

Lavender Bay Precinct Committee

Minutes of Meeting

Thursday, 25 November 2021

Starting at 7pm (via Zoom)



Sketch by renowned local artist Peter Kingston AM

~~McMahons Point Community Centre~~
~~165 Blues Point Road, McMahons Point~~

Chair: RRS rrs@7thfloor.com.au
Secretary: BPS lavenderbayprecinct@gmail.com
Minutes: CT

1. Welcome / Apologies / 28 October minutes

The meeting was held via Zoom due to COVID. There were 19 people on line and 12 apologies. The meeting accepted the minutes of the 28 October meeting.

2. Chair's report

(a) Henry Lawson Reserve reinstatement: The Chair reported that Council has come to [agreement](#) with Sydney Metro about the reinstatement. The Chair also reported that Council has advised that it has no funding to prepare a masterplan for the area through to the ferry wharf, which is what Precinct would like to see going forward.

(b) Vehicles on the grass near McMahons Point ferry wharf: The Chair raised the ongoing issue of vehicles being parked on the foreshore area near the ferry wharf for photos, with the number of vehicles driving on to the area continuing to increase. The area is now getting more and more churned up and degraded by vehicles and it is an area that needs to be protected. The situation is worsened by standing water from Harbour waves and heavy rain.

The Chair noted that Council's response in August was that it had no funding to install bollards in that location. The meeting objected to Council's response and asks Council to reconsider their position and find funds to rectify the situation. Sandstone bollards, well-placed rocks, wooden blocks or plantings that solve the problem are required.

Motion: The Lavender Bay Precinct Committee would like Council to look into solutions to prevent cars being driven onto the grassy area in Henry Lawson Reserve. Carried without objection.

- (c) Dangerous dog:** The Chair reported a number of complaints about a large white dog that has been attacking both people and other dogs in the area, most recently where an elderly woman was knocked to the ground in Blues Point Road, McMahons Point.

Rangers have not responded and there are now five reports. Precinct suggests something needs to be done about the dog [name withheld] and its owner [name withheld] who lives on Blues Point Road.

The meeting agreed that this dog is a danger to the community. Attacks should be reported immediately to Rangers (9936 8100 anytime between 6am and midnight).

3. State Government items

- (a) Berrys Bay community values survey:** To help plan for the future of Berrys Bay, Transport for NSW is carrying out a [survey](#) to better understand how the community envisions the future of the Waverton Peninsula, with a two-week consultation period ending on Monday 29 November. The results will feed into broader public consultation for the future of Berrys Bay in early 2022.

Transport for NSW will be working with Council around the Berrys Bay Western Harbour Tunnel temporary construction site, and we need to make the case that any development at the site needs to be what is best for the people in the community. These kinds of surveys are one of the tools used to inform the master plan.

The meeting noted the community opposes commercial development. Residents have been committed to minimising commercialisation of the area for more than 25 years.

- (b) Luna Park rollercoaster:** The meeting heard that the new rollercoaster ride is being tested, and it will be interesting to see how the noise affects the community when fully operational. Send any thoughts and observations to [IC](#).

4. Council items

- (a) New Year's Eve:** Following discussions with the State Government, Council has decided to implement a managed access approach this year (i.e., similar to the approach in place prior to ticketing). This involves fencing and access control points at Bradfield Park, Blues Point Reserve and Clark/Quibaree/Watt Parks. The meeting heard that [resident brochures](#) will be available once the details have been worked out.

- (b) Managing Council's parks:** Council decided in October that new booking arrangements and fees in Council's parks would be deferred to the new Council. A motion to rescind that decision and replace it with a slightly modified version of the original staff recommendation did not pass at Council's November meeting, and the October decision remains.

(c) Community Strategic Plan Review – Stage 1: Council has been gathering feedback on issues and priorities to be included in a 10-year strategic plan outlining the community's vision for the LGA. The meeting heard that Council will use the information gathered from the survey to contribute to the master plan. [Input](#) can be provided until Sunday 12 December.

(d) Other Council consultations: The meeting noted Council's other consultations.

