

# UNION PRECINCT



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## Minutes - Wednesday 3 February 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 & MC; minutes by MCH. Present: 27 – as per attendance sheet including the Committee members.  
Apologies: BM, MM and DH.

The meeting was called to order at 7.35pm.

### 1. Minutes of the Previous Meeting

Following introductions of the committee members, the minutes of the meeting held on Wednesday 4 November 2020 were accepted as a proper record of the meeting. MC moved and KH seconded the adoption of the minutes.

MC noted that COVID meeting practice had been adopted and additionally all attendees had had their temperatures checked.

### 2. Development applications

The Chair reported the following Development Application information from NSC:

- **DA 13/21** – Noakes. 6 John St, McMahons Point. Use of existing building as a caretaker's unit and **DA 11/21**, Noakes 6 John St, McMahons Point. Use of the relocatable shed contained within boat repair facility.  
These were discussed together. MC gave an overview of the DAs, disclosing she lives next door to the site.  
The meeting noted that the DA was missing vital information and is quite confusing. This makes it difficult for the community to make an assessment of the proposals.  
The DAs also appear to be misleading as they assume the buildings are legal, however members of the precinct believe they are unlawful, and these DAs might be a way of getting retrospective approvals for the buildings. Precinct members have not been able to find approvals on record, including checking the North Sydney Council stamped and approved plans 9041/10 as adopted by Development Consent 1164/90. In addition, the Statement of Environment Effect references a building “was constructed absent of a building application”.  
There were also questions raised about the zoning of the site and whether residential usage was in keeping with the Local Environmental Plan.  
**The Precinct would like to note that the DAs are confusing and asks Council to clarify the legality of the buildings, whether the buildings are fit for purpose and whether they meet building codes and standards.**
- **DA 302/20** – 4 Holt St. Partial demolition and alterations and additions to provide a three-level building for office use.

It was noted that this DA has been discussed at a previous meeting and the developer has taken into consideration some of the neighbours' concerns and resubmitted.

The Precinct notes that the new design has merit however there are still some issues which it hopes Council will take into account:

***Parking/Traffic***

Members of the Precinct are still concerned about the parking provisions and the additional parking issues this would cause in the area, particularly on Chuter Street, which is already overburdened. One member commented that the previous DA had 6 parking spaces, while now there are 4 parking spaces, plus space for bikes, motorbikes and one visitor. The floor noted that this was grossly inadequate for the amount of people who will be working in the building. These additional workers will also bring in additional traffic.

***Height***

While the height increase is better than the previous proposal, it is still slightly above the height limit for that area.

***Privacy***

There are concerns that the office windows will look directly into and overlook Members' homes.

It was also noted that the general use of the area has changed. While it used to be light industrial with fewer workers, it's now commercial. There were concerns that the change of use of the area is not consistent with what it used to be.

Lastly, there appears to be issues with notification with the information not going to all affected parties, but only a small group around the development. Council needs to provide a more comprehensive distribution of notices to ensure that all potentially affected residents are informed.

- **DA 231/19/3** – 18 Queens Ave, McMahons Point. Modify Consent No 231/19 with regard to pool and glazed awning over deck.  
Noted without comment.
- **DA 303/20** – 3 Mil Mil St, McMahons Point. Alterations and additions to dwelling.  
The Precinct noted the comments from one member who had concerns with the design of modifications. These concerns including lack of keeping with the heritage character of the area, the distance to boundary and subsequent loss of view.
- **DA 18/21** – 1 Bank Lane, North Sydney. Demolish existing cottage and construct new two storey dwelling, basement storage, car space, associated landscaping and ancillary works.  
The Precinct noted many objections from the floor based on parking, privacy and streetscape.

***Parking***

By placing the car access on Ancrum St, the street would lose a car space in an already limited parking area. There was a suggestion to move it to Bank Lane.

There was also a concern that the car space would be excavated on the boundary, potentially causing damage to the neighbouring property, particularly the external fireplaces.

