

## Summary of Actions Arising (SOA) 2019 - Neutral 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 to [precincts@northsydney.nsw.gov.au](mailto:precincts@northsydney.nsw.gov.au).

Month	Item	Actions	Council's Reply	Status
November	5a	<b>School Crossing</b> - Deputy Principal Neutral Bay Public School email 9.11.2019 - requesting that there be crossing supervisors at Yeo Street and Ben Boyd Road wombat crossings due to recent accident near the School. After discussion it was agreed that the Precinct Committee raise this as a concern with Council, discussed suggestions such as more visual markings with crossings, that the matter be considered by the Council's Traffic Committee, trimming trees and putting more lights at such zebra crossings. Also suggested was a pedestrian be aware campaign.	Council's Manager Traffic and Transport Operations has advised that Council will undertake an audit of the existing pedestrian crossings to determine if upgrades are needed.	Closed for Council
	5g	<b>Bannerman and Murdoch Streets traffic calming</b> - The Precinct Committee by unanimous vote expressed the following for Council's consideration: the Precinct Committee does not like the four speed bumps/cushions installed - vehicles have to almost stop to drive over them - the smaller the car then it has to actually stop, danger as too many of them and adjacent to the bicycle lane on the Northern side of Bannerman Street, whilst the Precinct Committee agrees with the	Comments noted by Council's Road Safety Coordinator  <b>UPDATE (January 2020)</b> Due to the community feedback received on these speed cushions to date, Council has decided to bring forward the matter to the first available Traffic Committee for this year, which is <b>Friday 7 February 2020</b> . This meeting is scheduled to occur in the Supper Room at Council Chambers, at 10am.	Closed for Council

<b>Month</b>	<b>Item</b>	<b>Actions</b>	<b>Council's Reply</b>	<b>Status</b>
		objective it suggests only ONE device be permanently installed and that to be of a concrete raised platform of the standard 2 to 3 metres wide as can be seen in other nearby areas including Mosman. This device should be in Bannerman Street a reasonable distance from the pedestrian crossing. Also, the Zebra crossing near the corner of Bannerman Street and Murdoch Street is too close to the roundabout at that intersection. Some members attending spoke of near accidents when a car is travelling to the city along Murdoch Street and then turns into Bannerman Street around a very tight roundabout not seeing another vehicle stopped at the zebra crossing - the crossing is too close to the intersection and should be permanently moved at least another 10 to 15 metres further along Bannerman Street.		
	7d	Discussion as to motion to be put by Councillor Zoe Baker at the next Council Meeting on 25 November 2019 for the review of the boundary area of the heritage conservation area under the NSLEP - whether contributory items, Council to allocate funds from the surplus.	Council's Manager Governance and Committee Services has advised that heritage conservation area motion was deferred for a further report.	Closed for Council
<b>October</b>	<i>No actions for Council</i>			
<b>September</b>	7.2	DM & CP asked if Precinct Committee could invite Council planners to a Precinct Committee meeting to discuss plans for the Military Road corridor. This was unanimously agreed on and a suitable date for the invite was being looked at.	<p>Council's Strategic Planner - Urban Design has advised that a notification including the consideration for Council staff to attend meetings went out to Precinct Committees.</p> <p>In the first stages of public exhibition, Council were slightly flexible to attend Precinct Committee meetings up beyond the official exhibition period. Unfortunately, the invite to attend from Neutral Precinct Committee came while</p>	Open/Ongoing

