



Sketch by renowned late local artist Peter Kingston

North Sydney Local Government Area
Lavender Bay Precinct
MINUTES

Thursday 30 January 2025

Starting at 7.00 pm

McMahons Point Community Centre
165 Blues Point Road, McMahons Point

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

1. WELCOME

The Chair welcomed 20 people to the meeting and recorded 12 apologies.

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 28 November 2024 were read and approved.

3. MATTERS ARISING

3.1 North Sydney Council: Proposal for Special Rate Variation (SRV)

Flawed.feedback.form

The feedback form for the Special Rate Variation was defective, as it did not have an option to oppose the rate increase or advocate for a lower rate increase. The Chair informed the Mayor of this issue on 18 December but the issue was not rectified.

Many.objections

The Chair reported he had received many objections to the rate rise. Residents believed there was no financial need for additional revenue nor was there a cash flow crisis. Council reported a \$13.1 million operating surplus in 2023/24. Without a rate variation, the Council forecasts an annual CASH SURPLUS of \$6.5 million to \$8.5 million for the next 10 years.

Capacity.to.pay

Residents expressed concern about the ability of both residents and businesses to absorb the proposed rate rise. The discussion was inconclusive due to absence of relevant facts.

The.next.step.in.the.process

The consultation period closed on 10 January 2025. The Chair advised Council will consider the issue at its meeting on 10 February. If Council decides to proceed, the application will be submitted to the Independent Pricing and Regulatory Tribunal (IPART). IPART will then conduct its own consultation. It will publicise Council's submission on its website and seek public submissions. This will possibly occur in March.

IPART.assessment.criteria

IPART assesses Special Variation applications against criteria set by the Office of Local Government. These criteria require Councils to:

- demonstrate a financial need for additional revenue
- provide evidence that the community is aware of the need for and extent of a rate rise
- demonstrate a reasonable impact on ratepayers
- exhibit relevant council documents to the public; and
- explain council's productivity improvements and cost containment strategies

Lavender Bay Precinct resolved:

Should Council agree to proceed with its SRV application to IPART

- I) To make a submission to IPART objecting to Council's SRV application
- II) Being mindful of IPART's assessment criteria, residents to submit their objections to the Secretary for inclusion in Precinct's submission to IPART
- III) Precinct's IPART submission to be circulated to residents.

UNANIMOUS

3.2 Noise disturbance from modified cars and motorbikes

The Mayor wrote to the Minister for Police and Counter-terrorism on 23 December 2024 concerning the noise nuisance created by modified vehicles.

Residents reported they had been contacted by the North Sydney Local Area Police Commander and had been advised the police were sympathetic to residents' concerns but were limited in enforcing noise nuisance claims due to:

- the absence of noise cameras, and
- limited police resources.

Residents also reported

- the petition had now reached over 1,100 signatures, and
- media had expressed interest and sought relevant footage.

Lavender Bay Precinct resolved:

- i) To again request Council to make a submission to the EPA for noise cameras to be installed in Milsons Point, Lavender Street, and McMahons Point.
- ii) To request the Environment Protection Authority (EPA) to extend its current noise camera trial to include McMahons Point, Lavender Street and Milsons Point,
- iii) To continue to seek police intervention, and
- iv) Residents to collect relevant footage and liaise with the Secretary for submission to the media.

UNANIMOUS

4. REPORT FROM THE CHAIR

4.1 1 Henry Lawson Avenue, Mc Mahons Point

The DA for the demolition of the existing structures at 1 Henry Lawson Avenue was lodged on the 18 December 2024. As this DA originated from Council, the assessment process is

different. It involves the appointment of an independent consultant planner before the application is submitted to the Local Planning Panel for assessment.

4.2 Dockless hire bikes

Residents were concerned about the resulting hazards from dockless hire bikes; abandoned bikes on cycle paths posed a hazard for cyclists whilst abandoned bikes on footpaths were dangerous, in particular for those with impaired vision, the elderly and people with prams. Residents were advised to report issues directly to Lime on 1800 861 305.

4.3 Debris from fishermen

The debris left by fishermen and the danger for pedestrians from fishermen casting lines was an ongoing problem.

5. SYDNEY HARBOUR BRIDGE CYCLE RAMP

Transport for NSW has proposed extending the cycle ramp construction hours from two nights per week to four nights (generally Monday to Thursday), for two consecutive weeks followed by one week off, for at least six months. Further Transport for NSW has advised it will treat non-responses as no objection, disregarding the common law principle that silence is not assent.

Lavender Bay Precinct resolved:

To write to the Director Place North, Transport for NSW and advise the proposal is unacceptable due to the significant sleep disturbance and negative health consequences for residents in Milsons Point.

UNANIMOUS

6. DEVELOPMENT APPLICATIONS

6.1 26 Walker Street, Lavender Bay NSW 2060 DA22/2021/4

S4.55(1A) Modification of DA22/524 to reduce overall scope of work and include minor changes to approved garage; reduces change to the main house and remove small section of boundary fence.

Noted by Precinct

6.2 4 Alfred Street South, Milsons Point NSW 2061 DA370/2024

The fit out and use of a cafe kiosk space within a Heritage Item (developed under DA 347/19).

Noted by Precinct

6.3 3 Walker Street, Lavender Bay NSW 2060 DA357/2024

Alterations and additions to an existing dwelling house, including partial demolition and extension to rear of building, and infill to front veranda.

Lavender Bay Precinct resolved:

No objection.

UNANIMOUS

Precinct noted the Local Planning Panel had agreed the applicant could submit amended plans addressing specific matters. Amended plans had been submitted which addressed the Panel's comments around size of basement (which has been reduced on latest plans), altered the orientation of the Southeast balconies, such that they are now linear to the eastern boundary. In addition, the new plans reduce the size of the balconies on the western apartments (shrinking them to the east).

Precinct noted the amended plans.
Individual residents who may wish to make further comment should do so via Council.

7. GENERAL BUSINESS

7.1 Noise nuisance from trains on the Lavender Bay siding

Transport for NSW stores trains on the Lavender Bay siding, usually 3 or 4 trains each weekday and occasionally uses the siding for training drivers and guards. This has not been an issue.

However, within the last few months, train drivers have been sounding their horns frequently causing noise disturbance and the screeching of the wheels on the tracks has become an issue.

Lavender Bay Precinct resolved:
To write to the Chief Executive Officer, Sydney Trains seeking a resolution to these issues.
UNANIMOUS

7.2 Fire Hose Reels on the boardwalk near Luna Park

Residents reported the three fire hose reels on the boardwalk near Luna Park were inoperable.

Lavender Bay Precinct resolved:
To report the inoperable fire hose reels to Council
UNANIMOUS

8. DATE OF NEXT MEETINGS

Thursday 27 February 2025



Robert Stitt KC
Chair, Lavender Bay Precinct

5 February 2025