***Privacy***

Residents of Ancrum Street and Union Street were concerned the building height and second floor windows would intrude on their privacy.

***Streetscape***

There were a couple of comments that the design of the building, particularly the height, were not in keeping with the heritage look of the area.

The Precinct Committee suggested that the concerned individuals submit their own objections and may want to consider speaking to the planning officer. Information was provided on how to do that.

- **DA 282/20** – 64 Bank Street, North Sydney. Alterations and additions to dwelling to become two storeys at rear.  
KH provided the history of a similar development. No objections.
- **DA 268/20** – 61 - 63 Bank Street, North Sydney. Alterations and additions to a dwelling including reinstatement of front veranda, new swimming pool and associated works.  
KH and WH provided overview of the development including the reinstatement of a veranda from over 40 years ago that would impede on public space, the removal of a Jacaranda tree and the installation of a pool which would go over the boundary line of 59 Bank Street.  
It was noted that time for lodging objections has closed, and submissions had been made, however Members of the Precinct wanted to note it in the Precinct Minutes.
- **DA 286/20** – Shore School. 1 Blue St, North Sydney. Minor alterations to Shore Senior School Library (BH Travers Centre) (Delegated approved)  
Approved by Council. Noted.
- **DA 183/18/3** – Mary Mackillop Place. 7-11 Mount St, North Sydney. Modify DA 183/18 for various modifications to a hotel development including change of materials, delete colonnade, landscaping changes and changes to conditions.  
Noted, no objections.

### 3. Major projects

The Chair opened up discussion on the following major projects in the area:

#### a. North Sydney Olympic pool.

MC noted that the building contract has been awarded and there is an FAQ on the Council website. The pool will be closing at the end of February for the building works. There were questions from the floor about the budget increase and the voting records of Councillors with regards to the budget.

**The Precinct overall expressed concern about the allocation of the contract to the chosen builder given the quality issues the wider company has faced in the past. There are also concerns about the pricing of the contract and the escalating costs which may impact other areas of Council budget.**

#### b. Beaches link and Gore Hill connection

The Chairs noted that the Environmental Impact Study has been released. Public (zoom) meetings are being held, the latest on 9th and 10th February. Submissions open until 1 March 2021.

#### c. Western Harbour Tunnel

The Chair advised that this was approved by the State Government on 21 January 2021. There were questions from the floor about traffic flow, exhaust stacks, traffic estimates and whether alternative modes of transport were considered.

**The Precinct raised concerns that many of the issues raised by the community have not been considered in the final decision. Examples include the impact on the town centre, traffic in Berry Street and intersection performance in surrounding streets. Can Council please advise what its response to the approval is?**

### 4. Precinct System Review process

Four Union Precinct members attending the workshops (KR, MC, MCH, KH).  
The Chair and KH gave an overview and update of the Precinct System Review and the current recommendations.

Points raised - the NS Precinct system dates back to 1970 when there were 56 precincts, which declined to 25 Precincts by around the year of 2000. The current review is promoting a reduction to approximately 15 precincts. The review process is currently in the consultation process and is seen in the context of Community Engagement and working arrangements with NS Council. Plancom has been contracted to assist with the review process. The most contentious elements relate to Precinct numbers, Boundaries and systems of support and operation and the operation of the CPC. Consultation meetings and various engagements have been conducted and preliminary reports developed. Invitations have been provided for interested parties to provide further feedback via "Have your say" on the NSC Website or directly to Plancom. The intention is to have the review completed before the end of the 2020 / 2021 financial year.

In the meeting the main point of discussion was around Recommendation 5 – boundary redistribution. It was noted that under both options presented, Union Precinct would change. While the majority of people supported Option 1 and the merging of precincts, there was some support for Option 2 (suburb approach). There was some concern that doubling the size of the precinct would double the workload/agenda. Others were concerned that the reduction in numbers of precincts would impact the character of the precincts.

