

EUROKA PRECINCT

MEETING MINUTES

Wednesday 7 August 2024 at 7:30pm McMahons Point Community Centre.

1. Present 16 plus 4 on Zoom, Apologies 4. Chair: KR, Minutes HM, Zoom MC.

2. Acceptance of Minutes & Summary of Actions

Amendment approved to Section 7 (b) line 3 to read 'The quarterly review of the operational plan'

Minutes were accepted as amended.

Response to summary of actions

Food Organics Garden Organics (FOGO) Status. Council advised that a six-month food scraps collection trial was completed in 2022. Trial was for food waste only as North Sydney does not produce enough garden organics to support FOGO service. Council has several long-term waste contracts in place and these will need to be completed before any new contracts incorporating food waste collection can commence. **The meeting asks Council when do the contracts end and what will be implemented with new contracts?**

McMahons Point Village Masterplan. The Meeting noted the Project Manager's response that the Masterplan is unfunded and that only two small segments of the Masterplan have been completed/funded at a cost of \$1m out of a total estimate of \$14.9m. In contrast, the Kirribilli Masterplan adopted by Council a month earlier in 2021 has been substantially completed. The Village's streetscape and public space is outdated and tired and that the Masterplan aims to make it more 'liveable' and to better support local businesses. **The meeting expressed continuing concern about the lack of funding and a timetable for the Masterplan's implementation that was adopted by Council in April 2021. The meeting resolved to write to Ward Councillors expressing this concern and requesting their support for the timely implementation of the Masterplan before it is too late. CB to draft a letter to Councillors re this matter.**

Fire Safety and carbon filtration system at Noakes boatyard site.

Council advised that the carbon filtration system has been partially installed although development consent was not obtained. Noakes has stopped work and advised Council they intend to lodge a DA for use of the carbon filtration system or to rebuild

the carbon filtration system and no relevant activities will be undertaken until the system has been approved and commissioned.

Council advises that the consultant's fire safety report has been reviewed and a meeting occurred on 23 July between Council, the owners and operators of the site to set a timeframe works for works and the provision of required information and certificates. **The meeting asked if Council could provide the timetable for this plan.**

Council advises that a building certification and fire safety consultant has been engaged to assess the risk of fire spreading from Noakes Boatyard to nearby buildings.

Cost of Pool and Council's finances.

Council says the pool construction is being funded from internal reserves, developer contributions, Federal and State government grants and loan borrowings. The capital works budget has not been affected by the pool expenditure and there is no plan to defer capital works in the 4-year delivery program. There is currently no plan to defer this due to the pool funding.

3. Planning approvals - Relevant DAs, Planning Proposals

- **DA 41/2024. 4 Waverton Ave Waverton.** Alterations to rear patio, demolition of timber deck and roof, construct new concrete slab to replace the timber deck, construct new roof, replace existing privacy screens and balustrades and install new awning over garage door. Closed 28 June. No Comments.
- Public exhibition of **Planning Proposal 2/23** and draft Voluntary Planning Agreement – 601 Pacific Highway, St Leonards. Closes 22 August. No comments, although the proposed height increase from 49m to 171m was noted with some concern.
- Council has approved **DA 6/24. 63 Victoria St McMahons Point.**

4. State Government items

(a) **NSW Government Housing Reform.** Council Updates as of 4 August.

TOD Accelerated Precinct Program – Proposed changes in relation to Crows Nest Metro Station are on exhibition. Council encourages community responses to State government by 30 August (note recent time extension). This can be done via Council's **Have your say** link. Council is preparing a submission and will provide further information on this. The changes on exhibition identify the focus for accelerated rezoning is south of St Leonards railway station, around the metro station at Crows Nest and south along the Pacific Highway to Rocklands Road.

Low and mid-rise housing reforms. The proposal seeks to increase development capacity on all land located within proximity of a “station or town centre precinct.” These precincts are to encompass the following land: within 800m walking distance of a heavy rail, metro or light rail station; or 800m walking distance of Commercial Centre (Zone E2) or Metropolitan Centre (Zone SP5); or 800m walking distance of the Local Centre (Zone E1) or Mixed use (Zone MU1), but only if the zone contains a wide range of frequently needed goods and services such as full-line supermarkets, shops and restaurants. Council has been making submissions on this to the State government. It was anticipated that Waverton station will be in the mix. A decision would be announced by the State government in July, but it obviously hasn’t happened yet.

