

Summary of Actions Arising (SOA) Neutral Precinct 2023

This document is North Sydney Council's response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response.

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter is ongoing and further response/update is to be provided at a later date.
- **Closed for Council** - Council either completed related works/tasks or has taken all reasonable steps within its power to resolve the issue (for example when a matter is beyond its jurisdiction). If the Precinct Committee feels Council can take further steps, they can request Council reopen action.

Questions or concerns re content of this document should be directed to precincts@northsydney.nsw.gov.au

Month	Item	Actions	Council's Reply	Status
December	6.i	Neutral, Hayes & Kurraba Precincts merger proposal - Council to convene a meeting/opportunity in February 2024 for Hayes and Kurraba Precinct to discuss reactivation - including direct notification to those who expressed interest in becoming office bearers, and all submitters from these two Precinct areas.	Council's Community Engagement Specialist has advised that a date has been allocated for Neutral Precinct Committee to host a meeting with Hayes and Kurraba members. 27 February 2024	Closed for Council
	6.iii	DA 230/2022: 112-114 Wycombe Road - Residents were encouraged to show support by attending the L&EC site meeting on 29 January. MOTION: Neutral Precinct considers that the proposed development (DA 230/2022; L&EC CASE No.2022/378217) 112-114 Wycombe Road Neutral Bay does not satisfy the appropriate controls and that all processes and assessments have not been satisfactorily addressed.	Allocated to Council Executive Assessment Planner	Awaiting Response

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		Neutral Precinct requests that the Appeal to be dismissed		
November	5.i	<p>Kurraba Road Kurraba Point (DA 307/2023)- -</p> <p>Affected residents attended the meeting. It was noted that the driveway to the site is very narrow with a block of apartments on the corner of the driveway with Kurraba Road. There is no parking on the left hand side of Kurraba Road (driving south) meaning no space for work zones. There are 6 properties in a row that are currently under or proposed construction. Residents, once again, raised the need for effective traffic management during construction. Multiple developments are being approved on Kurraba Point where the developer does not have or fails to implement effective traffic management during demolition / construction. Residents are subjected daily to construction vehicles parking illegally on private property, damaged property from illegally parked construction vehicles and abuse from construction vehicle drivers. Residents were advised to report property damage and abuse to the Police. Residents were also advised that they can raise the issue directly with Councillors. MOTION: The Precinct requests the Council institute a cohesive traffic management plan for Kurraba Point due to the unusually high number of development approvals in the area. The plan should ideally provide for a standard clause in development approvals identifying other approved developments in Kurraba Point and</p>	<p>Council's Manager Traffic & Transport Operations has advised Traffic Management Plans (TMP) are wholly dependent on construction methodology and timelines for individual sites. Expected construction staging dates, activity and timelines for each stage of the project vary greatly throughout the project cycle for each site. For this reason, Council cannot dictate a standard construction process for an area without in-depth knowledge of the construction requirements for each site.</p> <p>As part of the development consent conditions, Council requires developers of sites in constrained areas to provide a Construction Traffic Management Plan ensuring it is workable. This details the routes into and out of the site and loading and unloading locations for the relevant site. With respect to works on public land, Council ensures that the proposed operations, such as Works Zones do not conflict with pre-committed locations for neighbouring sites and promote collaboration between neighbouring sites where conflicting arrangements are proposed and ensure actions that prioritise minimising impact on the community.</p>	Closed for Council

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		require developers to work together during demolition/construction phases to ensure residents of Kurraba Point maintain access to their properties.		
	5.ii.	DA 288/2023, 59 Undercliff Street Neutral Bay - Affected residents attended the meeting and took the meeting through the development documents and photographs of the current buildings and environment. MOTION: Neutral Precinct objects to the proposed bulk and scale of the proposed development resulting in the loss of privacy and outlook from the attached cottages; and objects to the proposed changes that will alter the streetscape. Vote: Unanimous (12)	Allocated to Council's Assessment Officer	Awaiting Response
	7	Door knocking of residents in Yeo Street - Between Wycombe Road and Rangers Road TM advised that he was 'door knocked' in Yeo Street by a person to tell him that pedestrian safety measures were going to be installed in Yeo Street between Wycombe Road and Rangers Road. Unfortunately, no other details were provided to the meeting. Would Council please advise the Precinct of any plans to upgrade pedestrian safety in Yeo Street?	UPDATE (18 December 2023) Council's A/Manager Traffic & Transport Operations has advised that there is no construction planned at this location. Council recently repaired a section of pavement on Yeo Street, between Rangers Road and Wycombe Road. The contractor may have done a door knock for this work, but it is now complete.	Closed for Council
October	3.i	Following change under discussion of DA 343/22 - Comments relating to this submission include residents concern that the initial geotechnical report submitted was not site specific but rather a reuse of a geotechnical	Council's Executive Assessment Planner has advised that this application was reported to the North Sydney Local Planning Panel on 6 December 2023. A copy to the assessment report and minutes of the meeting can be found on Council's website	Closed for Council