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			<p>submissions were being reported to Council. Consideration is given to their latest input through their minutes.</p> <p>A tentative date for Council's Strategic Planner - Urban design to attend Neutral's Precinct Committee meeting has been arranged and dependent on Council resolving to proceed to the next stage of public exhibition.</p>	
	7.1	<p><b>Kurraba Point Parking</b> - a detailed survey and report on parking in Kurraba Point was given by CO. This detailed the lack of parking, over 90% occupancy of parking spots, lack of turnover, lack of public transport options (if not city bound) and extreme difficulty residents have either unloading groceries or parking within walking distance of their home. It was explained, Council was going to look at this in the next couple of years. It was unanimously agreed for Precinct Committee to approach Council, suggest it had approached crisis point now, ask for extra enforcement of present parking conditions and a review. This becomes more pressing in light of a proposed development for the area.</p>	<p>Council's Manager Ranger and Parking Services has advised that patrols of Kurraba Point parking will increase for several weeks in March 2020. (Note: minutes received in February 2020 so could not be actioned earlier)</p>	Closed for Council
August	5b	<p><b>Draft Local Strategic Planning Statement and Draft Local Housing Strategy</b> - discussed. Council studies being conducted regularly. Discussed one church being in darkness due to the high buildings nearby, vacancy rates where small businesses folding due to high rents, businesses employ people, developers pushing for more residences, issues around parking as a result, query what is the view of the Neutral Bay Chamber of Commerce. Discussed High Street streetscape view. Discussed Heritage listing - 1993 initial review and the rest were amendments - needs a thorough review.</p>	<p>Precinct Committee's comments have been noted by Council's Manager Strategic Planning.</p>	Closed for Council

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	6a	<p><b>58-60 Aubin St (DA 176/18)</b> - Before Land and Environment Court hearing on 9 and 10 October 2019. CP spoke as to this DA.</p> <p>Discussed the DA generally initially as to its position and the surrounding buildings. The developer has bought the two properties and has lodged amended plans. Currently there are 5 bedrooms in total over the two dwellings which will increase to 16 (initial A provided for 18 bedrooms). Historically 35 Objections and the Planning Panel rejected the DA - now in Court for a two day hearing on 9 and 10 October 2019.</p> <p><b>Matters discussed</b>  Overdevelopment  Excessive bulk and scale  Excessive excavation and also concern as to damage to surrounding properties  Issue of isolation of adjoining properties of 54 and 56 Aubin Street  Loss of views from units in 62 Aubin Street, Neutral Bay  Applicant has only included in its additional/amended documents reference to loss of views of 5/62 Aubin Street only and not other units in the building.  Effect of noise/loss of amenity  Loss of privacy - overlooking terrace of very significant proportions  Lack of any communal space  Power pole to be moved in front of a bedroom of 56 Aubin Street affecting views/street aspect of 56 Aubin Street  Design is incompatible with surrounding area</p>	<p>Precinct Committee's comments have been noted by Council's Senior Assessment Officer.</p>	<p>Closed for Council</p>

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		<p>Given 16 bedrooms, there will be 25 to 30 people living there instead of the five that lived in 58 and 60 Aubin Street for 20 years.</p>		
	8	<p><b>General Business</b> - Tennis facilities at Primrose Park needs to be refurbished, pedestrian risk and tennis players injuries sustained - suggested that the local Ward Councillors be contacted as to this issue.</p>	<p>Council's Engineering and Property Services Division have been investigating the options to upgrade the Primrose Park Tennis Courts since work began on refurbishing the Primrose Park Arts and Crafts Centre in early 2018 (The Arts and Crafts Centre was re-opened in April 2019).</p> <p>In the investigations on the tennis courts it has been noted that the courts have a number of structural issues that need to be addressed before a full scope of works can be put together to upgrade the facilities. The primary issue that has been uncovered is that the courts are subsiding because they are constructed on unstable landfill that has become even more unstable due to recent washouts and general settlement over many years.</p> <p>Council has engaged a Structural and a Geotechnical Engineer to investigate the tennis courts settlement problem. The current recommended long-term solution is to demolish the existing slab, re-construct a new slab suspended on footings and piles, with the drainage of the site to be reviewed and upgraded also. The Structural Engineer has done a preliminary design of the new slab in order to obtain a cost estimate. An approximate project estimate for this type of project is \$450,000 to \$500,000 provided there are no significant site contamination issues or other unforeseen ground stability issues. The proposed re-build of the slab would include completely new Tennis Courts - the same number, layout and facilities as to what exists now.</p>	Closed for Council

