

Lavender Bay Precinct Committee

Minutes of Meeting

Thursday, 27 January 2022
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

1. Welcome / Apologies / 25 November minutes

The meeting was held via Zoom due to COVID. There were 34 registered attendees and 8 apologies. The meeting accepted the minutes of the 25 November meeting.

2. Chair's report

- (a) Harbour Bridge cycleway:** The design jury will be meeting shortly to assess the three initial concept designs and community feedback submitted during the public consultation. The Chair signed a joint submission with the Milsons Point Community Group that has been sent to various politicians, including the State Member for North Shore. The Chair also attended a meeting on the weekend where a Bradfield Park Central solution was discussed.
- (b) Laurie Mather OAM:** The Chair reported that Laurie Mather, an active member and former Chair of Precinct, was awarded the Medal of the Order of Australia in the Australia Day Honours List. Laurie has a distinguished career in anaesthesia and pain management, making significant contributions in Australia and internationally, as well as to the community. The Chair congratulated Laurie on the award.
- (c) New Year's Eve:** New Year's Eve arrangements worked well. Precinct thanks Council for their involvement and cleaning up after the event.

3. State Government items

Harbour Bridge cycle ramp (further discussion): The meeting heard that the working group drafting the joint submission explored several aspects of the project, including project economics and a lift alternative. Members are asked to [contact](#) the Minister for Active Transport, calling for a pause and re-examination of the project, with the aim of containing the ramp to Bradfield Park Central. A meeting with the State Member for North Shore has been requested.

4. Council items

- (a) **January Council meetings:** The meeting noted the decisions made at the Council meetings on [10 January](#) and [24 January](#), including the matter of urgency regarding Bradfield Park.
- (b) **North Sydney Local Planning Panel:** The [agenda](#) for the Panel's 2 February meeting does not include any items in Lavender Bay Precinct. The meeting noted the [call for community representatives](#) with applications closing on [Sunday 6 February](#).
- (c) **Traffic Committee:** The [agenda](#) for the Committee's 4 February meeting did not include an update on Blues Point Road vehicle noise and traffic issues. (Council has confirmed that this will be included in future meetings.)
- (d) **Library Services Strategy:** The meeting noted that submissions via the [survey](#) and [ideas board](#) close on [Monday 31 January](#).
- (e) **Draft North Sydney Walking Strategy:** Further to the comments made at our November meeting, the meeting heard a suggestion that the strategy should also focus on connecting existing trails and address missing links for leisure walkers.

Motion: That the Lavender Bay Precinct Committee supports more Harbour walks by creating links between Harbour parks, for example around the Noakes boatyard. Carried without objection.

- (f) **Precinct AGMs:** Council has confirmed that Precinct AGMs must be conducted in person and should be deferred until this can be arranged. Office-bearers can resign prior to the AGM and casual vacancies filled by the Committee.

5. Development applications

- (a) **15/19 East Crescent Street, McMahons Point (406/21):** Internal alterations and additions to dwelling. Comments due [Tuesday 18 January](#). Noted by the meeting.
- (b) **94 Blues Point Road, McMahons Point (412/21):** Alterations and additions to existing dwelling. Comments due [Tuesday 18 January](#). The meeting heard concerns about the proposed excavation. Precinct [asks](#) Council to note the extensive excavation and ensure that the adjoining property is properly protected.
- (c) **37 Bay View Street, Lavender Bay (418/21):** Construction of a dwelling house and associated works. Comments due [Friday 28 January](#).

The meeting heard concerns about the overdevelopment of the site, non-compliant setbacks, local traffic issues arising from accessing the proposed car stacker and excavation risks. Temporary sight poles would help assess the proposal. Concerns were also expressed about the construction impacts on people working from home.

Motion: That the Lavender Bay Precinct Committee objects to the application on the basis of overdevelopment, insufficient landscaping, excavation risks, and the proposal being out of character with the local area. Carried without objection.

- (d) **12 Wilona Avenue, Lavender Bay (424/21)**: Installation of spa pool and associated works. Comments due Friday 28 January. The meeting noted the application.
- (e) **Level 11, 68 Alfred Street South, Milsons Point (L&G APP-0009564309)**: On-premises liquor licence. Submissions to L&G close Sunday 30 January. Noted by the meeting.
- (f) **Shop G2, 48-50 Alfred Street South, Milsons Point (450/21)**: Fit-out of existing commercial premises. Comments due Friday 4 February. Noted by the meeting.
- (g) **24 East Crescent Street, McMahons Point (5/22)**: Demolition of residential building and works, construction of a residential flat building comprising 5 dwellings and associated works. Comments due Friday 4 February.

