MINUTES OF THE MEETING OF THE UNION PRECINCT
WEDNESDAY, September 7, 2016

Meeting opened: 7:30pm
Present: As per attendance sheet (25)
Apologies: MM/WR/MC/ID

Minutes of the Previous Meeting
The minutes were taken as read.

Berrys Bay Floating Dry Dock
Following the last meeting the Precinct wrote to the Managing Director of Noakes expressing residents’ concerns and recommending that the FDD should only come into Berrys Bay occasionally and for short periods.

An email response was received which provided no definite information about the likely location and expressed concern about the validity of recent EPA objectives raised by residents. He proposed marking out the lease area of Noakes with buoys but this has not yet occurred.

Waverton Precinct has advised that the bay is zoned W1Maritime Matters which allows Noakes to conduct Maritime business in the bay in keeping with the bay being part of a working harbour. Waverton has given a name of someone within Maritime to contact but at this stage, if the FDD comes to Berrys Bay, the Precinct and North Sydney Council will have no authority to oppose this.

One suggestion was to ask Noakes to provide a schedule of when the FDD might be used in the bay so residents could have some expectation of timeframes but at this stage, as its location is still undetermined, this will be something to consider at a later date.

Residents have noticed an increase in navy activity possibly related to Noakes’ contract and an increase in noise and fumes. On one occasion, the noise in Commodore Crescent was measured at 55-60 decibels which is above what is thought to be the conditions under which Noakes can operate. More work is also being done out in the open and even on a Sunday which also impacts residents’ amenity.

EPA has undertaken a surprise visit to Noakes in response to residents’ concerns about fumes and noise and has issued a non-compliance notice.

Residents are encouraged to get a noise measuring app for their phone and keep a diary of noise / fume issues which can be sent to EPA. EPA contact number is 131 555.

Union Precinct will write to Noakes again. The Commanding Officer of Waterhen apparently also attends Waverton Precinct meetings so the chair will ask about this and the possibility of making contact with her to raise awareness of resident concerns (DONE).
Other Berrys Bay Matters

Waverton has drafted criteria which they are proposing be applied to any future development of Berrys Bay. This has been circulated via email. There may be an approach by the group seeking to develop the marina in Berrys Bay to the Department of Planning by means of a State Significant Development Application (SSDA). This would mean local council would no longer be the consent authority, merely an interested party. This process would still require a public meeting at which Waverton Precinct’s criteria could be presented as well as allowing individual responses.

*Union Precinct elected to support these criteria and adopt them for application to any development of Berrys Bay.*

McMahons Point Wharf

The opening is now expected to occur mid to late October.

SHORE School

Concerns were again raised about the extension of the staff carpark which is currently accessed via Union Street. While there is a sign indicating no Right turn into the drop off entrance, this does not apply to the staff park and an extension will mean additional cars turning right from Union St with the subsequent traffic hold up and potential for accidents.

The meeting discussed the possibility of having a median strip installed but the road is not wide enough to allow this as well as parked cars / bus traffic.

The chair will write to the Department of Planning about this issue seeking double lines to reinforce the no Right turn rule into both the staff carpark and the drop off entrance. *(DONE)*

DAs received

- DA 284/16 21 Princes St
  - No comment
- DA 459/16 40 Euroka St

This is an amended DA and did not get flagged under a computer search of DAs in Union Precinct area so was not discussed at the last meeting. However the Precinct will still submit a response on behalf of the neighbours as this DA is of significant concern to a number of nearby residents *(DONE)*. There have been 7 objections already lodged and the DA will therefore be determined by the Independent Planning Panel possibly in October or more likely November

Concerns were raised on the following basis:

- The scale of the proposed DA is not in keeping with the Heritage listed nature of this building nor of the 8 neighbouring heritage listed buildings
- The proposed DA contravenes LEP height controls by more than 20%
- Complete loss of solar access in the kitchen and dining room areas of Number 38 Euroka and significant loss of solar access in other parts of that house
- Scale and bulk of the proposed extension of the existing garage will result in loss of amenity and views

*Union Precinct strongly supports the objections raised by adjoining residents and asks NSC to enforce compliance with LEP Height regulations and DCP Solar Access requirements and reject this application.*
Correspondence

NSC is seeking comments regarding the masterplan for St Leonards Park – please see website

General Business

Amalgamation
Mosman is undertaking a legal challenge therefore the proposed amalgamation with NSC and Willoughby has not yet been finalized. Council elections have been deferred for 1 year pending amalgamation decisions although they are going ahead in other parts of Sydney.

Proposed Increase in Height of Flood Lights in Waverton Oval
Residents in John St, Commodore Crescent and Woolcott Sts have received a survey from NSC requesting feedback concerning a proposal to increase the height of the 2 existing flood lights on Waverton oval by 7 metres to a total height of 25 metres and to allow the lights to be turned on 5 nights a week until 9:45pm to facilitate sporting groups. Currently the lights are turned on approximately twice a week and only until 9pm.

Concerns were raised regarding the impact this will have on dogwalkers who will have to keep their dogs on leash in what is a designated off-leash site plus the visual impact of the poles and the lights themselves. In addition, increased usage of the oval will require an increase in the maintenance of the surface as this oval already has to be closed after rain due to poor drainage.

The Precinct asks NSC to provide further information concerning expected usage of the oval and the expected costings for this proposal including additional maintenance programs. Union Precinct also asks NSC to restrict light usage to 9pm.

North Sydney Pool
Council has not provided further information as to the stage of the proposed development of the pool.

Sydney Metro
NSC has an officer assigned to work with Sydney Metro and the impact the development of the new rail corridor will have on local residents. There as yet appears to be no plans available for the management of the station sites and streetscapes affected.

November AGM

The chair reminded members that expressions will be sought for the positions of office bearers for the Precinct. The chair stated that he will be stepping down after 5 years in the role.

Meeting closed at 8:40pm.

Next Union Precinct meeting: Wednesday October 5 2016.