

## Summary of Actions Arising (SOA) Harrison-Bennett 2024

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
June		<b>New Housing Targets</b> - It was noted in a recent press report that the NSW Government had announced new Housing Targets for each LGA. ACTION REQUEST: As the new targets are still unclear it was proposed that the Council be asked if it is aware of what the expected outcome will be for our LGA	Allocated to Council's Director Community, Planning, and Environment.	Awaiting Response
		<b>Cremorne Mental Health Centre, cnr Military Rd and Murdoch St.</b> Overgrown vegetation needs maintenance again. This is the gateway to Cremorne and needs regular maintenance. ACTION REQUEST: That Council writes to the Member for Northshore, Ms. Felicity Wilson, to liaise with NSW Health to organise the maintenance of the ground.	Allocated to Council's Manager Parks and Gardens	Awaiting Response

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		<b>Holt Ave</b> - the road surface, which was dug up as part of the HELM stormwater installation and patched up, has developed a horizontal "pothole" in the area in front of 125 Holt Ave. There is a high risk of damage to vehicles (especially tyres) when passing over this section. ACTION REQUEST: that Council ask HELM to repair the road surface. (Council should not have to pay for this).	Council's Contracts Manager has advised that Council has requested Sydney Water to expedite the restoration of the area. A temporary repair work was completed on 14 June 2024. Permanent restoration work has been requested. Council will advise the Precinct Committee on the estimated time of completion.	Open/Ongoing
April		<b>Speeding on Spofforth Street</b> - Convenors have noticed that Mosman Council has installed a number of SLOW DOWN signs throughout their LGA. ACTION REQUEST: In response to the ongoing issue of speeding on Spofforth Street it was proposed to ask Mosman Council (and NSC) to consider installing similar "SLOW DOWN" signs on Spofforth Street.	Council's Road Safety Co-ordinator has advised that Council's speed campaign currently doesn't include "SLOW DOWN" corflute signs as part of the project, as these signs in the past have created mixed views on their use by residents. Spofforth Street will be considered as part of the speed campaign where a Variable Message Sign (VMS) is used on a short-term basis to remind drivers to slow down.	Closed for Council
		<b>Hunts Lookout</b> - Council's current documentation has 'Hunts Lookout' at the wrong location. The correct location is at the top of the stairs at the bottom of Spofforth Street which features a small reserve with a sundial. Vegetation overgrowth now impedes the public from enjoying the harbour views from this vantage point. The sundial would also benefit from some attention. The view that used to be enjoyed from this point featured in a Margaret Preston artwork. ACTION REQUEST: That Council considers re-labeling the lookout to the correct name,	Council's Manager Parks & Reserves has advised that information related to Hunts Lookout has been passed to Council's Historian, to comment on the location of the signage. Council needs to first determine the boundary lines and then investigate the feasibility of pruning some view lines to the sundial	Open/Ongoing

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		rehabilitation, and improvements to the Hunt Memorial sundial and lookout at the bottom of Spofforth St.		
		<p><b>Glenferrie Road, Cremorne</b> - Despite the name, this is a pedestrian lane. The pathway is also overgrown and it is difficult to differentiate the public and private areas of this land. ACTION REQUEST:</p> <ol style="list-style-type: none"> <li>1. That Council carry out maintenance of the overgrowth and define the public area.</li> <li>2. That Precinct members and the Manager Parks &amp; Reserves make a joint site visit to Glenferrie Road.</li> </ol>	Council's Manager Parks & Reserves has advised that a maintenance team will be working on the overgrown area however due to the difficulty of going across the pathway it might be limited to what can be done.	Open/Ongoing
		<p><b>Rangers Road pocket plaza idea</b> - It was noted that there is an opportunity to create a small open plaza at the top of the Rangers Road - Military Road intersection outside Woolworths. Meeting attendees agreed that this area was ideal as it is sunny and underutilised. Cars are currently prohibited from turning onto Military Road during the morning peak hours and during other times of the day this section of Rangers Rd is mainly used by motorists making illegal u-turns. The road would need to remain open partially to allow access to residents and commercial tenants of the Monterey apartment block.</p> <p>MOTION: That Council is asked to investigate the creation of a plaza around the intersection of Rangers Road and Military Road, Neutral Bay.</p>	Allocated to Director Community, Planning and Environment.	Awaiting response

