

# **EUROKA PRECINCT MONTHLY MEETING**

**McMahons Point Community Centre, 165 Blues Point Road.**

**Wednesday 1 May 2024 at 7:30pm – In person & Zoom**

**Chair GM, Minutes KR, Zoom MCh. Meeting commenced at 7.33.**

- 1. Apologies 3; present 14 as per attendance sheet; on zoom 1.**
- 2. Presentation by Joan Street from Lavender Precinct.** JS outlined the history of the development of the linear cycleway from the bridge and its effects on Bradfield Park North. She referred to legal advice obtained by Council which stated that the land is community land under a grant from the State government in 1935 and Council is not able to sell or otherwise dispose of the trust land to TfNSW. For TfNSW to legally acquire the land it would need to do so by compulsory acquisition under the Just Terms Act. This has not been done and Lavender Precinct has stated that TfNSW has awarded a contract for the construction of the ramp on this land without any legal right to the land. Council is seeking further legal opinion which will be available soon. Lavender Bay Precinct resolved on 28 March 2024 to write to Council requesting Council to adhere to their obligations under the Trust and comply with the legal advice they have received and to write to TfNSW advising they do not have approval to build a cycle ramp in Bradfield Park.

**Euroka precinct resolved to support the Lavender Precinct resolution and to write to Council and relevant State Authorities to this effect, subject to the availability of the legal advice Council is about to receive. Further discussion and resolution will occur at the next precinct meeting if the legal advice is available by then. This resolution was passed unanimously.**

- 3. Acceptance of minutes and Statement of Actions.**  
Minutes were accepted unanimously by the meeting. Relevant items from the SOA were read out to the meeting. Main items noted were:

**Contribution of \$500 to assist the Petition for Management of derelict vessels and infrastructure in Sydney Harbour –** Council's Director of Corporate Services advises that such expenditure is not permitted under the operational funding, which is provided by Council to support committee administration.

**Noise pollution (from performance cars) on Blues Point Rd and across the Precinct.** Council's Manager Traffic & Transport Operations has advised that the regulation of excessive noise from motor vehicles is the responsibility of the NSW Police and NSW Environmental Protection Agency (EPA). Council supports any viable actions by NSW Police or EPA to reduce the impact of noise on residential communities. Council staff will contact the EPA to seek opportunities for considering noise cameras in this area in the future. Precinct Committee can also report noisy vehicles directly to EPA <https://www.epa.nsw.gov.au/your-environment/noise/vehicle-noise/reporting-noisy-vehicle-exhaust>

**Public art** - It was noted that the public art work: The Rotunda -Reflective encounters, opposite St Peters Church on Blues Point Road has smashed panels. Council's Arts and Culture Officer has advised that Council has communicated with the artist. The replacement panels need to be specially fabricated and then installed, and this will happen in due course.

**Traffic Holt Street** - The meeting was asked to follow up with Council whether there was a response to the Holt Street pedestrian safety issue. Council's Manager Traffic & Transport Operations has advised that there are no updates on this item.

**New Year's Eve arrangements** - Could Council advise if there will be a report on the overall performance of New Year's Eve arrangements in the LGA? In particular, it was noted that closure/access times for some areas were not adhered to, causing inconvenience to residents attempting to drive home inside the cordon. Council's Acting Team Leader Events has advised that Council is not aware of any road closures that did not adhere to their schedules and asks the Precinct Committee to provide specific information e.g. locations and times, to investigate further. **Precinct member JT has provided the information to the precinct meeting. This will be forwarded to Council.**

**Blues Point Road Masterplan** - A request for an update on the Masterplan for Blues Point Road was made. Also, is it possible to know when the proposed 40 kph zones would be implemented?

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. Council's Project Manager has further advised that despite the masterplan being adopted in 2022, currently there is no further budget allocated to additional works. Funding allocation and schedule work will be advised in due course.

Council's Manager Traffic & Transport has advised that TfNSW is responsible for setting all speed limits on public roads throughout NSW. In 2021, Council investigated the installation of speed humps along Blues Point Road to generally reduce vehicle speeds in line with a 40km/h speed limit. The proposal was not supported by local residents over concerns about noise generation. It is unlikely that Council would consider this infrastructure again, given the community opposition to it. Council will continue to implement improvements in McMahons Point. Community members can support Council's push for reduced speed limits

by directly requesting that TfNSW reduce the speed limit on their street through the Saferoads website. [www.saferoads.nsw.com.au/haveyoursay.aspx](http://www.saferoads.nsw.com.au/haveyoursay.aspx)

**The meeting resolved that Council should do all it can to extend the 40kph speed zone along Blues Point Road from North Sydney CBD down to East Crescent Street.**

#### **4. Planning approvals - Relevant DAs, Planning Proposals**

**DA 52/2024. 6/172 Pacific Highway North Sydney.** Demolition of existing balcony awning and construction of an awning structure to a balcony that is ancillary to a sole occupancy unit within a residential flat building. Closes 26 April. **Noted.**

**DA 101/21/3. 206 Blues Point Rd. McMahons Point.** Modification of DA 101/21 to provide for internal layout changes, relocation of back of house areas, relocate kitchen, amended stair layout, rationalisation and refurbishment of existing bar areas and reconstruct roof with supporting concrete slab. Closes 10 May. **It was noted that Precinct has already expressed its concerns over the Commodore Hotel redevelopment. Our concerns over the noise impacts on local residents do not appear to be considered adequately. Indeed, the redevelopment and extension of hours appears to make it worse.**

