

Minutes of Meeting

Thursday, 26 Sep 2024
Starting at 7 pm



Sketch by renowned local artist Peter Kingston

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: Robert Stitt Robert@StittQC.com.au
Acting Secretary: Ian Curdie curdieian@gmail.com

1. Welcome, apologies

There were 13 attendees plus one guest and 11 apologies. The meeting accepted the minutes of the last meeting.

2. Special Guest Council's Manager Capital Projects and Asset Management

The Chair welcomed Council staff member who manages Council's program of capital works, understanding Council's assets and what needs to be done.

Blues Point Masterplan was discussed, the meeting requested a table of what parts of the Masterplan have been done and what remains to be done.

1 Henry Lawson Ave, we were advised a DA is needed which should be ready to be submitted to independent assessment by this November and is expected to take 6 months to be assessed. The status of redundant and rotting piles to be advised.

McMahons Point foreshore The degraded state of the foreshore was raised, Precinct again suggested sandstone blocks as a cheap effective method of keeping vehicles off the park. Council is looking at various landscaping options and will advise.

Bradfield Park South was raised – the foreshore there is degraded and public areas under the bridge taken over by TfNSW. Funding the Bradfield Park Masterplan is a problem, which is also compromised by the destruction of Bradfield Park central and north, for the construction of the linear bike ramp.

Lavender Bay boardwalk lights we asked could these be adjusted so they point down where light is needed and not out into surrounding residences?

At Wendy's Secret Garden (opposite the old Kirribilli Club) we were told progressive weed clearing and slope consolidation could take place but it hasn't. NSC to investigate.

Seawall Restoration We were advised seawall restoration will take place between Nov 2024 and Mar 2025.

The meeting thanked NSC's Manager Capital Projects and Asset Management for his attendance.

3. Chair's Report

Bradfield Park - The Chair noted with regret the destruction brought about by the construction by the state government and TfNSW of a linear bike ramp to the harbour bridge. Old Commodore Hotel – is seeking to expand its activities with live music, increased gaming and licenced areas with 20-hour daily operations (5 am to 1 am). The state government has a Minister for Music and the Night-time Economy (John Graham MLC) so is keen to see this industry thrive. These activities are incompatible with a residential area and our objections should be made by 4 October. Items of concern include noise generated by music and amplified sound systems, anti-social behaviour of late-night departing patrons, lack of late night/early morning transportation.

4. Woodleys Boatshed at Berrys Bay

The boatshed is falling into disrepair and Precinct does not want it to simply rot away. Transport for NSW have undertaken to do something – but what? and when? Finding a community use is essential, such as a location for a heritage fleet exhibit, local kayaking activities etc.

Precinct moved that we support the adaptive reuse of Woodleys boatshed, (proposed by Euroka and Waverton Precincts) and that it be used by the community and a heritage fleet display and that TfNSW fund the restoration immediately. Unanimous.

5. Development applications

(a) **19 Lavender St. (290/2023)**: Precinct objects and is concerned this DA is an overdevelopment, negatively affecting the heritage features of the building and compromising tree cover.

(b) **Commodore Hotel (101/2021/5)**: Precinct objects to this DA and what has happened to the site generally. Far from being an alteration and addition, the building has been largely demolished. It is very hard to understand what the latest changes constitute. However, we do object to the change from a community hotel to an expanded venue for live and noisy music, surrounded as it is by a residential area. We object to the loss of on-site parking, the expanded gambling and gaming activities and increased licenced hours of operations. No evidence has been tendered from Police or noise experts.

(c) **35 Bayview St (211/2021/3)** retain side carport wall. Noted.

6. Community items

(a) **Wendy's Secret Gardening**: Gardening mornings are planned for 5 October and 2 November and 7 December. Contact IC for details.

7. General business – none.

Next meeting is scheduled: 7pm, Thursday, 31 October 2024

The meeting closed at 8.05pm.