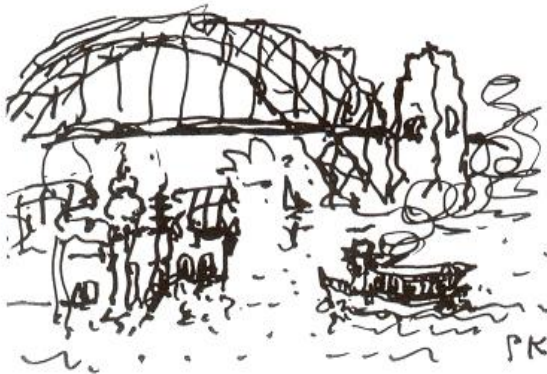


Minutes of Meeting

Thursday, 24 November 2022

Starting at 7 pm



Sketch by renowned local artist Peter Kingston

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: RRS Robert@StittQC.com.au
Ex-Secretary: BPS lavenderbayprecinct@gmail.com

1. Welcome, apologies, 27 October minutes

There were 24 attendees plus one guest and 13 apologies. The meeting accepted the minutes of the 27 October meeting.

2. Draft Development Control Plan (DCP) amendment – maximum car parking rates

The draft DCP amendment is a response to the large-scale developments being proposed in the LGA, and would reduce permitted off-street parking spaces for new developments in areas with high public transport access. [Submissions](#) close on Tuesday, 13 December.

The meeting heard from a strategic urban planning consultant, who provided an overview of the proposal and changes in other LGAs. The meeting discussed the impact on street parking and that the changes are being driven by ideology. Concerns were also expressed about the cumulative impact with parking losses from the Harbour Bridge cycle ramp.

The meeting also heard about the need for [accessible parking spaces](#), both on- and off-street. Members have also been affected by the Government [parking space levy](#) on visitor parking.

Motion: That the Lavender Bay Precinct Committee objects to the draft DCP amendment, and requests deferral until after the LGA-wide review of parking provisions is completed. Passed without objection.

3. Chair's Report

(a) Harbour Bridge cycle ramp: The Chair wrote to the Minister for Planning about the adverse impacts of the proposed linear cycle ramp on heritage, Bradfield Park North, on-street parking and trees. The Minister replied that he understood the concerns and noting that development consent would be required.

The meeting heard that there are several pathways for the development consent. The path of least resistance is a Review of Environmental Factors (REF), with Transport for

NSW (TfNSW) being the determining authority. [The [REF](#) was released on 28 November, with [feedback](#) closing on Monday, 19 December.]

Bradfield Park was the subject of a government proclamation vesting the land in Council following the opening of the Harbour Bridge. Council [resolved](#) on 14 November to engage Senior Counsel to advise (inter alia) whether that land can be compulsorily acquired by the Government. TfNSW [site investigations](#) will commence on 28 November and continue for four weeks.

The meeting heard that the [Arcadis review](#) of the Bradfield Park Central alternative was carried out in a very limited timeframe.

- (b) Henry Lawson Reserve reinstatement:** The Chair reported that he had received several comments that the work being undertaken is not consistent with the plans presented to the community in late 2021.

Motion: That the Lavender Bay Precinct Committee requests Council to advise what steps Council is taking to ensure that the construction is in line with the plans presented to the community last year. Passed without objection.

- (c) 1 Henry Lawson Avenue:** Council has allocated \$1.4m in the 2022/23 delivery program to convert the site to community parkland.

Motion: That the Lavender Bay Precinct Committee asks Council to advise the current timeline for the conversion of 1 Henry Lawson Avenue to community parkland. Passed without objection.

4. State Government items

Harbour Bridge cycle ramp: See Chair's report.

5. Council items

- (a) Maximum car rates for new high-density developments:** See item 2 above.
- (b) Other Council consultations:** The meeting noted the [Child Safe Policy](#), [Draft Public Art Masterplan and amended Public Art Policy](#), and [Draft Library and Historical Services Strategy](#), with submissions for each closing on Monday, 12 December.
- (c) Booking arrangements in Council's parks:** Council deferred a decision on this topic in October 2021. Council has advised that an updated report is likely to go to Council early in the new year.

