

Lavender Bay Precinct

Minutes of AGM

Thursday, 26 May 2022

Starting at 7 pm



Sketch by renowned local artist Peter Kingston AM

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair: RRS Robert@StittQC.com.au
Acting Secretary: BPS lavenderbayprecinct@gmail.com

1. **Welcome, apologies, minutes of 28/11/19 AGM, minutes of 28/4/22 meeting**

There were 25 attendees and 13 apologies.

The minutes of the 2019 AGM were distributed with the agenda and printed copies were available at the meeting. The minutes were accepted unanimously.

The minutes of the April meeting were distributed after that meeting and printed copies were available at the meeting. The minutes were accepted unanimously.

2. **Chair's report**

(a) **1 Henry Lawson Avenue:** The Chair spoke about the history of the acquisition and DA [395/18](#). The site has now been acquired by the State Government. Reinstatement of the adjoining [Metro site](#) is nearly finished. However, the foreshore area is spoilt by cars driving onto the grass area near the ferry wharf.

Precinct needs to be proactive in encouraging Council to demolish the derelict boatshed to join Blues Point Reserve and the area adjoining the ferry wharf in a continuous stretch.

Precinct also needs to pursue prevention of cars driving onto the foreshore area, fixing the drainage issues in the area and returfing the whole area. The media have reported that Council has agreed to install bollards.

(b) **Floating dry dock DA [57/19](#):** The Chair noted that Precinct objected to the DA. At the recent on-site LEC hearing, the Chair and other community representatives spoke against the proposed transfer of large-scale industrial activities into small Berrys Bay. The hearing has concluded and judgment has been reserved.

(c) **Harbour Bridge cycle ramp:** The Chair noted strong local opposition to the proposed linear structure from the Bridge to Bradfield Park North. The community has prepared and proposed an alternative in Bradfield Park Central. Community representatives have met with Ministerial staff outlining the community's concerns and the alternative.

The Chair spoke about the [creation](#) of Bradfield Park North by Act of Parliament, which transferred the land from the State Government to North Sydney Council in perpetual trust for the benefit of the people of North Sydney. In spite of this, the State Government is proceeding with a proposed acquisition.

Precinct should make further representations via our State MP against the long, sloping superstructure towards the roundabout and the loss of Bradfield Park North. Precinct needs to be apolitical, but can pursue a process to represent the community.

- (d) Luna Park:** The Chair reported that the community has been adversely affected by Luna Park's activities. Residents are particularly affected by noise travelling across the water and the ongoing encroachment onto green open space (e.g., the marquee). There are statutory restrictions on noise complaints.

Precinct has asked Council to monitor noise levels, and should continue to agitate for a better outcome via our State MP.

The Chair's report was accepted unanimously.

3. Financial report

In the period from 29 November 2019 to 16 May 2022, the Precinct Committee received no income and incurred expenses of \$917.53. The balance at 16 May 2022 was \$264.12. Precinct subsequently accrued \$1500.00 in operational funding and \$144.00 in flyer distribution costs, giving a balance of \$1620.12.

The financial report was accepted unanimously. The meeting thanked JS for her stewardship over many years.

4. Election of Chair, Secretary and Treasurer

GP (returning officer) took the Chair, declared all positions vacant and called for nominations.

Chair: RRS was nominated by IC and seconded by KC. There being no other nomination, RRS was elected by acclamation.

Secretary: BPS was nominated by RRS, but declined the nomination. There being no other nomination, the position remains vacant, to be filled at a future meeting.

Treasurer: BPS nominated himself and was seconded by RRS. There being no other nomination, BPS was elected by acclamation.

GP congratulated the incoming office-bearers, and thanked CT for her work as Minutes Secretary. GP handed back the Chair to RRS, who thanked the meeting for the vote of confidence. He noted that Lavender Bay Precinct has been a respected voice for the area, and thanked BPS for his time as Secretary, where he had been helpful to the Chair and the community.

