

QUEENS PARK PRECINCT PUBLIC MEETING

7 August 2013

commencing 7pm Waverley Library Theatrette

Convenors: Peter Cohen and Simon Swifte
Apologies: Mayor Betts, Councillor Masselos
Councillors present: Andrew Cusack, Angela Burrill

Minutes from 1 May 2013 meeting

- *Moved: Michael Ahrens* *Seconded: Ian Barber*

Unauthorised development issues

- presentation by Council's Divisional Manager -Compliance - Nada Mardini

- two issues – unauthorised work and non-compliance with a DA
- **unauthorised work** means that there is no approval at all
- when reported, a Council officer will inspect the work undertaken and determine if a DA is needed or if it is exempt development under State legislation – SEPP (Exempt and Complying Development Codes) 2008. This legislation does not apply in a heritage conservation area
- officer will stop any further work and determine if the unauthorised work should be removed or if submission of a DA is appropriate. DA would be assessed on merit like normal DAs
- Council can issue a fine for unauthorised work (\$750 for individual or \$1500 for commercial) or prosecute
- determined on a case by case basis and solicitors consulted to weigh up likelihood of a successful prosecution
- neighbours notified if DA submitted
- never too late to report unauthorised work; Council relies on people reporting it
- complying development can be authorised by a private certifier instead of Council
- **non-compliance with DA** – can put in S.96 for Council to consider
- neighbours can report unauthorised use as well as unauthorised work e.g. secondary dwellings being rented out
- staffing of compliance area includes rangers, health inspectors, building inspectors and a fire safety officer
- **asbestos regulations** Councillor Burrill reported on the new regulations for asbestos removal. Must comply with the standards when DA submitted. Council is responsible if residents are undertaking work that could include asbestos and Workcover if a contractor is doing the work
- **hours of operation** Council's compliance unit works with Police on this issue when there is anti-social behavior around premises. Businesses non-compliant with hours of operation can be fined

Centennial Park report – Peter read report provided by Craig Easdown Manager Marketing & Communications

- **Queens Park Pavilion** works on the refurbishment of the building underway; hazardous materials have already been removed
 - Community Forum on the liquor licence application held in July. ILGA followed up with a number of questions for the Parklands, to which we have responded. Still awaiting outcome
 - BBQ is being relocated to the western end of the playground. Should be completed within the week
 - Queens Park Sports promotion Parklands staff were in Queens Park over the recent weekend promoting health, fitness and sports initiatives across Centennial Parklands for the community
 - competition and offers are available to all between now and end of August at: www.centennialparklands.com.au/comeplay

- **Centennial Park Master Plan** first round of initial consultation completed, with an online survey, in-Park intercept surveys and stakeholder interviews conducted; draft Master Plan is now in development, and (we hope) should be ready for public display in September/October 2013
 - **Events in Centennial Parklands** A busy late-winter, spring is coming with the following events for residents to note:
 - Science in the Swamp (10 August) – free, family day in Centennial Park
<http://blog.centennialparklands.com.au/science-in-the-swamp/>
 - The Greatest Athlete (17 August) – expected 7,500 competitors over the day
http://www.centennialparklands.com.au/whatson/whats_on/major_events/greatest_athlete
 - The Color Run (25 August) – expected 20,000 participants. Some temporary closures of gates and roads until 12pm
http://www.centennialparklands.com.au/whatson/whats_on/family/the_color_run
 - The Australian Garden Show Sydney (5-8 September) – expected 25,000 over 4 days. Fantastic first time international event <http://blog.centennialparklands.com.au/australian-garden-show-sydney/>
 - Sydney Running Festival (22 September) – Sydney marathon comes through the Parklands. Some gate and road closures until 12pm
http://www.centennialparklands.com.au/whatson/whats_on/major_events/Sydney_Running_Festival
 - Tropfest (8 December) – world’s largest short-film festival is coming to Centennial Park
http://www.centennialparklands.com.au/whatson/whats_on/major_events/tropfest
 - Moonlight Cinema (from 12 December) – annual outdoor cinema in Centennial Park.
- Capital works
- Belvedere Amphitheatre – works to begin mid-August for 3 months; upgrade of drainage, landscaping and accessibility (paths, seating etc).
 - Moore Park Golf House – refurbishment works to be completed end of August. Disability ramp and unisex disability toilets completed. New disability access tees and a Paragolfer to arrive shortly.

