

## Summary of Actions Arising (SOA) 2020 - 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 [precincts@northsydney.nsw.gov.au](mailto:precincts@northsydney.nsw.gov.au)

Month	Item	Actions	Council's Reply	Status
November	6.ii	<b>Young Street Plaza and Road Closure Trial</b> - The meeting unanimously agreed to continue to advocate to Council for an overhead, covered pedestrian pass across Military Road in Neutral Bay.	Council's Project Manager has advised that Precinct Committee's comments in regards of Young Street Plaza have been noted as part of the consultation process.	Closed for Council
	6.iii	<b>Military Road Corridor Planning Study</b> - The meeting unanimously agreed that Dr Hoskin's research confirmed the cottages are of historical significance and add unique character to the Neutral Bay town centre. It was also agreed to confirm, in writing to all Councillors, the Precinct's objection to the proposal in the Military Road Corridor Planning Study - Stage 1 to increase building heights to 6 storeys on the site which would inevitably result in the demolition of the cottages.	Council's Senior Strategic Planner has advised that earlier submissions of the Neutral Precinct Committee were already included in the post-exhibition Council report and considered in the amendments of the Future Direction Report that will be presented to Council. Their views of the cottages were part of those earlier submissions.	Closed for Council
	10.i	<b>Intersection improvements Neutral Bay and Cremorne</b>	Comments noted by Council's Project Manager.	Closed for Council

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		<ul style="list-style-type: none"> <li>• <b>Location 1:</b> Rangers Road and Military Road (LATM Zone 6 - T.120). It was agreed the raised crossing should provide improve safety for pedestrians. Also agreed that the pedestrian crossing is blind to drivers of turning vehicles from Military Road and a prominent pedestrian crossing sign, maybe a flashing light, is required to alert fast turning vehicles out of Military Road into Rangers Road.</li> <li>• <b>Location 2,3, and 4</b> - Holt Avenue, Spencer Road and Cabramatta Road and Military Road Cremorne (LATM Zone 6 - T.111, T112). A unanimous preference was agreed for Option B, with extension of the curbs at each of these intersections, as safer option for pedestrians, was agreed.</li> <li>• <b>Location 5</b> - McPherson Street and Military Road, Cremorne (LATM Zone 5 - T.53)It was agreed the raised crossing and adjacent footpath upgrades would provide increased safety for pedestrians.</li> </ul>		
	10.iii	<p><b>Barry Lane Upgrade works</b> - TM advised that \$600,000 has been allocated in the North Sydney Council 40km/h and 10km/h Shared Zone Masterplan and Action Plan, approved at Council meeting on 23 March 2020, to upgrade Barry Lane, Neutral Bay.</p> <p>The meeting unanimously agreed to seek advice from Council on the status of this project and the scope of works for the expenditure of \$600,000.</p>	<p>Council's Traffic &amp; Transport Engineer has advised that no funding has been allocated to the Shared Zone proposal in Barry Lane at this stage including any design works. All projects are planned on an annual basis subject to the priorities within the Action Plan, availability of funding and community consultation. Council also undertakes an annual review of funding nominations for projects which meet the eligibility criteria under the road safety funding grants such as 'TfNSW 40km/h High Pedestrian Activity Area (HPAA)', 'Walking Communities' programs and any other Local Government Road Safety Programs (LGRSP) that become available. The 40km/h and 10km/h Shared Zone Masterplans are</p>	<p>Closed for Council</p>

