

Lavender Bay Precinct Committee

Minutes of the Meeting

Thursday, 30 March 2023

Starting at 7pm



Sketch by renowned local artist Peter Kingston

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: RS Robert@StittQC.com.au
Secretary: VW lavenderbayprecinct@gmail.com

1. A welcome to the 26 people attending, 9 apologies were received.

The meeting commenced at 7.00pm.

Minutes of 23 February meeting were moved, seconded and accepted.

2. Chair's report

- Following the election on 25 March, many issues that directly affect the community appear in the balance under a new State Government. The Chair has written to Premier Minns, inviting him to support issues directly relevant to our community.

It is impossible at this stage to tell how this will affect the precinct and current issues, in particular the proposed linear bicycle ramp. It is unclear how that will be resolved, or if the Government will hear community concerns.

3. State Government items

- **Sydney Metro.** Work by Sydney Metro on enlargement of the Warringah Expressway continues, disregarding input from the community.
- **Harbour Bridge Cycle Ramp:** the Chairman, Councillor Mutton and Julia Connor have written to Premier Minns asking he advise NSW Transport to collaborate with North Sydney Council; and when portfolios are announced, they will make representations to the new ministers.

More than 6000 people have signed a petition supporting the alternative design for the ramp that utilises Bradfield Park Central, would save Bradfield Park North from destruction and reverse the current plan to have bikes exiting the Bridge at the intersection where traffic turns west off the bridge. The petition can be found at: <https://chng.it/BQCzQpVkvQ>

JS advised the meeting that the proposal will next go to the Heritage Council, to consider the impact of the bike-ramp design on the significant heritage values of the Harbour Bridge. Precinct members who consider the proposed cycle way will have a significant and unacceptable impact on the heritage values of the Bridge can object by email at heritagemailbox@environment.nsw.gov.au. Your email should reference to SHR no.00781 and LGA North Sydney, include your name, address and your objection, **deadline: Wednesday 26 April.**

Joan also provided the link to the Community Cycle Ramp Facebook page:

<https://www.facebook.com/groups/728265015516766>

4. Council items

- **1 Henry Lawson Avenue.** Having been advised that plans are currently being developed for the site, precinct would like to see what is being proposed and to have an opportunity to comment on the plans. **Resolution: That Council works on the boatshed foreshore include upgrading of the foreshore area beside the ferry wharf, a prime site with an iconic view that is currently neglected and in poor condition. Passed unanimously.**

- **McMahons Point Pocket Park,** on the southern corner of East Crescent St and Blues Point Rd.

Precinct raised concerns about the burial of water, telephone, internet pipes and wires under the park; and the difficulty that has arisen for vehicles turning into East Crescent Street from Blues Point Road, that risk running into or mowing down a flock of ubiquitous crepe myrtles.

Precinct noted that Council has advertised the closing date for the trial period of the pocket park as 24 May 2023, less than two months after its completion. Work on the site largely finished on 31 March; the commitment made to the local community was that a 3 month consultation period would follow completion of the works.

Resolution: That Council extend the trial period for the McMahons Point Pocket Park to three months, as agreed with the local community, and readvertise the closing date for submissions on Council's *Have Your Say* site accordingly, as 30 June 2023. Passed unanimously.

- **DA 418/21 – 37 Bay View St, Lavender Bay. Resolution: Precinct reiterates its previous concerns about overdevelopment of the site. Passed unanimously.**

5. Development application

- DA5/22. 24 East Crescent St, McMahons Pt. Precinct raised several concerns about the application:

a) the proposal to waive the 12m height limit would create a building out of scale with its neighbours in the Middle Street conservation area and set a precedent for more out-of-scale development in this area;

b) the proposal does not comply with setback of neighbouring buildings on the western/high side of East Crescent St, it would destroy the visual concordance of the streetscape;

c) the proposed driveway exit on East Crescent Street enters at a most dangerous point, where cars entering from the lower level of East Crescent and Bay View streets have very limited visibility of moving vehicles on the upper level;

d) the proposed excavation of the hillside site will risk the stability of 26 East Crescent Street;

e) Access to construction through Middle Street will impact on local traffic and parking in Middle Street and on the "pocket park" at the entry to the street; and

f) the replacement of thirteen separate dwellings with five, a net loss of eight dwellings, will serve to exacerbate critical housing needs in North Sydney. **Resolution: Precinct reiterates its previous objections conveyed to Council. Passed unanimously.**

6. Renewal of Lease for Public pathway adjoining the rear of 2 Henry Lawson Avenue, McMahons Point

Precinct expressed concern that the notice regarding public road at the rear of 2 Henry Lawson Avenue is incorrect, that the leased area of road is regularly used during the day and at night by the public, in cars, on motor bikes, bicycles and scooters, to access an adjacent four-star hotel, Harbourside Apartments.

Concerns were also raised about a Port Jackson fig tree on one side of the roadway, stressed by the hard works around it, and rubbish and bins placed at the rear of the restaurant on the edge of the public road. It is noted that during the period open for public feedback on the renewal of the lease, the rubbish and bins have been less obvious and a temporary automatic barrier has been installed at the entrance to the driveway into Harbourside Apartments. **Resolution: Precinct is opposed to the renewal of the lease. Passed unanimously.**

8. General business

- Joint precinct secretary, EJ outlined the proposal to set up a Facebook page for the Precinct, aimed at widening its reach and increasing membership. She noted this strategy has proved very successful in Milson precinct. Her proposal received enthusiastic support.

The meeting closed at 8.45pm. **NEXT MEETING OF LAVENDER BAY PRECINCT, 7 PM, 27 APRIL 2023**