

Summary of Actions Arising (SOA) Neutral Precinct 2023

This document is North Sydney Council's response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response.

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter is ongoing and further response/update is to be provided at a later date.
- **Closed for Council** - Council either completed related works/tasks or has taken all reasonable steps within its power to resolve the issue (for example when a matter is beyond its jurisdiction). If the Precinct Committee feels Council can take further steps, they can request Council reopen action.

Questions or concerns re content of this document should be directed to precincts@northsydney.nsw.gov.au

Month	Item	Actions	Council's Reply	Status
August	5	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 	<p>Council's Acting Team Leader Design has advised that a copy of this submission was emailed to the chair/co-chair of the NBACCG on 22 August 2023 by Council's Acting Manager Strategic Planning.</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		<p>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:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p> <p>Community facilities and retaining the village ambience:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p>		

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> ▪ 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. <p>Building heights:</p> <ul style="list-style-type: none"> ▪ 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. 		

Month	Item	Actions	Council's Reply	Status
	6	<p>Waverton Bowling Club loss - 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)</p>	<p>Allocated to Council's Director Open Space and Infrastructure & Council's Landscape Planner/Architect.</p>	<p>Awaiting Response</p>
	8ii	<p>Young Street and Grosvenor Street Intersection - Cycling and Walking Upgrades - closes 14 August. Discussion:</p> <ul style="list-style-type: none"> ▪ 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. <p><i>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.</i></p>	<p>Council's Sustainable Transport Project Coordinator notes the Precinct Committee's comments regarding Young Street and Grosvenor Street Intersection, which will be treated as a submission.</p>	<p>Closed for Council</p>

Month	Item	Actions	Council's Reply	Status
June	4	<p>Proposed Precinct area boundaries changes - MOTION: <i>Neutral Precinct accepts the transfer of:</i> <i>i. 124-148 Wycombe Rd (west side) from Harrison Precinct;</i> <i>and</i> <i>ii. 94-122 Wycombe Rd (west side) from Bennett Precinct.</i> 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)</p>	<p>Relates to item 6, March 2023 and item 5, May 2023.</p> <p>UPDATE (27 June 2023) Council's Manager Corporate Planning & Engagement has noted Neutral Precinct Committee's motion regarding the boundary changes. Parks Precinct next meets on 19 July 2023 and has been requested to include this proposed change on their next agenda.</p> <p>A draft Neutral Precinct area map showing the proposed transfer of properties from Parks Precinct area, as well as Brightmore, Harrison and Bennett, has been provided to the Precinct Committee for checking. Please advise if there are any errors.</p> <p>As noted in Council's reply to item 6, March 2023, following receipt that the proposed boundary adjustments are supported by Parks Precinct Committee, the next step is for Council to prepare and distribute notification to the directly affected properties, then to report the boundary change to the elected Council.</p>	Open/Ongoing
	6i	<p>DA 404/22: 165-173 Military Road and 152-156 Wycombe Road, Neutral Bay - 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</p>	<p>Item 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.</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		<p>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.</p>		
	6ii	<p>DA 137/23: 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. 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.</p> <p>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.</p> <p>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.</p>	<p>Council's Senior Assessment Officer has noted the precincts comments about DA 137/23: 5-7 Lower Wycombe Road, Neutral Bay and this is still under assessment. Council's Senior Assessment Officer will provide a response in due course.</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		<p>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.</p> <p>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. <i>Motion: The Precinct requests the Council: Vote: Unanimous (11)</i></p>		
	6iii	<p>DA164/18: 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.</p>	<p>Council's Assessment Planner notes the Precinct Committee's comments regarding DA164/18.</p>	<p>Closed for Council</p>
	6iv	<p>DA 230/23: 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</p>	<p>Council's Executive Assessment Planner has noted the Precinct Committee'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.</p>	<p>Open/Ongoing</p>

