

NEUTRAL PRECINCT MINUTES

Tuesday 11 October 2022, commenced at 7:00 pm

1. Apologies – MC, LM
2. Additional items added to the Agenda – (discussion at item 6)
 - i. DA 293/2022: 1,1A,1B Spruson Street Neutral Bay
 - ii. DA 292/2022: Unit 3 4 Ben Boyd Road Neutral Bay
3. Business from minutes of meeting held on 13 September 2022:
 - i. Following review, the minutes were moved by GC and second by NM as correct.
4. Planning Proposal 6/22: 2-7 Rangers Road & 50 Yeo Street (Woolworths)

GC advised that he had spoken on behalf of the Precinct at the North Sydney Local Planning Panel (NSLPP) in September and at the Council meeting on 10 October.

The NSLPP is yet to provide their decision. The Council has rejected unanimously the current proposal.

Discussion points:

- Residents expressed support for Council's decision to reject the current planning proposal.
- Raised concerns that, by stealth, the site is becoming a distribution hub for grocery deliveries.

The number of large and small delivery trucks accessing the site is increasing. Large trucks can only access the loading dock by reversing from Yeo Street into Military Lane causing traffic to bank up, sometimes across Wycombe Road. One resident, opposite the site in Yeo St, observed a recent occasion where it took a large delivery truck driver around 15 minutes to reverse into the Lane.

MOTION:

Neutral Precinct requests the Council:

1. **Provide advice on at what point does the number of small delivery trucks exiting the Woolworths Rangers Road site indicate that the site is a distribution hub rather than a suburban supermarket?**
2. **Provide clarification that if this site is to become a distribution hub for grocery deliveries that Council will continue to reject any further planning proposal and advise the developer to relocate the distribution hub to a light industrial site in the LGA such as Artarmon.**

VOTE: Unanimous (18)

5. Planning Proposal 4/22: Prohibition of residential flat buildings in the R3 Medium Density Residential Zone
Discussion:
 - GC and EC provided background to the changes to the R3 residential zone.

- The meeting expressed support for the proposal which effectively seeks to reverse the permitting of residential flat buildings in R3 Medium Density Residential zone, which came into force after the commencement of Amendment 30 to the North Sydney LEP on 30 June 2021.
- The Precinct Committee will make a submission to Council in support of the proposal.

6. Development Applications

- i. DA 230 /2022 112-114 Wycombe Road Neutral Bay. Extended notification. Partial demolition of existing structures and construction of a 4-storey residential flat building with basement parking.

12 residents impacted by this DA attended the meeting.

Discussion:

- A significant issue for residents is that the demolition and construction for this development is proposed to be from Barry Lane. Barry Lane is a narrow lane that is used by residents, particularly children, as a community space and to access garages at the rear of their properties in Wycombe Road and Barry Street. The Council has erected “Beware of Children” signs in the Lane.
- Barry Lane has a single access point at Yeo Street. Traffic in Yeo Street is often banked up behind vehicles turning right into the Lane.
- The development has been given the name “The Wycombe” so why isn’t the access both during and after development from Wycombe Road?
- It was noted that 2 previous DAs for this site have been rejected by the Council
- It was noted that the site sits within the Cremorne Conservation area and that both the developer and the Council have provided a heritage report.
- Overshadowing and loss of privacy to adjacent buildings will occur from the current proposal.
- A resident (TP) advised that an architectural consultant, engaged by residents to review the proposal, has identified 23 issues where the proposal is either not in keeping with the character of the area or not compliant with the planning/building regulations. The key issues are:
 1. Poor adherence to design quality principles i.e. context & neighbourhood character, built form & scale, density, sustainability, landscape, amenity, safety, social interaction, aesthetics
 2. Poor adherence to Apartment Design Guide
 3. Poor Character
 4. Excessive building height
 5. Inadequate building separation
 6. Unacceptable heritage & conservation outcomes

Other issues - Excessive excavation & earthworks, Inadequate landscape area, landscaping & preservation of trees, Unresolved storm-

water issues, Unacceptable traffic implications, vehicular access, design & layout, impacts to adjoining property including visual bulk, privacy, noise, vibration, solar & daylight loss.

The Precinct Committee will make a submission to Council to represent residents' concerns.

MOTION:

The Precinct requests that the Council reject the proposal for the following reasons:

- 1. The overdevelopment of the site impacting on the amenity of neighbouring properties.**
- 2. The use of Barry Lane as the access for demolition and construction and instead requires the developer to use Wycombe Road as the access.**

Vote: unanimous (18)

- ii. DA 272/2022 116 Military Road Neutral Bay. Alterations and additions to commercial development and new signage.
Noted. No affected resident attended the meeting.
- iii. DA 293/2022 1,1A,1B Spruson Street Neutral Bay. Demolition of existing buildings and construction of a residential flat building and related landscaping.
Discussion
 - No affected resident attended the meeting, however this development was noted as an example of allowed changes in the R3 Medium Density Residential zone which are changing the character of the suburb. See Item 5 in the minutes noting the Precinct 's support for Council's proposal to prohibit residential flat buildings in the R3 Medium Density Residential Zone
 - The Precinct Committee will make a submission to Council in relation to developments in this R3 zone.
- iv. DA 292/2022 Unit 3 4 Ben Boyd Road Neutral Bay. Alterations and additions to an existing residential flat building.
Noted. No affected resident attended the meeting.

7. General Business – Nil

8. 'Have Your Say' Surveys.

- i. Miller Street Pop UP. Feedback closes 2 November
- ii. Draft NSDCP 2013 Amendment – car parking Rates for new high-density developments in area with high public transport access. Feedback closes 13 December

Residents encouraged to obtain further details and make submissions at:
<https://yoursay.northsydney.nsw.gov.au>

9. Upcoming meetings noted:

- i. Neutral Precinct – 8 November. www.neutralprecinct.com
- ii. Council – 18 October www.northsydney.nsw.gov.au

The meeting closed at 8:00pm.