to look at how carpark could potentially become a plaza. This helps negotiation between Arkadia and Coles and Council is taken out of it, which is the right way to go for probity. Report will be made by 3rd party and then come to Council and Councillors. If it's a Planning Proposal and big enough it will go to State Government for approval and taken out of Council's hands.

Council will still have a say over the land in the centre (Council carpark), and it does have some impact on the design and ability for parking for both Arkadia and Coles.

Young Street Plaza, Neutral Bay

CH Never wanted it and campaigned for its removal as part of Brightmore. It will be removed and will only be able to turn left out of Young Street east-bound onto Military Road. Funded by State Government. Will still have a small plaza area.

Pathways in Parraween Street, Cremorne

CH Campaigned against these as part of Brightmore and CCG, particularly in regard to the heritage cottages. Development is going ahead but has concerns about construction. Went to State Government body for decision. A lot of hard work went in to retaining 6 heritage cottages.

Cremorne Plaza and Langley Place upgrades, Cremorne

CH Campaigned for these as part of Brightmore and recent elections – was due to be done in this financial year but due to the SRV funding has been removed for the time being. Cost about \$2.5m.

Parraween Street carpark, Cremorne

CH DA has lapsed and needs updating. A good initiative, with a community space and affordable housing.

NA said that *CH* had covered all the issues and had nothing further to add.

- *What are your personal goals in this term of Council?*

CH Improve heritage, which is difficult with TOD and LMRH, and NSOP open, maybe by the end of this year or early 2026. Maybe some money coming back through legal action.

NA To have NSOP open.

- *If there was one thing you could change, what would it be?*

CH Need a rate rise to fund services that Council provides for the community.

NA To get back to the Ted Mack days when Council's facilities were top-class and Council staff weren't working in sub-standard conditions.

Q & A

Q *Concerned over the competency of Councillors. 30-40 people spoke against the rate rise and only a few for it at the Council meeting, but still you (CH & NA) voted to raise rates. Claim you are listening to the community, but the community isn't being listened to. Said that CH in address to Council criticised Crs Keen, Carr and Spenceley (who ran a business with a turnover far greater than Council). What will you do about the financial crisis?*

A *CH* Said he stood by his criticism of Crs Keen, Carr and Spenceley (which was that they opposed the rate rise with no alternative vision or plan). They had the capacity to work with council staff and model or present alternate strategies but did not do so.

The cost of building a basic house has doubled from 2019-2025 (to \$500,000). Building codes and standards have also changed so all building and repair costs have risen. No State Government projects are coming in on time or budget. The construction industry is having supply chain, workforce and capital issues, and it is also one of the highest for insolvencies. Council has all these same problems.

If the minimum rate goes up it actually helps people who own a house on the ad valorem rate.

Had many emails and comments supporting the rate rise. Many people were put off attending and speaking at the meeting by the media frenzy whipped up by the story.

The rate rise is needed for fixing things like North Sydney Oval, getting the pool back in use and all the other services Council provides.

NA Is very proud of Council, Mayor and Councillors. Disappointed that there are people who are willing to work against and undermine every attempt at improving the financial stability of Council. Councillors only receive remuneration of \$28,000 which doesn't cover the number of hours Councillors spend on their duties. 76% of people only pay the minimum rate of \$715, which is not sustainable for the services Council has to provide. The way rates are calculated is set by the State Government. Stanton Library leaks (cost \$1m just to fix leaks), staff work in sub-standard conditions, Council Chambers leaks. Some Councillors wanted to sell assets. Proud that 40 people got up to speak at the meeting, as that right was taken away by a previous Council. Had many emails supporting the rate rise. Upset to see those speaking in support of the rate rise heckled and booed at the meeting. Thought it was a political campaign; nothing was achieved by it as there will still be a rate rise. The problems will not go away and have to be dealt with. Will have to work together as a community. We are taking away from our future, North Sydney has the smallest green space, Crs Carr and Keen wanted to sell community assets, we don't have very many and once they are gone, we'll never be able to buy them back. We're expected to take more people, with less services, less green space, less schools. We have to be willing to do our bit. For people with financial issues, they can contact Council for assistance.

