

EUROKA

Hybrid Precinct Meeting

MINUTES

Wednesday May 3, at 7:30pm
 Lavender Bay-McMahons Point Community Centre, 165 Blues Point Road
 Online via ZOOM

FORMALITIES			
Chair: GMc	Minutes Scribe: CT	Zoom Moderator: MC	
Agenda prepared by: GMc, CT			
Welcome: GMc			
Apologies:	KR LM KH		
Members present face-to-face	X 8		
Members present via Zoom	X 3		
Confirmation of minutes of previous meeting:	Moved by MCh	Seconded By MCu	Accepted without change

1. STANDING ITEMS/SOA	DISCUSSION/ MOTION /RESOLUTION	VOTES	ACTION
(a) Response to summary of actions	NO SOA supplied	n/a	n/a
(b) Noakes Fire Order	No updates. However, Precinct thanks Council for the efforts to have the final remaining illegal structure removed from the Noakes site. The wash bay is now being used and the air pollution and noise has abated accordingly.	n/a	n/a
(c) Berrys Bay Public Jetty	No updates.	n/a	n/a
(d) Agreed Actions from last meeting	- CT will write to Precinct Team re advisor coming to speak and focus of advice sought - MC to submit submission to Council on behalf of Precinct re proposed works at Woolcott/Union streets intersection.	See General Business	CT liaising with Precinct team. Add Streets Alive as an agenda

	<p>e. UPDATE MC attended the traffic committee meeting and can report that the pedestrian refuge is going ahead as are the garden beds. Reflective signage will be added to Commodore Crescent and better signage at the intersection.</p> <p>- MC to contact Streets Alive re Woolcott St. community park</p> <p>f. UPDATE MC contacted Parks Division and then Streets Alive. The Parks Division sent Council staff to remove dead trees in the park. MC and another resident had a very positive conversation and meeting with the Streets Alive Coordinator who provided bags for green waste and agreed to remove the green waste regularly. MC was advised there is a responsible community member for this community garden/parklet, LS, who joined the meeting via zoom.</p> <p>g. DISCUSSION The meeting heard:</p> <ul style="list-style-type: none"> - Council is receiving complaints about the state of the community parklet on Woolcott Street, as is the Precinct. - Residents have seen green waste being dumped in this parklet along with household rubbish, furniture etc. - The elderly resident whose property the parklet backs onto is distressed by the state of the parklet and has been trying his best to manage the upkeep but cannot do it on his own. - Local residents are happy and willing to timetable, coordinate and implement regular working bees for weeding and maintenance (and were also involved in the initial working bee to establish the pocket park on what is Council land. - If the park is cared for it is a better outcome for all. - LS, who is the registered coordinator for the parklet for Streets Alive told the meeting that she has been working for two-and-a-half years with Transport NSW to remove weeds from their land on the slope above the park and feels until that is done there is no use weeding/maintaining the parklet. - MC explained the Streets Alive team at Council require the co-ordinator to submit an annual schedule of all planned working bees and co-ordination of the work. - LS said there is an email she can be contacted on available on the Council website and suggested a mailbox drop of the local area. - After discussion the Precinct supported running a three-month trial of Eureka St. residents, present at the meeting, co-ordinating the park's maintenance. 		<p>item for next meeting with regards to the program being auspiced by EPC in the precinct.</p>
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	<ul style="list-style-type: none"> - Residents agreed because they live opposite the park and see it everyday, are street-proud and are keen to get going. - Further discussion was had about the parklet being Council land and not State land. - The current coordinator expressed her desire to continue in that role and is happy for any volunteers to assist. - The meeting made it clear they are appreciative of LS's efforts to establish the park but feel a three-month trial of local residents co-ordinating would be worthwhile. - Precinct would like to see all Streets Alive initiatives within its boundaries continue to grow and expand that can be auspiced through the Euroka Precinct Committee (EPC) with local residents as co-ordinators. - LS left the zoom connection at this point in time. 		
2. DAs	DISCUSSION/ MOTION /RESOLUTION*	VOTES	ACTION
2.1	NEW APPLICATIONS		
(a)	<p>DA 98/23 Mount Street, North Sydney Installation and operation of a freestanding advertisement structure for the purposes of Council communication and third-party advertising at Mount Street, North Sydney. This falls on the edge of Euroka Precinct. Submissions open 21 April-19 May</p> <p>DISCUSSION: - Information was not easy to locate for this DA, one had to dig deep to access any details that were opaque and minimal.</p> <p>MOTION: Precinct requests Council to provide detailed information that easy for residents to access re the proposed advertising structure relating to size, location and the number of advertisements rotating on these structures.</p>	8 in favour	Motion passed without objection
(b)	<p>Council received a notification from the NSW Department of Planning and the Environment (DPE) of an application for alterations to an existing heritage listed office building at 41 McLaren Street North Sydney for a new private school to accommodate up to 1,560 students. This application is for Stage 1 of a two-stage application and seeks approval for a junior school Stage 2 will follow for years 7-12. Council is not the consent authority for this project and submissions should be made direct to DPE with a copy to North Sydney Council. Submissions are due by 3 May 2023. Council will be requesting an extension. Link: Concept Proposal and Stage 1 application for a new independent school in North Sydney Planning Portal - Department of Planning and Environment (nsw.gov.au)</p>	n/a	Continue to watch

