

Waverton Precinct Minutes

Tuesday 4 June 2019



WAVERTON

2060

Meeting opened: 7.30pm
Chair: JD
Minutes: JD
Attendance: 15

1 Welcome and apologies

Apologies were received from KA, BD, IG

2 Minutes of the meeting of 7 May 2019

The minutes having been available online were taken as read and confirmed.

3 Existing business

3.1 Council replies on items previously raised

The Council has advised that the Bushland Management Coordinator, Gareth Debney, will attend the July meeting of the Waverton Precinct Committee to brief the committee on Balls Head (and presumably participate in a discussion of plans for the area).

3.2 Other Council advice: budget and fees for 2019/20

The Council has advised that the Draft 2019/20 Operational Plan and Budget, and the Draft 2019/20 Fees and Charges Schedule are on exhibition and available on the Council's website and as hardcopy from the customer service centre and Stanton Library. Submissions close on 17 June 2019.

3.3 IPART decision on rates

The decision and report by IPART were discussed by the committee.

MOVED MP, SECONDED JMcG

THAT in relation to the IPART decisions, the Waverton Precinct Committee advise the Council:

1. Notwithstanding IPART's rejection of the Council's requested increase in rates, the committee is disappointed at the magnitude of the increase approved by IPART.
2. Believing that the Council's bid for increased revenue reflects the inadequacy of public benefits being delivered by urban development, the committee expects the Council to levy, negotiate and otherwise obtain greater public contributions from urban development projects.
3. The committee expects the Council to allocate the entirety of the increase in revenue to strategic investments in the municipality and not to recurrent expenditure.

CARRIED UNANIMOUSLY

3.4 Sydney Metro OSD in North Sydney and Crows Nest

MP and JD advised the committee on recent actions by the Committee for North Sydney.

The committee discussed the need to long term thinking in relation to the city centre, and members made a number of strategic, lateral and left-field suggestions for the better development of the city.

The committee noted the information.

3.5 IPC hearing on South St Leonards

MP had attended the hearing and advised the committee on the issues presented at it.

The committee noted the information.

3.6 Waverton Precinct priorities for 2019

Members of the committee discussed conditions on the Balls Head peninsula and discussed ideas for its long term management.

The committee confirmed the priorities adopted at the May meeting.

3.7 Any other standing committee updates

- Waverton Wollstonecraft Rail Noise Action Group
Ian Links advised the committee that WWRNAG met with Sydney Trains and the EPA on 6 December 2018, and subsequently prepared a comprehensive list of questions, comments and recommendations. This was forwarded to Sydney Trains and the EPA on 25 February 2019. Detailed responses have been received from Sydney Trains. While Sydney Trains recognise that the issue of noise is real and significant, and are responding with various measures, there is a long way to go.
- There were no other updates.

The committee noted the information.

4 New business

4.1 DA 112/19 8 Woolcott Street

Construction of a new three-level dwelling with double garage, pool and landscaping

The meeting was addressed by Rosa Chan (1/10 Woolcott Street), Guy McGregor (2/10 Woolcott Street) and Jim Wiseman (c/- 3/10 Woolcott Street). Members discussed the proposal and aspects of the planning approval process.

MOVED JW, SECONDED RC

THAT the committee expresses its concern at the unnecessarily severe impacts of the proposal on neighbours on both sides of the property and in particular the avoidable overshadowing of dwellings and back yard at 10 Woolcott Street and urges the Council:

1. To accept the earlier invitation of the residents at 10 Woolcott Street to undertake a site visit in order to properly assess the direct, excessive and avoidable overshadowing of 10 Woolcott Street.
2. To pay particular attention to the construction, on the eastern boundary of 8 Woolcott Street, of a high, solid fence and vegetation that could add metres of further sun barrier, specifically denying unit 1 of any solar access.
3. In preparing a report for the Local Planning Panel, to assess not only explicit dimensional controls but also criteria and objectives that protect neighbours from the worst negative impacts of development, including incompatibility with an intact streetscape, excessive effects on views, and avoidable impacts on solar access.

CARRIED UNANIMOUSLY

4.2 DA 90/19 and 100/19 11 and 13 Waverton Avenue
Demolition of two existing houses and construction of nine townhouses

The committee expressed no view on the proposal.

4.3 DA 114/19 29/18 Carr Street
Enclosure of balcony

The committee expressed no view on the proposal.

5 Community activities

Interested attendees were referred to the village notice board.

6 Correspondence

The correspondence folder was circulated during the meeting.

7 Any other business

7.1 Past and present development proposals of Noakes Boat Yard

JB drew the committee's attention to two relevant resolutions adopted by the Council at its meeting on 27 May 2019.

At Item 125 the Council resolved:

1. THAT Council take all necessary action to ensure compliance with the conditions of consent of DA 1164/90 for redevelopment of the existing boat maintenance facility at 6 John Street, McMahons Point.
2. THAT, in particular, such action include all steps necessary to ensure the enforcement of the public benefit condition D51 which required the developer to "provide a public jetty extending from land below John Street, approximately in the location of the former sea baths, subject to the design and position being acceptable to Council".

At Item 126 the Council resolved:

1. THAT Council writes to the Chair of the Sydney North Planning Panel (SNPP), Mr Peter Debnam, to request that, given the significant community interest in the development application for the installation of a floating dry dock facility at 6 John Street (Noakes Boat Yard) in McMahons Pomt, a public briefing meeting be held in addition to the formal determination meeting.
2. THAT Council offer the Hutley Hall as the venue for the requested meeting.
3. THAT the DA applicant and members of the community who have made submissions be invited to attend.
4. THAT Council invites the local members, Ms Felicity Wilson and Mr Trent Zimmerman to attend the meeting.
5. THAT Council provides the required administrative support as provided for in the *Planning Panels Operational Procedures* September 2016.

8 Date of next meeting

The next meeting is on Tuesday 2 July commencing at 7:30 pm, at the Uniting Community Hall in Bay Road.

The meeting closed at 9:20 pm.