6. Development applications

- (a) 4 Warung Street, McMahons Point ([235/22](#)):** Alterations and additions to dwelling house. Precinct noted the application in August. Additional information was added in October. One attendee declared an interest as the owner of a nearby property.

The meeting heard that the amended plans show excessive bulk and scale, would create overshadowing, would have heritage impacts and wouldn't enhance the area. The meeting noted these concerns.

- (b) 19 Walker Street, Lavender Bay ([300/22](#)):** Alterations and additions to dwelling house, tree removal, rear extension over 3 levels, internal reconfiguration, alterations to garage rooftop and associated works. Comments due Friday, 11 November. Several attendees declared interests as owners of nearby properties.

The meeting heard that the proposal would be an overdevelopment of the site, with concerns about loss of privacy from the proposed bridge, excessive site coverage from the deck and garage, landscape impacts and excessive height.

Motion: That the Lavender Bay Precinct Committee wishes to preserve the heritage of the Lavender Bay Conservation Area, and objects to the proposed development due to adverse impacts on the rear streetscape and insufficient rear setback. Passed without objection.

- (c) 38 Waiwera Street, Lavender Bay ([204/21/2](#)):** Modify consent to reduce amount of excavation and reconfigure the approved development. Comments due Friday, 11 November. The meeting noted the application.

- (d) 3 Mil Mill Street, McMahons Point ([303/20/2](#)):** Modify stormwater system, internal and external changes to dwelling house, including replacement and reconfiguration of windows and additional timber cladding. Comments due Friday, 18 November. One attendee declared an interest as the owner of the property.

The meeting heard that some neighbours have concerns about the stormwater egress into Mil Mil Street. The owner explained that the modification was necessary as an easement through to French Street was not possible. The meeting noted the application.

- (e) 5 Wilona Avenue, Lavender Bay ([323/22](#)):** Alterations and additions to attached dwelling, including rear dormer addition and associated works. Comments due Friday, 25 November. The meeting noted the application.

- (f) Apartment A, 8 Henry Lawson Avenue, McMahons Point ([164/19/2](#)):** Internal works to Level 7 bedrooms and bathrooms, and minor changes to approved kitchen. No exterior changes. Alterations and additions to dwelling house. The application has not yet been advertised. The meeting noted the application.

7. Election of Secretary and Assistant Secretary

Two nominations were received from people at the meeting for the vacant position of Secretary. The two nominees indicated that they would be happy for VW to take on the position of Secretary, and EJ the position of Assistant Secretary, and swap mid-year. The meeting agreed with this proposition.

The Chair and the meeting congratulated our two new office-bearers, and thanked BS for his patience in filling the position.

8. Community items

- (a) **Wendy's Secret Gardening:** The next gardening morning is scheduled for Saturday, 3 December. RSVPs to [Ian C](#) by Wednesday, 30 November.
- (b) **Christmas market:** 8.30am-2.30pm, Saturday, 17 December, next to The North Spoon. Enquiries to [Carolina](#).

9. General business

- (a) **Luna Park:** One of our members is trying to arrange a meeting with the new CEO of Luna Park, John Hughes, seeking to establish a community-based working relationship. Discussion points include noise levels and use of Lavender Green.
- (b) **January meeting date:** The last Thursday in January is Australia Day. Bringing forward the January meeting to 19 January allows us to hold our February meeting as scheduled. Deferring the January meeting to 2 February would give a 10-week gap from November, and mean deferring our February meeting to 2 March (4 weeks later).

The meeting agreed to bring forward the January meeting date.

The Chair thanked everyone for their support in 2022, and wished everyone all the best for the season.

The meeting closed at 8.35pm.

Next meeting: 7pm, Thursday, 19 January 2023.