

NEUTRAL PRECINCT MINUTES (Amended)
Tuesday 13 June 2023, commenced at 7:00 pm

1. Apologies: EC

2. Additional items added to the Agenda

- i. 110 -112 Wycombe Road - debrief from Land & Environment Court conciliation meeting (see 6. iv)

3. Business from minutes of meeting held on 9 May 2023:

- i. Following review, the minutes were moved as correct by GC and seconded by CP.
- ii. Coles update to May presentation
Noted that further information, not mentioned at the Presentation on 9 May, was provided by Titanium Property (Coles' developer) on 30 May. The updated information has been posted on the Precinct website www.neutralprecinct.com
- iii. Council responses to Precinct motions. No response received to May, motions. Secretary to follow-up for July meeting.

4. Proposed Precinct area boundaries changes

MOTION: Neutral Precinct accepts the transfer of:

- i. 124-148 Wycombe Rd (west side) from Harrison Precinct; and
- ii. 94-122 Wycombe Rd (west side) from Bennett Precinct.

VOTE: Unanimous (11)

MOTION: 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.

VOTE: Unanimous (11)

5. Freeway projects

- I. Beaches Link and Gore Hill Freeway Connection Project update
GC advised that Transport for NSW has informed the Precinct that the Beaches Link and Gore Hill Freeway Connection motorway project is on hold and property acquisitions for the project will cease. The full correspondence is at Attachment 1 to the minutes.

II. Warringah Freeway Widening Project issues for residents

GC spoke to and the meeting discussed the WFU changes from 10:00pm Friday 16 June:

- Losing the bus lane between Merlin St and the Warringah Freeway

With the closure of the bus lane between Merlin Street and the Freeway there will be only 2 lanes for cars turning onto the Freeway south from Military Road. Military Road will stop moving. It is already wall to wall traffic at peak and other times.

There are significant inconsistencies in the diagrams and measurements of the construction of the new bus ramp. Some indicate a height well above the sound wall along the rear of Merlin Street properties and others indicate it at level or below the sound wall.

The Precinct Committee will seek clarification with the project Director who is scheduled to address the June Combine Precincts Meeting.

- The removal of the pedestrian access to St Leonards Park

Pedestrian access has been blocked along the southern side of Falcon Street from Merlin Street to St Leonards Park. An alternative route has been suggested which is 700 metres rather than the 220 metre direct route. Another option is to take the Ridge St overpass.

This work is extremely poorly timed when the alternative crossing, Ridge Street overpass accessway steps and ramp have been demolished leaving just a temporary ramp supported by scaffolding. This ramp is 1450mm wide and only 1250mm wide between the handrails. It is not fit for purpose. Two prams cannot pass on the ramps, neither can two bikes, or two of anything bar two pedestrians. Despite the don't ride signs, may do especially the delivery riders on electric bikes which take most of the room. The use of this ramp by delivery riders appears to have increased this weekend, one would assume due to the Falcon Street south pedestrian closure. Weeks ago a delivery rider was observed rounding a corner into a mother and child, luckily no one was injured.

The meeting noted that it seems remarkable that such an unsatisfactory temporary structure was built if it was known that one of the other crossings would be out of commission for 18 months.

- The left hand turn in North Alfred Street from the freeway.

Since this closure, many drivers take the TfNSW suggested route through North Sydney, which adds 1km to the trip (a 3 km trip from Cammeray is now 4km!).

While frustrating to add time to the journey together with congestion and smog to North Sydney, the really frustrating thing is lack of signage when Alfred Street North is closed. When the left hand turn was open, detour signs were placed on the freeway exit ramp, letting motorists know North Alfred was shut that day. Since the closure they do not. So

motorists take the exit ramp, head up to the High St roundabout, do the 1km loop and then head in to North Alfred Street. Once in North Alfred Street the signs are there it is shut, so then have to U turn at boom gates and drive up to High St roundabout again and take the detour.

