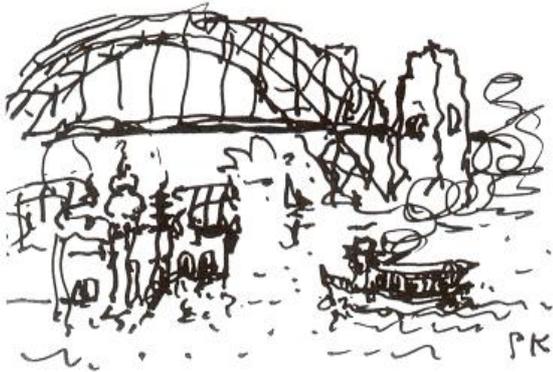


Lavender Bay Precinct Committee

Minutes of Meeting

Thursday, 24 June 2021

Starting at 7pm (via Zoom)



Sketch by renowned local artist Peter Kingston AM

Chair: RRS rrs@7thfloor.com.au
Secretary: BPS lavenderbayprecinct@gmail.com
Minutes: CT

1. Welcome / Apologies / 27 May minutes

The meeting was held via Zoom due to COVID. There were 26 people on line and 17 apologies. The meeting accepted the amended minutes of the 27 May meeting.

2. Chair's report

(a) 1 Henry Lawson Avenue: On the 11th of June 2021 the Planning Ministerial Corporation under Planning Minister Stokes declared that all the land known as 1 Henry Lawson Avenue, McMahons Point is acquired by the Berejiklian government for the public purposes of the *Environmental Planning and Assessment Act 1979*.

This is truly a most wonderful outcome for the people of North Sydney Local Government Area and the public community of New South Wales. It is a result which has been sought for, and fought for, over an extended number of years, almost two decades.

The people who have campaigned so hard and for so long to achieve this result deserve to be recognised publicly. I am sure now that it has been acquired for the whole community and is to be restored as Harbour foreshore public open space, there will be some people who will seek to claim the credit for such an outcome. I wish to place on the public record the true narrative. This Precinct and its members have played a pivotal and determinative role achieving this result.

I wish to acknowledge the efforts of Professor LM, IC, JS, IM, BS and the Friends of Sydney Harbour, as well as the support of other local Precincts.

Those named, and I, have given evidence in the Land and Environment Court hearings and in opposing various DAs by the owners, and the several court hearings over the years. All of which proceedings opposing the DAs have been supported constantly by the North Sydney Municipal Council.

The Minister in the New South Wales Government who started the statutory compulsory acquisition process was the then Planning Minister Anthony Roberts. Several years ago, I asked him to come to the derelict boasted. He did so and he and I inspected it together. He said to me, “this must be acquired as public open space and I will see that it gets done.” The incoming Planning Minister Stokes carried on the acquisition, together with his planning staff. They brought the acquisition to finality.

Since the Berejiklian government announced this acquisition, the local community’s reaction has been almost overwhelming. I cannot remember a greater widespread spontaneous community outpouring of pleasure at the result. Not since we opposed and stopped helicopters landing on Sydney Harbour. This exercise is compelling evidence of the value and strength of the Precinct system. We should not let it be eroded.

A vote of thanks was moved from the floor and supported by the meeting for the Chair’s tenacious efforts leading the charge on 1 Henry Lawson Avenue, which are greatly appreciated.

(b) McMahons Point ferry access steps reconstruction: At the May Precinct Committee meeting, the Deputy Mayor was asked to arrange an arborist report relating to the damaged trees at the East Crescent steps. This has been done.

Margot Blues, Consulting Arborist, inspected the trees and determined that there should be no long-term detrimental impact on the trees, as the damage is minor and the trees should heal the holes made in them during the next spring/summer. The report is extensive and available from the Secretary on request. This is a pleasing result.

(c) Luna Park advertising: The Chair wrote to Council with regards to the Luna Park ride extensions and promotional campaign promoting loud screaming which will impact lower North Sydney, Lavender Bay, Milsons and McMahons Points. The Chair requested noise monitoring particularly at night. There has been no response to date.