Month	Item	Actions	Council's Reply	Status
		contact Council's legal representative to obtain the outcome of the conciliation conference.		
May	4i	<p>PP 1/23: 1-7 Rangers Road (Woolworths) update - GC provided background: The North Sydney Planning Panel has released its advice to Council: the Panel does not support the Woolworths Planning Proposal proceeding in its current form. It says if a Planning Proposal is to progress, it should address:</p> <ul style="list-style-type: none"> • reducing the proposed overall height to 21 metres to Yeo Street and 28 metres to Rangers Road (down from Woolworths proposed 27 metres to Yeo Street and 33 metres to Rangers Road), • reducing the bulk, scale and massing of the development • providing an open-to-sky through site link, • providing a public plaza that is more generously and appropriately proportioned to enable a genuine community space, • enabling connectivity with the adjoining 183-185 Military Road site and Military Lane, • removing the public parking of 88 spaces. <p>The Panel calls for a site-specific Development Control Plan and suggests Woolworths be given the opportunity to have further dialogue with the Council.</p> <p>Discussion Points:</p> <ul style="list-style-type: none"> • Noted the Council rejected the original planning proposal 	<p>Noted by Council's Senior Strategic Planner.</p> <p>UPDATE (25 May 2023)</p> <p>Council at its meeting of 22 May 2023 considered Item 10.05, the assessment report of PP 1.23 and resolved:</p> <p><i>1. THAT Council resolves to not support the Planning Proposal proceeding to Gateway Determination, for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>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;</i> • <i>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;</i> • <i>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;</i> • <i>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;</i> 	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> • Solar access to Yeo Street residences is still impacted by the building height. Can Woolworths change the design to include greater setbacks? • The latest proposal still has a fair amount of bulk <p><i>Motion: 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. Vote: Unanimous (15)</i></p>	<ul style="list-style-type: none"> • <i>the proposed publicly accessible plaza and pedestrian through-site link is of compromised amenity and reduced public benefit; and</i> • <i>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.</i> <p><i>2. THAT Council notifies the applicant of Council's determination in accordance with section 9 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> • <i>reduction of podium height and overall building height;</i> • <i>removal of two-storey retail structure;</i> • <i>demonstration of adjacent site integration;</i> • <i>reconsideration of plaza design;</i> • <i>provision of through-site link open-to-sky;</i> • <i>reduction of on-site parking provision;</i> • <i>maintaining the proposed 1.8:1 non-residential FSR; and</i> • <i>provision of key worker and affordable housing components.</i> 	
	4ii	<p>PP 4/23: 183-185 Military Road, Neutral Bay (next to Woolworths) - GC outline the proposal: Equitibuild Group has lodged a Planning Proposal to rezone the land on the corner of Military Road and Rangers Road and increase the maximum building height to 43 metres enabling a 12 storey development with:</p> <ul style="list-style-type: none"> • an underground grocer (like 12-14 Waters Road), • a first floor community facility, two office levels, eight storeys containing around 44 apartments, 	Noted by Council's Senior Strategic Planner.	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<ul style="list-style-type: none"> • 57 car spaces (but only 21 spaces for the five levels of retail, office and community uses). • A tower to the north of the Woolworths site is proposed together with a plaza and an open-to-sky link from the plaza to Yeo Street <p>Discussion Points:</p> <ul style="list-style-type: none"> • While the rescinded Military Road Corridor Planning Study allowed a 12 storey building on this site, the community rejected the proposal and the new council is unlikely to agree as the proposal is well outside the current LEP. • Neutral Precinct has consistently objected to planning proposals of 12 storeys which are not in keeping with the village character. • The proposed plaza will wrap around to Military Road letting in the noise from the road to the area. <p><i>Motion: 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.</i></p>		
	5	<p>Transfer of 139-173 Military Road/152-156 Wycombe Road), currently in Brightmore Precinct, to Neutral Precinct - i.e. the block bounded by Military Road to the north, May Lane to the south, May Gibbs Place to the west and Wycombe Road to the east. <i>Motion: Neutral</i></p>	<p>Council's Manager Corporate Planning & Engagement has advised that this request is to be actioned in context of the related boundary adjustments requested by Brightmore and Harrison Precincts. A further update will be provided in due course.</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		<i>Precinct agrees to the realignment of the boundary with Brightmore Precinct. Vote: Unanimous (15)</i>		
	6	<p>DA 101/23 Military Road, Neutral Bay - Installation and operation of a freestanding advertisement structure for the purpose of Council communication and third-party advertising at Military Road Neutral Bay.</p> <p>Discussion points:</p> <ul style="list-style-type: none"> • Is this revenue raising for the Council? • More visual pollution • Does Council have a policy regarding commercial signage? • It would be a further visual distraction to drivers in that area • There is value to pedestrians to have Council communication provided through signage in the shopping precinct. <p><i>Motion: Neutral Precinct does not support the proposal as it will be more visual pollution and a distraction to drivers at the proposed location. Vote: Unanimous (15)</i></p>	<p>Council's Senior Assessment Officer has advised that the Precinct Committee's feedback will be treated as a submission.</p> <p>UPDATE (20 June 2023)</p> <p>Council's Executive Assessment Planner has advised that Council has engaged external independent planning consultants to undertake an assessment of the proposed advertising panel in accordance with State Environmental Planning Policies.</p> <p>The signage proposals have been prepared following a Council tender process for Advertising on Selected Council Infrastructure, which concluded in February 2022. The assessment of advertising structures against planning controls, including consideration of submissions, will be addressed at a later date by the North Sydney Local Planning Panel, who operates independent of North Sydney Council. The concerns expressed in the submissions received in response to the formal public consultation process will be considered both by the independent planning consultant and the Planning Panel at that time. Those submitters to the proposal(s) will also be able to address the Local Planning Panel before they are determined.</p>	Closed for Council
March	1	Neutral Bay Town Centre Planning - Council repealed the initial study because it would have changed the building	Council's Manager Strategic Planning has advised that Council staff are in the process of finalising Terms of	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<p>height and scale of the Neutral Bay Village and has commenced round 2 of the Military Road Corridor Planning Study. Council has undertaken to institute a more considered study of the town centre that does not include huge height increases but responds to the huge development pressure in Neutral Bay and Cremorne, and moves away from using terminology like "corridor". Consultation has commenced with a 'Pop Up' community awareness information session in the Grosvenor Street Car Park and will continue with more detailed consultation. The Neutral Bay and Cremorne Progress Association (NBCPA) has asked Council to set up a community advisory group to the Planning Study similar to 'Lane Cove Alive' group which informed the Lane Cove Canopy project. As a result of discussions between the Mayor and Council's Director of City Strategy, a Mayoral motion will be put to the next meeting of Council to allow this to happen.</p>	<p>Reference for the community advisory group and will soon be seeking expressions of interest for membership. Further information will be provided to all Precinct Committees in due course and will be publicly available at https://yoursay.northsydney.nsw.gov.au/nbtcps</p> <p>UPDATE (29 March 2023) On Council 27 March 2023 considered Item 8.01 and resolved:</p> <ol style="list-style-type: none"> 1. THAT Council establish a community consultation group titled "Neutral Bay Alive" as part of the revised Neutral Bay Town Centre Planning Study, modelled on the "Lane Cove Alive" group set up by Lane Cove Council to inform the revitalisation of Lane Cove town centre. 2. THAT Council notes that the community consultation group is not a decision-making group and the group will augment the adopted community engagement plan for the study. 3. THAT Council call for Expressions of Interest for members and delegate selection of group members to the General Manager consistent with the process Council adopts for local planning panels. 4. THAT Council note that the establishment of the group will be funded by the existing budget allocation for the Planning Study. <p>UPDATE (26 May 2023) A memo has been sent to applicable Precinct Committees, including Willoughby Bay Precinct, advising that Expressions of Interest (EOI) are open for the 10 community members of Neutral Bay Alive community consultation group, with applications closing 11.30pm, Monday 12 June 2023. For more information, including</p>	

