

EUROKA PRECINCT

MEETING MINUTES

Wednesday 6 March 2024 at 7:30 pm – In person & Zoom

Guest Speaker: Councillor Zoë Baker Mayor of North Sydney

Councillor Baker discussed Council's response to the State Government's Housing Reform program. She addressed the NSW Government Housing Reform as follows:

Transport Oriented Development Program (TOD). This involves state-led zoning within 1200 metres of 8 Accelerated Precincts within walking distance of priority high-growth areas near transport hubs. **Crows Nest Metro Station** was identified as one of the Accelerated Precincts. The State government intends to complete the proposed rezoning by November 2024. Exhibition of draft amendments around April 2024. To facilitate the rezoning process, the State Government will prepare master planning of each precinct which will determine the extent of the change anticipated. Councillor Baker indicated that Council's Housing Strategy and relevant planning strategies are generally consistent with the intent of the TOD at Crows Nest.

From April 2024 a State Environmental Planning Policy (SEPP) will amend controls within 400m of 31 metro and rail stations, allowing residential flat buildings in all residential zones. None of the 31 stations is located in the North Sydney area, but they do include Roseville, Killara, Lindfield and Gordon. At present, this is not applicable to North Sydney LGA.

Low and Mid-Rise Housing Reforms. The State Government proposal seeks to increase development capacity on all land located within proximity of a "station or town centre precinct". These encompass lands within 800m walking distance of a heavy rail, metro or light rail station, a Commercial Centre (Zone E2) or Metropolitan Centre (Zone SP5) or Local Centre (Zone E1) or Mixed Use (Zone MU1). Within the station and town centre precincts, the proposal would permit residential flat buildings (up to 6 storeys) within R3 Medium Density Residential Zone (current height limit 8.5m), and allow manor houses and multi-dwelling housing within the R2 Low Density Residential zone where they are currently prohibited under North Sydney LEP. The "proposed reforms" also seek to allow dual occupancies in all R2 low density residential zones in NSW. The reforms also argue that a merit-based assessment will continue to apply to developments involving heritage items and Heritage Conservation Areas, but the proposed controls in low and mid-rise reforms will effectively prevail over the Council's local controls.

Council's response to the State Government has concentrated on the Low and Mid-Rise reforms. Whilst the overall intent to increase residential densities around rail-based stations and commercial centres is appropriate, the generic blanket approach proposed is not supported. Increasing density should be undertaken with regard to a proper place-based planning process to ensure that all opportunities, constraints, and relevant impacts are considered, including the views of affected communities and to ensure we are delivering great and liveable places. Council is calling for a proper place-based planning process led by Council with input from the community with reasonable time frames for delivery. They also argued that a wide range of activities be excluded from any draft SEPP planning instrument, including the exclusion of Heritage Conservation Areas from changes to controls.

Councillor Baker referred the meeting to the recent public meeting held. This was recorded and is available on the following link:

<https://www.northsydney.nsw.gov.au/news/article/172/state-government-housing-reforms-community-information-evening-recording>

Councillor Baker answered many questions and was thanked for taking the time to attend the precinct and respond to concerns over the State Governments proposed housing reforms.

The precinct meeting continued below.

1. Apologies 5, Present 34 in person, 6 on zoom. See attendance sheet.

2. Minutes of previous meeting. Accepted-Motion ID/PM.

3. Standing items & Summary of Actions.

(a) Fire Safety Audit at Noakes Boatyard has been referred to Council's external legal advisor. Council is awaiting a response before considering the next most appropriate step.

(b) Jetty construction at Noakes Boatyard. Advised that Council's regulatory authority does not include the water component of the site. It is considered the consent condition might not have been lawfully imposed and it is unlikely the condition of consent can be enforced.

(c) New Year's Eve arrangements and closure/access times. Council Acting Team Leader Events advised that Council is not aware of road closures that did not adhere to their schedules and asks that specific information (locations and times) be provided.

(d) Blues Point Masterplan. Council's Project Manager has advised that works on stage 1 of the masterplan are scheduled to be completed during June and July 2024. These include the public domain upgrades on the Western side of Blues Point Road in McMahons Point, between properties numbered 188 and 162 Blues Point Road. The proposed enhancements consist of new precast concrete paving, street furniture, parking

signage, drainage improvements, the addition of new trees and landscaping, the installation of new signage, and the construction of two continuous footpath treatments. Council staff will engage with local businesses to coordinate efforts and minimise disruptions.

