

**NEUTRAL PRECINCT MINUTES**  
**Tuesday 12 September 2023, commenced at 7:00 pm**

1. Apologies - HW, CP
2. DA 266/23 - 184 Kurraba Road, Kurraba Point added to the agenda.
3. Business from minutes of meeting held 16 August 2023:
  - i. August 2023 minutes were confirmed by GC and seconded by TM
  - ii. Council responses to Precinct motions

**Neutral Bay Alive Community Consultation Group**

Council's Acting Team Leader Design has advised that a copy of the submission by this group was emailed to the chair/co-chair of the NBACCG on 22 August by Council's Acting Manager Strategic Planning and is currently being considered.

**Young Street and Grosvenor Street Intersection** – Precinct's comments regarding this intersection will be treated as a submission. Closed for Council.

4. **Development Applications**

- a. DA 242/2023: 9/17 Wyagdon Street, Neutral Bay. Construction of semi-enclosed pergola and replacement of balustrades within a roof terrace of an existing unit (Unit 9) within a residential building. **No affected resident attended the meeting.**
- b. DA 25/2023: 12 Auburn Street, Neutral Bay. Amended plans. 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 two 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.**
- c. DA 137/2023: 5-7 Lower Wycombe Road, Neutral Bay. Amended plans for the demotion of existing residential flat building and construction of new residential flat building containing six (6) apartment and construct swimming pool adjacent to foreshore. **Precinct has previously provided comments to this DA and would like to resubmit our previous comments to the revised plans.**
- d. DA 343/22 – 184B – 190 Kurraba Road, Kurraba Point – Amended plans. 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 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.

**Kurraba Point residents via their representative, attended the meeting. It was resolved unanimously by those attending the meeting to submit the following comments to Council. A submission on behalf the Precinct has been made via the DA portal.**

Comments relating to this submission include residents concern that the geotechnical report submitted was not site specific but rather a reuse of a geotechnical report used for the development at 147 Kurraba Road. In addition, the traffic report does not adequately reflect the actual situation of traffic hazards in the location and general area of Kurraba Point, so residents are concerned about the use of incomplete and unrepresentative data on which to base decisions. Residents are concerned about pedestrian safety and traffic gridlock with no off-street queuing for car lift access, dangerous exit of cars especially on south exit where cars will be exiting directly onto the footpath.

The motion to submit these comments to Council was carried unanimously.

- e. DA 266/23: 184 Kurraba Road, Kurraba Point. Alterations and additions to a residential dwelling.

The plans were reviewed by those attending the meeting. While a close inspection of the plans was not made, we are aware that residents at Kurraba Point are concerned about the proposed development especially at it relates to bulk and concerns around truck movements up and down a very narrow driveway which is shared with immediately adjacent site development namely 184B – 190. In addition, Precinct would like to submit to Council that the proposed development, remains as a residential dwelling which is positive; ie it is not proposed to knock down and building an apartment building.

However, it was **unanimously agreed that the proposed redevelopment of the residential site is a significant expansion of the current residential home and involves a significant component of excavation. In our opinion the proposed DA represents overdevelopment of the site.**

- f. DA 258/2023: This DA is not on exhibition yet. However, Coles have made a number of presentations to precincts including Neutral in the recent weeks to provide an update on their plans.

It is understood that Coles has had discussions with established retailers at the plaza and has discussed a phased construction approach to the site which will allow the shops to operate during construction. Residents are encouraged by the consultative approach Coles is having regarding the proposed redevelopment.

## 5, Council Community Consultations [www.yoursay.northsydney.nsw.gov.au](http://www.yoursay.northsydney.nsw.gov.au)

1. Planning Proposal 9/21: North Sydney Centre (Height of Buildings Variation)  
The planning proposal seeks to ensure that when a development application is received with a request to exceed the maximum height of buildings development standard must consider the criteria currently contained under both clauses 4.6 and 6.3(3) to NSLEP 2013.

**The motion to support the proposal from Council was agreed to unanimously.**

6. Upcoming meetings were noted.

- i. Neutral Precinct -10 October [www.neutralprecinct.com](http://www.neutralprecinct.com)
- ii. Council - 2 September and 9 October [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 9:05 pm