	Enquires: Kevin Kim at DPE on phone 02 8289 6728. DISCUSSION: - This is Reddam House - The size and impact of 1,000 students in an already congested secondary education cluster is concerning.		
2.2	UPDATES		
(a)	<p>Planning Proposal 6/20. 45 McLaren Street, North Sydney</p> <p>At the March 28, 2022 meeting Council resolved to forward a Planning Proposal to the Department of Planning and Environment (DPE) seeking to amend the planning controls under North Sydney Local Environmental Plan (NSLEP) 2013 in relation to 45 McLaren Street, North Sydney.</p> <p>The proposed amendments were:</p> <ul style="list-style-type: none"> - Changing zoning from R4 High Density Residential to B4 Mixed Use (or MU1 Mixed Use, if the Employment Zone Reforms are implemented prior to the finalisation of this proposed amendment) - Increasing maximum height of building limit from 12m to part RL 103 (approximately 36-43m) and Part RL 115 (approximately 47-51m max) - a maximum floor space ratio of 6.25:1 - a non-residential floor space ratio of 1:1 - Amending Clause 4.4A Non-Residential Floor Space Ratios to permit residential accommodation at ground level facing Walker Street - Amending Clause 6.12A – Residential flat buildings in Zone B4 Mixed Use to permit residential accommodation at ground level facing Walker Street. <p>The Planning Proposal was submitted with a draft Voluntary Planning Agreement (VPA) and placed on public exhibition for 24 working days, from 21 November 2022 to 16 January 2023.</p> <p>17 submissions were received during the exhibition period 2 in favour 15 against.</p>	n/a	Noted
(b)	<p>The NSW Land and Environment Court today refused developer Investa Property Group’s multimillion-dollar proposal to raze the heritage modernist MLC Building to replace it with a 27-storey office complex. (see Appendix 1 for the ruling.)</p> <p>MOTION Precinct congratulates Council successfully defending the conservation of the MLC Building in the Land and Environment court preventing a local heritage item being demolished.</p>	8 votes	Motion Passed without objection
* All Precinct Committees making a submission on an advertised Development Application (DA) or Planning Proposal (PP) must use the online submission form and include reference within the Minutes, including a voting record showing numbers for, against and abstain.			
3. STATE GOV. ITEMS	DISCUSSION/ MOTION /RESOLUTION	VOTES	ACTIONS

3.1	<p>Warringah Freeway Upgrade Update</p> <ul style="list-style-type: none"> - Early Works commenced in April 2021 and impact on a number of Council roads adjacent to and alongside the Warringah Freeway. - Transport for NSW has exercised functions of a roads authority under the Roads Act 1993 for those roads. 	n/a	Noted
3.2	<p>North Sydney Council v Transport for NSW – Update on Proceedings</p> <p>Regarding the compulsory acquisition of land within Anzac Park and Cammeray Park. Council's objectives are to:</p> <ul style="list-style-type: none"> - ensure the land is returned after the acquisition period to an acceptable standard - to obtain reimbursement of associated legal and valuation - ensure the reduction in public benefit from loss of public open space is adequately compensated. <p>Proceedings continue.</p>	n/a	Noted
4. COUNCIL ITEMS	DISCUSSION/ MOTION /RESOLUTION	VOTES	ACTIONS
4.1	<p>Circulated Open Letter from Mayor Baker re North Sydney Pool</p> <p>Report on the North Sydney Olympic Pool Redevelopment Review and Outcomes delivered by Price Waterhouse Coopers (PWC).</p> <ul style="list-style-type: none"> - Advice in relation to changes in funding requirements and completion timeframes. - Identified 16 findings and 33 recommendations: x13 Project specific recommendations x 20 project management (North Sydney Council) - Key risks associated with the findings of the review have been realised resulting in increased cost and a deferred estimated completion date. - The allocated budget by the previous Council did not consider all costs of the project including internal project management, equipment and fit-outs and business development. - the original project budget did not provide sufficient contingency given the level of risk associated with the project. - estimated that between \$25M and \$30M in additional budget allocation will be required estimated date for practical completion based on a recent independent assessment is April 2024. <p>COMMENT: Precinct thanks Council for the information supplied and expresses concern about the management of the pool project by the previous Council.</p>	n/a	Further info at 4.3 (CPC update)
4.2	Resolutions from recent Council meetings		
(a)	<p>Draft Fees & Charges Schedule 2023/24 Report</p> <p>All existing and proposed fees and charges have been assessed under Council's Revenue Policy.</p>	n/a	Noted