(d) Garbage bin at East Crescent Park: Council installed a large red-topped wheelie bin directly in front of a park bench based on what they claim were complaints from residents who had had to erect their own. This is not correct. When the Bradfield apartments were being constructed, the builders placed a bin in that location for their own rubbish. The new wheelie bin is now being used a ‘secondary’ household rubbish bin. It should be removed and the site restored to the state it was previously.

3. State Government items

(a) State Heritage Register: The meeting noted that the MLC Building in North Sydney and the Balls Head Coal Loader Complex have been listed on the State register.

(b) Harbour Bridge cycleway [proposals](#): The meeting heard that the ramp options proposed by Transport for NSW (TfNSW) are flawed concepts. Submissions and comments should be done by Saturday as the close of submissions is fast approaching [now extended to Monday 28 June]. Email at this stage is the best option, copying the State member, Felicity Wilson MP, so she is aware of the views of constituents in her electorate.

Discussion covered the following points:

- All options should be considered and a cost-benefit analysis undertaken.
- There is no reason the public cannot be a part of the process.
- Difficulties in taking part in the on-line meetings organised by TfNSW.
- The possibility of utilising the old tramway viaducts to exit the Bridge.
- TfNSW has been dismissive of suggestions and alternatives. What we want is a long-term solution not a short-term band aid.
- Better if TfNSW pursued the tramway option. It already exists and it will maintain the architectural integrity of the bridge.
- That there are only two unsatisfactory options being put forward is of concern.
- TfNSW bureaucrats are not listening to the community. There are very qualified professionals who live in the area who are not being listened to.
- The Precinct should be very strong on what it wants and needs.
- A number of people in the Precinct do want access to the bridge for cycling.
- There must be room for us to make the solution better, more heritage-sympathetic and environmentally appropriate.

The Chair will see if he can arrange a meeting (with a small delegation from the Precinct) with the Premier to make the case that the community wants ALL options considered and discussed. The two proposals put forward by Transport NSW are unacceptable. The Chair will report back to Precinct.

- (c) **Crows Nest Over Station Development Site C – [Stage 2](#)**: The meeting noted that consultation closes on Saturday 19 July.

4. Council items

- (a) **McMahons Point ferry access steps**: Council contractors have been reconstructing the concrete access steps and wooden handrails. The meeting heard that the Harbourside Apartments garden has been decimated and a bill will be sent to Council to restore the damaged garden beds. A copy of the request will be forwarded to the Chair.

While the arborist report is a good outcome, the holes drilled into the trees should nevertheless be filled. There is no harm in being careful and these trees are on private property. A letter will go to Council to that effect.

- (b) **Precinct system review**: The review is nearing its end, with a final recommendation going to the Council meeting on Monday night. Public exhibition of some updated Precinct boundaries will occur in July/August, which will be of interest to some Precincts.

There is the possibility of a merger of Union and Edward precincts and there may be a small change on the northern boundary of the Lavender Bay Precinct. The point was made that there is a natural synergy of the people who live around the Bay, which was accepted. Precinct will keep a watching brief on this.

- (c) **Complying development certificates**: The meeting heard that whole point of the Precinct system is to protect the environment and amenity of the local area, that a complying development at 20 Bay View Street, Lavender Bay, will overshadow five houses, and that local residents have not been provided with building elevations.

The meeting also heard that the private certifier is obligated to provide the plans to Council once they have certified the proposed development and that Council should then provide the plans when requested.

Precinct asks Council to provide access to the plans and note that this frustration will happen all over the LGA.

- (d) **Current Council consultations**: The meeting noted the following consultations:
- Draft Environmental Sustainability Strategy: [Feedback](#) closes Monday 28 June.
 - Liveability Census: [Survey](#) closes Wednesday 30 June.
 - Proposed Ben Boyd Road Renaming: [Survey and submissions](#) close Sunday 18 July.

