

## Summary of Actions Arising (SOA) 2024 Willoughby Bay Precinct

This document is North Sydney Council’s response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response.

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter ongoing and further response/update to be provided at later date.
- **Closed for Council** - Council either completed related works/tasks or has taken all reasonable steps within its power to resolve issue (for example when matter is beyond its jurisdiction). If the Precinct Committee feels Council can take further steps, they can request Council reopen action.

Questions or concerns re content of this document should be directed [precincts@northsydney.nsw.gov.au](mailto:precincts@northsydney.nsw.gov.au)

Month	Item	Actions	Council’s Reply	Status
October		<b>Guest Speakers from Waste team</b> Precinct members thanked the guest speakers for their attendance.	Thanks has been forwarded to team	Closed for Council
		<b>Woolworths Rangers Road – 1-7 Rangers Road &amp; 50 Yeo Street Concept DA</b> Willoughby Bay Precinct objects to the development	Registered through <a href="#">DA/PP Submission Form   Applicant Details – North Sydney Council (nsw.gov.au)</a>	Closed for Council
September		<b>Draft DCP Amendment - Military &amp; Rangers Road</b> <i>The amended DCP should include a provision limiting the number of car parking spaces on the 1-7 Rangers Road / 50 Yeo Street site to no more than 262 to address serious concerns regarding traffic on the local road network.</i>	Noted	Closed for Council
August	No actions arising requiring Council’s response			

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July		<p><b>Community Centre Toilets in Neutral Bay</b></p> <p>A Precinct member has expressed concern over the state of the toilets, especially the disabled toilet, in the Neutral Bay Community Centre, having found toilets blocked and overflowing.</p> <p><b>Precinct asks Council to please check on this situation.</b></p>	<p>Council's Facility and Building Co-ordinator advised that these toilets are cleaned regularly and will always respond to blockages endeavouring to clear them as soon as they can. The toilets underwent a special, deep clean on Tuesday 10<sup>th</sup> September. Contact Council on 9936 8100 to report any issues.</p>	Closed for Council
		<p>Road surface condition in Montague Rd, especially north kerbside lane between Fifth Avenue and Macpherson street – missing/broken surface areas adjacent to the kerb do not assist tidy parking and are becoming trip hazards.</p> <p><b>Can Council advise if resurfacing is programmed?</b></p>	<p>Council's Manager Footpath, Roads and Drainage advised that Council are currently completing the road reconstruction work at Fifth Avenue between Ellalong and Montague.</p> <p>Council's current capital roads program is fully allocated, so Montague will be considered for future works. Council will send someone to inspect and make safe Montague road, but this will be limited to minor repair works.</p>	Open/Ongoing
		<p>The Precinct member has written to Council with respect to a deteriorating front finial on a dwelling in the Montague Conservation Area asking whether there are any heritage grants / loans available for repairs (not a listed heritage item) but has not received a reply.</p> <p><b>Can Council please advise on this?</b></p>	<p>Council's Conservation Planner/Heritage Officer advised that there are no heritage grants for locally listed items. Council can try to assist by bypassing the need for a DA if the works are for repair/ maintenance works etc. Council needs appropriate information, including details of the work being undertaken to assess it and if it is like-for-like, the work can be assessed as being minor. Council will give this outcome in writing following a written submission.</p>	Closed for Council
		<p>Boat trailer arrived in front of 23 Wonga Rd Sunday morning 16 June. By Monday evening NSC Ranger had marked with a cone the narrow crossbars overhanging</p>	<p>Thanks Noted</p>	Closed for Council