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		<p>report used for the development at 147 Kurraba Road. The geotechnical report submitted later was site specific.</p>	<p>www.northsydney.nsw.gov.au/north-sydney-local-planning-panel-nslpp</p>	
	3.iii	<p>Waverton Bowling Club loss - Council advised that the site occupied by the Waverton Bowling Club was owned by the Crown and was leased to the Club. When the Club closed the site was leased to Council. The NSW Government refused two Aboriginal land claims in 2020 on the grounds that the site was leased to the Council for use by the community. In 2021 the Metropolitan Aboriginal Land Council appealed the decision on the grounds that the site was not being occupied and used. Despite the fact that evidence was presented by Council that the area was being used for informal recreation and maintenance activities were being undertaken, the court decided that evidence of these uses was not sufficient. Council now has a much better understanding of the processes required to ensure a different outcome should a similar situation arises in the future. The following motion was unanimously carried: Ask if Council have a register of all assets that could be potential claim areas by the Aboriginal Land Council? If so, please inform us what safeguards Council have in place to address any future claims.</p>	<p>UPDATE (28 November 2023) Council's Landscape Planner/Architect has advised that claimable lands are Crown Reserves for which Council is the Crown land manager. Such reserves in the North Sydney LGA can be found on NSW Government Planning & Environment map: If a claim is made, Council must prove the land is used etc This could not be done satisfactorily for the Bowling Club site. Extract from: Council Crown Land Manager News - September 2023 Crown Lands Aboriginal land claims process</p> <p>Due to a number of recent enquiries, we want to remind councils about the legal process for Aboriginal land claims. The New South Wales Aboriginal Land Council (NSWALC) and/or one or more Local Aboriginal land councils can lodge an Aboriginal land claim for the transfer of ownership of Crown land with the Registrar appointed under the Aboriginal Land Rights Act 1983. The Registrar then determines whether to refer the claim to the minister responsible for Crown lands. If referred, the minister responsible for Crown lands (or delegate) must assess the claim and be satisfied that the lands are claimable (in whole or part) before granting the claim. During the assessment of an Aboriginal land claim, the</p>	Closed for Council

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			<p>department identifies and gathers relevant information about the land from relevant agencies (including local government and infrastructure providers), land managers and tenure (lease or licence) holders. For Councils, we will request information about and evidence of the use and occupation of the subject land or if the land was needed or likely to be needed for an essential public purpose at the date of the claim. The assessment is a legal, non-discretionary process, which is completed in accordance with statutory criteria. If land is found to be claimable against the statutory criteria, the minister (or delegate) must grant the claim and the land must be transferred in freehold to the Aboriginal land council. No other agencies or stakeholders have the power to grant or refuse a land claim, whether by vote or any other process.</p> <p>Visit the Crown Lands website or contact alc@crowland.nsw.gov.au or phone (02) 6883 3396 for more information about Aboriginal land claims, including the claims process and statutory assessment criteria.</p>	
	4.a	<p>DA 343/22, 184B/190 Kurraba Road, Kurraba Point: Kurraba Point residents again highlighted their concerns with traffic and pedestrian safety around the proposed development. Their experience with the development at number 147 Kurraba Road, only serves to highlight the traffic issues that will be exacerbated with the proposed development. Comments submitted to Council's Traffic Committee have not been adequately addressed by</p>	<p>Council's Manager Development Services has advised that Planners and compliance staff are aware of ongoing concerns with Traffic Management on Kurraba Point. Approved applications will have conditions addressing this issue which will assist the Compliance and Ranger services team in addressing concerns as raised by residents.</p> <p>UPDATE (29 November 2023)</p>	Closed by Council

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		<p>either the Traffic Committee or Council's assessment planner.</p> <p><i>Note: Submission to the Traffic Committee by Neutral Precinct concerning Traffic, Pedestrian and Driver Safety Kurraba Road, Kurraba Point was received 19 November 2023.</i></p>	<p>Council's Manager Traffic & Transport Operations has advised that Traffic Committee is a committee external to Council that provides technical advice on the implementation of parking regulations or traffic infrastructure which are being proposed by Council and have been delegated responsibility of Local Councils by the NSW Government. The advice is limited to items on local roads including parking restrictions, such as Works Zones, speed humps and other certain traffic calming infrastructure. Traffic Committees cannot provide advice to a Council on any items outside of this scope including Development Applications, Council policies, traffic signals or speed limits.</p> <p>While Traffic Committee cannot provide advice on the concerns outlined in your submission, the submission has been provided to the voting members of the Committee as well as Councils Development Services Team to ensure that your concerns are considered as part of any development application in the area.</p> <p>Council works with the builders to minimise the negative impact on existing communities by promoting and enforcing safe construction practices as far as possible. However, Council is required to provide transparent requirements for potential development sites through Development Control Plans. Council cannot reject any development proposals that comply with the requirements of the Development Control Plan nor can Council prohibit or delay construction for approved developments.</p>	

