

## NEUTRAL PRECINCT MINUTES

**Tuesday 8 June 2021, commenced at 7:00 pm**

1. Attendees were reminded of the current procedures for holding precinct meetings in the COVID - 19 Pandemic Period.
2. All attendees provided contact details for attendance sheet
3. Apologies: DM, SW, HW, TM
4. Additional items added to the Agenda
  - i. DA141/2021 – 34 Phillip Street Neutral Bay. See agenda item 12 vi.
5. Business from minutes of meeting held on 13 May 2021.
  - i. May 2021 minutes. Following review, moved and seconded as read and correct:  
Moved: LS; Seconded: GC
  - ii. Parking in Harriette Street  
Noted that Council's Manager Traffic & Transport Operations has advised that Council's Traffic & Transport Engineer is investigating and formalising angle parking at this location. Also noted that a resident has reported new line markings have been painted onto the road surface at the Wycombe Road end.
  - iii. Ilbery Park Reserve  
Noted that Council's Manager Parks & Reserves has advised that the area is already fenced off so no further fencing will be put in place. Council doesn't have any segregated dog off leash areas. As requested by the Precinct, a new dog bag station and larger signage will be placed near the eastern gate.
  - iv. Land swap between Neutral Bay Club and North Sydney Council at Ilbery Park Reserve  
Noted that Council's Property Officer has advised that the Precinct Committee's feedback supporting the proposal will be treated as a submission.
  - v. Grosvenor Lane Pedestrian Safety-  
Noted that Council's Manager Traffic & transport Operations has advised that this matter was raised at the Traffic Committee meeting on 30 April 2021 and signage will be reviewed in accordance with the recommendations of the Traffic committee:
    - That "end shared zone" signage in Grosvenor lane be moved closer to Young Street and add "give way to pedestrian" signage; and
    - That Council staff review the current signage and options for increased safety measures.
6. Correspondence from Council
  - i. Documents on exhibition  
The meeting noted but didn't have specific feedback on the Draft 2021/22 Operational Plan & Budget; Amended Long Term Financial Plan (LTFP); Draft 2021/22 Fees & Charges Schedule; Draft 2021/22 Community Grants & Subsidies; Draft LoanBorrowing Policy.

## 7. Warringah Freeway Upgrade - Updates

### Discussion points

- The commencement of works has already created a nightmare for many residents and general traffic movements. North Alfred Street is now closed with the loss of 100 vehicle parking spaces.
- Many Neutral Bay residents appear not to be aware of the proposals for the Western Harbour Tunnel / Beaches Link and associated Warringah Freeway Upgrade. A suggestion was made to access the “Nextdoor” communications App. which appears to be gaining widespread use.
- The Parliamentary Committee of Inquiry into the Impact of the Western Harbour Tunnel and Beaches Link is open for submissions until 18 June. Precinct members were encouraged to make their views known by making a submission to the Inquiry at:

<https://www.parliament.nsw.gov.au/committees/inquiries/Pages/inquiry-details.aspx?pk=2767#tab-termsreference>

- It was agreed the key points to make are:
  - i. Consultation process:
    - Was the consultation process a “tick the box” only? There were around 1200 submissions, from North Sydney Council, resident Precinct Committees, businesses and individuals, to the Warringah Freeway upgrade EIS objecting to aspects of the design and none of the comments were taken into consideration nor responded to in the final report.
    - A minor concession announcement was made after the Government approved the project, that the proposed Control Centre for the Beaches Link Tunnel/Western harbour Tunnel, which was to be permanently located on the Cammeray Golf Club site would be moved to the Artarmon Industrial area. This will minimally reduce the footprint of the projects on the significant green space of the Cammeray Golf Club.
  - ii. Major impacts on Neutral Bay residents
    - Overall, Neutral Bay residents will suffer all the pain of the project with no gain.
    - The air quality in Neutral Bay is already compromised and the installation of unfiltered venting stacks adjacent to the ANZAC schools will cause further deterioration of air quality
    - Multiple access points to the Harbour Bridge will be reduced for Neutral Bay residents. Military Road and Ben Boyd Road will slow down and become a holding area for access to the Bridge. It will force traffic down through the residential streets of Neutral Bay to Kurraba and Clarke Roads in order to access the Cahill Expressway.
    - The Projects’ should offer something back to North Sydney/Neutral Bay/Cammeray such as green space to replace that which is being lost.

