


<p>BRIGHTMORE PRECINCT PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM</p> <p>MINUTES OF MEETING WEDNESDAY 9 JULY 2025 COMMENCING AT 7.00 PM</p> <p>CHAIR: RMcK (Co-Chair) MINUTES: GS / CdeB (Deputy Secretary) ATTENDANCE: 23 people attended the meeting APOLOGIES: 3 (LS, CdeB, PE)</p>	
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1. Guest Speaker – Deputy Mayor and St Leonards' Ward Councillor – Godfrey Santer

Councillor Santer answered some questions from Meeting Chair RMcK.

Quick biography: Had a career as a diplomat in Dept of Foreign Affairs and then 2IC at the Australian Tourist Commission. Subsequently had his own business in real estate for approximately 10 years.

Why involved in council - Councillor Santer said that he wanted to represent a business viewpoint and provide input council from his life background.

Examples were:

- Tourism - North Sydney CBD nighttime economy is dead at weekend and needs Council attention.
- Solar Adoption on medium rise buildings – opportunities for community battery, neighbourhood power schemes. Councillor Santer was keen to promote inside North Sydney Council (NSC).
- Warringah Freeway - major goal Rooftop over the Freeway to provide a Green Park. Yes, this is ultimately a State Govt issue.

Social housing - North Sydney has a high level historically but saw further opportunities in the view of Councillor Santer in Crows Nest and St Leonards. The two major industries in the North Sydney LGA are health and education but workers in these industries cannot afford to live in the council area. Needs more policy support from state government.

Tourism attractions are NS pool and Luna Park = opportunities for both domestic and international tourists. Councillor Santer noted that NSC does not have funding for an Economic Development Manager to pursue these.

Meeting Chair RMcK asked Councillor Santer re IPART rates decision.

There will be a new council submission to IPART around September 25. Councillor Santer of the view that NSC being forced into administration was by the state government was unlikely.

Meeting chair RMcK invited Councillor Santer to comment on Brightmore Precinct developments:

- Warringah freeway - a state government project, NSC has very little influence.
- Parraween Pathways - State Significant Development with policy and detail issues moving to the Department of Planning.
- Car Park Grosvenor Plaza - State government likely to decide on height of Arkadia's development, and potential knock on effect to Coles. Could be some potential to resolve together.

Meeting Chair RMcK asked the question how the Precinct can help NSC?

Councillor Santer was of the view that we should keep doing what we're doing.

- Questions from the floor: The Community Centre was a matter of significant concern. Councillor Santer agrees on the importance of this area and NSC to retain ownership and the community's desire to expand this.
- Grosvenor Plaza Carpark.
- Coles and Arkadia -is there a potential for common outcome public use of Plaza.

MTJ noted that shadow diagrams are now available on the council website.

Meeting extended thanks to Councillor Santer, who remained at the precinct meeting for the duration of the meeting.

2. Confirmation of Minutes of 11 June 2025 Meeting

The Minutes for the previous meeting of 11 June 2025 were adopted. This was proposed by MTJ and seconded by John. Motion carried.

3. 53-55 Yeo Street, Neutral Bay - Amending DA154/2025 for 2 additional stories – 1st DA using LMR.

SK gave a presentation on Amending DA 154/2025.

KEY POINTS

Context

- This is the first DA in North Sydney LGA to be assessed under the new Low and Mid-Rise (LMR) Housing policy and will set a key precedent, particularly in relation to how other relevant local controls are applied.
- As such, it is important that strict compliance with relevant local controls, such as the North Sydney Development Control Plan (DCP) and Apartment Design Guide (ADG), is enforced to protect local amenity, heritage character, and public safety.

Approved DA

Approval was granted by the Land and Environment Court (LEC) in November 2023 for a 4-storey residential flat building with 2 basement levels and 18 car spaces. The Amending DA seeks to add 2 storeys to accommodate 2 additional dwellings (2 x 4-bedroom units) and 3 car spaces, relying on the increased height and FSR allowances under the new LMR policy. While the amended proposal complies with the LMR height and FSR controls, it appears to breach several other relevant local planning controls.

Key concerns

- Non-compliant setbacks and reduced building separation compared to LEC-approved plans and DCP requirements, impacting privacy and contributing to excessive bulk and scale.
- Loss of solar access to neighbouring properties, likely breaching DCP solar access requirements.
- Pedestrian and traffic safety risks associated with increased vehicle movements on Rangers Lane – a narrow, one-way lane.
- Heritage impacts, with the proposed height, form and roof topology inconsistent with nearby heritage-listed items and conservation area, and not aligned to key DCP provisions designed to protect local heritage.

