

## Summary of Actions Arising 2021 - Wollstonecraft 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
October	4c	<p><b>Wollstonecraft Station Access Upgrade</b> - Council is requested to advise Precinct what decisions have been made if any, in relation to the areas around the station that are leased to Council. Council is further requested to advise if any attempt has been made by either Transport for NSW or by Council to:</p> <ol style="list-style-type: none"> <li>ameliorate the noise, light and general intrusion that will result on private premises at 1A Telopea Street from the entrance and lift enclosure on the pathway leading to platform 2 and</li> <li>ameliorate the noise, light and intrusion that will result on private premises at 50 Shirley Road and</li> <li>encourage Transport for NSW to offer compensation for loss of property value and amenity arising from a) and b) above</li> </ol>	<p>Council's Public Projects Interface Manager and Landscapes Grants Co-ordinator have advised that Council has been in consultation with Transport for NSW (TfNSW) and the appointed contractor for 2+ years regarding the works.</p> <p>TfNSW applies a standard approach to station access upgrades which has meant that site specific issues have largely been overlooked. Council raised concerns regarding impacts that the works would have on Council land and public amenity, with TfNSW dealing directly with private property owners. <a href="#">The final design is the responsibility of TfNSW</a> and the questions should be taken up directly with TfNSW on 1800 684 490 or <a href="mailto:projects@transport.nsw.gov.au">projects@transport.nsw.gov.au</a></p>	Closed for Council

Month	Item	Actions	Council's Reply	Status
	7	<p><b>Holtermann Street park</b> - Precinct should expect to soon see at a Council meeting a report and recommendation for exhibition for community consultation regarding a consultant's report on three options for this government proposed and supported development</p>	<p>Council's Director Engineering &amp; Property Services has advised that a report is being prepared for the 25 October 2021 Council meeting, recommending the three design options that have been prepared are put on public exhibition for a minimum of 60 days. The outcomes of the community consultation will be reported to Council as per the project-specific community engagement strategy.</p> <p><b>UPDATE (6 December 2021)</b>            At it's meeting of 25 October 2021, Council resolved:  <i>1. THAT this report on the Holtermann Street Carpark Redevelopment Concept Design Options be noted.</i>  <i>2. THAT the Holtermann Street Carpark Redevelopment Concept Design Options be placed on public exhibition for a minimum of 60 days in accordance with the project-specific Engagement Strategy.</i> <i>3. THAT a report on the outcomes of the community consultation be prepared and brought back to Council for consideration at the end of the exhibition and consultation period.</i></p> <p>Council's Engineering Project Manager advises that that Council is working with the NSW Department of Planning, Industry and Environment (DPIE) to finalise public exhibition materials.</p> <p>Council's Community Engagement Coordinator has advised that all Precinct Committees will be notified via memorandum when the public exhibition commences.</p>	Closed for Council
August	<i>No items allocated for Council</i>			

Month	Item	Actions	Council's Reply	Status
June	6c	<b>Draft Operational Plan &amp; Budget 2021/22</b> - Precinct has submitted three questions in relation to Hume Street Park Stage 2; Upgrade of the Crows Nest Shopping Precinct Plan adopted in 2017; and Additional allocation of funds for the Crows Nest Streetscape Committee <sup>1</sup> .	<p>Questions received in context of the Chairperson's registration for the online information session.</p> <p><i>Q. What is the revised plan/timetable for implementation of Hume Street Park Stage 2?</i></p> <p>A. The last two slides in the presentation<sup>1</sup> to the information session held 15 June 2021, compare the original Masterplan proposal/breakdown for the project stages (as at 2015) and the revised/adopted breakdown of the project stages as at 2021. Stage 1 is the connection between Hume Street and Willoughby Road where Council bought five properties; four properties in that first section and one on the Willoughby Road side to construct a plaza that links Hume Street Park to Willoughby Road. Stage 1 work is well underway - the demolition has taken place and the contractor is on site. Works are expected to be completed by the end of 2021.</p> <p>The original Stage 2 plan proposed in the Masterplan (adopted September 2015) had significant works planned for Clarke Street, Albany Street and Oxley Street. Much of this Stage 2 work is now to be undertaken by developers managing developments along the corridor, including the over station development of the Crows Nest Metro site. Council has put through a revised/amended Stage 2, providing a two thirds closure of Hume Street between Clarke Street and Pole Lane, and allowing the demolition of Kelly's Place Childcare Centre on Hume Street to enable</p>	Closed for Council

<sup>1</sup> Available at <https://yoursay.northsydney.nsw.gov.au/operational-plan-budget-2021-22>

