

**MINUTES OF BONDI BEACH PRECINCT MEETING
9 APRIL 2013:
OCEAN ROOM BONDI BEACH PAVILION**

Meeting opened at 7:30 pm.

Chairperson: Lenore Kulakauskas

1. **Welcome:** Bondi Beach Precinct acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast. We also acknowledge Aboriginal Elders both past and present.

Apologies: Sandra & David Dunn, Mayor, Cr Wakefield (will be late), Cr Clayton

2. **Guest speaker: Peter Monks, Director, Planning & Environmental Services, Waverley Council**

Peter Monks stated that he took a strategic focus, understanding community issues. His job is to make sure WC has a consultative process, taking on board opinions; PES's submissions are independent and objective as Planning do not make the final decisions, these are made by Councillors or other authorities. (\$20m+)

The **Development Assessment Divisional Manager** is George Bramis

There are 1000 or so DAs per year, taking 107 days on average in 2011/12, one of the slowest in NSW. Recent changes have brought it down to 75. It takes time as there are many competing influences and it is important to get it right given how long buildings are in place. If a DA complies with the LEP/DCP it will get an approval. Community submissions must have solid planning objections based on the LEP DCP.

The planning system here is much more flexible than in Perth. Parameters of discretion are wider. The FSRs can for example be varied to a larger extent. As a mixed community there are a variety of formats and heights throughout Waverley.

The important thing is that it's too late by the time people are fighting over the DA. Controls need to be in to the LEP & DCP.

Currently the **Strategic Planning** division is revising the LEP/DCP, so this is the time to start making a submission to Council. The Queens Park Precinct has made recent submission. This will be an on-going process, and there will be changes every year. Bondi Beach Precinct should identify issues and make submissions. No provision in the LEP is as black & white, as it was 20 years ago. More flexibility has been added, and a lot of SEPPs provide significant override power to Council's LEP. So what about the State Government's plans and the chances they will remove some powers in regard to heritage. The LEP is one component: and a heritage planner is being sought now to expand the range of projects and services the Council can offer the community. Peter Monks is encouraging people to think more broadly, not just in terms of plans.

The **Heritage Planner** should assist the Heritage Architect but shouldn't get drawn into only dealing with DAs, it's about a more strategic celebration of Heritage Awards, History of Waverley, Incentives, Public Art etc.

Social Housing officer looks at affordable housing opportunities in Waverley.

A new **Economic Development Officer position** is being looked at to help retain existing businesses (business retention strategies) and attract (new businesses).

Much of the **Environmental Services division's** work is trying to change WC and the community's culture. This unit started only 10 years ago and has had significant achievements during this time.. Deals with issues such as Waste education, Biodiversity issues, need for care & re-mediation, greenhouse gas emissions, Sustainable transport, Bike plan (such as Woollahra, Randwick & City of Sydney). Light rail is being looked at - currently exploring what this "means" in Waverley. Probably won't have heavy rail due to the numbers not being high enough. Any system must primarily serve the local community not just the tourists. If there is urban renewal associated with it, this must be at the right local scale. The traffic etc issues are going to get worse: then the numbers change, as they did quite suddenly in Perth

Compliance (inc health, building and rangers)

A variety of compliance work happens here from building issues and neighbour disputes, asbestos through to

abandoned vehicles, dog attacks, out of hours work, illegal activities. In summer, there are 4 extra rangers who work later.

QUESTIONS & ANSWERS

Q: What's the assessment process?

A: DA received, notifications sent, letter received, when period finished all collected into file, officer then assesses vs DCP LEP, assesses every submission. Creates matrix of objections, summarises issues in a report to Council.

Q: Re DBU and identifying the authors of reports:

A: Authors should be included in the reports, and minutes of the DBU committee will be produced in the near future.

Q: Can officers work on two DAs for the same project at a time?

A: No reason why not, but seems odd.

Q: what about IHAP?

A: As good as it is, it adds 45 days to the approval process. Several other Councils have turned them into decision-making bodies. Manly has done this and WC has decided to have a 2-year trial of this system commencing in July 2013. This new IHAP will replace the current one and a new committee/panel will be recruited. This will be announced soon.

3. Martin Greer: artwork for Campbell Pde

Martin Green: Talked to BBP about an idea that he has to get the original Bondi Beach Mermaids back. There'd be problems with Maritime Services, if the rock was identified as the place, so he suggested that the place might be on the roundabout on the corner of Queen Elizabeth Drive and Campbell Parade. There was discussion that they could be placed on the rocks near The Boot.

The Precinct was engaged by the notion of installing new Bondi Beach Mermaids in Bondi. It was determined that an approach be made to Angela Burrell of the Public Art Committee as part of the process of giving the idea more form.

4. Annual General Meeting - election of Precinct Executive Committee

Hugh Norton acted as Returning Officer

All positions were declared vacant and the outgoing committee was thanked for their work over the last 12 months.

