

# EUROKA PRECINCT

## Minutes

**Wednesday 6 September 2023 at 7:30pm**

### **1. Apologies and acceptance of minutes**

**Attendance 11 in room, 4 on zoom.**

**Apologies 5.**

**Minutes of previous meeting.** An amendment was requested regarding the DA 201/23 at 28 Victoria St. The request suggested that the discussion on the need for a setback and reduction in height of the studio was not to be included in the minutes. This discussion was in fact agreed at the meeting and was therefore included in the minutes. The request also required the following words be added: “the precinct committee was concerned that approval of this studio/bedroom would set a precedent for all other situations where there are properties at 90 degrees sharing a common boundary”. These were stated at the meeting and are therefore added as an amendment to the minutes.

Following agreement to these changes the minutes were accepted by the meeting.

### **2. Standing items & Summary of Actions**

No summary of actions response was received for this month, and no information is available on the standing items relating to fire safety order (due 27 July) and the jetty construction requirements from the previous DA at Noakes Boatyard. Other items raised at previous meetings include the problem of U turners at Princes St and Blues Point Road, update on the masterplan for Blues Point Road and the provision of toilets at Sawmillers Park. Responses on these are still awaited.

### **3. Planning approvals**

#### **DAs**

[DA 231/23](#). 40 Mount St., North Sydney Alterations to existing commercial office tower to provide for roof mounted antenna. Closes 1 September 2023. Noted.

[DA230/23](#) 2-10 Mount Street, North Sydney. Strata subdivision of existing strata lots into two (2) lots to reallocate car and storage spaces. Noted.

[DA 188/2022](#) – Land and Environment Court Case No 2023/214701. 39 Union St, McMahons Point. Alterations and additions to dwelling house, including a second floor and plunge pool, garage and associated works. AMENDED PLANS. Closes 18 August. Matter was addressed by neighbours from 8 Commodore Crescent, 41 and 45 Union Street. As

objectors to the original DA they were notified by Council regarding the appeal by the applicant. The meeting indicated that they should respond to the notified amended plans and their objections would be included in Council's submissions to the court. The objections included problems of overshadowing, bulk and height, location of plunge pool on property boundary, view loss. The residents were also advised to seek to attend and present at the site meeting scheduled with the L&E Court Commissioner early in 2024. This should be arranged through Council's solicitor.

### **Planning Proposals**

[PP 8/21](#) Variations in Height Standard - North Sydney Centre. Exhibition to 25 September. Noted.

[PP5/22](#) 71-89 Chandos Street, St Leonards and draft VPA. Exhibition to 15 October. Noted.

[PP 3/23](#) Heritage listing of 50-56, 70-72 & 78-88 Parraween Street, Cremorne. Exhibition to 22 September. Noted.

### **Updates**

[DA 144/23](#) 15 Mitchell St McMahons Point. Approved 28 July 2023. Noted

[DA 357/22](#) 63 Victoria St McMahons Point was refused by NSLPP. Noted

### **4. Floating Dry Dock.**

Precinct members would have noted that the FDD reappeared in Berrys Bay at Noakes Boat Yard on 5 September. We have been advised by Council's Manager Environment & Building Compliance that TfNSW has issued a Licence to Noakes to temporarily extend the boundary of their lease agreement in order to undertake maintenance of the FDD for two weeks, until 18 September. Council further advises that there is no approval within this to use the FDD for maintaining other vessels while it is docked at the premises. The EPA has advised that maintenance of the FDD at the site is permitted within Noakes Environmental Protection Licence and that any works undertaken on the FDD must be within the conditions of the licence and its development consent. The EPA and Council will be conducting compliance checks while the FDD is present at Noakes.

The meeting agreed to write to Council noting the concerns of the community and that strict compliance with licence and development approval conditions must be ensured. We are seeking assurances that the works proposed in the open at Noakes yard will not have any detrimental effects on the community and ecology in and around Berrys Bay. If a project plan for the works has been prepared and provided to Council the precinct would like the opportunity to inspect it. It is also understood that the decision of the L&E Court in rejecting the proposal included the mooring as well as the use of the FDD. We suggest that Council considers this and whether the mooring of the FDD at Noakes Boat Yard is contrary to the Court's judgement.

