

Lavender Bay Precinct

Minutes of Meeting

Thursday, 29 April 2021

Starting at 7 pm



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 / Minutes of previous meeting

There were 25 attendees and 13 apologies. The meeting accepted the minutes of the 25 March meeting.

2. Chair's report

(a) McMahons Point public domain upgrade masterplan: Council has resolved to adopt the masterplan, including amendments made as a result of community consultation. The amended masterplan has taken on board community feedback re loss of parking, street banners, festoon lighting, public sculptures and village atmosphere. The masterplan will be implemented as funds become available.

(b) East Crescent Street Lookout: The small reserve at the end of East Crescent Street, which a lot of people utilise, has a park bench at street level. Council has laid down a concrete pad and placed a garbage bin within a metre of this bench, for which a number of complaints have been received, due to its placement.

(c) Greenwood Hotel noise: The recent Easter Sunday event held at the Greenwood Hotel saw levels of noise that could be heard as far south as Warung Street, McMahons Point. There appears to be no clear responsibility for enforcement of noise conditions in the [liquor licence](#) and development application. The Chair will write to Council's General Manager seeking clarification.

(d) Foreshore parks: Council recently discussed a paper recommending bookings for groups of more than 20 people and special events/activities in prime foreshore parks. The matter will be further discussed at a Councillor briefing.

Precinct discussion suggests that this issue is becoming more acute in the area as an outcome of covid and use of outdoor space for entertainment, commercial activities that monopolise space, all-day-long wedding celebrations, religious activities, parties and so on. Blues Point Reserve is now consistently a site for hooning, burn-outs, drag-racing, large gatherings and oversized amplified music.

There is a tension with public land and its use versus detriments to the local community. Can Council charge a fee for use of public land? Are there conditions we want as a community? If so, what are the parameters? Commercial bans are problematic; we need a workable policy that balances the various stakeholders.

As a Precinct we want to find out what can be done to define the debate and form a point a view. First and foremost, we want to preserve our open public space and define what is useful and productive for us as a Precinct.

The Chair will write a letter to Council's General Manager requesting a briefing for Precinct, with options provided so we can have a rational debate.

3. State Government items

- (a) **Harbour Bridge cycleway:** Transport for NSW has provided an update to Council officers and community representatives about two design concepts for the Harbour Bridge northern cycleway access, involving updated versions of a linear and a spiral ramp, which will effectively remove some of the bowling green from public use. Community representatives are waiting to see the next iteration.

Monday night's Mayoral Minute was bold and commendable in relation to the preservation of Bradfield Park for the community, which historically lost so much when the bridge was built. **Precinct appreciates the stance taken in the Mayoral Minute, which is strongly supported by the Milsons Point community.**

Council's resolution objects to any cycle ramp proposal that impacts on Bradfield Park North, the heritage significance of the Bridge, reduces pedestrian safety or removes parking from Alfred Street South. The resolution calls for the confidential proposals to be made public and consideration be given to relocating cyclists to the main deck of the Sydney Harbour Bridge.

Either proposal would have a substantial impact on the 4,000 people who live in Milsons Point. There is a heritage aspect in both the green space allocated by John Bradfield to the people of Milsons Point, as well as the spiral ramp option which will significantly impact on the heritage aesthetics of the bridge.

There is a safety aspect of disgorging so many cyclists at the base of the spiral ramp onto the footpath who then have to track back to go on their respective ways. Kirribilli markets, bocce, school sport, soccer games, children recreating, basketball hoops – this green space is used by the community every day for a variety of activities. With the pool and Bradfield Park South park out of action, there is very little open green space for the Milsons Point community to utilise.

Precinct is committed to preserving green space and seeks transparency from the State Government and Council about the discussions and proposals being put forward in the form of an elevated ramp or a spiral option in Bradfield Park. Both of these options are unacceptable to the community. The meeting endorsed the suggestion that alternatives be investigated.

Motion: The Lavender Bay Precinct Committee objects to both ramp proposals and expects Transport for NSW to be open and transparent in keeping the community informed. Carried without objection.