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			<p>used as part of this review to identify potential projects. Should funding become available, a concept plan will be developed and put forward to the community for consultation.</p> <p>The estimated cost of the Barry Lane Shared Zone is 600,000 based on a unit rate derived from similar projects completed in the past. The actual cost may vary depending on the site conditions and amount of construction works involved. A Shared Zone is different to a normal speed limit zone. A typical shared zone requires the reconstruction of road pavement to provide different coloured and textured surface treatments from the surrounding roads and typically does not have kerbs. Traffic calming devices e.g. kerb blisters, chicanes, speed humps may be required to slow down vehicles. Existing utilities and services in the laneway may also need to be relocated or modified. It is a very complex and costly exercise. This is the reason why you may find that all the shared zone proposals are estimated to cost much higher than the 40km/h speed limit zones.</p>	
October	6	<p><b>MRC Planning Study</b> - The meeting noted that the Precinct Committee has written to the 3 Councilors for the Victoria Ward (Keen, Brodie and Beregi) stating resident's objection to the probable loss of the 1910 built cottages at 27-37 Bydown Street Neutral Bay, should the Council approve a building height of 6 storeys on this site, as proposed in the 2019 Military Road Corridor Planning Study (Site 4 Barry Street).</p>	<p>Council's Manager Strategic Planning has advised that matters of heritage conservation have and are being considered in Council's study. These issues must be balanced with a range of other matters.</p>	Closed for Council

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	8	<p><b>Platypus Subbase Development</b> - As part of Council's vision to increase green spaces and community facilities in the LGA that the Council partner with the Sydney Harbour Federation Trust to provide community facilities, at the Platypus Sub Base, such as a community art gallery or recreational facilities; and that this motion be considered in the context of the draft North Sydney Local Infrastructure Contributions Plan.</p>	<p>Feedback noted by Council's Director Open Space &amp; Environmental Services as well as the Team Leader - Policy (in context of the Local Infrastructure Contributions Plan)</p> <p><b>UPDATE (12 November 2020)</b>  The Harbour Trust is proposing a new approach for the Torpedo Factory at Sub Base Platypus, North Sydney, that will deliver additional public parkland on the Sydney Harbour foreshore. To facilitate this, the Harbour Trust has prepared a draft amendment to the Platypus Management Plan 2016 and a Planning Application for the Torpedo Factory Renewal Project which are on public exhibition until 5pm, 11 December 2020. The Harbour Trust is the approval authority for managing this site under the Sydney Harbour Federation Trust Act 2001. There are two drop-in information sessions during the exhibition period, providing the opportunity to view the planning documents and to speak to Harbour Trust planners - Saturday 21 November (10am-2pm) and Thursday 26 November (4pm-7pm) at Suite 10.08, Sub Base Platypus, 120 High Street, North Sydney. For more information visit <a href="https://haveyoursay.awe.gov.au/platypus-torpedo-factory-renewal-project">https://haveyoursay.awe.gov.au/platypus-torpedo-factory-renewal-project</a></p>	Closed for Council
	9.iii	<p><b>Draft North Sydney Local Infrastructure Contributions Plan</b> - The meeting was not unanimous in support of the draft plan. While some expressed support</p>	<p>Council's Team Leader - Policy has noted the Precinct Committee's comments which will be included to the</p>	Closed by Council

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		an alternate view expressed was that Council's efforts should be directed to opposing the requirements for increased development.	post exhibition report and presented to Council on 30 November 2020.	
September	5	<b>Traffic management Bydown Street and Yeo Street - update</b> - Advice from Council is that the Manager Traffic & Transport will respond to this issue after receiving a letter from the Precinct. EC advised she understands there is a plan in place for an additional pedestrian crossing and speed limits are being considered.	Comments noted by Council's Manager Traffic & Transport Operations. Relates to Item 10b from the Precinct Committee's August 2020 minutes.	Closed for Council
	7	<b>Residential Flat Buildings</b> - Motion: The Neutral Precinct requests the Council advise all Precincts quarterly of all proposed residential flat buildings in R3 zones in order that the Precincts can monitor these developments.	Council's Director City Strategy has advised that this request would necessitate a manual process as it is unable to be automated. At present the development and administrative services team have high workloads and deadlines to meet in relation to the various NSW Govt Planning initiatives. As such it is not possible to fulfill this request given the current resource and workload priorities.	Closed for Council
	9	<b>DA 306/2019 - 54, 56, 58 &amp; 58A Wycombe Road, Neutral Bay</b> - It was noted that North Sydney Council Planning assessors had recommended the revised DA be rejected. EC indicated she was aware that a number of residents are registered to speak at the Sydney North Planning Panel meeting on 9 September. SW spoke passionately about the impact, on residents at 66 Auburn Street, of the proposed 24hours vehicle access from Aubin Street. Vehicles will pass with 2-3 feet of her apartment windows and use a turn-table that she indicated (in the DA) currently does not meet noise level standards. MB suggested that vehicles approaching the site will	Council's Assessment Officer has advised that DA 306/2019 was considered by the Sydney North Planning Panel on 9 September 2020. The development application was recommended for refusal by Council's Consultant Town Planner as the amendments made in June were not considered to have resolved the previous issues raised to the Panel in May. A teleconference was held, and a number of local residents addressed the Panel. The Panel ultimately determined 3:2 to Approve the application. A copy of the Panel's Notice of Determination and Statement of Reasons can be found on the NSW Planning Portal website.	Closed for Council

