

Minutes of Meeting

Thursday, 25 March 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 15 attendees (including 1 via Zoom) and 19 apologies. The meeting accepted the minutes of the 25 February meeting.

2. Chair's report

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.

The Chair sought to ascertain the Precinct Committee's thoughts on what should happen to the derelict structure at 1 Henry Lawson Avenue, and if they are in favour of it being replaced with another structure.

The Chair placed on record the following proposition: "We are a precinct that has been fighting to ensure the derelict boat shed is returned to foreshore land with a pedestrian walkway which continues to Blues Point Reserve and McMahons Point wharf. A commitment was made by the Coalition government and The Hon. Anthony Roberts, MP, who was then the responsible Minister, to remove the structure so that the public foreshore could be restored."

The reasons were/are that the current structure is in a derelict state, the boatshed is built on public open space which has been zoned as such for 70 years, the land is not 'something that can be acquired' because the zoning is public open land which cannot be purchased, and the current structure was constructed without consent. The Friends of Sydney Harbour have been supportive of the Precinct's efforts, as have other precincts in the LGA.

Matters raised in discussion:

- Nothing should be built in its place; it should be demolished.
- 1 Henry Lawson Avenue is located within UNESCO's World Heritage listing for Sydney Opera House and its Buffer Zone, which maintains that no new structures can be built without approval from the relevant government Minister (<https://whc.unesco.org/en/documents/103392>).
- The community is alarmed that discussions are being floated to put a new structure on a site that has no parking, is a narrow, confined space and is inappropriate for development.
- The people of this community and precinct do not want to see a structure erected on this site.
- The public open space should be restored in line with the commitments made over the last two decades which have and are being made around the harbour in other areas.
- Waverton Precinct recognises that foreshore land is valuable and has supported Lavender Bay Precinct to keep the foreshore free to walk and access.
- The green space should be returned to the community and the only construction should be a continuous footpath.
- The notion of the working waterfront has long gone and public open space is now encouraged, with government statements on record about that.
- There are some suggestions that this site is historical. Council can erect an etched plaque/sign there. The only historical remnant is a winch.
- It is outrageous that a promise to the community for decades would be rescinded. The entire site should be retained as it is zoned and returned to the community. Any development is totally unacceptable.
- The site should be delegated as 'care and control' by Council so it is beyond reach of developers/development.
- A letter should be written to go to Council.
- Talk of turning the boatshed into a Café?
- The members of the meeting strongly and unequivocally reacted 'No'.
- This has been decades in the making, it has been in the courts and the situation is that State government is acquiring the derelict structure by August 2021 in line with policy to restore the land to the people of Sydney. Any attempt made to turn it onto a café or gaming casino would be fought vehemently by the community.

Motion: The Lavender Precinct Committee's position is to return the land to the people. Carried with 1 abstention.

Further evidence of the history of the site can be found in the Land and Environment Court judgments [here](#) and [here](#).

3. State Government items

Dine & Discover NSW: North Sydney residents can apply for \$100 in Dine NSW and Discover NSW vouchers from Wednesday 31 March. The vouchers can be used at registered business (now valid on public holidays) and are valid to 30 June. Details at <https://www.nsw.gov.au/covid-19/dine-discover-nsw>

4. Council items

(a) 19 March Traffic Committee meeting: The Blues Point Reserve problems (parking, noise and anti-social behaviour) was not on the agenda. The Mayor promised it will be on the next Traffic Committee meeting's agenda.

The construction traffic management plan for the Pool redevelopment involves heavy vehicles from the Freeway using High Street, Clark Road, Broughton Street and Olympic Drive. Heavy vehicles from the Bridge will use Alfred Street South. This could be quite disruptive to the residents of Milson Point.

The draft construction traffic management plan for 2-4 Blue Street, North Sydney, proposed access via Lavender Street and a wide turn into William Street, with departures using William Street and a wide turn into the Pacific Highway. There were two options for managing larger (truck and dog) vehicles. However, neither was deemed acceptable and the plan was not approved. The relevant parties will meet to come up with another safer less disruptive solution.