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			<p>Council will continue to undertake minor maintenance works on the courts to ensure that they are kept operational, however major maintenance works will be postponed until the full scope of the upgrade including structural and geotechnical investigations are completed.</p> <p>Council Property Manager has liaised with the Tennis Court operator earlier this year on the site investigation works. The operator has also received rent reduction from Council as a result of one of the courts being out of operation.</p>	
<b>July</b>	<i>No actions for Council</i>			
<b>June</b>	5e	<p><b>Proposed Young Street Plaza</b> - discussed safety concerns as a pedestrian crossing in Young Street, traffic turning left from Young Street onto Military Road. It was noted by GC that the pedestrian lights across Military Road outside the Post Office are the fastest in the area and possibility of overhead walkway. A lift would be expensive to install.</p> <p><b>Motion:</b> That the Council look at the option of an overhead walkway from MayGibbs/Post Office to the proposed Young Street plaza. Proposed by DM, seconded by GC - unanimously carried.</p> <p>Discussed the drop-in information session in June and the community workshop to be held on 27 June 2019</p>	<p>Council's Sustainable Transport Project Coordinator has advised that the comments will be included as part of feedback on the project.</p>	Closed for Council
	6	<p><b>Development Applications</b></p> <p>a. 147, 151 and 153 Kurraba Road (DA 446/18)</p> <p>b. 14-16 Thrupp St (DA 177/17)</p> <p>c. 58-60 Aubin St (DA 176/18)</p> <p>d. 6-8 Hayes St (DA299/18):AW advised that the Da went before the Planning Panel on 5.6.2019 - going</p>	<p>Precinct Committee's comments have been noted by Council's Assessment Officers.</p> <p>The Precinct Committee and residents who are interested in the outcomes of this application are invited to register their email addresses on <a href="#">Council's DA tracking facility</a>.</p>	Closed for Council

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		<p>to the Department of Planning. Hearing before LEC on 12.8.2019. She stated that the IHO is in place till 28.2.2010. EC discussed the flood zoning and the need for an independent report.</p> <p><b>Motion:</b> That the Council obtain an independent report by the middle of July as to flooding liability for the proposed 6 &amp; 8 Hayes Street, Neutral Bay development. Proposed by EC, seconded by MB. 12 in favour of the motion, one abstaining.</p> <p>e. 7-9A Harriette Street</p> <p>f. 22, 24 &amp; 26 Spruson Street, Neutral Bay 65/2019 Amended Plans lodged 8.4.19 - to go before the Planning Panel in due course.</p> <p>Discussion as to limited visitor car spaces, difficulties and no parking given the site's location - discussed 263 bus route and problems with traffic and parking and cars entering and exiting the two car lifts on the proposed site. There is no waiting bay. It was unanimously agreed for the Precinct to lodge a DA submission form as to the following:</p> <ul style="list-style-type: none"> <li>• Need for off street waiting bays for cars to get into the car lifts which are situated on the street line</li> <li>• More visitor parking spots are needed</li> <li>• Concern as to 263 bus route and effect on the much needed local bus operation, especially during the time of all building works</li> <li>• Concern that residents of the proposed site to not use their off street parking via the car lifts and park in the street for short periods and effect on local residents</li> </ul>		

