

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
October		Winnie and Parraween St pedestrian crossings Precinct response to the proposal.	Response forwarded to Project lead and included in feedback received	Closed for Council
		23 Ellalong Road A pile of general rubbish outside this property flowing onto the verge for several months.	Request forwarded to street cleaning team. Could Precinct please provide an image of this issue. We recommend precinct members contact Council directly by emailing details and image to Council@northsydney.nsw.gov.au as soon as there is an issue.	Open/ongoing

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		71 Young Street Precinct members have advised that there is vegetation growing across the footpath as well as low overhanging branches	Request sent to proactive tree team to complete. We recommend precinct members contact Council directly by emailing details and image to Council@northsydney.nsw.gov.au as soon as there is an issue.	Open/ongoing
September		Prickly Plant in Brothers Park Local resident has contacted Chair and expressed concern over a prickly plant in the playground which could present a problem for young children playing in the Park. Precinct requests if Parks & Gardens could look into this and remove plant if needed.	The gardens are maintained on a monthly basis, during which any impeding vegetation will be cleared from the footpath. In brothers park playground, the Lomandra sp. (grasses) planted through the playground are flowering, having a softly spiked flower though it is possible to prick oneself, the risk of injury of concern is very low. Council inspected and the thorough fares through the planted areas is well-maintained, further reducing any risk. These plants are predominant in many playgrounds as they are very tough and capable of enduring the punishment they receive through use of areas. The Garden team believe the small risk is outweighed by the aesthetic amenity they provide to the playground.	Closed for Council
		Denos Lane Pavement Damaged by Water Precinct request Council check if this is a pipe / Sydney Water issue or a stormwater runoff issue and repair the pavement.	The Works team went and investigated but can not find any water leaking issue, there was a slight water pooling issue. However, Denos Lane is scheduled to be reconstructed early next year. Any issue they find in the course of reconstruction should be rectified.	Closed for Council
		5 Ellalong Road roof work to HCA contributory item	Development Consent approved for works at the property and associated Construction Certificate.	Closed for Council

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		Precinct queried whether approval was made for 5 Ellalong Road affecting the frontage since the building is a contributory item in the HCA.		
		Damaged No Right Turn sign - MacPherson Street into Montague Road A resident advised this sign is damaged and motorists are breaching the No Right Turn. Could Council please repair sign.	Council works team went to repair the damaged sign and have informed us the sign was not damaged or missing. If drivers are disregarding the restrictions this is an enforcement issue.  Reporting Dangerous Driver Behaviour If residents have observed dangerous driving in the area. We encourage you to contact North Sydney Police on (02) 9956 3199 or visit their website to report these behaviours.	Closed for Council

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			While Council Rangers are limited to enforcing stationary vehicle offences (such as illegal parking), matters involving moving vehicles/ speeding fall under the jurisdiction of the NSW Police. Providing details such as dates, times, and any photographic evidence will assist them in responding effectively.	
August		DA 228/25, 36 Tobruk Avenue, Cremorne That Willoughby Bay Precinct objects to DA 228/25, 36 Tobruk Avenue, Cremorne for the following reasons: 1.1 The height is excessive to the extent it is inconsistent with the objectives of the NSLEP that seek to promote development that reflects the natural gradient, that retains views, and is an appropriate scale in accordance with the character of the area. The Precinct notes that 3 and 4 storey buildings are appropriate in this area and that some exceedence of the height limit is reasonable. However, the proposed "V" shaped footprint with two "fingers" protruding to the west, results in most of the top floor being above the height limit. The Precinct would like the building form to be redesigned to eliminate the protruding fingers and reduce the height exceedence. 1.2 The "V" shaped footprint results in reduced side setbacks and living area windows of the two new dwellings facing each other. The building form should be redesigned so that the side setbacks are consistent with the NSDCP provisions and windows of the two new dwellings do not look into each other.	Noted	Closed for Council - c

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		1.3 The swimming pool is oriented east-west and cantilevered above the natural ground. The Precinct notes the Commissioner in <i>Etherington v North Sydney Council [2025] NSWLEC 1444 19 June 2025</i> observed that a raised swimming pool on a similarly sloping site would have a detrimental effect on the rear yard of the neighbouring property because the proposal was unsympathetic to the topography of the site and, as a consequence, it would be a visual intrusion when viewed from the neighbour's rear yard. The Precinct would like the swimming pools to be deleted. The deletion of the swimming pools would also reduce the site coverage.		
July		Primrose Park Disabled Access That Willoughby Bay Precinct thanks Council for the work done to Primrose Park which has resolved the issue of disabled access and improved access for park users generally.	Thanks have been forwarded	Closed for Council - c
June		15 Richmond Avenue, Cremorne Willoughby Bay Precinct thanks Council for the update by Council's Executive Compliance Officer and reiterates its request that Council continue to keep the Precinct informed of the compliance activities through the Chair	Thanks and request have been forwarded to Compliance	Closed for Council - c
May		<i>No action for council</i>		
April	4.	MM01: Addressing the impacts of bus privatisation.	Noted by Council	Closed for Council - a

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		That Willoughby Bay Precinct commends and supports Council's move to reverse the deterioration in quality of public bus services, noting the loss of the M30 service, the unreliability of the 243 service, and the importance of retaining the 263 service. Accessible, affordable and reliable public bus services are an important component of quality of life for the local community. Update May Precinct supports Council in these endeavours but would like Council to lobby harder.	Update May Request forwarded and noted	
		Primrose Park Disabled Access That Willoughby Bay Precinct requests Council arrange immediate rectification work to provide access to Primrose Park from Denos Lane for mobility scooters, wheelchairs and motorised wheelchairs. Update June Willoughby Bay Precinct thanks Council for promptly attending a meeting on disabled access to Primrose Park and looks forward to the changes discussed being implemented.	There is an accessible entry point to Primrose Park on Denos Lane, to the left of the new gate. For any further assistance, or if they are unable to locate the entry, please contact Council. Update June Thanks forwarded to NSCs Capital Delivery Program Coordinator	Closed for Council - b
March		15 Richmond Avenue, Cremorne – Illegal Work That Willoughby Bay Precinct thanks Council's Executive Compliance Officer for the update and requests that Council	Thanks and request has been forwarded to Compliance	Closed for Council

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		continue to keep the Precinct informed of the compliance review through the Chair. Update April That Willoughby Bay Precinct thanks Council for the continued compliance action regarding the site and Council's Executive Compliance Officer for the update and reiterates its request that Council continue to keep the Precinct informed of the compliance review through the Chair	Update – April Noted by Compliance	
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 Introducing new boat trailer parking laws. Or https://www.northsydney.nsw.gov.au/parking-enforcement/abandoned-vehicles	Open/Ongoing
		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: - 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	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). In December 2024, Council engaged an external planning consultant to undertake an independent	Open/Ongoing

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		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 setbacks from boundaries could not be achieved. • 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	assessment of the PP4/24 (Arkadia PP). The proposal is still being assessed by the consultant. Council will refer the Willoughby Bay Precinct motion to the consultant as a 'submission' for consideration in the assessment of PP4/24. 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. 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.	

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		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.		
		Bushes overhanging footpaths A Precinct member has advised that at the following sites: 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 Precinct requests Council take action to make the footpath safe.	The tree management team have assigned reactive team for pruning	Open/Ongoing
		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.	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	Closed for Council - b

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			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.	