

CHARING CROSS PRECINCT MEETING MINUTES
WEDNESDAY JULY 10TH 2024
(Meeting Held On Line)

1. WELCOME TO MEETING

Julie McAlpin (JM) Co Convenor opened the meeting and acknowledged the Traditional Owners of the land on which we meet, the Bidjigal, Birrabirragal and Gadigal People and welcomed any First Nations people at the meeting

2. INTRODUCTIONS

Nick Prell, (Acting Senior Project Manager Waverley Council)
Councillor Tony Kay
Councillor Angela Burrill
Councillor Ludovico Fabiano
Danny Caretti (DC) (Co Convenor)
Mora Main (MM) (DA Rep)
Steven Bodnar. (SB) (Traffic Rep)

3. APOLOGIES

Brigitte Cusack
James Forsythe

4. CHARING CROSS STREESCAPE UPGRADE – UPDATE

Nick Prell (NP) (Project Manager, Major Projects Waverley Council)

Works have started at the southern end of Bronte Road where the road leads into Albion Street. Contractors are excavating and installing conduits for the undergrounding of power cables. They are making good progress. On the other side of Cables Place they discovered a potentially redundant cable that is subsurface. They are awaiting advice from Ausgrid on its status.

The Contractor (QMC) is working with the local shopkeepers to make sure their businesses are accessible. NP has been pleased with the communication QMC are having with the community especially shopkeepers.

In some cases, pavers are being put back after the work is done, many are broken and not reusable. If it is not possible to replace pavers, concrete will be placed in those areas where pavers are broken. Raymond is the name of the Foreman. He is very approachable.

All property owners need to give consent to swap the old electrical connection from the existing overhead powerlines to the new underground cables. All property owners have been sent a consent form. If the owner does not give consent, there are contingencies in place to re attach the power to the property. The alternative is not ideal but may include the reinstatement of a power pole. The Council does not need

consent to do this. If owners have not received advice of reconnecting electricity, please contact Nick Prell at Waverley Council

SB commented on his connection and the green box outside his property. There was discussion about the new brick pavers for the area.

Possibly Wednesday or Thursday time slot is going to be available for residents to talk to Contractor.

Electrical works to be complete before December 2024. Civil works to start mid to late September 2024. There will be letter drops advising the community with dates.

5. POLICE SAFETY PRECINCT REPORT

First meeting since the stabbing incident in Bondi Junction. Police have increased their presence in the area. Issues the police are dealing with locally include:-

- Increase in Domestic Violence incidents
- Theft of High-Performance Cars
- Cliff Fatalities

Waverley Police Station is to be refurbished.

Peter Woodward (Police officer who organizes these meetings) is moving to another area. There will be a replacement

6. PUBS AND RESIDENTS Report

Steve installed a watering system to spray water on people going into the driveway to urinate. It is linked to his overhead light sensors.

There is a new Licensee of the Robin Hood.

7. CONFIRMATION OF MINUTES OF LAST MEETING

Confirmation of Minutes by DC Seconded by JM
Passed

8. MATTERS ARISING

Charing Cross Precinct requests that during the Charing Cross Streetscape Upgrade works Waverley Council ensures that Parking Rangers monitor parking restrictions for on-street parking and makes sure that vehicles are not over staying due to limited parking options because of street works.

Response

The Project Manager has asked Parking Officers to increase patrol of the area during the Streetscape works.

JM to write to Waverley Council to register our concerns with the Traffic Committee's decision to remove the Slipway at the corner of Bronte Road and Carrington Road and request Council review the recommendation and reject it.

The submission from JM was received by Council, however the minutes of the Traffic Committee were adopted by Council unanimously. Minutes can be on the Waverley Council Website

Cr TK explained that in May at the Traffic Meeting that the Council Officers proposal was adopted. There is a major problem on the slipway currently with large vehicles turning left, there is little space for these vehicles to manoeuvre. The waiting area for pedestrians is in the middle of nowhere especially with large groups of children at peak times. That is a problem. From a pedestrian point of view, the deletion of the slipway will be a huge improvement.

