

NEUTRAL PRECINCT MINUTES
Tuesday 8 July 2025, meeting commenced at 7:00 pm

1. Apologies HW, L&LW, MW
2. Additional items added to the Agenda
 - New Planning Proposal for 1-7 Rangers Road (Woolworths)
 - Parking in Merlin Street
 - Ilbery Reserve maintenance
3. Business from June minutes:
 - i. June 2025 minutes were endorsed - proposed by CB & seconded by SL
 - ii. Council responses to Precinct motions
Request for lighting to be installed in Ilbery Reserve.
Council response noted. The Precinct will:
 - Ask Cammeraygal Ward Councillors to consider raising the installation of lighting in Ilbery Reserve as a Notice of Motion at a Council Meeting; and
 - Make a submission to the Delivery Program/Operational Plan. See 4(ii).
4. Updates:
 - i. Warringah Freeway Upgrade (WFU)
 - Noted 12-13 July the WFU main work will be the re-surfacing the lanes on the eastern side of the Freeway. Work will take place from 10pm Friday to 6pm Sunday. Advice is to avoid the area if at all possible.
 - Noted the Miller St Cammeray South-bound on-ramp has re-opened.
 - ii. Revised Draft Delivery Program 2025–2029 and Draft Operational Plan 2025–2026.
Noted that despite significant community feedback to remove unfunded projects, the Council approved, on 30 June, the Delivery Program and Operational Plan. It is understood Council will conduct further community consultation, later this year, to determine priorities for the identified projects.

Decision: The Precinct will review projects in the Delivery Program at the August or September meetings and make a submission to Council. The Precinct will include in the submission a request for lighting to be installed in Ilbery Reserve.
 - iii. Bus Stop & other notice boards – Neutral Precinct information.
CB tabled a notice board promotional flyer that aims to attract more residents to participate in the Precinct meetings/activities to have a say on issues in Neutral Bay. The flyer has been sent to the Council for inclusion on bus stop & other notice boards in the Precinct.
 - iv. Lime Bikes
The Precinct continues to receive complaints from residents about Lime Bikes being left in positions hazardous to pedestrians. It was agreed the problem is mainly bike rider behaviour but the Lime Bike Company needs to be held

responsible for the logistics and installation of docking stations was suggested.

Residents reported that when they contact the Company to report bikes left in hazardous positions, the response is unacceptably slow, if at all. When a resident attempts to right a fallen bike or move it to a non-hazardous position the bike's alarm sounds which deters residents from taking this action.

TM advised that some Councils subscribe to the SnapSendSolve App. and respond in these situations. Post the meeting it was confirmed that North Sydney Council subscribes to this App.

MOTION:

The Precinct requests the Council to contact the Lime Bikes Company to negotiate an improved response time when Lime Bikes are reported as left in positions hazardous to pedestrians and moving vehicles.

VOTE: Unanimous (10)

5. Development Applications:

DA 51-25. 60 Spruson Street Neutral Bay

The meeting noted Council approval for the demolition of a dwelling house and detached garage; construction of a new two storey dwelling house, detached garage and associated landscape works, subject to conditions.

The Precinct had responded to the DA asking Council to consider the privacy of neighbours from certain windows and this has been addressed in the conditions to approval.

6. PP 1-7 Rangers Road Neutral Bay (Woolworths)

GC advised that Woolworths is now seeking approval from the Department of Planning, Housing and Infrastructure for a concurrent Rezoning Proposal and a State Significant Development Application for their Rangers Road site. Copies of a Woolworths Flyer to residents adjacent to the site were handed out.

Woolworths had approval for a development of 8 storeys on Rangers Rd and 6 storeys on Yeo St., but are now seeking 12 storeys on Rangers Rd and 8 storeys on Yeo St. taking advantage of the State Government 'Low to Midrise housing initiative' which provides a new pathway for planning approvals.

The Precinct had raised serious concerns in response to the first planning proposal which was for 10 and 8 storeys. The Dept. of Planning Northern Sydney Planning Panel reduced the height to 8 and 6 storeys with conditions including to allow a minimum of 2 hours sunlight on living areas of dwellings in Yeo Street.