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			<p>Council to increase usability by flattening and developing the site for community parkland. Stage 2 will ensure that full connection is achieved between Hume Street and the new Plaza, and that other works will be undertaken as part of development approvals. The additional \$1.75M allocated in the 2021/22 budget and the funds already available for Hume Street Park will fund the completion of the revised Stage 2 plan.</p> <p>It is further noted that a submission by the Precinct Committee has been received. All submissions received were collated, analysed and reported to the Council meeting held 28 June 2021. Refer to Attachment 2 to Report Item 8.02. For response to matters raised in the submission<sup>2</sup>.</p>	
	6b	<b>Council Elections, 4 September 2021</b> - The Ward system has also changed: There are now two (2) Wards each with five (5) Councillors to be elected. The north ward is called St Leonards Ward and includes Wollstonecraft Precinct. The southern ward is called Cammeraygal Ward.	As provided via the Precinct eNews, information (and maps) regarding the Ward boundary changes to come into effect from 4 December 2021 is available from Council's website <sup>3</sup> .	Closed for Council
April	CN	<b>Crows Nest Metro Station Traffic Impacts</b> - Precinct was authorised to request the Traffic Committee to consider: Amendments to traffic lights at the intersection of Shirley Road and Pacific Highway by prohibiting left hand turns into the Pacific Highway in peak periods and diverting that traffic into Nicholson Street and Hume Street with an appropriate	<p>Council's Manager Traffic &amp; Transport Operations has advised that the intersection of Shirley Road and Pacific Highway is managed by Transport for NSW. The Precinct Committee's comments will be referred to Sydney Metro and Transport for NSW for consideration.</p> <p><b>UPDATE (22 September 2021)</b></p>	Closed for Council

<sup>2</sup> [https://www.northsydney.nsw.gov.au/files/sharedassets/public/webmeetings/2021/jun\\_28\\_2021\\_730pm/reports\\_to\\_council\\_28\\_june\\_2021/8.02\\_2021\\_22\\_operational\\_plan\\_and\\_budget\\_post\\_exhibition.pdf](https://www.northsydney.nsw.gov.au/files/sharedassets/public/webmeetings/2021/jun_28_2021_730pm/reports_to_council_28_june_2021/8.02_2021_22_operational_plan_and_budget_post_exhibition.pdf)

<sup>3</sup> [https://www.northsydney.nsw.gov.au/Council\\_Meetings/Our\\_Organisation/Ward\\_Maps](https://www.northsydney.nsw.gov.au/Council_Meetings/Our_Organisation/Ward_Maps)

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		adjustment to the traffic lights at the junction with the Pacific Highway to increase the allowable time for traffic to clear that junction.	TfNSW has provided the following response: Shirley Road is a regional road, designated to connect to Pacific Highway and North Sydney to Lane Cove. Nicholson Street and Hume Street are classified as a local roads and are not designed to carry regional traffic. TfNSW does not support the proposal as State roads and regional roads are designated to carry high volumes of traffic and these high volumes of traffic should be discouraged from utilising the local road network.	
February	GB	<b>Boronia Street</b> - Comments on the street lighting of the stairs at the top of Boronia Street. A request will be sent to Council to improve lighting on the stairs by trimming back overhanging vegetation to reduce coverage of stairs and by providing a higher level of illumination. This is a repetitive problem, considered a serious safety issue that would have relatively low cost to fix and maintain regularly.	Council's Manager Parks & Reserves has advised that lighting in Boronia Street (and Russell Street) are controlled and operated by Ausgrid. The Precinct Committee is requested to provide further information regarding the overhanging vegetation, e.g. provide property number. Community members and/or the Precinct Committee can directly advise Ausgrid about lighting issues, providing the number on the pole. For more information <a href="https://www.ausgrid.com.au/In-your-community/Streetlights">https://www.ausgrid.com.au/In-your-community/Streetlights</a>	Closed for Council

<sup>i</sup> Question raised via submission and Council's reply, as per Attachment 2 to [Item 8.2 Operational Plan & Budget, 28 June 2021](#)

a) This is the last year of the 7% SRV increase but it will continue permanently. Is there any consideration during the budget period to apply for another SRV and if so for what purpose?	At this point in time, the Council is not considering another SRV application, however such may be considered as part of the preparation of the next suite of IP&R Plans to be prepared under the next term of Council, including the Community Strategic Plan, 3-Year Delivery Program and Long Term Financial Plan.
b) Projects funded by the SRV in 2021/22 as shown. Will these projects be completed in 2021/22?	The projects to be funded by the SRV in 2021/22 are listed on p11 of the 2021/22 Operational Plan.

