

# NEUTRAL PRECINCT MINUTES

Tuesday 13 October 2020, commenced at 7:05pm

1. Attendees were reminded of procedures for holding precinct meetings in the COVID - 19 Pandemic Period.
2. All attendees provided contact details for attendance sheet
3. Apologies: GC, TM
4. There were no additional items added to the Agenda
5. Business from minutes of meeting 8 September 2020
  - i. September 2020 minutes. Following review, moved and seconded as read and correct: Moved by DM, Seconded by EC.
  - ii. Monitoring proposals for residential flat buildings in R3 zones. Council's Executive Strategic Planner has advised that Council considered the Precinct Committee's submission on 24 August 2020 as part of the post exhibition report to PP/19 – NSLEP Review 2019. Council resolved to pursue the permitting of residential flat buildings in the R3 Medium Density Residential Zone. In addition, it resolved to monitor the proposed change over the next year to determine if the proposal is achieving the intended effect, after which a report will be put back to Council to determine if it should continue with or reverse the proposed amendment. With respect to the queries about potential impacts on heritage conservation areas, the proposal does not remove the need to consider these aspects when a development application is lodged. The existing planning controls will generally require applicants to design future residential flat buildings to be consistent with the heritage significance of the locality or site and be consistent with the desired future built form as outlined in NSDCP 2013 Character Statements. Despite allowing residential flat buildings in the R3 Medium Density zone, there has been no associated increase in development potential in terms of bulk and scale. Therefore, the potential extent to dramatically alter the character of a locality is somewhat limited. The meeting noted that we are still awaiting a response to the Precinct's request that Council advise all Precinct's quarterly of all proposed residential flat buildings in R3 zones in order that Precincts can monitor these developments. A further comment was made that this information could be included in all DA notifications.
  - iii. Process for a Heritage Council audit. The meeting noted that the Precinct has been referred to the Heritage Council website to obtain information.
  - iv. Traffic Management Bydown Street and Yeo Street. The meeting noted that the Council's Traffic & Transport Engineer has advised, through the Council's Community Engagement Coordinator, that the 40km/h and 10km/h Shared Zone Master Plan has been adopted by Council. The Post Exhibition report can be found at: <https://yoursay.northsydney.nsw.gov.au/49111/widgets/306392/documents/178409>. The projects are being reviewed and prioritised for implementation subject to funding opportunities and TfNSW approval. Council has also recently completed an audit of all pedestrian crossings in the LGA. Any pedestrian crossing that has not been raised near schools will be converted to a raised crossing. In

relation to the installation of a speed camera in Yeo Street, Council does not have delegation to authorise installation of speed cameras, this can only be done by TfNSW. Requests for speed cameras should be submitted to Safer Roads NSW for consideration at <https://www.saferroadsnsw.com.au/haveyoursayspeedcameras.aspx>

- v. Primrose Park Tennis Courts. The meeting noted advice from Council's Manager Integrated Planning & Special Projects that the project has been scoped however no budget has been assigned in the current Delivery Program. Council will continue to explore grant opportunities to fund this project.
6. Correspondence sent and received.  
The meeting noted that the Precinct Committee has written to the 3 Councilors for the Victoria Ward (Keen, Brodie and Beregi) stating resident's objection to the probable loss of the 1910 built cottages at 27-37 Bydown Street Neutral Bay, should the Council approve a building height of 6 storeys on this site, as proposed in the 2019 Military Road Corridor Planning Study (Site 4 Barry Street). The meeting agreed to monitor Council's meeting agenda for when the Planning Study is listed and to write to all Councilors advocating the retention of the cottages.
7. Western Harbour Tunnel and Warringah Expressway Upgrade  
The meeting restated the negative impacts on Neutral Bay from this project including the removal of houses in the Falcon St/Military Rd Island for new/additional road access to the Expressway; the creation of failed intersections on Military Road which will push traffic down through the residential streets of Wycombe and Ben Boyd Roads; loss of parking spaces. The Precinct and Council submissions to the State Government have achieved only minor changes to the project design. TfNSW has indicated it will monitor the situation for 12 months after completion of the project and make changes if necessary. The meeting agreed this response was unsatisfactory.
8. Platypus Subbase Development  
Loretta Moy, Friends of Platypus updated the meeting that while the site/asset is wonderful it is not being used. The site is managed by the Sydney Harbour Federation Trust (Harbour Trust) and the State Government has spent \$70M on the current set-up. Five companies have taken commercial leases on parts of the site, but a pop-up coffee shop has closed due to lack of foot traffic. The Friends of Platypus is working on a plan for better use of the site and to attract visitors. Ideas so far include applying for a community grant to install a pontoon to provide better access to boats and kayaks to the high wharf. LM sought the Precinct's support in advocacy to the Council with the following motion which was unanimously agreed to:  
  