Q *Is there an appeal mechanism to the IPART decision to increase the rates that have been declined?*

A CH There is no appeal process. Can only re-apply next year. IPART could have awarded a rate above 4% (which is 1% above inflation), e.g. 15%. They agreed there was a need for an increase but only gave the minimum. Reminder that Ted Mack froze rates for 10 years which is when rates started to fall behind. North Sydney has second lowest rates in the State after City of Sydney, which has a much larger geographical area and larger population and better business rates.

Comments from Attendees

- *Could save money by dropping the plan to upgrade Cremorne Plaza, a wonderful spot well used by locals and businesses. What is the point of doing Langley Place?*
- *High rate rise was a little bit unrealistic. If Council had gone a bit lower, it would have been more acceptable to State Government and locals.*
- *Head of IPART told former Council under Mayor Jilly Gibson that the rates were too low and Council should increase them, but this didn't happen.*

Q *When will Council apologise to locals for what is believed to be a typo error in responding to the Department of Planning regarding the LMRH and classification of Neutral Bay as a town centre?*

With 77% of North Sydney already high density, the decision re LMRH is something that is going to impact this area re heritage and development. Other Council's maybe had better lobbyists. It seems this Council claims it is the State Government's fault.

A CH Criteria around what was a Town Centre was dictated by State Government. It is the State Government's fault. Only 2 small areas of LGA not covered – Cremorne Point, part of Kurraba Point and tip of Cammeray. Part of Mosman and Northbridge included. Council controls completely overridden by TOD and LMRH. The error was picked up by the community, it was addressed and corrected.

Comments from Attendees

- *These Councillors weren't elected at that time. Last year Council nominated Neutral Bay as a town centre under the LMRH policy contrary to a lawful Council resolution made in February. Criteria were not black and white. It was up to Council to put forward the case for each area for exemptions, some of which were Balgowlah, Glebe, and Manly Vale. Upset this has happened and no acknowledgement or accountability taken.*

Comment from Co-Chair RM

This has been covered in numerous meetings over the past year. The Mayor came to Brightmore's March meeting and addressed this issue.

Q *Spoke at Council meeting in support of the rate rise as was concerned about Council infrastructure not being repaired, services cut back, and privatisation of assets. Re Grosvenor Lane Carpark, when Coles first put in a DA, of some 400 submissions nearly all were opposed to selling off the carpark. Now Arkadia has put in a Planning Proposal in which they want Council to sell them Neutral Bay Community Centre as well as parts of the carpark. What is your position on that?*

A CH The processes Council has set up with Coles is that Council is at arm's length and it has been put into the EOI. That is the only thing we have in the area and both parties are aware there is a lot of sensitivity around the plaza/carpark. Can only vote when we get a report back on it, Council will do a full report with a recommendation and then take a view on it. Hasn't seen Arkadia PP, has seen Coles' DA and PP.

Co-Chair RM thanked CH and NA for attending the meeting.

2. CONFIRMATION OF MINUTES OF 14 MAY 2025 MEETING

The Minutes for the previous meeting of 14 May 2025 were adopted.

3. UPDATE BY COLES' REPRESENTATIVES OF THE PROPOSED REDEVELOPMENT OF 41-53 GROSVENOR STREET SITE

Richard Hamilton – Director, Titanium Property Investment
Tim Atkins – Director, Titanium Property Investment

Coles' amended DA was approved by the Sydney North Planning Panel on 14 May 2025 and then ratified by Council.

DA approved 4 storeys (20.6m) – car park on Council land, supermarket & 3 residential levels.

3 Steps of the Planning Process

1. Amended Development Application

May 2025 just completed, with 3 residential levels, loading dock, supermarket, Council basement carpark, Coles' basement carpark. Scheme at this size cannot fund the public benefit of undergrounding of Council carpark and public plaza.

2. Planning Proposal (PP)

Increased yield and height to fund public benefit car park and public plaza as per the Neutral Bay Village Planning Study (NBVPS), where several strategic sites were identified (including Coles') and the study recommended that the Planning Proposal pathway be used to obtain approval for extra height to fund public benefits.

Coles submitted a PP to Council for increased height - supermarket, and up to 7 residential levels to 31m in Nov 2024 (the same as Woolworths' Rangers Road has achieved). The PP was accepted in March 2025 and is currently on exhibition on the NSC website.

With the PP, Coles submitted a Voluntary Planning Agreement (VPA) to redevelop the plaza and Council carpark. There were no offers to buy the carpark, it was purely to construct the underground car park and the new town plaza that will remain in Council's ownership upon completion.

