

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

1. Apologies – Nil
2. Additional items added to the Agenda: Neutral bay Village Flyer in letterboxes; Door knocking of residents in Yeo Street between Wycombe Road and Rangers Road
3. Business from minutes of meeting held 10 October 2023:
  - i. 10 October 2023 minutes were confirmed by JM and seconded by TM
  - ii. Council responses to Precinct motions

(3i) DA 343/22: 1/184B, 18 B, 186, 190, 2/184 B Kurraba Road. 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. It was noted that the geotechnical report submitted later was site specific. The matter has been allocated to Council's Executive Assessment. Awaiting a response.

(3iii) 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 Precinct's request for Council to have a register of all assets that could be potential claim areas by the Aboriginal Land Council has been allocated to Council's Director Open Space & Infrastructure and Council's Landscape Planner/Architect. Awaiting a response.

(4a) 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. Allocated to Council's Manager Environment & Building Compliance, Council's Team Leader Building Compliance and Council's Manager Traffic & Transport Operation. Awaiting response.

(6) Amalgamation of Kurraba Point, Hayes and Neutral Precinct. Council's Manager Corporate Planning & Engagement is facilitating consultation hosted

via Council's Your Say site, with 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).

4. Report from meeting of 13 November of Lower North Shore residents on Warringah Freeway Upgrade & Western Harbour Tunnel Impacts

The meeting has been deferred. Further advice will be provided when the meeting is re-scheduled.

5. Development Applications

i. DA 307/2023 178B Kurraba Road Kurraba Point

*Demolition of the existing dwelling on the site, and construction of a one - four storey dual occupancy. Includes a turning plate and attached garages for each dwelling, containing a 4 x car hoist system. Includes new access stairs and landscape works within the foreshore area. Does not include any works within the easement for vehicular access adjoining the north-western corner of the internal port.*

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. The 5 councillors for Cammeraygal Ward are:

[cr.maryann.beregi@northsydney.nsw.gov.au](mailto:cr.maryann.beregi@northsydney.nsw.gov.au)

[cr.Jilly.Gibson@northsydney.nsw.gov.au](mailto:cr.Jilly.Gibson@northsydney.nsw.gov.au)

[cr.Georgia.Lamb@northsydney.nsw.gov.au](mailto:cr.Georgia.Lamb@northsydney.nsw.gov.au)

[cr.ian.mutton@northsydney.nsw.gov.au](mailto:cr.ian.mutton@northsydney.nsw.gov.au)

[cr.Shannon.Welch@northsydney.nsw.gov.au](mailto:cr.Shannon.Welch@northsydney.nsw.gov.au)

The meeting discussed the issue noting that Council had a team of people to manage traffic during the recent THIRDi development on Kurraba Point which had had a positive impact on a difficult situation for both residents and construction workers. It was agreed that the Council needs to coordinate / manage vehicle access to Kurraba Point for the foreseeable future while multiple developments proceed.

**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 require developers to work together during demolition / construction phases to ensure residents of Kurraba Point maintain access to their properties.**

**Vote: Unanimous (12)**

ii. DA 288/2023 59 Undercliff Street Neutral Bay

*Minor demolition, additions and alterations to semi-detached single storey dwelling with new first floor, and first floor studio*

Affected residents attended the meeting and took the meeting through the development documents and photographs of the current buildings and environment. The meeting noted that the proposed development is to the end cottage in a group of 4 attached workers cottages, built circa 1890, being Numbers 59, 61, 63 & 65 Undercliff Street.

The meeting agreed that the architectural drawing for #59 is totally out of keeping with the character of the existing terraces. Two other cottages in the set being # 61 and # 65 both have upstairs additions at the rear, neither of which are visible from Undercliff Street. The proposed inclusion of second storey windows to the front of #59 are out of character with current windows in the set, and will completely change the streetscape.

Further, the bulk and scale of the proposed addition will significantly compromise the privacy, light to internal living spaces and outlook of number 61 and to a lesser extent the other two properties in the set. The proposed development will completely remove the 'iconic view' of the Harbour Bridge from the backyard of #61.

**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)**

6. North Sydney Council Sustainability Rebates Program

TP spoke to the work being undertaken by the Council to support sustainability of properties in the LGA. There are Sustainability Rebates in North Sydney to implement energy and water saving initiatives for households, strata and

businesses. Community rebates are designed to overcome barriers such as cost and dwelling type, with stronger incentives for those with larger upfront costs such as apartment complexes and businesses up to the value of \$5,000. Residents were encouraged to find out if they are eligible for the sustainability rebate program and to join an Online session - Wed 29th Nov 2023, 7:00 pm - 7:30 pm AEDT

Registration can be made through - <https://events.humanitix.com/north-sydney-council-sustainability-rebate-program>

7. Neutral Bay Village Flyer in letterboxes

The meeting discussed the flyer distributed to letterboxes in the Precinct area title '*Demand for a better way for Neutral Bay Village*'

HW raised the issue and the meeting noted the flyer was circulated by some of the

retail businesses that surround the Grosvenor Lane Council carpark. The meeting agreed there were some inaccuracies in the flyer such as 'privatising public land for luxury apartment parking' and 'Coles-centric design – no benefit for community or local business'

Neutral Precinct has had presentations from Coles and has reviewed the DA. The majority of residents have indicated support for the proposal in particular the 'once in a lifetime' opportunity for a town centre plaza to be created and a community meeting room to enhance the Community Centre which will deliver significant benefits for the community. It was noted that the development application identifies pedestrian access from much needed additional public car parking, under the development, will be into the plaza not into the supermarket.

The meeting acknowledged that businesses surrounding the site will be impacted during the construction but noted the DA included a phased construction plan that would allow for retention of some car parking on the plaza site.

8. Door knocking of residents in Yeo Street between Wycombe Road and Rangers Road

TM advised that he was 'doorknocked' 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?**

9. Council community consultations [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au)

- i. Noted that Neutral, Hayes and Kurraba Precincts merger proposal – closes 19 November. Residents were encouraged to provide feedback

10. Upcoming meetings were noted:

- i. Neutral Precinct last meeting for the year followed by refreshments – 12 December [www.neutralprecinct.com](http://www.neutralprecinct.com)
- ii. Council – 27 November, 11 December [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 8:30pm