

# BRIGHTMORE PRECINCT

PART OF NORTH SYDNEY COUNCIL'S COMMUNITY PRECINCT SYSTEM

## MINUTES OF MEETING

WEDNESDAY 13 APRIL 2022

COMMENCING AT 7.00 PM

**CHAIR:** PE

**MINUTES:** LS (Co-Secretary)

**ATTENDANCE:** 18 people attended the meeting  
including Deputy Mayor William Bourke

**APOLOGIES:** 7 (JC, JG, AG, MK, TM, GS, LS)

**GUEST SPEAKER:** Deputy Mayor William Bourke



## 1. WELCOME

PE (Chair) opened the meeting & welcomed Deputy Mayor William Bourke.

## 2. MINUTES FROM 9 MARCH 2022 MEETING (AGM)

The Minutes for the previous meeting (AGM) of 9 March 2022 were adopted.

## 3. INTRODUCTION BY DEPUTY MAYOR WILLIAM BOURKE

PE introduced Deputy Mayor William Bourke, who represents St Leonards Ward.

- Founder of the Sustainable Australia Party (SAP), and along with his colleague Georgia Lamb, was 1 of 5 new Councillors elected
- SAP's main policies are:
  - Protect the environment
  - Stop overdevelopment
  - Stop corruption
- Overdevelopment in North Sydney was a key concern during the local government elections, and an issue he campaigned on.
- Opposed the Western Harbour Tunnel (WHT) and Beaches Link (BL), and the development of "mega-roads"
- Need for better public transport and sustainable transport options.
- Supported the Rescission Motion to reverse Council's decision which allowed residential flat buildings in the R3 Zone.
- The decision on the closure of Young Street at Neutral Bay was deferred at the last Council meeting, and Councillors had a briefing on 12 April.
- Parraween Street Carpark Redevelopment which includes affordable housing (keyworker housing), under-grounding of public carparking, and public park. Cr Bourke is in favour of more affordable and social housing.
- Cammeray Golf Course. Very concerned by the loss of mature trees. A briefing by Transport for NSW (TfNSW) last week was rather vague. There is talk that Beaches Link might not go ahead, and even if it doesn't, there will still be facilities buildings for the Western Harbour Tunnel and Warringah Freeway Upgrade.

## General Discussion & Comments

### Cammeray Golf Club / Cammeray Park

- MTJ asked why Council is objecting to TfNSW taking control of the land at Cammeray Park to reconstruct the Golf Course, and taking legal action.

Cr Bourke replied that Council is objecting to the takeover in terms of whether TfNSW has the legal authority to do so.

- What actions are being taken by Council to get the facilities sheds put underground with landscaping above, as is happening at Rozelle?

Cr Bourke replied that this has been raised with the Government but their argument is that it would be too expensive.

- Warringah Freeway "Upgrade" is not an upgrade for Cremorne. Residents will no longer be able to access the Sydney Harbour Bridge from Ernest Street, only the Sydney Harbour Tunnel. The only access to SHB will be from Military Road, which is virtually impossible to get onto, with the only access roads Winnie Street (outside peak hours) and Ben Boyd Road. The Government's own forecasts were that the Beaches Link would only reduce traffic on Military Road by 15%.

Cr Bourke replied that we need a better plan for public transport, possibly underground. De-prioritising car use depends on good public transport, cycleways, and pedestrian access. Favours a metro under Military Road (or similar route), electric buses, cheaper public transport, non-privatisation, and slowing down population growth.

### Young Street Plaza

- The closure of Young Street to create a plaza has forced vehicles down narrow lanes such as Grosvenor Lane, and increased traffic on surrounding roads, especially Ben Boyd and Waters Roads.

The removal of the footpath in Grosvenor Lane between Ben Boyd Road and Young Street and the creation of a shared pedestrian zone has made the road more dangerous for pedestrians.

Large delivery trucks for Woolworths are having to use narrow lanes and use longer circuitous routes to access the loading dock in Grosvenor Lane carpark area.

The "plaza" is an "expensive eyesore", "a waste of space", "there is no sunshine" and is "not fit for purpose".

The Miller Street "Pop-up" Plaza is another crazy idea, as is the plan to eventually close Miller Street from Berry St to Victoria Cross.