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			As with any public road drivers are responsible for giving way to vehicles already on the roadway when entering and exiting a driveway in following the road rules. The proposed design for 190 Kurraba Road has been referred to the North Sydney Local Planning Panel for refusal partly based on concerns about the driveway design and safe movement of vehicles in Kurraba Road. The developers of the site may however appeal to the Land & Environment Court or resubmit an amended proposal. Council will continue to promote the implementation of safer designs and construction practices and minimise the impact on our local communities.	
	6	Amalgamation of Kurraba Point, Hayes and Neutral Precinct - It was unanimously agreed to proceed with next process steps towards amalgamation or reactivation of inactive Precincts.	Noted by Council's Manager Corporate Planning & Engagement who is facilitating the consultation hosted via Council's Your Say site, feedback closing 19 November 2023. A flyer has been letterbox dropped to all properties within the three Precinct areas detailing the proposal and calling for feedback. Feedback will be collated by Council and shared with Neutral Precinct (excluding personal information in accordance with Council's Privacy Management Plan).	Closed for Council
September	4c	DA 137/2023, 5-7 Lower Wycombe Road, Neutral Bay - Amended plans for the demotion of existing residential flat building and construction of new residential flat building containing six (6) apartment and construct swimming pool adjacent to foreshore. Precinct has	Comments noted by Council A/Manager Strategic Planning.	Closed for Council

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		previously provided comments to this DA and would like to resubmit our previous comments to the revised plans.		
	4d	<p>DA 343/22, 184B, 190 Kurraba Road, Kurraba Point amended plans - Demolition of a dwelling house, two (2) dual occupancies and a swimming pool and construction of two x residential flat buildings. Kurraba Point residents via their representative, attended the meeting. It was resolved unanimously by those attending the meeting to submit the following comments to Council. A submission on behalf the Precinct has been made via the DA portal. Comments relating to this submission include residents concern that the geotechnical report submitted was not site specific but rather a reuse of a geotechnical report used for the development at 147 Kurraba Road. In addition, the traffic report does not adequately reflect the actual situation of traffic hazards in the location and general area of Kurraba Point, so residents are concerned about the use of incomplete and unrepresentative data on which to base decisions. Residents are concerned about pedestrian safety and traffic gridlock with no off-street queuing for car lift access, dangerous exit of cars especially on south exit where cars will be exiting directly onto the footpath. The motion to submit these comments to Council was carried unanimously.</p>	Comments noted by Council's Executive Assessment.	Closed for Council
	4e	<p>DA 266/23, 184 Kurraba Road, Kurraba Point - Alterations and additions to a residential dwelling. The plans were reviewed by those attending the meeting. While a close inspection of the plans was not made, we</p>	Comments noted by Council Director Corporate Support.	Closed for Council

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		are aware that residents at Kurraba Point are concerned about the proposed development especially at it relates to bulk and concerns around truck movements up and down a very narrow driveway which is shared with immediately adjacent site development namely 184B-190. In addition, Precinct would like to submit to Council that the proposed development, remains as a residential dwelling which is positive, i.e. it is not proposed to knock down and building an apartment building. However, it was unanimously agreed that the proposed redevelopment of the residential site is a significant expansion of the current residential home and involves a significant component of excavation. In our opinion the proposed DA represents overdevelopment of the site.		
		PP 9/21 North Sydney Centre (Height of Buildings Variation) The planning proposal seeks to ensure that when a development application is received with a request to exceed the maximum height of buildings development standard must consider the criteria currently contained under both clauses 4.6 and 6.3(3) to NSLEP 2013. The motion to support the proposal from Council was agreed to unanimously.	Comments noted by Council's Executive Strategic Planner.	Closed for Council
August	5	Neutral Bay Alive Community Consultation Group - Discussion points: We would like to see a new plan with a vision that encourages, over time, a joined-up town centre. For pedestrians:	Council's Acting Team Leader Design has advised that a copy of this submission was emailed to the chair/co-chair of the NBACCG on 22 August 2023 by Council's Acting Manager Strategic Planning. UPDATE (10 October 2023)	Closed for Council

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		<ul style="list-style-type: none"> • The Big Bear site was not included in the 2018-2019 Military Road Corridor Planning Study and given the post office has moved to that site there will be greater pedestrian activity along the Military Road corridor between May Gibbs Place/Young Street and Watson Street. All the commercial area, particularly on the northern side would benefit from pedestrian friendly links behind Military Road. An overhead pedestrian crossing of Military Road is urgently needed for pedestrian safety and to avoid the frustration of lengthy road crossing times that have been put in place following the commencement of the Beaches Link (B1) bus route. For motor vehicles: • An urgent need for a traffic study to inform all development proposals • A review of current conditions for obtaining resident parking permits with the aim of easing congested vehicle parking in the streets surrounding the town centre. A fairer system is required. The area has become a magnet for commuters travelling to the city by bus or ferry. <p>Maintaining heritage: Council has committed to a heritage review of the LGA. This review should commence in the Neutral Bay town centre. Two examples in the town centre are the cottages at 27-37 Bydown Street and the Priceline building in Military Road.</p> <p>Community facilities and retaining the village ambience:</p>	<p>Council's Acting Team Leader Design has advised that Council has not received a response from NBACCG and is not expecting to receive a formal response. NBACCG is an advisory body to Council on the preparation of the Neutral Bay Town Centre Planning Study. This submission from the Neutral Precinct Committee was forwarded to the Group for their consideration.</p>	