	<ul style="list-style-type: none"> - 18 existing fees and charges are proposed to be discontinued. - 47 new fees and charges are proposed. <p>Formulations based on comparable market rates and a general increase of 7.6% on previous year's schedule. The Draft Fees and Charges Schedule 2023/24 will be placed on public exhibition for 42 days.</p>		
(b)	<p>Food Waste Trial. Report from Environment Reference Group Results of the six-month <i>Food Scraps Trial in Multi Unit Dwellings (MUDs)</i> were reported at the April 26 Council Meeting.</p> <ul style="list-style-type: none"> - Participants were provided with the necessary infrastructure; kitchen caddies and compostable caddy liner bags complemented by educational resources including wall posters, bin and caddy stickers, bin bay signage and brochures. - Once-a-week collections took place via Council's contractor, URM. - Collected material was then delivered to Earthpower (owned by Veolia) in Camelia where it was bulked up and transported to Wormtech in Forbes for composting. - Over the month audit results showed a decline in the amount of food waste separated by the participants and an increase in contamination levels. <p>No recommendation was made Council noted the trial.</p> <p>NSROC Regional Waste Strategy A report was delivered recommending Council endorses the Northern Sydney Regional Organisation of Councils (NSROC) Regional Waste Strategy, a framework for eight participating councils to work collectively on regional waste management practices are that still allow for individual council priorities. NSROC waste strategy will allow for</p> <ul style="list-style-type: none"> - potential savings for joint procurement/economies of scale; - sharing of regional resources for education, data, and infrastructure; - provision of access to additional EPA funding for projects that are consistent with the regional strategy; - shared risk for potential infrastructure development 	n/a	Noted
(c)	<p>Sustainable Transport Reference Group Meeting Report Recommendations endorsed by Council:</p> <ul style="list-style-type: none"> - <i>Council to continue to lobby and advocate for an improved cycling infrastructure, as part of the Warringah Freeway Upgrade.</i> <p>Note: JC from Euroka precinct attended the Sustainable Transport Reference Group Meeting held on March 7. STRG promotes public, active and alternative transport modes including walking and cycling. JC attended on behalf of EPC:</p>	n/a	JC report

	<p>Main items discussed included:</p> <ul style="list-style-type: none"> - Current proposals for projects related to sustainable transport. - Most relevant to Euroka Precinct was the development of cycling routes from Pacific Highway along West St. - Warringah Freeway Upgrade - Young Street development and Route 4 from Kirribilli to Mosman. - Resident proposal to trial 30kph speed limits for vehicles in areas around schools - Representatives of North Sydney Police addressed the meeting highlighting the 1 meter clearance cars are to give to cyclists when speed is less than 60kph and 1.5 meters when speed is over 60kph. - Cyclists riding on footpaths was also discussed. 		
(d)	<p>Parking Draft DCP Amendments – Post Exhibition Report (Resident Parking)</p> <p>The goal of the Draft DCP amendment was to reduce on-site parking requirements for high density development in an area with excellent public transport accessibility in line with Council’s Ecologically Sustainable Development Best Practice Project (2014) and the North Sydney Transport Strategy (2017). The Amended Policy was exhibited between September-December 2022 for 92 days with 351 submissions received (majority were opposed to the draft amendment.)</p> <p>Regardless, Council maintains a reduction in resident parking is a sustainable, considered and logical policy position to adopt in a well-served public transport area also subject to significant growth pressure. Several amendments are proposed in response to the exhibition process:</p> <ul style="list-style-type: none"> - a three or more-bedroom unit should have an allocation of x 1 car space opposed to 0.7 - a two-bedroom unit will now have 0.7 opposed to 0.6 - 10.4 of the DCP (Loading and Servicing Facilities) be clarified to ensure smaller residential and mixed-use development includes on-site delivery/servicing space. 	n/a	Noted
(e)	<p>Design Excellence Panel – Re-Composition proposal</p> <p>Council is considering revising its Design Excellence Panel (DEP) Policy and Charter.</p> <p>The proposed changes will mean a building sustainability expert will join the Panel to provide sustainable design advice for development in the North Sydney local government area (LGA). Council’s Community Strategic Plan recommends inclusion of sustainable design principles in the built infrastructure and community assets. A building sustainability expert on the DEP will ensure Council meets its obligations to improve sustainability outcomes.</p>	n/a	Noted
4.3	<p>Combined Precinct Committee Meeting Report</p> <p>CT attended the May 2 CPC meeting on behalf of Euroka Precinct.</p>	n/a	CT report

