

## NEUTRAL PRECINCT MINUTES

Tuesday 13 December 2022, commenced at 7:00 pm

### 1. Apologies – CD, EC, MS

### 2. Additional items added to the Agenda

- i. Draft NSDCP 2013 Amendment – Car Parking Rates for new high-density developments in areas with high public transport access.
- ii. Sydney Harbour Bridge Cycle way – update
- iii. Futureproofing Apartments Sustainability Assessment Program

### 3. Business from minutes of meeting held on 8 November 2022:

- i. Following review, the minutes were moved as correct by HW and seconded by CP
- ii. Council responses to Precinct motions

Anderson Park maintenance issues: Council's Manager Parks & Reserves has advised that staff are aware of the issue on the banks of Anderson Park. Contractors will be engaged to look after the area and Council staff will attend to controlling the weeds.

DA 293/2022, 1A, 1B & 1 Spruson Street Neutral Bay: Council's Executive Assessment Planner has noted the Precincts' comments.

The Precinct Committee made a submission to Council identifying the significant impact on the existing residential dwellings, specifically: • Loss of iconic views • Impact on traffic and parking in the street which is already under significant pressure from commuter parking • The proposed car lift has no waiting space which will further impact traffic movement in the street. • The proposal to remove the Spruson Street Reserve. The Precinct Committee did note that the site is in a R4 zone which allows for high residential density.

### 4. Updates

- i. Planning Proposal 6/22: 2-7 Rangers Road & 50 Yeo Street (Woolworths)  
GC advised that the Planning Proposal was considered by the Northern Sydney Planning Panel on 7 December and their decision whether to proceed to Gateway Determination would be known in 1-2 weeks. If the decision gives the go-ahead to the proposal, it will be reviewed further by the Department of Planning. If the Department agrees, it will issue a 'Gateway Determination' which means the Department believes the Proposal has 'strategic merit' and should go on public exhibition.

**NOTE:** As these minutes were being completed the Precinct Committee received the following email from the Mayor of North Sydney. Precinct members were informed of the decision by email on 15 December.

*“Dear All,  
Good afternoon. Great news – the Sydney North Planning Panel rejected the Woolworths’ Planning Proposal application for Gateway Review. The Planning Proposal will not proceed to Gateway. That is the end of the process for this particular application.*

*There may be a further application – but in the meantime we must celebrate the wins and this community’s achievement in resisting the 40m height proposed.*

*Thank you all for your hard work and participation.” Zoe Baker, Mayor of North Sydney. 14 December 2022”*

## **ii. Warringah Freeway Upgrade: Update**

CG provided information on discussions with residents in Merlin Street most affected by the proposed installation of an elevated laneway (10 metres) for buses and tabled a set of drawings depicting the proposal and options for greening of the laneway wall (See Attachment 1).

Discussion points:

- The elevated bus lane will be only a few meters from multiple bedroom windows
- The elevated bus lane will also have an impact on residents in Alfred Street North further down the Freeway .
- The visual impact of the elevated bus lane could be somewhat mitigated by installing planter wall panels similar to those being installed on the West Connect ventilation towers at Rozelle.
- An offer from TfNSW to provide double glazing only applies to living room windows not to bedroom windows which makes absolutely no sense.
- Access for residents in Merlin Street and Alfred Street North is already significantly impacted by the closure of the Merlin Street pedestrian/cycle underpass which means navigating multiple surface pedestrian crossings of the 8+ lanes of Military Road.

**Motion: The Precinct Committee write to the Department of Transport and request that planter wall panels be installed from the Falcon Street intersection along the wall of the busway leading to the Warringah Freeway going south.**

**Vote: Unanimous (8)**

## **iii. Young Street Plaza**

GC provided background to the Plaza trial including: Community feedback of 60% like, 25% don’t like and 10.6% don’t care. In general residents on the north side of Military Road are not in favour of the Plaza as they have lost a key vehicular access from Military Road to their homes. Generally residents on the south side are in favour as it provides an open space area for families/friends to gather which is seriously lacking in the Neutral Bay town centre. It also contributes to pedestrian safety around the Young Street/ Military Road intersection.

Discussion points:

- Council has \$1.9m from the State Government towards the cost of installing a permanent Plaza. It is likely the money for the project would need to be returned if it does not go ahead and there would be an estimated cost of \$100,000 to Council to remove the trial structures and make good the area for the road to be opened which requires approval from the Department of Transport.
- It is understood the Mayor has requested Council staff to prepare options to retain a smaller open space area and to include a vehicle lane either in or out of Young Street at the Military Road intersection.
- It is also understood Council staff have been asked to provide a proposal (s) for a pedestrian overpass of Military Road in the Neutral Bay town centre.
- Pedestrian safety is an ongoing issue in the adjacent shared zone of Grosvenor Lane between Ben Boyd Road and Young Street. Many vehicles travel faster than the signed 10 KPH and the bollards at the intersection with Young Street impede pedestrian safety.