Does Council monitor how many people use Young Street Plaza?

Is another round of community consultation going to take place before a decision is made?

Will a new traffic study be done, as the previous one had many flaws?

Cr Bourke replied that there had recently been a Councillor briefing, and the community consultation outcome stated by Council was that "the majority of people want it retained". He and other Councillors queried this, and will follow up on the survey and report back to Brightmore Precinct.

All attendees were urged to write personally to all Councillors, stating their opposition to the retention of the plaza.

### MOTION:

The following **MOTION** was put to the meeting and **passed UNANIMOUSLY**.

*THAT Brightmore Precinct reiterates its opposition to Young Street Plaza and seeks its removal, and authorises Brightmore Precinct Chair to write to all Councillors accordingly.*

### Redlands Staff & Students Parking on Local Roads

- This has been an ongoing problem for residents, especially as the school has grown, both in area and number of students. Council parking officers could collect a fortune if more regular patrols occurred.

Discussion deferred for a future meeting.

**PE proposed a vote of thanks to Cr Bourke for attending our meeting, which was endorsed by all attendees.**

#### 4. RED-LIGHT SPEED CAMERA AT MILITARY RD & SPOFFORTH ST INTERSECTION

GS put forward a proposal (by email) for the above, to improve pedestrian safety, after a meeting with Tim James, MP for Willoughby, on 6 April 2022.

##### General Discussion & Comments

Many attendees said they had witnessed near-misses for pedestrians at the pedestrian crossings at the intersection as vehicles ran red-lights, especially on Military Rd.

Between the two Red Light speed cameras at Cowles Rd and Watson St, it is open slather for motorists, past schools, retirement villages, a major cinema, pubs and two major shopping centres, all heavily pedestrianised.

Pedestrians have long wait times to cross Military Rd at both Spofforth St and opposite Minsky's Hotel, with short "green walk" phases.

The right-turn lanes from Military Rd into Spofforth St and Belmont Rd create bottlenecks, sometimes blocking the through lanes.

##### MOTION:

*The following **MOTION** was put to the meeting and **passed UNANIMOUSLY**.*

*THAT Brightmore Precinct supports the installation of Red-Light Speed Cameras in both directions on Military Road at Spofforth Street.*

#### 5. PROPOSED CHANGES TO BRIGHTMORE PRECINCT AREA BOUNDARY TO INCLUDE SOUTHERN SIDE OF PARRAWEEEN ST

To address the anomaly of the southern side of Parraween St (northern side of Military Rd between Macpherson St & Winnie St) being in Harrison Precinct

##### MOTION:

*The following **MOTION** was put to the meeting and **passed UNANIMOUSLY**.*

*THAT the southern side of Parraween St (northern side of Military Rd between Macpherson St & Winnie St) be included in Brightmore Precinct.*

#### 6. DEVELOPMENT APPLICATIONS

##### 381/19/3

##### 2 & 4 Winnie Street, 3 Monford Place, Cremorne NSW 2090

Development Application - Modification of consent for change of use to educational establishment and construction of modular buildings.

Office bearers to look into this more closely.

##### 92/2021/3

##### 12 & 14 Waters Rd, Neutral Bay

Development Application - Modify DA 92/2021 to amalgamate apartments 2.07 and 2.08 into one (1) x 2 bedroom plus library apartment.

*see 7. General Business - (a) Submission from Brightmore Precinct - PP 2/22 – 12-14 Waters Rd, Neutral Bay*

##### 76/2022

##### 67 Benelong Road Cremorne

Development Application - Vehicle crossing, retaining wall and associated works.

##### 312/2021\_Amended

##### 396 Military Road Cremorne

Development Application - Alterations and additions to the existing building, including a first floor dwelling and renovation of existing ground floor commercial premises, and associated works.

