

NEUTRAL PRECINCT MINUTES
Tuesday 14 February 2023, commenced at 7:00 pm

1. Apologies – GC, HW, CD

2. Additional items added to the Agenda

- i. Holt Avenue, Cremorne petition (see minute 8)
- ii. Alfred Street North retaining wall (see minute 9)
- iii. Neutral Bay Town Centre Planning Study (see minute 10)
- iv. DA 230/22, 112-114 Wycombe Rd, Neutral Bay (see minute 7 iii)

3. Business from minutes of meeting held on 8 November 2022:

- i. Following review, the minutes were moved as correct by GC (in absentia) and seconded by CP
- ii. Council responses to Precinct motions. No response received to December , motions. Secretary to follow-up for March meeting.

4. New Planning Proposal 1/23 : 2-7 Rangers Road & 50 Yeo Street (Woolworths)

CP provided the following update:

Following the rejection by the Sydney North Planning Panel to Woolworths Planning Proposal PP 2/22, which sought height increases to 40 metres and 30 metres, Woolworths have submitted a new Planning Proposal PP 1/23 with a reduced requested heights of 33 metres and 27 metres for a part 8 storey, part 6 storey development.

The Planning Proposal was lodged on 11 January 2023 and a report is currently being prepared by Council officers to be considered by the Local Planning Panel and North Sydney Council.

The new PP seeks to increase the height limit from 16 metres (5 storeys) to part 27 metres (for six storeys) and part 33 metres (for eight stories) .

The meeting:

- Viewed some of some visual representations of the proposal including the MRCPS indicative building envelopes; Artists impression of the future Rangers Road Plaza; a representation of the Yeo Street elevation and a diagram of the overall ground level of the site showing the proposed commercial units and the plaza.
- Noted the full documents can be viewed on Council's website under Building and Development, DA Tracking and using the identifier "PP 1/23".
www.northsydney.nsw.gov.au

Discussion points:

- The height of the Yeo Street section of building would still overshadow properties on the other side of Yeo Street, and possibly further south in winter.
- Still a significant increase in vehicles entering/exiting from the site to Yeo Street which is already over taxed with 'rat run' and local traffic.

- The cumulative impact on traffic flow from multiple development underway/proposed in Neutral Bay town centre area.
- It would be beneficial to the community if Council managed the proposed plaza to make it less commercial. i.e. remove the likelihood of a 'food court'

CP will email a copy of the Neutral Bay and Cremorne Progress Association submission to Council, provided to the Precinct Committee, to Precinct members with a request to read and send an email by next Friday 24 February 2023 to the Council and copy to all Councillors (see email addresses at end of minutes).

It was noted that the more emails sent, the greater the chance residents' concerns will be addressed. It was because of the many submissions by concerned residents to Council and then to the Department of Planning that Woolworths first proposal was rejected in December 2022.

MOTION: THAT Neutral Precinct:

- 1. Objects to the revised Woolworths Rangers Road PP 1/23 and requests Council consider the following amendments in their response to the Planning Proposal to:**
 - Reduce the number of car parking spaces to minimise the impact on traffic, particularly in Yeo Street.
 - Reduce the height and require setbacks to minimise overshadowing in accordance with NSDCP 2013 and the ADG,
 - Dedicate the proposed public plaza to Council ownership so that it does not become a 'food court' but rather a pedestrian friendly public open space.
- 2. Requests the Council to conduct an independent, in depth, traffic assessment of cumulative traffic build up in the area as a result of a number of other developments, underway and proposed in the vicinity of PP 1/23.**

VOTE: Unanimous (8)

5. 53 and 55 Yeo Street Neutral Bay – Request for Interim Heritage order (IHO) and Review of Heritage Conservation Area

CP advised that:

- The two properties have been acquired by a developer who proposes to demolish the existing structures and construct a 4 storeys residential flat building with 2 levels of basement parking.
- Following local residents' representations the Council at its meeting on 13 February agreed to place an Interim Heritage Order (IHO) on both properties.

Discussion points

- Noted this is another example of the need for a new heritage review of the North Sydney LGA to stop the current ad hoc heritage management.

- Noted a good issue to raise with the Mayor at the March Precinct meeting.

6. Planning: Mayor Zoe Baker attending March meeting

EC advised that Mayor Zoe Baker has accepted an invitation to attend and speak to the March 14 Precinct meeting

Discussion points:

- Agreed a flyer should not only be distributed to all letterboxes in the Neutral Precinct area but also to the adjacent inactive Hayes and Kurraba Precincts. Neutral has a history of representing the concerns of residents in these two precincts.
- Agreed that since the Neutral Bay Club kitchen has started opening on a Tuesday night that the Bay Room has become too noisy for precinct meetings to be held. The kitchen has a shuttered opening to the Bay room and staff refuse to close it during our meetings.
- The meeting agreed the Neutral Bay Community Centre was a good option for meetings. EC to contact JG at the Council Community Engagement Team to request the use of the NB Community Centre for meetings on going.

7. Development Applications

- DA407/2022; 165-173 Military Road Neutral Bay.** Construction of a 6-storey mixed-use residential and commercial development with a total of 21 units comprising 15 x 2 bed and 6 x 3 bed units plus three levels of basement parking for 25 vehicles.

CP advised that Neutral Precinct Committee made a submission early February asking Council to reject the request for additional height above the 16 metres allowed in the LEP because it would set a precedent in the zone.

The Council has deemed refusal/appeal. The Precinct Committee will follow up and see if a further submission is needed.

