

# UNION PRECINCT

PO Box 7041 McMahons Point NSW 2060  
unionprecinct@gmail.com

## Minutes - Wednesday 5 May 2021 held at McMahons Point Community Hall, Blues Point Road at 7.30 pm

Co-Chairs: MC & KR, Secretary MCH Treasurer: ID. Meeting chaired by KR; minutes by MCH  
Present 17 – as per attendance sheet.  
Apologies: KH, BM, MM, CB, DH, AN, AC, SC, GM.

The meeting was called to order at 7.32 pm.

### 1. Minutes of the Previous Meeting

Following introductions of the committee members, the minutes of the meeting held on Wednesday 3 March 2021 were accepted as a proper record of the meeting. MC moved and ID seconded the adoption of the minutes.

KR noted that COVID meeting practice had been adopted.

### 2. Development applications

The Chair reported the following Development Application information from NSC:

- a) **DA 101/21**, 206 Blues Point Road, McMahons Point, (The Commodore Hotel) Alterations and additions to hotel including conversion of ground floor parking area to gaming room -  
*Submissions due 14 May*

It was noted that MCH had invited management of The Commodore Hotel to attend the meeting, however this opportunity was not taken up as there was no one to present the view of the applicant present.

**A motion was put forward by EP for the Precinct to make a submission to oppose the DA, KF seconded it.**

The submission would be in line with the discussion of the following points:

- Increased patronage would create increased noise – this is especially concerning for the proposed expanded trading hours to 1am on Friday and Saturday nights.
- Increase in staff required would also increase the need for already limited parking.
- The loss of parking spaces would apply greater pressure on already limited parking.
- An increased gaming room is incompatible with the character of the area and the village atmosphere of the neighbourhood.
- It would create more congestion on what a busy intersection is already.

**MCH agreed to make the submission on behalf of the Precinct.**

- b) **DA 95/21**, 313 Pacific Highway, North Sydney  
Demolition of existing structures and construction of four storey mixed use development with retail / commercial, boarding house with 36 rooms, rooftop communal facilities, basement parking - integrated development, basement level - *Submissions due 21 May*

**The meeting expressed its concerns about the proposal and questioned whether a boarding house with 36 rooms and rooftop facilities, is an appropriate use of the site given its proximity to schools, other apartments etc.**

c) **DA 47/2020/4**, 2-4 Blue Street & 1-5 William Street, North Sydney  
Modify construction hours to between 7am and 7pm Mon-Fri - *Submissions close 30 April.*

Noted.

d) **DA 465/16**, 80 Blues Point Road, McMahons Point. To modify with regard to change in windows, extended balcony.

Noted.

e) **DA 8/21**, 101 Blues Point Road, McMahons Point/ 55 East Crescent  
Alterations and additions to medical consulting room including new administration areas, first floor residence, and various associated works. *Refused 7 April, Appeal lodged 23 April.*

**Precinct encourages Council to vigorously defend the appeal on the grounds the alterations are considered over development of the heritage site and not in keeping with the heritage nature of the building.**

f) **DA 109/21**, 6 / 149 Blues Point Road McMahons Point  
Fit-out and use as physiotherapy clinic with associated signage. Hours of operation 8am to 7pm Monday to Friday; 8am to 2pm Saturday.

Noted.

### **3. Status of Noakes Floating Dry Dock**

**DA 57/19**, Noakes Floating Dry Dock – 6 John Street, McMahons Point

The Chair outlined that legal proceedings are underway to defend the Land and Environment Court (LEC) appeal and shared NSC's meeting minutes about the subject. NSC carried a motion (9.3) at its recent Council meeting to:

- Urge the Sydney North Planning Panel that to instruct Council to strongly defend the appeal against the Sydney North Planning Panel refusal of DA 57/2019 for the floating dry dock at Berrys Bay.
- Ensure resident objectors:
  - a) have every opportunity to participate in the appeal;
  - b) are kept informed of the progress of the appeal;
  - c) are informed of the terms of any agreement or settlement that may be reached between the parties during the appeal.
- Strongly urge the Sydney North Planning Panel that should any agreement be reached between the parties during the course of the appeal, it should only be finalised by way of consent orders in order to ensure transparency in respect of the terms of any agreement and provide an opportunity for resident objectors to participate.

More information from Council can be found at:

[www.northsydney.nsw.gov.a/Update\\_Noakes\\_Boatyard\\_DA](http://www.northsydney.nsw.gov.a/Update_Noakes_Boatyard_DA)

The Union Precinct meeting discussed that the Directions meeting that was set for 30 April did not happen and is now due on 14 May. Union Precinct along with others who have made an objection, has the opportunity to present at the Court and would need to make an application to the court to be heard.