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		<ul style="list-style-type: none"> • Redevelopment of the Grosvenor Street Council carpark is a once in a lifetime opportunity to provide an accessible and safe community plaza for the town centre. The Precinct Committee has seen several concepts for a plaza to replace the current carpark. Some have more at grade parking than others. We would like to see as much pedestrian friendly plaza as possible with limited vehicle parking spaces. Preferably no through road that would encourage vehicles searching for parking but with set time access for delivery vehicles to service the small traders in the area. • An enlarged community centre which is accessible and suitable for multipurpose activities. Space to accommodate some types of entertainment such as music recitals or dance classes etc. • A considered re-assessment of Site 4, omitted from the 2020 Plan. This area, including May Gibbs Place and the well-used garden area alongside the Barry Street carpark has potential for enhanced community recreational use. There is the possibility in the future for the current Fire Station, if closed, to be incorporated into the area as a community facility such as an art gallery or museum. • A requirement for affordable housing to be incorporated into the LEP. • A review of where noise creating machinery such as leaf blowers can be used. Maybe a zone could 		

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		<p>be created where only battery-operated machinery can be used.</p> <p>Building heights:</p> <ul style="list-style-type: none"> • While we would like the current LEP to be retained we acknowledge that some compromise in building heights would give the Council an opportunity to require developers to provide greater community benefits. There is currently a mixed reaction amongst Neutral Precinct residents to allowing building heights of 8 stories. <p>It was acknowledged that retro-fitting some of these ideas will not be easy. The meeting congratulated the community appointees to the Group, wish them well and look forward to ongoing consultation as the Group's work progresses.</p>		
	6	<p>Waverton Bowling Club loss - The meeting discussed the loss of the Waverton Bowling Club as a resource/venue for the NS LGA. Concerns were expressed that there may be other properties in the LGA that are also vulnerable to being lost for public use. MOTION: Like many in the Council area, Neutral Precinct is saddened by the loss of Waverton Bowling Club as a community asset. Has Council, or will they, undertake a review of all Council properties and properties under their proprietorship or care to highlight any further properties which could be lost to public ownership or use? Are steps being taken to minimise this risk? VOTE: Unanimous (6)</p>	<p>Council's Landscape Planner/Architect has advised that the site occupied by the Waverton Bowling Club in Waverton Park was owned by the Crown and was leased to the Club. When the Club closed and vacated the site, the site was leased to Council.</p> <p>While the site was leased to Council, a condition assessment of the clubhouse was carried out, as the building was in a dilapidated state and not suitable for occupation. Council commenced consultation with the community, including the Waverton Precinct Committee to determine preferred future recreational uses for the land.</p>	Closed for Council

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			<p>The NSW Government refused two Aboriginal land claims in 2020 on the grounds that the site was leased to the Council for use by the community.</p> <p>In 2021, the Metropolitan Aboriginal Land Council appealed the decision in the Land & Environment Court on the grounds that the site was not being occupied and used. The Court ruled that decision making about the future use of the site was not sufficiently progressed to make the land unclaimable and the NSW Government had six months to transfer the land ownership to the Metropolitan Aboriginal Land Council. Although Council argued that the greens were being used for informal recreation, and that maintenance activities were being undertaken, evidence of these uses was not deemed sufficient.</p> <p>The loss of the land previously occupied by the Waverton Bowling Club site was an unusual situation. Such a situation is unlikely to be repeated in North Sydney, however, if a similar situation does occur, Council has a much better understanding of processes required to ensure a different outcome.</p>	
	8ii	<p>Young Street and Grosvenor Street Intersection - Cycling and Walking Upgrades - closes 14 August. Discussion:</p> <ul style="list-style-type: none"> The removal of the roundabout at the corner of Grosvenor Street and Young Street will create traffic flow disorder through that busy intersection. The roundabout currently support 	Council's Sustainable Transport Project Coordinator notes the Precinct Committee's comments regarding Young Street and Grosvenor Street Intersection, which will be treated as a submission.	Closed for Council

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		<p>good traffic flow from the Council Grosvenor lane Carpark, the Woolworths carpark and the street parking along Grosvenor Street from Ben Boyd Road to Waters Road.</p> <ul style="list-style-type: none"> There is no identifiable sensible reason for the cycle way to end south of this intersection. It should end with the bike racks located at the northern side of the intersection. <p><i>MOTION: The Precinct objects to the removal of the Grosvenor/Young Streets roundabout and recommends the end of the cycle way and proposed bike racks be located to the north of the intersection.</i></p>		
June	4	<p>Proposed Precinct area boundaries changes - MOTION: <i>Neutral Precinct accepts the transfer of:</i></p> <p><i>i. 124-148 Wycombe Rd (west side) from Harrison Precinct; and</i></p> <p><i>ii. 94-122 Wycombe Rd (west side) from Bennett Precinct.</i></p> <p><i>VOTE: Unanimous (11)</i></p> <p><i>MOTION: Neutral Precinct gives in principle endorsement to the transfer of Military Road (South) from May Gibbs Place to Watson Street from Parks Precinct subject to consideration by the Parks Precinct Committee at their next available meeting.</i></p> <p><i>VOTE: Unanimous (11)</i></p>	<p>Relates to item 6, March 2023 and item 5, May 2023.</p> <p>UPDATE (27 June 2023) Council's Manager Corporate Planning & Engagement has noted Neutral Precinct Committee's motion regarding the boundary changes. Parks Precinct next meets on 19 July 2023 and has been requested to include this proposed change on their next agenda.</p> <p>A draft Neutral Precinct area map showing the proposed transfer of properties from Parks Precinct area, as well as Brightmore, Harrison and Bennett, has been provided to the Precinct Committee for checking. Please advise if there are any errors.</p> <p>As noted in Council's reply to item 6, March 2023, following receipt that the proposed boundary</p>	Open/Ongoing

