

# UNION PRECINCT

PO Box 7041 McMahons Point 2060  
unionprecinct@gmail.com

## Minutes - Wednesday 1 December 2021 held as a hybrid meeting.

### Held in person at McMahons Point Community Hall, Blues Point Road at 7.00 pm and via Zoom.

Chair: MC & KR, Secretary MCH Treasurer: ID. Meeting chaired by MC; minutes by MCH  
Present 11 in person, 3 online – as per attendance sheet.  
Apologies: KH, BM, SS, HH, AN, GM, RM, MM

The meeting was called to order at 7.05 pm.

#### 1. Apologies and Minutes of previous meeting

KR adopted the minutes of the meeting. MCH seconded it.

[Precinct Minutes available on Council website](#)

Discussion of Council response to previous minutes including items of importance

##### - Noakes fire audit

Precinct noted that a response re our questions on the Fire Audit was not included in the November Summary of Actions. Therefore Precinct reiterates its previous question - **has an Annual Fire Safety Statement been submitted? If so when? If not, when does it have to be done by?**

##### - Public Jetty at Noakes Site

Council's response from the updated November Summary of Actions was noted. It says that Council's Team Leader Building Compliance has advised that staff are liaising with Council's lawyers to issue Orders requiring the construction of the Jetty. As this is now a legal process, Council is unable to provide a timeline in which compliance may be achieved, but can assure that staff will pursue this matter until it is resolved.

**Precinct noted Council's response and acknowledged that given it's a legal process, Council is not responsible for the timeline. However given the importance of this to the local community and the length of time it has been going on, Precinct will continue to ask Council for an update at each meeting.**

**Therefore, can Council advise if there is any update? Have the Orders been issued? When does Council expect the Orders to be issued?**

##### - DA 1164/90

Precinct members asked for a copy of the DA as it's not available on the Council's online DA Tracker. Council advised that it's only available as a hard copy due to its age, and that the Precinct Committee can submit a GIPA application.

A Precinct member has previously applied for a copy through GIPA and this will be shared with the Minutes of the meeting (note the DA is for the whole development – the jetty is condition D51).

Feedback provided by Precinct on the following matters were acknowledged and noted by Council

- Waverton Peninsular Working Group update,
- Consultation on parking restrictions for Princes street
- Draft Neighbourhood Parks plan of management
- Draft Bushland plan of management (we had a question about where Sawmillers would sit – Council responded that Sawmillers Reserve is included in the Foreshore Parks and Reserves Plan of Management which is due to go on public exhibition in mid-2022.

## 2. Development Applications/Modifications

It was noted that the DA tracker system was not operating on the day of the meeting. This has since been resolved.

- **DA 237/2019**, 7 Carr Street, Waverton

Modify consent 237/2019 with regards to various changes to a dwelling.

Noted.

- **DA 374/2021**, 81A Union Street, McMahons Point

Subdivision of land into two Torrens Title lots

Noted.

- **DA 379/21**, 1 Warung Street, McMahons Point Modification of consent for alterations and additions and change of use.

**Concerns about placement of car access on Henry Lawson Drive. Is this a Heritage wall? Also having car access there could be dangerous with the buses that use Henry Lawson Drive.**

- **DA 100/2-19**, 11 & 13 Waverton Ave, Waverton

Modify DA 100/2019 for various modifications to an approved multi-dwelling development.

Noted.

- **DA 101/2021**, 206 Blues Point Road, McMahons Point (Commodore Hotel)

Modification to consent to alter trading hours in certain parts of the licensed premises to be consistent with the approved trading hours in other parts of the licensed premises (ie. Covered terrace to trade to midnight Mon – Thurs, 1am Fri & Sat, 10pm Sun).

**Precinct voted unanimously to make a submission AGAINST the extended trading hours in certain parts of the premises. This is in addition to the previous submission where Precinct opposed the modifications to the ground floor into a gaming room.**