<p>c) The DWMC will increase by \$16 (to \$420) for all residential properties (\$8 for pensioners). Does the amount collected represent 100% cost recovery? The amended LTFP indicates that in later years, there will be under-recovery of costs. The charge of \$420 seems to be exceptionally good value at \$8/week.</p>	<p>Feedback regarding good value service notice. Yes, the amount raised does represent full cost recovery. In any year of the LTFP, a surplus raised via the DWMC can only be spent on the provision of this service, remediation of a tip or replacement of plant utilised to provide the service.</p>
<p>d) Capital grants are mentioned as being used mostly to fund the NSOP and the Hume Street Park. The quantum of capital grants is stated at \$11.8M which is identical to the amount to be paid by the NSW government and Sydney Metro under the VPA for the Crows Nest OSD. \$2M of that has been allocated to the Holtermann Street Carpark redevelopment.</p> <ul style="list-style-type: none"> <li>o How much of the remaining \$9.8M if any is directed to the NSOP redevelopment? The breakdown of the amount suggests that it should be NIL as it is allocated under S7.11 contributions that Council would normally receive.</li> <li>o Is the \$31M loan and the \$1.85M taken from reserves both of which are directed to fund the NSOP, treated as a capital grant?</li> </ul>	<p>Capital grants were forecast to be \$11.8M with \$10M for the NSOP redevelopment and \$1.8M for Hume Street Park. Capital Contributions are also forecast to be \$11.8M; this is one contribution in relation to the Crows Nest over-station development, which as previously reported to Council, is to be allocated to the Holtermann Street Car Park redevelopment/urban park project. None has been allocated to the NSOP redevelopment.</p> <p>The \$31M is classified as borrowings (i.e. a liability to be repaid over 20 years) and is not treated as a capital grant. The \$1.85M taken from reserves is effectively surplus funds from previous years held in an internal reserve specifically to partially fund the NSOP redevelopment.</p>
<p>e) In regard to Crows Nest, it is noted that there is planned work in the Mainstreet Shopping Area generally in accordance with the special levy income received. However, Willoughby Rd in particular, appears as run down and depressed. Anecdotally, people from other areas of Sydney who once visited the cafes and bars in Willoughby Road, are staying away because it looks tired. Local businesses are likely losing money because of the condition of the pavements and outdoor areas. A recent Council cosmetic uplift was inadequate. The stone planter boxes are still cracked and dirty, and the new capping doesn't match the existing capping. Willoughby Rd and the local businesses would greatly benefit from an additional funding injection until a major upgrade is undertaken. A guesstimate of \$200,000 to include pavement upgrade is suggested for 2021/22. Can this be included in 2021/22? A Group GSA Plan for a major upgrade of Crows Nest Shopping Precinct was adopted by Council in 2017. Consent was never given to the implementation of that adopted plan. With completion of the Crows Nest Metro station due in late 2023 and with Stage 2 of Hume Street Park approved, it is suggested that at a minimum, the Group GSA plan be updated for community consultation in 2021/22 and subsequent approval for implementation commencing in 2022/23. Council's adoption of the Group GSA Master Plan in 2017 has only been delayed by availability of funding. That it should proceed is not in question. Indeed, at the Streetscape Committee meeting on 16 February 2021, where recent cosmetic improvements to the streetscape were reviewed, the mayor advised and the minutes confirm, that these major works will be done. The community and Council are in agreement. The only question is funding and consequently, timing. More than 3 years have passed since adoption of the plan. Surely it is time that Council allocated funds to implement this work.</p>	<p>The Crows Nest Mainstreet Levy raises \$298K per year. Of this amount, \$73K is allocated to the Crows Nest Fair, \$18K to administrative funding and \$200K to capital works.</p> <p>In 2020/21 Council allocated capital funds from the Levy to the following projects:</p> <ol style="list-style-type: none"> <li>1. Undertaking maintenance works on Willoughby Road, requested from the Precinct - \$39,500 + GST</li> <li>2. Undertaking cleaning of umbrellas in the outdoor dining areas along Willoughby Road - \$5,500 + GST</li> <li>3. Undertaking lighting repairs to under awning lighting and streetscape lighting in Willoughby Road/Burlington and Alexander Streets - \$30,000 + GST</li> <li>4. Undertaking new public domain upgrade works in Alexander Street - between Burlington and Ernest Plaza (west side) - \$121,000</li> </ol> <p>Total capital funds from the Crows Nest Mainstreet Levy spent or committed as at 20 June 2021 is \$196,000.</p> <p>The Levy funds for 2021/22 will be allocated towards design development of the refresh of Willoughby Road. The upgrade of Willoughby Road as outlined in the <i>Crows Nest Public Domain Masterplan</i> is estimated to cost in excess of \$12million</p>

	The Levy funds for 2021/22 are supported by a \$200K contribution from Council's capital works program (Crow's Nest Public Domain - Masterplan implementation) as outlined in the <i>2021/22 Operational Plan</i> .
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