There was further discussion about residents not being able to get into Carrington Road from Bronte Road and having to go down Victoria Street. It was reported that Traffic Officers decided not enough traffic was turning left, to warrant keeping the Slipway. Some residents were disappointed that there would be a no left turn into Carrington Road from Bronte Road. They believe it would disadvantage them

High Street Flooding

Residents are concerned that this solution will not fully abate the problem and wish the Council to reconsider enlarging the pipe through the easement from High Street to Prospect Street

Background: MV reported that the residents of High Street reported they have recently experience flooding once more through a severe rain event. The flooding has been extensive with water coming into their homes. The flooding event has been reported to Council. Nikolaos Zervos (Executive Manager, Infrastructure Services) from Council has reported that the proposed

As part of Waverley Council's Road Infrastructure Renewal Program, we will be undertaking stormwater upgrades on High Street, Waverley. As part of these works, Council will reconstruct and upgrade the stormwater pits and pipes situated towards the end of High Street. Works will start on 6 May 2024 and are expected to take 7 days to complete, weather permitting. works of enlarging the drains on High Street will commence shortly after the school holidays. The proposed works will assist with some flood mitigation in High Street but may not stop flooding. The works will lessen the blockages from leaves and assist with clearer flows so will improve conditions.

At the meeting it was reported that the works had been complete however later correspondence by MV reported that there were still some works to be finalised

Birrell St Cycleway

Can Council confirm as to whether there are plans to continue the cycle way from the intersection of Birrell Street and Bronte Road down Birrell Street, East towards Tamarama?

Council is currently resolving a cycleway from the Bronte Road/Birrell intersection down to Henrietta Street. The third stage will extend beyond Henrietta, but the exact length is unknown at this stage. These two stages are both subject to funding being provided. We will update the community in due course as stages 2 and 3 become more of a reality.

The further stages will be subject to funding and could be extended down to Tamarama street in due course. Cr Kay confirmed the extension of cycleway on Birrell Street had been discussed by the Traffic Committee.

9. NSW HOUSING TARGETS AND WHAT IT MEANS FOR WAVERLEY

JM raised this issue with council as it had been raised by the Community when the State Government, addressed housing targets. JM was told that those targets hadn't been set, but has heard, other reports that, Waverley's housing targets is somewhere in the vicinity of 2600 new homes to be built in the next five years.

There are two stages. Stage One, which comes into effect from the 1st of July, doesn't impact Waverley at all because those changes now permit dual occupancies and semi-detached dwellings in almost all, to low density zoned land in New South Wales. That already applies to Waverley.

Stage Two is slightly different, it encompasses significant changes, particularly regarding the permissibility of four and six storey apartment buildings in R3 Zoned land, which is medium density zones within 800m, walk to the town centre or a station. There are some exclusions to that. And if apply this to Charing Cross, we understand that there may be exclusions that will apply to heritage items but not to heritage areas.

So at this point, we are not too sure what does apply to Waverley and we are hoping that councillors may be able to help us understand what may happen in our local area.

10. ST CATHERINE'S SCHOOL COMMUNITY CONSULTATIVE COMMITTEE

The Committee has not met recently. The next meeting will be in August to discuss the latest Traffic Survey. The Committee is due to be disbanded now works have been completed at the school. The school however wants to keep the meetings going to engage with the Community

11. WAR MEMORIAL HOSPITAL

War Memorial and Uniting staff are interviewing residents as what to what their future intentions are and where they want to go within the Uniting Properties. There is no list of Uniting facilities available yet. Uniting will pay for removals and help with packing.

The development application will not go through Council but will be administered by the NSW State Governments Department of Planning. We expect there to be an exhibition period where residents can make comments and submissions.

12. DEVELOPMENT APPLICATIONS

6 Gibson Street, Waverley

New swimming pool, boundary fence, landscaping.

13 Gipps Street.

Internal layout changes to reform, decreasing side and rear setbacks. Reconfiguration of swimming pool

11 Victoria Street.

Associated additions to dwelling including construction of pool room, cabana, new swimming pool and associated landscaping.

16 Cables Place

Demolition of rear deck and side boundary privacy screens and construction of a new rear deck and side boundary privacy screens and and related landscaping.

17 Edmund Street, Queen's Park

Modification to relocate windows, reduction in window size and new skylight.

The Bronte Ocean Pool

Lining removal of Pool
Construction starting 8th of July

13. OTHER BUSINESS

Proposed change to the WLEP Clause 4.4A

(MV explained) The proposed change, to amend the Waverley Local Environment Plan (WLEP) 2012 regarding Clause 4.4A, is about increasing the floor space ratio for semi-detached and attached dwellings. This change contravenes the accepted floor space ratio as outlined in WLEP 4.4

The proposed amendment went on display in May and was stated that there were unlikely to be any environmental effects.