The meeting noted that it is hard to believe in a project of this size no one is planning traffic control.

- The Merlin Street car park constructed from the Merlin Street pocket park to provide WFU workers with a car park.

Residents have noted that many WFU workers don't actually use the Merlin St car park but park around it reducing already minimal car parking spaces for residents. It is common to see two cars or a truck in the provided car park while WFU workers, in their distinctive uniforms, park in the surrounding streets.

With a loss of 17 car spots coming up it would be decent of these workers to show good manners and not hog the limited spots available.

There is absolutely nowhere for trades and emergency service vehicles to park. Resident of Wyagdon St PC has been trying to negotiate with CPB Downer the Project manager. Residents have proved alternatives but CP Downer has not responded to these suggestions.

- Use current green space between Wyagdon and Rose Avenue for temporary parking
- Use space outside 7 Wyagdon Ave which could provide up to 17 car spaces.

Advice has been given that a loading zone will be created on the western side of the Freeway which is ridiculous and unworkable for trades to carry tools and materials across the Ridge Street pedestrian walkway and up the hill of Alfred Street North.

Informal advice has been circulating that CPB Downer will return the Merlin Street reserve to resident parking but that the Council would not support this proposal. Clarification is needed on this proposal.

Residents were advised the bus ramp construction would begin in July and many buildings timed necessary maintenance trades to complete work by then. Short notice that the bus ramp construction would now commence on 16 June has thrown these arrangements into turmoil as trades are refusing to attend the sites because there is no parking.

The residents of North Alfred, Rose, Wyagdon and Merlin streets have suffered a huge imposition already with jackhammering and rock cutting all night through sometimes to 05.00, there was a recent SMH article stating the noise pollution is greater than that under a flight path.

Residents are fed up with the 'drip feeding' of information and want a sensible conversation with an understanding of the full scope of works and timing.

MOTION 1:

The Precinct write to Transport for NSW to request that:

- i. The Merlin St lights are staged so that traffic from Military Rd is exiting the intersection and Merlin St traffic can enter the intersection and exit their street;**
- ii. Due to the narrowness of the temporary Ridge Street ramp, that for the duration of the works a second accessway is added and make one up and one down for safety reasons. Or install traffic controllers top and bottom of the ramps to stop the delivery riders riding on the ramp and hitting innocent pedestrians;**
- iii. For the next 18 months notification be placed on the exit ramp that North Alfred St is shut to save congestion in North Sydney and frustration for drivers.**

VOTE: Unanimous (11)

MOTION 2:

The Precinct supports the proposal by CPB Downer to return the Merlin Street reserve, from worker parking to resident parking.

VOTE: Unanimous (11)

MOTION 3:

The Precinct requests the Council answer the following questions:

- i. Where do we go from here to maintain the liveability, health and welfare of the residents now the area has been substantially degraded?**
- ii. How do the residents in North Alfred and Wyagdon and Merlin Streets and Rose Avenue provide access for trades and essential services?**

VOTE: Unanimous (11)

6. Development Applications

- i. DA 404/2022:165-173 Military Road and 152 –156 Wycombe Road Neutral Bay 2089. Construction of a 6-storey mixed-use residential and commercial development with a total of 21 units comprising 15 x 2 bed and 6 x 3 bed units plus three levels of basement parking for 25 vehicles. Deemed refusal by Council. Appeal lodged.**

The meeting noted correspondence from Maddocks Lawyers, on behalf of Council, that proceedings have been listed for a s 34 conciliation conference before a Commissioner of the Land and Environment Court on 27 July 2023 on site at 9:30 am. Residents were encouraged to contact Maddocks - Tracey Klein on 02 9291 6073 or publicsubmissions@maddocks.com.au if they wish to address the Court. Residents can attend the site meeting at 9:30am on 27 July.

