

# Waverton Precinct Minutes

## Tuesday 3 September 2019



**WAVERTON**

**2060**

Meeting opened: 7.30pm  
Chair: IG  
Minutes: SF  
Attendance: 32

### **1 Welcome and apologies**

There were apologies from RO, JD, IB, RS and NS.

The minutes having been available online and in the correspondence were taken as read. One error to be corrected is that a vote in relation to asking Council to require Noakes to complete the public jetty had two abstentions rather than being carried unanimously, as recorded.

### **2 Presentation by Council Officers on “Northern CBD Precinct Planning Study”**

The Chair welcomed Council’s Manager Strategic Planning and Senior Strategic Planner who outlined the study and its status. They outlined that is being conducted because the current plan predates the Metro and there is an anticipated increase in accessibility of the area with the opening of the new northern portal to Victoria Cross Station, which will be opposite the Council Chambers. The area under study is broadly between West St and the Warringah Freeway, and south of Falcon Street down to the existing CBD at Berry Street. The study is being funded by an Acceleration Grant from the NSW Government. To facilitate communication, more than 4000 letters have been sent out to residents in the area and more than 270 responses have been obtained (including from Waverton Precinct). The status is that Stage 1 has been completed, with various further stages leading to public exhibition of the draft plan, expected in November. Public workshops will also be held at that point.

Whilst there are existing planning instruments in place, it was seen as likely there will be a rise in applications from developers to build high rise near the station. This push has apparently already started informally with Council. It was unclear whether the expected new plan would stop such developments - or merely facilitate “value capture” by Council when approving such developments.

A number of questions were put to the Council officers, leading to a wide ranging but fairly high level discussion. Key points were:

- TfNSW bought the entire block opposite the Council Chambers. Following completion of the portal, it is expected that they will sell off a spare strip - presumably for residential or commercial high rise.
- There is a view that the terrace house area around Ridge and West Streets should remain intact, with no more higher buildings allowed
- The brief for the study is to be put back up on the Council website.
- By way of feedback to NSC from the meeting, it was requested:
  - The study area should be referred to as “Civic, Schools and Parkland Precinct” or something similar to reflect usage and history of prior defences against overdevelopment proposals. It is NOT part of the CBD.
  - There are a lot of heritage buildings and civic and open spaces in the area which need protection and must be respected in the new plans.
  - The outcome should feed into the DCP for the area.

- There need to be Character Statements for all relevant streets
- Highrise overshadowing of parks and civic spaces should be precluded
- Precinct is to submit the above as an addendum to its previous submission.

Concern was expressed about the coherence of the communications to the public at the moment, with so many NSC draft strategies and reports 'love' and all seeking specific and individual comment from the Precincts.

The presenters were thanked, and invited to return and make a further presentation to Precinct at the conclusion of their study of the first round feedback, with suggestions.

**3 Tree planting in Larkin Street south:** The Chair welcomed GMcC to the meeting, noting that she had offered after the public meeting last weekend to give Precinct a background briefing on the history of decision making processes leading to the DA of 2003. She was Mayor for most of this period. This visit was not on the Agenda, which had been circulated as is normal practice several days before the monthly meeting. It was noted she is not a resident of this Precinct.

Moved KA , seconded KA

**“That GMcC be allowed to address the meeting despite this item not being on the agenda.”**

CARRIED.

GMcC outlined the process from when BP, Caltex and the Coal Loader industrial facilities wound down and then ceased operation, and the political machinations leading to the proclamation of Carradah Park by the Premier - rather than that area having 3-4 level townhouses fronting Larkin St. which was the proposal from the companies. A Masterplan was prepared for the area, leading to a DA which included the tree planting needed to create Carradah Park. This was approved by NSC at the time, following public consultation which resulted in the number of trees to be planted on the top terrace being reduced from 80 to 17.

On behalf of the meeting the Chair thanked her for the factual summary of the history.