Voting as follows:

Convenor: Lenore Kulakauskas proposed Justin Bonsey seconded Shann Akkersdyk

Secretary : Shann Akkersdyk (nomination form received – **see attachment**) proposed Lenore Kulakauskas seconded Justin Bonsey

DA rep: Joanne Jakovich proposed Lenore Kulakauskas seconded Justin Bonsey

Traffic rep: no nominations

Other committee members Justin Bonsey proposed Lenore Kulakauskas seconded Shann Akkersdyk

Marilyn Tanner proposed Lenore Kulakauskas seconded Lee Ross

Alcohol representative (not a committee position); Lenore Kulakauskas nominated by Shann Akkersdyk second by Maria Gerakiteys

5. Minutes of previous meeting

Accepted: Proposed Lenore Kulakauskas seconded Maria Gerakiteys

6. Business Arising:

See attachments - *Waverley Council Response report to Bondi Beach meeting from February 2013*

Paul Paech, outgoing secretary was asked to forward documents tabled at last meeting to Precinct Co-Ordinator, Mary Shiner.

7. Alcohol Representative report

When new DA's lodged, meetings between alcohol rep, police, and council staff aimed at changing conditions of consent (rather than isolated complaints from residents) proved to be effective.

The NSW Alcohol Summit was attended by LK (**See Agenda in Attachments**) – details will be posted to the BBP website, which now has a page showing alcohol licences and conditions of consent for licensed premises (still under construction).. Residents are encouraged to send all evidence based complaints about licensed premises to a central email address on the website- feedback@bondibeachprecinct.com

Attendees encouraged to join the yahoo group email – see website www.bondibeachprecinct.com

8. Development Applications Swiss Grand Redevelopment

Swiss Grand; supermarket will go ahead. Hours of operation 6am-1am. Rescue Bondi and the Precinct are looking at the paperwork to see if there is a way to challenge the DA. The liquor store was disallowed.

The outdated traffic report was bought up at the council meeting however the Liberals who have a 7 to 3 majority vote did not wish to discuss it (nor did the 1 x Independent). The traffic report will be looked at as grounds to try and overturn the decision. The view was expressed that it was very disheartening that traffic was not seen as an important community issue.

Gabi Tobias called for a pro-bono lawyer to take the issue to the land environment court. No-one responded.

Maria Gerakiteys to send through the details of actions taken in regard to Bucklers Canteen.

9. Bondi Beach, Park and Pavilion Plan of Management

The draft POM will be released in May 2013. It was decided to call a special meeting to review the draft when it is released.

10. Community Safety, Traffic and Pedestrian issues

The issue of noisy motor bikes was raised, with noise increasing especially Thursday, Friday and Saturday. LK suggested reporting to the police if these bikes were from OMCG's. Adam Purcell from the Liquor Accord said OMCG's are not allowed to congregate in a pub or hotel in Bondi.

With any noise issue, contact Bondi Beach Police station, then record time, date, number of bikes and action taken (if possible take a photograph) and send to feedback@bondibeachprecinct.com

A traffic report was handed out by Margaret McNiven (**see attachment**). There was no discussion about this.

Councillor John Wakefield arrived.

11. Environmental issues

Justin Bonsey reported on Responsible Runners. An environmental subcommittee would be welcome to look at issues and liaise with other environmental groups. To be organised at a subsequent meeting.

Lenore called for everyone to come forward with their ideas for what they would like to be involved in to make a change in Bondi

12. Art Deco Project

Hugh spoke of the success of the project beautifying Bondi. This included identification of Art Deco and inter-war buildings and council's moves to pursue a broader heritage plan, thanks to a recommendation by the Dept of Planning & the Environment, based originally on a Mayoral Minute introduced by Cr Wakefield when he was Mayor and expanded on by Planning. The recommendation was finally adopted by Council, after first being rejected.

Paul Paech mentioned that the notion of art deco is strong and there will be a push to catalogue the art deco buildings in Bondi greater than what is on Campbell Pde. A rating for art deco buildings was suggested by an audience member.

Lenore suggested that Peter Monks will cover this in his heritage plan, As practicality is behind any suggestion the push to focus on Campbell Pde is deemed doable due to time and resources

Cr Wakefield announced that there is already a record of the art deco buildings significant and not significant in Waverley. He also suggested that the different waves of architectural influences in the Bondi Basin make it difficult to relate Bondi to a specific era.

13. General Business

Mary Tanner related how a homeless person from Norman Andrews House was sleeping on her steps, and she couldn't get in through her front door. The Norman Andrews homeless care facility is a joint enterprise between church and council. It entails 24 hour residences on the top floor and other services available during the day. No drinking is allowed. The problem comes from no management of people outside the facility.

Lenore suggested re-scheduling a meeting, previously planned and which hadn't eventuated, with the pastor from Chapel by the Sea. LK will organise at a time suitable for Mary Tanner.

Georgina, Margaret and Bruce of Jacques Ave Bondi Beach raised DA-88/2013 and the issues with this development, particularly that it does not fit into a 2b zoning, that it went straight to the LEC and a second DA was lodged. The meeting agreed by a majority vote that BBP will lodge an objection to this DA. The residents will contact the new DA rep Joanna by email. The objection needs to be lodged by 16th April 2013.

