



Sketch by renowned late local artist Peter Kingston

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

MINUTES

Thursday 31 July 2025

7.00 pm to 8.30pm

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

Chair: Robert Stitt KC Robert@StittQC.com.au
Secretary: Joan Street jstreet@bigpond.net.au

1. WELCOME

The Chair welcomed 61 residents to the meeting and recorded 11 apologies
In particular, the Chair welcomed residents from Euroka Precinct

2. MINUTES OF LAST MEETING

The minutes of the meeting held on 26 June were read and approved

3. MATTERS ARISING

3.1 Wendys Secret Garden and Noakes Boatyard

Precinct noted Council's response to Precinct's resolutions concerning the above issues.

3.2 North Sydney Olympic Pool

Precinct noted Council's response to the resolution requesting the Strategic Plan for the North Sydney Olympic Pool was outstanding.

3.3 1 Henry Lawson Avenue, McMahon's Point DA 410/2024

The Chair advised that [REDACTED] Director of Open Space and Infrastructure, had intended to attend the Precinct meeting but was regrettably unwell. [REDACTED] will instead attend the September meeting.

Precinct warmly welcomed the Mayoral Minute, unanimously adopted by Council at its meeting on 28 July, which recommended:

1. *That Council withdraw the current Development Application for 1 Henry Lawson Avenue, McMahon's Point.*
2. *That a report be presented to Council outlining the process, costs, and next steps for developing a Masterplan for the Blues Point foreshore precinct.*

Lavender Bay Precinct resolved

1. To write to the Mayor, congratulating her on initiating a comprehensive and considered master planning process for the Blues Point Foreshore Precinct—an important step towards best-practice planning that honours the unique qualities of our harbour foreshore.
2. To acknowledge the enormous contribution of residents who, over two decades, have made countless, thoughtful and evidence-based submissions advocating for the restoration of this unique site to parkland. Their sustained commitment, deep local knowledge, and unwavering advocacy have been instrumental in achieving this outcome.

UNANIMOUS

61 FOR

0 AGAINST

0 ABSTAIN

4. OVERDEVELOPMENT IN LAVENDER BAY – SITES BEING DECLARED STATE SIGNIFICANT

The Precinct noted that in May 2025, the Minister for Planning declared several sites in Lavender Bay to be State Significant Development (SSD). These sites include the corner of Lavender and Middlemiss Streets, as well as the St Francis Xavier Catholic Church lands at 1–13 and 17–19 Mackenzie Street and 211 Blues Point Road. This designation overrides local planning controls and compels a rezoning to allow the construction of large residential towers.

Residents expressed deep concern that the proposed substantial increase in building height and density could have severe adverse impacts on residential amenity and on the character and setting of nearby heritage-listed Victorian and Federation-era houses. There was also concern about the potential reduction in affordable and elderly housing, and the broader social consequences of such loss. The proposals were seen as setting a dangerous precedent, threatening the existing scale and character of low-rise apartment buildings throughout Lavender Bay and McMahons Point.

The SSD process is complex, and residents are keen to better understand the planning framework that underpins these proposals so they can provide informed and constructive input as the process progresses.

The Precinct welcomed the attendance of [REDACTED], Director of Planning at North Sydney Council, at the August meeting. His attendance will be a valuable opportunity for residents to ensure Council is fully aware of the community's deep concerns and to advocate for Council to make strong submissions to the Department of Planning. It will also allow residents to ask questions directly and seek clarification on the implications of these developments and what residents can do to protect the amenity and character of the area.

Post Meeting Note: Further information about the SSD process is available on the Department of Planning's website:

[REDACTED]
[REDACTED]

A summary of the process and opportunities for community engagement is included in Appendix A of these minutes.

5. PROPOSAL TO JOIN EUROKA WITH LAVENDER BAY & WAVERTON PRECINCTS

Precinct considered a proposal for Lavender Bay Precinct to join with a portion of the Euroka Precinct, as delineated in the map attached at Appendix B of these minutes. Those present expressed in-principle support for the concept, recognising its potential to strengthen community ties and neighbourhood cohesion.

Accordingly, it was agreed that Lavender Bay Precinct would consult its members via the mailing list to seek feedback on the proposal before proceeding further.

6. POTENTIAL CLOSURE OF MILSONS POINT POST OFFICE

Precinct expressed deep concern with the potential closure of Milsons Point Post Office which provides essential postal and financial services for residents and businesses. This Post Office plays a vital civic role in our community, especially for the 300 residents living in social housing at Greenway—many of whom rely on it for essential banking and postal services.