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		<p>more than likely choose to use Thrupp Street or enter Aubin St from Ben Boyd Road. Both Auburn and Thrupp Streets are narrow residential streets both with current significant building development. MB has spoken to Council planning officers suggesting vehicle entry via Wycombe Rd and exit via Aubin. Council's preference, however, is for vehicle access to be via a side street rather than a main road, in this case Wycombe Road.</p>	<p><a href="https://www.planningportal.nsw.gov.au/planningpanels">https://www.planningportal.nsw.gov.au/planningpanels</a></p>	
<p><b>August</b></p>	<p>6.f</p>	<p><b>Military Road Corridor Planning Study</b> - the proposals significantly impact the Neutral Precinct area. It was noted that:</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. EC met with concerned business owners located around the Grosvenor Lane car park; and</li> <li>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.</li> </ul> <p>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</p>	<p>Council's Senior Strategic Planner has advised that the Precinct Committee's comments regarding the Military Road Corridor Study will be included as a submission.</p>	<p>Closed for Council</p>

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		document to be used to seek resident's signatures in objection to aspects of the proposed changes to the Neutral Bay Town Centre.		
	6.g	<p><b>North Sydney LEP Review 2019 &amp; Draft North Sydney DCP Review 2020</b> - 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.</p>	<p>Submission received. Comments noted by Council's Manager Strategic Planning.</p> <p><b>UPDATE (25 August 2020):</b> Council's Executive Strategic Planner has advised that Council considered the Precinct Committee's submission on 24 August 2020 as part of the post exhibition report to PP7/19 - NSLEP Review 2019. Council resolved to pursue the permitting of residential flat buildings in the R3 Medium Density Residential zone. In addition, it resolved to monitor the proposed change over the next year to determine if the proposal is achieving the intended effect, after which a report will be put back to Council to determine if it should continue with or reverse the proposed amendment. With respect to the queries about potential impacts on heritage items and within heritage conservation areas, the proposal does not remove the need to consider these aspects when a development application is lodged. The existing planning controls will generally require applicants to design future residential flat buildings to be consistent with the heritage significance of the locality or site and also be consistent with the desired future built form as outlined in NSDCP 2013 Character Statements. Despite allowing residential flat buildings in the R3 Medium Density zone, there has been no associated increase in development potential in terms of bulk and scale. Therefore, the potential extent to</p>	Closed for Council