The AGM ended at this point, and the regular monthly meeting commenced.

5. State Government items

- (a) Harbour Bridge cycle ramp (further discussion):** Council has passed a resolution advising Transport for NSW (TfNSW) that it is not prepared to consent to compulsory acquisition of Bradfield Park land prior to the ramp receiving all statutory approvals, including approval under the Environment Protection and Biodiversity Conservation Act (Cth).

Under that Act, approval is required from the Federal Minister for the Environment for any action that would have a significant impact on the heritage values of a National Heritage item such as the Harbour Bridge. Public submissions have to be made within 10 business days of any [referral](#) to the Minister.

A letter has been sent to the NSW Auditor-General questioning proper use of taxpayer money. A group of Milsons Point residents is also considering a separate legal challenge. Interested members should contact the Acting Secretary for further details.

- (b) Luna Park (further discussion):** The meeting heard that community access to Lavender Green was lost due to the installation of fencing and that State legislation stifles noise complaints, which may be an infringement of constitution rights. A temporary roller-skating rink is currently being installed on Lavender Green.

The meeting heard about an approach to Luna Park's shareholders about environmental, social and governance (ESG) obligations, including their stated desire to be good neighbours. The matter has been escalated to their global CEO.

6. Council items

- (a) 23 May Council meeting:** In addition to the Harbour Bridge cycle ramp resolution, our meeting noted the resignation of the General Manager from 1 July 2022.
- (b) Draft Code of Meeting Practice:** The draft Code includes provisions allowing Council meetings and public forums to be held by audio-visual link and for Councillors to attend Council meetings by audio-visual link. [Submissions](#) close on Wednesday 8 June.
- (c) Draft Community Strategic Plan (stage 2):** The draft Plan outlines the community's vision for the LGA, with themes of Living Environment, Built Environment, Innovative City, Social Vitality and Civic Leadership. [Submissions](#) close on Wednesday 8 June.
- (d) Integrated Planning and Reporting Plans:** Council's draft [Operational Plan & Budget](#) 2022/23, draft [Fees & Charges Schedule](#) 2022/23, draft [Delivery Program](#) 2022-26 and draft [Resourcing Strategy](#) 2022-32 are currently on exhibition.

Council will host information stalls at the Coal Loader Artisan Markets from 10am to 3pm on Sunday 5 June and the Northside Produce Market from 8am to noon on Saturday 18 June. An online [information session](#) will be held from 6-7pm on Thursday 16 June.

Council is also exhibiting its draft [Grants & Subsidies](#) 2022/23. Submissions on all draft documents close on Tuesday 21 June.

- (e) **McMahons Point pocket park:** Council has announced that plans are proceeding for a pocket park in East Crescent Street, McMahons Point. The pocket park forms part of the public domain upgrade of McMahons Point that was [approved by Council](#) in April 2021. The final design (excluding the sculpture) is due for completion in mid-June.

The meeting heard concerns about impacts on vehicle movements and potential anti-social behaviour. Precinct asks Council for a copy of the final design when available. Precinct also looks forward to the community consultation for the sculpture.

- (f) **Kirribilli Shopping Area Streetscape Committee:** The [Committee](#) is being reactivated and is scheduled to meet at 5.30pm on Tuesday 26 July. The Committee's scope is not expected to include the Milsons Point side of the railway station.

7. Development proposals

- (a) **Mani Restaurant, 118 Alfred Street, Milsons Point (Liquor & Gaming [APP-0010097852](#)):** On-premises liquor licence for 49 patrons, 10am-midnight (10pm Sundays).

The meeting heard that the proposed hours exceed those permitted under the development consent, including the extended hours in the trial period, and that any approval should be limited to the hours allowed in the development consent. Submissions to Liquor and Gaming close on Friday 3 June.

