

Minutes of Meeting

Thursday, 25 February 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

1. Welcome / Apologies / Minutes of previous meeting

There were 23 attendees (including 10 via Zoom) and 12 apologies. The meeting accepted the minutes of the 28 January meeting.

2. Chair's report

(a) Blues Point Road traffic: Residents continue to be concerned about vehicle noise, illegal parking and street racing in Blues Point Road near Blues Point Reserve. Council's Traffic Committee has recommended several measures, including speed cushions, to deal with these problems.

Council is asked to note the meeting's concern that calming devices can create additional noise as vehicles brake, traverse and accelerate near these devices, and that they can be a problem for buses and other heavy vehicles.

Council has agreed to request a speed camera between East Crescent Street and Blues Point Reserve and is considering CCTV on Blues Point Road.

Meeting attendees reported that parking tickets are sent by mail and that leaving them on car windows would provide a visible warning to other drivers, and that Council rangers are not always able to attend when called.

(b) Foreshore parks: Blues Point Reserve has been used by large groups with amplified music for extended periods on weekends, to the detriment of other users and local residents. There needs to be a balance between the various needs of various users.

Council has commissioned a report outlining options to manage Blues Point Reserve and other foreshore parks (including Mary Booth Reserve) to ensure that they are available for everyone to use.

- (c) **1 Henry Lawson Avenue acquisition:** The office of the Minister for Planning and Public Spaces has confirmed that a Proposed Acquisition Notice was issued on 5 February, following completion of the statutory six-month negotiation period. This starts a 90-day compulsory acquisition period, following which an acquisition notice is gazetted and compensation is determined by the Valuer General.

Council is asked to note that Precinct would like to be involved in the proposals for reuse this site and the adjoining site currently occupied by Sydney Metro.

3. State Government items

- (a) **Sydney Harbour Bridge cycleway access:** Transport for NSW has met with community representatives to discuss their plan to increase capacity at the northern end of the Bridge. A linear ramp ending south of Burton Street would have the least impact on Bradfield Park.
- (b) **1 Henry Lawson Avenue acquisition:** See Chair's report.
- (c) **Beaches Link and Gore Hill Freeway Connection EIS:** Council has agreed to make a submission outlining concerns about the lack of alternative transport options, lack of filtering in the proposed exhaust stacks, unnecessary loss of open space, sporting facilities, trees and water treatment infrastructure, and adverse impacts on school children. [Submissions](#) to DPIE close Monday 1 March.

4. Council items

- (a) **Blues Point Road traffic and foreshore park usage:** See Chair's report.
- (b) **Kirribilli Village Centre Public Domain Upgrade:** Council has decided to adopt an amended masterplan that involves retaining 10 parking spaces at the western end of Burton Street and reduces the net parking loss to 4 spaces. Council's response to Precinct's other concern about conflict between pedestrian and cyclists has been to define shared zones to be kept clear at all times.
- (c) **22 February Council meeting:** Council agreed to provide a \$70,000 grant to stage Sculpture@Sawmillers in Spring, and seek to have certain land on the western side of Berrys Bay under the care and control of Council prior to commencement of the Western Harbour Tunnel project. A proposal to remove the archway infills under the Lavender Bay railway viaduct was deferred to allow for a site visit.

5. Development applications

- (a) **26 Walker Street, Lavender Bay ([22/21](#)):** Alterations and additions to a terrace house, including rear addition and new carport. Comments due 19 February. The meeting noted the application.

- (b) 110 Walker Street, North Sydney (19/21):** Demolition of existing structures, basement excavation, construction of 55-storey commercial tower (plus 2 storeys of rooftop plant), roof terraces and basement parking, including retail premises and signage zones. Comments due Friday 26 February.

The meeting heard that the northern tower would exceed the LEP maximum building height by 23m and the southern tower would exceed the limit by 12m. This would create overshadowing as far as Union Street in the mornings and Clark Road in the afternoons. There were also concerns about wind tunnel impacts.

Motion: The Lavender Precinct Committee objects to DA 19/21 on the grounds of excessive height, overshadowing and potential wind tunnel impacts. Carried without objection.

- (c) 140 Blues Point Road, McMahons Point (44/09/4):** Modify consent for various modifications to a dwelling, including internal and external changes. Comments due Friday 26 February. The meeting noted the application.
- (d) 2/13 West Crescent Street, McMahons Point (36/21):** Alterations and additions to existing dwelling. Comments due Friday 12 March. The meeting noted the application.
- (e) 61 Lavender Street, Milsons Point (317/20) (late item):** Licensed restaurant for 120 patrons (internal) and 30 patrons (external), 7am to midnight Monday to Saturday, 7am to 10pm Sunday. Licensed bakery and delicatessen for 10 patrons, 7am to 10pm. Precinct heard concerns about this application in January. Amended plans (including the plant room behind the restaurant and an updated waste management plan) were submitted on 15 February.
- The application will be determined by the [North Sydney Local Planning Panel](#) on Wednesday 3 March. The Assessment Officer's [recommendation](#) is approval subject to conditions (including noise control limits and a trial period of 12 months for trading between 11pm and midnight Monday to Wednesday). Interested parties can make short additional submissions or address the Panel by Zoom by contacting the Panel Co-ordinator before 5pm on Monday 1 March.
- (f) 61 Lavender Street, Milsons Point (112/01/19) (late item):** Access to 30 Cliff Street to apply the approved finish to the podium of the approved building. Council has requested additional information from the applicant.
- (g) 68 Alfred Street South, Milsons Point (43/21) (late item):** Partial demolition, alterations and additions to building, awning and landscaping works, and associated works. Comments due Friday 19 March. The application will be included on the agenda for Precinct's March meeting.

6. Community items

(a) Reinvigorating village life: The Chair reported concerns by local businesses about negative impacts from the proposed Blues Point Road public domain upgrade.

CT will discuss some ideas to build on the area's favourable liveability rankings at a future meeting.

(b) Wendy's Secret Garden: IC reported on a request to livestream a walkaround to a gardening club in Africa and an upcoming item on Gardening Australia. The next gardening morning is Saturday 6 March. RSVP to Ian C by Wednesday 3 March.

(c) Clean Up Australia Day, Sunday 7 March: Register to join a clean up [on land](#) or [by kayak](#).

(d) Project 2060: Homeward Bound: A series of small to large scale exhibitions throughout March across five Council venues to articulate how various artists have coped during these challenging and unprecedented times. Details [here](#).

7. General business

Precinct boundaries: Council's Precinct System Review has gathered input on various aspects of the Precinct system and is developing recommendations for Council's consideration. Possible boundary outcomes for Lavender Bay Precinct are no change or a merger with part of Union Precinct.

The Chair closed the meeting at 7.59pm.

Next meeting: 7pm, Thursday 25 March (subject to COVID-19 restrictions).