(b) 22 March Council meeting: At the 2017 Council election, voters chose to have the Mayor elected by Councillors for a term of two years (originally to take effect from the 2020 election but delayed because of COVID-19). A motion to develop a referendum question on the subject for the 2021 election was not passed.

A motion to ban smoking in the LGA was discussed, but not passed, largely because of a limited ability to enforce such a ban.

Council discussed but did not approve a rescission motion for a planning study around Neutral Bay. Our meeting heard that feedback from the local community about how to proceed split into thirds: keep things the same, allow high rise or seek better solutions.

(c) Public open space: The North Sydney LGA is expected to lose large parts of the Cammeray Golf Course to the Beaches Link and Gore Hill Freeway Connection project, with a promise that three hectares will be returned to the LGA. This could be at Berrys Bay, the Waverton Bowling Club site or Lavender Bay for the High Line. The meeting's discussion about 1 Henry Lawson Avenue is a key part of this return of land to the community. Every opportunity we have for open space should be seized.

5. Development applications

- (a) 68 Alfred Street South, Milsons Point ([43/21](#)):** Partial demolition, alterations and additions to building, awning and landscaping works, and associated works. Comments due 19 March.

The meeting heard that at first glance this development seemed admirable. However, there are many objections by local residents relating to safety concerns arising from proposed changes on the western side.

Motion: The Lavender Precinct Committee supports the residents' objections concerning lack of information and details about the changes on the western side. Carried without objection.

- (b) 19 King George Street, Lavender Bay ([300/19/2](#)):** Modification of a previous development consent – roof reconfiguration to rear of dwelling, internal reconfiguration and associated modifications. Comments due Tuesday 6 April. The meeting noted this application.
- (c) 61 Lavender Street, Milsons Point ([112/01/19](#)):** Insert a new condition that sets out the arrangements to obtain access to 30 Cliff Street to apply the approved finish to the podium of the approved building site. Not advertised yet. Residents in Cliff St will be affected by this and are in negotiations. Noted by the meeting.
- (d) 61 Lavender Street, Milsons Point ([APP-0008487184](#)):** On-premises liquor licence application for Loulou Bistro. This is the licensing component of the recently approved restaurant. Submissions to Liquor and Gaming NSW close on Friday 26 March. The meeting heard that the requested hours and proposed area seem excessive. The meeting noted the application.

The applicant also intends to submit a separate application for a packaged (takeaway) liquor license for the Loulou Boulangerie & Traiteur. Community members can provide feedback and seek additional information from the applicant until Friday 23 April. Feedback will be used to create a Community Impact Statement to be submitted with this second application.

- (e) Floating dry dock, 6 John Street, McMahons Point ([57/19](#)):** An [appeal](#) has been lodged against the refusal last September by the Sydney North Planning Panel. A directions hearing is scheduled for 6 April.

The appeal was lodged on 9 March, but Council has not advised previous objectors yet.

Motion: The Lavender Precinct Committee supports the provision of more information by Council. Carried without objection.

6. Community items

- (a) Protecting and enhancing village life in our area:** Proposal to seek interest from the precinct and wider community to create an informal 'working group' to be known as the Lavender Bay Precinct Grassroots Club.

CT would like to ascertain any points of interest and needs in relation to enhancing village life and ambience in the Lavender Bay precinct. There are no firm or hard plans as yet, as this is a preliminary scoping exercise to learn from and listen to the community.

CT asks meeting attendees to share the request with their networks and fellow community members.

The Chair proposed that CT put forward a process at the next meeting for Precinct to look at and consider.

- (b) Wendy's Secret Garden:** The next gardening morning is Saturday 3 April. RSVP to Ian C at icurdie@bigpond.com by Tuesday 30 March.

7. General business

There was no general business raised.

The Chair closed the meeting at 8.04pm.

Next meeting: 7pm, Thursday 29 April (subject to COVID-19 restrictions).