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			<p>adjustments are supported by Parks Precinct Committee, the next step is for Council to prepare and distribute notification to the directly affected properties, then to report the boundary change to the elected Council.</p> <p>UPDATE (25 September 2023) Precinct Committee has been advised via email on 21 September 2023 that all maps have been and sent to the mailing house, to post out the notification of the properties affected. The letter will hit mailboxes by the end of September 2023.</p>	
	6i	<p>DA 404/22: 165-173 Military Road and 152-156 Wycombe 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. Deemed refusal by Council. Appeal lodged. The meeting noted correspondence from Maddocks Lawyers, on behalf of Council, that proceedings have been listed for a s 34 conciliation conference before a Commissioner of the Land and Environment Court on 27 July 2023 on site at 9:30 am. Residents were encouraged to contact Maddocks - Tracey Klein on 02 9291 6073 or publicsubmissions@maddocks.com.au if they wish to address.</p>	<p>Item Council's Senior Assessment Officer has advised that Council is still in the s34 conciliation process. Council's solicitors will advise once an outcome has occurred.</p>	Open/Ongoing
	6ii	<p>DA 137/23: 5-7 Lower Wycombe Road, Neutral Bay - Demolition of existing residential flat building and construction of new residential flat building containing</p>	<p>Council's Senior Assessment Officer has advised that the Applicant provided additional information and a revised design, which was re-notified. Council is currently</p>	Open/Ongoing

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		<p>six (6) apartments and construct a swimming pool adjacent to the foreshore. 1. Negotiate the creation of an easement across the waterfront of 5-7 Lower Wycombe Road to contribute to a future public walkway from Hayes Street Wharf to Kurraba Point reserve. 2. Confirm with the Precinct the existence and the ownership of other easements around the Neutral Bay waterfront and also confirm that Council is the owner of the jetty, known locally as Spain's Road Wharf.</p> <p>LM who owns a property adjacent to the site indicated that the owner of the site had allowed public access to the water end of the site off Hayes Street beach. The site is now fenced off with a 'No Access' sign.</p> <p>Local residents and users of the beach are now proposing an easement be created across the waterfront end of the site which would, in time, link up with other easements originally intended to provide a public walkway from Hayes Street Wharf to Spain's Road Wharf (currently accessible only from the water) further to Kurraba Point Reserve.</p> <p>TG recalled that some years ago former Mayor Ted Mack and Councillor Robyn Reid did look at a proposal to create a public foreshore walkway and an easement was created in front of Wallaringa Mansions at the time of development on that site.</p> <p>The meeting agreed that this is an opportunity, not to be missed, for Council to resurrect these plans with a longer term view to creating open space that is lacking in Neutral Bay. <i>Motion: The Precinct requests the Council: Vote: Unanimous (11)</i></p>	<p>undertaking a re-assessment of the scheme and additional information.</p> <p>The matter regarding public access via the reclaimed land is not a new concern and has been raised previously. An appropriate review and response shall be provided in due course and any matters raised in submissions will be addressed in the assessment report.</p>	

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	6iii	DA164/18: 6 Thrupp Street, Neutral Bay - Section 4.55 (2) Modification to approved Development Application including changes to lower the roof height, change the materials and thickness of walls. Noted. No affected resident attended the meeting.	Council's Assessment Planner notes the Precinct Committee's comments regarding DA164/18.	Closed for Council
	6iv	DA 230/23: 110-112 Wycombe Road - debrief from Land & Environment Court Conciliation Meeting. RS provided background: A DA was lodged last August for demolition of the existing residential flat building and construction of a new residential flat building with 9 apartments. 60 submissions objecting to the proposed access for demolition and construction to be from Barry Lane. The Design Excellence Panel did not comment on the access issue but the DA was deemed refusal on 24 December. RC attended a conciliation conference last week. 5 objectors to the access from Barry Lane attended the conference as did Council's legal representative. RS was advised to contact Council's legal representative to obtain the outcome of the conciliation conference.	Council's Executive Assessment Planner has noted the Precinct Committee's comments about DA 230/23: 110-112 Wycombe Road. It is still under assessment. Council's Executive Assessment Planner will provide a response in due course.	Open/Ongoing
May	4i	PP 1/23: 1-7 Rangers Road (Woolworths) update - GC provided background: The North Sydney Planning Panel has released its advice to Council: the Panel does not support the Woolworths Planning Proposal proceeding in its current form. It says if a Planning Proposal is to progress, it should address: <ul style="list-style-type: none"> reducing the proposed overall height to 21 metres to Yeo Street and 28 metres to Rangers Road (down from Woolworths proposed 27 	Noted by Council's Senior Strategic Planner. UPDATE (25 May 2023) Council at its meeting of 22 May 2023 considered Item 10.05, the assessment report of PP 1.23 and resolved: <i>1. THAT Council resolves to not support the Planning Proposal proceeding to Gateway Determination, for the following reasons:</i> <ul style="list-style-type: none"> <i>the Planning Proposal challenges Actions L1.5 and L3.2 of the North Sydney Local Strategic Planning Statement (LSPS), which</i> 	Closed for Council