**MOTION: The Precinct supports the Council's efforts to find a compromise to retain a Plaza in Young Street but to also allow vehicular access through the area. The Precinct asks that the proposals being developed include childproof fencing and address the pedestrian safety issues in Grosvenor Lane.**

**Vote: Unanimous (8)**

#### **5. Hayes Street Beach areas of use**

- Resident CP informed the meeting that the owner of 5-7 Lower Wycombe Road (understood to be a developer) erected a sign, on 17 November, indicting the raised rocky area at the eastern end of Hayes Street beach is private property. A photo is attached to the minutes.
- The area in question is accessed by beach users. More than half the area, (including the sign) is fully underwater at high tide raising a question as to ownership of land below the highwater mark. See Attachment 2.

**MOTION: Can the Council clarify the use of the area in question? Is the land part of the public beach or private property?**

**VOTE: Unanimous (8)**

#### **6. Development Applications**

- i. DA141/2021 34 Phillips Street Neutral Bay. Modification of the existing consent to allow internal alterations to bedrooms and a bathroom, and glazing to these rooms, and installation of a louvred panel for ventilation for the basement. **Noted. No affected resident attended the meeting.**
- ii. DA342/2022 26 Neutral Street North Sydney. Alterations and additions to a dwelling including a first-floor addition and associated works. **Noted. No affected resident attended the meeting.**

- iii. DA340/2022 72 Kurraba Road Neutral Bay. Alterations and additions to a boarding house and associated works. **Noted. No affected resident attended the meeting.**
- i. DA 334/2022: 53 and 55 Yeo Street. Demolition of existing structures and construction of a 4 storeys residential flat building with 2 levels of basement parking. **Noted the Precinct has received communications from affected residents but the DA is not yet on exhibition.**
- iv. DA 21/2022 10 Shellcove Road Kurraba Point. Amended plans. Alterations and additions to a dwelling and associated works. **Noted. No affected resident attended the meeting.**
- ii. DA352/2022 1/39 Lower Bent Street Neutral Bay. New pergola on terrace **Noted. No affected resident attended the meeting.**
- v. DA354/2022 24 Darley Street Neutral Bay. Alterations and additions to dwelling. **Noted. No affected resident attended the meeting.**
- vi. DA364/2022 34 Holdsworth Street Neutral Bay. Proposed new garage and basement to existing residence. **Noted. No affected resident attended the meeting.**

## 7. Draft NSDCP 2013 Amendment – Car Parking Rates for new high-density developments in areas with high public transport access.

GC summarised a Council proposal which seeks to reduce the rate of off-street parking for new high-density residential developments in areas that have been identified as having high public transport accessibility (parts of Crows Nest, St Leonards, North Sydney, Wollstonecraft, Lavender bay and Milsons Point).

Discussion points:

- There were mixed views on the proposal.
- Some claimed a principle of entitlement to have a car if you choose. Thus “allowing residents to determine how they use their leisure time and run their life”. E.g. transport golf clubs.
- Having a garage is important not only to house a car but for storage.
- Others thought the proposal had merit from the point of view of trying to lessen traffic on already congested local roads.

## 8. Sydney Harbour Bridge Cycle way – update

- Noted the significant impact the proposed new cycle ramp will have on the markets operated by the Kirribilli Neighbourhood Centre from which the centre obtains an income stream to support their services.
- Noted that Council is calling for community feedback to be sent to the Department of Transport.
- Noted that the cycle ramp will provide improved access for many cyclists who are currently unable to negotiate the steps.



## 9. Futureproofing Apartments Program

- TP proposed a vote of thanks to the Council for conducting the Futureproofing Apartments Sustainability Program. The free assessment is offered to apartment buildings in the LGA to identify savings to be made with energy and water consumption.
- TP advised that following an assessment of his apartment complex and research he predicts \$1million in benefits to the property (\$72,000 savings per unit + increased value) savings over 25 years. Savings to be achieved from installation of solar panels, heat pumps for hot water and electric car charging stations.
- TP has a Blog covering the details of his research. Meeting attendees requested a link to the Blog be included in the minutes. <https://medium.com/@timprosser/sustainability-for-strata-roadmap-to-1-million-in-savings-and-added-value-a07b44f774d2>
- CP also advised that after having the assessment completed in her apartment building a heat pump hot water system has been installed to replace a gas fed hot water system. There are expected savings to each unit of around \$300-500 per annum in gas bills.
- Here is a link to the Council website for more information: [https://www.northsydney.nsw.gov.au/Environment\\_Waste/Get\\_Involved/Futureproofing\\_Apartments](https://www.northsydney.nsw.gov.au/Environment_Waste/Get_Involved/Futureproofing_Apartments)

