

Lavender Bay Precinct Committee

Minutes of Meeting

Thursday, 30 September 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 / 26 August minutes

The meeting was held via Zoom due to COVID. There were 33 people on line and 11 apologies. The meeting accepted the minutes of the 26 August meeting.

2. Chair's report

The Chair's report is covered by other agenda items.

3. State Government items

(a) Harbour Bridge cycleway: The Chair wrote to the Minister for Transport and Roads outlining how the proposed cycle ramp is not consistent with the wishes of the local community. The Minister's reply stated that he felt he had satisfactorily consulted with the community. The local community disagrees with the Minister's assessment and considers that the Government is treating the project as a fait accompli.

Community members have prepared a brief for the Auditor-General, outlining the failure of the proposed ramp to meet the project's stated objectives, misrepresentation of cycle trip data, cost, and the need to achieve a workable solution for all stakeholders.

The meeting discussed a possible media/publicity campaign to complement the brief. The meeting also discussed the need for the local member to represent the wishes of the people she represents. The meeting also discussed how the proposed ramp is not a long-term solution for cyclists, and the degradation it will do to the area outweighs the small gain for cyclists passing through the area. The local community would prefer a long-term solution that serves cyclists better and retains the open green space in Milsons Point for the benefit of many.

(b) Luna Park noise controls: The legislation covering Luna Park allows noise levels up to 85 decibels for 90% of the time, with no limit for the other 10%. Provided these limits are not breached, the legislation prevents any individual, Council or entity from taking action against Luna Park in relation to noise.

The meeting heard that monitoring of noise over 85 decibels should be documented and reported. The Chair has written to the Mayor about the increased noise that will arise from the installation of new rides and is awaiting a reply.

(c) Western Harbour Tunnel and Warringah Freeway Upgrade: The Chair wrote to Transport for NSW in relation to the noise and extended hours arising from the early works program, and received a lengthy reply acknowledging the impact on people working from home. Local residents thanked the Chair for his actions, as a small moderation in conditions resulted.

(d) Henry Lawson Reserve reinstatement: Transport for NSW has had designs drawn up for the reinstatement of the reserve, which they have discussed with Council. No above-ground structures are planned, but some loss of parking is expected from a rearrangement of the parking area at the end of Blues Point Road. This should help improve pedestrian safety and resolve some of the noise issues in that area. Community consultation is planned for two weeks commencing Monday 11 October, with park reinstatement planned for the first 3 months of 2022.

(e) Blue Plaques program: The State Government has started a [program](#) to install UK-style Blue Plaques at places of historical significance. The [initial stage](#) involves nominations by Members of Parliament, followed by a wider public nomination process. Ian C has put forward a proposal for a plaque in Wendy's Secret Garden, which is supported by the Mayor. The meeting briefly discussed other places of significance such as Henry Lawson's various abodes, Lloyd Rees Lookout, May Gibbs and Aboriginal sites.

4. Council items

(a) 27 September Council meeting: The meeting noted a resolution confirming the ability of Precinct Committees to determine their own agenda without reference to Council. The meeting discussed concerns about the Precinct Committee system being under threat and community voices being curtailed. Precinct is committed to ensuring the standing of the Precinct System and its integral and important advisory role and as a conduit in local government decision making.

(b) Booking arrangements and fees in Council's parks: Council is seeking feedback on a [proposal](#) to require a booking for gatherings of more than 40 people in all parks, with a new fee of \$195, and require a booking for prescribed activities (including corporate promotional activities, jumping castles, ceremonies and commercial activities) in a prime foreshore park, with a minimum fee of \$100.

The meeting discussed how the rules will be administered/enforced and whether the plan relies on Rangers. The meeting expressed concern that the survey questions did not address one of the real concerns and how the new rules will be advertised. It was noted that the current commercialisation of green open spaces is out of control.

The meeting supported the limiting of numbers, and suggested that to be successful the proposal needs to be supported by on-site signage and enforcement by Rangers.

