

**NEUTRAL PRECINCT MINUTES**  
**Tuesday 14<sup>th</sup> May 2024 commenced at 7:00 pm**

1. **Apologies** – No apologies received.

2. **Additional items added:**

- a. An update on the bike path at Milson's point
- b. An update on the Strategic Plan process at Council

3. **Business from minutes of the meeting held 9<sup>th</sup> April 2024:**

- a. April 2024 minutes are not yet finalized as we are waiting for Titanium Property Investments who presented an update on the Coles Development for his responses to some of the questions raised at the meeting.
- b. Council responses to Precinct motions
  - There were no items arising from the April meeting requiring Council's response.

4. **Current and Ongoing Community Consultations**

- a. Young Street Plaza Upgrade
  - Council is seeking feedback on the revised proposed design for the Young Street Plaza.
    - 1. Feedback is requested by **12<sup>th</sup> June 2024**. Council is running pop-up stalls on the corner of Young Street and Military Road on Monday 20<sup>th</sup> May and Tuesday, May 28<sup>th</sup>, 2024. You can also submit individual comments via Have your Say page at <https://yoursay.northsydney.nse.gov.au/young-st-plaza-upgrade>
    - 2. Attendees at the Precinct meeting were given the background to the Young Street plaza and were shown the proposed plan for the plaza. The new plans propose to open Young Street to enable cars turning left onto Military Road.

After some discussion, including the discussion from residents that Neutral Bay has very little green space and therefore a plaza is a welcome addition to the area, however, the residents expressed concerns about reopening the road to traffic as this would diminish the purpose of the plaza and some concerns were expressed regarding pedestrian safety utilizing the plaza.

It was decided to submit the following motion to Council as feedback on the proposed upgrade:

Motion: Residents are in total support for the Young Street Plaza. We are however, not in support of reopening Young Street to cars turning left onto Military Road.

The motion was carried unanimously.

b. Wooworth's Rangers Road

**About the Planning Proposal**

The subject site is located at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay and comprises three (3) parcels of land (Lots 1, 2, and 3 in DP1091373). It is currently zoned MU1 Mixed Use under the North Sydney Local Environmental Plan (LEP) 2013.

**Council resolved to refuse the Planning Proposal at its meeting on 22 May 2023 consistent with Council officer's recommendation and that of the North Sydney Local Planning Panel.**

The applicant subsequently lodged a rezoning review with the State Government which determined to allow the Planning Proposal to proceed to Gateway Determination contrary to Council's endorsed position.

The Planning Proposal currently on exhibition seeks to facilitate the redevelopment of the site for part 6 and part 8 storey mixed-use development consisting of a total of 15,902m<sup>2</sup> of Gross Floor Area (GFA) and approximately 62 apartments (comprising 8,028m<sup>2</sup> of residential floorspace) and approximately 372 basement car parking spaces. A ground level public plaza and through-site link is being proposed to activate the site and provide a new civic heart and focal point for Neutral Bay Town Centre.

To achieve the intended outcome, the Planning proposal seeks to make following amendments to the North Sydney LEP 2013:

- increase the maximum building height from 16m to part 26m and part 31m; and
- increase the minimum non-residential FSR from 0.5:1 to 1.8:1.

**As the Planning Proposal is the result of a successful rezoning review, Council is not managing the plan making process. Submissions must be made to the Department of Planning, Housing and Infrastructure (DPHI) through the NSW Planning Portal.**

Go

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay> (External link)

**Submission Close date: 5pm on Tuesday 11 June 2024.**

Neutral Bay residents considered the new proposal for the site and has the following comments:

- a. The LEP should include a solar access control specifying the development must not be granted if such development does not provide a minimum of 3 hours of solar access between the hours of 9am and 3 pm on the 21<sup>st</sup> of June to habitable rooms and private open spaces of residential properties on Yeo Street.
- b. The developer should be required to provide at least 5% of affordable housing in perpetuity and should not be allowed to include an additional 88 public parking spaces.
- c. The maximum building heights should be consistent with the recommendations of the North Sydney Local Planning Panel which are 21m for 6 storeys and 28 m for 8 storeys. The proposed maximum building heights (part 26m for 6 storeys and part 31 m for 8 storeys are excessive for the number of storeys. Reducing the bulk and scale of the development will provide an improved relations with adjoining developments.

Residents attending the precinct meeting agreed unanimously to support the comments above and should be treated as a submission from Neutral Precinct.

## 5 Council Community Consultations [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au)

From Sunday 12 May, Council is asking everyone in the local community to “Have your Say on our next ten years” to help Council develop a new Community Strategic plan for 2025-2035.

Consultations now open are:

- Culture and Creativity
- Economic Development
- Integrated Transport
- Open Space and Recreation
- Social Inclusion

Residents are encouraged to make submissions to these important items to guide Council planning going forward.

6. Upcoming meetings were noted.

- i. Neutral Precinct – 11<sup>th</sup> June, 2024 [www.neutralprecinct.com](http://www.neutralprecinct.com)
- ii. Council – 27<sup>th</sup> May [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 9.00 pm