- DA343/22 184B-190 Kurraba Road Kurraba Point.** Demolition of a dwelling house, two (2) dual occupancies and a swimming pool and construction of two x residential flat buildings (4 x 3 beds and 2 x 4 beds) and 2 x dual occupancies (4 x 3 beds), with basement parking and access provided by car lifts, associated landscaping and civil works and internal boundary realignment and subdivision. No affected resident attended the meeting.

Discussion points:

- Noted that Kurraba Point is not a conservation area or heritage listed.
- The proposed development site is covered by both R2 and R4 zonings
- The proposed development is almost opposite a major residential development underway on Kurraba Point resulting in significant traffic management issues.

- Off road vehicle waiting space needs to be provided for the proposed car lift.
- There appears to be significant loss of trees proposed.

MOTION: That The Precinct objects to the bulk of the proposed development, the loss of tree canopy and requests the Council to require an off-street waiting area for vehicles access the car lift.

VOTE: Unanimous (8)

iii. **DA 230/22, 112-114 Wycombe Rd, Neutral Bay**

Background:

CP advised that this DA was discussed at the November 2022 meeting and the following motion was agreed unanimously (8):

“The Precinct requests that the Council reject the proposal for the following reasons:

1. *The overdevelopment of the site impacting on the amenity of neighbouring properties.*
2. *The use of Barry Lane as the access for demolition and construction and instead requires the developer to use Wycombe Road as the access.”*

Council’s Executive Assessment Planner subsequently advised the precinct that the concerns raised by the Precinct Committee will be taken into consideration in assessment of the application.

RS and CE, residents, adjacent to the proposed development in Barry Street, advised the meeting that the Council has rejected the DA and the developer has lodged and appeal with the Land and Environment Court (LEC). The Precinct Committee will follow up and see if a submission to the LEC is needed

8. Holt Avenue Cremorne petition

MS provided the background to the community campaign to save from demolition houses at **115, 117 and 119 Holt Avenue Cremorne**. Council was successful in applying an Interim Heritage Order (IHO) and an independent heritage assessment said the houses were worthy of heritage listing “as a group”. Gateway determination was rejected by the State Department of Planning due to an unfortunate error in documentation. The IHO expires on 11 March but further time is required to prepare the documentation for consideration of Heritage Listing by the Minister for Planning. Submissions in support of extending the expiry date of the IHO are requested. Submissions should be sent to: The Hon Anthony Roberts MP, Minister for Planning and Minister for Homes at:

<https://www.nsw.gov.au/nsw-government/ministers/minister-for-planning-and-homes>

9. Alfred Street North

A resident has raised in an email the loss of 47 car spaces in Alfred Street North in favour of a retaining wall for the revised bus lane on the Warringah Freeway. The loss of these 47 car spaces will impact the residents of Winter Avenue, Rose Avenue, Wyagdon St and Merlin St heavily with nowhere for trades, medical or visitors to park during the day or residents (including tradies who aren't able to catch a bus with their equipment) both during the day and overnight.

It was noted that residents have written to the local member, Minister for Roads and also to Transport for NSW without a reply.

MOTION: That the Precinct requests the Council to include the issue of significant loss of parking spaces in Alfred Street North, in their correspondence and meetings with the State Government and the project team for the Widening of the Warringah Freeway.

10. Neutral Bay Town Centre Planning

Council is preparing a Planning Study to help manage and influence positive changes to the Neutral Bay Town Centre. The planning study will be prepared by Council with input from expert economic, transport and design specialists. Key inputs will also come from the community and stakeholder engagement process.

The planning study will:

- guide future development proposals within the centre which may include targeted modest increases in height and density while retaining the village atmosphere
- better manage the development pressures within a consultative and informed development framework
- create an opportunity to improve the public domain and local facilities
- strike the right balance between public benefits and any additional density or building height
- retain and strengthen the employment opportunities within Neutral Bay Town Centre

To inform the preparation of NBTC planning study, two papers will be released:

- Fact sheet: a summary of the study history, project objectives and timeline, community feedback from the previous community consultation and information about the next steps.
- Frequently asked questions (FAQs) sheet: a list of the frequently asked questions based on the previous community concerns and feedback.

Drop-in information sessions will be held in Neutral Bay Town Centre at Grosvenor Lane carpark area to discuss the Planning Study.

- **Thursday 23 February from 2 pm to 5 pm**
- **Saturday 25 February from 10 am to 1 pm**

For more information on the drop-in sessions, visit the website link at <https://your-say.northsydney.nsw.gov.au/nbtcps>. Hard copies of the Fact Sheet and FAQs will be made available for collecting at drop-in sessions, Council's Customer Service Centre and Neutral Bay Community Centre during opening hours.

11. Council information

- Western Harbour Tunnel (WHT) Campaign – request a corflute sign
Council has put up corflute signage across the LGA. The message is “we’re operating on one lung” with a call to action for people to write to their State MP and demand that maintenance infrastructure is put underground, all parkland returned and semi-mature trees are planted. It is permissible for residents to put up corflute in their properties provided it is only one and not illuminated. Residents who would like a corflute should email:
media@northsydney.nsw.gov.au
- Resignation of Councillor Drummond and election process
Councillor Drummond has resigned from the Council and the NSW Electoral Commission has appointed a returning officer for a Countback election in St Leonards Ward, to replace the former Councillor. The results will be known on Tuesday 21 February.

12. Upcoming meetings

- Neutral Precinct – 14 March 2023 www.neutralprecinct.com
- Council – 27 February, 13 March www.northsydney.nsw.gov.au

Meeting ended 8:25 pm