

Minutes of Meeting

Thursday, 28 January 2021

Starting at 7 pm



Sketch by renowned local artist Peter Kingston AM

McMahons Point Community Centre  
165 Blues Point Road, McMahons Point

Chair: RRS [rrs@7thfloor.com.au](mailto:rrs@7thfloor.com.au)  
Secretary: BPS [lavenderbayprecinct@gmail.com](mailto:lavenderbayprecinct@gmail.com)  
Minutes: CT

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**1. Welcome / Apologies / 26 November 2020 minutes**

There were 23 attendees (including 14 via Zoom) plus 2 guests, with 12 apologies. The meeting accepted the minutes of the previous meeting.

**2. Planning Proposals**

**(a) Bayer Building, 275 Alfred Street North ([PP 2/19](#)):** Rezone to B4 Mixed Use and increase maximum building height and floor space ratio. Short presentation shared. The proposal is double the height of existing building and there will be an increase of 60% of floorspace. It will be out of context with the rest of the area. The Lavender Bay Precinct Committee supports the concerns of residents in the Anderson Precinct. Submissions close Friday 19 February.

**(b) Kimberly Clarke House, 52 Alfred Street South ([PP 5/20](#)):** Rezone to B4 Mixed Use and increase building height limit. The NSLPP did not support the proposal on 9 December. Noted by the meeting.

**3. Chair's report**

**(a) Foreshore area:** Multiple reports over the vacation period with regards to the foreshore areas around Sawmillers, McMahons Point and Berrys Bay, in relation to crowding and lack of amenities such as bathrooms and rubbish bins for the number of people visiting the foreshore parks. Of particular note is Blues Point Road in relation to cars speeding, drag-racing and burnouts long-past midnight and large gatherings of cars at the reserve at Blues Point Reserve. Many residents would like a formal complaint made to Council and the Police.

**(b) North Sydney Pool:** IM wrote a letter about the rationale and process of the pool closure.

#### 4. State Government items

**(a) Blues Point access site extension:** Sydney Metro's modification (12 more months) application was [approved](#) by the Minister for Planning and Public Spaces on 25 November.

**(b) Western Harbour Tunnel and Warringah Freeway Upgrade:** Transport for NSW's application was [approved](#) by the Minister for Planning and Public Spaces on 21 January.

**(c) Beaches Link and Gore Hill Freeway Connection:** The Environmental Impact Statement for this project is on exhibition until Monday 1 March. The EIS, virtual information room and submission details can be found [here](#). Upcoming virtual information sessions include air quality on Tuesday 9 February and the Cammeray area on Wednesday 10 February. Major topic of discussion is the ventilation. Individuals are encouraged to contribute to the discussions.

#### 5. Council items

**(a) Amended Code of Conduct for Precinct Office Bearers and Members:** The amended Code was adopted by Council on 30 November. The Code requires Precinct Committee attendees to disclose any (significant) pecuniary interest in a matter being discussed at a Precinct Committee meeting, and Office Bearers to step down while the matter is being discussed (to be recorded in the minutes).

The Code also states that Office Bearers can only speak at a Council meeting on a topic that has been discussed and determined by their Precinct Committee, and that if one Councillor is invited to present to a Precinct Committee, other Councillors are to be given equal opportunity.

**(b) Anti-social behaviour in and around Blues Point Reserve:** The meeting was advised that since 2019 complaints have been made by residents to both Council and the Police with regards to the speeding cars on Blues Point Rd. Residents living up and down Blues Point Road are affected by the noise and petrol-fumes. The cars which often arrive convoy-style congregate at Blues Point Reserve and are illegally parked in rows four-deep.

Commercial enterprises and other religious gatherings are also taking up large areas of space in the foreshore parks in an increasing capacity including Sawmillers Reserve. Groups of up to 100 (more than Covid-19 protocols allow) are regularly gathering in the parks and staying until 1am on weekend evenings.

Some residents are now avoiding these areas, and there are reports that rangers have been attacked when they venture into these areas.

Further to conversations with the Mayor, the following suggestions were made:

1. Improved signage including a large portable electronic sign in the short term.
2. No Stopping painted on the road.
3. Traffic calming (which was proposed last year and is yet to happen).
4. Permits and fees to use the park by commercial enterprises.
5. Potentially parking meters.

Chair: There is tension between the public aspect of the foreshore park areas on the one hand and of residents on the other. It's a question of degree and monitoring. As a community we are entitled to make it known to Council, and we request increased CCTV and rangers to patrol these areas because the amenity of the precinct is being impacted and it has increased dramatically in recent months.

Discussion:

- Rangers issued 70 fines this year to date, 40 of which were in the past week alone.
- The rangers patrol in pairs as they are genuinely concerned for their safety in the face of these large gatherings.
- We know the Mayor is not amenable to the park being closed at 10pm.
- It is at night when it is unruly.
- Police advice is to photograph the cars going up and down the hill at high speed.

