



Sketch by renowned late local artist Peter Kingston

North Sydney Local Government Area Lavender Bay Precinct

MINUTES

Thursday 29 August 2024

Starting at 7.00 pm

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: RSKC Robert@StittQC.com.au
Acting Secretary: LM lavenderbayprecinct@gmail.com

1. WELCOME

The Chair welcomed 25 people to the meeting.
In particular, the Chair welcomed CS to speak about the traffic implications of the Western Harbour Tunnel and the Warringah Freeway Upgrade.

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 25 July were read and approved.

3. MATTERS ARISING

There were no matters arising not covered elsewhere in these minutes.

4. GUEST SPEAKER

Mr CS, Stapleton Transportation & Planning discussed the implications of the Western Harbour Tunnel (WHT) and Warringah Freeway Upgrade (WFU) for North Sydney.

The opening of the WHT and WFU will bring thousands of additional vehicles into and through the centre of the North Sydney business district, and thereby significantly affecting the existing transport and traffic flow, the businesses, as well as the amenity of residents, of which there are increasing numbers in line with the government-initiated Transport Oriented Development Program. Strategies are required to ensure that the increased traffic does not diminish the viability and liveability of North Sydney. The WFU + WHT + Bus Lane flyovers is a complicated task, and this appears not to have been well thought through and communicated by TfNSW.

The presentation was a valuable wake-up call which should be developed by TfNSW in collaboration with North Sydney Council to re-present a more conciliatory design.

5. REPORT FROM THE CHAIR

5.1 1 Henry Lawson, McMahons Point

The Chair reported that Council's Director Open Space and Infrastructure has advised that resources have been allocated to this project and work will commence on the DA documentation in August. Precinct again expressed its dismay and disappointment that,

while \$1.4 million had been allocated to this project in Council's Operational Plan & Budget in 2022, two years later Council was only just commencing work on the DA.

5.2 Degradation of harbour foreshore parkland

The harbour foreshore land in Bradfield Park South and on McMahons Point is iconic and a major area for tourists and tourism publicity campaigns. This iconic foreshore land is in a shameful state of neglect – see Appendix A. The lack of interest and procrastination displayed by the current North Sydney Council remains most unsatisfactory and must surely be embarrassing to the current North Sydney Council. Plans are needed urgently to restore and preserve this most iconic of sites in all of Sydney.

Lavender Bay Precinct resolved that, as a matter of urgency, the new Council inspect the sites and, in conjunction with Precinct, fast forward a Masterplan for the public foreshore from Kirribilli through to Sawmillers Reserve.

UNANIMOUS

5.3 Save our Sydney Harbour – a war on wrecks and ruins

Precinct supports the work of local volunteers working towards keeping Sydney's harbour clean and safe from wrecks and ruins - especially in Berrys Bay. We strongly encourage residents to visit their website and sign the petition to State Parliament.

Website: Petition

6. DEVELOPMENT APPLICATIONS

6.1 20 Walker Street LAVENDER BAY 2060

DA 180/2024

Alterations and additions (internal) to heritage listed terrace dwelling.

Noted

6.2 35 East Crescent Street LAVENDER BAY 2060

DA175/2024

Demolition of existing dwelling house and construction of new dwelling house with landscaping and associated works.

Lavender Bay Precinct resolved to object to this proposal on the grounds that the magnitude of the proposed works is too big for the footprint of this property.

The DA fails to address many issues including:

- the impacts of the proposed development on the landscape and streetscape and the existing and future amenity of the locality
- the adequacy of a suspended driveway to support its right of way for carrying loads of building spoil and material;
- the impact of the proposed height and mass of the new building on existing views, sunlight, privacy and value of neighbouring properties

In addition, the property is landlocked and the level of impact that will be sustained throughout the demolition and construction phases of this proposed development is concerning. For example, as there is no direct driveway access to enable large machinery and materials to be either brought to or removed from the site, a large crane will be required resulting in substantial public safety risks and compromises at street level on Bay View Street.

UNANIMOUS

26 East Crescent Street MCMAHONS POINT 2060

DA 176/2024

Demolish existing external stairs, proposed new external lift and landings

Noted subject to Council ensuring the development meets the fire requirements

UNANIMOUS

48-50 Alfred Street South MILSONS POINT 2061

DA 186/2024

Remedial works to residential flat building comprising extensive replacement of existing balconies and balustrades over 17 floors including replacement of balcony doors and installation of new glazed balustrades.

Noted

6.3 Commodore Hotel – Assessment by the NSW Liquor & Gaming Authority

The Commodore Hotel currently has three applications under assessment by the NSW Liquor & Gaming Authority:

- 1) Application No. 1-9168381252: To vary trading hours and change the location of different functional areas of the hotel.
- 2) Application No.SR0001253323: To convert ground floor, street level, previously a car park, into a gaming room and sports bar.
- 3) Application No.SR0001253340: To obtain f a minors area authorisation for the ground floor gaming area.

Lavender Bay Precinct reiterated its concerns at the excessive duration of opening, and resolved to object to the Commodore Hotel becoming a live music venue.

UNANIMOUS

7. GENERAL BUSINESS

7.1 DA Tracker

Precinct noted the extensive changes introduced into Council’s website, not least in the DA Tracker portal much-used by members of Precinct. While the file naming system presented in the portal may assist conformity between official users, the lack of conformity between the onscreen presented file description and downloadable file name can pose a source of confusion to members of the public using that portal to make submissions to Council. To better assist lay users, for example, could the downloadable “Document Set number” filename be incorporated into the onscreen filename, or vice versa?

8. DATE OF NEXT MEETINGS

Thursday 26 September 2024

The meeting closed at 9.00pm.

RS KC

Chair, Lavender Bay Precinct

7 September 2024

Degradation of iconic harbour foreshore