- (b) **Western Harbour Tunnel Stage 2.** Exhibition of the Place, Design and Landscape Plan until 29 August. There are community information sessions (online sessions and pop-ups) for this in August 2024. Information from the project website at nswroads.work/wht-pdlp
- (c) **Berrys Bay Community Update.** Information on the delivery of the new foreshore parkland. Detailed design is still being developed and further consultation will happen from late 2024. A submissions report will be provided by mid 2025 and a possible opening in early 2027. Information from nswroads.work/berrys-bay

5. Council Items

- (a) **Local Government Elections** – 14 September. Nominations close 14 August. Council caretaker period begins 16 August. Note there shall be no political activity by the precincts.
- (b) **Status of North Sydney Pool.** Information on costs and timing from Council meeting of 22 July. Construction activity across the site is progressing, however the program to completion continues to be delayed due to ongoing issues associated with the structural steel roof over the 25-metre indoor pool hall. Practical Completion (handover) is anticipated early 2025, however this will be heavily influenced by the structural steel erection which has been delayed further and will now commence in late July 2024. The current construction contract value is \$89.1M as of 25 June 2024, however Council continues to receive variations associated with latent conditions, along with design and construction-related issues.
Council has authorised the Chief Executive Officer to instruct Council’s legal representative Sparke Helmore to commence legal proceedings against the pool architects Brewster Hjorth Pty Ltd T/AS Brewster Hjorth Architects (BHA).
- (c) **North Sydney Festival** (to enliven the CBD) proposed for Saturday 2 November, 11am to 5pm.
- (d) **Merrett Playground Upgrade (Woolcott St)** underway. Re-opens November
- (e) **New Years Eve access arrangements for Ball Head Reserve.** Council has decided that access to Balls Head Reserve will be prevented on New Years Eve for

the sake of the environment. Access for residents nearby was discussed. At a recent precinct meeting we heard about access problems for a resident of Bank Lane / Union St who was prevented from returning to her house due to changes in access not being notified accurately. The details of the problem were provided to Council to allow the issue to be investigated. We have not heard anything. **Could Council follow up with the relevant Council officer.**

6. Community Items

(a) **Abolition of Federal Electorate of North Sydney.** It was indicated that we will be incorporated into an expanded Warringah electorate. The meeting expressed concern over the loss of the name of North Sydney as it was one of the originals, dating back to Federation. There is a public meeting scheduled by AEC to review objections made before the boundary changes are confirmed.

(b) **North Sydney Garden Competition.** Applications close on 30 August. There are a number of categories for assessment. Last year two residents of Euroka precinct were on the winners list. More information on Council web site.

(c) **Information on North Shore Historical Society.** The society wrote to the precinct advertising their existence and advised of a number of talks scheduled for the year and the essay competition. The precinct will register to be on the Historical Society mailing list and will advise members of relevant activities.

(d) **Latest on Save Sydney Harbour campaign.** Mary Curran talked about the campaign. There is a petition to parliament, seeking to get rid of old derelict boats and wharves on the harbour. Berrys Bay is quite dangerous because of the old wooden wharves that have sunk over the years This is a combined councils and other groups issue, who surround around the harbour. 20,000 signatures are needed for the petition to be received in parliament. For more information there is a reference to Mary and the team on Council website. Mary and the team would like to thank the Council for supporting this important initiative.

7. General Business

(a) **The Commodore Hotel** construction was raised and concern was expressed over the extent of renovation / demolition occurring and the operational hours approved ie 5am to 1am and the impacts this would have on residential neighbours. It was suggested we should keep an eye on their compliance.

(b) **Combined precinct meeting** reported by KH. Items included new parking meters - 10 year planning, focus on culture and transport development, social inclusion, diversity, and open space which should revamp North Sydney - Social media issues, with a policy adherence within council and precincts - New Metro is delayed - Precincts have amalgamated. There was a review on precinct guidelines and policy, Zoom access is an issue raising the question should wifi be installed at the community centre. Next CPC, KH will attend.

Meeting concluded 9.15.

Next Euroka Precinct meeting: 4 September 2024. **Next CPC meeting:** 13 August.

Next Council meeting: 12 August, 26 August, 9 September

Traffic Committee meetings: 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.