4. Planning approvals - Relevant DAs

[DA 358/2023](#) **12 Queens Ave McMahons Point. Alterations and additions to an existing dwelling. Closed 1 March 2024.** Noted. One neighbour indicated that the proposal did not comply with planning codes and the proposal would have significant impacts on them and others.

[DA 21/2024](#) **34 Euroka St Waverton. Alterations and additions to a heritage-listed dwelling. Closes 15 March.** Neighbours noted that the proposal would have detrimental heritage effects through the extension of the building to the northern boundary of the property and the increase in height of the new works at the rear above the old works which will be retained at the front. Both elements will be visible from the street. The meeting resolved to make a submission to Council asking them to consider the heritage impacts of the new works and to indicate the need to comply with the side boundary setbacks as specified in the DCP.

[DA 429/2021](#) **11A Hazelbank Rd Wollstonecraft. S4.56 Modification of DA 429/2021 proposing various amendments including deletion of swimming pool, the addition of a lift, modification of internal layout changes to ground and first floor, modification of rear terrace and roof changes to rear roof form of southern pavilion to accommodate solar panels. Closes 15 March.** Neighbours raised objections on the basis of possible effects on the amenity of neighbours. Precinct supported this objection due to changes in bin locations, changes in window dimensions, increased size of BBQ area and deck and lack of privacy screens, reduction in landscape and increased hardstand area, relocation of plant room and possible noise from this.

[DA 6/2024](#) **63 Victoria Street, McMahons Point. Alterations and additions to an existing semi-detached dwelling.** This was noted at the February precinct meeting. As it was not referenced on the agenda for that meeting no one attended to discuss it. Two neighbours at the March meeting indicated concerns over the exceedance of the height limit, suggesting this would have a detrimental effect on views to the south (cityscape) from their first-floor balconies. The curved dormer proposed is inconsistent with the adjoining house at 65. The proposed changes at 63 would set a precedent for possible changes at 65.

5. State Government items

(a) **NSW Government Housing Reform.** Discussed during the Mayor's presentation. The Mayor advised that the recording of the community information evening held on 15 February is available on Council website. Precinct asked what it could do. Mayor's advice was to make your feelings known to the State Government. This included letters/emails to Premier and

Minister for Planning. Also, attend the rally at 1 pm on 12 March at Tree of Knowledge behind Parliament House.

6. Council Items

(a) Memo received from Council outlining the **Draft Neutral Bay Town Centre Study**. It was prepared to guide future development, protect existing employment opportunities and deliver public domain opportunities. Exhibition closes on 2 April. Can be viewed through Have-your-say. Noted.

(b) **Delays to Pop-up activation at Quarantine Depot**. A delay caused by the need for DA to allow a change of use at the site. The DA assessment identified the need for appropriate disability access to the site. This will result in further delay as works are required to address this before pop-ups can be approved.

7. Community Items

(a) The next Coal Loader Artisans Event is on 2 June.

(b) When will the **Coal Loader Café** re-open? The meeting was advised that the previous contract has fallen through and a new contractor has been signed up. It is expected they will be operating in a matter of weeks.

8. General Business

(a) KH reported on Clean Up Australia Day and the results of the 28 February **CPC meeting**. The next meeting is on 16 April. KH to attend.

(b) The issue of **speeding traffic and the danger to pedestrians in the shared zone on Balls Head Reserve Road** was raised. Mayor indicated she would enquire as to what, if anything, was being done to control this.

(c) The **status of the North Sydney Pool construction** was raised from the floor. The Mayor was asked to address the question and she outlined the timing and cost status at the moment. The latest time estimate for opening is late 2024/early 2025. Details were outlined in the precinct minutes of February 2024 and also in the Council meeting minutes of 12 February 2024. The Mayor also summarised and explained the basis of a proposal for strengthening Council governance and decision-making frameworks which was addressed at the Council meeting of 12 February. The Mayoral Minute MM04 used the example of the flawed processes for tenders for North Sydney Pool to explain the need for this proposal. The proposal for this program was passed by Council by 8 votes to 2. It will be implemented during this year.

Meeting closed at 9.15.

Next Euroka Precinct meeting: 3 April 2024. **Next CPC meeting:** 16 April.

Next Council meeting: 11 March, 25 March, 8 April 2024.

Traffic Committee meeting: 15 March, 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.