

## NEUTRAL PRECINCT MINUTES

Tuesday 9 March 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: Nil
4. Additional items added to the Agenda
  - i. DA48/21 - 116 Military Road Neutral Bay (see agenda item 11)
  - ii. Raised pedestrian crossing surveys Clarke Road and Ben Boyd Road (see agenda item 12)
  - iii. Traffic calming measures Barry Lane (see agenda item 12)
5. Business from minutes of meeting held on 13 December 2020
  - i. December 2020 minutes. Following review, moved and seconded as read and correct:  
Moved: DM ; Seconded EC
  - ii. Residential development in the LGA. A resident reported that developers have approached a number of property owners in Kurraba Road between Lower Wycombe and Hayes Streets with a view to purchase and development. It is believed these offers have been prompted by recent changes to permitted development within R3 residential zones.
  - iii. Public access to State Transit toilet facilities at the Neutral Bay (Hayes Street) Wharf. Council's Director Open Space & Environmental Services has advised that Council is working with Transport for NSW and Sydney Buses to gain approvals for Council to deliver a single public toilet within the existing building at Hayes Street Wharf.
  - iv. Ben Boyd Road traffic calming measures. To date, advice has not been received on a Council decision.
6. Correspondence sent and received.
  - i. The meeting noted the Precinct's letter sent to Mayor and all Councillors re the Military Road Future Directions report.
7. Military Road Corridor Planning Study Stage 1 – Post-Exhibition Report and Future Directions Report (FDR)  
The Council decision of 22 February, passed with the Mayors' casting vote, was noted.  
**Discussion points:**
  - Disappointment that Site 4 had been reinstated in the amended report putting the unique, in Neutral Bay, set of cottages in Bydown Street in the path of probable development.
  - Re-cap on what constitutes Site 4 including the potential of the Fire Station site being included if/when it becomes available.
  - The submissions to Council made by Harrison/Bennett and Brightmore Precincts that they have shared with Neutral Precinct.
  - The rescission motion by 3 Councillors

- The surprise that one Councillor has advised a resident that they (the Councillor) had not received, prior to the Council meeting on 22 February, feedback regarding the proposal to increase building heights to 12 storeys on 2 sites. The meeting noted that Neutral Precinct Committee had definitely objected to 12 storey building heights in a letter sent to all Councillors, through Council's email system, before 22 February.
- It was agreed to write again to all Councillors, once again, expressing our concerns regarding increased building height to 12 storeys on 2 sites and the reinstatement of Site 4

**Motion:** Neutral Precinct expresses disappointment at the Council's decision of 22 February. We support the Councillors' rescission motion to allow further engagement with community and stakeholders. We request that the Council invite residents and the Precinct Committee to attend the proposed site meeting for Site 4.

**Vote:** Unanimous (8)

8. Beaches Link and Gore Hill Freeway EIS - update

**Discussion points:**

- The meeting noted Council's decisions of 22 February that:
  1. Council make a submission to the State Department of Planning, Industry and Environment with concerns and that the submission form the basis of any further near-term discussions and negotiations with the proponent including the following issues of concern:
    - a) The lack of alternative transport options including public transport
    - b) The lack of filtering in the proposed exhaust stacks
    - c) The unnecessary loss of public open space and future open space, loss of sporting facilities, loss of trees and canopy, loss of water treatment infrastructure
    - d) The adverse impacts on our schools and school children
    - e) The environmental impact on waterways, reserves, flora and fauna
    - f) Lack of meaningful community consultation
    - g) Concern for the health and wellbeing of our residents' concerns for impacts on aboriginal heritage and maritime environment. And
  2. Council write to the Premier and Minister for Transport requesting that the period for submissions be extended by one month.
- The meeting noted the Harrison/Bennett Precinct motion, shared with Neutral Precinct, regarding on-going and unresolved issues.
- The critical impact issues for Neutral Precinct residents, in particular along Merlin and Alfred Streets were discussed again. A recent significant increase in properties for sale in these and surrounding streets was noted.
- It was agreed that the project will have significant negative impact on traffic congestion and flow permanently on Neutral Bay, and when completed will really only benefit the population of the Northern Beaches.

9. Precinct E-News items this month:

- i. Young Street Plaza and Road Closure Trial – the meeting noted Council's Project Manager advice that the Precinct's feedback through the Precinct meeting minutes of 9 February is noted and will be treated as a submission. Attendees were encouraged to provide individual feedback and that feedback closes 1 April 2021
- ii. Precinct System Review – see note at agenda item 10.

- iii. North Sydney News February edition distributed to all households. All attendees noted that they were yet to receive the February edition in letterboxes but 3 reported receiving the edition by email.

10. Combined Precincts' Committee - 23 February

It was noted:

- The Precinct System Review is still underway and Precinct Committee members have been involved in consultation meetings.
- Council has proposed CPC meetings be chaired by the Mayor or General Manager, that they would set the agenda and CPC members could not propose motions at meetings as is currently done.
- The CPC has objected to these proposals indicating the original intent of CPC should be retained with CPC working as an independent body and that CPC would be diminished if the proposals were implemented.

11. Development Applications (DAs)

- i. DA48/21 - 116 Military Road Neutral Bay. The meeting noted proposed additions/alterations within the Big Bear Shopping Centre.

12. General Business – additional agenda items added at the meeting.

- i. Survey on proposed raised pedestrian crossings in Ben Boyd Road at Hardie St and Clarke Rd at Margaret St. The meeting agreed to support both proposals but to request that ground cover plants only be used in the proposed adjacent garden beds to maintain visibility for both pedestrians and drivers.
- ii. Traffic calming measures in Barry Lane. A resident asked about status of plans for Barry Lane. The meeting noted Council's Traffic & Transport Engineer advice of December 2020 that no funding has been allocated to the Shared Zone proposal in Barry Lane at this stage including any design works. The estimated cost of the Barry Lane Shared Zone (\$600,000) is based on a unit rate derived from similar projects completed in the past. The actual cost may vary depending on the site conditions and the amount of construction works involved. A typical Shared Zone requires the reconstruction of road pavement to provide different coloured and textured surface treatments from the surrounding roads. Traffic calming devices may be required to slow down vehicles, existing utilities and services may need to be relocated or modified. It is a complex and costly exercise. An annual review is undertaken to identify and prioritise projects. Should funding become available, a concept plan will be developed and put forward for community consultation.

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

- i. Neutral Precinct meeting – 13 April
- ii. Combined Precincts' Committee meeting – 20 April
- iii. Council meeting – 23 March
- iv. Traffic Committee meeting – 19 March
- v. Sunset Cinema at North Sydney Oval until Friday 2 April
- vi. Young Street Entertainment Program – January to March 2021

Meeting closed at 8:30pm