## 7. GENERAL BUSINESS

### (a) SUBMISSION FROM BRIGHTMORE PRECINCT - PP 2/22 – 12-14 WATERS RD, NEUTRAL BAY

Brightmore Precinct Office Bearers lodged the following submission, based on previous resolutions and motions, as the closing date for submissions was before our April meeting. Brightmore's submission supported Council's Strategic Planner's assessment, which was as follows:

*Having completed an assessment of the Planning Proposal, it is recommended that the Planning Proposal not be supported to proceed to Gateway Determination for the following reason:*

- *The proposal does not demonstrate strategic merit as it challenges the implementation of Action L1.5 of the North Sydney Local Strategic Planning Statement (LSPS). In particular, it seeks to progress a planning proposal that is not endorsed by any planning study. This would result in the haphazard redevelopment of the area and would result in poor outcomes for the Neutral Bay community.*
- *The proposal does not demonstrate site specific merit due to the following:*
  - *the height being sought by the proposal is excessive given its stated objectives of achieving a single additional storey; and*
  - *the proposed underground portion of commercial floor space is of substandard quality.*

MTJ, as Chair of Willoughby Bay Precinct which had also lodged an objection, spoke against the Proposal at Council's Local Planning Panel meeting on 13 April.

The LPP's decision will be posted on Council's website within the next 7 days, and will then be considered by Councillors at a future Council meeting.

Brightmore Precinct would like more community engagement on the vision for Neutral Bay Town Centre.

### SUBMISSION FROM BRIGHTMORE PRECINCT

From: Brightmore Precinct <brightmore.precinct@gmail.com>

Sent: Monday, 11 April 2022 3:58 PM

To: NSLPP <NSLPP@northsydney.nsw.gov.au>

Subject: Submission re: PP 2/22 – 12-14 Waters Rd, Neutral Bay

#### **Submission from Brightmore Precinct - PP 2/22 – 12-14 Waters Rd, Neutral Bay**

The precinct has not met to further consider the Planning Proposal since notification of meeting of the North Sydney Local Planning Panel - 13th April 2022. However, it was discussed at two earlier meetings in January and March 2022. Abstracts from the meeting minutes including the motions that **passed unanimously** opposing the Planning Proposal are below.

The property is located within Brightmore Precinct. The Brightmore Precinct has over the last few years consistently opposed increasing building heights above the current LEP height limit on the basis this would detract from the village atmosphere of Neutral Bay town centre.

Therefore, Brightmore Precinct **opposes** Planning Proposal 2/22 - 12-14 Waters Road, Neutral Bay and **supports** the recommendation by Council's Jayden Perry, Strategic Planner that the Planning Proposal not be supported to proceed to Gateway Determination.

Following are abstracts from Brightmore Precinct minutes.

#### **From Meeting 19 January 2022**

- PLANNING PROPOSAL (SPOT REZONING) 2/22

#### **12-14 WATERS ROAD / 55-57 GROSVENOR STREET, NEUTRAL BAY**

*A notice from Council re the Planning Proposal has recently been put up on the building.*

*The Planning Proposal is "seeking to amend North Sydney LEP 2013 by increasing the maximum building height control from 16m to 26m (6 storeys), and increasing the minimum non-residential FSR from 0.5:1 to 1.2:1".*

*It was noted that this site was subject to a DA lodged 9 April 2021 for a 6 storey building. Revised plans for a 5 storey building were subsequently lodged and approved on 27 October 2021 with deferred commencement conditions. Approval of deferred commencement conditions was given on 22 December 2021.*

*The Planning Proposal seeks a spot rezoning of the property to allow an additional storey of residential development.*

**MOTIONS:**

The following **MOTIONS** were put to the meeting and passed **UNANIMOUSLY**.

- (1) The Precinct requests that Council forwards a copy of Planning Proposal 2/22 to Brightmore Precinct.
- (2) The Precinct requests that Council advises Brightmore Precinct and forwards a copy of any Planning Proposal submitted within Brightmore or adjacent Precincts.
- (3) The Precinct requests that Council DA Tracking website be upgraded to link to the Council Planning Proposals website.
- (4) The Precinct reiterates its support for the rescission of the adoption of the Military Road Corridor Planning Study - Stage 1, and, as a consequence, **STRONGLY OPPOSES** approval of Planning Proposal 2/22.

