

Summary of Actions Arising (SOA) Harrison-Bennett

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** -
 - 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)

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

Month	Item	Actions	Council's Reply	Status
November		<i>No action for Council</i>		
October	1.	Affordable Housing Precinct request if Council planning staff please help us by providing answers to the following: 1.1 What constitutes "affordable housing."	The statutory and policy framework around affordable housing is complex and multi-faceted. Further below is a brief response to each of the questions as presented but also below is a link to a website that contains more details and links to resources that is hopefully of assistance. https://www.nsw.gov.au/housing-and-construction/social-affordable/affordable-rental-housing/understand	Closed for Council

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		1.2 Please explain the relevant legislation/regulations and relevant clauses. 1.3 What are the ownership arrangements during the affordability period - does the developer continue to own them? 1.4 How is "affordability" defined (e.g., % below market, % of income), and how these rules are set out from a legal / regulatory perspective. 1.5 If "affordability" is linked to income, is this gross or net income? Is it household income? 1.6 If "affordability" is linked to "market" rates, how is this measured? 1.7 How is compliance monitored?	1.8 What constitutes "affordable housing" In simple terms "Affordable housing" is rental accommodation that is provided at a price lower than the market rent for a comparable property. The legal definition is contained in the Environmental Planning and Assessment Act as follows; <i>affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</i> Clause 13 of State Environmental Planning Policy (Housing) 2021 provides the following; <i>13 Affordable housing—the Act, s 1.4(1)</i> <i>(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—</i> <i>(a) the household—</i> <i>(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—</i> <i>(A) very low income household—less than 50%,</i> <i>(B) low income household—50–less than 80%,</i> <i>(C) moderate income household—80–120%, and</i> <i>(ii) pays no more than 30% of the gross income in rent, or</i>	

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			(b) the household— (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme. (2) In this section— Greater Sydney means the area that the Australian Bureau of Statistics determines from time to time to be the Greater Sydney—Greater Capital City Statistical Area. National Rental Affordability Scheme has the same meaning as in the National Rental Affordability Scheme Act 2008 of the Commonwealth. Rest of NSW means the area that the Australian Bureau of Statistics determines from time to time to be the Rest of NSW—Greater Capital City Statistical Area. 1.9 relevant legislation/regulations and relevant clauses These are complex and lengthy to explain exhaustively but the areas likely of most relevance in recent times are; 1.10 The In-fill affordable housing provisions contained within Part 2, Division 1 of State Environmental Planning Policy (Housing) 2021. The provisions within this part allow for development to potentially exceed the maximum otherwise applicable height and floor space ratio by up to 30% where a prescribed quantum of the development is provided for the purposes of affordable housing.	

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			https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714#ch.2-pt.2-div.1 1.11 Chapter 6 (Low and mid-rise housing) of the same planning instrument, cited above, allows for greater density development (up to 6 storeys) than Council's LEP controls permit, when certain spatial criteria are met (namely within defined walking distances of metro and rail stations and some town centres). Council is in receipt of development applications where the Low and mid-rise provisions are being accessed and then the further bonuses (Under Part 2, Division 1) for provision of affordable housing are being sought on top. 1.12 Part 7 of the North Sydney LEP was inserted as part of the State Governments Accelerated Crows Nest TOD precinct. Clause 7.5 mandates a minimum percentage of new floor space in this precinct be provided as affordable housing (or a monetary contribution in lieu). These provisions can be accessed at; https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0411#pt.7 1.13 ownership arrangements during the affordability period - does the developer continue to own them? For developments accessing the bonus provisions (described above) there is a requirement (Clause 21) for the affordable housing component to be provided for a period of 15 years. During this time the affordable housing	

