

EUROKA PRECINCT

DECEMBER MEETING & CHRISTMAS GATHERING

Wednesday 4 December 2024 at 7:30pm

**McMahons Point Community Centre, 165 Blues Point Road and
online via Zoom.**

1. Meeting Chair KR, Secretarial MC. Present 15, plus 3 on zoom, Apologies 3.

2. Acceptance of Minutes & Summary of Actions.

Minutes - accepted unanimously on motion by ID, seconded JT.

Summary of Actions – comments received from Council mainly referral to relevant Council officer or no new information.

Meeting noted there has been no update on the fire order, the proposed carbon filtration system and other matters at Noakes site since 1 November. Also, there has been no news on the clean-up from the fire and boat sinking at the mooring on western side of Berrys Bay. **Could Council provide another update before the Christmas shut-down or prior to the February meeting?**

3. Planning approvals - Relevant DAs, Planning Proposals

DA 288/24. 34 Euroka St Waverton - Submissions close Fri 6 Dec. Alterations and additions to a heritage listed dwelling. Meeting heard from neighbours to the proposal who expressed concerns over the possible heritage impacts but were particularly concerned over the amenity impacts caused by extension of the building to their boundary. Meeting voted unanimously to make a submission to DA. **MC to action.**

DA 317/2024. 10 Victoria St McMahons Point – Submissions close Thurs 19 Dec. Installation of gazebo in rear garden. Drawing suggests it will be a big structure, thus requiring a DA. Concerns were raised that it may be used for other purposes than just shade. **Council is asked to ensure that the structure is appropriate for the proposed use. Why does it have to be so big?**

DA 354/2024. 16 Union St McMahons Point – Alterations and additions to existing dwelling; demolition of garage, new gate, paving and fencing to laneway frontage. Submissions close 17 January 2025. Late addition to agenda and no comments made. Will therefore be included on February 2025 agenda. **(Following the meeting the Chair visited the site and observed that the proposed rear height extension does not appear to be appropriate in a Heritage Conservation Area when viewed from Banks St, and the view from the rear windows may affect the privacy of residents in house at 14 Union immediately to the east of the proposed works).**

Shore School Graythwaite – Concept Plan Modification 2 and Project Modification 4. It is noted this is a modification to the staging that was set out in a concept approval granted in 2012. An application was made to the State Government to increase the number of students (+450) in 2025, staff (+10) at Stage 1 (prior to Stages 2 and 3 of the Concept Approval). Provision of an additional 41 interim car parking spaces

(pending completion of Stage 2 of the Concept Approval which includes permanent parking) giving a total car parking increase of 48 spaces at Stage 1. Students, staff and parking will be accommodated in existing buildings and hardstand areas. Discussion centred around the off-site impacts (especially traffic) caused by significant increase in student and staff population. Although exhibition time has closed the meeting resolved to send our concerns and objections to Dept of Planning, Housing and Infrastructure with copies to Shore school and North Sydney Council. **KR to action.**

162 Blues Pt Rd (formerly Diageo, now Fortinet) was completed under a CDC. CB advises that the Council has recently received a final occupation certificate from the private certifier. The Council has requested the owners to either remove or submit a DA in relation to large external doors and a large deck on the ground floor not in the CDC. The decking is on the boundary 1-2 metres from private property at 158 BPR and above the basement carpark. Fortinet have until 20 January to respond to Council. In addition, the Council is liaising with appropriate regulatory authorities about the installation of a diesel external filling point on Princes Place and the 4,000 litre tank in the carpark below, that sits both external and internal to the building line. Both are currently accessible to the public. They are within 10-15 metres to properties that back onto Princes Pl. Council concerns relate to the property sitting in zone "E3 – Productive Support" and boarding zone "R3 – Medium Density Residential". The diesel is for backup generators to run computers. **Could Council advise on progress with this matter and keep Euroka precinct informed on this.**

4. State Government items

(a) **Western Harbour Tunnel (WHT) progress.** – Tunnelling from the north has reached the Pacific Highway and moved into Waverton (Euroka Precinct) near the Dem school. There will be a community market at the Coal Loader on 15 December and WHT people will be there to answer questions. Contact project team at whtbl@transport.nsw.gov.au or call 1800 931 189.

5. Council Items

(a) **North Sydney Olympic Pool.** Practical completion date is now reported by contractor as 23 May 2025. Time allowance for opening would be up to 3 months following. Current construction contract value \$91.5m as of 30 September 2024. Council continues to receive variation requests. Current forecast completion costs are \$122.2 million. Council financial statements indicate that external borrowings for the pool are \$50 million, and internal borrowings are \$34 million. **The meeting noted its continuing outrage at this and that it is now obvious that the pool calamity has grossly affected services provided by Council.**

(b) **Proposed consultation for a special rate variation for Council's long term financial sustainability.** Council has indicated that it is in an unsustainable financial position and despite efforts to improve financial management the "increased costs of the pool, reductions in revenue and rising infrastructure backlogs require immediate response to ensure long-term financial sustainability". Council has proposed 4 options for the community to consider. These deal with just financial repair or dealing with improved financial strength or managing for future growth. The detailed percentage increases over 3 years are shown on the Council material sent out to all ratepayers, but in the first year at least this will mean a 50 - 75% rate hike. Later years will be much less. The meeting discussed the options and comments ranged from "Council's rates have always been too low and we should improve the financial situation as much as we can" to "Council has wasted our money and we should only have to pay for the basic financial repair".

The meeting concluded that we would not be making a submission as a precinct but it is up to individuals to respond to Council with their specific questions and conclusions as to the best way forward. The community consultation closes on 10 January 2025. All information is available on yoursay.northsydney.nsw.gov.au

(c) Berrys Bay Masterplan. Proposal for adaptive re-use of Woodleys Shed. At its meeting on 25 November Council voted to agree to the removal of the shed as long as the design and delivery of a community facility is done according to a functional brief for adaptive re-use agreed to by Council. Council noted that the funding for fit-out and on-going costs will be from Council resources, subject to the Special Rate Variation proposed.

(d) New Year's Eve arrangements. Council has announced that controlled access will be allowed at Blues Point Reserve. Balls Head Reserve, however, will be closed to the public and security guards will be on-site. Details on road closures and clearways are on Council's web site.

(e) Impact of Transport Oriented Development (TOD) rezonings. Council noted that the TOD rezonings proposed by the State Government in Crows Nest and Wollstonecraft came into effect on Wednesday 27 November 2024. The changes were made following the exhibition and included the extension of the area of change to the west and south towards Lithgow St, River Road and Gillies Street. A number of sites have also had their maximum building height and density increased following the public exhibition. Council's statement on its web site has indicated it will provide updates on its response to this in coming weeks.

6. Community Items

(a) Nil.

7. General Business

(a) **Future of Euroka Precinct to be decided in February.** Reminder that new committee members are needed if the precinct is to continue to be active. Committee positions need to be filled at AGM on 5 February 2025.

Meeting closed at 9pm. Christmas gathering commenced after close of meeting

Next Euroka Precinct meeting: 5 February 2025 (AGM)

Next Council meeting: 9 December 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 process.