## 8. Cycling and Streetscape Upgrades

### Discussion points

- i. Cycle access at northern end of Harbour Bridge:
  - Noted Transport for NSW and North Sydney Council documents for a cycle ramp onto the Harbour bridge from Kirribilli/Milsons Point.
  - The Council has approved a budget to advocate against the proposed TfNSW ramp designs which will severely impact community use of Bradfield Park
  - A local community group has supported an alternate proposal for a cycle lift that would lessen the footprint of the project

- ii. Cremorne to Kirribilli walking, cycling and streetscape upgrades
  - o The meeting agreed that the roads included in this proposal are probably too narrow to allow for a separate cycleway and it will inevitably create traffic chaos
  - o It was recommended that residents view the proposal on the Council website and provide feedback via [yoursay@northsydney.nsw.gov.au](mailto:yoursay@northsydney.nsw.gov.au)
- iii. Young Street walking, cycling and Streetscape upgrades
  - o Noted that the proposal seems logical and the design is OK.
  - o Noted that here would be a loss of 7 car parking spaces to provide for required pedestrian crossings.
  - o It was recommended that residents view the proposal on the Council website and provide feedback via [yoursay@northsydney.nsw.gov.au](mailto:yoursay@northsydney.nsw.gov.au)

#### 9. Traffic Changes

- i. Noted Military Road at Watson Street, Neutral Bay from 6 June to install safety fence.
- ii. Noted Kurraba Reserve Access Road Upgrade from 31 May.

#### 10. Precinct System Review

- Noted the Council has been reviewing the Precinct System for the last 12 months and will consider the Consultant's report at the Council meeting of 22 June.
- One outcome proposed is for Neutral Precinct to formally merge with 2 inactive precincts, Hayes and Kurraba and the northern part of Anderson Precinct. Neutral Precinct supported this proposal during the consultation process.

#### 11. Precinct E-News items this month: The meeting noted the following:

- i. Councillor and staff attendance at Precinct meetings in the lead up to the Local Government elections in September.
- ii. Local Government elections to take place on 4 September 2021.
- iii. Precinct AGMs to be held in November 2021.
- iv. Liveability Census - Closing date 30 June. Precinct members encouraged to complete the survey as North Sydney Council will use the Survey results.

#### 12. Development Applications (DAs):

- ii. **DA145/21** - Unit 8 8 Westleigh Street Neutral Bay. Nobody attended the meeting to speak to this DA.
  - iii. **DA148/21** - 31 Raymond Road Neutral Bay. Nobody attended the meeting to speak to this DA.
  - iv. **DA347/2019/4** - 4 Alfred Street South, Milson's Point. Nobody attended the meeting to speak to this DA.
  - v. **DA255/2019/3** - 147, 151 & 153 Kurraba Road Kurraba Point.
- Discussion points
- Nobody attended to speak to this DA.
  - It was noted, however, the Precinct hosted discussion with residents, the developer, and the Mayor on the original proposal for this site and advocated successfully for changes to the original DA. This is a significant and large development site which is highly visible on Kurraba Point. Loss of landscaping will interfere with the green amenity of the Point.

- The Committee will make a submission to Council through [your-say@northsydney.nsw.gov.au](mailto:your-say@northsydney.nsw.gov.au)

**Motion: Neutral Precinct objects to the removal of landscaping on the roof of the building.  
(For: 8 votes, 1 abstained)**

vi. **DA141/2021** - 34 Phillip Street Neutral Bay

Discussion Points

Residents from 3 neighbouring properties attended the meeting. 26 Phillip St; 3 Reserve St; and 53 Undercliffe St to speak to their concerns:

- The DA describes a 2 storeys cement block construction not in keeping with the unique area. Previous renovations in the area have been in keeping with the environment and the character of existing dwellings, including Federation and Arts and Crafts architecture.
- A photo of the area with an image of the proposed building superimposed was tabled and appeared to indicate an inappropriate development for the area.
- The proposed building appears to tower over the adjacent dwellings causing significant loss of amenity including solar access, particularly to outdoor living areas; loss of privacy with proposed windows giving visual access to living areas of 3 Reserve St; and significant loss of sight lines to harbour, city and to district views.
- Precinct Committee advice was to review the Council DCP & LEP for the area against the DA to identify where the DA exceeds Council guidelines and plans and to check the proposed building envelope. Also, to encourage all affected neighbours to voice their views, on the proposal, to the Council.
- Noted comments to the Council are due by Friday 11 June.
- The Committee will make a submission to Council through [your-say@northsydney.nsw.gov.au](mailto:your-say@northsydney.nsw.gov.au)

**Motion: (9 votes for - unanimous)**

**The Precinct thinks DA141/2021 - 34 Phillip Street Neutral Bay, is an overdevelopment of the site and out of character with the area. It appears to exceed the building envelope and robs neighbours of privacy, solar access and long held iconic views of the harbour and city which should be shared with the present site lines retained.**

13. General Business - additional agenda items added at the meeting. See agenda item 12 vi.

14. Upcoming meetings/events. The meeting noted the following meetings and events:

- Neutral Precinct meeting - 13 July
- Combined Precincts' Committee meeting - 22 June
- Council meeting - 28 May
- Traffic Committee meeting - 11 June

Meeting closed at 8:30pm

<https://www.neutralprecinct.com/2021meetings/>