

## EUROKA PRECINCT MINUTES

**Wednesday 5 June 2024. Meeting commenced at 7:35pm, McMahons Point Community Centre, 165 Blues Point Road.**

**Chair: KR; Minutes: KR, MC; Zoom: MC**

**1. Apologies 3, Present 16 plus 4 Zoom.**

**2. Acceptance of Minutes** - unanimous.

**Summary of Actions** – responses from Council addressed in minutes below.

**3. Planning approvals - Relevant DAs**

**DA 88/2024.** 27 Ancrum Street, Waverton. Alterations and additions including internal alterations, removal of external stairs, and replacement with new stairs within the courtyard. Closes 24 May 2024. No comments. Noted by the meeting.

**DA 68/2024.** 68 Bank Street, North Sydney. Alterations and additions to semi-detached dwelling including two-story rear additions, new deck and stairs, new laundry, and new garage with first-floor studio and green roof to Ancrum St and associated works. Closes 31 May 2024. The meeting heard from residents in Banks St, Ancrum St, and Euroka St. General objection on basis of impacts on heritage conservation, bulk, and scale, especially regarding the garage/studio to be constructed on Ancrum St. Also concerns on amenity of neighbours. Meeting voted 20/0 to make a submission objecting to the development in its current form. KR to lodge objection.

**DA 429/21/3.** 11A Hazelbank Road Wollonstonecraft. We were advised, as submitters to this Section 4.56 modification, that it was approved.

**4. State Government items**

(a) **NSW Government Housing Reform.** Council has advised that as of 29 April the first stage of the Transport Oriented Development (TOD) Program has been implemented through an amendment to the State Environmental Planning Policy (Housing) 2021. This applies to 37 metro and railway stations and as of 13 May will apply to the first 18 station locations. The remaining stations will be addressed over the next 3-18 months. At this stage the TOD planning controls will not apply to land within North Sydney Council area. It is understood however that proposed changes to planning controls around the Crows Nest metro station will be placed on public exhibition in July 2024. Details of the other reforms which may apply to the North Sydney Council area remain unclear.

(b) **Western Harbour Tunnel Stage 2** – Road-header tunnelling has begun from the Ridge Street temporary construction site in May 2024. Information sessions were provided by the contractors on 22 May and 30 May, too late for us to be able to advise members. Further information is available on the contractor's web site. Read more about it at <https://caportal.com.au/rms/wht/stage2>

**5. Council Items**

(a) Have your Say on **North Sydney's next ten years.** Council is seeking community feedback on North Sydney's future to help in the development of a new Community Strategic Plan. Discussion papers are available and a series of Community Forums are being undertaken in May and June. Council has advised that the Open Space and Recreation, Economic Development, Integrated Transport, Culture and Creativity

Community Forums will be held on-line. Further details on <https://yoursay.northsydney.nsw.gov.au/our-next-ten-years>

(b) **Status of North Sydney Pool.** Council's meeting of 27 May has advised that the construction is continuing but has been delayed due to on-going issues associated with the structural steel roof over the 25 metre indoor pool hall. Practical completion is still anticipated late 2024/early 2025. Council indicates there have been four additional variations since the report of 22 April, including one for the structural steel roof. These are under assessment, and the current construction contract value remains at \$88.12 million. Precinct previously questioned the impact that the pool budget overrun will have on services provision. Council responded saying that it expects to run the pool by approximately \$4 million a year, decreasing over time. **Precinct rephrases the question to now ask what services are impacted by the budget overrun in the pool? Is it, for example, impacting the completion of the McMahons Point Master plan?**

(c) **Minutes of Waverton Peninsula Working Group** indicate that the detailed design of Berrys Bay Park is moving slowly, any decision on the future of Woodleys shed has not been made (although Council is adamant it will be preserved), the Quarantine Depot site is open to public but the use of the buildings is awaiting provision of appropriate access arrangements and no-one knows anything about the proposed future of the Waverton bowling club. Council has requested meetings with the Metropolitan Land Council – the owners of the land, however, has not yet been successful in securing a meeting to find out the future of the site.