(a) North Sydney Council's General Manager was guest speaker at, CPC meeting and discussed the following:

1. Rationale and key changes of the organisational restructure at Council for clearer strategies and realignment of divisions to deliver achievable and measurable outcomes.
2. North Sydney Olympic Pool:
 - A Pool manager has been appointed who will oversee fit outs, hiring, business plan and more. NSOP is akin to an entire new business being developed not just a 'redevelopment'
 - Forecasting and costing are being worked on post PwC review (see 4.1 Open Letter from Mayor Baker)
 - A financial strategy for the pool is being developed.
3. Draft Operational Plan & Budget 2023/24
 - Council's new delivery program will have targets for strategic delivery
 - Focus on Open Space & Rec, Arts & Culture and Transport
 - A financial review will take place and new strategies put in place
 - There will be an 11.8 million dollar reduction in capital works (kerbs and gutters) for one year to compensate for the impact of the pool redevelopment.

[Draft Operational Plan & Budget 2023/24](#) feedback closes 7 June

[Draft Fees & Charges Schedule 2023/24](#) - feedback closes 7 June
- (b) New team member in the Precinct team Sam Clark taking on role of Community Engagement Specialist
- (c) Precinct System 50-year celebration: Sunday, May 21. All precinct members are invited. This is not a public event. RSVPs are to be made via this link:
<https://events.humanitix.com/precinct-50th-anniversary-lunch>
 - 12.30pm, Ted Mack Civic Park (220 Miller Street, North Sydney)
 - RSVP by Monday 15 May 2023
- (d) Precinct System Review continues
- (e) The fiveways 'Triangle' Planning Proposal at Crows Nest; Pacific Highway/Falcon/ Alexander Sts, has resurfaced. Developer is seeking to construct on the site a 16-storey mixed-use development with 129 residential apartments, 247 basement carparks, a non-residential Gross Floor Area (GFA) of 8,002m2 and rooftop facilities.

See appendix 2 for Images and more information.

COMMENT: The meeting expressed its concern with such a highrise development adjacent to a heritage area. It was worried it would change the character of Crows Nest Village.

4.4	<p>Coal Loader Future Direction Survey open for comment</p> <p>The Coal Loader Centre for Sustainability is reviewing its Business Plan and wants to know what the community would like to meet its needs. As an incentive, participants could win one of five \$50 gift cards.</p> <p>Survey closes: 13 June (extended) from May 1</p>	n/a	Closing date extended
4.5	<p>Homelessness Strategy Review</p> <p>Council is reviewing its Homelessness Strategy LGA residents can complete a short survey which will be part of the data mix informing the new Strategy, which will be public exhibited later this year. Survey closes 12 May (extended)</p>	n/a	Noted
4.6	<p>External Communications Strategy Review Stage 1</p> <p>Council is reviewing its External Communications Strategy to define communication priorities identify how priorities are actioned. Council would like to know more about how members of the community like to receive local news, stories, events, projects and other information. As an incentive, participants could win one of five \$50 gift cards.</p> <p>Feedback closes 14 May (extended)</p>	n/a	Noted
4.7	<p>Sustainability Rebates Survey</p> <p>Council has set ambitious targets in its Environmental Sustainability Strategy 2030 to decarbonize the community and assist residents to live more sustainably.</p> <p>Council is planning to introduce a sustainability rebate scheme to assist residents and businesses in the LGA reduce their carbon footprints.</p> <p>To inform decisions regarding the most beneficial rebates for the community Council is seeking input for the program. As an incentive, participants could win one of five \$50 gift cards.</p> <p>vouchers. Survey closes 15 May.</p>	n/a	Noted
4.8	<p>Electric Vehicle Survey and Charging Location Map</p> <p>Council wants to hear the community's views on electric vehicles (EVs) to inform future programs and charging infrastructure in the LGA.</p> <p>Survey closes 15 May.</p>	n/a	Noted
6. GENERAL BUSINESS	DISCUSSION/ MOTION /RESOLUTION	VOTES	ACTIONS
6.1	<p>Photos to decide on for Euroka Precinct on Precinct Pages for new council website.</p> <p>DECISION:</p> <p>CT will finalise permissions for agreed images and forward to the Precinct Team at Council.</p>	n/a	Images chosen
6.2	<p>A suggestion was made from the floor of the meeting to proceed with the three-month trial discussed earlier in the meeting re Euroka Street residents co-ordinating maintenance of the</p>	Moved without objection	Put on June agenda under Community Items

