

8.3. MM03: Blues Point Foreshore Masterplan

On 28 March 2022, Council considered a report in relation to the transfer of State-owned lands to North Sydney Council. The report detailed a proposal for the transfer of 35 parcels of land owned by the Planning Ministerial Corporation (PMC).

34 of the parcels of land were located in existing parks and reserves, and zoned either RE1 Public Recreation or C2 Environmental Conservation. This land was already managed and maintained by the Council for the purpose of public open space and recreation. The parcels included Tunks Park, Primrose Park, Sawmillers Reserve, Kurraba Reserve, Badangi Reserve, and Henry Lawson Reserve.

In June 2021, the State Government compulsorily acquired the remaining parcel of land at 1 Henry Lawson Avenue McMahons Point, to preserve the site and facilitate its integration into the public space network. Bounded on both sides by Henry Lawson Reserve, this land was subsequently transferred to the Council. Although zoned RE1 Public Recreation, public access remains limited due to the presence of existing buildings and a slipway. The report highlighted that transforming this site into usable foreshore parkland will require demolition works, conservation of the heritage listed slipway, site remediation, and landscaping.

The acquisition of this parcel represented a key step in realising Council's and the community's decades' long battle to acquire the site and the opportunity to provide continuous public access along the McMahons Point foreshore.

On 28 March 2022, Council resolved:

- 1. THAT Council thank the State Government for the transfer of 35 parcels of land, including 1 Henry Lawson Ave, from the Planning Ministerial Corporation to North Sydney Council as per the Land Transfer Agreement*
- 2. THAT Council advocates for the State Government to undertake remediation and fund construction of a park on 1 Henry Lawson Ave, McMahons Point (Lot 1 in DP915829)*

No further proposals or recommendations have been brought to Council for consideration in relation to the 1 Henry Lawson Avenue site since that resolution in March 2022.

In 2024, Council undertook a comprehensive community engagement program - 'Have your say on North Sydney's next ten years' - to understand the needs and priorities of our community. The feedback from this engagement informed Council's eight Key Informing Strategies, which were adopted by Council on the 10 February 2025.

The suite of adopted strategies reflects a clear and coordinated vision for the future of North Sydney. The Open Space and Recreation Strategy specifically recognises the strategic significance of the Blues Point waterfront. It outlines a targeted action for the preparation of a comprehensive Masterplan for the entire precinct, designed to guide future enhancements and support the long-term stewardship of this important public asset.

In this context, the current development application proposal for 1 Henry Lawson Avenue appears premature and overlooks the opportunity to adopt a more integrated and strategic approach to planning and delivering improvements to the foreshore area.

Council has a unique opportunity to transform the Blues Point precinct to celebrate the rich heritage, enhance public access, and create a beautiful public domain as a legacy for future generations.

Council adopted a strategic approach with the Waverton Peninsula Masterplan that provided a strong, community-embraced vision for the Waverton Peninsula and allowed resourcing of works, including The Coal Loader Platform, over many years.

It is, therefore, vital that excellent masterplanning be undertaken to shape and guide the short, medium and longer term projects and works that will be required for the precinct. An ad hoc approach, one DA at a time, must be avoided at all costs to ensure design excellence and a cohesive public domain.

I therefore recommend:

- 1. THAT** Council withdraw the current Development Application for 1 Henry Lawson Avenue, McMahons Point.
- 2. THAT** a report be presented to Council outlining the process, costs, and next steps for the development of a Masterplan for the Blues Point foreshore precinct.

COUNCILLOR ZOË BAKER
MAYOR