It was reported to the Precinct meeting that a public meeting had been held at short notice by the Mayor in Larkin Street on Saturday, August 31, with stakes put in place by NSC at the proposed tree sites. It was noted that 7 of these were under power lines and yet Council is not intending to put the lines underground as a part of this proposed scope of works.

It was agreed the matter is to be included for discussion at the next meeting of Precinct.

### **3 Council Matters and Replies**

All matters are “Closed for Council” apart from the Larkin St issue noted above.

**Balls Head maintenance issues:** A walkaround occurred between the Precinct Chair and Council' Bushland Manager Coordinator in mid August. The following matters were noted:

- NSC is to keep walkway tracks adjacent to chicanes/ speed humps clear of foliage and mud/rubbish build-ups where possible/appropriate
- NSC is to periodically sweep kerbs and gutters to prevent excessive leaf litter build-up

- When pruning, NSC will deliberately attempt to retain “view glimpses” from key viewing points
- Track signage is to be made clearer and consistent : ‘active’ tracks are to be properly maintained, and closed tracks will have signs removed and be shut at all entry points and then allowed to grow over
- A portion of the southern lower track leading to a mid point lookout is to be kept closed due to undesirable activities in this area in the past.
- The south-western corner area is a bird sanctuary so access is deliberately restricted; so no ‘water glimpses’, no new bridges, no lower track repairs...
- The Council has funds for the sewer to be connected from the toilet block to mains sewer rather than the current ongoing problem with pump outs and absorption trenches. This connection is likely to be at the base of Balls Head Rd.
- The ‘No Parking at Night’ signs are installed at the request of Police

The concept of greenline separation of the roadway and walkway was raised at the meeting and this concept will be brought to the attention of Council for consideration.

#### **4 Other Business**

##### **Development over Victoria Cross Station**

It was reported that CNS is continuing to press for a more positive outcome for the citizens of the municipality by seeking a meeting with the Minister for Planning. Lendlease has advised they cannot build a higher building to include public amenity spaces

##### **Floating Dry Dock at Noakes**

There was a meeting of interested individuals regarding this last week. The “Say No To Noakes” group continue to fight against this proposal. It is understood that decisions have been delayed, but there is a meeting set with the State MP for September 17 .

##### **Waverton Bowling Club site**

Public submissions will be received until September 15. Residents were encouraged to submit ideas. The Chair is to talk to Councillor Mutton and/ or Councillor Baker and/ or NSC to ascertain the feasibility of an outcome which provides community facilities; and report back to the next meeting.

#### **5 Developments Applications**

**Carr St house extension:** It was noted that Council and residents have little input in these cases.

#### **6 Any other standing committee updates**

- **Waverton Wollstonecraft Rail Noise Action Group**

A positive meeting has been held with senior representatives of Sydney Trains. Possible options for trials include flexible bearing pads, composite sleepers, track lubrication and noise walls. It was noted that the concept of the rail utility having a duty of care to nearby residents is gaining traction, with large potential liabilities for personal impacts on health being one possibility.

## **7 New Business**

### **Waverton Oval**

Moved BD, seconded VY

**“That NSC rest the oval for a month following the end of the winter football season to allow the grass to recover before opening the ground to summer sport activities.”**

MOTION CARRIED

In discussion there was agreement that the grass was being damaged – this year it was almost destroyed across the whole playing field by the end of the season. It becomes a mud heap in heavy rain, despite all the drainage work done several years ago. An alternative approach, though not moved as a motion, was for Council to reduce the intensity of bookings during the winter season.

## **8 Community activities**

‘Spring Hubbub’ newsletter was circulated.  
Interested attendees were also referred to the village notice board.

## **9 Correspondence**

The correspondence folder was circulated during the meeting and all correspondence was accepted.

## **10 Date of next meeting**

The next meeting is on Tuesday 1 October commencing at 7:30 pm, at the Uniting Community Hall in Bay Road.

The meeting closed at 9:10 pm.