Comments from the floor:

MTJ - this is an amending DA versus a new DA but it is substantially different.

Action proposed

- Committee to consider Council submission on this issue.
- Community submissions to Council were also suggested. It was noted that Council has a threshold of more than nine submissions for it to be considered of significance.
- Attendees and interested parties were encouraged to provide their feedback to Council on this subject, with the main issues being inadequate consideration of key ADG and DCP controls, heritage and the development being substantially different to that originally proposed.

Motion raised

"That the Brightmore Precinct lodge a submission to North Sydney Council on the DA, outlining the concerns discussed at the meeting."

The motion was passed unanimously.

Motion submitted to NSC:

- The Precinct objects to this DA and requests Council refuses DA154/25, 53-55 Yeo Street on the following grounds:
 - Setbacks at both the side and rear are inadequate by not properly taking into account:
 - Objective 3F-1: Design guidance of 9m separation for buildings 5-8 storeys in height plus increased separation distance of 3m when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping.
 - ADG Section 2H Side and rear setbacks: aim to "manage a transition between sites or areas with different development controls such as height and land use".
 - ADG Section 3F Visual privacy Objective 3F-1: Adequate building separation distances to achieve reasonable levels of external and internal visual privacy.
 - Loss of solar access:
 - Shadow diagrams indicate unlikely compliance with DCP 1.3.7.
 - Access via Rangers Lane:
 - The size of the development and the use of Rangers Lane for access raises questions about pedestrian and vehicle safety.
 - Heritage impacts:
 - The site is adjacent to both a heritage conservation area and heritage listed homes. Due to the attributes of the height, bulk, scale and roof form, the development is unlikely to meet the DCP standards, including 13.4 O1, 13.4 P1 and 1.4.7 P7.
 - The extent of changes, in both qualitative terms (appearance from public places, change to streetscape, impact on heritage items and the conservation area) and quantitative terms (extent of changes to building

envelope, height, and boundary setbacks) are such that it should be characterised as a new development not as an amendment to the Approved Development.

▪ References:

- Gordon & Valich Pty Ltd v City of Sydney Council [2007] NSWLEC 780
- Australian Village No. 12 – Gladstone St Pty Ltd v Inner West Council [2021] NSWLEC 1080
- Moto Projects (No 2) Pty Limited v North Sydney Council [1999] NSWLEC 280).

4. Coles Planning Proposal 41-53 Grosvenor Street site – PP1/25 on exhibition.

MTJ led a discussion regarding the Planning Proposal (PP) lodged by Coles for their Grosvenor Street site, and the connection between this PP and the ones lodged by Arkadia for their properties on the southern side of the Grosvenor Lane car park, and the Woolworths Rangers Road PP.

Key points to note:

- Although separate PPs, the first determined could set a precedent for the following determinations.
- The Coles and Arkadia proposals both border the NSC owned Grosvenor Lane car park. The preferred outcome for the community is for those parties to work together.
- NSC owns the Grosvenor Lane car park and the Community Centre, the latter being located between some of the Arkadia sites. This provides NSC with the ability to take a lead in how the PPs, particularly Arkadia's, evolve.
- The Woolworths proposal has since morphed into a State Significant Development (SSD) meaning it will now be determined by the Minister for Planning.
- SK: 183-185 Military Road, which borders the Woolworths site, has received Gateway approval. SK noted that the DPHI Gateway Assessment report (page 11) and the applicant's Planning Proposal (page 22), both refer to the Neutral Bay Village Planning Study as adopting a maximum building height for the site as 8 storeys. This is incorrect — the NBVPS adopted by Council on 27 May 2024 defines the maximum building height for the site as 6 storeys. There are questions whether the assessment was made using complete and correct information. As a result, the development may be higher than should be permitted.

Actions proposed

- Confirm whether the Precinct has already submitted comments on behalf of the Precinct regarding the Arkadia PP.
- Proposed that Precinct submit comments on behalf of the Precinct to both the Coles and Arkadia PPs (the latter if Precinct has not already done so). The motion passed, with one member opposed (RW).

Submission 1 (Coles PP):

"Brightmore Precinct notes PP1/25 41-53 Grosvenor Street, Neutral Bay is being assessed by Council and reiterates Precinct's support for a development that undergrounds the Grosvenor Lane car park and delivers a pedestrian plaza, provided the building envelope allows for good solar access to the new plaza throughout the year."