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			must be managed by a registered community housing provider. Following this this period the housing can then revert to standard 'market' housing. 1.14 How is “affordability” defined (e.g. % below market, % of income) and how these rules are set out from a legal/regulatory perspective. Affordability is defined by application of the definitions provided above. Council has raised concerns around compliance and on-going monitoring with State Government and requested greater clarity on reporting obligations and enforcement.	
September		Micromex Precinct Convenors to write to Council asking for clarification on the cost of engaging Micromex and the scope of work to be undertaken by Micromex. Update October What is the amount Council is paying Micromex for the current engagement?	Council has engaged Micromex Research to ensure the survey results are independent, impartial and professionally conducted. This is particularly important as Council reviews its Long-Term Financial Plan and considers options for financial repair. The insights gathered through this independent survey will help inform Council's decisions, including whether to submit a revised application for a Special Rate Variation (SRV) and an increase to minimum rates. Update October This information is not publicly available and therefore cannot be disclosed. If members wish to inquire further, they need to follow the standard GIPA process. The Council only discloses contracts with a value above \$150K. Precinct can apply for this information through Access information Application (GIPA).	Closed for Council
		Neutral Bay Village Planning Study 1.15 What is the current status and relevance of the Neutral Bay Village Planning Study?	Arkadia Planning Proposal At its meeting on 22 September 2025, Council resolved to not support the Planning Proposal proceeding to a Gateway Determination, consistent with the independent planning assessment and the recommendation of the North Sydney Local Planning Panel of 26 August 2025.	Closed for Council

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		1.16 To what extent must the Sydney North Planning Panel (in Planning Proposal/DA assessments) or the Department of Planning, Housing and Infrastructure (in State Significant development assessments) consider the Neutral Bay Village Planning Study?	Q re Arkadia PP Action: Response to Precinct 1.17 At its meeting on 27 May 2024, Council resolved to adopt the Neutral Bay Village Planning Study, as amended, as the strategic development framework for the precinct, and noted the Neutral Bay Village Planning Study will guide future Planning Proposals. Information on the Study is available at North Sydney Council Neutral Bay Village Planning Study. 1.18 Planning Proposals are required to be prepared in accordance with the then Department of Planning and Environment's <i>Local Environmental Plan Making Guideline</i> which is available at Local Environmental Plan Making Guideline – August 2023. The Guideline specifies what a Planning Proposal is required to contain, including justification of strategic merit which is how the proposal gives effect to the strategic planning framework, including State and local strategies, such as the Neutral Bay Village Planning Study. Furthermore, a Planning Proposal is required to respond to whether it implements the outcomes and is consistent with an endorsed local strategy or plan as a matter for consideration. With regards to development applications (DAs), Section 4.15 (Evaluation) of the <i>Environmental Planning and Assessment Act 1979</i> specifies the	

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			matters for consideration when determining a DA. One of the matters for consideration is the public interest. Given an endorsed planning study has been publicly exhibited and adopted by the elected members of Council, it can therefore be considered that consistency of a DA with the Neutral Bay Village Planning Study is in the public interest. DCP amendment to prohibit gas connections in new residential developments 1.19 The Precinct Committee's concerns and comments are noted regarding the proposed amendment. 1.20 The amendments will be placed on public exhibition for community feedback and submissions lodged will be considered and addressed in a report to Council. Equitibuild – 183-185 Military Road (Planning Proposal and VPA) 1.21 At its meeting on 25 August 2025, Council resolved to accept, in principle, the letter of offer to enter into a Voluntary Planning Agreement for the provision of affordable housing and public domain improvements. 1.22 Council will negotiate the detailed terms of the draft Voluntary Planning Agreement with the applicant. 1.23 The draft VPA will then be placed on public exhibition with the submissions addressed in a report to Council.	