**Motion:** The will of the Lavender Bay Precinct Committee is that more is done, there be active steps taken and a representation made to the Police. Carried without objection.

## 6. Development applications

- (a) 3 Mil Mil Street, McMahons Point (303/20):** Alterations and additions to dwelling. Comments due Monday 18 January. The meeting noted concerns were made at time of submission.
- (b) 24 Waiwera Street, Lavender Bay (322/20):** Alterations and additions to dwelling. Comments due Monday 25 January. The meeting noted this application.
- (c) 2 Arthur Street, Lavender Bay (326/20):** Enclose existing carport, new roof, gate and internal stair. Comments due Friday 29 January. The meeting noted this is a conservation area.
- (d) 51 Blues Point Road, McMahons Point (328/20):** Subdivision of existing site, removal of trees, new driveway crossing and erection of three-storey dwelling with basement garage and associated works. Comments due Friday 29 January. One attendee declared a pecuniary interest as the owner of the property.

The meeting heard that:

- The design is in keeping with the street as is the roofline.
- The existing cottage on Middle Street will not be touched.
- An arborist has concluded the trees proposed to be removed are old and sick.
- Dilapidation reports have been requested prior to excavation.
- Re loss of parking there is currently no parking for this residence on Middle Street or Blues Point Road.
- It is a dangerous bend, a motorbike was hit there recently. The removal of two car spaces will alleviate that.

The meeting noted the concerns and the responses.

**(e) 43 Lavender Street, Lavender Bay (448/17/2):** Various modifications, including internal and external changes, relocate stair entry, bin store and stairs. Comments due Friday 29 January. The meeting noted it is a reasonable modification.

**(f) 53 East Crescent Street, McMahons Point (333/20):** Alterations and additions to dwelling, including two-storey rear addition. Comments due Friday 29 January. The Secretary declared a pecuniary interest as the owner of a nearby property and temporarily stood down during discussion of this item.

The meeting heard that:

- It is an unusual property with boundaries to several properties.
- When changes are made the impact will be highly visible to many.
- More than 50% of the site will be covered.
- Local residents have expressed concern.

The meeting noted the concerns are being conveyed to Council.

**(g) 61 Lavender Street, Milsons Point (317/20):** Licensed restaurant for 120 patrons (internal) operating 7am to midnight Monday to Saturday (7am-10pm Sunday) and 30 patrons (external) operating 7am to 10pm. Licensed bakery and delicatessen for 10 patrons operating 7am to 10pm. Comments now due Friday 5 February. One attendee declared a pecuniary interest as the owner of a nearby property.

The meeting heard that:

- There are concerns from nearby residents that the opening hours for the proposed restaurant are excessive.
- Kirribilli Club ensures their verandah is cleared of people by 10pm.
- There is no parking in the area or a drop off area on Lavender St to accommodate patrons to the restaurant.
- There are blocks of residential flats directly opposite.

The meeting noted the concerns of affected nearby residents with the proposed increase to 120 patrons and operating hours.

**(h) 101 Blues Point Road, McMahons Point (8/21):** Alterations and additions to medical consulting room, including new administration areas, first floor residence and various associated works. Comments due Friday 5 February. The Secretary declared a pecuniary interest as the owner of a nearby property and temporarily stood down during discussion of this item.

The meeting heard:

- There is significant public interest in this building as a one-hundred-year-old property that was once the site of the local butcher and then hairdresser. It is a heritage listed building.
- The proposal seeks to double the height and extend to the full boundary of the property meaning 77% of the site will be covered.
- Approval has been granted for a medical practice however the scale of this development raises concerns about the scale of the operation.

The meeting opposes this DA.

**(i) 5 Bay View Street, Lavender Bay (55/19/2):** Delete Condition A2 of the approved development which requires the roof ridge height and surrounding structures at Bay View Street level to be reduced to RL 22.00. Council refused the application in November. An appeal has been lodged with the Land and Environment Court. Comments due Friday 12 February. The meeting noted this application.

**(j) 15 Waiwera Street, Lavender Bay (20/21):** Alterations and additions to dwelling, including attic and basement additions, demolition of garage, pool house and pool, construction of new garage with car lift and studio, landscaping and associated works. Comments due Friday 12 February. The meeting noted this application.

## 7. Community events

**(a) Wendy's Secret Gardening:** The next gardening morning is scheduled for Saturday 6 February. RSVP to Ian C by Wednesday 3 February.

**(b) Peter Kingston exhibitions:** Are currently running at the S.H. Ervin Gallery (to Sunday 14 February, bookings required) and Council (to Monday 22 February).

## 8. General business

Nil.

The meeting closed at 8:01pm.

Next meeting: 7pm, Thursday 25 February (subject to COVID-19 restrictions).