

Lavender Bay Precinct Committee

Minutes of the Meeting

Thursday, 30 November 2023

Starting at 7.00 pm



Sketch by renowned local artist Peter Kingston

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McMahons Point Community Centre
165 Blues Point Road, McMahons Point

Chair:

Robert Stitt

RobertStitt@StittQC.com.au

Secretary:

Emily Jaques

lavenderbayprecinct@gmail.com

1. Welcome / Apologies / Minutes of 26 October

7 apologies were received. Minutes of 26th October meeting were accepted.

2. Chair's report

3. State Government items

- **Henry Lawson Reserve- Sydney Metro Works:** Precinct notes.
- **Warringah Freeway Upgrade- Berry Street, Mount Street, Alfred Street North:** Precinct notes.

4. Council items

- **Boat Shed at 1 Henry Lawson Avenue:** Precinct notes council's comments and would like to stay in the loop about plans to demolish the building and incorporate it into the surrounding parkland as advised by the end of June 2024.
- **Renewal of Wendy's Garden lease:** Precinct notes council's comments and would like to stay in the loop about updates regarding charitable status for the garden and the issue of the retaining wall being resolved.
- **Harbour Bridge Cycle Ramp:** Precinct notes that Council has advised that operational funding provided by Council to Precinct Committees is not permitted for reimbursement of such expenditure of donating to those in the community who are out of pocket for legal fees.
- **Cyclists on Blues Point Road on the Eastern Side of St Peter's Park:** Precinct notes that the council understands the complexity of the site and that a site visit was scheduled for mid-November. **Precinct Note:** Precinct would like to know an update about this site visit, and if it was carried out? Is there any update to this?

5. Development Applications

- **Se 3, Ground Floor, 102 Alfred Street South, Milsons Point (316/2023):** Precinct notes.
- **37 Bay View Street, Lavender Bay (418/2021/2):** Precinct notes.

- **Unit 4/2 Peel Street, Kirribilli (300/23):** Precinct notes.

6. Community Items

- **State Parking Space Levy Act 2009:** Precinct heard from a local resident who attended to discuss their building charging for a Visitors Carpark Levy. This issue concerns residents that are living in high-rise buildings with off-street parking that is on common property. The building that the resident lives in, is called Harbourlights, and is located on Alfred Street. It was built in the 1980s and precedes the Parking Space Levy Act which was originally created in 1992. It has 33 residential apartments and 7 business suites, each of which have on-title parking in the basement, plus 7 common property parking spaces used by visitors.

The 1992 act was repealed in 2008 and again in 2009, and then again in 2019, and essentially the objective of the Act is to discourage car use in business districts by imposing a levy on off-street commercial and office parking stations (including those in parking stations/garages), and by using the revenue so raised to finance the development of infrastructure to encourage the use of public transport to and from those districts.

The Act defines 2 zones relevant to our precinct- Zone 1 which includes the city, some of North Sydney, and all of Milsons Point, but not McMahons Point, or Lavender Bay; and Zone 2 which includes business districts in nearby Chatswood, St Leonards, and other places.

Presently, the Act places levies of \$2,800 per annum per car space for Zone 1 (North Sydney, Milsons Point), and \$1,000 in Zone 2.

Despite this resident's building predating the Parking Space Levy Act, five of their 7 visitor parking spaces are presently the targets of the Act. A couple of years ago the strata of the building was made aware that they were being levied about \$20,000 annually for the 7 spaces; and that most frighteningly of all they were liable for pack payments and penalties of around \$100,000. The strata committee has put up an opposition at Tribunal, seeking exemption from the Act, but was lost, along with another appeal in September. It seems like they are one of the first, if not the first, buildings selected to be held to the Act.

As many of our Precinct's residents live in Zone 1 and are affected by the Act, Harbourlights' Strata committee thought that it should be raised at Precinct for awareness, and to seek support from Lavender Bay Precinct for the repeal of the Act.

Submissions closed the night of the meeting, with updates to be provided on the below link early in 2024 based on community feedback, but, **Precinct Note: Precinct supports the Harbourlights Strata Committee in their request for a repeal of The Act. Unanimous.**

Further information on this was circulated with the November Agenda, but will also be attached to the email for the Minutes for November.

- **Wendy's Secret Garden.** There will be a volunteer gardeners' next working bee this month. For more details, contact Ian Curdie or the secretary ASAP.

7. General Business

Next meeting: 7pm, Thursday, 29 February 2024