

# EUROKA PRECINCT MEETING MINUTES

Wednesday 3 April 2024 at 7:30pm – In person & Zoom

McMahons Point Community Centre, 165 Blues Point Road

Chair: GM; Minutes KR, Zoom MCh

## 1. Present 10 plus 2 Zoom, Apologies 3.

## 2. Acceptance of Minutes & Summary of Actions

**Minutes.** A comment made by MC on the jetty next to Noakes suggested that the implication in the minutes that there was nothing more that could be done about this was not necessarily the reflection of the meeting. Precinct is dedicated to pursuing this public asset which was part of DA 1164/90 Condition D51. **Minutes were accepted unanimously.**

SOA items:

**Traffic Holt Street.** This issue is awaiting a response from the Manager Traffic and Transport Operations.

**New Year's Eve arrangements.** Precinct was asked to provide details regarding the comment that the access arrangements for residents were not applied as specified. Council has asked for locations and times so that this problem can be properly investigated. **JT to provide details.**

**Blues Point Road Masterplan.** We noted Council's response and the identification of some works to be done. It was claimed it was two years late with the pocket park being the only discernible action to date. **Council is asked for a timetable for the works to be provided. Also, is it possible to know when the proposed 40 kph zones would be implemented?**

## 3. Planning approvals - Relevant DAs, Planning Proposals

DA 320/23 9 Oak St North Sydney. Alterations to an existing semi-detached dwelling house and associated works. Approved by NSLPP 6 March, subject to conditions.

## 4. State Government items

(a) **NSW Government Housing Reform.** KH reported on the rally held in the Domain. It was not well attended. We are awaiting further revelations from the NSW Government. **Could Council provide updates on any negotiations being undertaken.**

(b) **West Harbour Tunnel** – Reported that any residents within 50 m of the tunnel alignment are entitled to a dilapidation report. If you have not yet been contacted you should get in touch with TfNSW. Further information can be obtained at:

<https://media.caapp.com.au/pdf/owm0hk/277357e9-7c72-425c-890d-f2dc1a5d4f2b/Property%20Condition%20Survey%20frequently%20asked%20questions%20%28November%202020%29.pdf>

## 5. Council Items

(a) **Draft Neutral Bay Town Centre Study.** Exhibition closes on 2 April.

(b) **Election of Deputy Mayor.** Godfrey Santor was elected Deputy Mayor until September 2024. A proposal for a referendum for a directly elected Mayor and eleventh Councillor was put forward at Council meeting. It was defeated. The precinct meeting discussed the merits of a directly elected Mayor, number of Wards and the number of Councillors. The meeting concluded there should be 3 wards, not 2 and 9 Councillors, not 10 (or 11). **Council is asked if it is possible to return to 3 wards and 9 Councillors?**

(c) **Precincts updates** – we noted an update from the Precincts team on potential mergers and reactivations. Hayes and Kurraba are considering a merger. This proposal is out for comment at the moment, while Plateau (located on the north side of the Warringah freeway) is also considering reactivation given the issues in the local area with the State Government infrastructure works.

There is not much change with the Precinct review implementation as yet. As part of the Council restructure, engagement is now part of the CEO's office (former General Manager). A new communications and engagement manager has been appointed.

(d) **North Sydney pool** – no updates. A resident raised concerns about lack of activity on the site recently and **Precinct would like an update on the current progress on the Pool project.**

(e) **Regulatory Actions at Noakes Boatyard.** Council has provided an update on the matter of Fire Safety and Noise, Water and Air Pollution at the site.

Council is not satisfied that the submitted representation and documentation confirms adequate fire safety to prevent and suppress the spread of fire and has appointed its own building certification and fire safety consultant to carry out an independent "peer review" of the adequacy of fire safety upgrades carried out on the site to date.

Council understands that the EPA has been working with the owners of the Boatyard and the community to improve air quality and pollution reduction. The EPL issued for the site has been amended by the EPA, to require the carrying out of various pollution studies and reduction plans.

Further details of these actions are provided in the attachment to the minutes.

## 6. Community Items

(a) Next **Coal Loader Artisans Event** 2 June.

(b) **Writers @ Stanton** 10 April – Lech Blaine about Peter Dutton.

## 7. General Business

(a) **Addressing rubbish problems and collection in waterways.** BJ raised the question of rubbish in the waterways, including Berrys Bay and Lavender Bay. GM indicated that in her inspection last weekend there did not appear to be much land generated rubbish. It was noted that generally most rubbish seems to come in with the tide from other areas or from boats. It

was also noted that if any rubbish is seen and reported to the Parks Dept of Council, it will be picked up. Any complaints about rubbish need photos, with the time and date, to support the Precinct taking the matter up with Council.

The existence of HarbourCare was referenced. It is a volunteer organisation where Council assists individuals or groups to clean up beaches and foreshore areas where necessary, provides equipment for doing so and covers the volunteers under Council's insurance. Further information is available on Council's website.

