

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD: WEDNESDAY 12 AUGUST 2020 COMMENCING at 7:00 PM

ATTENDANCE: 14 people attended the meeting
(COVID-19 restrictions of the venue limiting the meeting to 14 people)
APOLOGIES: MTJ/ST&JT/AG/PE/PY/DR/GL & SL

2 people arrived for the meeting (without pre-clearance) and had to be politely turned away.
6 people (PE/PY/DR/GL&SL/AG) were unable to physically attend who had emailed wishing to be present.
Noted that meetings are in demand even during COVID-19 restrictions.
Email/comments provided by those unable to attend were read out during relevant agenda items.

MINUTES OF PREVIOUS MEETING

Minutes for the 15TH JULY 2020 meeting (previous meeting) were adopted.

JG opened the meeting.

NEW LOGO FOR BRIGHTMORE PRECINCT FLYER

Approved as a good move to have a separate logo. Brief discussion on viability of Precinct website that technically might need Council approval. This will be discussed in full vis-a-vis website/flyer combination at the September meeting.

PRECINCT REVIEW - FEEDBACK TO COUNCIL

This was scheduled to occur every 5 years but due to council amalgamations was delayed.
Council prepared the following 2 documents for comment:

1. Discussion Paper, which mainly deals with various options on combining precincts.
2. Code of Conduct, which is mainly for office-bearers.

CPC had discussed and worked through the documents and produced a possible guide/template for precincts to work from. CH from Brightmore was involved in the CPC working party and pre-populated the document for discussion. Specific references to Brightmore Precinct were added in.

CH ran through all the documents/feedback required by the Council. Brightmore including a separate discussion/submission paper in addition.

It was noted by several attendees that of the issues raised in the Code of Conduct, NONE had ever occurred in Brightmore.

With the Brightmore amendments added after discussion during the meeting, the vote was unanimous on the Brightmore submission. (See Attached)

A debt of gratitude was given to CH to acknowledge the time and effort that he has put into the preparation of the submissions.

40 BRIGHTMORE STREET, CREMORNE - referral from Land & Environment Court re AP224/19 6-storey development within a low-density area (zoning R2)

Proposal for a new 6-storey building, with 6 units, and 2 levels of parking.

Deadline for submissions 14 September.

As it is an "Existing Use" development, and has been scaled back since earlier DAs, it is perhaps more likely that it will be approved, however, this will be a matter for the Court.

There was uncertainty over whether there would be a Land & Environment Court site visit.

JG asked where at what stage Council was at with changing the “Existing Use” loophole in R2 zones, and CH commented that it was “ongoing” re the LEP – this could be further clarified in the SOA to the Precinct. Some other precincts (e.g. Milson) had concerns over impacts the zoning being changed to RFB’s in their area might have.

It was noted that Council has had to spend considerable funds defending these actions in the Land & Environment Court and could save money by acting on this.

SO stated that she would like support in being able to advocate in person at the Court (in light of possible COVID restrictions)

GL & SL (via email) We strongly oppose the 6 storey monstrosity proposed in the low density area.

It was suggested to attendees affected by the development to contact GY, Executive Planner at NSC.

A Precinct motion was proposed in support of nearby residents (including input via email from MTJ) and voted for unanimously - see attached.

VOLUNTARY PLANNING AGREEMENTS - what are they & are they necessary

CH gave a short presentation especially in reference to the Council plan to increase building height limits in Neutral Bay Village to up to 12 storeys with VPA. This was compared with the known VPA presented to Council in DA at Crows Nest “Fiveways” – further discussion and review on this as details become clearer. Council expectation of VPA vs the reality of VPA presented by a Developer.

Comments from Attendees

- The State Government is not pushing for this increase in height as it has done in Crows Nest.
- With the Woolworths development at Crows Nest, public toilets were removed, and the only public toilets were within the complex and not open 24 hours and were being cleaned (not very effectively) by the centre management.
- Developers promise and then to not deliver
- Further support for the precinct to submit a formal FOI request for recent DAs for buildings within the Neutral Bay Village study zone.

CORRESPONDENCE

- BC submitted a letter requesting public seating along Parraween Street, as there is none at all.
- TH forwarded some correspondence with the Mayor about the location/process of the Community Garden at Grasmere Reserve.

OTHER BUSINESS

- Parraween Street - the recently completed paving has already been dug up in the area of Chambers Cellars. This is related to power asset installation to the new development at 398-400 Military Road, Cremorne. Council has issued a street opening permit for this works. Developer has advised Council that the final paver restoration will be completed by their contractors to Council standard requirements.
- Reynolds Street - Council is preparing quotes to submit (hopefully before the end of August) for the resurfacing of the road to submit to Ausgrid following completion of the high-voltage cabling work.

NEXT MEETING: To be held on 9 September 2020
EMAIL: brightmore.precinct @gmail.com