Key points discussed were

- Noise pollution - Increased hours would result in increased noise for the surrounding neighbourhood, not only from the actual building but from patrons leaving later at night.
- Increased traffic issues and potential for accidents - The Commodore Hotel is located on a busy, awkward intersection with an accident occurring there as recently as September 2021 which bent the traffic lights outside the hotel. By increasing the hours of operation and the number of patrons, you are increasing the likelihood of an accident occurring especially considering there are minimal pick up and set down locations for taxis, ubers etc.
- The approval of DA 101/21 which removes existing parking spaces, adds to this issue.
- Inconsistency with the North Sydney Development Control Plan The applicant has noted that it wishes to have the same operating hours for both the indoor and outdoor settings. This is not a valid objective. The North Sydney Development Control Plan (DCP) sets out more restrictive maximum operating hours for outdoor areas, in order to minimise adverse amenity impacts on nearby residents. Noise emission limits in the DCP are generally more restrictive after 10pm. Any expansion of operating hours would not reflect the objectives behind those provisions.
- Inconsistent with other hotels in the area - While the property is zoned IN2 Light Industrial, it sits adjacent to a residential area. The Blues Point Hotel which is up the road at 116 Blues Point Road, has recently had its application to operate a roof top terrace denied because of the noise impact it will have on local residents. It was also denied on the basis that it was not a continuation of existing use. An increase in the operating hours of the Commodore Hotel would also not be a continuation of existing use given the operating hours on the outdoor terrace have been limited to 11pm Mondays to Saturdays since at least 1994, as a result of Condition D30 in the consent for DA 1058/94. The Blues Point Hotel has closing times of Sun-Wed 10pm and Thurs-Sat of midnight. It closes its outside covered veranda at 8pm.
- Excessive hours on “school nights” While the Precinct objected overall to the extended opening hours for the reasons outlined above, it appreciated that working as a hotel, it might want to extend its hours on a Friday and Saturday night. Neighbours appreciate this and could co-exist on these nights. However, the applicant has requested 5am to 12 midnight Mon-Thur, 5am to 1am Friday to Saturday and 10am to 10pm Sunday. To have a hotel operating an outdoor terrace close to a residential area on Monday to Thursday is unreasonable and excessive.
- Union Precinct residents are highly impacted by this potential development and urge Council to REJECT the application.

### 3. Relevant Council matters

- New Year's Eve arrangements – Information available on Council website.  
[https://www.northsydney.nsw.gov.au/Council\\_Meetings/Council\\_News/New\\_Years\\_Eve\\_202122](https://www.northsydney.nsw.gov.au/Council_Meetings/Council_News/New_Years_Eve_202122)
- Park bookings reform have been deferred to new Council
- [St Leonards Park Playground Refurbishment](#): Submissions close 5 December
- [Community Strategic Plan Review – Stage 1](#): Input closes Sunday 12 December. For those interested in face to face feedback, there will be an opportunity on 5 December, 3-8pm at the Coal Loader.
  
- [North Sydney Walking Strategy](#) – Submissions close 14 January  
Comments from the meeting included
- The walking strategy seems to be more concerned with mobility in the area – how to get to and from locations such as transport, schools etc and doesn't discuss recreational the wonderful walking trails we have in the area.
- There is no strategy or discussion around connecting the harbour foreshore walks. This should be examined. (Precinct noted that the public jetty at Noakes could contribute to this.
- There's no connection between existing walks – need more directional signage.
- The strategy is too complex.
- Needs more consideration.
- Still piecemeal
- There are pinch points and difficulties for pedestrians including no 24/7 safe pedestrian crossing in front of North Sydney station. While Precinct acknowledges there is a tunnel, this is not always open and not always safe.
  
- [Library Services Strategy](#) – Submissions close 31 January

### 1. Any other business

- See Precinct e-News  
<https://createsend.com/t/j-7B6ADD584B6C2A042540EF23F30FEDED>
  
- Lively discussion took place about the pop up outdoor eatery on Miller St. There were mixed feelings from members about the loss of lanes for traffic. Some were opposed to it and wanted the traffic reinstated, while there was also support for the initiative and a request to keep it going.  
The main concern raised was the possible closure of Miller St to traffic permanently.

#### **Precinct asks Council what its plans are for traffic in Miller St?**

- Discussion about the future of Berrys Bay and the various groups that are working to protect it including Friends of Berrys Bay. There are two environmental projects currently taking place in the Bay.
  1. Sydney Institute of Marine Science – sea walls in Sawmillers <https://www.sims.org.au/news/63/living-seawalls-sawmillers-reserve>
  2. Ecobel – mangrove planting in front of Waverton Park - <https://www.ecobel.org/>
  
- Good news for the neighbourhood. Three baby white faced herons which were on the corner of Queen and Mitchell streets bred successfully and have now flown away. They might be back to breed next year.
  
- There appears to be a man who has taken over the structure in Sawmillers reserve for his home.

#### **Precinct asks Council what its strategy is relating to helping homeless people? And also asks Council to look into his welfare and the long-term sustainability of his presence there? What resources are available to help him and others?**

- **Late entry DA – DA397/21** - Installation of 2 x third party advertising signs on either side of the existing pedestrian bridge over the Pacific Highway.

**Precinct unanimously opposed the DA and notes that it's very distracting for motorists and did not like the aesthetic it brings to the area.**

**Precinct also wanted to understand who stands to benefit from the income? Who receives the advertising revenue for this? Is it Council or is it the RTA or a private enterprise? Money collected from it should go into infrastructure for North Sydney residents.**

### 3. Next meeting 2 February 2022

Potential for hybrid meeting format again after successful implementation on December meet

Meeting closed 8:06pm

Signed as a correct record

Chair