

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

1. Apologies – BH, KS, DM, CB, LB
2. Additional items added to the Agenda:
  - i. DA333/2023 3 Westleigh Street NB New Tennis and Bowls facilities

Time ran out to discuss this DA at the meeting. Although the Precinct has not been formally advised by Council of this DA the relevant documents were downloaded from the DA tracker. The Committee noted:

- a. the proposed main new building is essentially on the same footprint as the existing building with some squaring up and with 2 storeys replacing a single storey.
- b. There are multiple storey apartment buildings on the opposite side of street, including one of 7 storeys.
- c. The existing building is constructed of fibro sheeting and therefore probably contains asbestos and needs to be replaced for health & safety reasons.

Neutral Precinct Committee does not plan to lodge an objection to DA333/2023.

3. Business from minutes of meeting held 10 October 2023:
  - i. 14 November 2023 minutes were confirmed by EC and seconded by TM
  - ii. Council responses to Precinct motions. Noted November motions have been allocated to Council staff to respond.
  - iii. Traffic management on Kurraba Point. GC read out the following email response from the Manager Traffic & Transport Operations.

*“Dear Neutral Precinct Committee representatives,*

*I refer to your submission to Traffic Committee about construction activity in Kurraba Point.*

*Traffic Committee is a committee external to Council which provides technical advice on the implementation of parking regulations or traffic infrastructure which are being proposed by Council and have been delegated to be the responsibility of Local Councils by the NSW Government. The advice is limited to items on local roads including parking restrictions such as Works Zones, speed humps and other certain traffic calming infrastructure. Traffic Committees cannot provide advice to a Council on any items outside of this scope including Development Applications, Council policies, traffic signals or speed limits.*

*While Traffic Committee cannot provide advice on the concerns outlined in your submission, the submission has been provided to the voting members of the Committee as well as Councils Development Services Team to ensure*

*that your concerns are considered as part of any development application in the area.*

*The peninsula of Kurraba Point is a desirable place to live, notwithstanding the challenges with respect to the limited access routes for drivers. Construction is a necessary part of any urban environment, just as construction activity has previously been undertaken to facilitate each of the residents who live in the area. Council works with the builders to minimise the negative impact on existing communities through promoting and enforcing safe construction practices as far as possible. However, Council is required to provide transparent requirements for potential development sites through Development Control Plans. Council cannot reject any development proposals which complies with the requirements of the Development Control Plan nor can Council prohibit or delay construction for approved developments.*

*As with any public road, any member of the public can travel on the street and park within any available parking space. Similarly, drivers are responsible for giving way to vehicles already on the roadway when entering and exiting a driveway in accordance with the road rules. The proposed design for 190 Kurraba Road has been referred to the North Sydney Local Planning Panel for refusal partly on the basis of concerns about the driveway design and safe movement of vehicles in Kurraba Road. The developers of the site may however appeal to the Land & Environment Court or resubmit an amended proposal.*

*Council will continue to promote the implementation of safer designs and construction practices and minimise the impact on our local communities.*

*Best regards  
Manager Traffic & Transport Operations”*

4. Request from Bay Precinct to support a re-assessment of Western Harbour Tunnel (WHT) & Warringah Freeway Projects

Discussion points:

- The Freeway upgrade and WHT are essentially designed to improve traffic flow from the north / north west to the city and beyond not improve local traffic movements.
- The works will in fact severely impede local traffic flow by removing existing access to the harbour bridge from Ernest St pushing more traffic onto the already congested Military Road; and access to the Cahill Expressway from Falcon St which will push traffic down through the residential areas of Neutral Bay to Kurraba Road and the High Street access to the Cahill.
- There will be far less active transport options as a result of the changes. E.g. the much used cycleway connection from Merlin Street South to Merlin Street north has been removed and will not be replaced.
- The removal of 1,000+ trees has severely impacted the mature tree canopy in the area.

- The recent 'debacle' following the opening of the new 'Rozelle Interchange' highlights the need for the State Government to finally start listening to local residents so that a similar result does not happen here.
- Cnr Welsh advised that Council has been talking with all the relevant State Government agencies but as yet no changes are proposed.

Residents were encouraged to support the Bay Precinct campaign and voice their concerns to the State Government. <https://tinyurl.com/BayPrecinctLetter>

## 5. Department of Transport review of Military Road Corridor

The meeting noted a media article indicating Transport for NSW would be undertaking a review of traffic along Military Road but there would be no community consultation.

The meeting resolved that the Committee collate the many good ideas for improvements that the Precinct has identified over the past 3-4 years and forward the list to the Minister for Transport.

