

Lavender Bay Precinct Committee

Minutes of Meeting

Thursday, 29 July 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 / 24 June minutes

The meeting was held via Zoom due to COVID. There were 18 people on line and 16 apologies. The meeting accepted the amended minutes of the 24 June meeting.

2. Chair's report

- (a) **Luna Park advertising:** The Chair has written to Council about Luna Park's Get Ready to Scream promotion and will report back to the Precinct when a reply is received.
- (b) **Harbour Bridge cycle ramp proposals:** The Chair has contacted the Premier's office to arrange a meeting about considering all options, and will report back to Precinct.
- (c) **Floating dry dock proposal:** The Chair is registered to speak about the community's concerns at the Land and Environment Court conciliation conference on 18 October.
- (d) **Warung Street tree planting:** Warung Street currently has many mature Jacaranda trees that produce a bright display each spring. Council's commitment to tree planting is commendable, but Council should have regard to the distinct and particular character of specific areas and streets. Replacing a mature Jacaranda with another species is not in keeping with the local character. There should be consistent replacement.
- (e) **East Crescent Street lookout garbage bin:** The red bin is still being filled with household waste. It needs to be relocated and was not requested by residents. The previous bin was placed there by the builders during construction of the Bradfield apartments.

3. State Government items

[Complying development certificates](#): The meeting heard that Council had reviewed the plans for a recent complying development certificate and concluded that all was in order. The meeting discussed approaching the local member about the legislation, and agreed that this would be worthwhile, as would a meeting with the relevant Minister.

4. Council items

- (a) Fish hooks and fishing lines:** Following reports of littered fish hooks and fishing lines, Council has resolved to adjust existing signage in fishing spots to inform the public of the relevant fines for littering.

The meeting heard that signs are mere window dressing and do not enforce the issue; that the lack of oversight of fishing is impacting on use of foreshore areas by the local community; that fishing detritus and paraphernalia left behind are dangerous; that fishers cut up bait on the park benches; that numerous local dogs have been injured by hooks left on the ground; that bait and tangled lines are left on the ground; that it can be intimidating to disembark the ferry at night and be surrounded by up to 12 fishermen on the McMahons Point wharf; that parking spaces are taken up by fishers; and that walking paths are sometimes blocked by fishing lines.

It was suggested that the local community should continue to raise the issue and maintain pressure by writing letters and passing resolutions. Could the local community and ratepayers have an area that is safe to use?

Motion: That the Lavender Bay Precinct Committee would like to see a fishing ban at Sawmillers Reserve. Carried without objection.

- (b) Blues Point Road traffic calming:** The results of the recent consultation on speed cushions were reported to the North Sydney Traffic Committee meeting on 23 July. There were 188 responses to the survey. The paper reported 60% support for the proposed speed cushions, with 76% support from Blues Point Road respondents.

After extensive discussion, the Traffic Committee agreed to apply for a 40km/h zone along the entirety of Blues Point Road and use a maximum of two raised flat top thresholds instead of speed cushions. The hope is that these measures will also reduce vehicle noise in the area. Additional measures can be implemented if necessary.

- (c) Vehicles parking in foreshore parks:** The meeting heard that vehicles are being parked on the grass at the McMahons Point foreshore in order to photograph their vehicles, sometimes right up to the water's edge. As a result, the grassy area has been worn out and becomes a large muddy pool of water when it rains.

Attendees commented that Council could install a low barricade or bollards (such as at Quibaree Park) to prevent this; that the area needs to be preserved and protected; that the area is an eyesore that needs to be fixed; and that drivers are also using the Lavender Bay boat ramp (in front of the railway arches) for photographs.

Motion: That the Lavender Bay Precinct Committee would like to see an appropriate form of bollard/barricade installed near McMahons Point wharf and at Lavender Bay to protect the foreshore areas from dilapidation from cars. Carried without objection.

- (d) Reinstatement of Blues Point Reserve:** Sydney Metro will remove the acoustic shed by the end of the year and the park will be reinstated in the new year. The meeting heard that this is an opportunity for the local community to have a park that reflects the community's needs. Precinct would like to know what opportunity will there be for community input, as Precinct would like to be involved.

The meeting also heard that it would be terrific to see something better than what was there previously; that the timing is ideal with the slated demolition of the derelict boat shed at 1 Henry Lawson Avenue; and that the foreshore must be green open space.