The meeting heard that this is a large application, with potential detriment to neighbouring properties, and that there are inaccuracies in the documents. Concerns were also expressed about construction traffic in Middle Street and potential excavation impacts on adjoining properties. Given the size of the application, the time of year and recent problems with Council's DA tracker, the meeting agreed to support a request to Council for an extension of time.

- (h) **Shop 1, 118 Alfred Street South, Milsons Point (8/22)**: Extend the trading hours of an approved restaurant to 7am to 10pm, 7 days a week. Comments due Friday 4 February. The meeting noted the application.
- (i) **MLC Building, 105 Miller Street, North Sydney (147/20)**: Demolition of existing heritage-listed building and construction of a 27-storey commercial building including upgrade of existing ground plane and two basement levels. Amended plans lodged on 17 December. Comments due Friday 11 February. The meeting agreed to maintain Precinct's previous objection and wish to preserve the heritage building.
- (j) **21 King George Street, Lavender Bay (216/21)**: Demolition of existing structures and construction of a new dwelling house. Amended plans lodged on 18 January. Comments due Tuesday 15 February. The meeting heard concerns about view loss.
- (k) **Floating dry dock, 6 John Street, McMahons Point (57/19)**: Construct a floating dry dock facility to service commercial vessels up to 1000T in weight, to be located on the south-western side of the site, both on land and at the land/water interface. Amended plans lodged 25 January. Comments due Friday 18 February. The meeting agreed to maintain Precinct's previous objections against industrialization of the bay.

6. Applications for modification of consent

- (a) **43 Lavender Street, Lavender Bay (448/17/3)**: Modify consent to alter design of terrace and stairs adjacent to retaining wall and enable minor internal alterations. Comments due Friday 28 January. The meeting noted the application.
- (b) **24 Waiwera Street, Lavender Bay (322/20/3)**: Modify consent to increase height of northern and western boundary wall by 200-300mm. Comments due Friday 28 January. The meeting noted the application.

- (c) **9 Bay View Street, Lavender Bay (412/19/2):** Modify consent for various internal and external modifications. Comments due Friday 28 January. Noted by the meeting.
- (d) **15 Waiwera Street, Lavender Bay (20/21/2):** Modify consent for internal changes to the ground floor, inclusion of an additional skylight and an upper-level winter garden, and to modify certain conditions. Amended plans lodged 24 January. Comments due Friday 4 February. The meeting noted the application.

7. Community items

Wendy's Secret Garden: The next gardening morning is Saturday 5 February. RSVP to [Ian C](#) asap.

8. General business

- (a) **Fishing rubbish in parks and on wharves:** A dog required surgery last month after swallowing a fish hook in Sawmillers Reserve. Fishers are cutting up bait and leaving rubbish on and around the passenger seating on McMahons Point wharf. It was suggested that concerned residents contact the State Member for North Shore and request State Government action.
- (b) **UNSW Architecture Project:** The meeting heard that final year architecture students at UNSW are being set a hypothetical project for a large-scale development of the Lavender Bay rail sidings. The meeting agreed that this is inappropriate and disturbing as it is not consistent with current protections for the area. The meeting agreed that the students should be briefed on the long-held community views about the future of this foreshore site.
- (c) **Luna Park noise:** Residents who are concerned about the noise from Luna Park are encouraged to use an app to record sound at their property and send them to [Ian C](#). Residents can also register a complaint by ringing Luna Park on 9922 6644 or emailing grelations@lunaparksydney.com
- (d) **Managing Council's Parks:** Council resolved in November to defer a decision about new booking arrangements and fees in Council's foreshore parks to the new Council. Precinct asks Council to advise when this matter will be considered.
- (e) **3 Parker Street, McMahons Point (DA 103/19):** The meeting heard that the site is now in a deplorable state.
- (f) **Rock wall stability:** The meeting heard that parts of the rock wall below 45 Blues Point Road, McMahons Point, appear to be unstable. Precinct asks Council to investigate whether any action is required to protect passing pedestrians.

The meeting closed at 8.52pm.

Next meeting: 7pm, Thursday 24 February, 2022.