

NEUTRAL PRECINCT MEETING: Tuesday 13 September 2022 at 19:05.
VENUE: Neutral Bay Club, 3 Westleigh Street Neutral Bay.

1. Apologies. EC, CP, TM, HW, NM

2. Any additional items to be added to the Agenda for tonight?

- 1 Hayes ST
- Woolworths Rangers Road

3. Business from minutes of meeting held 9 August 2022:

- August 2022 minutes: Following review, were moved by GC
- Council response to Precinct motions: Covered

4. Warringah Freeway Upgrade – Cammeray Park update

GC updated on the Cammeray Park attempted to be seized by Transport for NSW, destruction of trees, devastation of the golf course and impact on North Alfred Street & Merlin Street.

5. Development Applications

- DA 234/2022 89 Wycombe Road Neutral Bay. Alterations and additions to dwelling house, new triple garage and associated works.
- DA 230 /2022 112-114 Wycombe Road Neutral Bay. Partial demolition of existing structures and construction of a 4-storey residential flat building with basement parking.
- DA 228/2022 29 Barry Street, Neutral Bay. Alteration and additions including first floor and loft addition, and associated works.
- DA 229/2022 31 Barry Street Neutral Bay. Alteration and additions. First floor and loft addition, and associated works.

All noted.

6. General Business

Woolworths Rangers Road was discussed. There was a concern among members about the bulk and scale of the development. Overshadowing of residences in Yeo Street was a very large concern. The commitment to the community was questioned. Members who had been to the community meeting were surprised by the size of the 'plaza' saying it looked expansive in the videos but small when measurements were viewed in plan. Traffic concerns both during construction and after were huge concerns with many expressing the view that Yeo St was failing now at peak times. There was substantial concern about the downsizing of two stores into one smaller store and the home delivery trucks servicing the store. These trucks were regularly viewed queuing in Military Lane in numbers. It was resolved that a representative from Neutral Precinct would try to attend the Planning Committee meetings

1 Hayes St. Inconsistency with the aims of North Sydney LEP 2013

The proposal is inconsistent with North Sydney LEP 2013 aims 2(a), 2(b)(i), (ii), (iii), 2(c), (i), (ii), 2(d), (i), (ii), (iii), 2(e), (i), (ii), and 2(f). These aims in concert with the zone objectives, height development standard, amenity controls, character controls, and topographical controls are all unacceptably breached by the proposal.

Inconsistency with the B1 Neighbourhood Centre Zone Objectives

- The proposal is contrary to all three B1 Neighbourhood Centre Zone objectives. Any amendment must reinstate the shops at their existing or larger GFA in order for the proposal to be consistent with the zone objectives;

Unacceptable departure in Height Development Standard

- The proposal is excessively high and does not follow the natural topography of the land. Any amendments must comply with the height development standard at all points as the land level drops to the harbour;
- there is uncertainty on the finished height of the development because no RLs are included for the proposed solar panels. All structures including solar panels must be located under the height development standard at all points.

Unacceptable View Loss resulting from the departures in the Height and FSR development standards

- the applicant's view assessment is misleading and inaccurate;
- the proposal results in unacceptable view loss under the Tenacity Consulting vs Warringah Council [2004] NSWLEC 140) Planning Principle where departures in a development standard;
- Council is requested to undertake its own site inspection of affected properties prior to finalising any assessment report.

Apartment Design Guidelines

- The applicant's claim that the height requires increasing to comply with the Apartment Design Guidelines (ADG) is false. The ADG does not apply to this development due to the number of apartments proposed. Amendments to comply fully with the height and FSR development standard are required.

Unreasonable Loss of On Street Car Parking

- The proposed additional vehicular cross over for a car stacker to a single dwelling is unreasonable in the context of the existing vehicular cross over that already services car parking for this site;
- the proposed vehicular cross over will interfere unreasonably with the public bus access to the Neutral Bay Ferry Wharf;

Devastating Impact on the Neighbourhood Character of Hayes Street

- The proposal will frustrate the B1 Neighbourhood Centre Zone objectives and radically alter the long-established Neighbourhood business character that this site is specifically zoned for by dramatically reducing the size and number of neighbourhood shops and providing increased residential uses. There are R4 zones nearby that facilitate this type of development;
- The proposal will result in a dramatic reduction in neighbourhood business services in a much-needed area, removed from other neighbourhood centres, which are a significant distance away over difficult and steep terrain. This is particularly relevant to mobility impaired residents.

Unauthorised works already undertaken on the subject site

- The site has recent unauthorised works with a replacement roof and unauthorised chimney replacement with additional height;

- The new owners have also already undertaken unauthorised works including external and internal tiling, and refurbishment to one of the original heritage shop fronts.

This history of unauthorised works demonstrates that the applicant is not a credible or honest applicant willing to adhere to the planning controls.

Precinct Committee Request

The Precinct committee request that in light of the above, and considerable public interest, that:

1. any amended plans be renotified to the public;
2. compliance action be taken for the unauthorised works already undertaken;
3. site inspections be undertaken of all affected property prior to finalising the development assessments;
4. that the LPP be made aware of the Precinct Committee's significant concerns;
5. the precinct committee be made aware of the LPP determination date well in advance

Upcoming Meetings Noted:

- Council Meeting 10.10.22 19.00 at Council Chambers
- Precinct Meeting 11.10.22 19.00 at The Neutral Bay Club

Meeting closed at 21.10.