

NEUTRAL PRECINCT AGM MINUTES

Tuesday 14 June 2022, commenced at 7:05 pm

1. Apologies: EC
2. Additional items added to the Agenda (see agenda items 8. DAs and 9. General Business)
 - i. DA 155/2022 4-14 Merlin Street and 1 McIntosh Lane Neutral Bay
 - ii. Noise from early hours commercial refuse/recycling pickups and leaf blowers vicinity Ben Boyd Road/ Cheal Lane.
 - iii. No Standing area on corner of Yeo Street and Barry Lane
 - iv. Parking and traffic issues in Kurraba Road and Ben Boyd Road
3. Business from minutes of meeting held on 10 May 2022:
 - i. Following review, the minutes were moved by TM and seconded by HW as correct.
 - ii. Council written responses to motions of May meeting:
Traffic & parking issues in Neutral Bay Council's A/Manager Traffic & Transport Operations has advised that as part of the *North Sydney Integrated Traffic and Parking Strategy*, Council has adopted *Local Area Traffic Management (LATM) Action Plans* (formerly known as TAPAS). The LATM implementation procedure adopts a methodology that takes into consideration an area wide traffic management scheme and allows the community's high priority traffic projects to be ranked according to criteria, including safety, traffic volume, speeds, pedestrian and cycling volumes, surrounding land uses, and alignment with the *Community Strategic Plan*. Following the adoption of the LATM Schemes, Council will be undertaking regular periodic reviews of the parking restrictions in each area which includes community consultation, starting with the areas experiencing the greatest parking pressures. The parking surveys are conducted to obtain residents and business' opinion with regard to the installation of parking restrictions.

The parking review process has been placed on hold during pandemic, but it will commence soon.

Based on the relative parking demands and available resources Council has prioritised each parking area in the LGA. Due to current priorities, Council is unable to provide a timeframe as for when the review and survey for area 30, including Spruson Street will take place.
4. NSW Government proposed extended hours of construction
The Government has withdrawn the proposal.
5. Council Plans
 - i. Draft NS Council Delivery Plan 22/26,
 - ii. Draft NS Council Operational Budget & Plan 22/23
 - iii. Draft NS Council Resourcing Strategy 22/23
 - iv. Draft Fees and Charges Schedule 22/23
 - v. Draft Grants and Subsidies 22/23

GC outlined and the meeting noted the key aspects of the Plans.

- Income streams are not yet returning to pre COVID levels
- The proposed budget includes Council requesting IPART to approve a further 2% increase in rates
- Proposal to introduce superannuation payments to Councillors
- There are additional items and increases across the range of Council fees and charges including an increase in the Main Street levy
- A Coordinator will be engaged at the Neutral Bay Community Centre following a significant increase in membership and activities at the Centre

Residents were encouraged to review the Plans and respond through yoursay@northsydney.nsw.gov.au by 21 June 2022

6. Warringah Freeway Upgrade – Air quality monitoring

Noted that air quality monitors have been installed in Cammeray Park

7. Planning Proposals

i. PP6/22 Woolworths Rangers Road Neutral Bay. CP outlined the following key elements of this planning proposal:

- To change the zoning of the site to increase the density which is controlled by height in North Sydney
- Seeking an increase from 16 metres (5 storeys) to 40 metres (10 storeys) on the current supermarket site fronting Rangers Rd and 30 metres (7 storeys) on the adjoining WATSO building site in Yeo Street/Military Lane
- Seeking a site-specific development control plan to override and reduce existing set back requirements.
- A development to comprise a supermarket at basement level, 4 levels of basement parking, 10 storeys of commercial and residential units, a public area with small commercial units along one side and an arcade between Rangers Rd and Yeo Street.
- 350 car spaces (currently 109)
- Defines public benefits valued at \$6.6M as an area of public open space fronting Rangers Rd, the arcade and 65 public car parking spaces.

Discussion Points

Building height & setback

- The proposal of 10 storeys will dramatically impact the northern solar access of the single and double story dwellings in Yeo Street between Rangers Road and Wycombe Road. It will also tower over adjacent commercial buildings. The setback proposals do not appear to improve the solar access.
- Are the developers saying 10 storeys because residents rejected the 12-story proposal in the Military Road Corridor Future Directions Report?