Planning White Paper

- Roma reported that the Precinct wrote to Minister about concerns expressed in motion at previous meeting i.e. proposal for community input up-front with local plans at the expense of residents having a say in DAs; rigidity of a system of zoning frameworks and uniformity that do not take account of diversity within a small area; concern about heritage conservation areas; giving power to independent assessment panels instead of Council and residents etc. Received response but no concessions.
- two Committee members met with local member outlining our concerns. He had been copied in with the letter to Minister. He comes from a background concerned with heritage and will be putting in his own submission.
- has been a lot of coverage of the proposed laws by the Courier and Sydney Morning Herald.
- Courier has had articles outlining various concerns including the new laws being designed for developers and preserving heritage in Paddington etc.
- Herald also has put many points of view in articles and in the Letters column. One quoted the concerns of the Law Society that include disempowerment of the community, lack of scrutiny of ministerial decisions etc and suggested that there could be a constitutional challenge to the laws
- Council also made a submission – includes concern at loss of FSR controls, clearer distinctions between assessment tracks, etc. Supports community involvement upfront but doesn’t include anything on community rights being removed or preservation of heritage etc.
- Michael noted the concerns expressed by the ICAC especially the risk of corruption in the discretions given in the White Paper and the lack of third party merit appeal rights. Can a developer who promises a ‘public benefit’ to the Council in return for larger development rights later renege on that promise?

Waverley Independent Planning Panel proposal

- Michael reported that Precinct wrote to Council on concerns about the panel according to the motion passed at previous meeting i.e. determination of DAs being determined by an outside panel rather than elected representatives; need for DCP controls to be tightened before panel meets for the first time etc
- Panel has met for the first time without the DCP being tightened. Too early to tell whether the system could be good or become captive of Council's planners
- concern about the General Manager selecting panel members from the pool and also if the community will be truly represented in the selection of community members
- Councillors Burrill and Cusack gave their views about the panel, saying that they are not experts in planning; will have more time to look at broader issues; could still have input to planning unit but not to the panel; two year trial could be halted at any time etc.
- Councillors explained that planners would have the power to screen out objections if they deem that they have been dealt with and only send the DA to the panel if 3 objections remained
- Michael also pointed out that the panel meets at 11am on a weekday, objectors have 3 minutes to present their case and only applicants can appeal the decision.
- Councillor Burrill said that she is on DCP review committee and that the proposals (which include some relating to Queens Park) should go to September's Council meeting

Moriah College Community Consultative Committee meeting report

- held on 18 July and attended by Mr Samuels, Head of Corporate Services at Moriah College and two other senior staff as well as some senior students. Dan Joannides now Council's representative. Compliance officer Nada Mardini also present
- discussed the danger posed by parents stopping in Queens Park Rd near crossing and chaos in adjoining streets – mostly caused by students using Q Pk Rd gates.
- local resident raised the ongoing issue of the use of these gates despite DA conditions on their restricted use. Council endorsed the need to adhere to conditions and school agreed to provide a letter on school's proposal to restrict access
- students were asked to appeal to their peers about adherence to school's parking rules that restricts students parking within the area bounded by York Rd, Queens Park Rd, Manning St and Birrell St.

Waverley Police Report 4 June 2013

- acts that have gone DOWN - assaults (non-domestic violence), after summer months; thefts from dwellings (including mail theft and inside the perimeter); drug detections after summer spike - new staff have been allocated to the drug desk; alcohol related assaults
- acts that have gone UP - theft from retail detections but this is due to better working with Westfield security - there is a 70% arrest rate; malicious damage to motor vehicles due to street parking and alcohol
- high incidence of break and enter commercial
- four uniformed police patrol on Friday and Saturday night (BEATTS) at hotels. 191 businesses inspected since 27 March.
- fraud is on the increase across the state. Pick up new credit cards, do not post
- keys left in letter boxes are an issue
- alcohol free zones. New signage is being designed for Bondi Junction
- If you are the victim of crime, preserve the crime scene. Do not touch objects, surfaces or windows.
- Eye Watch. Online Neighbourhood Watch, with online meetings - being trialed on Bondi Junction and Bondi Beach.
- Police Facebook, Eastern Suburbs LAC.

General Business

- **Boot Factory demolition** Councillor Cusack said that the DA to demolish still to be submitted

- **Scout Hall** DA submitted for its removal last week
- **Craig's coffee shop** DA approved for 8 extra outdoor seats in Fitzgerald St; sought 32 seats. Condition – landscaping plan to be submitted.
- **RMS issues** lights at Birrell St/Bronte Rd intersection need review; refuge barriers in Birrell St near York Rd wider than before – could pose problems at night

Next meeting: 6 November 2013