3. Expressions of Interest (EOI) / Tender

Council proposed EOI in December 2024 to determine who will have the opportunity to redevelop the Council car park to create a public plaza and underground the Council car park. The EOI closed February 2025.

Coles has submitted an EOI and is currently going through the process with Council. An independent assessment panel has been appointed and will recommend the preferred EOI proponent(s) to Council. This may take several months.

It is anticipated that the successful parties would be invited to participate in a second-round tender, Council will issue a design brief and invite preferred EOI proponents to tender.

The EOI is as a result of the recommendation of Council, not a Coles' initiative. The NBVPS identified certain sites for additional height, and recommended stakeholders make an application for a Planning Proposal to get the controls changed on their sites to enable them to have an economic incentive to fulfil their obligations to provide the community benefits proposed in the NBVPS.

To support small businesses, as part of the DA and PP, Coles has submitted an extensive construction management plan/traffic management plan on how the proposal can be staged to maintain a minimum number of car parks at grade during construction. Coles has engaged with the Neutral Bay Chamber of Commerce over the last few years and has exceeded their request, to provide at least 55 car spaces (the staging plan provides 77).

Two Key Objectives with the Planning Proposal

1. Ask to increase height from 16m to 31m
2. Offer to increase Non-Residential Floorspace Ratio from 0.5:1 to 1.2:1.

Coles has to demonstrate that it is fulfilling the expectations of strategic planning merit at a state and local level to get its PP approved.

- at state level, most strategic elements look at housing density within town centres and near transportation hubs and around employment areas, which this site meets.
- at local level – most strategic planning elements are addressed in NBVPS and the DCP – issues such as housing, maintaining retail employment and provision of public domain/open space, again which this site delivers on.

Coles' Planning Proposal:

- maximum height 31m
- maintains sunlight onto the plaza in accordance with the objectives of the due to the stepped design.

Outcomes that can be achieved through the Planning Proposal

1. Delivers Council's long-held vision of a town plaza and underground carpark.
2. Construction Cost of the Car Park and Plaza estimated \$22-28m. The actual cost is much higher due to design, finance, and other costs. In addition, other major expenses that the project has to bear to deliver the public benefit are Solar access and the Loading Dock solution. These are outlined below.
3. Height is balanced by design to protect the sunlight shining onto the plaza by stepped design.
4. More housing in the right place – 81 dwellings, near shops and transport.
5. Boosts employment and retail activation of the Plaza.
6. Disruption during construction of the Coles' site is mitigated with the proposed staging plan. Maintaining a minimum number of car spaces throughout the project. Will firstly dig hole on Coles' site and complete the basement carpark and then dig up the Council carpark. Coles can maintain 55-60 car spaces at-grade until the new basement carpark is finished (this will provide 180 spaces on the Coles' site).
7. Consistent with the strategic planning intent of all planning studies relating to this site. Delivers on 2014 DCP - public carparking, plaza, activated frontages, outdoor dining etc.

Timeline

- May 2025 DA approved for 4 storeys.
- PP submitted Nov 2024.
- PP – Gateway determination may be achieved by 1Q 2026.
- Another DA or an amended DA will be required to increase the residential height.
- Wait for PP to be gazetted.
- All planning approvals will hopefully be secured by 1Q 2027 – PP gazetted and DA approved.
- Temporary store would close for approx. 2 years.
- Start construction of basements and carparking on Coles' site, build new supermarket in 2027.
- 1Q 2029 – supermarket and carpark open.

Costs associated with Public Benefit Works (PBW)

VPA Letter of Offer

Council's policy in valuing public benefit works only considers construction costs, and doesn't include design costs, funding costs, and holding costs.

For this project it will only consider work on Council land.

Public benefit works that will be recognised are:

- undergrounding of car spaces on Council land
- plaza works
- some public domain works in surrounding laneways

PBW

\$22.3m

Actual cost to Coles

\$31.7m

Other costs on Coles' site that can't be included in the VPA:

- solar access onto plaza – stepped back design adds to costs
- underground loading dock including truck elevator

\$18-26m

\$17-24m

Extra costs on Coles' land that can't be written down in the VPA

\$35m

Cost of the public benefits

\$57.7m

Add design costs, funding costs, and holding costs

\$82.2m total cost

Q & A

Q Do you know who is on Council's EOI assessment panel?

