

**Neutral Bay Alive Community Consultation Group
Meeting Minutes
Tuesday 27 February 2024
6.00pm start, Ros Crichton Pavilion**

Neutral Bay Alive Community Consultation Group

In Attendance (in-person):

- Fiona Gracie (FG)
- John Lucas (JL)
- Kristina Kazmer (KK)
- Meredith Trevallyn-Jones (MTJ)
- Peter Marshall (PM)

In Attendance (online):

- Peter Moor (PMo)

Apologies:

- Anna Summerhayes (AS)
- Alison Bentley (AB)
- Candice Tabone (CT)
- Rob McKay (RM)

North Sydney Council (NSC) Staff

In Attendance (in-person):

- Neal McCarry (NMc), A/Manager Strategic Planning
- Emma Booth (EB), Team Leader Placemaking
- Jing Li (JLi), Senior Strategic Planner – Urban Design
- Wendy Lam (WL), Strategic Planner – Urban Design

Presiding: Peter Marshall (PM)

The meeting started at 6.05pm

1. Acknowledgment of Country

PM opened the meeting by acknowledging the traditional owners of the land on which the meeting was held.

2. Introduction

PM welcomed all members of the Neutral Bay Alive Community Consultation Group ('the Group' or NBACCG) to the meeting.

3. General Update

i. Council's resolutions of 12 Feb 2024

NMc (NSC) provided an overview of Council's resolutions made in the Council meeting on 12 Feb 2024.

- o **THAT** Council resolves to endorse for public exhibition and comment, the draft Neutral Bay Town Centre Planning Study, (from this date forward to be renamed as the Neutral Bay Village Planning Study).
- o **THAT** the draft Neutral Bay Town Centre Planning Study be placed on public exhibition for a period of 35 days and that a community campaign be initiated so that the exhibition is widely known.
- o **THAT** the submissions received from public exhibition of the draft Neutral Bay Town Centre Planning Study be reported back to Council with a recommended way forward.

NSC confirmed that presentation slides would be shared with the group post- meeting. Two drop-in sessions are scheduled at the Neutral Bay Community Centre on 29 February and 4 March.

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4. Council presentation

JLi (NSC) outlined a summary of feedback gathered from the group in October 2023 and key moves proposed in the draft planning study (details are provided in the presentation).

NSC noted the Neutral Bay Alive Group's feedback indicating a maximum height limit of six stories would be acceptable.

WL (NSC) presented three hand sketches illustrating the vision of the Neutral Bay Town Centre, showcasing the potential appearance with the proposed built form controls and public domain improvements.

5. Key discussion points:

Matters raised by the Neutral Bay Alive Group included:

- Questions regarding the chosen location for the new community centre, prompting considerations about potentially redeveloping the existing community centre and expanding it with the adjacent private development site (Site 2A).

NSC advised public benefits were informed by feasibility testing. Site 2A could not accommodate the new community centre along with other required public benefits. Selection of the new community centre site also considered the proximity to the at-grade car park site, and potential staging of the development of community facilities, ensuring continuous availability during site redevelopment.

- Whether the proposed footpath widening would utilise land within the development sites or on the road reserved land.

NSC advised footpath widening would be required to be provided from the development sites.

- The Group sought clarification on the proposed 28m height control for an 8-storey building.

NSC advised the 28m height limit was determined based on the minimum requirements of the Apartment Design Guide. This height provides some flexibility for sites to address the level difference, a constraint in the town centre sites.

- Discussion on Coles DA (Site 1), noting the DA provides greater level of detail for the community to respond to compared to a planning proposal.
- Questions were raised about the heritage protection and the facade treatment of redevelopment sites, particularly for corner sites at the Wycombe Rd/ Military Rd intersection.

NSC advised that heritage items would be protected in accordance with our planning controls. Heritage-valued façades would be protected, where possible.

Post meeting clarification: The corner sites at Wycombe Road /Military Road are not heritage-listed items. However, the heritage study prepared for the rescinded study indicated the facades have heritage value and recommended retention, where possible (study can be

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accessed [here](#)). The draft study encourages retention of the facades in line with this advice.

- Whether the draft planning study required a consistent awning design along Military Road.

NSC advised consistent awnings are recommended along the footpath to provide weather protection for pedestrians. However, the design will be subject to footpath width and landscape treatment. The NS DCP 2013 does not mandate a uniform design treatment.

- Potential noise impact from Military Rd on the amenity of the open-to-sky through-site link connecting Military Rd and the plaza.

NSC advised this will be dealt with at the detailed design stage. Considerations for noise protection could be incorporated. Alternative options, such as an arcade, were mentioned, but these might compromise the openness of the link.

- Can the NS LEP 2013 adopt a height split approach within one site (reference made to City of Sydney LEP height control)?

NSC advised that while it is not a common approach, there is an example at Crows Nest. The primary purpose of the LEP is not to prescribe design but rather to guide development. Therefore, it is not a widespread practice.

General discussion about the value of articulated building heights along Military Road. Building separation was emphasised as important to ensure an appropriate built form with minimal impact.

6. Planning Reforms

NSC provided an overview of the Low and Mid-rise housing reforms and discussed the potential impacts on the Neutral Bay Town Centre.

7. Next Steps

Public exhibition commenced on 27 February and will conclude on 2 April 2024. Information is accessible on Have Your Say webpage and hard copies are available at Council's Customer Service Centre, Stanton Library and Neutral Bay Community Centre. Council will hold two drop-in information sessions at Neutral Bay Community Centre to provide information and answer questions from community.

Neutral Bay Alive Group is encouraged to make either a group, or separate submissions.

Pending the nature of submissions received during the exhibition, Council may seek the Group's further input ahead of reporting the matter back to Council.

8. General Business

No issue was carried.

PM and NMc (NSC) expressed gratitude to the Neutral Bay Alive Group members for their attendance and their thoughtful insight.

The meeting closed at 8:00pm.