Meeting closed at 9.10pm.

Next meeting time and date (in May 2013) for a discussion about the Draft POM TBA

Next scheduled meeting 11:am to 12:30pm Sunday 2 June (Morning tea in the Pavilion- kids invited: Precinct Open Day - get involved in the Bondi Beach Community)

Shann Akkersdyk Secretary
(Lenore Kulakauskas Convenor)
17 April 2013

Waverley Council Response report to Bondi Beach meeting from February 2013 and presented to April 2013.

Motion 2

That BBPC supports the idea of providing a training skate ramp for younger people.
Maria Geritakeys /Margaret McNiven Passed without dissent

Response

Motion was referred to the Parks Planning Manager, the Special Projects Coordinator and to the Community Worker Children and Youth for noting. The idea for a training skate ramp has been included in the draft Bondi Beach, Park and Pavilion Plan Of Management which will be available for further community comment/feedback in May 2013. Following this consultation period Council will be reviewing and finalising the Bondi POM for public exhibition later this year.

Motion 3

The BBPC urges Council to support the use by a broad range of community groups (including Bondi Beach Precinct) of the community room to which Toga committed, under their part 3A approval, to provide within the re-developed Hakoah site.

Maria Geritakeys /Sandra Dunn Passed without dissent

Response

Motion was referred to the Executive Planner, Development Assessment for noting and reply.

Motion 4

That, should Waverley Council see fit to approve the current application for 24-hour trading and a liquor outlet in the redeveloped Swiss Grand premises, Bondi Beach Precinct asks Waverley Council to include fail-safe conditions covering the following areas of concern:

- 1 Preserve safety in this mostly-pedestrian zone, for children and their small siblings walking to and returning from school, residents, visitors and beach-goers;
- 2 Limit noise and footpath crossings by vehicles that impact residents in vicinity;
- 3 Sustain local use of narrow residential streets for vehicles, bicycles and pedestrian crossings, namely Gould Street (one-way, single lane, from Warners past the Bondi Beach Primary School to Curlewis Street) and Beach Road (between Campbell Parade and Gould Street);
- 4 Control truck movements for deliveries and waste collection in the Swiss Grand redevelopment.

Specifically Bondi Beach Precinct requests the following:

First, that Waverley Council's Manager of Traffic and Transport be asked to comment on the fact that signage for drivers delivering to Swiss Grand gives a height maximum of 2.8 Metres, and that this is not noted in the reports to Council or IHAP. That is slightly over half of the height of standard delivery vans of major suppliers:

- soft drink trucks (branded Coca Cola or other) and operated by Toll etc are

routinely as high as 4.3 metres, as are the branded delivery trucks for Coles, Woolworths, Aldi and IGA;

- delivery trucks for bottled wine and beer products are uniformly higher than 3 metres; and
- removalists' pantechnicons will not fit into the delivery dock for residents of the apartments above.

Second, that Waverley Council request the applicant to provide full and detailed analyses of projected loading and unloading for all projected operations in this building, that Precinct believes will provide evidence that this site is completely unsuitable for a large retail concern, in particular a supermarket and/or liquor store.

Third, that Waverley Council require that any loading/unloading of deliveries and waste collection at the premises NOT be made by

- parking over the Beach Road footpath, that is illegal and particularly dangerous in a no parking area;
- double parking in Beach Road as was observed just last Monday afternoon;
- parking in residential parking zone, reducing parking for residents guests and visitors;
- circulating around the block of Gould, Curlewis, Campbell and back to Beach Road in the hope of being next to delivery from the footpath.;
- at all times requiring traffic controllers at developers' expense to resolve truck backups and resulting traffic congestion and delays on Campbell Parade for all vehicles, notably Sydney buses.

Fourth, that Waverley Council require that on-site security is present to prevent deliveries or collections outside of approved hours, currently approved from 6 am to 10 pm

- 1 require the door of the delivery dock to be signed 'No Deliveries or Collections between hours of 10 pm and 6 am;
- 2 require the door of the delivery dock to be closed between 10 pm and 6 am.

Fifth, that Waverley Council ensure that the health of residents and hotel guests be protected through strict noise controls concerning commercial activities on the subject site after 10 pm.

Sixth, that, in order to not increase disruption caused by any increase in the number of deliveries and/or collections from the subject site, Waverley Council prohibit routine use of smaller delivery trucks that are able to enter the delivery area and turn in the dock zone.

Seventh, that Waverley Council incorporate loading/unloading conditions to ensure minimal reduction in customer parking within the subject site because

- Proposed customer parking has been identified as insufficient ;
- Use of street parking by supermarket customers would reduce available parking for residents, guests and visitors.

MOVED Maria Geritakeys, Seconded Margaret D McNiven Passed without dissent

Response

Motion was referred to Records and to the Divisional Manager, Development Assessment for noting. DA-433/2012 was decided and conditions of consent determined prior to the receipt of this motion from the Bondi Beach Precinct.