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			Woolworths – 1-7 Rangers Road and 50 Yeo Street (SD) 1.24 The SSD -82875708 was on exhibition from 12 August to 8 September 2025. 1.25 Council lodged a submission objecting to the proposal. 1.26 Details of the SSD, including a copy of Council's submission, is available at Mixed-use development, Rangers Road/Yeo Street Planning Portal - Department of Planning and Environment.	
		Yeo Street What is the plan to ensure street trees on Yeo Street are not removed and/or damaged?	If this is in relation to a specific DA there will be tree protection measures as part of the specifics. Please could the Precinct provide details and a photo of location of concern.	Awaiting Response
		Neutral Bay Village Precinct meeting noted that there was a lack of maintenance, in particular, at the cnr of Rangers and Military Road which is regularly strewn with rubbish, fallen palm fronds and holes in the soil.	The garden bed in this location has a rat infestation (no doubt feeding off scraps from the local eateries). The Parks & Gardens team have repeatedly filled in the rat burrows and remove fronds during their scheduled two-weekly visits. Rodent baits in this location were last replenished on Friday 3 October and it appears the rodent population has reduced as no new burrows were found by the pest controller during the inspection. They will continue to monitor the site until the rodent population is eliminated. Please contact Council directly on 9936 8100 to report an issue with rubbish on footpaths.	Closed for Council
August		State Significant Development	As SSD is not a Council engagement, we do not have the resources to allocate to this. North Sydney Council will raise awareness of SSD through its website and	Closed for Council

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		Precinct request that NSC notify local residents within a 400m radius re the commencement date of the SSD public submission period. PS - Adjacent residents were subsequently notified by DPHI of the commencement date. In any event, once the Precinct joint convenors are aware of the public exhibition commencement, Precinct members will be notified and provided with some advice on how to make a submission.	eNewsletters (including Precinct eNews) but encourage Precincts to promote amongst the community where they can.	
July		DA: 174/2025/1: 3 Iredale Avenue, Cremorne Point Meeting attendees were unsure of the definition of a "driveway crossover" and request Council to clarify terminology.	Response from the Executive Assessment Planner - The term 'driveway crossover' describes the point where the gutter is lowered by a small ramp connecting the roadway with the driveway to the parking space or garage. I deduce from the circumstances that this may be difficult to appreciate for this part of the development, because there is no roadway built adjacent to the site that a driveway could connect to. Furthermore, to build a small extension of the access road will necessitate relocation of a power pole located next to the subject property. Accordingly, our development engineers have required the applicant to arrange for the pole to be relocated and to extend the road to provide the necessary access to the proposed driveway and parking space, in accordance with Council's (and the electricity supplier's) specifications.	Closed for Council

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			Council expect to receive plans for these works in the next month or so, along with other amendments we have requested for the alterations and additions to the dwelling.	
		STAR Committees Precinct request that Council provides clarification.	• The STAR Committees are intended to replace Council's Reference Groups and Streetscape committees. • It is anticipated that they will use a similar operating model to the Access and Inclusion Committee. • They will operate under Council-endorsed Terms of Reference which will clearly outline the purpose of each group. • Each Committee will have a performance review at the end of each term. • The STAR Committees will have no delegation of authority nor delegated powers and will be advisory only. They will not be decision-making bodies. • They can refer or recommend matters to Council for consideration. • Quarterly meetings and minutes will be provided to Council and published on the Council's website. • A paper will be presented to Council providing Draft Terms of Reference for the Strategic Advisory Reference (STAR) committees in August 2025.	Closed for Council - c
June		Cnr Holt Ave - Stop sign damaged. Precinct reported that the stop sign at the intersection of Holt Avenue and Spofforth Street on the NSC side had been pulled out of the ground and was no longer visible to drivers.	Signage Instruction issued to works team to action	Open/Ongoing