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		<ul style="list-style-type: none"> <li>• The need for the use of small 8 tonne trucks for the works. It is a small narrow street.</li> </ul> <p>g. 5 Spruson Street, Neutral Bay (DA 102/2019)</p> <p>h. 15 Montpelier Street (DA 108/2019)</p> <p>i. 49 Wycombe Road (DA 276/2018)</p> <p>j. 14-20 Premier Street, Neutral Bay 54.18, section 4.56 (DA 54/18/2)</p> <p>k. 116 Military Road, Neutral Bay - Coles Group (DA 123/2019) Refurbishment of existing supermarket. Submissions due by 7.6.2019. Discussed proposed works.  <b>Motion:</b> That the Council make it a condition of consent that there be captive locked trolleys used on site. Proposed by GC and seconded by EC.  Unanimously carried.</p> <p>l. 114 Kurraba Road, Neutral Bay (DA 124/2019)</p>		
May	5a	<p><b>Correspondence sent and received</b></p> <p>Email from Council that the Neutral Bay Club will be increasing the room hire fee effective from July 2019. Previously charging us a flat rate for the room but now they will move to an hourly charge. There will be a price rise IF our meetings go for longer than 2 hours. If we think the meetings are likely to go over 2 hours we need to discuss this with Gemma North, Community Engagement Coordinator so that it can be factored into the budget.</p>	<p>Council's Manager Integrated Planning and Special Projects has advised that the venue hire is paid by Council. Confirmation of meeting duration required to create stands order.</p>	Closed for Council
	6	<p><b>Development Applications</b></p> <p>a) 147, 151 and 153 Kurraba Road (DA 446/18)</p> <p>b) 14-16 Thrupp St (DA 177/17)</p> <p>c) 58-60 Aubin St (DA 176/18)</p> <p>d) 6-8 Hayes St (DA299/18)</p> <p>e) 7-9A Harriette Street</p>	<p><b>UPDATE (17 September 2019)</b></p> <p>c) Council's Senior Assessment Officer has advised that the issues raised in the submissions will be considered during the court matter.</p>	Closed for Council



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		f) 22, 24 & 26 Spruson Street, Neutral Bay 65/2019 g) 5 Spruson Street, Neutral Bay 65/2019 h) 15 Montpelier Street 108/2019 i) 49 Wycombe Road 276/2018	f) Council's Senior Assessment Officer has advised that the applicant recently lodged an appeal with the LEC. Any amended plans that the applicant seeking to rely on during the court matter will be notified to surrounding properties.  Precinct Committee comments have been noted by the Assessment Officers.  The Precinct Committee and residents who are interested in the outcomes of this application are invited to register their email addresses on <a href="#">Council's DA tracking facility</a> .	
	8vi	<p><b>Neutral Bay Wharf public area</b> - Discussion took place as to the changes made at Neutral Bay Wharf public area adjacent to the ferry wharf. Discussed light coloured pavers, the Kentia palms that were over 40 years old were removed, the bubbler tap was cemented over and the seating now installed - now hardly used by the public due to the changes.            Motion put forward by LM and seconded by JL:</p> <p>That the Council undertake improvements to the Neutral Bay Wharf public area to make the area greener, more comfortable and amenable including placing tables and reinstate the tap/bubbler.            Unanimously passed</p>	Council's Streets Alive Project Officer has advised that the upgrade to Hayes St Wharf (Foresore) was in accordance with the community consultation, which took place early 2018. Addressing the points mentioned: <ol style="list-style-type: none"> <li>1. Light concrete pavers are in accordance with the March 2018 NSC Public Domain Style Manual, Section 5. Village Centres and Activity Strips, pg 154.</li> <li>2. Kentia Palms were transplanted to St Leonards Park as they were located against the sea wall and were in poor health with little growing medium.</li> <li>3. There was no bubbler present before works took place. There was a tap, which was relocated behind one of the seats and is still accessible.</li> <li>4. He has visited the site after works took place and has seen that these seats are used frequently by travelers and locals alike.</li> <li>5. There is a large GPT located in the centre of the site which also limits any space for greenery.</li> </ol>	Closed for Council

Month	Item	Actions	Council's Reply	Status
			<p data-bbox="1146 225 1240 252">Before</p>  <p data-bbox="1146 810 1223 837">After</p> 	