**MOTION: The Precinct congratulates the Council for conducting the Futureproofing Apartments Program.**

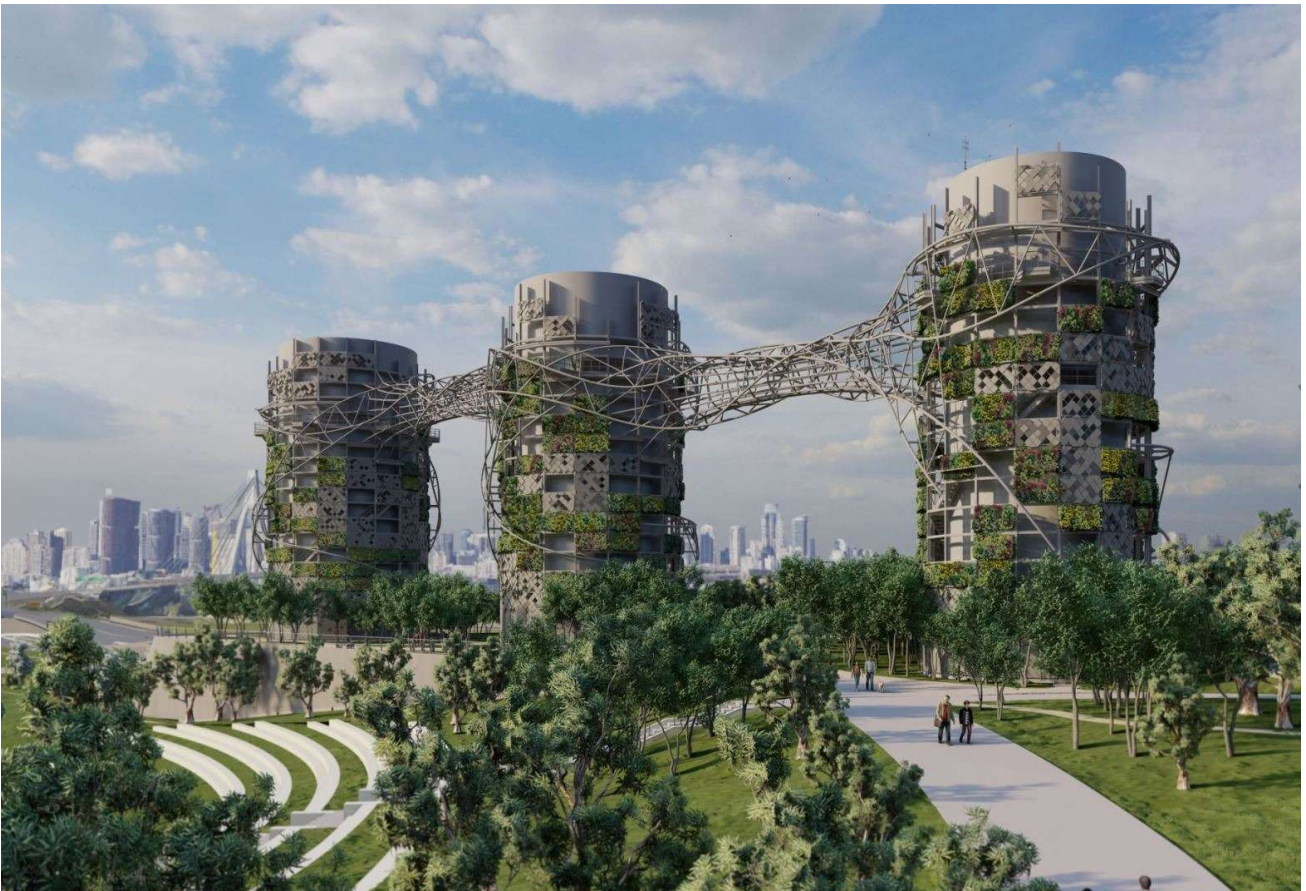
**VOTE: Unanimous (8)**

## 10. Upcoming meetings

- i. Neutral Precinct – 14 February 2023 [www.neutralprecinct.com](http://www.neutralprecinct.com)
- ii. Council – 2023 dates to be advised [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting ended 8:40

**Attachment 1: Warringah Freeway Upgrade – Falcon Street Bus Ramp. Suggestion for planter wall panels**





**Attachment 2: Hayes Street Beach – Private sign**