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		Bannerman Street - curb buildout at roundabout A resident had reported an issue with negotiating the curb buildout (wheel damage) at the corner of Bannerman Street and Murdoch Street. It was suggested that perhaps blue reflective lights would be of assistance at this spot.	Council staff have reviewed the intersection and note that it is consistent with design requirements and the island sits in line with the bicycle lane on approach to it where vehicles are prohibited from travelling under NSW Road Rule 158. Following visibility concerns raised with Council, the line marking in advance of the intersection will be inspected and refreshed if required. A 'Keep Right' sign will also be installed on the traffic island. While the island itself does not require reconstruction at this time, the visibility improvements are expected to be implemented in the coming weeks	Open/Ongoing
		74 Spofforth Street A section of concrete outside 74 Spofforth St is cracked and is a trip hazard. Whilst this area may be private property, this area for pedestrians is a direct continuation of the adjacent public footpath and therefore presents a public safety issue. It would be appreciated if Council officers could inspect the site personally and liaise with the land owner accordingly.	Request forwarded to Compliance who are investigating	Open/Ongoing
May		Cabramatta Road Precinct noted that the streetscape of Cabramatta Road between Spofforth Street to Military Road needs improved maintenance by NSC. Meeting attendees reported the following issues: ● dirty	The Kerb, guttering and concrete footpath – is showing wear and tear but it is still functioning and low risk therefore not scheduled for replacing - minor paving repairs will be scheduled by footpaths roads and drainage team - leaning signposts will be straightened - paving will be cleaned once minor repairs are complete - parks and gardens team have scheduled weeding and tidying as part of there regular maintenance works.	Closed for Council

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		footpaths/pavers • weeds • uneven pavers • damaged kerb guttering • lack of maintenance of trees and shrubs	Please note any urgent/dangerous issues please contact Council on 9936 8100 with details and exact area (for example between 1-4 Cabramatta Rd there are damaged pavers).	
		Traffic Traffic and pedestrian safety remain issues of concern for attendees within the precinct area. The Precinct would like to issue another invitation for a member of the Traffic	Request sent to Traffic	Open/Ongoing
		78 Spofforth St  Can Council clarify who owns the small section of land highlighted in the photo. If this section is Council land, could appropriate signage be put in place to clearly signify this area is not to be used for parking.	This is private land and Council would not be able to take any regulatory action, you will need to contact the strata committee of the building for advice on how best to manage this. Please contact Council if you need more information regarding the Strata. If anyone is blocking the footpath, please call Council directly on 9936 8100 to report to the Rangers.	Open/Ongoing

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April		Street Lighting upgrades Could NSC please advise on the process.	All street lighting in North Sydney LGA are installed and maintained by Ausgrid and have been upgraded to current code deemed compliant by Ausgrid. Residents can inform Ausgrid of any problems with street lights by calling the 24-hour Ausgrid contact centre on 1800 044 808 or logging onto the Ausgrid website. Where possible, please quote the electric light pole number, which can be found on a silver metal disc at eye level on the pole. This will assist with a faster response time. Ausgrid is also responsible for tree trimming around overhead streetlights and you can contact them directly for this request. 	Closed for Council - a

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			For the North Sydney Council owned located in Parks) please contact council@northsydney.nsw.gov.au and pole number located on the stem as well problem (for example light not working damaged).  lights (mainly provide the light as the nature of the flickering, pole	
		74 Spofforth St The Precinct would like NSC to investigate if this particular section of land belongs to Strata Plan or council. Whoever the owner is, it should be blocked off to prevent anyone parking here.	According to the NSW Government Parking Rules , you must not park your vehicle on footpaths and nature strips, unless a sign says you can. Call Council on 9936 8100 & report illegal parking concerns via Customer Service as soon as possible for the Parking Officers to have a chance to observe. If possible, include the vehicles registration plate and address. This is the fastest and easiest way to contact the parking officers. You can also request a follow up from the Parking Officers if you leave your contact details.	Closed for Council - b
		Heritage Bus Stops What does the Council propose to do with the two Heritage bus stops? Can they be relocated elsewhere in the LGA or will they be left in situ?	Council is seeking heritage and structural advice on options to retain in place or relocate the two heritage style bus shelters, Monte and McLaren, located on Miller Street, following the recent termination of the bus stops noted by TfNSW, effective 30 March 2025. The timber elements are noted to be in generally poor condition and would be unlikely to survive disassembly for any potential relocation.	Closed for Council - b