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			dramatically alter the character of a locality is somewhat limited.	
	6.j	<b>Local Government NSW Conference</b> - 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."	<p>Comments noted by Council's Manager Governance &amp; Committee Services and included in the Council meeting agenda for 24 August 2020 (Item 8.3).</p> <p>Feedback noted by Council's Manager Integrated Planning &amp; Special Projects; will be used to inform the presentation of the financial estimates in future Delivery Programs/Operational Plans.</p> <p><b>UPDATE (25 August 2020):</b> Council at its meeting of 24 August 2020 consider all suggested motions put forward by Precinct Committees and resolved to thank the Precinct Committees for their suggestions, and to adopt only Lavender Bay Precinct Committee's suggested motion regarding educational institutions acquiring additional land to pay rates on new acquisitions.</p>	Closed for Council
	8	<b>Access to Information Policy - changes to privacy provisions</b> - 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.	Feedback noted by Council's Manager Integrated Planning & Special Projects. All submissions received during the exhibition period were collated, analysed and reported to Council on 27 July 2020. Feedback was used to inform the finalisation of the Policy. Refer to the Submissions Summary attached to the Post Exhibition report (Item 8.8). The adopted <i>Access to Information Policy</i> is available from <a href="#">Council's website</a> . Council's <i>Information Sheet: Making a Submission to Council</i> has also been updated, and a Submission Cover Sheet	Closed for Council



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			template has been added to the Council's <a href="#">Privacy webpage</a> .	
	9.a	<b>DA 306/2019, 54, 56, 58, and 58A Wycombe Road -</b> On 21 July 2020 the Precinct Committee 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.	Comments noted by Council's Assessments Officer.	Closed for Council
	9.c	<b>DA 104/20, 12 Waters Road -</b> 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 <i>Military Road Corridor Planning Study</i> for the Neutral Bay Town Centre proposes an increase to 6 storeys.	Comments noted by Council Senior Assessment Officer.	Closed for Council
	10.a	<b>Primrose Park Tennis Courts -</b> 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 Precincts request to Council that funding be provided to commence the upgrade work.	Council's EA to Mayor has advised that comments regarding Primrose Park Tennis Courts will be brought to Mayor's attention.  Council's Manager Integrated Planning & Special Projects that the following information has been provided to Parks Precinct Committee regarding the status of the Tennis Courts - the project has been scoped however no budget has been assigned in the current Delivery Program. Council will continue to explore grant opportunities to fund this project.	Closed for Council

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	10.b	<b>Traffic accident on the Neutral Bay school crossing -</b> Precinct to request the Council to consider installing vehicle calming humps in Bydown Street to slow speeding vehicles. The meeting unanimously agreed to support the request. A letter will be sent to the Council for the attention of the Traffic Committee.	Council's Manager Traffic & Transport Operations will directly respond to this matter upon receiving the letter referred to within the Precinct Committee's minutes.  <b>UPDATE (1 December 2020):</b> Precinct Committee sent an email 20 August 2020. Answer was sent back to Precinct Committee on 21 August 2020 via email.	Closed for Council
<b>June</b>	<i>No meeting due to COVID-19 restrictions</i>			
<b>May</b>	<i>No meeting due to COVID-19 restrictions</i>			
<b>April</b>	<i>No meeting due to COVID-19 restrictions</i>			
<b>March</b>	<i>No actions arising requiring Council's response</i>			
<b>February</b>	3b	<b>Code of Meeting Practice</b> - Councillor Ian Mutton has submitted a Notice of Motion "that the Council resolve that a Public forum be held prior to and starting one hour before each and every ordinary and extraordinary meeting of Council and of each and every meeting of Committees of the Council" The meeting unanimously supported the motion. Cr Keen indicated she relied on public comment/debate on issues to inform her decisions as a Councillor.	Council at its meeting of 24 February 2020 (Min. No. 43) unanimously resolved that a Public Forum be held prior to and starting one hour before each and every ordinary and extraordinary meeting of Council.	Closed for Council
	5d	<b>Email from Cr Ian Mutton: Proposed Motion re Council's Code of Meeting Practice</b> - The meeting unanimously supported the motion. See Minute 3b re Cr Keen attendance.		

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	6c	<p><b>12-14 Lower Wycombe Road Neutral Bay DA 227/2017/4 - Section 8.2 N0: 43.2019.3</b> - Status: Provision of two new dormer windows in Attic conversion. Summary of discussion: EC raised a question raised over inclusion of dormer windows and will follow-up with Council.</p>	<p>Precinct Committee's comments noted by Council's Senior Assessment Officer.</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
<b>January</b>	<i>No meeting held</i>			