MV argued that the proposed change to clause 4.4A of the WLEP will directly result in higher building volume and therefore, by definition, will result in loss of green space and more pressure on an overburdened stormwater service. The Council considers this a minor change, yet they wish to push it through. The planning proposal was sent to the local Planning Panel on the 19th February, and it went on display in May for 28 day period.

Unfortunately, it didn't come to the attention of many residents in the area. The change to the WLEP appears to be the result of a particular failed DA. MV refers to 17 High Street, 19 Prospect Street, Waverley. This was a highly contentious DA because of the over development of the site.

In particular, the DA was using clause 4.4A, and 4.5 increasing floorspace ratio in an unacceptable manner, Neighbours acted in the Land and Environment Court in early February. The legal point was presented at the Land Environment Court, and this prevented the overdevelopment. The applicant withdrew the DA because legally it wasn't going to stand up it.

If this proposal to change WLEP Clause 4.4A is accepted it will increase floorspace ratio for semis and terraces, Waverley residents will lose the current protection provided by the existing rules for Clause 4.4A

Motion

This Precinct proposes that Waverley Council does not adopt this amendment - Planning Proposal Amendment to Clause 4.4A PP-1/2024/A - without analysing the potential impacts on the Waverley areas, particularly the historic parts of Waverley, where density is at already greatest and, further potential for loss of amenity and private green space is threatened and. The stormwater system at its capacity. Recommend this motion be but up at the Combined Precinct Meeting on August 1st

Passed

There was general discussion about this issue:

It was agreed that more discussion should've occurred with the Public before this change was approved.

It was noted that Queens Park residents who are in Heritage areas with Terraces have applauded this change because it allowed them to extend a room at the back of their house where previously they could've not done this.

Cr Burrill pointed out that there may be another way around this amendment that could be specific to the developments being discussed eg in Charing Cross. She suggested talking to Waverley Council Planners describing how this change is going to have adverse effects in some areas particularly in Charing Cross.

AC pointed out the proposed Amendment changes to Clause 4.5 relating to FSR on a Combined Development site.

It was agreed for Residents MV and AC and Emily to attend the Combined Precincts meeting coming up soon to get more information about this issue. Tim Sneesby a Town Planner from Council will be discussing this issue at that meeting.

Cr Kay pointed out that further information is available on the Council website at the June Council Meeting.

https://waverley.infocouncil.biz/Open/2024/06/CM_20240618_MIN_773.PDF

Dumping of Rubbish behind Kennards Hire, in High Street and Judges Lane

MOTION

Due to increased and regular dumping of Rubbish dumping in High Street and Judges Lane (reported on Snap Send Solve) we request that Waverley Council's Waste Management to conduct an audit of Bins in High Street Lane and Judges Lane. We also request an information campaign about dumping rubbish and request that Residents do not leave Bins in the Street making them targets for dumping.

Meet the Candidates

With the upcoming Council Elections Charing Cross Precinct will not be running a "Meet the Candidates" Precinct Meeting. Reasons include the fact that Charing Cross straddles 2 Wards with many election candidates. Residents interested in these meetings can attend neighbouring Precincts including Bondi Beach and Mill Hill Precincts.

AGM

The Charing Cross Precinct AGM is scheduled for next month. Both DC and JM will be retiring after many years in the positions of Convenor and Secretary of the Precinct. It was suggested that other locals consider taking on these responsibilities.

INCENTIVE SCHEME FOR CHARING CROSS SHOPPERS AND RESIDENTS

DC reported from a JF note that Artarmon shops are currently undergoing major street works like Charing Cross shopping strip.

Willoughby Council provided a grant which enabled a loyalty campaign to be run to encourage locals to continue to support local shops and go in the draw to win a weekly prize. This could potentially assist CC businesses to retain existing customers and/or potentially attract new customers. Seems like it could be run with minimal outlay from Council once set up and even used for other local village upgrades if successful.

<https://artarmonprogress.org.au/lyl/>

https://www.artarmonvillage.com.au/?page_id=852

Can Council consider a similar incentive for Charing Cross Shoppers?

14. NEXT MEETING

Wednesday August 14th 2024