

BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

MINUTES OF MEETING HELD:

WEDNESDAY 14 APRIL 2021

COMMENCING at 7.00 PM

ATTENDANCE: **20 people** attended the meeting, including Councillor MaryAnn Beregi
2 people listened in via phone link.
3 people were unable to attend due to COVID-19 restrictions of the venue limited to 20 people)

25 people would have physically attended if this had been possible.

APOLOGIES: **KF, TK, LS, RS**

MINUTES OF PREVIOUS MEETING

Minutes for the 10th March 2021 meeting (previous meeting) were adopted.

BUSINESS ARISING

CH opened the meeting.

The meeting on being advised of the recent death of Gwendoline (Gwen) Anisimoff, unanimously passed a resolution that the minutes of this meeting should record an acknowledgment of the extensive and continuing contribution Gwen made to our meetings, her regular attendance and willingness to organise the social activities following the meetings. The mix and discussions of people after each gathering is an important factor in contributing to the ongoing interest of residents in attending precinct meetings. Gwen had lived in Reynolds Street for over 40 years and had a keen interest in matters affecting the local community, and North Sydney generally.

Many members took the opportunity to mention their memories of Gwen who during the illness had the care and support of another member, Chrissie Craig. Gwen will be greatly missed.

GUEST SPEAKER

JG introduced Councillor MaryAnn Beregi, who represents Victoria Ward.

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Contact the Precinct Committee for the original version of the minutes

Comments from Attendees

- The current Grosvenor Lane Car Park, and potential Grosvenor Plaza, will still have to have truck deliveries servicing existing or even renovated shops. The idea the new plaza will be an open space without access for vehicles is laughable.
- The proposed 12 storey building height is misleading when compared to older buildings, as the legal ceiling heights are now higher than on older buildings. New 12-storey buildings will tower over existing 14-storey buildings.
- NSC has the upper hand in any negotiations with developers, owning the Grosvenor Lane Car Park and Community Centre. The planning study gives this position away 'cheaply' - Mosman LGA has been more resolute with Woolworths and has supported the community view in the Land and Environment Court.
- The planning study has not listened to the community or local businesses at all. I'm very concerned they will ruin the Town Centre. Have you seen what Meriton have been allowed to do in Dee Why?
- The rapid and exponential increase in residential owners (over 45 storeys of apartments) in such a small area -with no extra parking provision - is of great concern. For a planning study there has been little planning or studying of the existing or proposed infrastructure required.
- The Young Street closure is poor and aids developers.
- Residents in Waters Road are concerned about the already-increased volume of vehicles using Waters Road, as there is now no exit/entrance at Young Street from/to Military Rd. LS quoted figures from NSC's "Report To the General Manager Extension of the Trial Young Street Plaza" of 19 March 2021, where traffic volume in Waters Road between Grosvenor Lane and Military Road had increased by 71%.

Other traffic volume increases were:

Waters Road between Grosvenor Street and Grosvenor Lane (+27%)
Waters Road between Grosvenor Street and Belgrave Street (+8%)
Ben Boyd Road between Military Road and Grosvenor Street (+21%)
Grosvenor Lane between Ben Boyd Road and Young Street (+29%)
Grosvenor Lane between Young Street and Waters Road (+8%)
Grosvenor Street between Young Street and Waters Road (+17%)

- If over 50% of feedback has been negative, stop the proposal as is and reassess it.
- Neutral Bay is only serviced by bus, unlike the developments in St Leonards, Crows Nest and North Sydney, which will also have train/metro connections. There is not a lack of office space, and this was the original reasoning behind the whole report and the push for development. This has not been reassessed after the onset of Covid and people changing their work habits. Current occupancy of CBD offices is only 48%.
- In response to a question of who will stand at the next Council election in September, Cr. Beregi indicated that Cr. Baker, Cr. Carr and herself would be discussing the next election with a view as to whether they will run. MAB noted that there will be a much larger number of candidates from all parties standing.

SENT VIA EMAIL re YOUNG ST trial closure & Grosvenor Lane - Council response requested

RS - I submitted a response to the Young St Plaza before comments closed last month.

The survey, report and conclusions are biased claiming unsupported benefits. The photos of usage were not typical and were taken at one off Council events.

The Pavilion? blocks off the Plaza rather than opens it? It is rarely used and does not improve pedestrian safety as claimed as it directs more Bikes to the footpaths on military road where they may have previously used the road?

