

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD:

WEDNESDAY 12 MAY 2021

COMMENCING at 7.00 PM

ATTENDANCE: 20 people attended the meeting, including guest speaker Councillor Tony Carr
APOLOGIES: LS/LH

BUSINESS ARISING

JG opened the meeting.

MINUTES OF PREVIOUS MEETING

Minutes for the 14 April 2021 meeting (previous meeting) were discussed, as part of the minutes were deemed *“not appropriate to publish “as is” on Council's website - the reasoning is that ‘there is either incorrect information or individual councillor opinion/not the resolved position of the Council’*, especially leading up to council elections.

The Precinct was presented 2 options by NSC to have the minutes published on their website -

1. Redact the sections highlighted in yellow, so they will appear blacked out on the PDF published on Council's website, and include the following note: Contact the Precinct Committee for the original version of the minutes.
OR
2. Revise and resubmit a new version of the minutes for use on Council's website.

The parts deemed *“not appropriate”* were the introduction to topic and comments of guest speaker, Councillor Mary Ann Beregi, who had reviewed the minutes and confirmed them as accurate.

Comments & Questions by Attendees

- The Minutes are a true and accurate record of what was said at the meeting.
- Anything that is defamatory or litigious should be redacted, but expressing an opinion is not a reason for redaction.
- Is there a legal basis for redaction by NSC? Freedom of speech?
- Smacks of censorship

A motion was proposed in support of resubmitting the minutes as an accurate record - but with the proviso that the Councillor concerned be contacted for their input on this action.

The motion received unanimous support.

Cr. Beregi advised she would accept the redacted option which would demonstrate the current position the council has adopted.

GUEST SPEAKER

JG introduced Councillor Tony Carr, who represents Tunks Ward.

PRESENTATION BY COUNCILLOR TONY CARR

TC presented his views on his term over the last 4 years on NSC, and noted that it was his 3rd visit to Brightmore Precinct.

TC noted his disappointment that NSC had been taken over by major political parties.

Views on Neutral Bay Town Centre (NBTC) & Military Road Corridor Planning Study (MRCPS) : Future Directions Report (Amended)

With Reference to the Council *planning study for 4 x 6, 3 x 8 and 3 x 12 storey structures (around Grosvenor Lane/St.)

- The Study was initiated after a Mayoral Minute in 2018
- Of 245 community feedback submissions, TC has seen none
- Developers are making a profit at the expense of the community.
- No reason has been given as to why the building height of 12 storeys was chosen
- The lessons of Covid re office space have not been learnt
- North Sydney CBD is a ghost town
- The Western Harbour Tunnel (WHT) Project should be assessed together with NBTC and MRCPS, and not independently, as WHT is supposed to take traffic off local roads. Many drivers are not prepared to pay for toll roads, and will continue to use Military Road and other local roads to avoid paying.
- WHT will impact everyone in North Sydney, especially Cammeray. TC will continue to fight for clean air, and restoring parkland. Cammeray Golf Course will see a 25% reduction in size.

Continuation of the Young Street Plaza Trial

- The extension of the trial is not warranted
- Traffic has increased by 29% in Grosvenor Lane
- The blocked-off plaza will create an unsafe area at night-time where young people will congregate, with crime, drunkenness and safety an issue
- None of the other precincts that TC has visited has been in favour of the closure
- TC & other independent councillors are trying to get Young St reopened

Young Street & Grasmere Road Intersection - Reinstatement of Roundabout

Before the meeting, TC had requested an update from NSC on the above, and confirmed that it would not be reinstated. Due to the roads being narrowed because of the cycleway and the configuration of the new intersection, a roundabout could not be reinstated under current regulations.

COMMENTS & QUESTIONS FROM ATTENDEES

Continuation of the Young Street Plaza Trial

- Some of the photos on the NSC website are not typical of the usage of the plaza, showing one-off community events such as live entertainment and library readings staged by NSC.
- With the closure of Young Street, the volume of traffic in the *Shared Zone* of Grosvenor Lane between Ben Boyd Road and Young Street has increased by 29% (*NSC 19 March 2021 Extension of the Trial Young Street Plaza, Report of Manager Traffic & Transport Operations, Michaela Kemp & Project Manager, Diana Mejia*). The 85th speed was 22.2km/h - this *Shared Zone* has a speed limit of 10 km/h.
- If NSC is going to introduce *Shared Zones*, it should have the responsibility of enforcement of speed limits and traffic offences in the said areas.

The Precinct requests a response from NSC on this matter.

Cycleway on Young Street

- Has a survey been done with the RMS of the number of cyclists who use the cycleway?
- There has been an epidemic of bikes using the footpaths rather than the roads or cycleway. NSC should make some assessment with the police about the issue, working with the community, rather than abrogating any responsibility and just referring individual members of the community on to the police.

DISCUSSION OF DA 92/21 - 12-14 WATERS RD

Proposal for 6 storey mixed use Building

Retail, Commercial and 44 Apartments

Current LEP in North Sydney zones this area for 5 Storey structures

The DA cites the *Military Road Corridor Planning Study (MRCPS) : Future Directions Report (Amended)* as the basis of applying for a building height of 6 storeys, 1 more than the current LEP limit of 5 storeys. The DA also has 2 underground levels of retail and 4 levels underground.

This will go to the North Sydney Planning Committee, and, if passed, will set a precedent for all future Das in the area.