Submission 2 (Arkadia PP):

"Brightmore Precinct notes PP4/24 166-178, 184-192 & 198-214 Military Road, Neutral Bay is being assessed by Council, and thanks Council for amending the Delivery Program for 2025-2029 as follows: 'THAT S2.8 be replaced with "Consult with the community and all relevant stakeholders to deliver a new and accessible Neutral Bay Community Centre"'. The Precinct also urges Council to reject PP4/24 due to excessive height and the proposed privatisation of the Community Centre and parts of the Council-owned car park."

5. Extraordinary Council Meeting 30 June

Council held an Extraordinary Meeting 30th June. Three major plans were adopted. These plans also include Council's budget and fees and charges, effective from 1 July 2025.

- 2025–26 Operational Plan – outlines annual services and projects.
- 2025–2029 Delivery Program – sets Council's strategic direction over four years.
- 2025–2029 Resourcing Strategy – guides long-term financial, asset and workforce planning.

Projects Going Ahead in 2025–26:

- Despite financial constraints, several key projects will proceed using non-rate funding or existing budgets:
- 350 new trees planted in streets, parks and reserves.
- 60 EV charging bays installed in Council car parks.
- Critical renewal works at North Sydney Indoor Sports Centre.
- New policy to charge for commercial use of public open space.
- 4 Local Area Traffic Management (LATM) projects.
- Bus shelter renewals.
- Design and consultation for Woodley's Shed community facility.
- New development application platform to streamline approvals.

Financial Repair and Service Adjustments

- Council will deliver a \$6 million financial repair program through:
 - Cost-saving measures, including potential service reductions.
 - Productivity improvements.
 - Increased non-rate revenue, including a review of Council's property portfolio.
- Any service changes or new income opportunities will be subject to Council reports and further community consultation.
- Infrastructure renewal spending will be reduced by \$12.5 million, with a focus on maintaining critical assets.
- Over the four year period, many strategic initiatives may be deferred or cancelled unless external funding is secured.
- A revised Long-Term Financial Plan will be developed in 2025–26 following additional financial modelling and community engagement.

Community Consultation Continues

- More than 135 submissions were received during public exhibition of the revised plans.
- Residents strongly supported maintaining services like:
 - Clean streets.
 - Parks and gardens.
 - Community centres.
 - Stanton Library.
- Council will continue to seek community input on:
 - Which services to maintain, reduce or enhance.
 - Willingness to pay for service levels.
 - Infrastructure standards and expectations.

Rates and Charges for 2025–26

- Ordinary rates will increase by 4% (rate peg limit).
- Domestic waste charges range from \$485 to \$1,419 depending on bin size.
- Stormwater charges remain capped at \$25 for residential and \$5 for strata business properties.

Fees and Charges Schedule

- Most fees have increased by 2.9%, in line with inflation.
- Development application fees updated to match NSW Government rates.
- Coal Loader garden allotment fees simplified to a flat rate per bed.

6. Combined Precincts Meeting Report

On behalf of the Precinct, RMcK and LS attended.

- Manager Aquatics & Leisure provided an overview of the NSOP Operating Plan.
 - A thorough and well thought out plan that was universally supported by those present.
- Some Precincts felt the Council material produced to support the SRV application were confusing. Some comments also suggested that Precincts hadn't read the Council material.
- A report from a member of The Air Quality Community Consultative Committee.
 - General frustration with TfNSW regarding monitoring and filtering.
- Brightmore Precinct Voting:
 - Supported: To liaise with TfNSW management to remediate tree loss due to water build-up from WHT/WFU.
 - Abstained: To release the (suitably redacted) NSOP Strategic Plan.
 - Reason: The Operating Plan provided sufficient information.
 - Against: Request Council to seek a one year extension to develop a new strategic plan.
 - Reason: A futile exercise given new plans have already been produced.

7. Summary of Actions

Precinct to mobilise a group to liaise with NSC's Manager of Traffic regarding parking issues in the Precinct, as per previous discussions with Council.

8. Development Applications

Application Number	Application Type	Lodgement Date	Details
10.2025.00000183.001	Development Application	30/06/2025	67 Benelong Road, Cremorne NSW 2090 Construction of driveway crossover and hardstand car space in the front setback

9. Correspondence

None received.

10. General Business

Question was asked about paper-based parking Fines from NSC. Councillor Santer advised that this is being done from the 1st of July.

Pathways Working group - volunteers requested for this. Please contact Fiona Gracie from Cremorne Conservation Group. Her email is: cremorne.conservation@gmail.com

11. NEXT MEETING – 13 August 2025

Requests for guests:

- It was suggested both state and federal members should be invited to attend.

Action:

- Precinct to invite Tim James and Zali Steggall.

The meeting closed approximately 9:00 PM.