Impact on traffic

- The proposal for residential and commercial units will bring a significant increase in vehicles to the area with consequent negative impact on the traffic flow.
- The DA when lodged will need to be reviewed for adequate loading dock facilities. The current loading dock in Military Lane is inadequate for the many small delivery trucks that collect home deliveries from the current supermarket. The Laneway is often blocked, by these trucks, to other vehicles.
- Improved arrangements for turning out of Military Lane into Yeo Street need to be made with a suggestion that a right turn not be allowed or traffic lights installed.
- Yeo Street is already a major through-road in Neutral Bay used not only by general traffic but also by Bus Route 236, the Fire Station trucks and other emergency vehicles bypassing a congested Military Road.
- The meeting noted that Neutral Bay does not have a Transport Management & Accessibility Plan (TMAP) and one is urgently needed to inform consideration of developments in the area.

Supermarket

- A supermarket should be retained on the Rangers Road site and the trading space should be increased.
- The proposal reduces the trading space of the current supermarket from 3,396 square metres to 3,311 square metres, which is roughly equivalent to a 2-bedroom residential unit.
- Why is Woolworths reducing the size of the Rangers Rd supermarket when they are losing the Grosvenor Street site in 2024? The reason given by Woolworths in 2004 to support development of the Rangers Rd supermarket was that the Grosvenor Street store was over-trading.
- Reducing the size of the Rangers Rd supermarket sends a strong message to customers that they are secondary to profit making from sales of residential units and leases of commercial space.
- Population growth in Neutral Bay is exploding from the replacement of single dwellings with large residential unit blocks and town houses, therefore a larger supermarket is needed capable of supporting this growing population.

Other

- There is no mention in the proposal to include affordable housing.

MOTION: The Council Planners include the Precinct's concerns on this planning proposal (building height & setback, impact on traffic, and reduced size of supermarket), in their report to the Northern Sydney Planning Panel.

Vote: Unanimous

8. Development Applications

- i. DA 457/2021 22 Premier Street Neutral Bay Amended plans. Alterations and additions to an existing semi-detached dwelling and associated works. Noted. No affected resident attended the meeting.
- ii. DA 140/2022. 8 Bogota Avenue Kurraba Point. Alterations and additions to existing dwelling, removal of trees and associated site works and excavation. Noted. No affected resident attended the meeting.
- iii. DA 144/2022 7-11 Premier Street Neutral Bay. Demolition of existing residential flat buildings and bulk excavation works. Construction and use of a part (4 storey) and part (5 storey) residential flat building including 18 apartments, landscaping works including ground level communal open space and private open spaces and associated works. Noted. No affected resident attended the meeting.
- iv. DA 180/2021/3 17 Bray Street North Sydney. Modification of consent including internal amendments to room layouts, increase width and height of upper-level room and addition of highlight windows in northern façade. Noted. No affected resident attended the meeting.
- v. DA125/2022 134 Kurraba Road Kurraba Point. Alterations and additions to existing dwelling comprising rear alterations and first floor additions and related works.

Residents impacted by the development attended and outlined their concerns.

Key points:

- The main properties impacted by the proposed development are 132 & 138-140 Kurraba Road and 2 Bilong Street.
- The proposal is not consistent with Council's Development Control Plan (DCP) that developments not have adverse impacts on residential amenity or environmental quality; and should be consistent with the character of the area.
- The proposed significant changes to the rear will critically impact the privacy & north/western solar access of adjoining properties.
- The proposal increases the number of windows overlooking 138-140 Kurraba Rd without any privacy mitigation.
- The proposal states that "the new development does not result in increased negative impacts on the character of the locality or the amenity of adjoining dwellings". In fact the square form of the terrace and roof- line of the proposal is inconsistent with the streetscape.
- The proposed terrace appears oversized and the expansive windows/doors opening onto the terrace would have a direct impact on the privacy of 138-140 Kurraba Rd both internally and to the outdoor space.

MOTION:

That the Council reject the current proposal and require:

- 1. Reassessment of the solar impact on adjoining dwellings**
- 2. Translucent glass to be installed to 1.8 m on window area overlooking 138-140 Kurraba Rd**

3. **Ideally remove the terrace or reduce the size and require a bladed screen to be constructed along the eastern side.**
4. **Reduce the size of the window/door opening onto the terrace.**

VOTE: Unanimous

- vi. DA155/2022 4-14 Merlin Street Neutral Bay. Demolition of existing structures at 1 MacIntosh Lane, 4-10 Merlin Street, alterations and additions to existing building at 12-14 Merlin Street and construction of a residential flat building containing a total of 40 apartments and basement parking

GC stated a conflict of interest as an owner of one of the properties and left the room.