Month	Item	Actions	Council's Reply	Status
			<p>the Terms of Reference, visit https://yoursay.northsydney.nsw.gov.au/nbtcps</p> <p>UPDATE (7 July 2023) Memberships has been determined by the General Manager. Unsuccessful applicants have been advised. The first meeting of the Neutral Bay Alive community consultation group will be held 25 July 2023. The minutes will be made available at https://yoursay.northsydney.nsw.gov.au/nbtcps</p>	
	3	<p>Planning Proposal for Woolworths Rangers Road impact on the community - Council has taken a strong position in line with community expectations and refused the first planning proposal. Council staff are now looking at the second proposal. The challenge is to provide sufficient public benefit and have a development that does not swamp the local roads and keeps the height down. The site is impacted by traffic from a number of nearby schools and an increase of residents in the area in the last five years. Another challenge is that Council is also being required, by the State Government, meet higher and higher residential density targets.</p>	<p>Council's Team Leader - Policy has advised that a detailed assessment report was presented to the North Sydney Local Planning Panel meeting of 19 April 2023. This report and recommendations of the Panel can be viewed at the link below. The assessment report contains commentary on the scale, height and massing of the proposal as well as qualitative commentary on the proposed public benefit offering put forward by the applicant.</p> <p>https://www.northsydney.nsw.gov.au/north-sydney-local-planning-panel-nslpp</p> <p>The Planning Proposal and advice of the North Sydney Local Planning Panel will now be presented to Council's next scheduled meeting of 22 May 2023 for consideration. The agenda for this meeting will be available on Council's website from 12 May 2023.</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
	6	<p>Merger of Neutral, Hayes & Kurraba Precincts - Discussion points:</p> <ul style="list-style-type: none"> • A great idea to give residents in the inactive precincts a feeling that they have a voice. • We would like to keep the name Neutral if a merger is endorsed by Council. <p><i>Motion: That the Neutral Precinct:</i> <i>1. Supports the merger of Hayes and Kurraba Precincts with Neutral Precinct; and</i> <i>2. The name Neutral Precinct is retained.</i> <i>Vote: Unanimous (16)</i></p>	<p>Council's Manager Corporate Planning & Engagement has advised that the proposed merger of the three Precinct areas is noted, and that whilst (per the Council resolution of 25 July 2022) "<i>mergers or amalgamations between Precincts or their dissolution are matters for the Precinct Committees themselves to determine, and that Council will provide administrative support for any such mergers, amalgamations or dissolutions</i>", that consultation with the inactive Precinct areas to gauge community interest/support for the proposed change is encouraged (min. 42 days). Council will coordinate a flyer to be printed and distributed within the three Precinct areas, calling for community feedback to determine the level of support for the merger. Council will work with the office bearers of Neutral Precinct Committee to finalise the flyer content/next steps.</p> <p>UPDATE (2 May 2023) Council's Manager Corporate Planning & Engagement has advised that Brightmore and Harrison/Bennett Precinct Committees have proposed Precinct area boundary changes that affect the current Neutral Precinct area. Neutral Precinct Committee is encouraged to discuss the proposal amongst its members e.g. flag under General Business at your May 2023 meeting and list a proposed motion on your June 2023 agenda to provide Council with a formal record of Neutral Precinct's view on the matter.</p> <p>As advised in an email to the office bearers of the three Precinct Committees, the below next steps are proposed -</p>	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
			<p>to help ensure consultation has occurred and coordinate the admin changes:</p> <ol style="list-style-type: none"> 1. Proposal listed on next Precinct meeting agenda for discussion - Council informed of final proposal via motion within minute (post consultation with Precinct area) 2. Staff to prepare map/s showing proposed maps (to aid consultation) 3. Consultation to occur with affected streets directly impacted by the proposal e.g. via direct notification letter 4. Councillor Bulletin item prepared to advise of proposal (for information) 5. Council report to advise of the Council change 6. Precinct area map/s updated on website and Council's record keeping system etc. 7. New boundaries apply <p>UPDATE (8 June 2023) As advised direct to the Precinct Committee on, Council's Manager Corporate Planning & Engagement has advised that it is preferable that the boundary adjustments (item 5, May 2023 and item 4, June 2023) need to be finalised before consultation regarding the merger proposal can progress.</p>	
February	4	<p>New Planning Proposal 1/23, 2-7 Rangers Road & 50 Yeo Street (Woolworths) - CP provided the following update: Following the rejection by the Sydney North Planning</p>	<p>Council's Senior Strategic Planner has advised that the Precinct Committee's comments will be considered as a</p>	<p>Closed for Council</p>