4. Council items

- (a) **Precinct System review:** Following completion of Stage 2 feedback, the consultant's report and the response by Council staff will be discussed by Council's Governance and Finance Committee on 10 May and Council on 24 May, with some changes coming into effect in July. Precinct Committee boundaries are likely to involve a further round of consultation.
- (b) **Miller Street pop-up footpath widening:** Temporary footpath widening on the western side of Miller Street outside Northpoint will begin shortly, for a six-month period. Turning left from the Pacific Highway southbound will not be allowed.
- (c) **Council consultations:** Current consultations include the Kirribilli Centre Joint Strategic Plan Review ([now closed](#)), Union Street alternate options to speed cushions (closing [Wednesday 5 May](#)) and a draft amendment to the Development Control Plan for the Ward Street Masterplan (closing [Monday 17 May](#)).

5. Development applications

- (a) **2 Blue Street, North Sydney (47/20/4):** Modify consent to change construction hours to 7am to 7pm Monday to Friday as per Section B11.2 of the Development Control Plan, amended on 24 August 2020. Comments due [30 April](#). The meeting agreed that this would affect nearby residents and supports their objections.

Motion: The Lavender Bay Precinct Committee opposes the extension of construction hours. Carried without objection.

- (b) **105 Miller Street, North Sydney (310/20):** Fire safety upgrades to heritage-listed MLC Building. Comments due [Friday 7 May](#). The meeting noted the application.
- (c) **99 Mount Street, North Sydney (89/21):** Apply artwork to street façade in Mount and Hill Street. Comments due [Friday 7 May](#). The meeting agreed that this is in effect advertising and not artwork.

Motion: The Lavender Bay Precinct Committee opposes the proposed street façade artwork. Carried without objection.

- (d) 206 Blues Point Road, McMahons Point ([101/21](#)):** Alterations and additions to hotel, including conversion of ground-floor parking area to gaming room, with an increase in staff numbers from 35 to 55. Comments due Friday 14 May.

The meeting questioned whether the introduction of a gaming room at street level would be appropriate in the middle of the heritage conservation areas surrounding Blues Point village. The application also seeks to operate the gaming room until 1am on Friday and Saturday nights. The meeting feels that the application of these hours to an extended trading area should be a separate DA.

The meeting also queried the appropriateness of introducing 30 gaming machines at street level in a historical landmark building (George Lavender's Commodore Hotel named after 'The Commodore' William Billy Blue) and feels that such activities will change the nature and amenity of the village atmosphere.

Motion: The Lavender Bay Precinct Committee opposes the conversion of the ground-floor parking area into a gaming room. Carried without objection.

- (e) 61 Lavender Street, Milsons Point ([112/01/20](#)):** Change four windows to louvres on the south elevation, add air intake louvres and bicycle racks on the Cliff Street side. Not yet advertised. The meeting noted the application.

6. Community items

- (a) Grassroots initiative to enhance community spirit:** CT gave a presentation on the advantages of clustering and a commitment to placemaking a community. The presentation will be circulated as a PDF.
- (b) Wendy's Secret Garden:** The next gardening morning is Saturday 1 May. RSVP to Ian C at icurdie@bigpond.com.

7. General business

- (a) Land and Environment Court appeal, Floating Dry Dock:** [Friends of Berrys Bay](#) has now been established in opposition to the proposed installation of a floating dry dock in Berrys Bay. The Chair reported that he has been invited to present evidence at the appeal in the Land and Environment Court.
- (b) 3 Parker Street:** It was reported that this property is unlocked and vagrants have moved in. The meeting heard that the consent conditions for DA [103/19](#) make it virtually impossible for building work to commence. The Chair will look at them.
- (c) Lavender Green:** The meeting discussed a suggestion that Lavender Green should be returned to the community in light of the substantial rides currently being erected in Luna Park.
- (d) St Peters Park:** The meeting heard that a pedestrian had recently been knocked down by a cyclist adjacent to Xavier Terrace.

The Chair closed the meeting at 9:07pm. Next meeting: 7pm, Thursday 27 May.