



Sketch by renowned late local artist Peter Kingston

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

MINUTES

Thursday 1 May 2025

Starting at 7.00 pm

**McMahons Point Community Centre
165 Blues Point Road, McMahon's Point**

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

1. WELCOME

The Chair welcomed 35 residents including residents from Euroka to Lavender Bay Precinct. Five apologies were recorded.

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 27 March were read and approved.

3. MATTERS ARISING

3.1 1 Henry Lawson Avenue, McMahon's Point

DA 410/2024

Precinct noted Council had advised

"... we have engaged an external planner ... The application will be reported to the North Sydney Local Planning Panel for determination."

North Sydney Council, representing the Community, is the Proponent for this Development Application (DA). The Proposition for this DA has not been established with the Community as required by professional and governance best practice.

97% of public responses (60 submissions) rejected the Development Design, with many calling for the Application's withdrawal. Continuing the 'technical assessment' of the current DA lacks a rational basis.

The DA contradicts the intent of the State Government, Council and the Community to repurpose the site as parkland and create a continuous foreshore park from McMahon's Point Ferry Wharf to Blues Point Reserve.

Lavender Bay Precinct resolved:

To advise Council (Mayor and Councillors) and the Executive (Director, Open Space and Infrastructure) to withdraw the Development Application for 1 Henry Lawson Avenue and to include 1 Henry Lawson Avenue on the Agenda for the next Council meeting.

FOR: 35 AGAINST: 0
UNANIMOUS

3.2 Noise disturbance from modified cars and motorbikes

██████████ updated on discussions with the Mayor and Director Open Space and Infrastructure about solutions to the ongoing noise nuisance. Suggestions included:

- Introducing a 40kph zone in Lavender Street and Blues Point Road to enable traffic calming devices
- Switching off lighting in Blues Point Reserve, Henry Lawson Reserve and the parking area at the end of Blues Point Road at 10.00pm
- Suitable signage advising a residential area.

Action required by residents

Residents are requested to continue to submit complaints to the Environment Protection Authority (EPA), including where possible number plate(s) of the offending vehicle(s).

Phone: 131 555 (24 x7) or **Email:** [REDACTED] or **Online:**

URL

QR Code



Lavender Bay Precinct resolved:

- i) To request the Mayor to write again to the Environment Protection Authority (EPA) requesting extension of the current noise camera trial to include Blues Point Road, Lavender Street and Milsons Point.
- ii) To request Council (Mayor and Councillors) and Executive (Director, Open Space and Infrastructure) to change the zoning at the end of Blues Point Road enabling the installation of a turning circle.

FOR: 35 AGAINST: 0

UNANIMOUS

3.3 Transport for NSW's cycle ramp at Milsons Point

Precinct noted despite Council providing landowner consent on 2 March 2023 enabling Transport for NSW (TfNSW) to progress its cycle ramp through Bradfield Park North, TfNSW had not yet paid the agreed \$2.5m for the consent.

3.4 Community Strategic Plan 2025 - 2035

Mayor [REDACTED] and Council introduced a 10-year Community Strategic Plan (CSP) in July 2022. In March 2025 Council sought Community approval to replace it. Funding of the new CSP is dependent on the outcome of Council's Special Rate Variation (SRV) application to IPART due at the beginning of June. Despite advice from Lavender Bay Precinct and the Combined Precincts Committee to delay the new CSP until the outcome of its SRV application becomes known. Council adopted the new CSP on 28 April, rejecting 30 community submissions against it.

4. REPORT FROM THE CHAIR

All matters reported under this item are covered elsewhere in these minutes.

5. PROPOSAL: ESTABLISH A DESIGN REFERENCE GROUP

North Sydney Council recently surveyed the underground services near the intersection of Blues Point Road and King George Street, McMahons Point, without community consultation. To avoid ad hoc works and ensure optimal outcomes for this unique place

Lavender Bay Precinct resolved:

To request Council (Mayor and Councillors) and Executive (Director, Open Space and Infrastructure) to form a **Lavender Bay Design Reference Panel** with representatives from Lavender Bay and Euroka Precincts, senior Council officers, and Councillor(s) to further develop the 2018 Bradfield Park South and 2020 Blues Point Masterplans, addressing issues and opportunities in this precinct, including McMahons Point and the unique foreshore at Bradfield Park South, Henry Lawson Reserve and Blues Point Reserve.

FOR: 35 AGAINST: 0
UNANIMOUS

6. LOW AND MID-RISE HOUSING REFORMS

Precinct noted the State Government's "Low and Mid-Rise Housing Reforms introduced on 28 February 2025.

Further information: [REDACTED].

In addition, residents can view an [REDACTED]

7. ABANDONED BIKES

Precinct noted the ongoing clutter and dangers resulting from the State Government

[REDACTED].

Hazards from abandoned bikes should be reported to the relevant bike share operator ([REDACTED]) and to Council ([REDACTED]).

