



Sketch by renowned late local artist Peter Kingston

**North Sydney Local Government Area
Lavender Bay Precinct**

MINUTES

Thursday 2 May 2024

Starting at 7.00 pm

**McMahons Point Community Centre
165 Blues Point Road, McMahons Point**

Chair: Robert Stitt KC Robert@StittQC.com.au
Acting Secretary: Joan Street lavenderbayprecinct@gmail.com

1. WELCOME

There were 14 attendees and 11 apologies.

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 28 March were read and approved.

3. MATTERS ARISING

There were no matters arising not covered elsewhere in these minutes.

4. REPORT FROM THE CHAIR

a) Bradfield Park.

The undeniable destruction of precious green space, Bradfield Park, when a viable alternative cycle ramp is available is unacceptable. The Chair advised he had written to the North Sydney Mayor on 9 April but had not received a response. He had also written to the Attorney General.

With respect to the legal structure of Bradfield Park, Parliament in 1935 placed it in a trust – placing the legal ownership with the trustee, North Sydney Council, and the beneficial ownership with the local community. As this trust was established by statute, the only way it can be changed is by statute.

Protecting Bradfield Park is a hot community issue.

b) 1 Henry Lawson Avenue, McMahons Point

In May 2021, the State Government acquired the derelict boatshed and placed it in the hands of North Sydney Council. Council's stated intention is to demolish the boatshed and convert it to parkland. Despite a number of communications with the Mayor and with Council, it is disappointing that the site remains padlocked and derelict.

5. 1 HENRY LAWSON AVENUE, MCMAHONS POINT – UPDATE

Councillor Mutton advised that \$1,400,000 had been allocated in Council's Operational Plan & Budget 2022/23 to convert 1 Henry Lawson to parkland. \$50,099 had been spent and the rest returned to the Developer Contributions reserves.

Currently Council is preparing a DA for the demolition of the existing building. It is anticipated this will take 6-8 months and will be followed by a tender process. There is no budget allocation for this project in 2023/24 nor in the draft Operational Plan & Budget 2024/25.

Precinct noted that converting 1 Henry Lawson to parkland had been promised during the last Council election. Nothing has been done and hence it will be a hot issue in the upcoming Council election in September.

Resolved: THAT

Lavender Bay Precinct requests monies set aside in 2022/23 for the demolition of 1 Henry Lawson Avenue and conversion to parkland be reinstated, be included in the Operational Plan & Budget 2024/25 and be given top priority.

Unanimous

6. BRADFIELD PARK

Councillor Mutton advised that he had raised two motions at the Council meeting on 22 March in which he sought detailed information relating to

- i) the proposed Bradfield Park bike ramp; and
- ii) the re-vesting of the southern portion of Bradfield Park.

i) The proposed Bradfield Park bike ramp

Transport and the Transport Minister have incorrectly reported all approvals are in place to build a cycle ramp in Bradfield Park. Council is the landowner and has not and cannot give approval.

Council at its meeting on 22 March unanimously resolved that a report be prepared and presented to the next meeting of Council detailing contacts, arrangements and understandings between Council and the NSW Government concerning Bradfield Park in general and the proposed cycleway in particular. In addition, the report to include actions taken by Council to discharge its trustee obligations.

ii) The re-vesting of Bradfield Park South

In 1987, part of Bradfield Park South was resumed by Transport by statute to build the harbour tunnel. The arrangement was that the land would be returned to Council in July 2023. To date the land has not been returned.

Council at its meeting on 22 March unanimously resolved a report be prepared and presented to the next meeting of Council detailing actions taken by Council with the intention the land be re-vested in Council or otherwise secured for the benefit of the residents of North Sydney.

Post Meeting Note

Council's reports on the above are available on

<https://www.northsydney.nsw.gov.au/ecm/download/document-11046299> and
<https://www.northsydney.nsw.gov.au/ecm/download/document-11046293>

The next Council meeting is on Monday 13 May. The cycleway issue is on the Agenda, in particular Transport's now stated intention to **compulsorily acquire** Bradfield Park North and Central prior to construction of the linear ramp.

7. NORTH SYDNEY COUNCIL ITEMS – HAVE YOUR SAY

Precinct noted submissions close as follows:

- a) Draft Operational Plan 2024/25 - 7 May; and
- b) North Sydney Bike Action Plan – 12 May.

8. COMMUNITY ITEMS

Precinct noted:

- a) Heritage Walk in Bradfield Park, 15 May
- b) Writers @ Stanton
 - 3 May 2024: 1pm - 2pm Hugh Mackay, Social Psychologist
 - 8 May 2024: 1pm - 2pm Anna Downes, Thriller writer
 - 8 May 2024: 6pm - 7pm Margaret MacDonald, Writer in Residence
 - 14 May 2024: 1pm - 2pm Keri Kitay, Effect of Alzheimer's disease on family.

9. DEVELOPMENT APPLICATIONS

- a) **48 - 50 Alfred Street South MILSONS POINT NSW 2061** **DA 46/24**
Noted.
- b) **30 Arthur Street LAVENDER BAY NSW 2060** **DA 47/24**
Noted.
- c) **206 Blues Point Road MCMAHONS POINT (Commodore Hotel)** **DA 101/21/5**
Several concerns including extended opening hours, loss of car parking and increase in gambling.

Resolved: THAT
Lavender Bay Precinct advises Council to examine this DA thoroughly.

Unanimous

- d) **24 East Crescent Street MCMAHONS POINT NSW 2060** **DA 5/22/3**

Resolved: THAT
Lavender Bay Precinct notes this is a highly sensitive site and urges Council to reject this application and adhere to the original conditions B1, C43(c), C45(f), D8, F3 and F4 of DA 5/22 which prohibit demolition prior to construction.

Unanimous

e) **1 Warung Street MCMAHONS POINT NSW 2060 DA 85/24**

Resolved: THAT

Lavender Bay Precinct objects to this DA on the following grounds:

- i) The site is within the buffer zone of the Sydney Opera House, a UNESCO world heritage site.
- ii) As the DA involves complete demolition of the building, the existing use rights may be extinguished, and the proposed development may be prohibited under R3 zoning.
- iii) If the development is not prohibited, then Precinct requests any DA for this site be referred to the Design Excellence Panel.
- iv) The overall building height and lift overrun should not exceed the current height permitted under the LEP i.e. 8.5 metres.

Unanimous

10. GENERAL BUSINESS

a) Removing dilapidated structures in Sydney Harbour

Precinct noted the local member asked the Minister for Transport in Parliament if Transport has any plans to remove dilapidated structures in Sydney Harbour and was advised on 25 April that this was not a priority issue for Transport.

b) Wendys Secret Garden

Volunteer gardeners' working bee - Saturday 4 May.

11. Date of next meetings

a) 30 May 2024

- o *Guest Speaker:* Senior Constable Dom Trevor, Crime Prevention Officer, North Shore Police Area Command.

b) 27 June 2024

- o *Guest Speaker:* Council's Director Open Space and Infrastructure
- o Annual General Meeting

The meeting closed at 9.00pm.



Robert Stitt KC
Chair, Lavender Bay Precinct

15 May 2024