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		<p>metres to Yeo Street and 33 metres to Rangers Road),</p> <ul style="list-style-type: none"> • reducing the bulk, scale and massing of the development • providing an open-to-sky through site link, • providing a public plaza that is more generously and appropriately proportioned to enable a genuine community space, • enabling connectivity with the adjoining 183-185 Military Road site and Military Lane, • removing the public parking of 88 spaces. <p>The Panel calls for a site-specific Development Control Plan and suggests Woolworths be given the opportunity to have further dialogue with the Council.</p> <p>Discussion Points:</p> <ul style="list-style-type: none"> • Noted the Council rejected the original planning proposal • Solar access to Yeo Street residences is still impacted by the building height. Can Woolworths change the design to include greater setbacks? • The latest proposal still has a fair amount of bulk <p><i>Motion: Neutral Precinct notes the North Sydney Planning Panel rejection of the latest Planning Proposal and their advice for a suggested building height which will allow for adequate solar access to Yeo Street. Vote: Unanimous (15)</i></p>	<p><i>requires Planning Proposals to be underpinned by an endorsed placed-based strategy;</i></p> <ul style="list-style-type: none"> • <i>the Planning Proposal is inconsistent with Council's rescinded MRCPS and the objectives of Council's renewed Study for the Neutral Bay Town Centre, as it would facilitate an overly intense and visually dominant built form in its context and prevent the delivery of identified high-quality public open space by limiting the capacity of the adjacent site (183-185 Military Road) from contributing to the public domain;</i> • <i>the height sought by the proposal is excessive given its stated objectives of achieving a part six-storey and part eight-storey building and would result in unacceptable overshadowing impacts to residential dwellings to the south;</i> • <i>the bulk, scale and massing of the proposed built form is excessive in its context and does not provide an appropriate interface and transition to the low-scale residential areas immediately to the south of the site;</i> • <i>the proposed publicly accessible plaza and pedestrian through-site link is of compromised amenity and reduced public benefit; and</i> • <i>the quantum of proposed on-site parking is excessive and not justified in the context of the site's highly accessible location and cumulative impacts to the surrounding area.</i> <p><i>2. THAT Council notifies the applicant of Council's determination in accordance with section 9 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p><i>3. THAT if a Planning Proposal were to progress for the subject site via an alternate approval pathway, that an amended site-specific Development Control Plan be prepared addressing the matters of concern identified in the Council Officer's assessment report and NSLPP recommendations. This includes:</i></p> <ul style="list-style-type: none"> • <i>reduction of podium height and overall building height;</i> • <i>removal of two-storey retail structure;</i> 	