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		<p><b>DA 243/21: 115-117 Holt Avenue</b> - Conditions of Consent – dilapidation. Impacted residents continue to express concern that the formal requirement for the developer to carry out dilapidation reports on neighbouring properties has not yet been resolved. Convenors and various residents wrote to NSC after the Conditions of Consent were issued in December. Whilst NSC has acknowledged that there were “slip errors” there has been no further correspondence from NSC about this issue. This lack of communication is causing concern and uncertainty to residents. ACTION REQUEST: The Precinct would like to be advised if any pre-construction requirements such as the dilapidation report of public infrastructure, Traffic Management Plan, and bond money have been produced/paid by the developer.</p>	<p>Council’s Executive Assessment Planner has advised that this matter is being managed by Council’s solicitors who have been instructed to request that the applicant make an application to Council amending the development consent to include certain conditions and others. The consent, as issued by the Court, is sound as it provides adequate environmental protection measures.</p> <p>Regarding dilapidation reports, the Geotechnical Report by El Australia of 14 March 2023 forms part of the consent, being cited by condition of A1 of the approval, meaning its recommendations must be implemented.</p> <p><i>4.2 Dilapidation Surveys</i>  <i>Prior to excavation and construction, we recommend that detailed dilapidation surveys be carried out on all structures and infrastructures surrounding the site that falls within the zone of influence of the excavation to allow assessment of the recommended vibration limits and protect the client against spurious claims of damage. The zone of influence of the excavation is defined by a distance back from the excavation perimeter of twice the total depth of the excavation. The reports would provide a record of existing conditions prior to the commencement of work. A copy of each report should be provided to the adjoining property owner who should be asked to confirm that it represents a fair assessment of existing conditions.</i></p>	Closed for Council
March		<p><b>Draft Neutral Bay Town Centre Plan Feedback received from meeting attendees:</b></p>	<p>Council’s Acting Manager Strategic Planning has advised that the public exhibition of the Neutral Bay planning study</p>	Closed for Council

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		<ul style="list-style-type: none"> <li>• The fact that DAs of 8 storeys had already been approved in the immediate area was discussed. This has set a precedent which means that it is unlikely that any new DAs seeking to build to this height can be refused.</li> <li>• The 8 storey developments proposed for Military Rd corridor includes 2 storeys of commercial space.</li> <li>• There is no provision in the Study to improve pedestrian movements across Military Road - this was very disappointing to those present. There was much discussion about the need for better pedestrian access across Military Rd and that this is vital for the aim of a 'Village' feel. Other comments were that "if new developments are proposed either side of Military Road a park-like (green) overpass with commercial colonnade beneath should be investigated"</li> <li>• The heritage references on p63 of the draft plan are not correct – the diagram does not include 228 Military Road, Neutral Bay. This is a local heritage item listed in the current LEP: item listing no. I0677.</li> </ul>	<p>concluded on 2 April 2024. Approximately 300 submissions have been received. Staff are currently working through all the submissions received and will respond to issues and concerns raised (including those from the Precinct committees) in the post-exhibition report to Council.</p>	
		<p><b>Traffic Counts</b> - It was noted that Mosman Council recently conducted a traffic count in Spencer Road and Holt Avenue. ACTION REQUEST: Council writes to Mosman Council asking for traffic data to be shared with Harrison Precinct.</p>	<p><b>UPDATE (15 April 2024)</b> Council's Manager Traffic &amp; Transport Operations has advised that Council has written to Mosman Council to request the data.</p>	<p>Open/Ongoing</p>

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February		<p>HELM, Holt Avenue Traffic Management Plan - A traffic management plan is also required. However, it has been the Precinct's experience that this document is not shared with the community. For example: residents have noticed a large number of trucks associated with excavation activities carried out by HELM in Holt Avenue, parked in Spofforth Street and Holt Avenue (with engines running). A request for the HELM traffic management plan was made in November 2023 but has yet to be received by this Precinct.</p> <p>ACTION REQUEST: Request that Council shares Helm's traffic management plan</p>	<p>Council's Manager Traffic &amp; Transport Operations has advised that a link for the HELM Traffic Management Plan can be found on Council <a href="#">website</a>.</p> <p><b>UPDATE (2 April 2024)</b>  <a href="https://www.northsydney.nsw.gov.au/downloads/file/1261/6-02-96-100-spofforth-street-cremore-construction-tmp-6mb-tc-march-2021-report">https://www.northsydney.nsw.gov.au/downloads/file/1261/6-02-96-100-spofforth-street-cremore-construction-tmp-6mb-tc-march-2021-report</a></p>	Closed for Council
		<p><b>Operational Funding</b> - It was also noted that since the amalgamation, Harrison Precinct is now paying for Bennett Precinct flyers too. However, Precinct funding remains at the same level of \$1,500 pre-amalgamation. Following discussion, it was agreed that this issue should be raised with Council.</p>	<p>Council's Engagement Specialist has advised that Council are holding discussions on the amount to be increased. Council has requested the Precinct Committee for a breakdown of the expenses before the end of the current financial year to identify the best way to cover any deficit.</p>	Open/Ongoing
		<p><b>North Sydney Development Control Plan 2013</b> - Draft Amendment - miscellaneous housekeeping. Co-convenors advised that this document needs to be reviewed as the last time changes were proposed as "miscellaneous housekeeping", a major change to the building height in R2 zones was included.</p>	<p>Comments noted by Council's Executive Strategic Planner who advised that no changes were made to the height controls contained within NSDCP 2013 as part of its comprehensive review in 2020. However, confusion may have arisen regard to concurrent amendments being proposed to NSLEP 2013. It is noted that one aspect of the proposed LEP amendments was to include a new objective to height controls under clause 4.3 of the LEP to "reinforce the existing 1-2 storey built-form</p>	Closed for Council

