

# UNION PRECINCT



PO Box 7041 McMahons Point 2060  
unionprecinct@gmail.com

## Minutes - Wednesday 7 July 2021 held online at 7.30 pm

Chair: MC & KR, Secretary MCH Treasurer: ID. Meeting chaired by MC;  
minutes by MCH  
Present 14 – as per attendance sheet.  
Apologies: MG

The meeting was called to order at 7.34 pm.

MC noted that given the stay at home orders from the NSW government, this was the first time the Precinct had met online. The meeting is using a free software platform but **is requesting that Council allows the precinct to purchase a Zoom account from its funds.**

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

[Precinct Minutes available on Council website](#)

Discussion of Council response to previous minutes.

### 2. **Development Applications/Modifications**

- **DA 172/21**, 26 Thomas Street, McMahons Point

Alternations and additions to existing dwelling including construction of additions over two levels, roof terrace, carport, landscaping and associated works – *Submissions due 9 July*

Impacted neighbours sent emailed concerns and also presented at the meeting. One set of neighbours raised concerns about the engineering impact on their property, given the proposed retaining wall is due to be set directly against their property as it's on the boundary. Their property is a heritage contributory item being a weatherboard cottage and the proposed retaining wall would bury the side of their house and not provide sufficient airflow, potentially causing damage and rot to their home.

Other concerns raised were about privacy and noise. The development proposes a roof terrace when there is already decent outdoor recreation space including a few large balconies on the lower levels, and a large back yard. Concerns that the roof terrace would be a source for noise and lack of privacy for neighbours.

The property is a contributory heritage item and the addition of a carport the proposed carport is not in character. While some opposed the carport altogether, others did not, just concerned that it was larger than it needed to be for a single carport.

**The meeting noted and supported the objections of the neighbours and asks Council to consider these issues in the development assessment process.**

- **DA 190/21**, 3 Commodore Crescent, McMahons Point  
Construct hardstand area for one car parking space, front pedestrian and sliding gate, modify retaining walls, steps and associated works –  
Submissions due 23 July

The applicant addressed the meeting and noted that there would be little notable difference. The gate is changing to an electric gate and the car pad has to be lengthened back towards the house. It should be noted that the previous rejection was based on the type of application, rather than a rejection of the plans.

**The meeting noted the application with no objections.**

- **DA 192/21**, 67 Union Street, McMahons Point  
Extend hours of operation of approved food and drink premises to 6.30am - 9.30pm (Monday - Friday) and 7.00am - 9.30pm (Saturdays and Sundays) Submissions due 23 July

This is for the Laurel and Leaf bistro. **The meeting noted it was a logical request and would be complimentary to the other restaurants on the strip. No objections.**

The following approvals were noted. The items in brackets are what was referenced in the minutes from the meeting the application was last discussed.

- **DA 50/21**, 10 Victoria Street – discussed in April (noted)
- **DA 58/21**, 75 Bank Street – discussed in April (no owners present. Concern was expressed regarding the bulk and scale of the development. Noted).
- **DA 47/2020/4**, 2-4 Blue Street & 1-5 William Street North Sydney – discussed in May.  
To modify Consent No 47/20 with regard to change in construction hours to between 7am and 7pm Monday to Friday in accordance with Section B11.2 of North Sydney Development Control Plan 2013 (noted)

- **DA 100/19/4**, 11 & 13 Waverton Ave, Waverton – discussed in April (no owners present. Noted this was a minor change on a substantial development. Noted.)

### **Conciliation hearing**

- **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.

The conciliation hearing is set for 25 July. MC will be appearing as she provided a personal objection. She will also note the discussion at the precinct level. At its May meeting, the Precinct encouraged 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.

- **Liquor and Gaming application Blues Point Hotel, McMahons Point**

An application has gone to the Liquor and Gaming Board to approve change of premises boundaries to be the whole of the building of the Blues Point Hotel, excluding the first-floor rear terrace.

The Precinct meeting heard that the issue of the first-floor terrace had separately gone to the Land and Environment Court which found that the use of the terrace is not legal. Subsequently Council put an order to cease activities there.

The Precinct meeting discussed the merits of outdoor drinking and dining (in line with the Liquor and Gaming Board application). Some members were against it, raising alcohol and smoking issues on the footpath, while others were disappointed to not have outdoor dining as an option given other restaurants in the vicinity have outdoor dining and serve alcohol.

Note the current hotel doesn't have approval for outdoor dining due to its location in a residential zone and having existing use rights only.

### **3. North Sydney Local Planning Panel (NSLPP)**

Refusal of DA 18/21 - 1 Bank Lane

The application was refused on the issues of heritage items, privacy and being too close to the property boundary. It was not compliant with several planning controls. The link to the report is below.