Lavender Bay Precinct resolved to write to [REDACTED], Member for Warringah, express the community's strong disapproval of the potential closure of the Post Office and request she make urgent representation to the Federal Government to ensure Australia Post maintains its obligations to the Australian public by continuing to provide essential and much valued postal and financial services rather than reinvent Australia Post as a commercial parcels business.

UNANIMOUS

61 FOR

0 AGAINST

0 ABSTAIN

In addition, an online petition is calling on Australia Post and the relevant authorities to renew the lease and make a clear, long-term commitment to keeping the Post Office open. Residents are requested to help save Milsons Point Post Office by signing the petition at [REDACTED]

7. COMMUNITY ENGAGEMENT CAMPAIGN - APPLICATION FOR RATE VARIATION

The Precinct noted that Council had agreed to undertake a two-stage community engagement process designed to meet the requirements of the NSW Independent Pricing and Regulatory Tribunal (IPART) for approving a Special Rate Variation.

- Stage One will run from 1 to 29 August and will involve two surveys aimed at gauging community expectations regarding service levels and infrastructure.
- Stage Two will run from 20 October to 24 November and will seek feedback on a revised Long-Term Financial Plan and related rating options.

Precinct noted that surveys and techniques are at risk of being manipulated. Demographic groupings being one. In addition, the high level of complexity is a further risk. Residents are being asked to comprehend council's array of services and programs and assess their relevancy and to what extent they should be funded. This is no mean feat.

Post Meeting Note:

On 1 August, Council advised its online survey - Have Your Say – "Lets Talk" is now available on [REDACTED]

This is an extremely important survey, and we encourage all residents to actively complete the survey.

8. **EDWARD STREET, NORTH SYDNEY – PART CLOSURE AND POTENTIAL SALE**

Precinct noted Council had agreed to investigate the partial closure and sale of a portion of Edward Street, south of Lord Street to Shore School.

The move is not without precedent. In November 2024, Council resolved to enter negotiations with SCEGGS Redlands regarding a similar proposal to purchase Monford Place, a cul-de-sac in Cremorne.

9. **DEVELOPMENT APPLICATIONS**

7 Riley Street, North Sydney

DA222/2025/1

Erection of an opening roof awning at the rear of the property
Noted.

10. **GENERAL BUSINESS**

Rubbish in the car park at the end of Blues Point Road

Precinct wishes to advise Council that significant amounts of rubbish regularly accumulate behind parked cars in this car park. Precinct requests that the area be cleaned on a regular basis to maintain cleanliness and amenity.



DATE OF NEXT MEETINGS

Thursday, 28 August 2025

Robert Stitt KC

Chair, Lavender Bay Precinct

3 August 2025

State Significant Development (SSD) – Overview and Process

Under the *Environmental Planning and Assessment Act 1979* (EP&A Act), certain projects can be declared State Significant Development (SSD) if they are considered important to the State for economic, environmental, or social reasons.

These projects require development consent from either the Minister for Planning or the Independent Planning Commission.

Main Steps in the SSD Process

1. **Request Secretary's Environmental Assessment Requirements (SEARs)**
The proponent submits a *scoping report* to request SEARs, which set out the information that must be included in the *Environmental Impact Statement (EIS)*. This includes details on required community engagement.
2. **Prepare Environmental Impact Statement (EIS)**
The EIS must address all SEARs requirements and be publicly exhibited for at least 28 days.
3. **Exhibit Development Application (DA)**
The DA and supporting documents must be placed on public exhibition for a minimum of 28 days.
4. **Respond to Submissions**
Following the exhibition period, the proponent prepares a *Submissions Report* responding to community and agency feedback. This is made public on the NSW Planning Portal.
5. **Assessment of Development Application**
The Department assesses the proposal against relevant legislation, policies, environmental impacts, and public interest.
6. **Reviews and Appeals**
Opportunities for judicial review and merit appeals may be available.

Community Engagement

Both the Department of Planning and the project proponent are required to engage with:

- The local community
- Councils
- Relevant government agencies

The Department's engagement obligations are guided by its *Community Participation Plan*, which outlines when and how the community must be consulted during key stages of the SSD process.

(See next page for an extract from the *Community Participation Plan*.)

Further Information

Full details of the SSD process are available at the NSW Planning Portal:



Requirements for engagement

Table 1 outlines the requirements for the proponent to engage with the community, councils and government agencies at each phase of the environmental assessment. The table also outlines actions the Department will take as well as setting out opportunities for the community to participate at each phase.