**DA 230/20/3 23 Victoria Street, McMahons Point.** Modification application proposing amendments including internal reconfigurations to ground floor and first floor to relocate main living/kitchen/dining to first floor level. Changes to western windows, small floor area increase to first floor living room, retention of existing balcony on first floor at the rear. Closes 17 May. **Noted.**

**DA 201/2023. 28 Victoria Street, McMahons Point.** Alterations and additions to existing dwelling house. Approved subject to conditions. **Noted.**

**DA 252/2022. 72 Bank St North Sydney.** Council resolved to grant approval to demolish existing weatherboard cottage and re-construct at street level above two additional lower storeys at the above site, subject to conditions. **Noted.**

#### **4. State Government items**

(a) **NSW Government Housing Reform. Advice from Council.** To assist in meeting the targets of the National Housing Accord in significantly increasing housing supply, the NSW Government released the Transport Oriented Development (TOD) proposed planning reform in December 2023. As of 29 April 2024, the first stage of the TOD planning reforms has been implemented through an amendment to the State Environmental Planning Policy (Housing) 2021. The TOD planning controls will apply within 400m of 37 metro and railway stations throughout Greater Sydney. On 13 May 2024, the new planning controls will apply to an initial 18 station locations, with the controls being applied to the remaining locations over the next 3-18 months.

At this first stage, the TOD planning controls will not apply to land within the North Sydney Council area. However, it is understood that proposed changes to planning controls around the Crows Nest metro station will be placed on public exhibition in July

2024. In relation to the wider 'low and mid-rise' housing reforms, the detail, timing, and implementation remain unclear. Council advises that further updates on the timing and impact of these reforms on North Sydney Council will be provided as they are made available.

(b) **West Harbour Tunnel** – No updates available.

## 5. Council Items

(a) **Updated advice on Traffic Committee meetings.** Memo provided from Council. It was noted that dates and agendas of Traffic Committee Meetings will be provided to Precinct committees and other groups.

(b) **Status of North Sydney Pool.** Recent Council meeting advised that the project has been delayed due to ongoing issues associated with the structural steel roof over the 25-metre pool. Practical Completion is anticipated in late 2024/early 2025. The current construction contract value is \$88.12M as of 13 March 2024. Council continues to receive variations associated with latent conditions, along with design and construction-related issues.

(c) **North Sydney Bike Action Plan.** Referred to in last meeting minutes. Closes 12 May.

(d) **Combined Precincts Committee.** KH reported on the latest meeting. Minutes will be available soon. KH volunteered to attend the next meeting in June.

(e) **Issues around Berrys Bay.** The meeting was advised that there are still delays in opening the Quarantine Depot site to various uses due to the need to provide for disabled access. This is being organised. Detailed design is still on-going for the park area proposed. No progress has been made on negotiated land transfer or rehabilitation of Woodleys Shed. No meeting on the bowling club between the MLALC and Council has occurred.

## 6. Community Items

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

(b) **Coal Loader Café** is now open.

(c) **Petition for the clean-up of derelict materials in Sydney Harbour.** MC indicated the actions needed for a petition are continuing. It was also noted that a question on notice in State Parliament by the Member for North Shore received the following reply: "Transport for NSW is currently prioritising maritime projects that improve safety and accessibility and facilitate a better experience for public transport customers. A number of wharves and moorings have been left in the Berrys Bay area by past leaseholders. The assets identified have been inspected and pose no immediate threat to the environment or vessels in the water. Transport for NSW will continue to monitor the assets for safety".

## 7. General Business

(a) **Noakes Boatyard.** It was reported that the carbon filtration system has been installed, but it was unclear whether this has approval. **Could Council provide another update on the status of the fire safety audit and other issues at the site.**

**(b)Wheel squeal.** The last meeting raised the issue of rail noise (wheel squeal) in the precinct area between Waverton Station and North Sydney tunnel. KR contacted Waverton Precinct who have been dealing with this issue in the past, especially between Waverton and Wollstoncraft Stations. We were advised that State Rail have been cooperative in trying to find solutions for the problem. The problem is caused by new trains having larger wheels than older ones and travelling at higher speeds, which causes the grinding noise as the train goes around a bend. Solutions investigated included slowing the trains and the use of oil and other lubricants on the track to reduce the effect. These options did reduce the effect marginally, but State Rail was not prepared to implement these on a full scale due to cost and oil pollution/clean-up issues and, in the case of rail speed, timetabling requirements. It was suggested that the only real solution is double glazing for windows and State Rail indicated that this was not a possible solution for them to provide.

(c ) Concerns were raised about the financial issues of the Council, especially reduced revenue and effects on the provision of services. **Council is asked what is the impact on services of reduced revenue reported from various sources and increased costs associated with the pool.**

Meeting concluded at 9pm.

**Next Euroka Precinct meeting:** 5 June 2024. **Next CPC meeting:** 18 June.

**Next Council meeting:** 13 May, 27 May 2024.

**Traffic Committee meetings:** 3 May, 7 June 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.