

# EUROKA PRECINCT

## Minutes of Meeting held 4 October 2023

Chair KR. Zoom control MC. Minutes KR/MC. Attendance 11 live and 4 zoom. Meeting started 7.35pm  
Apologies received from GM and 3 others. Minutes were accepted by the meeting.

### Standing items & Summary of Actions

- **Fire order for Noakes Boatyard.** Council advised on 18 August that Noakes indicated to Council that all works have been completed and a Final Fire Safety certificate has been submitted to indicate completion. In memo to Precinct on 13 September Council indicated that the certificate does not include certification from a Registered Building Surveyor Unrestricted, as required by the Order. Council continues to follow this up and has issued a fine for the non-compliance with the control order. The meeting heard from members that the works required to be done do not appear to have been completed satisfactorily. We therefore ask that Council inspects the site to ensure that all works are completed satisfactorily, regardless of the provision of the certificates.
- **Jetty construction at Noakes Boatyard.** Awaiting response from Council's Manager Development Services.
- **Draft Foreshore Parks & Reserves Plan of Management (PoM).** We asked that Council consider the installation of toilet facilities in Sawmillers Reserve and were disappointed that this was not addressed in the draft PoM. Council's response was that this feedback was noted and will be treated as a submission to the draft plan. As the provision of toilet facilities in the reserve would be of great benefit to the community, the meeting asked that this item should be addressed regardless of the draft plan of management.
- **Unsafe U-turns and 3-point turns at Princes St and Blues Point Rd.** Council's response seems to suggest that this may be addressed as part of the next stage of the Blues Point Road Masterplan implementation. The meeting asks that this issue be referred to Council's traffic group for its consideration and development of a solution that could be considered by the Traffic Committee.
- **Safety signage at Woolcott, Union, Commonwealth and Euroka Sts.** Could Council please advise on the timing for the final parts of the signage and line marking works at this intersection? While the chevron signage has been added to Commonwealth Crescent, the street names for Woolcott Street have not been placed on the railway side of the road, causing cars to stop in the middle of the intersection and creating a safety hazard.

### Planning approvals

#### DAs

[DA 277/2023](#). **15 Victoria St McMahon's Point. Alterations and additions to existing development, including new lift,** Closes 13 October 2023. The owner was present and outlined the basis of the proposal. No other comments were received and the meeting noted the application.

[DA 268/23](#) **46 Crows Nest Rd Waverton. Amending DA to provide for basement parking and amendments to rear outdoor space.** Closes 6 October 2023. Residents at the meeting struggled with the concept of an amending DA. They asked that consideration be given to the impacts from the bulk and scale of the development, potential loss of solar access and

visual/acoustic privacy, and the impacts of the proposed façade of the building on the values of the conservation area in which it is located. The application appears to wish to remove some of the consent conditions imposed on the development by the previous approval. They request that the previous NSLPP conditions be retained, including in relation to eaves, fence and bottlebrush. Could they have contact with the planning officer when he visits the site so they could have him consider their concerns while they are there? Could they have an extension of time to make their formal submissions. (Note: separate correspondence was sent to Council regarding this, prior to the issuing of the minutes).

## **Planning Proposals**

[PP 5/23](#) Heritage listing 115-125 Holt Ave Cremorne. Closes 17 October. Noted.

## **Updates**

[DA 52/23](#) 1 Carr St Waverton. Car hardstand and new fence. Refused September 2023.

[DA 230/23](#) 2-10 Mount St North Sydney. Strata sub-division. Approved.

## **State Government items**

(a) **Report on presentation to Waverton Peninsula Working Group (WPWG) by Transport for NSW (TfNSW) on progress on detailed design for Berrys Bay.** The WPWG was advised that TfNSW are still doing site investigations and are currently working on the 30% detailed design for precincts 1 and 2 (the former BP site and the Woodleys Boat Shed). They were also working with Council to undertake the linkages and tie-ins of what is needed in Precinct 3 for connection with the Quarantine Depot site. TfNSW will be engaging with the public on the detailed design and are proposing to focus attention on recreating a jetty around Woodleys. The timing for this engagement is not clear but it is apparent that the project is running behind schedule. TfNSW were still of the opinion that it would be completed in 2024. Community concerns were noted about deteriorated jetties, poor condition of Woodleys boat shed and the sediment contamination in the area of Woodleys. No commitments were made on any of these. The Mayor has made it clear to the Minister that Woodleys has a significant heritage value and is to be fixed, with the heritage to be preserved, rather than demolished.

(b) **Investigative works commenced on Harbour Bridge cycle ramp** to allow for detailed design. Works being undertaken in Bradfield Park north during September and October. The majority of members at the meeting were disappointed with the approved plans for the ramp and the loss of the façade of Milsons Point Station, although one member expressed support.

## **Council Items**

(a) **Status of Floating Dry Dock (FDD) at Noakes boat yard.** It left the boat yard on 19 September and during the time it was there the boatyard was subject to inspections by Council and EPA. Council has noted that the FDD works being undertaken were in accordance with what was proposed. It was noted, however, that the size of the FDD was contrary to the original approval and Council issued a notice of intention to comply with the development consent and also issued a fine. The FDD is now at Garden Island where it is providing a service to the James Craig. The diligence of Council and EPA officers was noted by the meeting and Council staff were thanked for their efforts.

(b) **Quarantine Depot.** Council has indicated that public access is now available to the grounds. Plans are also underway to use the buildings for Arts and Crafts “pop-ups” from the beginning of next year.

### **Community Items**

- (a) Disability Inclusion Committee EOI. Applications close 27 October.
- (b) Living Futures Festival Day at the Coal Loader. Sunday 29 October.
- (c) Results of Garden Competition available 12 October.
- (d) Development Assessment online information session - 24 October, 6pm

### **General Business**

(a) **Streets Alive Garden, Woolcott St.** The three-month trial for the management concludes at the end of October. A working ‘bee’ is proposed for 15 October. Members at the precinct meeting expressed disappointment at the state of the garden, with weeds taking hold again, as well as the inappropriate use of mulch on the path which makes it challenging from an accessibility perspective with older residents and those with prams not able to easily access the garden. Precinct’s response to the current processes will be discussed at the next meeting (1 November).

(b) Infrastructure works undertaken by Council at the site of the **Munro Street Streets Alive** site were well received. A vote of thanks was expressed to the Council officers concerned.

(c) It was noted at the meeting that a tender for the management for the **Dolphin Wharf in Berrys Bay** has been issued by NSW Maritime.

(d) The status of the **Waverton Bowling Club** was raised. The meeting was informed that the Metropolitan Local Aboriginal Land Council (MLALC) has taken possession and placed security notices at the entrances. The future use is unknown. The Mayor has been trying to arrange a meeting with the MLALC, but without success.

(e) KH provided information about the **upcoming CPC meeting**, and other points of cultural interest.

Meeting closed at 9pm.

### **Good to Know**

**Next Euroka Precinct meeting:** 1 November.

**Next CPC meeting:** 17 October

**Upcoming Council meetings:** 9 October, 23 October, 27 November, 11 December.

**Upcoming Traffic Committee meetings:** 13 October, 17 November

### **Current Policies on Exhibition:**

Visit Council’s ‘Your Say North Sydney’ website at: <https://yoursay.northsydney.nsw.gov.au> to make comments and see background information about documents and processes.