

NEUTRAL PRECINCT MINUTES
Tuesday 10 October 2023, commenced at 7:00 pm

1. **Apologies** - HW,CP,LM
2. **Further discussion on traffic concerns for DA 343/22 to be added to the agenda.**
3. **Business from minutes of meeting held 12 September 2023:**
 - i. September 2023 minutes were confirmed by PG and seconded by TM with the 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 report used for the development at 147 Kurraba Road. **The geotechnical report submitted later was site specific**"
 - ii. Council responses to Precinct motions

Comments on DA 137/2023, 343/22 and PP 9/21 were noted by Council.

Re: 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."

4. **Development Applications**

- a. 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 either the traffic committee or council's assessment planner. It was resolved and unanimously agreed that Neutral Precinct will make a submission to the traffic committee and invite council's assessment planner for this DA to address next Precinct meeting on November 14th.

- b. DA 258/2023: This concept DA has been submitted to Council. Submissions regarding this development are open until October 27th, 2023. Some of the small businesses at Grosvenor Plaza appear to be ok with the concept design, some others are not. You can lodge a submission at www.northsydney.nsw.gov.au
- c. Wooworth's Rangers Road - Following rejection of the DA submitted by Wooworth's the applicant requested a rezoning review. The Strategic Planning panel of the Sydney North Planning Panel, reviewed the application and agreed that the planning proposal had strategic merit but only if changes were made to the proposal with a revised site-specific development control plan. Awaiting to see new site proposal.

5, **Council Community Consultations** www.yoursay.northsydney.nsw.gov.au

- 1. Planning Proposal 5/22: 71-89 Chandon Street, St Leonards. Attendees were encouraged to use the have your say portal to submit comments to the planning proposal which seeks to increase the maximum building height control from 20 to 43 meters.
- 2. Planning proposal 5/23: Heritage listing 115-125 Holt Avenue, Cremorne. Attendees were encouraged to use the have your say portal to submit comments. It was unanimously agreed that Neutral Precinct will submit support comments for this proposal.

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.

- 7. Upcoming meetings were noted.
 - i. Neutral Precinct - 14th October www.neutralprecinct.com
 - ii. Council - 23rd October www.northsydney.nsw.gov.au
 - iii. CPC meeting - 17th October

Meeting concluded at 8.31 pm