(d) **Update on outstanding fire safety order at Noakes Boatyard.** Council's Manager Environment and Building Compliance advised that Council expects the consultant engaged to review the adequacy of the proposed fire safety upgrades will report by mid-June. It is anticipated that a meeting will occur between Council and the owner/operators of the boatyard and any outstanding fire safety compliance matters can be resolved by agreement between parties at that meeting. Council has advised that a more detailed update will be provided following the above steps. **We ask that Council advise us of on-going progress rather than just at the conclusion.**

(e) **Advice from Council on the acquisition by TfNSW of land on Bradfield Park north to construct linear cycleway from Harbour Bridge.** At our last meeting we indicated that we would consider writing to Council and others in support of Lavender Precinct on this matter, subject to the further legal advice to be provided to Council. The legal advice was provided and confirmed that the land could only be acquired from Council by compulsory acquisition and, as a consequence, Council has resolved to seek financial compensation for this acquisition. We support Council in this action. We noted that a less catastrophic option could be attained for the cycleway, but Council has no power to implement it.

(f) **Traffic Committee agenda of 7 June.** The agenda recommends that Council raises no objection to the proposed construction of a continuous footpath treatment at the intersection of Mitchell Street and Blues Point Road, and also at the intersection of Victoria Street and Blues Point Road. The works were proposed to lower vehicular speed and improve pedestrian safety.

## 6. Community Items

(a) **Availability of sustainability rebates.** Council has advised that sustainability rebates are available to support properties in North Sydney to implement energy and water saving initiatives for households, strata and businesses. Applications can be made via Council's web-site.

Question arose as to whether Council has considered (the recommendation of the Environment Reference Group Meeting held on 19 July 2022 to investigate) the possibility of Food Organics Garden Organics (FOGO) in North Sydney. Precinct understands that the NSW Government has mandated all councils to implement FOGO waste collection services by 2030. **Could Council advise on FOGO status for North Sydney?**

## 7. General Business

(a) **Minutes of CPC** meeting held 16 April. KH reprised results of meeting and offered to attend next meeting on 16 June. The offer was accepted by the precinct. He mentioned the various art and cultural activities available within North Sydney, highlighting the events at Stanton Library.

(b) CB raised the issue of discrepancies between reports to Council on 27 May 2024 regarding the **McMahons Point Village Masterplan**, and activity that has actually taken place.

The meeting noted that the Kirribilli Village Centre Masterplan which was adopted by Council a month before the McMahons Point Village Masterplan has been substantially implemented, while work on our village goes largely incomplete. The Review on page 18 of the report under Period Comment states that 'Blues Point Road Stage 1 construction is due to be completed Q4 of 2023/24'. It goes on to use a green indicator for the Project status being on track. Both these statements are incorrect. To date only Stage 3 has been partially completed - the pocket park at East Crescent St. The works did not include the proposed increased footpath widening and increased dining spaces opposite the pocket park. The construction of the pocket park was partially funded by a State government grant. (Matching Council funding of \$250K.)

The Euroka Precinct was advised by the Project Manager (6 March 2024) that a portion of Stage 1 was to be implemented in June and July 2024. This is an approximately 80m section of Blues Point Road between numbers 188 and 162 on the western side only (between the Commodore bottle shop and Mitchell St). However, this section of Blues Point Road is in Stage 4 of the Masterplan, which is broken into 6 stages for implementation. Stage 1A was to be delivered by June 2022. The total estimated cost of stage 1 was to be \$2.3m in 2021. Stage 1 is for the 'main' village section between King George St and Princes St. The Masterplan approved by Council in April 2021 had an estimated total cost of \$14.9m. The project manager has also advised that 'there is no further budget allocated to additional works' of approximately \$14m.

**Precinct asks for more accurate reporting on the implementation of the McMahons Point Village Masterplan as a whole and asks for the report to Council to be updated with the correct facts. This needs to include the fact that Masterplan implementation is not on track and that five of the six stages are yet to be completed and are unfunded. The precinct is also disappointed that the**

**implementation of the Masterplan does not appear to be on schedule and is clearly not funded. Could we please have an update on the true picture of funding and expected timeframes?**

The meeting closed at 8.55pm

**Next Euroka Precinct meeting:** 3 July 2024. **Next CPC meeting:** 16 June.

**Next Council meeting:** 24 June, 22 July 2024.

**Traffic Committee meetings:** 19 July, 30 August 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.