

NEUTRAL PRECINCT MINUTES

Tuesday 12 April 2022, commenced at 7:10 pm

1. Apologies: HW
2. No additional items added to the Agenda
3. Business from minutes of meeting held on 8 February 2021:
 - i. Following review, the minutes were moved by GC and seconded by CP as correct.
 - ii. Council response to motion at 8 February meeting regarding Harriet Street steps cycle ramp. Council's Assets Engineering officer advised that the ramp was removed during the reconstruction of the stairs following consideration of a number of different user groups in this location, the level of use of the ramp, and current cycling infrastructure standards (which the ramp does not meet). Council had also received feedback that these ramps presented a potential hazard for other user of the stairs in terms of trips and slips, including less mobile people walking, and that they provided limited access as some people feel unable to push their bikes up the ramps, in particular those with heavier e-bikes.

Council is currently part way through delivering network improvements as set out in its [Integrated Cycling Strategy \(2014\)](#). The key aim set out in the Strategy is to make it possible for people of all ages and abilities to cycle for day-to-day transport needs, with a focus on providing separated paths through busy areas. Kurraba Road is identified for improved facilities and plans for these are currently in development.

4. Outcomes from February and March Council meetings

The following decisions from recent Council meetings were discussed:

- i. Parking Meters.
 - Noted Council's decision not to extend, to the rest of the LGA, the 15 minutes free parking in Parraween Street.
 - NS LGA already pays a higher parking meter rate that comparable LGAs in Sydney E.g. Eastern suburbs
 - If Council is not prepared to allow 15 minutes free parking then it was suggested Council reduce the minimum time on meters to 15 minutes to allow for short visits to local businesses at a smaller cost versus having to pay for a minimum of an hour as is the case in Willoughby Road for example.
 - The Precinct recalls the election promise made by the then Mayor 2 elections ago, in relation to parking, and suggests this would be good for residents and excellent for local businesses.
- ii. Environment initiatives
 - Residents made positive comments about the operation of the Artarmon Recycling Centre and Council's new initiative for textile recycling facility at the Coal Loader.

- It was noted that the pilot program for food waste collection is finally going ahead. A suggestion was made to connect this program with composting for the many local community gardens established in the LGA.

iii. Cycleways

- The successful linear design for the Bridge cycle ramp was noted.
- EC advised that, after a significant number of letters from local businesses and residents to the Minister for Transport, TfNSW has finally engaged with local concerns and come up with a range of options to minimise the impact of the ramp on the Kirribilli Neighbourhood Centre markets.
- It was noted that the upgrade/additions to the Young Street Cycleway have received significant support from residents and the remaining issues, related to parking, will be reviewed by Council.

iv. Tunnel projects and Warringah Freeway upgrade

- Noted the Freeway upgrade is continuing with more trees lost in and around Cammeray.
- Noted that Council is ramping up its advocacy to the State Government against the negative impacts of the tunnel projects on the LGA.
- Noted that Council is seeking legal advice regarding the transfer of the leasehold of the Cammeray Golf Club from Council to the State Government.

5. Development Applications (DAs)

- DA 479/2022 3 Gundimaine Avenue, Kurraba Point. Part removal and replacement of side fence. Noted. No affected resident attended the meeting.
- DA 8/2022 96-98 Ben Boyd Road Neutral Bay. Demolition of existing structures, excavation, construction of a residential flat building containing twenty-three (23) apartments and basement parking below, associated landscaping and civil works.

A resident impacted by the proposed development raised the following concerns which were discussed:

- Use of car lifts for both entry (from Ben Boyd Road) and exit (to Highview Lane). There is an allowance for space for only one car waiting bay within the development. The DA proposes 23 apartments with 39 car spaces including 6 for visitors. It was suggested that by swapping the entry and exit points, with entry to be on Highview Lane, that this would eliminate any blocking of Ben Boyd Road by cars queuing to enter the car lift.

The increasing use in new apartment complexes of car lifts versus ramps to basement carparking was discussed noting that lifts are being preferred by developers as they take up much less space. The well-publicised and

yet to be resolved engineering problem of a broken car lift/ stacker in Melbourne was highlighted indicating the need for strict regulations to be applied where car lifts are proposed.

- The height of the building. The DA proposes a variation from 12M to 13.035M where it relates to one of the lift overruns and part of the southern edge of the roof level. An extra 1.35 metres is significant and will impact on the amenity of adjacent properties.
- This construction will inevitably be lengthy, noisy and dusty. NSC must apply conditions regarding hours worked, trucks sitting with engines running etc. Street parking is currently tight and parking spaces for tradesmen will be difficult.
- The meeting unanimously passed the following motion:

MOTION:

The Precinct requests Council require an amended DA to:

- 1. Provide for resident and visitor parking entry from Highview Lane and exit to Ben Boyd Road; and**
- 2. Require a building height across the development of no more than 12 metres.**

Further, the Precinct requests the Council to provide information and advice on regulations that may apply to the use of car lifts in new developments.

The impacted residents and the Precinct will make submissions to Council on this DA by 22 April.

- iii. DA 87/2022. 13 Shellcove Road Kurraba Point. Repairs to existing boatshed support piers. Noted. No affected resident attended the meeting.

6. General Business

- The **Precinct AGM** will be held on 10 May.
- TM agreed to be the Returning Officer for the election of Committee positions.
- It was agreed to invite all Councillors to attend a Neutral Precinct meeting in 2022 commencing with the new Councillors. GC to invite Councillor Georgia Lamb to the May meeting.
- A flyer will be drafted for the May meeting and provided to Council for printing and distribution. The Committee noted the deadline to submit to Council is 5 working days prior to the meeting.
- The Committee also noted the recent memos from Council regarding admin. procedures and operations for Precincts.

7. Upcoming meetings noted:

- i. Neutral Precinct and AGM – 10 May. www.neutralprecinct.com
- ii. Council – 26 April . www.northsydney.nsw.gov.au
- iii. Combined Precincts – 21 April

The meeting closed at 8:20pm