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			<p>character in the R2 Low Density Residential, R3 Medium Density Residential and E4 Environmental Living zones". No amendment was proposed to amend the 8.5m height limit which applies consistently across the entirety of the R2 Low Density zone.</p>	
		<p><b>DA 364/23: 40 Spofforth Street</b> – ACTION REQUEST: Meeting attendees voted unanimously for the Precinct to lodge an objection to this DA.</p>	<p>Noted, submission received.</p>	<p>Closed for Council</p>
		<p><b>DA 339/04/3: 1-7 Rangers Road</b> - Meeting attendees were not opposed to this amendment. However, there was concern that once the Grosvenor Street store closed this would result in an increase in traffic within the Rangers Road area. Any potential changes in vehicle movements around the Rangers Road store needs to be analysed taking into consideration current conditions given that the original DA was issued 20 years ago. It was suggested that a new Traffic management plan should be requested with particular reference to Yeo Street access. Other issues noted included the management of trolleys - it was suggested that an auto-lock system preventing trolleys being taken out and abandoned in surrounding streets be implemented.</p> <p>ACTION REQUEST: Meeting attendees voted unanimously for the Precinct to lodge a submission supporting this DA subject to the above concerns being addressed.</p>	<p>Council's Executive Assessment Planner has advised that comments related to traffic in the area have been noted.</p> <p>Other issues related to trolleys being abandoned in the surrounding streets are not strictly relevant to the DA. Council ask the Precinct Committee to provide further information about these occurrences e.g. times, locations, to be investigated by the relevant department.</p>	<p>Open/Ongoing</p>

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		<p><b>DA 243/21: 115-117 Holt Avenue</b> - This DA was approved by the Land &amp; Environment Court on 5 December 2023. However, a number of errors were noticed on the Conditions of Consent issued by NSC. Adjoining residents and Precinct Convenors wrote to NSC about this issue in late December 2023. A letter from NSC's Director of Planning and Environment was received acknowledging that “..there are several conditions that should be clarified or corrected. This can be achieved by way of either the Land and Environment Courts “slip” rule and/or a s4.56 modification with the agreement of the applicant” The letter stated Council is “working through this issue” with external legal advisors and the applicant.</p> <p>The Precinct and other submitters have not been formally notified of the outcome of this DA. ACTION REQUEST: NSC to notify submitters of the Land Environment court outcome and advise the outcome of the current issues with the Consent Conditions.</p>	<p><b>UPDATE (3 June 2024)</b> Council's Executive Assessment Planner has advised that Council solicitors had a letter that was not sent to submitters due to ongoing privileged discussions between Council and the applicant regarding conditions of consent. It was not expected for this process to take this long, and had planned to send advice on the Court's decision to submitters.</p> <p>There may be an application submitted to amend certain conditions and also due to the decision being available on the Court's website, information was not sent to submitters.</p> <p>Updated information about the Court decision has been sent to the Precinct via email.</p>	Closed for Council
		<p><b>DA 291/2022, 13-15 Allister St</b> - Application to request modifications to the approved residential flat building including internal and external alterations. The Applicant claims, other than the increase in height, “that the proposed changes will not significantly impact on the streetscape or character of the area and there are no parking or traffic implications”. Issues of concern - increased shadowing. The applicant claims that the proposal will</p>	Noted, submission received.	Closed for Council



