

NEUTRAL PRECINCT MINUTES

Tuesday 9 February 2021, commenced at 7:00pm

1. Attendees were reminded of procedures for holding precinct meetings in the COVID - 19 Pandemic Period.
2. All attendees provided contact details for attendance sheet
3. Apologies: Caroline Downs
4. Additional items added to the Agenda
 - i. Development proposal to modify DA54/2018 14-20 Premier Street Neutral Bay
 - ii. Hayes Street Beach – Kayak Storage
 - iii. Proposed amendments to DA164/18 - 6 Thrupp Street, Neutral Bay
 - iv. Liquor Licence: Application by The Noble Sage Liquor Company, 10/29 Rawson Street Neutral Bay
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 GC; Seconded: EC
 - ii. New email address and website for Neutral Precinct. The meeting noted the Precinct Committee has created a new website www.neutralprecinct.com and email address info@neutralprecinct.com following suspected unauthorised access to the previous email address. The aim of the website is to provide a single place for all documents such as meeting agendas, minutes and correspondence providing easy access for residents.
 - iii. Ben Boyd Traffic calming – Council's Traffic and Transport Engineer has advised that the Precinct Committee's comments and motion regarding Ben Boyd Road Speed Hump proposal have been noted and will be considered as part of the community feedback review of this proposal. Council will review all submissions received and draft a report identifying the outcomes of the public notification process to a future meeting of the Traffic Committee.

Action:
The Precinct Committee will monitor the Traffic Committee agendas and advise residents when the matter is listed for discussion.
 - iv. Hayes Street harbourfront landscaping. Council's Manager Parks and Reserves has advised that they are considering the possibility of planting trees per the Precinct Committee's suggestions.
 - v. Lower Thrupp Street traffic issues. Council's Traffic & Transport Engineer has advised that Thrupp Street is 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 a number of criteria, including safety, traffic volume, speeds, pedestrian and cycling volumes, surrounding land uses, and alignment with the *Community Strategic Plan*. The Action Plans form the basis of a works program to be implemented by Council going forward. The Action Plans are updated and reviewed on an ongoing basis to ensure they are relevant and up to date. The suggestion of one-way arrangement in Thrupp Street will be considered in the LATM Action Plans and prioritised in accordance with the Strategy methodology. Projects are planned on an annual basis subject to the priorities within the Action Plans, availability of funding and community consultation. By maintaining the *North Sydney Integrated Traffic & Parking Strategy* process, especially with the constant review and updating of the Action Plans, Council is confident that, over time, most traffic related issues can be equitably addressed. For further information about the LATM Action Plans visit:

<https://yoursay.northsydney.nsw.gov.au/LATM>

- vi. Residential development in the LGA. Council's Manager Strategic Planning in response to the Precinct Committee's motion regarding housing targets, has advised that Council adopted the *North Sydney Local Housing Strategy* (LHS) in November 2019. The LHS is required to be approved by the NSW Department of Planning. This has not yet occurred, but we are hopeful that it will occur soon.

Discussion: It was agreed that the response does not answer the question put in the Precinct motion.

Action: The Committee (EC) will write to individual Councillors asking them to question Council as to whether the State Government imposed housing target has been reached in the LGA.

6. Correspondence sent and received. Nil

7. Military Road Corridor Planning Study Stage 1 – Post-Exhibition Report and Future Directions Report (FDR)

Discussion points:

- It was noted that consideration of the Report was deferred by Council from their November 2020 meeting to the meeting of 22 February 2021.
- Residents spoke in support of the proposal to remove Site 4 (Barry Street Car Park and adjacent buildings) from the FDR.
- The issue of increasing building heights was discussed once again with an acknowledgement by some that an increase to 6-8 storeys could be accepted in Sites 1, 2 and 3. Once again, there was very strong unanimous objection to 12 storeys proposed for sites 1 and 3. It was pointed out again that the number of commercial premises vacancies in the Neutral Bay town centre is growing and local business owners are having great difficulty in leasing commercial space which suggests there may not be financial viability to support a significant increase in commercial space. The issue of loss of solar access was also raised.