	<p>Woolcott St community park under the auspices of the EPC. Motion: Moved and supported without objection.</p>		
6.2	<p>Strategies to raise interest in precinct to be led by KR. DECISION: Wait for KR to lead discussion next meeting.</p>	n/a	Move to June agenda
6.3	<p>Coal Loader Coffee Shop. Members raised the status of the Coffee Shop at the Coal Loader. DISCUSSION: - The kitchen is being refurbished to be more energy efficient - Opportunity to make a comment on the Coal Loader Future Direction Survey (see 4.4)</p>	n/a	n/a
7. GOOD TO KNOW			
<p>7.1 Upcoming meetings 9 May - Sport and Recreation Reference Group 16 May - Sustainable Transport Reference Group 16 May - Environment Reference Group 22 May - Council Meeting 5 June - Council Meeting</p>			
<p>7.2 Public Forum at Council Meetings A Public Forum is held during Council Meetings. Speakers must register by 10am on the day of the meeting. Written submissions on any agenda items can be made until 4pm on the day of the meeting email: governance@northsydney.nsw.gov.au.</p>			
<p>7.3 Open HAVE YOUR SAY Policies/Surveys on Exhibition to contribute to:</p> <ul style="list-style-type: none"> - Redundant No Stopping and No Parking Zones. Ongoing https://yoursay.northsydney.nsw.gov.au/parkingandstopping - Homelessness Strategy Review. Closes May 12 https://yoursay.northsydney.nsw.gov.au/homelessness-strategy-review - External Communications Strategy. Closes May 14 https://yoursay.northsydney.nsw.gov.au/communications-survey - North Sydney sustainability rebates. Closes May 15 https://yoursay.northsydney.nsw.gov.au/north-sydney-sustainability-rebates - Electric vehicle Survey and Charging Location Map. Closes May 15 https://yoursay.northsydney.nsw.gov.au/ev-charging-infrastructure-mapping - Sustainable Business Survey. Closes May 15 https://yoursay.northsydney.nsw.gov.au/business-survey - Australian Liveability Census. Closes 30 June 2023. (Participants have a chance to win one of 50 x \$100 vouchers.) https://placescore.org/lc23_do_nsw_northsydney <p>yoursay@northsydney.nsw.gov.au North Sydney Council, PO Box 12, NORTH SYDNEY NSW</p>			
FORMALITIES			
Meeting Closed: 8:36pm			
Date, time and location of next meeting: June 7, 7:30pm. Lavender Bay-McMahons Point Community Centre. (Face-to-Face only for June)			

APPENDIX

1. MLC RULING

After a consideration of the matters under s 4.15 of the EPA Act including the public interest which embraces the principals of ecologically sustainable development and intergenerational equity: *Stannards Marine Pty Ltd v North Sydney Council* [2022] NSWLEC 99 at [188] and [189]; ..., the evidence is weighs against the grant of consent to the application for demolition under cl 5.10(4) of the NSLEP.

2. TRIANGLE BUILDING

The subject known as 'Five Ways Triangle' site is currently zoned B4 Mixed Use under the North Sydney Local Environmental Plan (NSLEP) 2013.

Council resolved to refuse the Planning Proposal at its meeting on 27 June 2022.

The applicant subsequently lodged a rezoning review with the State Government which determined to allow the Planning Proposal to proceed to Gateway Determination contrary to Council's endorsed position.

The Planning Proposal seeks to facilitate the redevelopment of the site for a 16-storey mixed-use development consisting of 129 residential apartments, 247 basement carparking, a non-residential Gross Floor Area (GFA) of 8,002m² and rooftop facilities.

This Planning Proposal is the result of a successful rezoning review, Council is not managing the plan making process.

Submissions are to be made to the Department of Planning and Environment (DPE) through the NSW Planning Portal (from 9am 3 May)

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/five-ways-triangle-391-423-pacific-hwy-3-15-falcon-st-and-8-alexander-st-crows-nest>