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			<ul style="list-style-type: none"> • <i>demonstration of adjacent site integration;</i> • <i>reconsideration of plaza design;</i> • <i>provision of through-site link open-to-sky;</i> • <i>reduction of on-site parking provision;</i> • <i>maintaining the proposed 1.8:1 non-residential FSR; and</i> • <i>provision of key worker and affordable housing components.</i> 	
	4ii	<p>PP 4/23: 183-185 Military Road, Neutral Bay (next to Woolworths) - GC outline the proposal: Equitibuild Group has lodged a Planning Proposal to rezone the land on the corner of Military Road and Rangers Road and increase the maximum building height to 43 metres enabling a 12 storey development with:</p> <ul style="list-style-type: none"> • an underground grocer (like 12-14 Waters Road), • a first floor community facility, two office levels, eight storeys containing around 44 apartments, • 57 car spaces (but only 21 spaces for the five levels of retail, office and community uses). • A tower to the north of the Woolworths site is proposed together with a plaza and an open-to-sky link from the plaza to Yeo Street <p>Discussion Points:</p> <ul style="list-style-type: none"> • While the rescinded Military Road Corridor Planning Study allowed a 12 storey building on this site, the community rejected the proposal and the new council is unlikely to agree as the proposal is well outside the current LEP. • Neutral Precinct has consistently objected to planning proposals of 12 storeys which are not in keeping with the village character. 	Noted by Council's Senior Strategic Planner.	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> The proposed plaza will wrap around to Military Road letting in the noise from the road to the area. <p><i>Motion: Neutral Precinct objects to the 12 storeys in the planning proposal for 183-185 Military Road. Additionally, the proposal offers inadequate community benefit for the proposed height above the current LEP. The proposal should be considered within the current LEP or wait for the report of the new Neutral Bay Town Centre Planning Study.</i></p>		
	5	<p>Transfer of 139-173 Military Road/152-156 Wycombe Road), currently in Brightmore Precinct, to Neutral Precinct - i.e. the block bounded by Military Road to the north, May Lane to the south, May Gibbs Place to the west and Wycombe Road to the east. <i>Motion: Neutral Precinct agrees to the realignment of the boundary with Brightmore Precinct. Vote: Unanimous (15)</i></p>	<p>Council's Manager Corporate Planning & Engagement has advised that this request is to be actioned in context of the related boundary adjustments requested by Brightmore and Harrison Precincts. A further update will be provided in due course.</p>	Open/Ongoing
	6	<p>DA 101/23 Military Road, Neutral Bay - Installation and operation of a freestanding advertisement structure for the purpose of Council communication and third-party advertising at Military Road Neutral Bay.</p> <p>Discussion points:</p> <ul style="list-style-type: none"> Is this revenue raising for the Council? More visual pollution Does Council have a policy regarding commercial signage? It would be a further visual distraction to drivers in that area 	<p>Council's Senior Assessment Officer has advised that the Precinct Committee's feedback will be treated as a submission.</p> <p>UPDATE (20 June 2023) Council's Executive Assessment Planner has advised that Council has engaged external independent planning consultants to undertake an assessment of the proposed advertising panel in accordance with State Environmental Planning Policies.</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> There is value to pedestrians to have Council communication provided through signage in the shopping precinct. <p><i>Motion: Neutral Precinct does not support the proposal as it will be more visual pollution and a distraction to drivers at the proposed location. Vote: Unanimous (15)</i></p>	<p>The signage proposals have been prepared following a Council tender process for Advertising on Selected Council Infrastructure, which concluded in February 2022. The assessment of advertising structures against planning controls, including consideration of submissions, will be addressed at a later date by the North Sydney Local Planning Panel, who operates independent of North Sydney Council. The concerns expressed in the submissions received in response to the formal public consultation process will be considered both by the independent planning consultant and the Planning Panel at that time. Those submitters to the proposal(s) will also be able to address the Local Planning Panel before they are determined.</p>	
March	1	<p>Neutral Bay Town Centre Planning - Council repealed the initial study because it would have changed the building height and scale of the Neutral Bay Village and has commenced round 2 of the Military Road Corridor Planning Study. Council has undertaken to institute a more considered study of the town centre that does not include huge height increases but responds to the huge development pressure in Neutral Bay and Cremorne, and moves away from using terminology like "corridor". Consultation has commenced with a 'Pop Up' community awareness information session in the Grosvenor Street Car Park and will continue with more detailed consultation. The Neutral Bay and Cremorne Progress Association (NBCPA) has asked Council to set up a community advisory group to the Planning Study similar</p>	<p>Council's Manager Strategic Planning has advised that Council staff are in the process of finalising Terms of Reference for the community advisory group and will soon be seeking expressions of interest for membership. Further information will be provided to all Precinct Committees in due course and will be publicly available at https://yoursay.northsydney.nsw.gov.au/nbtcps</p> <p>UPDATE (29 March 2023) On Council 27 March 2023 considered Item 8.01 and resolved:</p> <p>1. THAT Council establish a community consultation group titled "Neutral Bay Alive" as part of the revised Neutral Bay Town Centre Planning Study, modelled on the "Lane Cove</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<p>to 'Lane Cove Alive' group which informed the Lane Cove Canopy project. As a result of discussions between the Mayor and Council's Director of City Strategy, a Mayoral motion will be put to the next meeting of Council to allow this to happen.</p>	<p><i>Alive" group set up by Lane Cove Council to inform the revitalisation of Lane Cove town centre.</i></p> <p><i>2. THAT Council notes that the community consultation group is not a decision-making group and the group will augment the adopted community engagement plan for the study.</i></p> <p><i>3. THAT Council call for Expressions of Interest for members and delegate selection of group members to the General Manager consistent with the process Council adopts for local planning panels.</i></p> <p><i>4. THAT Council note that the establishment of the group will be funded by the existing budget allocation for the Planning Study.</i></p> <p>UPDATE (26 May 2023) A memo has been sent to applicable Precinct Committees, including Willoughby Bay Precinct, advising that Expressions of Interest (EOI) are open for the 10 community members of Neutral Bay Alive community consultation group, with applications closing 11.30pm, Monday 12 June 2023. For more information, including the Terms of Reference, visit https://yoursay.northsydney.nsw.gov.au/nbtcps</p> <p>UPDATE (7 July 2023) Memberships has been determined by the General Manager. Unsuccessful applicants have been advised. The first meeting of the Neutral Bay Alive community consultation group will be held 25 July 2023. The minutes will be made available at https://yoursay.northsydney.nsw.gov.au/nbtcps</p>	