Motion: That the Lavender Bay Precinct Committee repeats the request from its February meeting that it would like to be involved in the proposals for the site and make a submission regarding restoration of the foreshore area. Carried without objection.

5. Development applications

- (a) 7 Lavender Street, Lavender Bay (184/21):** Installation of air conditioning units on individual balconies, the roof and upper basement, new rooftop balustrade and various associated works. Comments due Friday 23 July.

The meeting discussed the potential for increased ambient noise in the area with multiple air conditioning units operating outside the building, and that an assurance should be sought regarding no additional noise.

Precinct requests Council to require an acoustic report comparing current noise levels and those expected with the new air conditioning units.

- (b) 38 Waiwera Street, Lavender Bay (204/21):** Substantial alterations and additions to a detached dwelling. Comments due Friday 6 August. The meeting noted the application.
- (c) 6/61 Kirribilli Avenue, Kirribilli (210/21):** Adjust strata plan for units 6 and 7, minor internal renovations and changes to internal layout. Referred due to Bradfield Precinct being inactive. Comments due Friday 6 August. The meeting noted the application.
- (d) 35 Bay View Street, Lavender Bay (211/21):** Substantial alterations and additions to existing dwelling including a new attic level. The exhibition notice was initially placed on the fence at number 37, instead of number 35. Comments now due Friday 20 August.

The meeting heard that the proposed rear dormer window will overlook the rear gardens of the terrace houses to the south, leading to a loss of privacy.

Motion: That the Lavender Bay Precinct Committee object to the development as proposed due to privacy impacts on adjoining residents. Carried without objection.

- (e) 21 King George Street, Lavender Bay (216/21):** Demolition of existing structures and construction of new dwelling house. Comments due Friday 13 August. Concerns were expressed about the cumulative impact of construction traffic for these last two developments and that at 20 Bay View Street. A co-ordination condition would help.

(f) 2 Blue Street, North Sydney (47/20/5): Modify consent for various internal and external modifications including additional roof plant, façade changes, façade lighting, removal of awning, removal of street trees, changes to parking, loading and public domain works. Precinct discussed the application in June and objected to the removal of the street trees. Amended plans have been submitted. The meeting noted changes at street level.

(g) 65-83 Walker Street, North Sydney (97/21): Demolition of existing buildings and construction of 26-storey commercial building with 4-5 levels of basement parking. Precinct discussed the application in May and heard that there would be some afternoon shadowing of residences on the eastern side of the Freeway. Amended plans have been submitted. The meeting noted the amended plans.

6. Community items

(a) Wendy's Secret Gardening: The bridge over the stormwater drain below Harbourview Crescent is being designed for tender, with works expected to start in December. Work is also continuing on slope consolidation.

A socially-distanced opportunity for gardening exercise (without morning tea) can be arranged for Saturday 7 August and at other times. Contact [Ian C](#) if interested.

(b) Harbourside Villages Pop-up Community Creative Space: The Harbourside Villages survey showed that, along with green open space, a dedicated creative space for the community is seen as a high priority for the area. The owner of 182 Blues Point Road has made available Shop 1 to pilot a Pop-up Community Creative Space as part of the initiative to cultivate stronger community cohesion.

The initial agreement is for August and September, but this may be extended to the end of the year. COVID restrictions will impact the opening of the space. Battery recycling drop off will be offered in the meantime. Donations of craft materials are sought.

Attendees commented that this is a great initiative, terrific for people who live on their own; that it may take a while to take off, but it is important to have something like this; and perhaps in time the Community Centre could be used in this way.

7. General business

(a) Commodore Hotel (DA 101/21): The application for alterations and additions is still under assessment. (Additional information was provided by the applicant on 8 July.)

(b) 101 Blues Point Road, McMahons Point (DA 8/21): The application for alterations and additions to a medical consulting room including new administration areas, first floor residence and various associated works will be heard in the Land and Environment Court after no agreement was reached in a recent conciliation conference.

(c) Floating Dry Dock proposal (DA 57/19): The Court has confirmed that seven parties are entitled to be heard at the hearing of the appeal in the Land and Environment Court. The applicant's Statement of Facts and Contentions in Reply had not been distributed at the time of the meeting. [Friends of Berrys Bay](#) thanks Precinct for its support.

The Chair closed the meeting at 8:27pm. Next meeting: 7pm Thursday 26 August.