**From Meeting Wednesday 9 March 2022**

**PLANNING PROPOSAL 2/22 - 12-14 WATERS ROAD, NEUTRAL BAY**

"The PP references the "Military Road Corridor Planning Study - Exhibition Outcomes and Amended Future Direction Report" and was submitted a few days before Council's Rescission Motion was passed on 24 January 2022, so that there is now no strategic framework that supports this. The approved DA 92/21 is for a building 21.3m high - much higher than the existing height limit. A building 26m high would be out of character with its environs.

The developers have provided non-binding concept plans for an amended building with an extra residential level with six 3-bedroom apartments, although there would be nothing to stop the developers submitting a development application for more than one additional level.

The concept plans do not show any changes from the approved DA to the number of basement levels, the underground supermarket and the shared loading dock for residents and supermarket which is only suitable for small rigid trucks. Public parking will be limited. ...

General discussion & comments:

- It should be mandatory for nearby properties to be informed if a PP is lodged
- What has already been approved is above the current LEP height limit.
- Approving the Planning Proposal would set a precedent for future developments along the Military Road corridor.

**MOTION:**

The following **MOTION** was put to the meeting and passed **UNANIMOUSLY**.

**THAT Brightmore Precinct strongly opposes Planning Proposal 2/22 and requests Council change its policy to make it mandatory for nearby properties to be notified if a Planning Proposal is lodged**

The reasons for these decisions were:

1. The Military Road Corridor Planning Study on which the planning proposal is based has subsequently been rescinded by Council.
2. There has already been a substantial breach of the Height Limit incorporated in the approved development, DA 92/21. The proposed Height Limit is further out of character with its environs.
3. There is inadequate public benefit from the landscaping being offered in the Voluntary Planning Agreement Contribution.
4. Approval of this Planning Proposal would set an undesirable precedent prior to a further Military Road Corridor Planning Study

Therefore, we ask that the North Sydney Local Planning Panel take this submission into consideration and advise Council that the Planning Proposal should not be supported to proceed to Gateway Determination.

Thank you for your consideration of this submission.

Yours faithfully,

Peter Ellis - Co-Chair  
Peter Young - Co-Chair  
Lesley Sommerville - Secretary  
Ciaran de Bhaldraithe - Deputy Secretary

## **(b) SAFETY ISSUE- TRAFFIC ON SUTHERLAND ST BETWEEN PARK AVE & YOUNG ST, NEUTRAL BAY**

Following the March 2022 Meeting, BC contacted Council's Acting Manager Traffic & Transport Operations, with the following reply:

### **Note for Brightmore Precinct Wednesday 13 April 2022**

*The current Acting Manager Traffic & Transport Operations at North Sydney Council is BT, who is also the Council's Road Safety Co-ordinator.*

*I discussed with her report to the Brightmore Precinct. The basic outcome of our discussion was that the procedure that council followed in making the changes in Sutherland Street had adhered to all proper processes.*

*Council do keep a record of accidents in Sutherland Street that are reported to them.*

*My understanding from what BT comments were in relation to the Independent Road Safety Auditor review does not mean that the designs endorsed by the Network and Safety Division of the Roads and Maritime Services (RMS) and the Local Police (via the North Sydney Traffic Committee) are audited, only that proper process were followed by those bodies. I am not quite sure what that means.*

*In relation to the change of Grasmere Road to One-Way. I have applied for copies of those reports but this may take some time. I only applied for it today. These reports I think will provide us with the council bureaucratic process that it undertakes when it wishes to make changes to the streetscape.*

*The question now is does the Brightmore Precinct wish to pursue the issue of safety in Sutherland Street?*

### **General Discussion & Comments**

- There needs to be continued consultation on the Young St/Grasmere Rd intersection where the roundabout was removed for the construction of the cycleway.