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	8vii	<p><b>20 Yeo Street, Neutral Bay</b> - Discussed airBNB premises - DM referred to it as an invasion - the strata owners reached an immediate agreement for lettings in the building to not be less than 3 months. Possibly have a by-law passed. Discussed - illegal activity because commercial enterprise - question raised - can the Council enforce such illegal activity.</p> <p>The Precinct Committee, after discussion, wants to ask the Council for some confirmation that the Council will maintain and enforce the current arrangements prohibiting short term lettings.</p> <p>All present requested this of the Council.</p>	Council's Building Compliance department investigates all complaints lodged regarding short term accommodation if enough details are provided to commence an investigation.	Closed for Council
April	2a	<p><b>147, 151 and 153 Kurraba Road (DA 446/18)</b> - A motion was put forward by LO and seconded by EC - That the Council engage an independent expert to undertake a heritage impact statement for the proposed sites of 147, 151 and 153 Kurraba Road, Neutral Bay and Kurraba Point. Unanimously passed.</p>	<p>Council's Assessment Planner has advised that the North Sydney Local Planning Panel refused the DA as per the recommendation of the Council Report. The Panel did not comment on potential heritage significance other than to acknowledge that the sites were not heritage listed or fall within a conservation area.</p> <p>Council's Executive Strategic Planner has advised that the ability to initiate heritage investigations can only be sanctioned by a formal resolution of the Council through a notice of motion from Councillors or a formal report from staff. In this instance, the Precinct Committee is recommended to contact their Victoria Ward Councillors.</p>	Closed for Council
	4b	<p><b>Discussed the removal of the Kentia Palms from the Neutral Bay Ferry Wharf park area.</b></p> <p><b>Motion</b> put forward by EC and seconded by JL: That we request and support the Kentia Palms removed from the area adjacent to Neutral Bay Wharf be relocated</p>	Council's Streets Alive Project Coordinator has advised that 3 Kentia palms from the Hayes St Ferry Wharf park area were replanted in the garden adjacent to the music shell in St Leonards Park on 29 May 2019.	Closed for Council

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		and replanted in a park in the North Sydney Council Area. <b>Motion</b> was passed unanimously.		
March	2a	<p><b>147, 151 and 153 Kurraba Road (DA 446/18)</b> Petition - CO. Design Excellence Panel doing report - 1.3.2019 formally closed. Planning Panel probably in May 2019. 142 Submissions to date, 30 different issues.</p> <p>LO to speak before the Planning Panel, discussion transportation to the meeting - 1<sup>st</sup> Wednesday of the month. DEP - first report, recommendation that 3<sup>rd</sup> site be acquired due to issue of isolation of that site.</p> <p>LO advised that the Kurraba Point Resident Group have met with Felicity Wilson MP. EC suggested that this Group keep her in the loop and keep the precinct up to date on progress.</p>	<p>Noted by Council's Assessing Officer. The DA was reported to the North Sydney Local Planning Panel on 1 May 2019. The NSLPP unanimously endorsed Council's recommendation that the DA be refused, with its reasons outlined below:</p> <p><i>"The Panel notes that the Applicant sought to submit amended plans and requested a deferral to allow re-notification and assessment. The Panel has determined the application be refused for the reasons identified in the Officer's report. Deferral of the application was not considered appropriate given the magnitude and extent of non-compliances and impacts on the natural and built environment. As such it is considered a new Development Application with all the accompanying documentation would be required to be lodged with Council."</i></p>	Closed for Council
	2k	<p><b>85 Kurraba Road, Neutral Bay DA 34/19.</b> Five storey, 14 Apartments and basement parking for 24 spaces and car lift. Advertising period closes 15 March 2019.</p> <p>The precinct wished to lodge its concern as to overdevelopment, increase in population density and effect on traffic. Kurraba Road should be considered and results in incremental overdevelopment concerns.</p>	Comments noted by Council's Assessing Officer.	Closed for Council
	4	Discussion as to the Council being more proactive in advertising and resurrecting the dormant precincts. If one wishes to resurrect a precinct - need to contact the Council on 9936 8100. Council can assist with letter drops. Suggestion made that the meetings could be conducted via skype, so more attendances could be possible. Discussion as to more participation by the	Feedback noted. Council's Community Engagement Coordinator has advised that articles promoting the Precinct System are periodically included in North Sydney News, with the most recent article be included on page 10 of the Autumn 2018 - a digital copy is available on Council's	Closed for Council

