

# Combined Precincts Meeting

Wednesday 18 July 2018

3<sup>rd</sup> Floor Waverley Council Chambers

Corner Bondi Road and Paul Street

6.00 – 9.00 pm

## JULY 18 MINUTES

**Chair:** Peter Quartly (North Bondi).

**Councillors in attendance:** Clrs Dominic Wy Kanak (Deputy Mayor), Marjorie O’Neill, Steven Lewis.

**Council Officers in attendance:** Jane Worthy (Manger Internal Ombudsman and Governance); Mary Shiner (Community Liaison Co-ordinator); Peter Monks (Director Waverley Futures), Tim Sneesby (Strategic Planner), Gabrielle Coleman (Strategic Planner).

**Precinct Executives in attendance (with voting rights):** Lenore Kulakauskas (Bondi Beach); Alma Douglas (Bronte); John Batts (Bronte Beach); Grant Beard (Bronte); Julie McAlpin (Charing Cross); Peter Quartly (North Bondi); Allan Aaron (Vaucluse/Diamond Bay); Lynda Hall (Penkivil); Peter Cohen (Queens Park); Ron Nothman (Dover Heights) ; Karin Brennan (South Bondi/Tamarama); Dov Frazer (Dover Heights), Bill Mouroukas (Penkivil), Troy Filson (Bondi Junction); Christopher Mathews (Bondi Junction); Gabi Tobias (Bondi); David Gravina (Bondi); Peter Quartly (North Bondi).

**Apologies:** Ross McLeod (General Manager); Simon Swifte (Queens Park); Marilyn Tanner (Bondi Beach); Mary Doyle (Penkivil); Juju Kalek (North Bondi); Virginia Milson (Bronte Beach); Max Setz (Bronte); Andrew Goffe (Bronte Beach); Maria Flood (Bondi Junction); Ludovico Fabiano (South Bondi); Bruce Woolf (Rose Bay); Peter Dukakis (Bondi Beach); Clr John Wakefield (Mayor); Clr Tony Kay; Clr Paul Masselos; Clr George Copeland; Clr Elaine Keenan; Clr Leon Goltsman; Clr Sally Betts; Clr Angela Burrill.

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No	Item	Action
1.	<p><b>Welcome and introductions</b></p> <ul style="list-style-type: none"><li>• Meeting commenced at 6.00 pm.</li><li>• Peter Quartly welcomed all and attendees were introduced.</li><li>• Apologies noted.</li></ul> <p><b>Nominated voters</b></p> <ul style="list-style-type: none"><li>○ Chair reconfirmed that for any Precinct with two or more representatives present, only two could vote.</li></ul>	

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2.	<p><b>Confirmation of previous minutes (8 March 2018)</b>                      The minutes were confirmed.  <b>Moved:</b> Julie M  <b>Seconded:</b> Alma D  <b>Carried</b></p>	
3.	<p><b>Peter Monks Director – Waverley Futures</b>                      Peter presented a brief overview of the Planning System with 8 items addressed in the presentation. His presentation can be summarised as follows.</p> <ol style="list-style-type: none"> <li>1. State government strategic planning – Greater Sydney Commission (GSC)                             <ul style="list-style-type: none"> <li>○ A metropolis of three Cities</li> <li>○ Eastern City District Plan</li> <li>○ Council required to prepare a new LEP, a Housing Strategy, a community participation plan and a local strategic planning statement over the next 3 years.</li> </ul> </li> <li>2. GSC Targets for Waverley                             <ul style="list-style-type: none"> <li>○ Recent population growth for Waverley (2011-16): 3,408 (4.96%)</li> <li>○ 5 year housing target: 1,250 dwellings</li> <li>○ 25 year housing projection: 3,900 dwellings</li> <li>○ Compared to our 2008 25 year target of 2,200 dwellings</li> <li>○ Bondi Junction employment targets: 17,000 – 20,500 (from base of 13,800)</li> </ul> </li> <li>3. Council Local Environment Plans/Development Control Plans                             <ul style="list-style-type: none"> <li>○ Zoning map</li> <li>○ Standard LEP template</li> <li>○ Key clauses – 4.6 discretionary clause</li> <li>○ Process for amendments to zoning of LEP provisions</li> <li>○ Housekeeping amendments</li> <li>○ Planning proposals</li> </ul> </li> </ol> <p>The new Medium density policy is an attempt to encourage housing density in a low rise form such as the Paddington model rather than in high rise housing. The Policy does not apply in the Waverley R2 Low Density Residential zone -so does not apply in large parts of Queens Park, Dover Heights, Vaucluse, Bronte, Tamarama, Waverley and parts of Bondi. It also does not apply in heritage conservation zones, landscape conservation zones, coastal risk zones or areas of local biodiversity either, so large parts of Waverley are not affected by this new policy. That is why we did not seek an exemption like so many Councils did. Those Councils that the Minister has recently given an exemption to the medium density code, allow residential flat buildings in the R2 zone and they have been given 12 months to allow them to change their LEP to not allow this. We do not need to do this.</p>	