5. Development applications

- (a) **North Sydney Olympic Pool ([347/19/4](#))**: Modify consent with regard to removal of two trees, tree protection and variation of construction hours to allow demolition and excavation from 7am to 5pm weekdays and 8am to 1pm Saturdays. Comments due Friday 18 June. The meeting supported protecting trees and minimising the number removed, and suggested that any trees removed are replaced with mature trees and similar leaf coverage.
- (b) **2 Blue Street, North Sydney ([47/20/5](#))**: Modify consent for various internal and external modifications including additional roof plant, façade changes and lighting, removal of awning and street trees, changes to parking, loading and public domain works. Comments due Friday 25 June 2 Blue Street, North Sydney ([47/20/5](#)): Comments due Friday 25 June. The meeting objected to the removal of the trees.
- (c) **99 Mount Street, North Sydney ([89/21](#))**: Apply artwork to street façade in Mount Street and Hill Street. Amended plans submitted 31 May. Comments due Friday 25 June. The meeting noted the amended plans.
- (d) **Blues Point Hotel, McMahons Point ([ILGA SR0000664285](#))**: Change of premises boundaries to be the whole of the building excluding the first-floor rear terrace. Submissions close Saturday 3 July. The meeting opposed this application until it has had the opportunity to review the complete plans and make an informed submission. [The ground floor plan was added to the Liquor & Gaming Noticeboard on 25 June.]
- (e) **Loulou Boulangerie and Traiteur, 61 Lavender Street, Milsons Point ([ILGA APP-0008819609](#))**: New licence - packaged liquor - bottle shop. Submissions close Sunday 4 July. The meeting opposed the application as the requested hours exceed Council's approved hours of operation. The meeting also opposes in principle a takeaway liquor vendor in this area.

- (f) **51 Blues Point Road, McMahons Point (328/20):** Subdivision of existing site, removal of trees, new driveway crossing and erection of new three-storey dwelling with basement garage and associated works. Precinct discussed the application in January and heard that there would be two parking spots lost on Blues Point Road. Amended plans were submitted on 11 June. Comments due Friday 9 July. Affected neighbours will be notified. The meeting noted the amended plans.
- (g) **Cameragal Montessori School, 10-12 Miller Street, North Sydney (128/20/2):** Increase maximum student enrolments from 30 to 60. Application lodged 14 May. Not yet advertised. The meeting noted the application.

6. Community items

- (a) **Sculpture at Sawmillers exhibition, 8-17 October:** [Entries](#) close Wednesday 30 June.
- (b) **Wendy's Secret Gardening, Saturday 3 July:** RSVP to [Ian C](#) by Wednesday 30 June.
- (c) **Harbourside Villages Survey:** Cumulative results will be distributed with the minutes for review and reflection. The survey is still open at surveymonkey.com/r/JHVLGVW

7. General business

- (a) **Blues Point Reserve dog park proposal:** Some local residents intend to ask Council to make the upper level of Blues Point Reserve safer for dogs and children by installing a gate at each end. The meeting heard that much of the dog walking areas are now taken up by commercial picnics and fishing (with their multiple rods, hooks, buckets and tangled lines), leaving less and less 'safe' public land for local dog owners.

Operating hours, disposal bags, etc. will need to be considered, as well as signage that the area is public and open. Accessibility for wheelchairs and prams was also raised. Forsythe Park was mentioned as an example. The meeting supported the proposal.

- (b) **Luna Park:** Luna Park is preparing to reopen with new rides. The meeting heard that some of the new rides include amplified noise, in addition to the mechanical and patron noise. This means that there will be three types of noise from the area that was previously the quiet children's area.

Luna Park is managed by a subsidiary of global fund manager Brookfield. Its corporate social responsibility policy states that it engages with community groups and is committed to being good neighbours, which does not appear the case here. The CEO of Luna Park has stated in the past that Luna Park has never encouraged screaming, yet their current marketing strongly promotes the word 'scream' prominently. Brookfield said that Luna Park conforms with all regulatory guidelines, without acknowledging that noise up to 85 decibels is a harmful level according to hearing experts.

Precinct requests Council to monitor sound levels and will make Precinct's views known by sending a letter to Luna Park management and to Brookfield.

Next meeting: 7pm Thursday 29 July (subject to COVID restrictions).