Discussion:

Community concerns to the first planning proposal are the same for the revised proposal:

- Height: The increased height would create an undesirable precedent in our neighbourhood and will dramatically impact the northern solar access of the single and double storey dwellings in Yeo Street between Rangers Road and Wycombe Road and probably, at times, also impact Harrison Street dwellings.
- Impact on traffic: a significant increase in residential and commercial units will bring a significant increase in vehicles to the area with consequent negative impacts on the local traffic flow.
- Inadequate public transport to service a significant increase in residents and new workers.

Noted that the Council had previously agreed to reduce the underground parking spaces and reduce the exit to one lane in Yeo St but it is understood that these are issues for consideration by the Council when the Development Application is submitted.

The promise to include “..some affordable housing...” in the development does not appear realistic in the current housing market in Neutral Bay.

ACTIONS:

- i. The Precinct Committee will invite a Woolworths’ representative, responsible for the new proposed development, to attend the August Precinct meeting.
- ii. The Precinct Committee will invite adjacent Precinct Committees to attend if Woolworths accepts the invitation.
- iii. The Precinct Committee and residents to write to the Department of Planning, Housing and Infrastructure to raise issues of concern to the new planning proposal when it goes on exhibition.

7. Parking in Merlin Street

PE & GC raised again that Merlin St (south) is a street under intense parking pressure from residents, Warringah Freeway Upgrade (WFU) workers and commuters.

This is due to the removal of around 100 parking spots from North Alfred St, the limited access in to North Alfred St, Rose Ave and Wyagdon St, for the duration of the WFU and the closure of southbound traffic at the corner of Merlin and Alfred St North for the duration of the WFU.

It is not uncommon to see the temporary car park in Merlin Reserve over parked by 3 or 4 cars as cars park in the exit lane. It is also common to see the red no stopping zone with one or two cars and sometimes full.

It was noted that residents were alerted to a WFU webinar to explain the post WFU project parking for North Alfred St. However, bookings have been deferred twice, the date changed once and the 16th July date has now been deferred without a future date.

There is a Mobility Parking Scheme (MPS) Parking Space outside 21 Merlin St. This was installed at the request of a resident of 185 Falcon St who, it is understood, sold their property and moved to the UK some time ago. It has been observed that in the last 60 days no MPS users have parked in this spot. No residents of the street require this and due to the difficulty of access around Merlin St no MPS users seem to use this spot.

Noted there is an ongoing Traffic & Parking Survey open through "Have Your Say".
<https://yoursay.northsydney.nsw.gov.au/traffic-surveys>

ACTIONS:

- i. The Precinct Committee will monitor and advise Precinct members if/when the webinar is rescheduled.
- ii. The Precinct Committee will write to Felicity Wilson MP asking Ms Wilson to make representations to The Minister for Roads to ensure this advice / consultation with impacted residents takes place at an early date.
- iii. Through the Traffic & Parking Survey, the Precinct will recommend Council consider the MPS parking space outside 21 Merlin Street Neutral Bay be returned to general parking.

8. Ilbery Reserve Maintenance

TM observed that maintenance of sections of Ilbery Reserve seem to have been abandoned. Trees had been mulched regularly but not for some time. Currently, exposed tree roots especially around the gate have become a pedestrian hazard, particularly after dark.

MOTION: The Precinct requests the Council to undertake maintenance work in Ilbery Reserve to improve pedestrian safety.

Vote: Unanimous (10)

9. Have Your Say: NSW Government Draft Heritage Plan.

Residents were encouraged to complete the on-line survey on the draft Plan by 13 July. The link is: <https://www.haveyoursay.nsw.gov.au/nsw-heritage-strategy>

10. The following upcoming meetings were noted:

- i. Neutral Precinct – 12 August www.neutralprecinct.com
- ii. Council – 28 July, 11 August www.northsydney.nsw.gov.au

The meeting ended at 8:35pm.