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March		DA: 271/2023/2: 37 Murdoch Street, CREMORNE S4.56 Modification to increase the maximum number of children at the existing childcare centre (Rhonda's Cottage) from 65 to 69 children. Submission date closes 15/03/2025. Prior to the meeting, Convenors received a request from a precinct member asking if the Precinct would consider submitting a Precinct submission. However, meeting attendees indicated a preference to leave lodgement of submissions to individuals. Meeting attendees were encouraged to make individual submissions. Key points identified in the request were: <i>Rhonda's Cottage became a childcare centre around 1997. Original childcare numbers ranged from 20 to 24, to which residents did not have any objections. However, subsequently the centre was taken over by a major commercial operator which applied to Council for an increase in capacity to 80 places in June 2016. NSC approved the number</i>	Noted by Planning	Closed for Council - b

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		<i>to 50 places. Over the years there have been further applications to increase capacity including a Land and Environment Court ruling which resulted in the current 65 places. The current revised application is for 69 places. Residents have expressed frustration and concern that the current operators continue to make incremental applications to increase capacity with the objective of ultimately reaching 80 places.</i>		
		Pathways Cremorne Seniors Housing (SSD-49472213) - The Independent Planning Commission (IPC) held a public meeting on 5 March 2025. The purpose of the meeting was to allow the IPC to hear oral submissions from the community about its concerns about the proposal for Seniors housing comprising 58 independent living units and a residential aged care facility containing 41 beds. Written submissions were also able to be made to the IPC which closed on 12 March 2025. Convenors lodged a Precinct submission based on issues	Noted by Strategic Planning	Closed for Council - b

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		identified at previous Precinct meetings during 2023 and 2024 about this project.		
February		Spofforth Street The Precinct resolved to continue to seek improvements. In particular the issue of pedestrian safety along Spofforth Street.	Concerns have been forwarded to the Manager of Traffic and noted. To report any crashes please contact the Police in an emergency or online here .	Open/Ongoing
		Redlands School The Precinct welcomes any attempt by Council to write to Redlands seeking the development of a Traffic Management Plan.	Council's Traffic team have alerted the school that they might be contacted by the Precinct to request any traffic plans they have. Council will continue to work with the school on road safety initiatives. See also response from November 2024	Closed for Council - a
		Cranbrook Ave An overgrown tree is blocking street signage	Tree Trimming has been completed by Councils proactive team 14 Feb	Closed for Council - c
		Holt Ave cnr Military Rd Fried Egg Tree - this tree has been severely pruned. Was this work carried out by Council staff? The pruned branches have remained untouched for several weeks	Branches removed were dead with minimal growth from the roots. The tree team Supervisor will find out why branches were left. The tree has been scheduled for removal and replacement with a brush box. Planting begins in March 2025 a public notice will be installed prior to removal of root stock advising replacement.	Closed for Council - c
		Cnr Murdoch and Military Rd The Cremorne sign is in need of a repaint	Council has arranged for repair to, and repainting of, the Cremorne welcome sign. Estimation for completion of works is by 13 April 2025, weather and other factors permitting.	Closed for Council - c

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		Spofforth St Footpath pavers in the area outside Cremorne Post Office are a trip hazard and in need of repair. Update March It was noted that Council workers had repaired the footpath pavers outside Cremorne Post Office but some issues of concern remain including the broken concrete pieces around the tree bases which are potential trip hazards and are visually unattractive.	Reported to NSC works ref #10323735 Update March Job is allocated to the Works Maintenance Management System - to remove concrete edges.	Open/Ongoing
		Murdoch St Council consider via the Traffic Committee to investigate the installation of a Pedestrian Safety Fence at the kerbside of Murdoch St.	The Manager and Supervisor of Parks and Gardens met with members of the precinct committee at this site and have advised them previously that child safe fencing is not required. There is a responsibility on the parent/child to ensure they are not putting themselves in any danger or area where harm may be caused. The only places that have child safe fencing around them are areas with playgrounds (ilberry Park, Warringa Park) and Weaver Park doesn't have a play facility. They were also informed that once Council fences off an area like this, it often quickly turns into an off-leash dog park, leading to significant damage to the landscape.	Closed for Council