The meeting heard that there is an agreement with the Sydney Heritage Fleet to make use of the FDD for maintenance work on the James Craig. It is not clear where this may happen, although it was suggested this would occur “in Commonwealth waters”. It is possible that part of the works to be done at Noakes are to prepare the FDD to receive the James Craig somewhere else, presumably Garden Island. The implication on this is that there will be the possibility of the FDD needing to return to Noakes to undo these works or to use Noakes as a preparation point for future maintenance work on other boats at other times. It is vital that this current occurrence is a one-off event, not a regular way of getting around the rejection of the previous DA.

## **5. State Government items**

(a) West Harbour Tunnel Construction Methodology Change was on exhibition until August 15. The last meeting indicated that a submission would be made by the precinct. This, in fact, did not happen. It is noted that Council made a submission which reflected all the comments the precinct would have made. Council’s submission is provided in the minutes of Council meeting of 28 August.

The meeting also heard that the CPC has noted that significant works being undertaken in the vicinity of the Warringah Freeway were intended as part of the Beaches Link project which has been cancelled by the new State Government. There is also a suggestion that the offsets proposed as compensation for the vegetation losses due to the freeway widening include the lands at Berrys Bay which will be landscaped over the next few years.

(b) Sydney Harbour High Line – the Lavender Bay Precinct meeting of 31 August suggests that, when rejecting the High Line proposal, the Minister for Transport’s reasons contradicted other statements made by the Government. Lavender precinct is seeking a meeting with the Minister to discuss it.

## **6. Council Items**

(a) Update on Council Precinct review – There is slow progress on the precinct review due to staff limitations. A merger has occurred between Hayberry and Bennett, while Reserve has changed its name to Anzac. Funding arrangements are continuing unchanged. An MoU has been sent for signature. The timing for AGMs is at the discretion of precincts. The meeting agreed that February or March of 2024 would be appropriate for Euroka. A Precinct admin survey 2023 will be filled out and returned to Council. As part of an attempt to promote precincts a stall will be provided at Living Futures Sustainability Festival on 29 October.

(b) Arts and Crafts “pop-up” proposed for Quarantine Depot. Council meeting 28 August heard that, while longer-term uses are foreshadowed, the cottages on the site offer the opportunity for temporary “Pop-up” community uses which will draw visitors to the site and help activate the space. Council will open an Expression of Interest for local arts and

cultural organisations or groups to lease the cottages for a six month (Feb to September 2024) pop-up activation.

(c ) Latest on North Sydney Pool construction. Council meeting 28 August heard that the construction work on the pool is anticipated to reach Practical Completion in May 2024 and Council is continuing to assess variations to cost. The total allocated budget for the redevelopment is \$85.87m and the forecast cost to completion for the project continues to be under review. Council authorised the GM to enter a contract to provide external project management services to oversee the pool redevelopment to its final stages.

## **6. Community Items**

(a) Lost Bird Found 2023 - creative arts initiative dedicated to raising awareness about mental health and fostering meaningful conversations. - EOI closes 8 September

(b) Community Open Day is scheduled at Sub Base Platypus on Saturday 16 September. Further information available from [harbourtrust.gov.au/sbp-community-day](http://harbourtrust.gov.au/sbp-community-day)

## **7. General Business**

(a) Woolcott St Streets Alive park (refer previous minutes) continues under the original management. One clean up day has been held since the last meeting.

(b) KH reported on the outcomes of the previous CPC meeting. Next meeting is scheduled for 17 October. Items for agenda by 25 September. KH to attend.

Meeting closed 8.30 pm.

## **Good to Know**

**Next Euroka Precinct meeting:** 4 October.

**Next CPC meeting:** 17 October

**Upcoming Council meetings:** 11 September, 25 September

**Upcoming Traffic Committee meetings:** 13 October, 17 November