The proposal drawings /elevations were viewed by the meeting and GC was invited to return to the room to describe the development.

It was agreed that the proposal appeared to be within the criteria of the LEP & DCP and that the proposed alterations to 12-14 Merlin Street could, in fact, improve the visual impact of the existing building on the landscape.

9. General Business

- i. Noise from early hours commercial refuse/recycling pickups and leaf blowers vicinity Ben Boyd Road/ Cheal Lane.

A resident advised that the early 5:00am commercial collection of restaurant refuse/recycling materials along Cheal Lane has continued post the COVID period which allowed for an earlier start for trucks from depots. The pickups are occurring 3 times a day and therefore should not need to commence at 5:00am. The collection of bottles and movement of large skip bins is particularly noisy in the confines of the Lane at 5:00am.

The noise levels created by petrol leaf blowers which are ubiquitous in the area, particularly at this time of the year with multiple deciduous street trees was also raised. It was agreed to ask Council, if they have the power, to ban petrol powered leaf blowers to reduce the level of noise from this work.

MOTION: That the Council advise the Precinct:

1. **The regulations applying to commercial refuse/recycling collections; and if the current collections are operating outside these regulations would Council please notify the Contractor.**
2. **If the Council has the power that it take action on an environmental basis to ban petrol leaf blowers.**

VOTE: Unanimous

ii. No Stopping area on corner of Yeo Street and Barry Lane

A resident advised that the no-stopping zone on the corner of Yeo Street and Barry Lane is regularly ignored and illegally parked cars block the sight lines for drivers exiting Barry Lane and making it difficult for drivers turning right from Yeo Street into Barry Lane.

The installation of bollards or a small garden area were suggested but it was decided this could cause difficulties for larger vehicles parking within the defined parking area. Instead clear road markings were favoured.

MOTION: That the Council undertake to install white patchwork lines on the road surface in the No-stopping area on the corner of Yeo Street and Barry Lane.

VOTE: Unanimous

iii. Traffic and parking issues
Kurraba Road

Several residents highlighted increasingly difficult parking conditions in Kurraba Road primarily due to ferry commuters (despite timed parking arrangements) and also the multiple building developments underway or planned.

GC advised that this issue has been brought to the Precinct's attention on numerous occasions and the Council is aware of resident's concerns however, solutions are limited. Residents were advised to contact individual Councillors to keep the issue alive and suggested taking "time of day" photos of those vehicles that they know regularly overstay the parking limits.

Ben Boyd Road

A resident raised a safety issue for vehicles turning right from Auburn Street into Ben Boyd Road, particularly at morning peak times, indicating vehicles travelling south on Ben Boyd see a green traffic light ahead at Kurraba Road and go at speed through the Aubin Street intersection. The installation of a roundabout was proposed.

GC advised that Council had previously proposed traffic calming options in Ben Boyd Road which had been rejected. However, changes have been made at the Phillip Street intersection to slow traffic and improve pedestrian safety.

MOTION: The Precinct requests Council to consider the installation of a roundabout at the intersection of Ben Boyd Road and Aubin Street to improve vehicle access in and out of Aubin Street.

VOTE: Unanimous

A resident raised the issue of vehicles turning right from Ben Boyd Road into Military Road which causes vehicles to bank up as far back as the Neutral Bay Public School zone, and suggested a green arrow be installed.

GC advised that this very difficult intersection is already classified and an “ E “ by Transport for NSW (TfNSW) and is likely to become classified as an “F” (failed intersection) once changes are made to the vehicle access from Military Road onto the Warringah Freeway as part of the upgrade works currently underway.

Priority is being given to vehicles on Military Road and cross roads are stuck with limited time to cross or turn into Military Road. This issue was raised by multiple residents in submissions to the Upgrade of the Warringah Freeway with no response.

10. Upcoming meetings noted:

- i. Neutral Precinct - 12 July. www.neutralprecinct.com
- ii. Council - 26 June. www.northsydney.nsw.gov.au

The meeting closed at 9:15pm