- **Draft North Sydney Walking Strategy:** To improve walking connections and access to local village centres and other community facilities such as schools and parks. [Feedback](#) closes Friday 14 January.

The meeting heard that the walking strategy has been updated and redefined, however it is very much focused on the North Sydney CBD, rather than recreational walking by residents who live in the LGA. Only a few residents took part in the recent information session. ([recording](#))

It was suggested that the community would like a master plan for walking in and around the villages, good walking tracks that connect to the Harbour that factor in recreational walking, not just a focus on CBD workers in North Sydney walking to and from work and the train station. Precinct supports recreational walking as an activity around the foreshore, not just as a way to get to school, the station, etc.

Discussion noted that other foreshore areas around Sydney are linking up their walking trails and it feels like the North Sydney LGA is being left behind. Better connected walking experiences would be highly valued, including accessible bushland tracks to provide greater diversity than currently.

- **Library Services Strategy:** To detail initiatives and activities to address the strategic directions and priority areas for the next five years. A [survey](#) and [ideas board](#) are open for feedback until Monday 31 January.

5. Development applications

(a) 21 King George Street, Lavender Bay (216/21): Demolition of existing structures and construction of a new dwelling house. Precinct commented in July about the need for co-ordination of construction traffic. Amended plans were submitted on 25 October and on exhibition until Tuesday 23 November.

Our meeting discussed the bulk and the size of the proposed new construction, which has attracted a significant number of objections. Council should pay attention to those comments and conditions of the objections.

- (b) 6 Warung Street, McMahons Point (361/21):** Alterations and additions to existing dwelling, including demolition of existing top-floor level and replacement with a new top-floor level, creation of a secondary dwelling for carer or visitor accommodation, and associated works. Comments due Friday 3 December.

The meeting heard that the proposed top-floor structure is problematic and not appropriate for the area.

Motion: That the Lavender Bay Precinct Committee opposes the top storey as it is not in keeping with the rest of the area. Carried without objection.

- (c) 100 Walker Street, North Sydney (330/21):** Concept proposal comprising a 44-storey commercial office tower with ancillary retail tenancies, basement car parking and 3m publicly accessible pedestrian laneway along the northern boundary. Comments due Friday 10 December.

The meeting heard that this is a large construction designed to maximise profit, and that the building will occupy the entire block with no amenity to the local community.

Motion: That the Lavender Bay Precinct Committee expresses its disappointment that the proposed building does not provide significant amenity or benefits to the local community. Carried without objection.

- (d) 1 Warung Street, McMahons Point (379/21):** Partial demolition of existing residential flat building, site excavation and construction of new apartment addition above, reconfiguration and external alterations to remaining apartments. Comments due Friday 10 December.

The meeting heard that this development involves cutting into a heritage wall, where previous applications have been rejected. The meeting also heard that the proposal would add extra bulk to the building, and about privacy issues for neighbours.

Motion: That the Lavender Bay Precinct Committee reiterates its previous concerns (additional bulk, reduced landscaping, and cutting into the heritage wall on Henry Lawson Avenue, as well as the impact on traffic due to the close proximity of the garage entrance to the corner of Blues Point Road and Henry Lawson Avenue), agrees that the proposal is unacceptable in its present form and rejects the amended DA. Carried without objection.

- (e) 206 Blues Point Road, McMahons Point (101/21/2):** Modify consent to alter trading hours in certain parts of the licensed premises to be consistent with the approved trading hours in other parts of the licensed premises (i.e., permit the covered terrace to trade to midnight Monday to Thursday, 1am Friday and Saturday nights, and 10pm Sunday). Comments due Friday 10 December.

The meeting heard that the original DA (to convert the car park to a gaming room) was approved with little debate. The location of the gaming area is highly problematic as it is located near the corner of Union Street and Blues Point Road, which is the gateway to the McMahons Point village, is opposite the preschool and community centre, and is an area where children walk to and from school. As a precinct, we wish to convey that the approval was a retrograde move, with all benefits going to the hotel operator and no benefits to the community.