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		the footpath. Three weeks later a safety cone was placed to the offside rear (the trailer was not easy to see on dark rainy nights despite having two red flags which look black in the dark). This might have been the Ranger doing his monthly audit in the first week of July (likely to be tagged in first week of August for 28 day removal). <b>Precinct thanks Council's Rangers for their ongoing monitoring of trailers and actions to ensure safety of residents.</b>		
June		That Precinct requests an update and timeline for the refurbishment of the Brothers Memorial in Brothers Park, Cremorne	Councils Streets Alive Co-ordinator has advised a heritage contractor was approached with a quotation of works. This quote has been received. Councils Manager Parks & Reserves has advised the funding for these works is currently being reviewed.	Open/On-going
May		<p><b>Probity Plan, Grosvenor Lane Carpark - MOTION: THAT Willoughby Bay Precinct:</b></p> <p>(1) reiterates it would like any agreement between the developer and Council to provide that the Grosvenor Lane carpark land and stratum remain in public ownership with residential parking spaces relocated under the Coles site.</p> <p>(2) asks Council to amend the resolution and Probity Plan for the Grosvenor Lane carpark so that:</p> <ul style="list-style-type: none"> <li>i. any plans or suggestions that Council land be divided between adjacent owners are removed and</li> <li>ii. any report back to Council must include an option of no privatisation of Council land.</li> </ul>	<p>Councils Service Unit Manager Strategic Planning has advised Council staff are proceeding with negotiations based on Council's adopted probity plan and in accordance with Councils resolution of 13 May 2024 (copy below). The outcomes of negotiations will be reported back to Council.</p> <p>95. RESOLVED:</p> <p>1. THAT the attached Probity Plan, with the exception of diagram 7.14 and 7.15, including annotations and descriptions be removed from the probity plan (1.2 project area), be adopted as the framework to guide Council's discussions and negotiations with Coles on the carpark land at Grosvenor Lane, Neutral Bay.</p> <p>2. THAT Council grant authority to the Chief Executive Officer to enter into formal negotiations in relation the</p>	Closed for Council

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			<p>potential redevelopment of the Grosvenor Lane carpark directly with the adjacent landowner of No 41-53 Grosvenor Street, namely Coles Group Property Development or their authorised representative.</p> <p>3. THAT the adjacency and relationship of the proposed development to the portion of public land to be negotiated and the capacity of others to also negotiate on a similar adjacency basis if those opportunities were sought to be explored, are the reasons why Council resolves to directly negotiate with Coles.</p> <p>4. THAT the outcome of any negotiations be reported back to Council.</p> <p>5. THAT Council acknowledges that this resolution does not infer or suggest any agreement with Coles ahead of a negotiation process.</p> <p>6. THAT Council recommit that Grosvenor Lane remain in public ownership.</p>	
April		<p><b>Coles DA Update</b> - Chair advised a PDF update had been received from Coles with permission to show it to Precinct on the condition any notes in the minutes are circulated to Coles for review prior to publication. Precinct agreed with this condition and Chair showed the PDF update. MOTION: Precinct asks whether a full account has been taken of the benefits that will be delivered to the community in consultation for the DA height requested</p>	<p>Council's Manager Development Services has advised Coles Development 43 Grosvenor Street Neutral Bay:</p> <p>This application is being reviewed externally due to Councils conflict as land-owner and the benefit offered by the VPA and remains under assessment.</p> <p>It is acknowledged that the Voluntary Planning Agreement that has been offered as part of the application may see the delivery of a long-held policy position of Council, that is the creation of a public plaza on the Grosvenor Street Carpark.</p>	Closed for Council

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			<p>However, it is important to note that the development proposal must be capable of addressing all relevant assessment criteria including building height controls. The current proposal is roughly double the 16-meter height limit that applies to the site and addressing this variation relies on a cl4.6 submission under the provisions of the NSLEP 2013.</p> <p>Cl4.6 in part provides:  “Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—  (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and  (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.”</p> <p>This is a test that must be addressed before consent can be granted. The public benefit offered by the VPA might contribute as a “environmental planning ground” but the proposal needs to pass the other aspects of the test to be capable of approval.</p> <p>The determining body for the DA is the Sydney North Planning Panel. The elected Council has not formally resolved a position on the VPA, the deliverables contained within being conditional on the approval of the DA.</p>	

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			<p>The Sydney North Planning Panel has given the applicant till the opportunity to provide a final set of documents for consideration. Once received these will be reviewed and if appropriate will be renotified to the community.</p> <p>Should anyone in the Precinct wish to discuss this matter further they are welcome to call the Manager of Development Services Stephen Beattie on 99368320.</p>	
		<p><b>Fox Sighting</b> - A Precinct member asks Council: Does Council have a program for fox management including baiting?</p>	<p>Council's Bushland Management Co-ordinator advised that fox sightings around the Primrose Park area have been added to the "Foxscan" website, which is an Australia-wide mapping tool developed by the Invasive Species Cooperative Research Centre (CRC).</p> <p>North Sydney Council participates in the Sydney-north regional fox baiting program twice a year, alongside other local Councils and the NSW National Parks and Wildlife Service. Due to distance restrictions on the use of fox baits, which can't be laid within 150m of a residential property, the only reserves in North Sydney where baiting occurs are Balls Head, Berry Island, and Badangi Reserve - all of which are in the Waverton-to-Wollstonecraft wildlife corridor. There are currently no fox control options that are feasible for implementation in/around Primrose Park.</p>	<p>Closed for Council</p>
		<p><b>Soft plastics</b> - This is still an unresolved problem. If Blue Mts Council can receive soft plastics, why can't NSCROC facility in Artarmon play some role in receiving our soft plastic waste?</p>	<p>Council's Waste Manager Officer has advised that soft plastic disposal places a significant challenge. The Artarmon CRC is already at capacity in term of the number of items accepted. For soft plastic to be accepted, the</p>	<p>Closed for Council</p>

