

Summary of Actions Arising (SOA) Euroka 2025

This document is North Sydney Council's response to actions arising from Precinct Committee Minutes. On receipt of the minutes, actions are numbered and allocated to relevant Council Officers for response. A new standing item has been added to highlight actions relating to the Noakes Boatyard.

[General Meeting actions](#)

[Noakes Boatyard actions](#)

To effectively manage and provide clarity, all actions are allocated a status when reporting to Precinct Committees in response to their minutes. There are three categories:

- **Awaiting Response** - action allotted to Council Officer - response awaited.
- **Open/Ongoing** - action allocated to Council Officer, initial response provided. Matter ongoing and further response/update to be provided at later date.
- **Closed for Council** -
 - a) Sits outside of Council's jurisdiction
 - b) Response given by Council and awaiting Precinct's reply
 - c) Council has completed related works/tasks

Note: These subcategories are only applied from 2025 onwards)

If the Precinct Committee feels Council can take further steps, they can request Council reopen action.

Questions or concerns re content of this document should be directed precincts@northsydney.nsw.gov.au

General Meeting Summary of Actions (SOA)

Month	Item	Actions	Council's Reply	Status
		Noakes Boatyard February 2025 Precinct have requested an update on a on the fire order, the proposed carbon filtration system and other matters at Noakes. Also, there has been no news on the clean-up from the fire and boat sinking at the mooring on western side of Berrys Bay	See standing item below	Ongoing standing item
February	4. ©	30 Chuter St McMahons Point Concern was raised over air conditioning noise at 30 Chuter St McMahons Point. Council is asked if air conditioning is compliant and whether a DA or CDC was needed for its installation	Investigated in accordance with Council's Compliance and Enforcement Policy, clause 4.3 and a determination has been made in accordance with clauses 4.4 and 4.5.	Closed for Council - c
	4 (d)	Hooning Concerns were raised about speeding and noisy vehicles in the streets, especially Blues Point Road.	The EPA can act on reports of noise from vehicles, for more information visit https://www.epa.nsw.gov.au/Your-environment/Noise/vehicle-noise/reporting-noisy-vehicle-exhaust Reporting hoon offences https://www.nsw.gov.au/driving-boating-and-transport/demerits-penalties-and-offences/offences/street-racing-and-hoon-offences	Closed for Council - a
	4 (e)	School rates.	Response from Mayors office – at this stage no update – this will report to Council at some stage.	Open/Ongoing

Month	Item	Actions	Council's Reply	Status
		Given the financial condition of the Council the question was raised whether there was any information available following the Mayor's expression of concern on the lack of rate payments by schools/churches in the area and the suggestion that they should voluntarily pay them		
	4 (f)	North Sydney Post Office. The post office is relocating in late February. The question raised was what will become of the old post office, given its heritage significance. Could Council advise?	Whilst council has met with Australia Post to discuss their recent relocation to 100 Miller Street, we are yet to receive any information regarding the future use of the heritage listed premises at 92 Pacific Highway	Closed for Council - a
	4 (i)	MLC Building. It is understood a DA or similar has been lodged for conversion to office building. Could Council advise on this?	A DA (387/24) was lodged on 4 January 2025 for the Integrated Development of the State Heritage listed building including refurbishment, alteration and additions for the purpose of a commercial office building with ground level retail and associated works. The notification period closes on 14 March 2025 and is available on council's DA Tracker to view.	Closed for Council

Noakes Boatyard Summary of Actions

	Actions	Council's Reply
Standing item - Noakes	Noise pollution and air pollution resulting from the use of a pressure washer on the hardstand area	The EPA is the appropriate regulatory authority responsible for the administration of noise pollution and air pollution under the Environmental Protection License and Protection of the Environment Operations Act, 1997.
	Air pollution resulting from paint fumes in Munro Street and the surrounding area	The EPA is the appropriate regulatory authority responsible for the administration of noise pollution and air pollution under the Environmental Protection License and <i>Protection of the Environment Operations Act, 1997</i> . December 2024 – Environmental reports have been assessed by the EPA. The EPA has permitted spray painting activities to re-commence in Shed 3/4.
	Carbon filtration system	Council has received concerns that the carbon filtration system has been constructed near the wash bay. The EPA Environmental Protection License required the installation of a CFS, however, work commenced prior to development consent being obtained in accordance with s 4.2(1)(a) of the <i>Environmental Planning and Assessment Act, 1979</i> . December 2024 – Council has received a Development Application through the NSW Planning Portal to install a Carbon Filtration System. The Development Application will be notified in accordance with Council's Community Engagement Protocol. January 2025 – DA 368/2024 is currently under assessment. The latest information is available on Council's application tracker website - https://masterview.northsydney.nsw.gov.au/Home/Disclaimer .
	Fire safety order	A Fire Safety Order as issued on 27 July 2021. The matter has been referred to HWL Ebsworth Lawyers. A building certification and fire safety consultant, engaged by HWL Ebsworth Lawyers to assist them in advising, has carried out an independent "peer review" of the adequacy of the fire safety order. The consultant has completed their review and made recommendations to Council concerning the extent of compliance with the Fire Safety Order.