Month	Item	Actions	Council's Reply	Status
		<p>Panel to Woolworths Planning Proposal PP 2/22, which sought height increases to 40 metres and 30 metres, Woolworths have submitted a new Planning Proposal PP 1/23 with a reduced requested heights of 33 metres and 27 metres for a part 8 storey, part 6 storey development. The Planning Proposal was lodged on 11 January 2023 and a report is currently being prepared by Council officers to be considered by the Local Planning Panel and North Sydney Council. The new PP seeks to increase the height limit from 16 metres (5 storeys) to part 27 metres (for six storeys) and part 33 metres (for eight stories)...</p> <p><i>Motion: That Neutral Precinct:</i></p> <p><i>1. Objects to the revised Woolworths Rangers Road PP 1/23 and requests Council consider the following amendments in their response to the Planning Proposal to:</i></p> <ul style="list-style-type: none"> <i>• Reduce the number of car parking spaces to minimise the impact on traffic, particularly in Yeo Street.</i> <i>• Reduce the height and require setbacks to minimise overshadowing in accordance with NSDCP 2013 and the ADG,</i> <i>• Dedicate the proposed public plaza to Council ownership so that it does not become a 'food court' but rather a pedestrian friendly public open space.</i> <p><i>2. Requests the Council to conduct an independent, in depth, traffic assessment of cumulative traffic build up in the area as a result of a number of other developments, underway and proposed in the vicinity of PP 1/23.</i></p> <p><i>Vote: Unanimous (8)</i></p>	<p>submission and taken into consideration in the assessment of this PP.</p>	