Month	Item	Actions	Council's Reply	Status
	3	<p>Planning Proposal for Woolworths Rangers Road impact on the community - Council has taken a strong position in line with community expectations and refused the first planning proposal. Council staff are now looking at the second proposal. The challenge is to provide sufficient public benefit and have a development that does not swamp the local roads and keeps the height down. The site is impacted by traffic from a number of nearby schools and an increase of residents in the area in the last five years. Another challenge is that Council is also being required, by the State Government, meet higher and higher residential density targets.</p>	<p>Council's Team Leader - Policy has advised that a detailed assessment report was presented to the North Sydney Local Planning Panel meeting of 19 April 2023. This report and recommendations of the Panel can be viewed at the link below. The assessment report contains commentary on the scale, height and massing of the proposal as well as qualitative commentary on the proposed public benefit offering put forward by the applicant.</p> <p>https://www.northsydney.nsw.gov.au/north-sydney-local-planning-panel-nslpp</p> <p>The Planning Proposal and advice of the North Sydney Local Planning Panel will now be presented to Council's next scheduled meeting of 22 May 2023 for consideration. The agenda for this meeting will be available on Council's website from 12 May 2023.</p>	Closed for Council
	6	<p>Merger of Neutral, Hayes & Kurraba Precincts - Discussion points:</p> <ul style="list-style-type: none"> • A great idea to give residents in the inactive precincts a feeling that they have a voice. • We would like to keep the name Neutral if a merger is endorsed by Council. <p><i>Motion: That the Neutral Precinct:</i></p> <ol style="list-style-type: none"> 1. Supports the merger of Hayes and Kurraba Precincts with Neutral Precinct; and 2. The name Neutral Precinct is retained. <p><i>Vote: Unanimous (16)</i></p>	<p>Council's Manager Corporate Planning & Engagement has advised that the proposed merger of the three Precinct areas is noted, and that whilst (per the Council resolution of 25 July 2022) "<i>mergers or amalgamations between Precincts or their dissolution are matters for the Precinct Committees themselves to determine, and that Council will provide administrative support for any such mergers, amalgamations or dissolutions</i>", that consultation with the inactive Precinct areas to gauge community interest/support for the proposed change is encouraged (min. 42 days). Council will coordinate a flyer to be printed and distributed within the three Precinct areas, calling for</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
			<p>community feedback to determine the level of support for the merger. Council will work with the office bearers of Neutral Precinct Committee to finalise the flyer content/next steps.</p> <p>UPDATE (2 May 2023) Council's Manager Corporate Planning & Engagement has advised that Brightmore and Harrison/Bennett Precinct Committees have proposed Precinct area boundary changes that affect the current Neutral Precinct area. Neutral Precinct Committee is encouraged to discuss the proposal amongst its members e.g. flag under General Business at your May 2023 meeting and list a proposed motion on your June 2023 agenda to provide Council with a formal record of Neutral Precinct's view on the matter.</p> <p>As advised in an email to the office bearers of the three Precinct Committees, the below next steps are proposed - to help ensure consultation has occurred and coordinate the admin changes:</p> <ol style="list-style-type: none"> 1. Proposal listed on next Precinct meeting agenda for discussion - Council informed of final proposal via motion within minute (post consultation with Precinct area) 2. Staff to prepare map/s showing proposed maps (to aid consultation) 3. Consultation to occur with affected streets directly impacted by the proposal e.g. via direct notification letter 	

Month	Item	Actions	Council's Reply	Status
			<ol style="list-style-type: none"> 4. Councillor Bulletin item prepared to advise of proposal (for information) 5. Council report to advise of the Council change 6. Precinct area map/s updated on website and Council's record keeping system etc. 7. New boundaries apply <p>UPDATE (8 June 2023) As advised direct to the Precinct Committee on, Council's Manager Corporate Planning & Engagement has advised that it is preferable that the boundary adjustments (item 5, May 2023 and item 4, June 2023) need to be finalised before consultation regarding the merger proposal can progress.</p>	
February	4	<p>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)...</p>	<p>Council's Senior Strategic Planner has advised that the Precinct Committee's comments will be considered as a submission and taken into consideration in the assessment of this PP.</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<p><i>Motion: That Neutral Precinct:</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• Reduce the number of car parking spaces to minimise the impact on traffic, particularly in Yeo Street.</i> <i>• Reduce the height and require setbacks to minimise overshadowing in accordance with NSDCP 2013 and the ADG,</i> <i>• 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.</i> <p><i>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.</i></p> <p><i>Vote: Unanimous (8)</i></p>		
	7ii	<p>DA343/22, 184B-190 Kurraba Road, Kurraba Point -</p> <p>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:</p> <ul style="list-style-type: none"> - Noted that Kurraba Point is not a conservation area or heritage listed. 	Council's Executive Assessment Planner has advised that the Precinct Committee's comments will be considered as a submission and taken into consideration in the assessment of this DA.	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> - 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. <p><i>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)</i></p>		
	iii	<p>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): <i>“The Precinct requests that the Council reject the proposal for the following reasons:</i></p> <ol style="list-style-type: none"> <i>1. The overdevelopment of the site impacting on the amenity of neighbouring properties.</i> <i>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”.</i> Council’s Executive Assessment Planner subsequently advised the Precinct Committee 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 	<p>Council’s Executive Assessment Planner has advised that this DA is before the Land and Environment Court. The Precinct Committee’s original submission will be taken into consideration, however, the Precinct Committee can forward another submission to council@northsydney.nsw.gov.au which will be forwarded to solicitors representing Council in this matter.</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		and Environment Court (LEC). The Precinct Committee will follow up and see if a submission to the LEC is needed.		
	9	<p>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. <i>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.</i></p>	Council's Planning and Development Advisor has advised that that Council's traffic engineers and Public Projects Interface Manager have raised the matter with TfNSW.	Closed for Council