## 6. Updates:

- i. Neutral, Hayes & Kurraba Precincts merger proposal  
EC & GC presented the results of Council's consultation with residents in the Kurraba Point and Hayes Precincts as follows:

*The consultation period ended 19 November. Flyers were delivered to all properties within the three Precinct areas (n=5, 487)*

*There were a total of 155 web page views:*

- 10 downloads of the FAQs
- 9 downloads of the flyer
- 6 downloads of the proposed Precinct area map (3 merged areas)
- 3 downloads of the current Neutral Precinct area map

*Council received:*

- 46 online submissions
- 4 email submissions
- 50 total

*Of the submissions:*

- 28 support Option 1 (merge with Neutral Precinct)
- 22 support Option 2 (Reactivate Kurraba Point and Hayes precincts, although one of the comments refers to preference for Option 3 which is to merge Kurraba Point and Hayes Precincts)

*Whilst there is majority support for Option 1, the purpose of this consultation was not a vote. Rather it was to gather community sentiment for the merger proposal or alternate option/s.*

*The majority of respondents were from Kurraba, followed by Hayes then Neutral Precinct area.*

17 people from Hayes and Kurraba Point Precinct expressed interest in finding out more about becoming an office bearer - 12 from Kurraba and 7 from Hayes Precinct areas.

*Council suggestions/options as to next steps:*

- *present the findings to the next Precinct meeting for discussion and formulate proposed motion to be put to the subsequent meeting; OR*
- *Council can convene a meeting/opportunity for Hayes and Kurraba Precinct to discuss reactivation - including direct notification to those who expressed interest in becoming office bearers, and all submitters from these two Precinct areas; OR*
- *include proposed merger motion on next Precinct agenda and ensure notification to all three Precinct areas as to meeting date - same process as recent Euroka (Edward/Union) Precinct.*

Discussion Points:

- TS, introduced himself as a resident of Hayes Precinct and indicated he was delegated by a number of residents to attend this meeting to observe process and report back.
- GC indicated that Neutral Precinct Committee had a long history of welcoming Kurraba Point and Hayes residents to Neutral meetings and was happy to advocate their issues to Council when requested. At the same time, the Committee would happily support the reactivation of these precincts if this was the wish of residents.
- The meeting acknowledged the interest of Kurraba Point and Hayes residents in the Precinct System.
- There was unanimous agreement to request Council to convene a meeting/opportunity in February 2024 for Hayes and Kurraba Precinct to discuss reactivation - including direct notification to those who expressed interest in becoming office bearers, and all submitters from these two Precinct areas.

- ii. Heritage Review North Sydney Local Government Area  
Cnr. Welsh advised the meeting that Council had decided not to proceed with a heritage review of the LGA due to the cost, the resources needed and the time required to complete the work. Instead Council will address heritage issues as they arise when development applications are submitted.

The meeting expressed disappointment at the decision and requested the Committee proceed with compiling a list of properties, landmarks etc that residents have already identified as contributing to the heritage value of the area e.g. the Bydown Street cottages and the horse troughs in Forsyth Park, and to provide this list to Council.

- iii. DA 230/2022: 112-114 Wycombe Road. Land and Environment Court site meeting 29 January 9:30am

TP spoke to the letter that residents have received from Marsden's Law Group, Council's Solicitor, regarding proposed development at 112-114 Wycombe Road.

The conciliation conference, held in May by the Land and Environment Court, (L&EC) was not successful. Therefore the proceedings are listed for a hearing on 29-31 January 2024 commencing at 9:30am on the site (112-114 Wycombe Rd) and continuing thereafter at the L&EC 225 Macquarie St Sydney.

A L&EC Commissioner will undertake an inspection of the site and the locality and take evidence from individuals who wish to make a submission in relation to the development application.

TP advised that 6 residents have applied to speak at the site meeting.

The key issues for residents are:

- The proposal for demolition and construction access to be from Barry Lane will prevent a number of residents from accessing their garages during the period.
- The bulk, scale, density and height of the proposed development does not meet Council's planning controls. It is excessive and inconsistent with the established and desired future streetscape character of the locality.
- The proposal to relocate a stormwater drain believed to be unnecessary.

The meeting expressed support for the residents' concerns.

GC advised the residents to keep the focus of their objections to issues related to the LEP and DCP and to contact Sydney Water to raise concerns about the storm water drain.

Residents were encouraged to show support by attending the L&EC site meeting on 29 January.

**MOTION: Neutral Precinct considers that the proposed development (DA 230/2022; L&EC CASE No.2022/378217) 112-114 Wycombe Road Neutral Bay does not satisfy the appropriate controls and that all processes and assessments have not been satisfactorily addressed. Neutral Precinct requests that the Appeal to be dismissed.**

**VOTE: For: 13; Abstain: 2**

7. The following Current & Ongoing Community consultations were noted and residents encouraged to submit their views. Residents were also encouraged to consider make nominations for the North Sydney Community Awards.
  - i. Draft Cockatoo Island Master Plan - closes 13 December with Sydney Harbour Trust. <https://www.harbourtrust.gov.au/en/have-your-say/>
  - ii. Hayden Orpheum State Heritage Register Nomination - closes 5 January 2024 with the Department of Environment <https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing/nominate-an-item-for-listing-on-the-state-heritage-register/comment-on-nominations>
  - iii. NSW Plastics: Next Steps Paper - closes 4 February 2024 with Environment Protection Authority. <https://yoursay.epa.nsw.gov.au>
  - iv. North Sydney Community Awards - entry close 12 February with North Sydney Council <https://yoursay.northsydney.nsw.gov.au>
  
8. Upcoming meetings were noted:
  - i. Neutral Precinct 13 February [www.neutralprecinct.com](http://www.neutralprecinct.com)
  - ii. Council – 5 February [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 8:40pm