

# NEUTRAL PRECINCT MINUTES

Tuesday 11 August 2020, commenced at 7:00pm

1. **Welcome:** EC welcomed attendees to our first face to face meeting since March 2020 and reminded attendees that we were meeting under COVID-Safe requirements for indoor gatherings: we can only have 10 people in our meeting room; need to maintain physical distancing; hand sanitiser is provided and tables and chairs have been sanitised; attendees are required to scan the QR code with their phones/provide contact details to the Neutral Bay Club; and advise Neutral Precinct [neutralprecinct@yahoo.com](mailto:neutralprecinct@yahoo.com) if they fall ill after the meeting.
2. **Attendees:** contact details and attendance were noted on the attendance register.
3. **Apologies:** GC, MB, AG
4. Refurbishment of the Primrose Park Tennis Courts added to the agenda under “General Business” (SW).
5. **Business arising from minutes of last meeting:** 10 March 2020
  - a) Following review, moved and seconded as read and correct.
    - I. Moved by: EC
    - II. Seconded by: CP
  - b) Attendees expressed significant concern that the Precinct letter, sent in March 2020, to Felicity Wilson MP expressing objections to aspects of the proposed Warringah Expressway Upgrade has not been responded to. CP will follow-up with Ms Wilson’s office.
6. **Correspondence sent and received**
  - a) COVID-19 Update - Precinct Committee Meetings Temporarily Suspended. Noted.
  - b) Letter from the Mayor to the Premier re: Western Harbour Tunnel and Warringah Freeway upgrade. Noted.
  - c) Premier’s response to the Mayor re: Western Harbour Tunnel and Warringah Freeway upgrade. Noted that the Premier had declined a meeting with the Mayor and referred the Mayor’s letter to the Minister for Transport. The Mayor received a letter from the Minister for Transport, basically reiterating that they are committed to delivering the tunnel. The meeting reaffirmed opposition to aspects of the proposal including permanent loss of green spaces, probable traffic failure occurring at points along Military Road and changed access to the Cahill Expressway which will cause significant Military Road traffic to divert down the residential streets of Neutral Bay to access the High Street North Sydney entrance to the Bridge.
  - d) NYE2020: Council to continue ticketing for Blues Point Reserve, Quibaree Park, Bradfield Parkland Mary Booth Reserve. Noted
  - e) Draft North Sydney Civic Precinct Planning Study. It was noted that comments for this planning study were due at about the same time as comments for the Military Road planning study. Neutral precinct did not make a submission to Council however, other precincts have done so. An attendee asked about the proposal to rebuild the MLC Building. EC indicated that she understood Council had indicated the building would be retained.

- f) Precinct submission re: Military Road Corridor Study. EC advised that the Study proposals significantly impact the Neutral Precinct area. It was noted that:
- i) Precinct Office Bearers arranged for Council to letterbox drop a Precinct Flyer outlining key issues and with Council contact details/closing date for submissions;
  - ii) EC met with concerned business owners located around the Grosvenor Lane car park; and
  - iii) The Precinct submission identified key issues of concern to residents being: maintaining village environment; that any new community facilities can only be provided through the use of Voluntary Planning Agreements with developers; increased building heights from 5-6 and to 8 and to 12 storeys in two of the areas; the loss of historic cottages in Bydown Street; and impacts of increased traffic.

The meeting unanimously reaffirmed that building heights should be retained at 5 storeys. It was acknowledged that there is a degree of complacency in the Precinct area and that a precinct led campaign was required. It was noted that a recent resident's campaign regarding demolition of two houses in Hayes Street led to the Council changing its position. JL agreed to draft a document to be used to seek resident's signatures in objection to aspects of the proposed changes to the Neutral Bay Town Centre.

- g) Precinct submission re: North Sydney LEP Review 2019 & Draft North Sydney DCP Review 2020. Noted that given the COVID-19 situation and difficulty in consulting Precinct members that the Precinct Officer Bearers made a submission to Council objecting to the proposal to allow residential flat buildings (RFBs) in the R3 zone which is widespread in Neutral Bay incorporating designated "conservation areas" and "heritage items", together with low density housing stock of significant character that gives visual recognition to the history of the suburb.

A unanimous view was expressed that Council approval to allow flat buildings in R3 areas of the LGA could lead to the loss of or devaluing of adjacent heritage properties. It was noted that the Heritage Council of NSW has been undertaking a heritage audit in the western part of the Mosman council area. CP will contact the Heritage Council to better understand the process for undertaking such an audit.

