

Lavender Bay Precinct Committee

Minutes of the Meeting

Thursday, 25 May 2023

Starting at 7.00 pm

McMahons Point Community Centre  
165 Blues Point Road, McMahons Point

Acting Chair: LM OAM [lemather@optusnet.com.au](mailto:lemather@optusnet.com.au)

Secretary: VW [lavenderbayprecinct@gmail.com](mailto:lavenderbayprecinct@gmail.com)



Sketch by renowned local artist Peter Kingston

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**1. Welcome / Apologies**

12 people attended, 7 apologies received; Minutes of 27 April meeting of Precinct were accepted.

**2. A/Chair's report** addressed a number of matters of concern, including: the MLC Building; Harbour Bridge Cycle Ramp; proposal for lighted advertising structures; replacement of overhead wiring structures in Lavender Bay across the site identified for a Sydney Harbour Skyline and a planning proposal for 52 Alfred Street Milson's Point.

**3. State Government Items**

- **MLC Building:** Following the Land & Environment Court decision on 3 May 2023 to refuse the application to demolish the MLC, Council has moved to have the building relisted on the State Heritage Register. The cost for Council's advocacy for the MLC Building in this financial year is approx. \$3 Million.
- **Harbour Bridge Cycle Ramp:** Transport NSW is keen to start construction in July but the debate continues. A report from the Heritage Council of NSW on the impact of the proposed linear design is still to come. Opposition from the adjoining precincts is before the Heritage Council, and a submission from Professor Weirick describing the ramp's impact on the heritage values of the Bridge as "significant." (**Update:** Transport for NSW has invited North Sydney residents to have their say on walking and bike riding in and around the area by Tuesday 11 July, at [nswroads.work/cycling-walking-ns](https://nswroads.work/cycling-walking-ns) or in person at Northside Markets on 17 June & Kirribilli Markets on 24 June.
- **Lavender Bay Railway Siding:** Precinct noted the Lavender Bay siding will become redundant once the Metro Line commences operation. Precinct noted nearly twice as many stanchions as previously had been raised along the siding with none on the viaduct, though have not been connected to overhead wiring. All new stanchions are in an area identified for the High Line project, supported by Precinct. (**Update:** work will continue 19-30 June)

**4. Council items**

- **Blues Point Reserve:** turning circle at end of Blues Point Rd. Concern raised that the No Stopping signs in the turning circle stanchions are impacting on kayakers who launch their boats from the Reserve. Previously they could stop there temporarily to unload them. Suggested that a sign placing a maximum 15 mins restriction on unloading boats from vehicles in the turning circle could remedy this problem.
- **East Crescent Street pocket park:** Precinct noted the one-way street sign is not clearly visible, facilities such as water are uncovered, cars constantly mount the footpath when turning from Blues Pt Rd & the commitment for a 4 month trial period has been breached. **Precinct**, noted the derelict building opposite the park, 101 Blues Pt Rd/55 East Crescent St, with a broken front window and overgrown backyard, and **requested Council** to investigate and request a cleanup of the site. (**Update:** the closing date for feedback has been extended from 24 May to 30 June, go to: <https://yoursay.northsydney.nsw.gov.au/east-cres-st-shared-space-trial>).

## 5. Public exhibition of Planning Proposal 5/20, 52 Alfred Street South

- Council previously rejected a proposal to replace the Kimberley Clark building at 52 Alfred Street South on the basis of the height of the new building, and that it required changes to the Local Environmental Plan. Precinct noted that the new design has reduced the proposed height, it increases the size of the pediment and proposes two towers rather than one: 17 storeys on Alfred Street, 22 storeys on Glen Street for high density, 'high value' housing that will not alleviate the current housing shortage. 63 parking places to support neighbouring commercial ventures, with access in Glen St, will affect Glen St residents.

Representatives of four affected buildings identified shortcomings of the proposal that will impact on them: the towers will overshadow them and Bradfield Park, and create a wind tunnel effect; residents will suffer a loss of privacy and lose the most attractive building at the lower end of Milsons Point. If it is replaced by two ugly utilitarian towers, it will be a profound change for the area.

**Motion:** Precinct made a strong objection to Planning Proposal 5/20 on the basis of its excessive scale, its wind tunnel effect, overshadowing of its neighbours, and impact on cars on Alfred Street South, **unanimous**. Precinct members can have their say to 21 June: <https://yoursay.northsydney.nsw.gov.au/>

## 6. Development Applications

- **DA 123/23. Brett Whiteley Place:** installation of free standing illuminated advertising structure. **Motion:** Precinct opposes the installation of 9ft high superfluous signage, dangerous on a busy walkway between 2 heritage buildings, MLC and HSBC; and anti the ethos of Brett Whiteley Place as a pedestrian and community friendly meeting area, **unanimous**.
- **DA 133/23. 5 Bank Lane:** Precinct **requested Council** to ensure the proposed excavation through the rock and its vibrations do not damage neighbouring properties and their amenity.
- **DA 140/23.** 139 Blues Pt Rd. Precinct **requested Council** to look at the impact of smoke, noxious gases and waste generated from a charcoal fire.

## 7. Procedural Motion

- That Precinct **approve** the signing of a Memorandum of Understanding with Council for funding, **unanimous**.

## 8. General business

- **Stairs from King George Street to Charlie Watts Park,** Precinct **requested Council** to check the fence height on the eastern side of the stairway.

On a cold night, after a short agenda, the meeting closed at 7.55pm.

**Next meeting: 7pm, Thursday, 25 May 2023.**