<https://www.northsydney.nsw.gov.au/help-environment-1/harbourcare-1>

**(b) Management of derelict vessels and infrastructure in Sydney Harbour.** The problems of derelict vessels (eg Flanagans Afloat in Berrys Bay) and infrastructure in Sydney Harbour were raised by MC. The Precinct was asked to support an ePetition to the NSW Parliament, requesting the Legislative Assembly to take action to keep the harbour clear of such vessels. The petition will be sponsored by Kobi Shetty, the State member for Balmain. Twenty thousand signatures are required for the matter to be debated in Parliament. It is intended to launch the petition in July and this and other Precincts will be advised how to participate. The meeting agreed to circulate the proposed petition and a draft is attached to the minutes. It also agreed to provide funds to assist in this. The meeting was unanimous in allocating \$500 for assistance in producing the petition. Further information can be obtained from [curranmary207@gmail.com](mailto:curranmary207@gmail.com)

**(c) Noise pollution (from performance cars) on Blues Point Rd and across the Precinct.**

Concern was expressed at the meeting about the level of traffic noise on Blues Point Road, primarily at night and in the form of vehicles with apparent muffler and engine modifications, exacerbated by speeding. The meeting also noted that similar noise/speed issues occur in other parts of the precinct and in Lavender Bay and Waverton Precincts. Members reported the cars run a "race track" starting off the Pacific Highway, especially in Larkin St, Woolcott St. It is understood that this issue has been raised by Lavender Precinct in the past, and their advice from the Police was that any offenders would need to be caught in the act. **Nevertheless, could Council advise what if anything can be done. The use of CCTV was suggested as a possible deterrent.**

It should also be noted that Council had received a request from the Environment Reference Group to address the steady increase in general noise pollution in recent years. At the Council meeting of 25 March, a resolution was passed:

"1. That Council strongly advocate for the State Government to address increasing noise pollution through a review of the EPA Noise Guidelines, adoption of electric vehicles, provisions in relation to the use of electric power tools in urban areas, noise, and CCTV monitoring in areas experiencing a rise in "hoon" cars.

2. That Council undertake a review of standard noise conditions of consent for both construction period and general operation".

**(d) Friends of Bradfield Park.** – is a group of concerned citizens who wish to share and safeguard the iconic Bradfield Park beside the Sydney Harbour Bridge. There is a Facebook group you can join - <https://www.facebook.com/groups/friendsofbradfieldpark> and they are hosting regular coffee get togethers on the second Tuesday of the month at 8.30 am to share ideas as well as to plan and discuss events to promote Bradfield Park North. The venue is at THE LOUNGE , 70 Alfred Street, across the road from Milsons Point Station.

(e) **Kylea Tink – Ageing Well seminar** – Scams and Financial Security. Our local Federal MP Kylea Tink is hosting a series of ageing well seminars in conjunction with her Ageing Well Advisory committee. The first is on Wednesday 1st May, 10am - 12pm at Doherty Community Centre, Chatswood. Agenda: Some words from Kylea, followed by presentations from Scamwatch & Lifeline financial counsellors. The day will be broken up with a light morning tea between presentations, and a chance to mingle.  
[https://www.kyleatink.com.au/240501\\_ageingwell](https://www.kyleatink.com.au/240501_ageingwell)

(f) North Sydney Council is refreshing the **North Sydney Integrated Cycling Strategy**, which has guided the delivery of priority bike routes since 2014. Council is conducting engagement activities with the community to understand how cycling has shifted over the past ten years, establishing a new cycling network and developing key actions to make riding a bike safer and more enjoyable. A Benchmarking Report is available on the Your Say page as a resource to understand North Sydney's cycling context in comparison to five other council areas. The report will inform the development of the bike action plan. Council will be engaging with the community on the development of the North Sydney Bike Action Plan from Wednesday 3 April to Sunday 12 May 2024 before it is developed and exhibited later in the year. There will be a Pop-up Stall on the corner of Miller Street and Ridge Street 8am to 10am, Wednesday 24 April 2024, a Pop-up Stall at Northside Produce Markets on Saturday 4 May 2024, a Workshop at 2pm to 4pm on Thursday 2 May (register to attend on the YourSay page).

Get involved or find out more information at: [yoursay.northsydney.nsw.gov.au/north-sydney-council-bike-action-plan](https://yoursay.northsydney.nsw.gov.au/north-sydney-council-bike-action-plan)

(g) Some residents have noted **wheel squeals from the railway line** in the precinct area. It was reported that Waverton Precinct had been working for some years with State Rail to see what could be done. **KR will contact Waverton to see what has resulted from this.**

(h) **Public art.** It was noted that the public artwork: *The Rotunda -Reflective Encounters*, opposite St Peters Church on Blues Point Road has smashed panels. **Could Council attend to it?**

(i) It was noted the **Commodore Hotel** has closed for renovations. It was suggested there would be an increase in gaming machines and a decrease in on-site parking. Both were regarded as of concern for community interest.