- (c) **New Year's Eve alcohol-managed areas:** Council is seeking feedback on its [resolution](#) to renew current alcohol-free and alcohol-prohibited areas for a further four years, with the restrictions applying from 7am on New Year's Eve to 7am on New Year's Day. The meeting agreed that the current arrangements are effective.
- (d) **McMahons Point wharf and Lavender Bay grassy areas:** Council's response to our July suggestion of installing bollards to protect the foreshore areas was that Council has no plans or funding to install bollards in these locations. The meeting agreed to wait and see what the Transport for NSW reinstatement plans include at McMahons Point.

5. Development applications

- (a) **Blues Point Hotel (ILGA [1-8083065991](#)):** Minors' area authorisation for whole of licensed premises, excluding bar area. Submissions to Liquor and Gaming close Saturday 9 October. The Secretary declared a pecuniary interest in this matter as the owner of a nearby property and temporarily stood down during discussion of this item.

The meeting heard from local residents that there is an error in the application, where they are seeking the entire footprint of the land and buildings to be authorized for minors. The hotel is in a zoned residential area and the claimed right to use the outdoor areas will be very disruptive to the adjoining properties. The area outside the building is already a disruption to the neighbourhood at night, and a beer garden at the rear of the hotel would generate smells and noise, impacting French Street residents.

Motion: That the Lavender Bay Precinct Committee opposes the application and any expansion of the minors' area authorisation, as it covers 100% of the land and buildings with adverse privacy impacts. Carried with one abstention.

- (b) **3/102 Alfred Street South, Milsons Point ([277/21](#)):** Alterations and additions to ground floor commercial tenancy, and change of use on first floor to provide a two-bedroom residential apartment. Comments due Friday 15 October. The meeting noted the application and that local residents will request more time to make submissions.
- (c) **1 Warung Street, McMahons Point ([284/21](#)):** Alterations and additions to a residential flat building including partial demolition and rebuilding, and basement car parking. Comments due Friday 29 October (integrated development). Two attendees declared a pecuniary interest as owners of nearby properties.

The meeting heard that this development involves cutting into a heritage wall, where previous DAs have been rejected. The meeting also heard that the proposal would add extra bulk to the building, and about privacy issues for neighbours (an increase in windows on the eastern side from four to 21).

Motion: That the Lavender Bay Precinct Committee opposes the application on the basis of additional bulk, reduced landscaping on the site, and planned cutting into the heritage wall on Henry Lawson Avenue, as well as the impact on traffic due to the close proximity of the entrance to the corner of Blues Point Road and Henry Lawson Avenue. Carried with one abstention.

(d) 51 Blues Point Road (328/20/2): Delete condition J5 related to the release of a subdivision certificate. The meeting noted the application.

(e) Amended plans/additional information: Noted by the meeting.

- 65-83 Walker Street, North Sydney (97/21): Documents lodged 23 August.
- 38 Waiwera Street, Lavender Bay (204/21): Documents lodged 26 August.
- 48-50 Alfred Street South, Milsons Point (245/21): Documents lodged 6 September.

6. Community items

(a) Wendy's Secret Garden: Work will begin in December to stabilize the embankment below Harbourview Crescent. Contact [Ian C](#) if you would like more information.

(b) Harbourside Villages: Local residents have indicated that they would like the Henry Lawson seat (on the corner of Blues Point Road and William Street) more appealing and a better memorial to the writer who lived in this area for many years. People have also suggested that a community garden of some kind in McMahons Points would be desirable and appreciated. The Blue Plaques initiative is exciting in that it keys in very well to the Harbourside Villages initiative. A map of the Blue Plaques can be added to the Harbourside Villages website once they are installed. Contact [Carolina](#) for more information or idea sharing.

7. General business

The meeting heard that consultants have been brought in to look at redeveloping a car park in MacKenzie Street, Lavender Bay, into residential. Local residents have expressed concern over losing trees and shade.

The meeting closed at 9:05pm.

Next meeting: 7pm, Thursday 28 October.