Month	Item	Actions	Council's Reply	Status
	7ii	<p>DA343/22, 184B-190 Kurraba Road, Kurraba Point - Demolition of a dwelling house, two (2) dual occupancies and a swimming pool and construction of two x residential flat buildings (4 x 3 beds and 2 x 4 beds) and 2 x dual occupancies (4 x 3 beds), with basement parking and access provided by car lifts, associated landscaping and civil works and internal boundary realignment and subdivision. No affected resident attended the meeting. Discussion points:</p> <ul style="list-style-type: none"> - Noted that Kurraba Point is not a conservation area or heritage listed. - The proposed development site is covered by both R2 and R4 zonings - The proposed development is almost opposite a major residential development underway on Kurraba Point resulting in significant traffic management issues. - Off road vehicle waiting space needs to be provided for the proposed car lift. - There appears to be significant loss of trees proposed. <p><i>Motion: That the Precinct objects to the bulk of the proposed development, the loss of tree canopy and requests the Council to require an off-street waiting area for vehicles access the car lift. Vote: Unanimous (8)</i></p>	Council's Executive Assessment Planner has advised that the Precinct Committee's comments will be considered as a submission and taken into consideration in the assessment of this DA.	Closed for Council
	iii	<p>DA 230/22, 112-114 Wycombe Rd, Neutral Bay - Background: CP advised that this DA was discussed at the November 2022 meeting and the following motion was agreed unanimously (8): <i>"The Precinct requests that the Council reject the proposal for the following reasons:</i></p>	Council's Executive Assessment Planner has advised that this DA is before the Land and Environment Court. The Precinct Committee's original submission will be taken into consideration, however, the Precinct Committee can forward another submission to	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		<p>1. The overdevelopment of the site impacting on the amenity of neighbouring properties.</p> <p>2. The use of Barry Lane as the access for demolition and construction and instead requires the developer to use Wycombe Road as the access". Council's Executive Assessment Planner subsequently advised the Precinct Committee that the concerns raised by the Precinct Committee will be taken into consideration in assessment of the application. RS and CE, residents, adjacent to the proposed development in Barry Street, advised the meeting that the Council has rejected the DA and the developer has lodged and appeal with the Land and Environment Court (LEC). The Precinct Committee will follow up and see if a submission to the LEC is needed.</p>	<p>council@northsydney.nsw.gov.au which will be forwarded to solicitors representing Council in this matter.</p>	
	9	<p>Alfred Street North - A resident has raised in an email the loss of 47 car spaces in Alfred Street North in favour of a retaining wall for the revised bus lane on the Warringah Freeway. The loss of these 47 car spaces will impact the residents of Winter Avenue, Rose Avenue, Wyagdon St and Merlin St heavily with nowhere for trades, medical or visitors to park during the day or residents (including tradies who aren't able to catch a bus with their equipment) both during the day and overnight. It was noted that residents have written to the local member, Minister for Roads and also to Transport for NSW without a reply. <i>Motion: That the Precinct requests the Council to include the issue of significant loss of parking spaces in Alfred Street North, in their correspondence and</i></p>	<p>Council's Planning and Development Advisor has advised that that Council's traffic engineers and Public Projects Interface Manager have raised the matter with TfNSW.</p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
		<i>meetings with the State Government and the project team for the widening of the Warringah Freeway.</i>		