Meeting closed 8.45pm.

**Next Euroka Precinct meeting:** 1 May 2024. **Next CPC meeting:** 16 April.

**Next Council meeting:** 22 April, 13 May 2024.

**Traffic Committee meeting:** 26 April 2024.

**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.



# M E M O R A N D U M

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**TO:** Euroka Precinct & Waverton Precinct  
**FROM:** Marise van der Walt, Manger Environment & Building Compliance  
**DATE:** 28 March 2024  
**RE:** 6 John Street - Noakes Boatyard

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The purpose of this memorandum is to provide the community with an update regarding the ongoing regulatory actions at the Noakes Boatyard.

## **Fire Safety**

As reported on 28 November 2023, Council has referred the matter to HWL Ebsworth Lawyers to provide further advice concerning outstanding compliance matters at the Boatyard.

There have been various correspondences between Council and Stannard Marine (and their consultants, including their Fire Safety experts). Stannard's position is that the recommendations, as per the McKenzie Report, detailed in Council's Fire Safety Order have been satisfied. Furthermore, Stannard Marine has submitted a Fire Safety Certificate, listing fire safety measures that have been put in place.

Council is not satisfied that the submitted representation and documentation confirms adequate fire safety to prevent and suppress the spread of fire.

Given the complex technical nature of the dispute concerning fire safety adequacy, Council with the support of HWL Ebsworth Lawyers, is moving forward with the following steps to bring the outstanding compliance matter on the site to a close:

- Council appointed its own building certification and fire safety consultant to carry out an independent "peer review" of the adequacy of fire safety upgrades carried out on the site to date.
- A meeting is being arranged between Council, its legal representatives and the owners/operators of the Boatyard. It is hoped that outstanding fire safety compliance matters can be resolved at this meeting by agreement between the parties.

The building certification and fire safety consultant appointed by Council anticipate that finalising the preparation of their report may take up to 6 weeks. This may take longer if other/further information is required. This process might involve other experts requiring extra time. Council will provide the community a further update as soon as the above steps have been concluded.

### Noise, air and water pollution issues

Council has previously advised the community that the characteristics of the site give rise to complex and unique regulatory challenges and that other agencies may be the primary regulatory authority for certain matters.

In respect of pollution, the NSW Environment Protection Authority (EPA) is generally the relevant regulatory authority. It has issued an Environment Protection Licence (EPL) over the Boatyard, which regulates noise, air and water pollution issues for the whole site, including activities over the water. (Council remains a relevant regulatory authority for compliance with conditions of development consents where they attach.)

Council understands that the EPA has been working with the owners of the Boatyard and the community to improve air quality and pollution reduction.

The EPL issued for the site has been amended by the EPA, to require the carrying out of various pollution studies and reduction plans. In particular:

- A carbon filtration system to mitigate odour emissions is required to be installed by 30 April 2024. We understand that the EPA may have been in touch with some residents to confirm this.
- Following the installation of this system and by 30 June 2024, a Post-Commissioning Air Quality Risk Assessment must be carried out and submitted to the EPA. This report must include:
  - Details of air quality improvement works undertaken;
  - Details of air quality improvements achieved from various sources (and locations) on the premises;
  - An assessment and summary of where higher risk materials have been eliminated (where possible) or substituted with equivalent materials that are of a lower potential risk;
  - Details of residual air quality issues at receiver locations; and
  - Any changes to the air quality mitigation measures described in table provided under Condition U1.1 of the EPL.

## PETITION TO THE LEGISLATIVE ASSEMBLY

### CLEAN UP SYDNEY HARBOUR

**To the Speaker and Members of the Legislative Assembly,**

We the undersigned citizens of NSW request that the Legislative Assembly consider and act on the following:

#### **Facts**

1. Sydney Harbour is one of the world's greatest harbours. In the recent Stannards Marine case, Chief Justice Preston found that "protection of the natural assets of Sydney Harbour has precedence over all other interests".
2. Redundant and derelict vessels, jetties and piles exist in Sydney Harbour waters, which are unsightly, polluting and often dangerous.
3. In Berrys Bay, Snails Bay and elsewhere there are examples of vessels and structures that have been there unused for many years and greatly impair the amenity of the Harbour. There needs to be an investigation as to whether the responsible government agencies have followed proper processes, including an environmental and visual impact assessment.
4. The dolphins in Snails Bay are not being used for their approved purpose and are therefore unavailable for emergency shipping use.

#### **Requests**

We request the Legislative Assembly to take such action as is necessary to ensure that;

1. Sydney Harbour is cleared and kept clear of redundant, derelict, unused and unseaworthy vessels and structures,
2. An investigation is undertaken of whether the responsible NSW Government agencies have followed proper procedures, including an environmental and visual impact assessment, before allowing redundant, derelict, unseaworthy and disused vessels to be moored in Berrys Bay, Snails Bay and elsewhere in Sydney Harbour.
3. Restrict the use of the Snails Bay dolphins for their approved purpose and emergency use.