**The Precinct awaits the results of the review and looks forward to providing further input on the boundary redistribution once maps are available.**

#### **5. Traffic issues and speed controls around Union /Euroka/ Woolcott/ Carr streets – update**

Following the presentation from NSC Traffic engineer at the last meeting KR followed up with NSC and provided Council's response as an update to the meeting. MCH advised that another accident had taken place on the intersection of Euroka and Woolcott St on Sunday 24<sup>th</sup> January.

Council advice was that options for speed control at the western end of Union Street will be surveyed with the local community within the next few weeks. The meeting noted that last time such a survey was done it was not extensive, and many people potentially affected by the proposed works were not included. The meeting therefore asked that the survey be more extensive.

Council also advised that any line markings and signage work could be undertaken as part of general maintenance, separate to the Union Street speed controls. Based on that and the short length of Commodore Cres (approx. 22m long), it is not necessary for any line marking or sign installations at this intersection. Regarding Carr Street, installation of lines and/or signs will be investigated by Council within the next 2-3 weeks. This may require installation of tube counts at this intersection to determine the traffic flow and volume in different directions. Any proposed lines/signs will be referred to Traffic Committee electronically for approval under Traffic Delegated Authority. This matter does not require presentation to the Traffic Committee.

Regarding Bank Lane and Woolcott Street - the missing broken lines will be re-instated by Council. The meeting appreciates Council's response to this issue, but suggested it was not clear what, if anything, was proposed with regard to signage in the area of the Woolcott and Euroka Street intersection. There was no response to the question of longer-term strategies for the area.

**The Precinct asks for the traffic survey to go to a wider group of people and not just those living in the immediate vicinity of the bend. The Precinct also asks for give way/stop signage and better displayed street signage, in addition to the proposed line marking restoration. The Precinct will prepare a paper with both short term and longer-term suggestions to manage the traffic in the area and will submit this to Council for consideration.**

## 6. Information from Combined Precincts Committee Meeting

KH provided a report on the NSC Combined Precinct Committee matters. The CPC last met on the 24 Nov 2020 and the main matters raised related to:

- NSC Budget for 2019/2020 involved and expenditure of \$126m with an income of \$121m resulting in a deficit of \$5m
- Local Government Elections are scheduled for September 2021
- COVID safety measures and impacts.
- NSC Precinct Review Process in process. 2020 / 2021
- Luna Park Closure for 6 months to replace / upgrade 9 rides in 2021
- North Sydney Swimming Pool Closure and planned for redevelopment end of Summer 2021
- Waverton Peninsular Working Group review related to the Western Harbour Tunnel
- Western Harbour Tunnel - NSC protest and campaign
- Concerns about over development in parts of NSC region.. i.e. NS CBD; St Leonards, Crows Nest and Cremorne.
- For more information refer to the NSC E newsletters and the Union Precinct newsletters.
- Other matters raised at the CPC... Concerns about: Social Impact Assessment Guidelines from the NSW Government; Smart Road developments; Social Housing shortages and plans in NSW and North Sydney region; Barangaroo and Crown Casino building opens and implications for NS region.

The next CPC meeting is scheduled for the 23 February 2021.

## 7. Any other business

### **Speeding vehicles on Blues Point Road**

**The Precinct is concerned about the speed of vehicles on Blues Point Road. Particularly larger and contractor vehicles involved in the Harbour Tunnel at Blues Point.**

### **Anti-social behaviour at local parks**

There have been large gatherings at local parks including Sawmillers and Carradah Park which have involved amplified music and excessive rubbish. **The Precinct asks Council to consider more ranger policing to manage this, especially at Sawmillers. The Precinct also asks Council attend to the rubbish bins in Carradah Park and Waverton Oval as they are often overflowing.**

### **Henry Lawson steps from Commodore Crescent down to Waverton Oval.**

**The Precinct thanks Council for the renovated steps and requests Council extend the works to cover a hand rail.** The steps are quite steep and there was a report of one local resident already having fallen.

## 8. Next Meeting 3 March 2021

**Closure** - The meeting closed at 9.25 pm.

Signed as a correct record

Chair