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		result in a negligible increase in overshadowing of 1-11 Allister Street properties. However, the amended shadow diagrams show substantial increases in shadowing which impacts negatively on this neighbouring property. ACTION REQUEST: Precinct to lodge a submission		
		<b>Traffic: Spofforth St, Holt Ave, Spencer &amp; Cabramatta Rd - speed and volume</b> - ACTION REQUEST: The Precinct would appreciate it if the Traffic Management Plans from Redlands and Helm could be shared with it.	Council's Manager Traffic & Transport Operations has advised that Redlands SCEGGS is a State Significant Development which is not considered for approval by Council and that a Traffic Management Plan can be found on this <a href="#">link</a>	Closed for Council
		<b>Actions requested from Council - Conduct an up-to-date traffic count for the area</b> with specific focus on Spofforth Street, Holt Avenue, Spencer Road, Rangers Road, Hampden Avenue and Murdoch Street	Council's Manager Traffic & Transport Operations has advised that Council cannot prioritise a traffic study for the area at this time. Budgets for traffic studies have been fully allocated for the 23/24 Financial Year. Further information would be required about the purpose of the study, e.g. such as to investigate the infrastructure required to implement a 30km/h speed limit.	Closed for Council
		<b>Call for Police</b> presence to monitor speeding on Spofforth Street	Council's Manager Traffic & Transport Operations has advised that Council have raised the issue with NSW Police, who have highlighted the issue to their Highway Patrol Division and requested they increase enforcement in the area. Precinct Committee and community members can also request enforcement directly from the North Sydney Traffic Police by contacting them on 02 9956 3199.	Closed for Council

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		<p><b>Traffic calming devices</b> on Holt Avenue (e.g. chicanes similar to Mosman side) and Hampden Avenue.</p>	<p>Allocated to Council's Manager Traffic &amp; Transport Operations</p>	<p>Awaiting Response</p>
		<p><b>Reduce overall speed limit</b> - at the November meeting it was noted that Inner West Council had reduced overall traffic speeds to 40 km LGA-wide.</p>	<p>Council's Manager Traffic &amp; Transport Operations has advised that TfNSW are responsible for setting all speed limits including on local roads.</p> <p>Council would support the implementation of a 40km/h speed limit wherever practical. TfNSW will support Councils' requests to reduce speed limits where the speed limit would be self-enforcing and there is demonstrated community support.</p> <p>The Precinct Committee can facilitate the reduction of speed limits by making a submission TfNSW via the <a href="#">Safer Roads</a> website.</p>	<p>Closed for Council</p>
		<p><b>North Sydney Community Awards, Local Hero nomination</b> - Meeting attendees suggested that the Precinct and other community members support the nomination of Ms Fiona Gracie as a "Community Builder" for her contributions to the Cremorne community. In particular, her consistent and successful efforts to increase public awareness of local heritage and instigate community action to save local heritage items through the establishment of the Cremorne Conservation Group. ACTION REQUEST: Convenors to lodge a nomination</p>	<p>Noted, submission received.</p>	<p>Closed for Council</p>

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		<p><b>Questions asked the Convenors - ACTION REQUIRED:</b> Council to provide response to these questions.  <b>Voting:</b> Can an attendee who does not reside within the Precinct boundary area contribute to voting on agenda items? Is abstaining necessary?</p>	<p>Council's Engagement Specialist has advised that according to the Precinct System Policy, those who do not reside within the precinct boundary area can contribute through voting and agenda items, providing they meet the following criteria:</p> <p><b><i>Precinct System Policy (4. Provisions)</i></b>  <i>4.2. Qualification and Voting - voting eligibility requires a person to be a resident or property owner living in the precinct; an owner or employee of an organisation in the precinct; or a student who regularly attends an institution in the Precinct. Hence, all residents, workers, property owners and students will be afforded the opportunity to attend, participate and vote at Committee meetings</i></p>	Closed for Council
		<p><b>Precinct Leaflet Distribution</b> - A meeting attendee asked if the cost per dwelling could be provided.</p>	<p>Council has provided the Precinct Committee with a quote and information from a professional service provider. This provider has quoted \$0.26 (ex GST) per household.</p>	Closed for Council
		<p><b>Tidal Flow</b> - a meeting attendee expressed frustration that at 10 am each weekday pedestrians are stopped from crossing Military Road for a considerable length of time (e.g. 5 mins) while the Tidal Flow at Neutral Bay and Cremorne is moved. During this particular time, vehicle movements on Military Road are also halted from Cremorne Junction to Ben Boyd Road by red traffic lights.  Q: Why are pedestrians stopped from crossing the road when cars are halted and unable to proceed through the intersections during this period?</p>	<p>Council's Manager Traffic &amp; Transport Operations has advised that Military Road is a "State Road" under the jurisdiction of TfNSW. Council has no input or decision-making abilities concerning the operation of the road. Concerns should be directed to <a href="#">TfNSW customer feedback</a></p>	Closed for Council