

**NEUTRAL PRECINCT MINUTES**  
**Tuesday 9 August 2023, commenced at 7:00 pm**

1. Frank Roberson from Ausgrid was ill so his presentation on power pole mounted EV chargers will be rescheduled to a future meeting
2. Apologies – EC, HW, BS
3. Additional item added to the Agenda: Loss of the Waverton Bowling Club as a community resource/venue for the NS LGA.
4. Business from minutes of meeting held 11 July 2023:
  - i. July 2023 minutes were confirmed by GC and seconded by CP

- ii. Council responses to Precinct motions

**Precinct Boundary changes**

*MOTION (11 July): Neutral Precinct gives in principle endorsement to the transfer of Military Road (South) from May Gibbs Place to Watson Street from Parks Precinct subject to consideration by the Parks Precinct Committee at their next available meeting.*

Parke's Precinct has agreed to the transfer. Council will now prepare and distribute notification to the directly affected properties, then to report the boundary change to the elected Council.

**DA 404/22: 165-173 Military Road and 152-156 Wycombe Road, Neutral Bay**

Council's Senior Assessment Officer has advised that Council is still in the s34 conciliation process. Council's solicitors will advise once an outcome has occurred.

**DA 137/23: 5-7 Lower Wycombe Road, Neutral Bay**

Council's Senior Assessment Officer has noted the Precinct's comments. The DA is still under assessment. Council's Senior Assessment Officer will provide a response in due course.

**DA164/18: 6 Thrupp Street, Neutral Bay**

Council's Assessment Planner notes the Precinct Committee's comments regarding DA164/18.

**DA 230/23: 110-112 Wycombe Road**

Council's Executive Assessment Planner has noted the Precinct's comments about DA 230/23: 110-112 Wycombe Road. It is still under assessment. Council's Executive Assessment Planner will provide a response in due course.

**PP 1/23: 1-7 Rangers Road (Woolworths) update**

*Motion (11 July): Neutral Precinct notes the North Sydney Planning Panel rejection of the latest Planning Proposal and their advice for a suggested building height which will allow for adequate solar access to Yeo Street.*

Council at its meeting of 22 May 2023 considered Item 10.05, the assessment report of PP 1.23 and resolved:

*1. THAT Council resolves to not support the Planning Proposal proceeding to Gateway Determination, for the following reasons:*

- *the Planning Proposal challenges Actions L1.5 and L3.2 of the North Sydney Local Strategic Planning Statement (LSPS), which requires Planning Proposals to be underpinned by an endorsed placed-based strategy;*
- *the Planning Proposal is inconsistent with Council's rescinded MRCPS and the objectives of Council's renewed Study for the Neutral Bay Town Centre, as it would facilitate an overly intense and visually dominant built form in its context and prevent the delivery of identified high-quality public open space by limiting the capacity of the adjacent site (183-185 Military Road) from contributing to the public domain;*
- *the height sought by the proposal is excessive given its stated objectives of achieving a part six-storey and part eight-storey building and would result in unacceptable overshadowing impacts to residential dwellings to the south;*
- *the bulk, scale and massing of the proposed built form is excessive in its context and does not provide an appropriate interface and transition to the low-scale residential areas immediately to the south of the site;*
- *the proposed publicly accessible plaza and pedestrian through-site link is of compromised amenity and reduced public benefit; and*
- *the quantum of proposed on-site parking is excessive and not justified in the context of the site's highly accessible location and cumulative impacts to the surrounding area*

*2. THAT Council notifies the applicant of Council's determination in accordance with section 9 of the Environmental Planning and Assessment Regulation 2021.*

*3. THAT if a Planning Proposal were to progress for the subject site via an alternate approval pathway, that an amended site- specific Development Control Plan be prepared addressing the matters of concern identified in the Council Officer's assessment report and NSLPP recommendations. This includes:*

- *reduction of podium height and overall building height;*
- *removal of two-storey retail structure;*
- *demonstration of adjacent site integration;*
- *reconsideration of plaza design;*
- *provision of through-site link open-to-sky;*
- *reduction of on-site parking provision;*
- *maintaining the proposed 1.8:1 non-residential FSR; and*
- *provision of key worker and affordable housing components.*

**PP 4/23: 183-185 Military Road, Neutral Bay (next to Woolworths)**

*Motion (11 July): Neutral Precinct objects to the 12 storeys in the planning proposal for 183-185 Military Road. Additionally, the proposal offers inadequate community benefit for the proposed height above the current LEP.*

*The proposal should be considered within the current LEP or wait for the report of the new Neutral Bay Town Centre Planning Study.*

Noted by Council's Senior Strategic Planner.

5. Neutral Bay Alive Community Consultation Group. What are the issues for Neutral Precinct residents?

Background:

GC & CP provided background to the establishment of this important new consultative group which will provide advice to Council on the new planning study for the Neutral Bay Town Centre.

Discussion points:

We would like to see a new plan with a vision that encourages, over time, a joined up town centre.

For pedestrians:

- The Big Bear site was not included in the 2018-2019 Military Road Corridor Planning Study and given the post office has moved to that site there will be greater pedestrian activity along the Military Road corridor between May Gibbs Place/Young Street and Watson Street. All the commercial area, particularly on the northern side would benefit from pedestrian friendly links behind Military Road.
- An overhead pedestrian crossing of Military Road is urgently needed for pedestrian safety and to avoid the frustration of lengthy road crossing times that have been put in place following the commencement of the Beaches Link (B1) bus route.