Motion:

Precinct members to write individually to Councillors indicating we are happy with removing Site 4 and want to keep the building heights to a maximum 8 storeys in sites 1, 2 and 3 in order to retain the character of the Neutral Bay town centre.

Vote: 9 for, nil against, 2 abstained.

Action: Residents were encouraged to contact their Councillors prior to the February 22 Council meeting to express these views on the FDR.

8. Public access to State Transit toilet facilities at Neutral Bay (Hayes Street) Wharf
Residents have undertaken research on the feasibility of providing public access with the following results:
- Public access to the toilet was available in the 1960s/70s.
 - By measuring the external wall area of the building there appears to be approx. 8 square metres of internal space. See drawing at end of minutes.
 - Accessible access could possibly be provided at the point of the window on the road side.
 - All other parks with water access in the area have toilet facilities

Motion:

Neutral Precinct requests the Council work with the State Transit Authority to renovate the transport staff toilet at Hayes Street Wharf to provide public accessible access.

Vote:

Unanimous

9. Beaches Link and Gore Hill Freeway Connection EIS

Discussion points:

- The traffic impact is expected to be 'horrendous' in Neutral Bay during the 5 - 10 years of construction not only from the Beaches link but particularly from the associated works to widen the Warringah Freeway. It was noted that the NSW Government has approved the Warringah Freeway widening Project with no recognition of the issues raised by residents in the consultation period. It is expected multiple intersections to be gridlocked and traffic to be pushed down through the main secondary (residential) roads in the suburb.
- An owner of an apartment building at 414-443 Alfred Street advised that owners have been approached by the Project Company with an offer to install double glazed windows.
- Residents in the streets bordering the Freeway south of Falcon St will lose up to 110 street parking spaces. Many of these residents do not have on-site parking and rely on street parking mainly at night and at the weekends. Road access is also likely to be severely restricted with works traffic controllers in the area 24/7. An approach has been made to the Works Company to, at the very least, provide some parking for tradies needing to access buildings in the area during the day.
- There will be two substantial works depots located in the area. One will use approx. 1/3rd of the green space of Cammeray Golf Club which is a significant loss.

Action: Residents were encouraged to respond to the Beaches Link EIS by 1 March at:

<https://www.planningportal.nsw.gov.au/major-projects/project/10456>

The Precinct can provide residents, for their information, copies of submissions already made by other impacted precincts.

10. Precinct E-News items this month:

i. Young Street Plaza and Road Closure Trial.

Discussion: There were mixed views expressed.

Positive comments: Residents have noted much activity with families and individuals using the area for various recreational activities, sitting having a coffee from the pop-up coffee bar, using laptop computers or reading. The area is well shaded by the plane trees. Pedestrian access crossing Young Street at the Military Road end is significantly improved.

Negative comments: Traffic, particularly delivery trucks, has increased substantially in the Shared Zone area of Grosvenor Lane between Ben Boyd Road and Young Street making it more perilous for pedestrians. It was suggested that one lane access off Military Road could be provided with the remainder given over to a plaza. Vehicle access to Grosvenor Street from Ben Boyd Road has been difficult and sometimes impossible during the current building works on the corner of Grosvenor St and Ben Boyd Rd.

Action: Residents were encouraged to provide feedback on the Trial to the Council by 1 April.

ii. Precinct System Review

It was noted that the Precinct boundaries are currently under review by the Council. One proposal is for Neutral to join with Hayes (inactive) and the northern part of Anderson (inactive). It was acknowledged that Neutral has, for many years, welcomed residents from adjacent inactive precincts such as Hayes and Kurraba to attend our meetings.

11. Combined Precincts' Committee

Noted that the next meeting is 27 February with key agenda items being Military Road Corridor Future Directions, Beaches Link and Gore Hill freeway EIS, and the Precinct System Review.