According to affected resident DS the proposal moves the driveway of the current building from Waters Lane to Waters Road. This will result in the loss of **some car spaces**, 1 of which is disability parking. It will also require the removal of 1 tree and the reduction in footpath size, which was only widened by NSC in 2004 as part of the Neutral Bay Masterplan and street upgrade.

It will result in loss of privacy for units opposite at 3-5 Waters Road.

A Precinct motion was proposed (in support of local resident DS) in objecting to the revised 6 storey DA on the following grounds:

- **That moving vehicle access from Waters Lane to Waters Rd. is not desired and removes public space council paid for and provided in 2004/2005.**
- **Retention of the Brushbox Tree and seating. This retains much needed space for outside dining in the existing or any new development.**
- **Maintain building height at the current LEP level which is 5 storeys.**
- **Tighter DA conditions around the significant extra depth of excavation.**
- **Include specific conditions for independent noise and vibration testing throughout excavation and construction phases.**
- **Object to underground retail/supermarket as a marked contrast to street level shopping and "a village atmosphere"**
- **Traffic management and flow study (continued closure of Young St. increases pressure on Waters Rd. and Waters Lane for access to Military Rd and Gerard St.)**
- **For the council to set and enforce noise limits and work zones (a retirement village "Bougainvillea" is directly opposite the site)**

The above motion is an adaptation of a submission presented by resident DS and lodged with council on 7/5/21

The motion was agreed unanimously.

GENERAL BUSINESS

UPDATE REGARDING A PROPOSED AGED CARE DEVELOPMENT IN PARRAWEEEN STREET

FG gave an update on the above. Another owner is currently in negotiations, making a total of 19 houses which will have either sold or options to purchase by December.

PRESERVING CREMORNE - EMBRACING OUR HERITAGE FOR THE FUTURE **TALK BY ELIZABETH FARRELLY AT CREMORNE ORPHEUM MONDAY 17 MAY** **AUSTRALIAN HERITAGE FESTIVAL**

FG gave an update on the above. The event is nearly sold out.

Clive Lucas, the acclaimed heritage and conservation architect, will also be speaking at the event. Mosman Mayor Carolyn Corrigan will be attending; North Sydney Mayor Jilly Gibson has been invited.

3 houses in Holt Avenue have been purchased by Helm Group for development.

WESTERN HARBOUR TUNNEL & BEACHES LINK PARLIAMENTARY ENQUIRY

A Parliamentary Enquiry has been instigated on the impact of the Western Harbour Tunnel and Beaches Link.
Information at:

<https://www.parliament.nsw.gov.au/committees/inquiries/Pages/inquiry-details.aspx?pk=2767>

Submissions close - 18 June 2021

PRECINCT REVIEW (update)

There are currently 25 precincts (not all are active) and NSC wants to reduce the number to around 8 to 10. This looks unlikely to be decided before the Council Elections in September. Brightmore is not presently slated for merger in the NSC report provided by JG. The council have subsequently voted to revise said report.

INVITATION TO MAYOR TO ATTEND PRECINCT MEETING

Mayor Jilly Gibson, and all Ward Councillors were asked to attend a precinct meeting. So far, Councillors MaryAnn Beregi (April 21), Jessica Keen (July 21), Zoe Baker and Tony Carr (May 21) have accepted the invitation.

DEVELOPMENT APPLICATIONS/ PROPOSALS

Development Applications Received

U 2 21 Murdoch Street, Cremorne - Expiry Date 28/05/21

Alterations and additions to Unit 2, Interlock Construction Australia Pty Ltd, DA 119/21

233-237 Military Road, Cremorne - Expiry Date 28/05/21

Demolition of existing building and construction of a boarding house comprising 34 rooms with associated parking, Clusterduck Pty Ltd, DA 111/21

135 Carabella Street, Kirribilli - Expiry Date 28/05/21

Substantial demolition and alterations and additions to dwelling, Yulan He, DA 117/21

29 Earle Street, Cremorne - Expiry Date 28/05/21

Alterations and additions to dwelling including pool and carport, Sandy Ho Sampaio & Hugo Alexandre Ferrerira Sampaio, DA 120/21

G01 132 Military Road, Neutral Bay - Expiry Date 28/05/21

Fit-out and use as cycling fitness studio. Hours of operation: 6am to 7pm Monday to Friday, 7am to 11am Saturday and Sunday, DA 123/21

42 Cairo Street, Cammeray - Expiry Date 28/05/21

Alterations and additions to semi-detached dwelling, Harrison Architecture, DA 115/21

1 Balls Head Drive, Waverton - Expiry Date 28/05/21

Remediation of Former Quarantine Depot including excavation of contaminated soils and back filling with clean material, Property and Development NSW, DA 118/21

Applications Received for Modifications to the Following Approvals

90 Carabella Street, Kirribilli - Expiry Date 28/05/21

To modify Consent No 67/19 with regard to window changes, Kirsty Betar, DA 67/19/3

38 Carabella Street, Kirribilli - Expiry Date 28/05/21

Amended Plans - Modification of consent - various internal and external changes including re-alignment of walls, brick privacy screen and roof to balcony, facade and material changes and internal reconfiguration, Kenneth Yardley, DA 293/20/2

Review of Determination Section 8.2 (R5/20)

358 Military Road, Cremorne

Development Application No. 199/20

Council has resolved to grant approval for the reconsideration of extended opening hours of a liquor shop at the above site, subject to conditions.

NEXT MEETING:

To be held on 9 June 2021

EMAIL:

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