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		<p>community - both owners and tenants/residents, bigger cross-section of the community input would be beneficial. Suggestion as to fund raising for community events e.g. sausage sizzle. EC - precinct does not have a bank account. Suggestion that Council promote the precincts e.g. at Twilight Food Market - booth for information as to precincts. EC - will raise issue as to avenues for the council to promote precincts at next Combined Precincts Meeting on 16 April 2019.</p>	<p>website<sup>1</sup>. An article will be drafted for possible inclusion in the next issue.</p> <p><b>UPDATE (31 May 2019)</b> Council has received interest from local residents in reactivating the Parks Precinct Committee. A community meeting will be held on Wednesday 12 June 2019 from 6:30pm to 8:00pm at Cammeray Golf Course. All residents, workers, students and property owners within the Parks Precinct area are welcome and encouraged to attend. For further information please contact Council's Community Engagement Coordinator on 9936 8285 or email <a href="mailto:precincts@northsydney.nsw.gov.au">precincts@northsydney.nsw.gov.au</a></p>	
February		<p><b>Spruson Street, Neutral Bay - proposed parking arrangements:</b> Discussion took place as to the proposed parking arrangements. The timed parking proposal of two hours will free up parking for residents. It is believed that 90-degree parking is not needed in the overall effect is the loss of three parking spots and provision of two-hour parking. <b>MOTION:</b> That the Precinct suggests to the Council that it is in support of the loss of three parking spaces, introduction of the two-hour timed parking as per the Council's resolution of 7 September 2018 BUT it is not in support of the 90-degree angle parking on Spruson Street between properties 50 to 68. Proposed: GC seconded by MB Unanimous - 24 in favour, Nil against.</p>	<p>Council's Manager Traffic and Transport Operations has noted the Precinct comments for inclusion in Council's survey results.</p>	Closed for Council

<sup>1</sup> [https://www.northsydney.nsw.gov.au/Council\\_Meetings/Council\\_News/North\\_Sydney\\_News](https://www.northsydney.nsw.gov.au/Council_Meetings/Council_News/North_Sydney_News)

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		<p><b>Yeo Street - proposed pedestrian crossing:</b> Discussion took place regarding the proposed pedestrian crossing on Yeo Street being on the western side of the intersection with Watson Street.</p>	<p>Precinct Committee's comments noted by Council's Manager Traffic and Transport Operations.</p>	<p>Closed for Council</p>
		<p><b>147, 151 and 153 Kurraba Road (DA 446/18):</b> The precinct fully supports the installation of a pedestrian crossing, primarily on safety grounds for pedestrians at the very busy intersection of Yeo Street and Watson Street.</p>	<p>Precinct Committee's comments noted by Council's Senior Assessment Officer (Planning).</p>	<p>Closed for Council</p>
		<p><b>Rate increase application to IPART (Independent Pricing and Regulatory Tribunal) passed:</b> <b>MOTION:</b> That the Precinct Committee conveyed is disappointment to the Council as to the summary of support where options two and three were combined to appear that more people voted for the outcome than in favour of option one. Proposed: GC seconded by MB Unanimous - 9 in favour, Nil against.</p>	<p>Feedback noted by Council's Manager Integrated Planning and Special Projects. The consultation sought feedback on capacity/willingness to pay for a rate increase above the annual rate peg, through preference feedback on three financial options - two of which involves a special rate variation (SRV). Hence it is permissible to combine survey preferences for Scenario 2 and 3, with the combined result reflecting more support for a rate increase than Scenario 1 (rate peg only). The report to Council noted that there was a degree of price sensitivity with regards to support for a rate increase, however it was recommended to Council that Scenario 3 was still the preferred option to improve long financial sustainability.</p>	<p>Closed for Council</p>