A No.

Q Have other stakeholders put in EOIs?

A Council has not made that information public.

Comment from Co-Chair RM - Councillors are not privy to that information. EOI is Commercial in Confidence and being run by a third party, and once that process has run its course, that information will be presented to Councillors. The request for EOI itself is a public document.

Q Is the EOI contingent on the development going ahead in a particular form?

A There is a confidentiality agreement in the terms of the EOI mean we can't discuss the contents of the submission. The EOI asked the proponent what they would do in terms of the plaza, what they will do for undergrounding the carpark, and what they will do with their parcel of land.

Q *Does the EOI in the carpark become a tool that Coles uses for height increases that could equally be used by Arkadia or anyone else?*

A The component of the submission included what you will do with your land. Both Arkadia's and Coles' Planning Proposals are currently on public exhibition.

Q *To get to the public underground carpark, do you have to drive through Coles' carpark and is there a fee?*

A Coles has provided access through Coles' carpark to get into the Council carpark. Coles is not intending to charge a fee for first 2-3 hours and believe it's Council's intention for Council carpark to be free. For the carparking configuration, look at the current approved DA.

Q *What about residential parking?*

A There is residential parking on the Coles' site, which will meet the DCP guidelines.

Q *Will there be any carparking spaces within the plaza area after construction is completed?*

A The final design of the plaza will be Council's decision, and not something Coles controls. Coles has offered to deliver and construct a scheme but is up to Council to determine the design.

Q *If Council were to construct their own carpark, what would it cost?*

A Coles estimates to replace 77 cars underground, including ramping and access points on Council land, carpark would need to be about 50% larger to accommodate all the ramping as it's a narrow site, with almost as much roadway as car parks. Estimate \$10.7m conservatively. With access via Coles, carpark is on 2 levels; without that access and extra ramping, would need to be at least 3 levels, with access points through laneways that are intended to be pedestrian shared zones. A stand-alone design would be a less efficient design and cost more.

Q *Arkadia will need to pre-lease to their retailers so that they can go ahead and build, but they are struggling to get people to sign new leases because nobody knows what is going to happen. From a community point of view this plan looks good but we have to look after small businesses.*

A Our staging proposal looks to do that.

Q *What about deliveries for other businesses?*

A Expect that until Arkadia develops their sites that there will have to be access maintained to all stores. Coles envisages the plaza will be a 2-stage process, firstly with vehicle access maintained, but that is a decision for Council. In the future, when Arkadia redevelops its sites, all those businesses will need to relocate for the Arkadia construction to commence. Arkadia will then have to provide a loading solution as part of the planning for their project.

Q *How are you going to provide an increase in Non-Residential Floorspace Ratio from 0.5:1 to 1.2:1. That's more than the area of the site; that's much more than the supermarket?*

A In addition to the supermarket, there are retail stores and looking at other commercial activities on other levels. Some on the mezzanine, and there are significant supermarket activities not on ground level but on basement levels. As a consequence of undergrounding the loading dock to B4, much of the back-of-house is off the ground floor or on the mezzanine.

Q *Won't views be obstructed by any Arkadia development?*

A Coles have undertaken market studies and looked at other projects developed in the neighbourhood. Not all apartments rely on views of the harbour, some have district views, all will have good sunlight.

Q *If this all becomes too difficult, would Coles abandon the supermarket and just build apartments?*

A Coles is very much in the business of selling groceries. There is sometimes a residential element to their projects, but the primary purpose is to sell groceries.

Q *Will Coles' sell their Big Bear store if the PP is approved?*

A Coles wants to keep Big Bear, very committed to it and their intention is to operate both stores.

Coles/Titanium have appreciated feedback from the Precinct over the last few years which has been helpful in preparing designs.

The success of the Coles Planning Proposal is very important to be able to fund the public benefit and deliver on the vision of the 2014 DCP vision.

Co-Chair RM thanked Richard and Tim for again presenting to the Precinct.

4. REVISED DRAFT DELIVERY PROGRAM 2025-29 AND OPERATIONAL PLAN 2025-26

Co-Chair gave a brief summary of the above and encouraged attendees to look at the detailed documentation on Council's website.