- h) Harvest Collective Program – Applications close 14 August. Noted.
- i) From 1 July all DAs are to be submitted through a centralised planning portal. Hard copies of DA documents will not be available. DA plans will be exclusively available via Council's Application Tracking System. <https://apptracking.northsydney.nsw.gov.au> EC advised this is a State Government requirement for Councils to use the new portal. Some attendees expressed concern that not having access to hard copies because it is often hard to read the detail of proposals on the website.
- j) Local Government NSW Conference, suggested motions/issues from Precinct Committees Due to Council by 13 August.

There was discussion that Council's expenditure is not currently provided to ratepayers in a format and manner that allows effective scrutiny of where/why/how money is spent. It was unanimously agreed to suggest the following motion "That the State Government requires all Councils to inform ratepayers, through multiple channels, of their expenditure categories, and the basis for them in each fiscal year."

## **7. Precinct System Review 2020**

- a) The meeting discussed the 4 options for changing precinct boundaries. It was noted that some Precincts have said no to any amalgamation of Precinct areas. Attendees indicated their ongoing willingness to advocate on issues for residents in the Kurraba and Hayes inactive Precincts areas and unanimously supported Option 1. Attendees consider that enlarging the Neutral Precinct area will maximise the Precinct's ability to provide feedback and influence Council decision making.
- b) The meeting unanimously supported requesting the Council to recognise Precinct motions to Council not as one vote but by the number of people attending the meeting when a motion is voted upon.
- c) The meeting also supported feedback to Council that operational funding of precincts should be retained and where amalgamations occur that funding should be increased. In addition, Council should allocate additional funds for marketing purposes.

## **8. Access to Information Policy – changes to privacy provisions**

EC advised that the Council had made changes to the "Access to Information Policy" that meant all personal details contained in DA submissions or any Council submission would be published on the Planning Portal. Following community feedback, it is understood Council recently made some concessions and changed the wording for two clauses in the document allowing submitters to request that their personal details are withheld. There was a third clause that did not change. EC will check on the reasons why this third clause did not change.

## **9. Development Applications**

- a) 54, 56, 58 & 58A Wycombe Road Neutral Bay (DA306/2019).

**Status:** The value of the development is \$30M + so is under consideration by the Sydney North Planning Panel. The Panel deferred its decision noting the development has merit but needs some revision to plans. Revised plans have been submitted initially to the Council for assessment and referral back to the Panel.

**Summary of discussion:** On 21/7/20 the Precinct lodged an objection to the Council on bulk and scale of the development and the impact on the character and heritage of the area. The revised plans are likely to go back to the Panel in September. A draft Precinct letter also has been prepared for the Planning Panel. JL will review the draft.

- b) 22, 24 & 26 Spruson Street (DA65/19).

**Status:** Land and Environment Court dismissed applicant's appeal 29/7/20. Council's deemed refusal remains.

**Summary of discussion:** No resident affected attended the meeting.

- c) 12 Waters Road (DA 104/20)

**Status:** DA submitted

**Summary of discussion:** It was noted that the proposal is for demolition of an existing building and construction of a 6 storey mixed use building comprising retail, commercial, 18 residential units, and 3 levels of basement car parking. Concern was expressed that 6 storeys is not compliant with current building height of 5 storeys allowed for that site. It was noted

that the Military Road Corridor Study for the Neutral Bay Town Centre proposes an increase to 6 storeys.

**10. General Business:**

- a) SW advised that the Primrose Park Tennis Courts have been allowed to deteriorate. Work to upgrade the courts is “shovel ready” but funding has not been allocated. EC to talk with Parks Precinct with a view to a combined precinct request to council that funding be provided to commence the upgrade work.
- b) TM referred to the accident on the Neutral Bay school crossing earlier this year and asked the Precinct to request the Council to consider installing vehicle calming humps in Bydown Street to slow speeding vehicles that he has witnessed. The meeting unanimously agreed to support the request. A letter will be sent to the Council for the attention of the Traffic Committee.

**Upcoming events**

- a) Neutral Bay Precinct meeting - 8 September
- b) Combined Precinct Committee meeting – 18 August
- c) Council meeting – 24 August
- d) Traffic Committee meeting – 4 September
- e) North Sydney Local Planning Panel – 2 September.

Next meeting Tuesday 8 September 2020 – Neutral Bay Club. Subject to any changes to the COVID-19 safety regulations.

Meeting closed at 8:35pm