For motor vehicles:

- An urgent need for a traffic study to inform all development proposals
- A review of current conditions for obtaining resident parking permits with the aim of easing congested vehicle parking in the streets surrounding the town centre. A fairer system is required. The area has become a magnet for commuters travelling to the city by bus or ferry.

Maintaining heritage:

- We understand that Council has committed to a heritage review of the LGA. This review should commence in the Neutral Bay town centre. Two examples in the town centre are the cottages at 27-37 Bydown Street and the Priceline building in Military Road.

Community facilities and retaining the village ambience

- Redevelopment of the Grosvenor Street Council carpark is a once in a lifetime opportunity to provide an accessible and safe community plaza for the town centre.
- We have seen several concepts for a plaza to replace the current carpark. Some have more at grade parking than others. We would like to see as much pedestrian friendly plaza as possible with limited vehicle parking spaces. Preferably no through road that would encourage vehicles searching for

parking but with set time access for delivery vehicles to service the small traders in the area.

- An enlarged community centre which is accessible and suitable for multipurpose activities. Space to accommodate some types of entertainment such as music recitals or dance classes etc.
- A considered re-assessment of Site 4, omitted from the 2020 Plan. This area, including May Gibbs Place and the well-used garden area alongside the Barry Street carpark has potential for enhanced community recreational use. There is the possibility in the future for the current Fire Station, if closed, to be incorporated into the area as a community facility such as an art gallery or museum.
- A requirement for affordable housing to be incorporated into the LEP.
- A review of where noise creating machinery such as leaf blowers can be used. Maybe a zone could be created where only battery operated machinery can be used.

#### Building heights

- While we would like the current LEP to be retained we acknowledge that some compromise in building heights would give the Council an opportunity to require developers to provide greater community benefits. There is currently a mixed reaction amongst Neutral Precinct residents to allowing building heights of 8 stories.

It was acknowledged that retro-fitting some of these ideas will not be easy. The meeting congratulated the community appointees to the Group, wish them well and look forward to ongoing consultation as the Group's work progresses.

6. The meeting discussed the loss of the Waverton Bowling Club as a resource/venue for the NS LGA. Concerns were expressed that there may be other properties in the LGA that are also vulnerable to being lost for public use.

***MOTION: Like many in the NSC area, Neutral Precinct is saddened by the loss of Waverton Bowling Club as a community asset. Has Council, or will they, undertake a review of all Council properties and properties under their proprietorship or care to highlight any further properties which could be lost to public ownership or use? Are steps being taken to minimise this risk?***

**VOTE: Unanimous (6)**

#### 7. Development Applications

- i. DA 141/2021: 34 Phillips Street Neutral Bay. Section 4.55(2) modification of approved application including new rooftop access hatch, construction of a front fence and widening of vehicular crossover. Noted. No affected resident attended the meeting.

- ii. DA 293/2022: 1, 1A, 1B Spruson Street Neutral Bay. Amended application. Demolition of existing buildings and the construction of a residential flat Building and related landscaping

Background:

- Noted that the original DA was discussed at the November 2022 meeting and a submission was made to Council identifying residents' concerns
- Impacted residents again attended this meeting.

Discussion points:

- The amended application has not addressed the issues raised by the Precinct residents to the original DA
- The building construction comes too close to the boundary of the site on Spruson Street and is intrusive on the south westerly views of existing adjacent residences. The bulk of the building is not suited to the site and the existing built environment of surrounding area.
- Of particular concern are the 3 x 5 bedroom units and 3 x 4 bedroom units. With a max. 2 car parking spaces per unit it can be expected that additional vehicles will need to park on the street resulting in unacceptable street parking issues.
- The vehicular access to the site is only 50 metres from the corner with Aubin Street and Spruson Street

**MOTION: The Precinct objects to the proposed development due to the lack of setback, the bulk of the building, the vehicle access point and the impact on street parking from 4 and 5 bedroom apartments.**

**VOTE: For 5; Abstained - 1**

8. Council community consultations [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au)
  - i. **Draft Foreshore Parks & Reserves Plan of Management closes Friday, 18 August 2023.** Residents were encouraged to review the plan and submit any comments to Council.
  - ii. **Young Street and Grosvenor Street Intersection - Cycling and Walking Upgrades - closes 14 August.**

Discussion:

- The removal of the roundabout at the corner of Grosvenor Street and Young Street will create traffic flow disorder through that busy intersection. The roundabout currently support good traffic flow from the Council Grosvenor lane Carpark, the Woolworths carpark and the street parking along Grosvenor Street from Ben Boyd Road to Waters Road.
- There is no identifiable sensible reason for the cycle way to end south of this intersection. It should end with the bike racks located at the northern side of the intersection.

**MOTION: The Precinct objects to the removal of the Grosvenor/Young Streets roundabout and recommends the end of the cycle way and proposed bike racks be located to the north of the intersection.**

**VOTE: Unanimous (6)**

- iii. **Draft Youth Strategic Plan - closes 20 August.** . Residents were encouraged to review the plan and submit any comments to Council.
9. Upcoming meetings were noted.
- i. Neutral Precinct – 12 September [www.neutralprecinct.com](http://www.neutralprecinct.com)
  - ii. Council – 14 and 28 August [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 9:05 pm