**MOTION: As part of Council's vision to increase green spaces and community facilities in the LGA that the Council partner with the Sydney Harbour Federation Trust to provide community facilities, at the Platypus Sub Base, such as a community art gallery or recreational facilities; and that this motion be considered in the context of the draft North Sydney Local Infrastructure Contributions Plan.**
9. Precinct E-News items this month:
  - i. New parking restrictions proposed for waste collection – Wallaringa Avenue Kurraba Point. Noted.

- ii. Survey - Parking Area 1 Neutral Bay/North Sydney. The meeting was reminded that feedback at [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au) closes on 18 October.
  - iii. Draft North Sydney Local Infrastructure Contributions Plan.  
Background: EC advised that the draft plan is being informed by State Government projections the LGA needs to provide for an extra 12,000 residents and 17,000 workers in the next 16 years. To obtain additional income to upgrade public domain facilities the Council is proposing developers be required to make a contribution. The contribution could be a monetary levy or the provision of community/sports facilities in conjunction with development sites.  
Discussion: The meeting was not unanimous in support of the draft plan. While some expressed support an alternate view expressed was that Council's efforts should be directed to opposing the requirements for increased development.
  - iv. Plans of Management for Crown Land  
The meeting noted that the LGA has 30 Crown reserves which are owned by the NSW Government and managed by Council. To meet management obligations Council will be preparing a new suite of Plans of Management. Residents can register to receive updates on this work at [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au)
  - v. Australian Day Community Awards 2121. Attendees were encouraged to nominate a worthy person in the Community at <https://www.northsydney.nsw.gov.au>
  - vi. Promoting healthy parenting in stressful times – The meeting noted a parenting webinar is to be held on 4 November 2020
10. Combined Precincts' Committee – report from September meeting  
EC spoke to the good opportunities this Committee provides for individual Precincts to share issues and learn from each other. It was noted the major discussion points at the September meeting were the Warringah Expressway Upgrade and the Precinct System Review. It was also noted again that Neutral Precinct's submission to the Review supported joining Neutral with Hayes and Kurraba Precincts.
11. Development Applications (DAs)
- i. 54, 56, 58 & 58A Wycombe Road Neutral Bay (DA306/2019) –Approved with conditions by NSPP on 16 September 2020. SW advised that residents of 66 Auburn Street remain concerned about traffic management and noise generated from the location of the proposed driveway and the vehicle turntable in the development. CP undertook to forward to SW the web-link to the Council's Consent document which contains a number of conditions (including a Traffic Management Plan and no deliveries to be made between 7:00pm and 7:00am on any day) to be met prior to the Construction Certificate being issued by the Council. The meeting also noted conditions regarding retention of 15 trees on the site and Council verges and conditions relating to the heritage building on the site.
  - ii. 12A Yeo Street Neutral Bay (DA 215-20) - Alterations and additions to the Synagogue including changes to fence and gate and entry lobby. Cremorne Hebrew Congregation. Installation of security laminated glass to building front windows and steel fence. Installation of new awning over building entrance. The meeting supported the proposal.

12. General Business

Nil

13. Upcoming meetings/events

- i. Next Neutral Precinct meeting, 10 November at the Neutral Bay Club – Noted.
- ii. Combined Precincts' Committee meeting, 20 October – Noted.
- iii. Council meeting, 26 October – Noted.
- iv. Traffic Committee meeting, 16 October – Noted.

Meeting closed at 8:15pm