

**NEUTRAL PRECINCT MINUTES**  
**Tuesday 10 September 2024, commenced at 7:00 pm**

**MEETING**

1. Apologies – EC, HW
2. Additional items added to the Agenda
  - i. New Parking meters ( See item 8)
3. Business from minutes of meeting held 9 July 2024:
  - i. August minutes were confirmed as accurate proposed by TP and seconded by PG.
  - ii. Nil Council responses this month to Precinct motions.
4. Update: Warringah Freeway Works Upgrade
  - GC advised the North Sydney exit from the North will be closed from 10:00pm Friday 14 September to 8:00am Monday 16 September.
  - A resident's letter to the Minister for Transport has resulted in the restoration of a footpath in North Alfred Street wide enough for prams.
  - A resident's letter to the Minister for Transport regarding pedestrian safety on the pedestrian crossing of Merlin Street North to the pedestrian overpass of the Freeway has resulted in the removal of misleading signage for drivers.
  - It was also noted the Sydney Marathon will be held on Sunday 15 September and residents should be alert to significant road closures in North Sydney and also a large section of St Leonards Park to accommodate up to 20,000 runners at the start of the course.
5. Draft Development Control Plan (DCP) amendment: 183 -185 Military Road, 1-11 Rangers Road, & 50 Yeo Street, Neutral Bay

Discussion:

- 5.1.5.2 Form, Massing & Scale – Provisions P4
- The proposed amendment will result in many of residents on the southern side of Yeo Street receiving 1 hour less sunlight (at the winter solstice) which is inconsistent with the solar access provisions for residential development of 3 hours in the current NS DCP
- 5.1.5.4 Podium Height. The proposed amendment refers to a podium of 3 storeys to Yeo Street. The existing DCP is more specific stating 10 metres (three Storeys). It is critical that the 10 metres is included given Woolworths plans have shown a 3 storey podium much higher than 10 metres. A higher podium will impose unacceptable overshadowing of dwellings on the southern side of Yeo Street. It was noted that at P11 in the current DCP that 10 metres (three storeys) is referenced for Ernest Street.
- Additional amendment – Access to Military Lane. As discussed at several Precinct meetings and included in Precinct submissions on the 1-7 Rangers Road development, many delivery trucks reverse in and out of Yeo Street to Military Lane causing traffic congestion and traffic & pedestrian hazards. The

DCP should specifically specify access to any loading dock in Military Lane. Entrance and exit to loading docks must be in a forward direction.

## **MOTION**

**The Precinct requests the Council include the following in the draft DCP for 183 -185 Military Road, 1-11 Rangers Road, & 50 Yeo Street, Neutral Bay:**

- i. Require the current solar access provisions of a minimum 3 hours for residents on the southern side of Yeo Street;**
- ii. Specify a Podium Height of 10 metres (3 storeys) to Yeo Street; and**
- iii. Specify access provisions to any loading docks in Military Lane to be in a forward direction to and from Yeo Street.**

**Vote: Unanimous (9)**

## 6. Development Applications

- i. DA 164/2024: 2/72 Wycombe Road. Alterations and additions to a residential flat building include internal demolition and fenestration changes. No affected resident attended the meeting.
- ii. DA 185/2024: 4A Phillips Street, Neutral Bay - Alterations and additions to existing double storey semi-detached dwelling for ground floor extension, fenestration and first floor awning. No affected resident attended the meeting.
- iii. DA106/2024:1 Ben Boyd Road, Neutral Bay. Alterations and additions to an existing commercial building including internal refurbishment, provision of a new lift and entry foyer and associated works.

Affected residents attended the meeting, tabled photos/drawings and spoke to the impact of the proposed development on adjacent dwellings.

### Discussion

- The proposed lift and lift access will be 3 metres higher than the above ground level of the current building which will directly impact adjacent residents' views and amenity and will have a probable impact on property values.
- No alternate design solution has been considered that takes into account the impact on neighbours.

## **MOTION:**

**The Precinct objects to the mass and bulk of the proposed building impacting on the views and amenity of adjacent dwellings.**

**Vote: Unanimous (9)**

## 7. Development Application modifications

- i. DA 230/2022/2: 112-114 Wycombe Road, S4.56 Modification to DA/230/2022 Court Approved Development for internal and external amendments to the design.

Affected residents attended the meeting.

### Discussion

- The Land & Environment Court (L&EC) provided consent on condition that specific requirements were met despite 35 objections.
- This DA is seeking approval to a development that does not meet the L&EC decision. It exceeds the approved height plane; it removes the required landscaping along Barry Lane exposing the mass and bulk of the proposed building to dwellings opposite.
- It includes 5-9 air-conditioning condensers externally exposed along the driveway ramp which will funnel noise directly into the sleeping areas of town houses opposite in Barry Lane.
- The placing of unsightly exposed building services including fire hydrants and booster equipment, gas and water meters.
- The use of narrow Barry Lane (cul de sac) for site access for demolition and excavation remains of serious concern to adjacent residents all along Barry Lane who use it for pedestrian and vehicle access to their properties.

### **Motion:**

**The Precinct requests the Council to require the development to meet the approval of the Land and Environment Court.**

**Vote: Unanimous (9)**

## 8. New Parking Meters

Residents made the following comments:

- There has been little to no communication with residents on how the new meters work
- The operation of the new parking meters is complicated and the Parking App. needs to be made more intuitive
- Using the App. incurs an additional fee against the credit card which equates to approx. 8.2% of the payment. It is understood that if a cash option is not available then a credit card fee cannot legally be charged.
- One benefit is that once using the Parking App. is mastered that you are able to extend the parking time if needed without returning to the car.

### **MOTION:**

**The Precinct asks the Council the following questions:**

- i. **Does the Council have a facility for a fee free payment option for the new parking system?**

- ii. **How is the Council going to mitigate any action taken by users of the new parking system regarding the inability to make a fee free payment?**  
**Vote: Unanimous (9)**

9. The following upcoming meetings were noted:

Neutral Precinct – October [www.neutralprecinct.com](http://www.neutralprecinct.com)

Council – To be advised by new Council [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

Meeting concluded at 8:20pm.