

**NEUTRAL PRECINCT MINUTES**  
**Tuesday 11 June 2024, commenced at 7:00 pm**

1. Apologies – EC, HW, LM
2. Additional items added to the Agenda.
  - i. Status of DA for 184B Kurraba Road, Neutral Bay. See item 6 below.
3. Business from minutes of meeting held 14 May 2024:
  - i. May 2024 minutes were confirmed by GC and seconded by CB.
  - ii. Council responses to Precinct issues:

The meeting noted a new date of 1 May had been set for residents interested in becoming an Office Bearer for the new Hayes/ Kurraba Point Precinct Committee.
4. Updates:
  - i. Neutral Bay Village Centre Planning Study

The meeting noted that on 27 May the Council adopted the Neutral Bay Village Planning Study, to guide future planning proposals, with the following amendments:

    - a) A maximum building height of 6 storeys
    - b) Consistent with the Probity Plan – Grosvenor Street Car Park, deleted figures 7.14 & 7.15 page 89 of the Study.
    - c) Support for the inclusion of affordable housing in all new developments, with affordable housing being part of the maximum building height of six storeys
    - d) Affordable housing to remain in perpetuity

At the same meeting the Council:

- a) Reiterated its commitment to maintaining public ownership of public land.
- b) Endorsed the preparation and progression of a planning proposal and associated development control plan amendment to give effect to the aspects of the Neutral Bay Village Planning Study;
- c) Requested a Councillor briefing be held on the draft amendment to North Sydney Control Plan 2013 as it relates to the re-development of land at 1-7 Rangers Road, 50 Yeo Street, and 183-185 Military Road consistent with the desired outcomes of the Neutral Bay Village Planning Study and the associated Planning Proposals. The Councillor briefing to include a discussion of the solar impacts of the 12 storeys approved by the Sydney North Planning Panel.

ii. Transport & Traffic Forum

GC and CB attended the forum on 33 May organised by Zali Stegall MP for Warringah. Speakers included John Graham State Minister for Roads and Transport, Margery O'Neill State Parliamentary Secretary for Transport, Michael Regan MP for Wakehurst and the CEO of Keolis Downer.

Approx. 150 people attended. CB said it was more of a lecture rather than a 'town hall' meeting with audience participation that had been advertised.

Michael Regan advised that northern beaches bus travellers on the B1 line have complained about a delay in the evening services from the city to the northern beaches. Mr Graham indicated 2500 passengers per day alight the B1 at Neutral Bay Junction and therefore he suggested this stop possibly be removed as a set down in the services.

CB spoke up that this was not acceptable to the already inadequate public bus services for NB residents and recommended increasing the number of services. The panel had previously said the lack of bus drivers was causing even some of the presently scheduled services to be cancelled. Keolis Downer are currently trying to recruit bus drivers.

It appears NB residents only option is to write to the Minister for Roads and Transport and object to the proposal to delete the B1 stop at NB Junction. Letters should be copied to Felicity Wilson State MP for North Shore and Zali Stegall Federal MP for Warringah.

### iii. Warringah Freeway Works Upgrade

GC provided an update on proposed works this coming week:

- From 10pm Friday 14 June to early Mon 17 morning there will be major works at the High Street North Sydney Round-About. Best to avoid travelling through the roundabout if possible.
- The North Sydney exit south from the Freeway has been reduced to one lane. Traffic is extremely slow so best to avoid using this exit.
- North Alfred Street will be closed for 12 months and Winter Avenue will be closed for the next 4 months.

Discussion:

- PE asked what Council's response/decision has been to Precinct raised concerns about parking issues in North Alfred Street /Merlin Street area. The issue is serious with trades and service vehicles attending the dwellings in this area unable to find parking space.
- Both GC and PE have spoken to representatives of CPC Downer, the Freeway upgrade contractors. CPC Downer's response is that they are looking at plans for the area. The contractor has also indicated they would like a lock and keys to the Merlin Street Reserve which had been created into a temporary carpark initially for CPC Downer workers. It is now residents only as it is the only space for residents to park close to their homes.
- Some angle parking has been suggested to be created between Rose Av. and Wyagdon St. There is scope to create additional parking in Merlin Reserve. The creation of this space into permanent resident parking similar to the 'island parking lot' between Falcon St and Military Road was again raised as an option.
- PE and GC to encourage neighbours to write to the local Councillors again to raise the parking issue to hopefully be advanced/resolved prior to the September local government elections.

### iv. Cremorne Orpheum Heritage Listing

The meeting noted the good news that the State Government has approved a Heritage listing for the Hayden Orpheum Picture Palace (formerly Cremorne Orpheum Theatre) on the State Heritage Register under the *Heritage Act 1977*.

## 5. Current & Ongoing Community consultations

### i. Planning Proposal at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay

The meeting noted:

- The Precinct Committee lodged an objection to the PP citing the excessive height, the impact on the solar access on Yeo Street dwellings and the additional parking spaces impacting the already overloaded traffic movements in Yeo Street and surrounding roads.
- The correspondence from the Neutral Bay and Cremorne Progress Association that recommended that the Site Specific Control Plan (DCP be amended to address these issues.

### ii. Young Street Plaza Upgrade

The meeting noted:

- the Precinct submitted the following motion from discussion at May meeting  
“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 ‘Have Your Say” survey also includes questions on the safety of pedestrians in Grosvenor Lane. Everyone has until cob tomorrow to make a personal submission to Council through ‘Have Your Say’ on Council’s website

### iii. Have your say on the Council’s next ten years - closes 23 June

The meeting noted that Council is asking everyone in the local community to ‘Have Your Say on the Council’s next ten years’, to help develop a new Community Strategic Plan (CSP) for 2025-2035.

Council is seeking community feedback on all aspects of North Sydney’s future through a series of five Discussion Papers, online surveys, and community forums.

There are also some online forums that that residents can join:

- Integrated Transport Community Forum - Wednesday 12 June, 6:00-7:30pm
- Culture and Creativity Community Forum - Tuesday 18 June, 6:00-7:30pm

Residents were encouraged to participate in Council’s 10 year planning process.

## 6. 184B Kurraba Road

PG updated the meeting on DA 343/22. The site covers both R2 and R4 zones R2 and the developer’s design overlapped both zones. Council rejected the original DA. The developer submitted an amended DA but did not address the issues that led to Councils original rejection. Council appointed an independent assessor on who’s recommendation Council again rejected the DA. It is understood the developer is now trying to sell the site. Any new DA will need to address the legal aspects of developing across two residential zones.

## 7. Upcoming meetings

- i. Neutral Precinct – 9 July [www.neutralprecinct.com](http://www.neutralprecinct.com)
- ii. Council – 24 June [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 8:25pm