

Summary of Actions Arising (SOA) Willoughby Bay 2025

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.
 - a) Sits outside of Council's jurisdiction
 - b) Response given by Council and awaiting Precinct's reply
 - c) Council has completed related works/tasks**Note:** These subcategories are only applied from 2025 onwards)

Questions or concerns re content of this document should be directed precincts@northsydney.nsw.gov.au

Month	Item	Actions	Council's Reply	Status
March		15 Richmond Avenue, Cremorne – Illegal Work That Willoughby Bay Precinct thanks Council's Executive Compliance Officer for the update and requests that Council continue to keep the Precinct informed of the compliance review through the Chair.	Thanks and request has been forwarded to Compliance	Closed for Council
February		Boat trailers in Richmond Avenue Precinct requests Council rangers follow up with regard to trailers parking on Richmond Avenue.	Request has been forwarded to the Rangers, who have investigated. Please note that the Rangers need to know the exact location and details of the trailer including number plate (if available). For more information please visit	Open/Ongoing

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			Introducing new boat trailer parking laws. Or https://www.northsydney.nsw.gov.au/parking-enforcement/abandoned-vehicles	
		<p>Coles Grosvenor Street Store MOTION: That Willoughby Bay Precinct has considered Planning Proposal 4/24 and objects to the planning proposal for the following reasons:</p> <ul style="list-style-type: none"> • The proposed heights are well in excess on the maximum building height of 21 m endorsed by the Neutral Bay Village Planning Study and conflict with the desired character of the village. • The proposal leaves the Blue & White Dry Cleaners as an isolated site contrary to the objectives of the Neutral Bay Village Planning Study and good planning principles. • There would be additional overshadowing of the Military Road public domain, future mixed use developments on the southern side of Military Road, May Gibbs Place, and the proposed Rangers Road Plaza. • The sites are of insufficient size to achieve an appropriate urban form contrary to the objectives of the Neutral Bay Village Planning Study. In particular, the proposed western facade of Building 2A-1 and the eastern facade of Building 2B-2 would necessarily be blank walls and the provisions of the Apartment Design Guide with respect to building separation and 	<p>Response from Councils Senior Strategic Planner, The Planning Proposal (PP4/24) is the proposal lodged by Arkadia, which relates to land at 166-178, 184-192 and 198-214 Military Rd, Neutral Bay. The Coles store is a different site (41-53 Grosvenor St) and subject to a separate development proposal (DA258/23).</p> <p>In December 2024, Council engaged an external planning consultant to undertake an independent assessment of the PP4/24 (Arkadia PP). The proposal is still being assessed by the consultant.</p> <p>Council will refer the Willoughby Bay Precinct motion to the consultant as a 'submission' for consideration in the assessment of PP4/24.</p> <p>Once the assessment has been completed, the proposal will be referred to the North Sydney Local Planning Panel (NSLPP) for advice before Council makes a determination on whether the proposal should be supported or not to a Gateway Determination.</p> <p>At this stage, Council do not have a date for when the proposal will be considered by the NSLPP but will advise the precinct when a date is tabled.</p>	Open/Ongoing

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		<p>setbacks from boundaries could not be achieved.</p> <ul style="list-style-type: none"> • The proposal fails to give details assuring adequate parking for non-residential uses will be provided and fails to give details assuring loading docks could be incorporated to facilitate deliveries to and waste removal from the residential apartments and non-residential premises. • The proposal fails to respond to the Neutral Bay Village Planning Study objective (and local retailers' request) of access to a new underground public car park from the southern side of the plaza. • The Precinct opposes Arkadia's proposal that Council give the existing Neutral Bay Community Centre site to Arkadia and receive in return a 1,000 m2 tenancy for 40 years at a peppercorn rent with the new community centre tenancy not having an outlook to the north over the new plaza. • The Precinct opposes Arkadia's proposal that an interest in Council land be given to Arkadia at no cost for driveways / ramps and/or underground vehicle tunnels across and underneath the new plaza. • The Precinct questions Arkadia's calculations on the value of public benefits. 		
		<p>Bushes overhanging footpaths A Precinct member has advised that at the following sites:</p>	The tree management team have assigned reactive team for pruning	Open/Ongoing

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		<p>47 Wonga Road - a tree has sagging branches overhanging the footpath 6 Ryries Parade - bushes growing on the footpath 2 Ryries Parade - bushes also growing on the footpath</p> <p>Precinct requests Council take action to make the footpath safe.</p>		
		<p>Fifth Avenue and Brothers Park A Precinct member reported that Brothers Park and the garden in Fifth Avenue near the park require weeding and pruning.</p>	<p>Fifth avenue, brothers park is maintained on a monthly schedule. A large part of the reserve has previously been claimed by a streets alive group who have since disbanded. This group could provide exceptional maintenance due to the availability of persons to do so. The site has now been handed back to Parks and Gardens and is maintained as resources allow. Local residents and previous volunteers have all been informed of such action and the Parks and Gardens team receive frequent contact from residents in the area.</p>	<p>Closed for Council - b</p>