- ii. DA 137/2023: 5-7 Lower Wycombe Road Neutral Bay. Demolition of existing residential flat building and construction of new residential flat building containing six (6) apartments and construct a swimming pool adjacent to the foreshore.

LM who owns a property adjacent to the site indicated that the owner of the site had allowed public access to the water end of the site off Hayes Street beach. The site is now fenced off with a 'No Access' sign.

Local residents and users of the beach are now proposing an easement be created across the waterfront end of the site which would, in time, link up with other easements originally intended to provide a public walkway from Hayes Street Wharf to Spain's Road Wharf (currently accessible only from the water) further to Kurraba Point Reserve.

TG recalled that some years ago former Mayor Ted Mack and Councillor Robyn Reid did look at a proposal to create a public foreshore walkway and an easement was created in front of Wallaringa Mansions at the time of development on that site.

The meeting agreed that this is an opportunity, not to be missed, for Council to resurrect these plans with a longer term view to creating open space that is lacking in Neutral Bay.

MOTION:

The Precinct requests the Council:

- 1. Negotiate the creation of an easement across the waterfront of 5-7 Lower Wycombe Road to contribute to a future public walkway from Hayes Street Wharf to Kurraba Point reserve.**
- 2. Confirm with the Precinct the existence and the ownership of other easements around the Neutral Bay waterfront and also confirm that Council is the owner of the jetty, known locally as Spain's Road Wharf.**

VOTE: Unanimous (11)

- iii. DA164/2018: 6 Thrupp Street Neutral Bay. Section 4.55 (2) Modification to approved Development Application including changes to lower the roof height, change the materials and thickness of walls. Noted. No affected resident attended the meeting.
- iv. DA 230/2022: 110-112 Wycombe Road - debrief from Land & Environment Court Conciliation Meeting

RS provided background: A DA was lodged last August for demolition of the existing residential flat building and construction of a new residential flat building with 9 apartments. 60 submissions objecting to the proposed access for demolition and construction to be from Barry Lane. The Design Excellence Panel did not comment on the access issue but the DA was deemed refusal on 24 December.

RC attended a conciliation conference last week. 5 objectors to the access from Barry Lane attended the conference as did Council's legal representative.

RS was advised to contact Council's legal representative to obtain the outcome of the conciliation conference.

- 7. Council community consultations www.yoursay.northsydney.nsw.gov.au
The following consultations were noted and attendees were encouraged to provide feedback by the closing date.
 - i. 2023 Liveability Census closes 30 June
 - ii. Draft Bush Fire Risk Management Plan - Closes 30 June
 - iii. Draft Memorial Plaques in Open Space Policy - Closes 16 July
 - iv. Redundant No Stopping and No Parking Zones - Closes
- 8. Upcoming meetings were noted
 - i. Neutral Precinct – 11 July www.neutralprecinct.com
 - ii. Council – 26 June, 10 July www.northsydney.nsw.gov.au

The meeting ended at 8:50pm

Attachment 1

Transport for NSW

Beaches Link and Gore Hill Freeway Connection Project Update



Good afternoon,

In line with NSW Government commitments, Transport for NSW has placed the Beaches Link and Gore Hill Freeway Connection motorway project on hold and property acquisitions for the project will cease.

The Government remains dedicated to fulfilling its commitments, including continuing to construct the Western Harbour Tunnel and Warringah Freeway Upgrade.

NEXT STEPS – PLANNING APPROVAL PROCESS STATUS

While a detailed Environmental Impact Statement has been completed for the Beaches Link project, the NSW Government has not granted planning approval for the project.

This decision means the planning approval process will not proceed at this time.

We would like to thank everyone who has taken the time to meet with us and make a submission during the project's planning process to share views on this project. Your feedback has been valuable in helping us understand what is important to you.

CONTACT US

If you would like more information on the status of the project please contact our project team on [1800 139 389](tel:1800139389) or via whtbl@transport.nsw.gov.au

Kind regards,
Beaches Link Project Team
Transport for NSW