8. DEVELOPMENT APPLICATIONS

22 Chuter Street, McMahons Point

DA 56/2025/1

Demolition of existing dwelling and ancillary structures. Construction of new 2-storey dwelling + attic; removal of trees. Associated landscaping.

Lavender Bay Precinct resolved:

To oppose this DA as

- i) It does not respect the heritage aspects of this 1880's cottage.
- ii) It does not align with the form and character of other terraces in the street.
- iii) The bulk and scale of the rear of the property is incompatible and inconsistent with neighbouring properties.
- iv) It has significant negative impact on views from neighbouring properties.
- v) The proposed driveway entrance of approximately 5m would lead to the loss of two on-street parking spaces and significantly exceed The North Sydney Development Control Plan provision of a 2.5m maximum.

FOR: 35 AGAINST: 0
UNANIMOUS

4 Holt Street, McMahon's Point**DA 57/2025/1**

Part demolition of existing structure and erection of new 3-storey single dwelling with roof terrace & related landscaping.

Lavender Bay Precinct resolved:

To note this DA and to request Council (Director Open Space and Infrastructure) to ensure the development does not exceed the height limit.

FOR: 35 AGAINST: 0

UNANIMOUS

105 Union Street, McMahon's Point**DA 60/2025/1**

Alterations and additions to commercial terrace building and construction of a 3-level dual occupancy on the south side with garage for 5 vehicles, lobby with lift.

Lavender Bay Precinct resolved:

To note this DA.

FOR: 35 AGAINST: 0

UNANIMOUS

16 West Crescent Street, McMahon's Point**DA78/2025**

Alterations to existing dwelling including demolition of existing garage; changes to boundary walls and fencing; cladding changes, changes to windows and awnings and construction of a new double garage.

Lavender Bay Precinct resolved:

To note this DA.

FOR: 35 AGAINST: 0

UNANIMOUS

79 Union Street, McMahon's Point**DA 80/2025/1**

Alterations and additions to rear of heritage-listed dwelling.

Lavender Bay Precinct resolved:

To note this DA.

FOR: 35 AGAINST: 0

UNANIMOUS

11 Webb Street, McMahon's Point**DA 84/2025**

Alterations and additions to semi-detached dwelling including partial demolition of ground floor structures, internal ground floor additions; new outdoor courtyard. Inclusive of these improvements is a new roof with a skylight and associated landscaping.

Lavender Bay Precinct resolved:

To note this DA.

FOR: 35 AGAINST: 0

UNANIMOUS

9. GENERAL BUSINESS

9.1 North Sydney Olympic Pool

Precinct noted regular Council reports relating to the costs of the North Sydney Olympic Pool (NSOP). The most recent update to Council¹ on 28 April advised

- “The revised construction contract sum is currently \$91.8m and total project costs remain within the forecast cost to completion of \$122m.”
- “The total value of variation claims received to date exceeds \$140m”.

The expected cost of the pool was unclear. Was it \$122m? \$140m? \$203m? Other?

In terms of variations, the community understands the number of variations to be:

Variations			
Formal received	435		
Not yet lodged	111		
Recently received	20		
TOTAL VARIATIONS:		<u>566</u>	Variations remaining under assessment <u>72</u>

The information provided in Council papers was inadequate to understand the real costs of the NSOP. To assist community understanding, please can Council advise:

Lavender Bay Precinct resolved to request Council (Mayor and Councillors) and Executive (CEO, Director Open Space and Infrastructure, Director Corporate Services & Chief Financial Officer) to provide responses to each of the following questions:

Questions

1. Total forecast cost to completion.

- Is the total forecast cost to completion
 - \$122m (Project budget cost \$91.8² PLUS estimated variations)?
or
 - \$203m (Initial Project budget cost \$63.9m PLUS over \$140m in variation claims by ICON reported on 28 April 2025 Council meeting)?
- Does the revised budget include all project management costs and costs to make the pool operational for Council post practical completion, if not what are these costs?
- What is the source of funds for the forecast of \$122m, in terms of Loan funding, Federal government grant, State government funding and council funding. Please also provide the outstanding balances against these items to 31 March 2025.
- What is the contingency funding allocation to complete the pool including provision for contract variations below?

2. Variations – number and value.

In terms of variations, what is the number of

- Approved variations i.e. Council agreed and in revised budget?
- Unapproved variations i.e. Council not yet agreed including (separately) those not yet discussed and those in dispute?

FOR: 35 AGAINST: 0

UNANIMOUS

¹ 10.12. North Sydney Olympic Pool Redevelopment Project Update, 28 April 2025

² Pool construction contract \$63.5m increased to \$91.8m

9.2 North Sydney Post Office

Precinct noted with concern that this iconic building was now empty and expressed the view it should be adapted as a community resource.

10. DATE OF NEXT MEETINGS

Thursday 29 May 2025