

EUROKA PRECINCT MINUTES

Wednesday 5 February 2025 at 7:30pm

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

1. Chair GM, Minutes KR, Zoom MC. Present 15, plus 2 on zoom, Apologies 4.

2. Acceptance of Minutes & Summary of Actions.

Minutes - accepted unanimously.

Summary of Actions – comments received from Council mainly referral to relevant Council officer or no new information. We understand that the application for a parcel delivery site behind the Waverton Railway Station has been withdrawn.

3. Planning approvals - Relevant DAs, Planning Proposals

DA 327/2024 43 Ancrum St Waverton. Ground and first floor alterations and additions to dwelling house including site excavation and window changes. Closed 24 Jan. Comment from floor that some concern was raised on basis of proximity of works to northern boundary. This was accepted but no precinct comment was agreed to. Noted

DA 368/2025 6 John St. McMahons Point. Noakes Boatyard. Installation of carbon filtration system and minor demolition. Public notification to begin 21 February. Closes 28 March. Submissions have already been made and copies have been supplied to the precinct. MS spoke to the meeting pointing out problems with the design. Meeting agreed that we would make a submission on DA. KR to review available data and other submissions and prepare submission prior to end of notification period. Meeting agreed 15 votes for, zero against.

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 closed 17 January 2025. Noted on agenda at December meeting but deferred to February meeting. The Chair subsequently 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 18 Union immediately to the east of the proposed works. Noted.

Council advises that **DA 317/2024 10 Victoria St McMahons Point** – gazebo construction – has been approved.

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. Late submission made by precinct. Department of Planning, Housing and Infrastructure has advised that approval was issued on 24 January 2025.

162 Blues Pt Rd (formerly Diageo, now Fortinet) was completed under a CDC. 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. Council advised that Fortinet are compiling an application together for the decks and doors. Council is still seeking information regarding the assessment of the fuel tank in accordance with the BCA.

4. General Business - Matters raised at meeting.

(a) North Sydney Olympic Pool. Information from Council meeting note December 2024 - Practical completion date is now reported by contractor as May 2025. Time allowance for opening would be up to 3 months following. Current construction contract value \$91.5m. Council continues to receive variation requests. Current forecast completion costs are \$122.2 million. People are reminded that Council issues a monthly North Sydney Olympic Pool e-newsletter. Contact Council web-site to be placed on the email list.

(b) Proposed special rate variation for Council's long term financial sustainability. Council meeting of 10 February 2025 will consider feedback from the community engagement recently held, determine its rating structure and strategy and the financial strategy required. Council officers' recommendations include making an application to IPART which would permanently increase total ordinary rates over 2 years comprising a 45% increase in 2025/26, 29% increase in 2026/27 and the removal of the current infrastructure, environmental and Main street levies.

(c) Air Conditioning. Concern was raised over air conditioning noise at 30 Chuter St McMahons Point. Council is asked if air conditioning is compliant and whether a DA or CDC was needed for its installation.

(d) Hooning. Yet again concerns were raised about speeding and noisy vehicles in the streets, especially Blues Point Road. We understand the limitations but surely something can be done?

(e) School rates. Given the financial condition of the Council the question was raised whether there was any information available following the Mayor's expression of concern on the lack of rate payments by schools/churches in the area and the suggestion that they should voluntarily pay them.

(f) North Sydney Post Office. The post office is relocating in late February. The question raised was what will become of the old post office, given its heritage significance. Could Council advise?

(g) Combined Precincts Meeting is to be held 18 February. KH has volunteered to attend.

(h) Clean Up Australia Day is the first Sunday in March. KH is organising a clean up at Waverton Park. Further information from CUAD site.

(i) MLC Building. It is understood a DA or similar has been lodged for conversion to office building. Could Council advise on this?

Meeting closed and AGM began.

Next Euroka Precinct meeting: Depends on the outcome of the AGM.

Next Council meeting: 10 February 2025

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.