12. Development Applications (DAs)

i. DA14/21 27 Holdsworth Street Neutral Bay.

Alterations and additions to semi-detached dwelling including two level additions, rear deck, garage and associated works. Submissions were due 5 February.

Status: Submissions were due by 5 February. Noted. No one from the property attended the meeting.

ii. DA337/20 35 Kurraba Road Neutral Bay and 20-24 Bray Street North Sydney

Demolition of existing residential flat building and open deck carpark, construction of a new residential flat building, 4 townhouses, parking levels, associated landscaping and works at 24 Bray Street and alterations and additions to 35 Kurraba Road.

Status: Lodged 21/12/20.

Discussion: The Precinct has received objections by email from local residents but no one attended the meeting. The meeting noted that the proposed development appears to exceed building height controls by a significant amount. It also appears that an industrial level of sandstone would need to be excavated on the site adjacent to cottages which due to their age

would probably have shallow foundations. Given the recent building collapse in Alexander Street Crows Nest from adjacent excavations this should be an issue for the Council to consider when determining the DA.

iii. DA24/21 12 Premier Street Neutral Bay.

New elevated carport and driveway.

Status: DA lodged

Discussion: The building owner attended the meeting, explained the proposal and indicated he has the support of neighbours. The Meeting had no objections or comment on the proposal.

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

i. Development Proposal to modify DA54/2018 14-20 Premier Street Neutral Bay

Modify the DA for various changes to an approved residential flat building including amalgamation of apartments, associated internal and external changes. A neighbour was present at the meeting and supports the proposed changes. The meeting had no objections or comment to make.

ii. Hayes Street Beach – Kayak Storage

The Precinct Committee had received an email from a resident of Hayes Precinct seeking to have the kayaks removed from the Beach to improve access for swimmers. The resident did not attend the meeting.

Discussion:

It was noted that Neutral Precinct had hosted many robust discussions over 2-3 years on this issue and had eventually advocated for the Council to build the kayak storage facility and support the Kayak Share Club to reduce the number of kayaks left lying along the beach. Two members of the Kayak Club were in attendance at the meeting and advised the Club was now 2 years old with 90 members and 9 kayaks. The Kayak members maintain the facility and also the beach area. The facility was well used during last winter with members feedback saying it has helped them through the COVID 19 period. Further information from www.kayakshareclub.org

The meeting unanimously agreed the beach facility should be available for varied activities and supported the retention of the kayak storage facility.

iii. Proposed amendments to DA164/18 - 6 Thrupp Street, Neutral Bay

Modifications from approved 2 x 2 bedrooms + study apartments to 4 x 3 bedrooms apartments

Discussion: A neighbour was at the meeting and argued the condition of consent G15 should remain to protect the neighbours. Local residents have already lodged submissions objecting to the amendments for the following reasons:

- The amendments will mean more occupants, probably 4 families instead of singles/couples meaning increased noise and more people on overlooking balconies.
- There are errors in the amended paperwork. Old designs have been retained, the required fixed screens only appear in only some of the drawings and the 15-meter masonry wall is missing from the amended drawings

Action: The time for submissions has just passed but the meeting unanimously agreed the Precinct will lodge a submission with the objections raised.

iv. Liquor Licence: Application by The Noble Sage Liquor Company, 10/29 Rawson Street Neutral Bay

It was noted that it is a packaged liquor business with no tastings on site. The meeting had no comment.

14. Upcoming meetings/events

The meeting noted the following meetings and events:

- i. Neutral Precinct meeting – 9 March
- ii. Combined Precincts Committee meeting – 23 February
- iii. Council meeting – 22 February
- iv. Traffic Committee meeting – 5 February
- v. Sunset Cinema returns to North Sydney Oval on 28 February
- vi. Twilight Food Fair in Ted Mack Civic Park – Fridays until 5 March
- vii. Young Street Entertainment Program – January to March 2021

Meeting closed at 9:00pm