	Actions	Council's Reply
		<p>A meeting was conducted between Council staff, Council's legal representatives, consultant fire experts, the owners and the operators of the Boatyard on 23 July 2024, to discuss compliance with the Fire Safety Order and set timeframe for work and the provision of required information and certificates. The meeting was conducted on a without prejudice basis. The meeting had a positive outcome in which all parties agreed to collaborate in achieving fire safety compliance on site.</p> <p>Following the meeting, Council and their legal representatives continue to work towards achieving an appropriate fire safety solution. Council take this matter seriously and further information will be provided to the community at the first available opportunity.</p> <p>January 2025 – A further meeting was conducted between Council staff, Council's legal representatives and the owners and operations of the boatyard to discuss compliance with the Fire Safety Order on 17 January 2025. The meeting was conducted on a "without prejudice" basis and had a positive outcome. A strong intent to resolve these issues was demonstrated. Further information will be provided to the community at the first available opportunity.</p> <p>February 2025 –</p> <ul style="list-style-type: none"> a) Council issued the Fire Safety Order in response to fire safety concerns of the community. A Development Application is not required to carry out works that are the subject to an Order in accordance with cl 29 of Schedule 5 of the EP&A Act. b) The hydraulic fire safety system designs are required to be prepared by registered practitioners and reviewed by Council. c) Fire safety system performance and maintenance obligations are contained s 81 and s 89 of the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>. A site-specific plan is not required to be provided to Council. <p>March 2025 – Update</p> <ul style="list-style-type: none"> a) A registered practitioner is currently preparing the design for the fire hydrant system. b) Inspection conducted by Council staff - emergency lighting and exit sign upgrades are partially complete. <p>May 2025 – Update</p>

	Actions	Council's Reply
		<p>Council issued a Fire Safety Order on 27/07/2021 to carry out twenty-eight (28) fire safety upgrades to the existing buildings, including in respect of the fire hydrant system.</p> <p>Multiple meetings have been conducted on a “without prejudice” basis with the relevant parties and there has been a positive outcome and progress to address the Fire Safety Order items.</p> <p>The number of fire safety items has been substantially reduced. There remain some outstanding matters.</p> <p>Documents and designs in relation to the fire safety system remaining items have been submitted to Council and are currently being reviewed.</p>
	Spread of fire to adjoining property	<p>Council has received concerns about the potential risk of fire spreading from 6 John Street to nearby buildings/ properties.</p> <p>Council engaged a building certification and fire safety consultant to assess the risk. The assessment concluded that the risk of fire spread from Noakes Boatyard to nearby buildings/ properties, including the closest property at 16-18 Munro Street, does not exceed the limits prescribed by the BCA. Accordingly, circumstances do not exist for Council to issue an additional Fire Safety Order on the basis of fire spread risk, as this risk does not exceed the relevant criteria.</p>
	Fire on barge in Berrys Bay	<p>Council is aware of the fire that occurred on a barge during the evening of 19 August 2024. The barge was located on the water and the fire did not spread to the land.</p> <p>Council is the regulatory authority for fire safety in the built environment, however, that jurisdiction does not extend beyond the Mean High Water Mark. The Port Authority of NSW is the relevant regulatory authority for fire safety on the water.</p>

	Actions	Council's Reply
		Transport for NSW (Maritime) is the relevant regulatory authority for marine incidents.
	Hard stand area A temporary enclosure has been constructed on the hard stand area without development consent	<p>Council has received concerns that a structure (temporary enclosure) has been constructed on the hardstand.</p> <p>The structure has been erected without development consent, in contravention of s 4.2(1)(a) of the <i>Environmental Planning and Assessment Act, 1979</i>. Council has taken enforcement action. An inspection on 25 October 2024 confirmed the unauthorised structure had been dismantled.</p>