- (b) **Billi's Café, 135 Blues Point Road, McMahons Point (Liquor & Gaming [APP-0009967542](#)):** On-premises liquor licence with primary service authorisation (selling alcohol without meals) for 90 patrons, 10am-midnight (10pm Sundays).

The meeting heard that the proposed hours exceed the maximum trading hours set out in the North Sydney Development Control Plan, especially in the outdoor area, and that any approval should be limited to the hours permitted in the site's development consent. Submissions to Liquor and Gaming close on Friday 10 June.

- (c) **Liquor licence applications:** There have been problems with inadequate notification and consultation in relation to past liquor licence applications. Council has also recently agreed to make a submission opposing the granting of a liquor licence in Kirribilli.

Motion: That the Lavender Bay Precinct Committee requests Council to: (a) Inform the relevant Precinct Committee of any Notice of Intention or Site Notice that it receives in relation to a liquor licence application. (b) Consider the impact of any liquor licence application on the local community. (c) Advise Liquor and Gaming of any concerns that Council has about a licence application. Carried without objection.

- (d) **Commodore Hotel, 206 Blues Point Road, McMahons Point (DA [101/21/2](#)):** Permit the covered terrace to trade to midnight Monday to Thursday, 1am on Friday and Saturday nights and 10pm on Sundays, consistent with the hours permitted under the liquor licence and with the indoor areas approved under DA 101/21.

The modification application was approved by the North Sydney Local Planning Panel on 4 May, subject to a condition that television screens and audio equipment not be installed in the outdoor terrace area of the hotel, and with a 12-month trial period.

- (e) **1 Warung Street, Lavender Bay (DA [379/21](#))**: Partial demolition of existing residential flat building, construction of below-ground basement, with reconstructed and new apartment addition above and reconfiguration of remaining apartments.

The application will be heard by the North Sydney Local Planning Panel at 2pm on [Wednesday 1 June](#). Objectors should have received an invitation to address the Panel.

8. Community Events

- (a) **North Sydney Art Prize [exhibition](#)**: [14-29 May](#), Coal Loader Centre for Sustainability.
- (b) **Wendy's Secret Gardening**: Saturdays [4 June](#) and [2 July](#). RSVP to [Ian C](#) by the prior Wednesday. The meeting noted that the promised tax deductibility of donations to the Wendy Whiteley Secret Garden Trust is now unlikely.
- (c) **Bark in the Park**: Council's [pets day out](#) will be held in St Leonards Park from 9.30am to 2.30pm on [Sunday 5 June](#).

9. General Business

- (a) **Line marking of unmetered parking spaces**: Metered parking areas and angle parking areas have clearly marked parking bays. A Precinct member asked whether other parking areas should have equivalent line marking, to maximise the use of parking spaces. The meeting agreed. Precinct asks Council to investigate line marking of unmetered spaces.
- (b) **Commodore Hotel**: The meeting heard concerns about noise from the outdoor terrace, especially with the Local Planning Panel's recent approval of extended hours. Following our February meeting, Council responded that noise concerns should be raised with Liquor and Gaming NSW, but would write to the licensee reminding him of the obligation to protect the local amenity. Enforcement of liquor license and Council conditions continues to be a problem.
- (c) **24 East Crescent Street, McMahons Point (DA [5/22](#))**: The DA seeks to demolish the residential building and construct a residential flat building comprising five dwellings. The meeting heard that Council has requested more information. An attendee expressed appreciation to Precinct and Council for their assistance in relation to this DA.
- (d) **131 Blues Point Road, McMahons Point (DA [64/22](#))**: The application for internal alterations to the retail premises, including removal of internal stairs and changes to walls and doors, is under assessment.
- (e) **MLC Building, 105 Miller Street, North Sydney (DA [147/20](#))**: The Land and Environment Court conciliation conference is scheduled for [Friday 22 July](#). Objectors should have received a letter from Council's lawyers about the arrangements.

The meeting closed at 8.50pm.

Next meeting: 7pm, [Thursday 30 June](#).