**The meeting welcomed and supported Council's motion (9.3) to strongly defend the appeal. The meeting also passed a motion for the Chair to contact Council Solicitor CW in response to the invitation to discuss the way forward and our involvement in any court hearing.**

#### **4. Discussion on proposed harbour foreshore walk**

A lively discussion was held about the idea of a potential harbour foreshore walk around Blues Point to Sawmillers Reserve. LM proposed the idea of a bridge link across the water, similar to the Boat Builders Walk on the other side of Sawmillers, or the submarine base Platypus.

While some members of the precinct thought it was a good idea, some members were concerned that people potentially directly impacted were not consulted. The Chair reminded the group that it was just an idea at this stage, rather than a proposal on which members could vote on to support.

**A motion was passed to ask LM to provide a short report with appropriate images to be made available at the next meeting for further discussion.**

One idea was to ask to support council in exploring opportunities for open access around the harbour foreshore in the future, with the walkway one example that might be considered. However, it is too premature for that at this stage.

#### **5. Council's response to Sawmillers proposal for kayaks and toilet**

The Chair read out the response from Council from the summary of actions, essentially stating that there was enough Kayak storage and there were no plans or budget for public toilet facilities in the current Council term, however a new delivery program (Strategic Plan) will be prepared during the next term of Council.

**Some members disagreed saying there was definitely a need for more kayak storage. Other members indicated they had no desire for a public toilet on Sawmillers.**

#### **6. Managing main harbour foreshore parks**

Council's response to group gatherings. Includes a booking system, reducing the number of people who can gather without a booking from 60-20, charging booking fees of \$195 for bookings for 20 – 60 people in all parks, and a new fee of \$100 will be charged for selected special events and activities taking place in one of Council's prime main-harbour foreshore parks, regardless of the size of the group. This motion was raised at Council but was not approved.

**The Union Precinct would like to notify Council that it supports the idea of a booking system to help manage the usage of the parks, however, does not appreciate non-commercial users being charged a fee. The example was given of a resident family picnic which could have more than 20 people, being charged \$195. The booking system should be free (particularly for NSC residents).**

#### **7. Precinct System Review process**

Discussed at CPC. Progress report which includes the final consultant's recommendations are to go to the Governance & Finance Committee meeting on 10 May 2021 and Council on 24 May, with some changes coming into effect in July. Precinct Committee boundaries are likely to involve a further round of consultation.

#### **8. Masterplan for the Public Domain upgrade of McMahons Point - Blues Point Road Village Centre**

Council approved the masterplan at its meeting on Monday night, including amendments made as a result of community consultation. The amended masterplan has taken on board community feedback re loss of parking (back to net zero parking), street banners, festoon lighting, public sculptures and village atmosphere. The masterplan will be implemented as funds become available.

#### **9. Survey for Union Street speed control (closes 5 May)**

The Chair noted that the survey closed on 5 May and invited members who had not already filled it out to do so.

Additional comments were made from the floor re other traffic issues in the area. MCH is working on a proposal to first share with neighbours in the area, then discuss at a future meeting.

Members raised further traffic issues at John Street with access blocked due to large trucks. The **Precinct noted in the Statement of Actions from the last meeting that John Street issues were referred to the Traffic Engineer, and requests a response.**

#### **10. Public Consultation - Blues Point Road, McMahons Point - Speed Cushions - between Princes Street and Henry Lawson Avenue – survey closes 1 June**

The Chair drew people's attention to the latest survey re speed cushions on Blues Point Road and directed them to comment on have your say: [https://yoursay.northsydney.nsw.gov.au/traffic-surveys/survey\\_tools/blues-pt-2021](https://yoursay.northsydney.nsw.gov.au/traffic-surveys/survey_tools/blues-pt-2021)

#### **11. Council correspondence**

The Chair shared Council correspondence on the following issues:

- Traffic committee

The Chair drew people's attention to changes to present to the Traffic Committee now that it allows public attendance.

- Land swap

Notified of a land swap between Council and Neutral Bay club.

#### **12. Program for Council elections 4 September**

The Chair noted the protocols outlined by Council for candidates.

**The Precinct disagreed that it was inappropriate for candidates to address precinct meetings as it was a good way to get to know the candidates. While the Precinct accepts Council's protocols it requests a public "meet the candidates" event of some kind which would allow the community to learn more about potential Councillors.**

#### **13. Information from Combined Precincts Committee Meeting**

MCH provided information from the North Sydney Council Combined Precincts meetings that had not been previously mentioned. This was mainly concerning the Western Harbour Tunnel. It was noted that there is now a Parliamentary Inquiry in the project being chaired by Greens MP for Balmain, Jamie Parker.

#### **14. Any other business**

- The North Sydney Sunset Series was discussed as well organised and a great utilisation of Waverton Park.

**The Precinct would like to thank Council for the series and hopes that similar events will be held in the future.**

- Harbour Bridge cycleway

A discussion on the Transport for NSW's proposals for cycleway access to the Harbour Bridge will be added to next month's agenda. JC to present.

#### **8. Next Meeting Wednesday 2 June 2021**

Closure - The meeting closed at 9.16 pm.

Signed as a correct record

Chair