<https://yoursay.northsydney.nsw.gov.au/revised-dp-op-2025>

Consultation closes Tuesday 24 June 2025

With Council unable to raise rates above the 4% rate peg increase, it will operate at a **deficit of \$10m (excluding domestic waste management) during 2025-2026.**

The revised Draft Delivery Program and Draft Operational Plan:

- defers new projects and initiatives
- reduces the infrastructure renewals budget by \$12.5m.

The updated plan also aims to mitigate liquidity risks through a financial repair strategy which considers potential service reductions and changes to service levels as well as additional methods to raise revenue.

Consultation is currently open for the community to provide feedback on proposed ways to reduce costs, such as:

- the reduction of services:
- reducing contributions and donations paid to community groups and external bodies and precincts administration support
- increasing income through the following options:
 - increased compliance activity
 - ticketed entry to New Years Eve
 - new or increased fees and charges for use of parks and open space, road closure and sale
- selling the naming rights for the North Sydney Olympic Pool and North Sydney Oval
- increased advertising on council property and places
- introducing new/and or increased fees for use of public places and spaces by commercial operators such as personal trainers
- selling public assets (property).

5. PATHWAYS' DEVELOPMENT, PARRAWEEEN STREET - COMMUNITY WORKING GROUP

The *Cremorne Conservation Group* is looking to form a community working group, in conjunction with Council and Pathways, to monitor the project for matters such as compliance. Brightmore Precinct members would be welcome and a valuable addition.

Contact *Cremorne Conservation Group* for further information.

cremorne.conservaion@gmail.com

6. WINNIE & PARRAWEEEN STREETS' INTERSECTION - "KEEP CLEAR" ROAD MARKINGS

Due to vehicles queueing in Winnie Street blocking the entrance to Parraweeen Street, it was suggested that the Precinct requests Council to add "**KEEP CLEAR**" road markings.

The following MOTION was moved and PASSED UNANIMOUSLY:

Brightmore Precinct requests that Council investigate adding "KEEP CLEAR" road markings in Winnie Street at the entrance to Parraweeen Street, Cremorne.

Action for Council

Could Council please investigate adding "KEEP CLEAR" road markings in Winnie Street at the entrance to Parraweeen Street, Cremorne.

7. SUMMARY OF ACTIONS

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

Month	Item	Actions	Council's Reply	Status
May	8.	Young St Cycleway Precinct have requested with such detailed construction designs, could Council explain how this significant underestimation of the loss of parking by so much occurred, especially on the eastern side of Young Street between Grosvenor and Belgrave Streets?	Request sent to Manager Traffic	Awaiting response
	12.	Street furniture Request for installation of street furniture (chairs/benches) at the eastern end of Parraween Street / Langley Place Precinct request could Council please give an update on the status and timeline for the upgrade of both Langley Place and Cremorne Plaza.	The Langley Place upgrade project has been put on hold until funds become available. As a result, they will not be delivering any improvements in the area in the near future. In the meantime, the Trades team are to investigate the feasibility of installing benches	Open/Ongoing
	13	Military Road at Cremorne Junction – safety issue Could Council's Traffic Committee or Open Space and Infrastructure Division please urgently take this matter up with NSW Roads and Maritime Services to remedy the problems before someone is injured.	Request has been sent to Public Presentation, reference 10435528	Open/Ongoing
April		PARKING Precinct is concerned regarding parking in Reynolds Street and surrounding areas. There 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. Precinct request to know what steps are required to progress the restrictions particularly on Reynolds St.	The Manager of Traffic is reviewing the concerns and setting up a meeting with the Precinct	Open/Ongoing
February	5i	Community Centre - what does the community want? 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	Pienza, 12-14 Waters Road, Neutral Bay 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 online or by contacting Council on 9936 8100. Rangers will also investigate the Loading Zone and report to Compliance	Open/Ongoing

8. DEVELOPMENT APPLICATIONS

i. Public Exhibition of Planning Proposal PP-2023-699

183-185 Military Road, Neutral Bay

Submissions should be made to the Department through the NSW Planning Portal.

www.planningportal.nsw.gov.au/ppr/under-exhibition/183-185-military-road-neutral-bay

Submissions close 5pm on Tuesday 8 July 2025

The planning proposal seeks to amend the *North Sydney Local Environmental Plan 2013* to facilitate the delivery of a mixed-use development including 44 dwellings, commercial floor space and the provision of 5% affordable housing.