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			technology needs to be installed on site to ensure the amount captured is compressed and stored. Area needs to be dedicated on site to ensure amount received can easily be stored which is a challenge at present.	
		<b>eWaste collection</b> - Precinct asks whether Council would consider nominating 2 pick up dates per year for ewaste collections.	Council's Waste Operations and Education Officer has advised that in the past Council had arranged e-waste collection dates, however found that the participation dropped significantly, and it became economically unviable. Currently, the Community Recycling Centre (CRC) in Artarmon accepts all e-waste as well as the RecycleSmart program that collects small e-waste from the doorstep. <a href="https://www.northsydney.nsw.gov.au/waste-recycling/recyclesmart">https://www.northsydney.nsw.gov.au/waste-recycling/recyclesmart</a>	Closed for Council
<b>March</b>		<b>Hedges Encroaching on Footpaths</b> - The chair reported that a Precinct member has advised that the hedge at 18 Montague facing Fifth Avenue has recently been trimmed back to take over a little more than half the footpath and asks: Would Council consider concreting the verge to the kerb to allow safer pedestrian thoroughfare as it has done for 58 and 60 Macpherson St where hedges are also encroaching on the footpath?	Council's Acting Assets Manager has advised that after a site inspection Council wouldn't consider footpath widening due to the proximity of street trees. Further inspections are in progress to take measures to prevent hedges from encroaching on the Council's footpath.	Closed for Council
		<b>Bitumen Corner of Ellalong and Lodge Roads Cremorne</b> - Can Council investigate the recent bitumen filling (approx. 2.5 x 1.5 metres) at the corner of Ellalong and Lodge Roads (left side downhill) as it is not even and is dangerous due to its location?	Council's Contracts Manager has advised that it is believed that the restoration was completed by Sydney Water back in February 2024. Council has advised them of the failure.	Closed for Council

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		<p><b>Sydney Water work site at Brightmore Reserve -</b> Residents are still interested in whether Council can assist with shrubbery to camouflage the temporary access road. Can you pass on a question to Parks and Gardens as to whether they can assist?</p> <p><b>Further request (April 2024)</b> Precinct requests that a Council officer contact Precinct to discuss whether there is any possibility to carry out enhancements on Council land, noting the responsibility for removal/rehabilitation by Sydney Water or reversion to Council when the Sydney Water site is removed.</p>	<p>Council's Manager Parks and Reserves has advised this wouldn't be something that Council would consider as this is only temporary work and needs to be removed when works are finished.</p>	<p>Closed for Council</p>
		<p><b>Care of Native Gardens in Fifth Ave and Brothers Park -</b> Could Council's Manager Parks &amp; Gardens contact Precinct representative RL (as she has coordinated involvement in the past) following the handover of care from Streets Alive and Willoughby Bay volunteers to Parks and Gardens. The areas are in urgent need of attention and Precinct seeks to engage with Parks and Gardens.</p> <p><b>Further request (April 2024)</b> Chair reported that RL has advised that Parks and Gardens have not contacted her re the handover of the Fifth Avenue and Brothers Park native gardens. RL has sent an email to follow up.</p>	<p>Council's Manager Parks &amp; Gardens has advised that officers have liaised with the Precinct Committee and have taken over the maintenance of the garden.</p> <p><b>UPDATE (3 May 2024)</b> Council's Manager Parks &amp; Gardens has advised that officers will contact the Precinct member again to follow up on discussions.</p>	<p>Closed for Council</p>
<p><b>February</b></p>	<p>No actions arising requiring Council's response</p>			