It is ugly and has forced more traffic as shown on the reports traffic studies in Governor lanes - and at a speed between Ben Boyd road and Young street at more than double the shared zone 10 mph speed limit ? How can this and increased traffic caused by the Street closure improve pedestrian safety?

Maybe our Visitor Councillor can advise us where they stand on this issue?

Can the meeting please send this report to the Harbourside Police to enforce the law and the epidemic of bike riders including electric bike riders on deliveries riding at over 25 kph when only riders are allowed to ride on footpaths.

RESPONSE: Councillor Beregi is opposed to the closure of Young St.

GENERAL BUSINESS

- FG informed attendees that the Cremorne Conservation Group will be hosting a talk by Elizabeth Farrelly on 17 May at the Cremorne Orpheum at 6.00pm, as part of the Australian Heritage Festival.

“Preserving Cremorne: Embracing Our Heritage for the Future. An interactive talk with Elizabeth Farrelly”

Tickets can be booked on the Cremorne Orpheum website under “Events”.

- GS has filed an anti-discrimination action with Transport for NSW re the Military Road Tidal Flow on the grounds of discrimination against disabled and aged pedestrians, with only 24 seconds to cross Military Road at Spofforth Street.

CORRESPONDENCE, DEVELOPMENT APPLICATIONS

Development Proposals

- 89 Parraween Street, Cremorne - DA 85/2021 - Ground level use as retail paint supply premises. Hours of operation: Monday to Saturday 6am - 6pm, Sunday 7am - 6pm

Development Applications

- 30-34 Grosvenor Street, Neutral Bay Application No: DA 237/20 Proposal: Demolition of existing buildings and construction of a 4 storey residential flat building containing nine (9) units and basement parking for fifteen (15) vehicles at the above site, subject to conditions
- 10 Levick Street, Cremorne - DA 23/21 - The applicant has withdrawn the application for the construction of a carport and associated work.
- 53 Brightmore Street, Cremorne - DA 186/18 - Section 4.55 modification application in respect of the abovementioned premises.

Planning Proposals

- 27-57 Falcon St, Crows Nest NSW - Planning Proposal 6/19, and Draft Amendment to North Sydney Development Control Plan 2013

Primrose Park Tennis Courts Refurbishment

Notice of intention to temporarily relocate the Primrose Park Tennis Court operator to Green Park Tennis Courts and to grant an ‘Exclusive Lease’ over Crown Land - Green Park

NEXT MEETING:

To be held on 12 May 2021

EMAIL:

brightmore.precinct@gmail.com

**LETTER TO NSC cited in the minutes

18/3/21

Dear Mayor & Councillors

RE: Military Road Corridor Planning Study - Exhibition Outcomes and Amended Future Direction Report

Brightmore Precinct would like to lend our support to the recent views articulated by Neutral Precinct (letter of 14/3/21) and Harrison Precinct (letter of 8/3/21)

The Brightmore Precinct "footprint" is at the heart of this planning study. As a community we have hosted the reports author and read, discussed or met whenever the topic has arisen.

Our initial meeting took place in October 2019 and saw 29 people in attendance. Hereafter we have been limited to just 14 people at our venue (COVID-19 restrictions) but with many contributions and questions submitted via email.

Much of our community discussion and resultant feedback is contained in a detailed submission of July 2020 (also attached to this email.)

To avoid large scale repetition the simple (and dominant) fact is that the report does not address community concern over building height. 46% of respondents were against excessive height with a further 10% content with only a moderate increase.

These figures do not support a mandate for the 12 and 8 storey proposals which have been swept into being by just a single vote. This more than doubles the current LEP.

Our Precinct has requested that the Mayor attend our next meeting to discuss her criteria and thinking behind actioning this report. We believe this would be an ideal opportunity for a reasoned discussion within the Precinct which will bear the major impact.

At our most recent meeting on March 10th, Brightmore unanimously backed a motion to support the rescission motion tabled by Cr. Beregi, Cr. Carr and Cr. Baker.

We believe that this motion defends the wider community view and might return the necessary 'neutral' platform to discuss the future of Neutral Bay.

The very name of our Town centre is based upon the concept - and necessity - for egalitarian co-operation.

Kind regards

John Gray (Co-Chair)
Christopher Holding (Co Chair)
Meredith Trevallyn-Jones (Treasurer)
Lesley Sommerville (Secretary)

Brightmore Precinct - Office Bearers