In summary, it seeks to:

- Increase the maximum height of buildings from 16m to 43m; and
- Increase the minimum non-residential floor space from 0.5:1 to 2:1.

The concept plan provided to support the planning proposal includes a 12-storey mixed-use residential tower that will consist of:

- 4 levels of basement parking.
- 4 levels of commercial space, including retail uses on the ground floor; and
- 8 levels of residential accommodation.

9. CORRESPONDENCE

i. Letter of Appreciation to Brightmore Precinct from Titanium Property Investment

3 June 2025



Ti Titanium Property Investment

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L www.linkedin.com/in/timjatkings

Mr Peter Ellis
Brightmore Precinct Committee
St Peter's Anglican Church
29 Waters Road
Cremorne
NSW 2090

By email: brightmore.precinct@gmail.com

Dear Peter,

On behalf of our team, I want to extend my sincere thanks for the Brightmore Precinct Committee's ongoing support throughout the development application process so far and in particular the representations made to the North Sydney Planning Panel by yourself, Rob and Lesley on behalf of the precinct members.

Your engagement, insights, and willingness to work collaboratively have been instrumental in helping us move forward. We deeply value the time and effort you've dedicated to reviewing plans, providing constructive feedback, and contributing to open and respectful discussions.

As we continue through the future stages of the approval process, we remain committed to transparency, responsiveness, and ensuring that the development aligns with the shared values and needs of the community.

Your continued involvement is both meaningful and appreciated, and we look forward to maintaining a strong working relationship with you.

Regards

Tim Atkins



9. CORRESPONDENCE (cont.)

ii. Response to Brightmore Precinct's email to Council

6 May 2025

re the state of Military Road, Cremorne Junction

From: ConnectSydney Info <info.harbour@ConnectSydney.com.au>

Sent: Monday, 26 May 2025 10:30 AM

To: Chandra Rupasinghe <Chandra.Rupasinghe@northsydney.nsw.gov.au>

Cc: precincts <precincts@northsydney.nsw.gov.au>

Subject: RE: State of Military Rd at Cremorne Junction-safety issue-1] Southern side of Military Rd at the bus stop o/s IGA-deteriorated road 2] Northern side of Military Rd at the pedestrian crossing oppo. Minskys-low kerb and lack of drainage-enc photos

CAUTION: Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning Chandra,

Thank you for contacting ConnectSydney in relation to your recent enquiry. We understand that you were referred to us by Transport for NSW as we are the maintenance providers in the Harbour Zone of greater Sydney.

We are pleased to inform you that we have logged a job and an inspector will be dispatched to the locations on Military Road Cremorne that you have reported in order to assess the damaged road and blocked drains to organise for the appropriate maintenance to take place.

We appreciate you taking the time to bring this matter to our attention.

Regards,

Caitlin

Customer & Stakeholder Team

ConnectSydney Pty Limited

422 West Botany Street, Rockdale NSW 2216



10. GENERAL BUSINESS

i. Cat's Eye Reflective Road Markers for Young Street Cycleway between Grosvenor Street and Sutherland Street

Attendees noted that the cycleway separator barriers have no reflective markers and are being hit by vehicles.

Action for Council

Could Council please install reflective markers to make the barriers more visible to motorists.

11. NEXT MEETING – 9 JULY 2025

GUEST SPEAKER - DEPUTY MAYOR COUNCILLOR GODFREY SANTER

SUMMARY OF ACTIONS FOR COUNCIL

6. Winnie & Parraween Streets' Intersection - "Keep Clear" Marking

Due to vehicles queueing in Winnie Street blocking the entrance to Parraween Street, it was suggested that the Precinct requests Council to add "**KEEP CLEAR**" road markings.

The following MOTION was moved and PASSED UNANIMOUSLY:

Brightmore Precinct requests that Council investigate adding "KEEP CLEAR" road markings in Winnie Street at the entrance to Parraween Street, Cremorne.

Action for Council

Could Council please investigate adding "KEEP CLEAR" road markings in Winnie Street at the entrance to Parraween Street, Cremorne.

10. General Business

i. Cat's Eye Reflective Road Markers for Young Street Cycleway between Grosvenor Street and Sutherland Street

Attendees noted that the cycleway separator barriers have no reflective markers and are being hit by vehicles.

Action for Council

Could Council please install reflective markers to make the barriers more visible to motorists.