[https://www.northsydney.nsw.gov.au/files/assets/public/docs/1\\_council\\_meetings/committees/nslpp/2\\_june\\_2021/lpp04\\_1\\_bank\\_lane\\_north\\_sydney\\_-\\_da1821\\_rpt.pdf](https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/committees/nslpp/2_june_2021/lpp04_1_bank_lane_north_sydney_-_da1821_rpt.pdf)

Refusal of DA 11/21 6 John Street – discussed in Feb Noakes relocatable shed

The application was recommended for refusal due to the failure of the application to address the potential adverse impacts of the proposed use of the relocatable structure. The existing development consent and recent Deed of Agreement between Council and the applicant, do not permit the type of works proposed by the applicant (including sand blasting and spray painting) in this location on the site and so the introduction of such works to areas where there is no existing approval requires consideration of the environmental impacts.

The link to the report is below.

[https://www.northsydney.nsw.gov.au/files/assets/public/docs/1\\_council\\_meetings/committees/nslpp/2\\_june\\_2021/lpp02\\_6\\_john\\_street\\_mcmahons\\_point\\_da1121\\_rpt.pdf](https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/committees/nslpp/2_june_2021/lpp02_6_john_street_mcmahons_point_da1121_rpt.pdf)

#### **4. Update on Precinct Review Process**

Update from Council meeting 28 June.

The Precinct review process was discussed at the Council meeting of 28 June after having been deferred from the previous meeting and a briefing held for councillors. Council deferred any changes to the Precinct system until after the local Council election on 4 September. It is possible that nothing will happen this year given that the new Council will need to determine its priorities. The Annual General Meetings might also be pushed until next year.

#### **5. Pendant lighting on Blues Point Road**

Request to have the existing pendant streetlights switched on for pedestrian safety, particularly in the winter months.

**The Precinct asks Council to explain why the pendant lights on Blues Point Road in front of restaurant and shopping street are not used. Could Council please explain and if possible, have them switched back on?**

## **6. 1 Henry Lawson Ave (near Blues Point)**

The land was acquired by the State Government 11 June 2021. It was the meeting's understanding that nothing will happen until after the Metro access point is removed and the park at Blues Point restored. The meeting was unsure what the final use will be, but Council asking for it to be incorporated into local park.

**The meeting welcomed the news that area will be returned to public hands.**

## **7. Combined Precincts Committee (CPC) Meeting update**

KH presented a summary of the points raised at the CPC meeting held on 22 June 2021, noting that Council's e-news covers many of the points discussed at the CPC meeting. (A copy will be included with the minutes).

Main points discussed include:

- Precinct review – delayed until after election
- CPC AGM to be held on 6 December (Next CPC meetings 17 Aug, 16 November)
- Western Harbour Tunnel. Campaign to save Berry St being run by Committee for North Sydney
- Council's draft financial plan
- Push from Lavender Bay about a Harbourside village idea.
- NAIDOC week 4-11 July. The need to raise the profile of Aboriginal matters was discussed and the question asked what is Council doing in this regard?

## **8. State Heritage Register:**

MLC Building in North Sydney and the Coal Loader Complex at Balls Head have been listed on the State register.

There is currently a review of the Heritage Act being undertaken through the Legislative Council.

## **9. Council Correspondence**

- North Sydney Local Environmental Plan 2013 (Amendment 30) came into effect on 30 June 2021.
- Hume Street, Crows Nest closure impacting residents
- Proposed Ben Boyd Road renaming survey - submissions close 18 July.

## 10. Any other business

### **Floating dry dock update**

A number of residents, who were objectors, were granted the right to be heard at the Land & Environment Court. Noakes/Stannards appealed this right and lost. The residents will retain their 'rights to be heard'. See

[http://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/nsw/NSWLEC/2021/66.html?context=1;query=stannards;mask\\_path=au/cases/nsw/NSWLEC](http://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/nsw/NSWLEC/2021/66.html?context=1;query=stannards;mask_path=au/cases/nsw/NSWLEC)

### **Summary of Actions from last meeting**

A copy will be sent with the minutes. They are also available on the Council website here:

[https://www.northsydney.nsw.gov.au/files/assets/public/docs/1\\_council\\_meetings/precincts/202106\\_union\\_soa.pdf](https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/precincts/202106_union_soa.pdf)

### ***Parking and pedestrian issues around Union St.***

Council advised that a parking survey in the specific area was last held in 2010/11. It also said should the Precinct demonstrate, through signatures, that there is support from residents for parking restrictions now then Council is happy to review the matter.

### **MCH to advise NM of the outcome and request she spearheads the signatures if she would like the matter progressed.**

In response to the request for more parking patrols on Union Street, Council's Manager Ranger & Parking Services advises that parking patrols for Union Street will be increased in frequency.

The Precinct thanks Council for its response.

The Precinct had asked Council for an update on the status of the Union Street Speed Control work. Council responded saying that it will take place as part of the 2021/22 LATM Program.

### **Local government elections**

Candidates need to register by 4 August. Candidates are listed on the Electoral Commission's website. Postal votes will start 19 August. There is also a meet the candidate Facebook group where people can ask candidates questions. Some candidates are engaging but not all. The link is available here <https://www.facebook.com/groups/461412058288050>

### **DA submissions**

The form for Precinct to make DA submissions has been updated.

## 11. Next Meeting Wednesday 4 August 2021

Closure - The meeting closed at 8.34pm.

Signed as a correct record

Chair