Table 1: Engagement at each phase in the environmental assessment	
Phase	Expectation
Project is being scoped	
Scoping	<p>The proponent must:</p> <ul style="list-style-type: none"> • identify any early engagement that has been carried out that is relevant to the project (e.g. engagement undertaken as part of a prior planning process) • identify the key stakeholders for further engagement (i.e. individuals, special interest groups, councils and government agencies with an interest in or that are likely to be affected by the project) • plan how they intend to engage with the community, council and government agencies, so that the engagement is proportionate to the scale and nature of the project and the likely level of community interest in the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • take up any early engagement opportunities to understand the project • provide feedback to the proponent about aspects of the project which they support, do not support, or wish to be adjusted • provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues • alert the proponent to any matters they feel have not been considered.
Application for SEARS	<p>The Department will:</p> <ul style="list-style-type: none"> • consult with relevant government agencies and councils when preparing project-specific SEARs, including any requirements for engagement during the preparation of the EIS.
SEARs are issued and EIS is being prepared	
SEARs are issued	<p>The Department will:</p> <ul style="list-style-type: none"> • publish the SEARs on the major projects website and notify the relevant council if industry-specific SEARs have been issued.

extract from Undertaking Engagement Guidelines for State Significant Projects November 2021
Source: <https://tinyurl.com/4dvmv4jz>

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Preparing the EIS	<p>The proponent must:</p> <ul style="list-style-type: none"> • implement any engagement activities required by the SEARs (including engagement with relevant government agencies, council and the community) • inform the community about the opportunities to engage • explain how community feedback will be considered and documented • provide relevant information in plain English so that potential impacts and implications can be readily understood • be clear about the level of influence engagement will have by identifying what elements can be changed as a result of feedback • give the community the opportunity to voice their concerns or share local knowledge so that this information can be considered early on in the planning, design and assessment • consider the issues raised by the community, council and relevant government agencies when making project refinements and accurately reflect how these issues have been addressed in EIS documentation • keep the community, council and relevant government agencies informed with up-to-date information on the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • seek clarification about the project and its impacts • provide timely feedback to the proponent about aspects of the project which they support, do not support or wish to be adjusted • provide clear reasons for any concerns to enable the proponent to consider possible alternative approaches to address the issues.
EIS is lodged	
The EIS is lodged	<p>The Department will:</p> <ul style="list-style-type: none"> • advise the proponent if additional information is required in the EIS, prior to exhibition • co-ordinate the detailed assessment of the project with key State and Commonwealth agencies – such as the <i>Environment Protection Authority</i>, <i>Transport for NSW</i>, <i>Regional NSW</i>, and the <i>Commonwealth Department of Agriculture, Water and the Environment</i> – in accordance with government legislation, plans, policies and guidelines • work with councils to ensure local and regional issues are fully considered in the detailed assessment.
EIS is exhibited	
Formal Exhibition	<p>The Department will:</p> <ul style="list-style-type: none"> • publish the EIS and supporting documentation on the major projects website • notify the public exhibition in accordance with the requirements in the EP&A Act and the EP&A Regulation • in some cases, arrange for a community information session during the exhibition period to explain the assessment and submission process and to listen to community views on the project. <p>The community is able to:</p> <ul style="list-style-type: none"> • make a submission in support of the project, commenting on aspects of the project or objecting to the project.
Exhibition Closed	<p>The Department will:</p> <ul style="list-style-type: none"> • publish any submissions, including agency advice received during the exhibition phase on the major projects website • provide the submissions to the proponent for consideration.

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Proponent responds to submissions	
Proponent's response to submissions	<p>The proponent is expected to:</p> <ul style="list-style-type: none"> carefully consider and respond to the issues raised in submissions in a submissions report. <p>The Department will:</p> <ul style="list-style-type: none"> publish the submissions report on the major projects website.
Proponent amends project application (optional)	
Proponent prepares an amendment report	<p>The proponent must:</p> <ul style="list-style-type: none"> if relevant, submit a request to the Department to amend the project (along with an amendment report) that contains a description of the proposed amendments. <p>The Department will:</p> <ul style="list-style-type: none"> consider the nature of the amendments and decide whether to accept the proposed amendments publish the amendment report on the major projects website consider whether to publicly exhibit the amendment report for at least 14 days if the amendments involve a material environmental impact beyond the impacts expected by the initially proposed project publish all submissions and ask the proponent to respond to the issues raised in submissions (if the amendment report is exhibited). <p>The community is able to:</p> <ul style="list-style-type: none"> read the amendment report and make a submission on the amended project (if it is exhibited).
Proponent submits preferred infrastructure report (if requested by the Planning Secretary) – SSI only	
Proponent prepares a preferred infrastructure report (PIR)	<p>The proponent must:</p> <ul style="list-style-type: none"> if requested, prepare and submit a PIR that outlines any proposed changes to the SSI and assesses the economic, environmental and social impacts of the preferred infrastructure. <p>The Department will:</p> <ul style="list-style-type: none"> publish the PIR on the major projects website and proceed to complete its assessment of the application. consider whether to publicly exhibit the PIR for at least 14 days if there is a material environmental impact beyond the impacts expected by the initially proposed project publish all submissions and ask the proponent to respond to the issues raised in submissions (if the PIR is exhibited). <p>The community is able to:</p> <ul style="list-style-type: none"> read the PIR and make a submission on the preferred infrastructure (if it is exhibited).
EIS is assessed	
Assessment	<p>The Department will:</p> <ul style="list-style-type: none"> prepare an assessment report which includes consideration of agency advice, submissions received, the proponent's response to submissions and legislative requirements request additional information from the proponent, seek further advice from agencies or seek advice from independent experts (if required)