- LS to provide BC with the Road Safety Audit Report for Young St/Grasmere Rd

### **Note:**

At the Council Meeting of 26 October 2020, the following was endorsed, and notified to residents on 12 May 2021:

#### **RE: YOUNG STREET AND GRASMERE ROAD, INTERSECTION PRIORITY CHANGE**

*Council is proposing to implement a change of priority at the intersection between Young Street and Grasmere Road. The existing stop signs will be moved from Young Street to Grasmere Road.*

*The proposal is in response to community feedback raising concerns regarding speeds and driver confusion at the intersection and the changes were endorsed by Council at its meeting on 26 October 2020.*

*Following the change, drivers travelling on Young Street will have right of way through the intersection, and drivers on Grasmere Road will be required to stop at the intersection. This arrangement will be the opposite of the existing situation.*

*Two existing speed cushions on Grasmere Road will also be removed as part of the works. The priority change makes the speed cushions redundant as drivers will have to slow on approach to the intersection with Young Street to comply with the new stop signs.*

*A plan showing the proposed layout is overleaf (the proposed linemarking layout is shown in blue and the speed cushions to be removed are shown in red).*

*The installation of a roundabout at the intersection was investigated as part of the design process for the intersection changes. However, it was found through these investigations that due to the intersection geometry and space constraints north of the intersection, is it not possible to construct a roundabout which meets current design and safety standards and provides sufficient turning space for public buses.*

## **(c) VEHICLES GOING THE WRONG WAY IN THE 1-WAY SECTION OF GRASMERE RD, NEUTRAL BAY**

### **General Discussion & Comments**

LS raised the issue of having encountered, on several occasions over the last few months, vehicles going the wrong way in the 1-way section of Grasmere Rd between Young St and Park Ave. The most recent was today. Others attendees have had the same experience.

Residents of the section of Grasmere Rd from View St to Park Ave are unable to turn right (north) into Park Ave due to the "No Right Turn" sign and the median strip in Park Ave. Some residents therefore risk going the wrong way back to View St to go north, and some even to Young St.

One solution would be to remove the "No Right Turn" sign into Park Ave and remove the median strip in Park Ave.

### **Action for Council**

To investigate and/or monitor the occurrence of vehicles travelling the wrong way in the 1-way section of Grasmere Rd, and possible solutions.

How long has this section of Grasmere Rd been 1-way?

Why was it made 1-way? Was it at the request of residents to prevent "rat-running"?

## **(d) "STOP" SIGN IN GERARD LANE AT JUNCTION OF BENELONG RD, CREMORNE**

A local resident recently contacted Council asking to mark a "STOP" line on the road surface, in addition to the "STOP" sign installed a number of years ago. Vehicles drive, often at speed, beyond the sign out to the road junction with Benelong Rd before stopping, endangering pedestrians.

### **General Discussion & Comments**

One attendee thought that there is already a "STOP" line marked.

LS to check.

## **(e) "BEHIND THE SCENES OF THE CREMORNE ORPHEUM THEATRE"**

**6.30pm on Monday 30 May**

FG from the Cremorne Conservation Group distributed a flyer for the above National Trust Live Event, part of the National Trust Australian Heritage Festival 2022.

Speakers Dr Ian Hoskins, North Sydney Council's Historian, and Dr Peter Sheridan AM, an expert on Art Deco buildings, will share their stories, pictures and film about the history, architecture and famous people behind the iconic Orpheum Theatre.

Tickets \$20 from the Orpheum Theatre Ticket Box or online.

## **(f) SUMMARY OF ACTIONS ARISING FROM MARCH 2022 MEETING**

### **Item 3 - Planning Proposal 2/22: General Discussion & Comments:**

- *it should be mandatory for nearby properties to be informed if a PP is lodged*
- *what has already been approved is above the current LEP height limit.*
- *approving the Planning Proposal would set a precedent for future developments along the Military Road corridor.*

*MOTION: THAT Brightmore Precinct strongly opposes Planning Proposal 2/22 and requests Council change its policy to make it mandatory for nearby properties to be notified if a Planning Proposal is lodged.*

### **Council's Reply**

*Council's Manager Strategic Planning has advised that Council publishes Planning Proposals received on its website under the DA Tracking site. Council considered the notion of notification of Planning Proposals at its meeting of 30 November 2020 and resolved to install site signage when proposals were lodged, which is the current practice.*

**Closed for Council**

**(g) TOPICS FOR FUTURE MEETINGS**

PE would like a topic of interest suggested by attendees each month e.g. community gardens, parking issues, street history.

What do we want for the future for the precinct?

Please feel free to bring refreshments to have after future meetings.

**NEXT MEETING: 11 May 2022**

**EMAIL: [brightmore.precinct@gmail.com](mailto:brightmore.precinct@gmail.com)**