In relation to the modification application, the meeting did not support the request for extended operating hours on the outdoor terrace and noted that the Union Precinct Committee also objects. Extended operating hours on the outdoor terrace would have adverse amenity impacts on nearby residents and exacerbate the impact of the approved and inappropriate gaming area.

Motion: That the Lavender Bay Precinct Committee wishes to convey to Council that the approval of the gaming lounge is a retrograde move, with all benefits going to the hotel operator and no benefits going to the community.

The view of the meeting is that extension of the hotel's operating hours should not be approved. Carried without objection.

- (f) Greenwood Plaza pedestrian bridge, North Sydney (397/21):** Installation of two third-party digital advertising signs (one on each side) of the pedestrian bridge over the Pacific Highway. Comments due Tuesday 25 January.

The meeting heard that Council endorsed such advertising in September 2018 and accepted a tender for a large format billboard in February 2021. The meeting also heard that Council is likely to be able to use the screens for Council promotions.

The meeting felt that the proposed signage is too big, too bright and not appropriate for the location. The Lavender Bay Precinct Committee has rejected this proposal on a number of previous occasions and restates prior objections in the strongest terms.

An absent member noted that dynamic advertising that could distract drivers should be opposed until appropriate national design standards are developed and enforced.

Motion: The Lavender Bay Precinct Committee strongly opposes the concept of this illuminated advertising sign on the basis of being unsafe, vulgar and entirely inappropriate for the location, and rejects the proposal. Carried without objection.

- (g) Amended plans/additional information noted by the meeting:**

- 48-50 Alfred Street South, Milsons Point ([245/21](#)): Documents lodged 21 October.
- 38 Waiwera Street, Lavender Bay ([204/21](#)): Documents lodged 26 October.
- 102 Alfred Street, Milsons Point ([277/21](#)): Documents lodged 10 & 15 November. The meeting discussed ownership of the terrace and supported an investigation.
- 99 Walker Street, North Sydney ([290/21](#)): Documents lodged 16 November.

6. Community items

(a) **Wendy's Secret Garden:** The meeting heard that a major piece of work in the garden is due to be completed in December. IC will be conducting guided tours for a tour operator, with proceeds going to the Trust. Precinct supports and applauds these developments. The next gardening morning is Saturday 8 January. RSVP to [IC](#).

(b) **Pop-up Community Creative Space:** The meeting heard the pop up is going well with a variety of local residents leading regular co-making sessions each week. Donations to the Reusery of fabric, yarn and other items by local residents and workers continue.

Battery recycling has proven to be popular, and the next project the local community would like is beautification of area near the rotten tree stump outside 182 Blues Point Road, McMahons Point. The meeting suggested that the stump be ground down to accommodate a small garden, which will enhance the amenity of the streetscape.

The meeting heard that two chairs and a small table outside the front of the creative space had to be removed at the request of Rangers. The meeting discussed the amenity that the creative space and the chairs give to residents and the streetscape.

The temporary closure of one lane in Miller Street was raised as an example of ways that Council is looking to make North Sydney more comfortable for pedestrians.

Motion: The Lavender Bay Precinct Committee supports the creation of a small garden in the area occupied by a stump outside 182 Blues Point Road, McMahons Point, and requests that the Pop-up Community Creative Space social enterprise be given permission for two seats and a small table outside the front of the premises. Carried without objection.

Contact [Carolina](#) for more information.

7. General business

(a) **Precinct Annual General Meeting:** Due to COVID restrictions, Precinct Committee AGMs have been deferred to early 2022. The meeting discussed whether 27 January or 24 February would be most suitable for our AGM. The meeting agreed on February.

(b) **Business votes in Council elections:** The meeting heard that the City of Sydney gives a vote to businesses occupying or leasing rateable land in the LGA. This should be promoted in the North Sydney LGA.

(c) **Homeless person:** The meeting heard that a homeless man has set up camp in Sawmillers Reserve and been aggressive towards other park users. The meeting expressed concern for the man and asks Council to check on his welfare.

The Chair thanked everyone for their 2021 contributions. The meeting closed at 8.35pm.

Next meeting: 7pm, Thursday 27 January, 2022. (AGM: 24 February, 2022.)