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Public hearing is held by the Independent Planning Commission (if requested by the Minister)	
Public hearing is held (if requested by the Minister)	<p>The Independent Planning Commission will:</p> <ul style="list-style-type: none"> • give the community a minimum of 14 days notice of the public hearing. The notice will include information on the subject matter, time, date and place of hearing, how submissions can be made and explain the effect the public hearing will have on appeal rights • give notice of the hearing to public authorities that are likely to have an interest in the subject matter • conduct the public hearing • (if the Commission is the consent authority) determine the application and prepare and publish a 'Statement of Reasons for Decision' on its website. The Commission may also notify those who have made submissions to the determination process, of its decision. <p>The community will be able to:</p> <ul style="list-style-type: none"> • apply to speak at the public hearing • view proceedings either online, or in some circumstances, in person • make a written submission. <p>The Department will:</p> <ul style="list-style-type: none"> • present the assessment report and the rationale for its recommendation to the Commission • publish any report prepared by the Commission of findings and recommendations on the major projects website • carry out the public notifications required once the project is determined (including publishing the Notice of determination on the major projects website).
Project is determined	
Decision	<p>The decision-maker will:</p> <ul style="list-style-type: none"> • prepare conditions of consent which may include requirements for further community engagement during post approval • outline the reasons for the decision, including how community feedback was considered in reaching the decision. <p>The Department will:</p> <ul style="list-style-type: none"> • publish the assessment report, decision, and if approved, the conditions of consent • notify the proponent of the decision • notify everyone who made a submission during the exhibition period of the decision, as required by the legislation • give public notice of the reasons for the decision and how community views were taken into account in making the decision. <p>The proponent is expected to:</p> <ul style="list-style-type: none"> • seek clarification from the Department about any aspects of the approval that are unclear. <p>The community is able to:</p> <ul style="list-style-type: none"> • seek clarification from the Department about any aspects of the approval that are unclear.

Table 1: Engagement at each phase in the environmental assessment

Phase	Expectation
Post-approval	<p>Where a project is approved the proponent must:</p> <ul style="list-style-type: none"> continue to engage with the community, relevant council and government agencies during the pre-construction, construction, operation and decommissioning of the project (and/or rehabilitation of the site) in line with the conditions of approval. <p>The Department will:</p> <ul style="list-style-type: none"> investigate and respond to any complaints made during construction, operation or decommissioning of the project monitor projects to determine whether they are complying with conditions of approval investigate and enforce compliance in accordance with the Department's Compliance Policy and Prosecution Guidelines at [REDACTED] <p>[REDACTED] or post-approval decisions on the major projects website.</p> <p>The community is able to:</p> <ul style="list-style-type: none"> track the progress of the project raise any post-approval concerns with the proponent and/or contractor alert appropriate authorities including the Department if concerns are not addressed or warrant urgent action such as cases where there is an imminent risk of harm to people or the environment make complaints or raise concerns about compliance with the Department at any time via the major projects website.
Proponent seeks to modify a project approval (optional)	
Proponent prepares a modification report	<p>The proponent must:</p> <ul style="list-style-type: none"> if relevant, submit a modification application to the Department in the approved form along with a modification report <p>The Department will:</p> <ul style="list-style-type: none"> consider whether to publicly exhibit the modification report for a period of at least 14 days in accordance with the requirements in the EP&A Act and the EP&A Regulation notify the modification in accordance with the requirements in the EP&A Act and the EP&A Regulation if the modification report is exhibited, publish submissions on the major projects website and ask the proponent to respond to submissions complete the assessment of the modification application and evaluate the merits of the modified project publish the decision and if approved, the conditions of consent <p>The decision maker will:</p> <ul style="list-style-type: none"> prepare the modified conditions of consent which may include requirements for further community engagement during post-approval publish the reasons for the decision, including how community feedback was considered in reaching the decision. <p>The community is able to:</p> <ul style="list-style-type: none"> read the application and modification report and make a submission on the proposed modification (if it is exhibited).

Proposed merger of Euroka Precinct with Lavender Bay and Waverton Precincts