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	<p>Low density residential – no residential flat buildings permitted. Mainly houses and attached dual occupancies where a lot size of 400m2 exists.</p> <p>4. Types of applications –</p> <ul style="list-style-type: none"> <li>○ Exempt and Comply Development SEPP</li> <li>○ Exempt – pergolas, patios, minor sheds etc</li> <li>○ Complying Development – alts and adds. Some houses,</li> <li>○ No consultation. A letter advising of the decision is sent to neighbours by the certifier once the certificate has been issued.</li> <li>○ DA required – for everything else</li> </ul> <p>5. Development Application process</p> <ul style="list-style-type: none"> <li>○ Variations</li> <li>○ Consultation – letters and signs</li> <li>○ Decisions made by               <ul style="list-style-type: none"> <li>○ Fastrack</li> <li>○ WDAP</li> <li>○ Sydney Planning Panel – over \$30m</li> <li>○ DoPE – schools, places of public worship over \$5m</li> </ul> </li> </ul> <p>6. Appeals</p> <ul style="list-style-type: none"> <li>○ 800 DA’s per year on average</li> <li>○ About 15% appeal for either refusal or deemed refusal</li> <li>○ Objector opportunity – Section 34 mediation and at full hearing if it goes to a full hearing</li> </ul> <p>7. Decision once made cannot be changed by the relevant planning agency.</p> <ul style="list-style-type: none"> <li>○ An applicant can appeal. A third party cannot.</li> <li>○ Only the Land and Environment Court can overturn an approval and only if an error in law has been made.</li> <li>○ Anybody can lodge that request to the Court.</li> </ul> <p>8. VPA’s</p> <ul style="list-style-type: none"> <li>○ The Planning and Environmental Assessment Act was amended in 1995 to permit VPA’s to be negotiated in a formal way. Previously agreements were negotiated informally and with no legal basis.</li> <li>○ Of the 1,600 DA’s determined in the last 2 years only 9-10 VPA’s have been negotiated.</li> <li>○ Waverley Council is one of the first to have a policy and received an award from the Planning Institute of Australia for the policy.</li> <li>○ Policy states - 15% FSR variation, 50/50 share in profit</li> <li>○ 10% of VPA funds go to affordable housing, under consideration a significant increase in that %</li> <li>○ 90% of VPA funds to local park upgrades i.e. Kimberley Reserve (landscaping, retaining wall, footpaths and furniture improvements), Diamond Bay (upgrades to the walkways), Blake and Military Village upgrades partially funded by VPA funds, Seven Ways upgrade, Complete Streets</li> </ul>	

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	<ul style="list-style-type: none"> <li>○ Significant VPA's rejected if the application was unacceptable and the DA refused.</li> </ul> <p>Following a Q&amp;A session, Peter Monks was thanked for his comprehensive presentation, as the attendees appreciated the opportunity to discuss Planning issues and to ask questions.</p>	
4.	<p><b>Waverley Architectural Mapping Project Presentation: Tim Sneesby and Gabrielle Coleman, Strategic Planners with Building Waverley and Q and A</b></p> <p>Tim and Gabrielle presented on the Waverley Architectural Mapping Project and their presentation will be circulated to all the Precinct Executives via email. Council is very keen to involve the Precincts and in particular to receive feedback from each Precinct on the draft maps when they are completed. Material will be sent to each Precinct Committee later in the year, including the maps for their respective areas for comment and feedback. An update on this project will be presented to the December Combined Precincts meeting. Both Tim and Gabrielle were thanked for their presentation and Precincts expressed a keenness to be involved.</p>	Mary Shiner
5.	<p><b>Ryan James from ID Consulting</b> – Using insights from the 2016 census data and other data sources, Ryan demonstrated how to profile demographic changes in each Precinct area. Following the presentation questions and discussion ensued and Ryan was thanked for his informative presentation. Ryan's presentation will be circulated to all Precinct Executives via email.</p>	Mary Shiner
6.	<p><b>General Business</b></p> <ul style="list-style-type: none"> <li>○ <b>Precincts Strategic Planning workshop</b></li> </ul> <p>As a contribution to the Precinct strategic planning workshop process, Lenore Kulakauskas, on behalf of the Bondi Beach Precinct, presented a discussion paper on options for rejuvenating the Precinct system. Given the lateness of the time, it was agreed that discussion on this presentation and the follow up on the strategic planning process be deferred to another meeting in September of the Combined Precincts' group.</p> <p><b>Motion 1</b></p> <p>That a meeting of the Combined Precincts be held in September 2018 to consider the presentation by Lenore Kulakauskas (Bondi Beach Precinct).</p> <p>Moved: Dov F          Seconded: Alma D          Carried</p> <ul style="list-style-type: none"> <li>• <b>Acknowledgement of Country</b></li> </ul> <p><b>Motion 2</b></p>	<p>Mary Shiner</p> <p>Mary Shiner</p>

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No	Item	Action
	<p>That in future the Combined Precincts meeting commence with an Acknowledgement of Country, at each meeting.</p> <p>Moved: Troy F                      Seconded: Lenore K                      Carried: 10 for/3 against</p> <ul style="list-style-type: none"> <li>• Grant B temporarily chaired the meeting so Peter Q could speak to the following motion.</li> </ul> <p><b>Motion 3</b></p> <p>That once every 4 months, each Precinct nominate a topic that they see as being the most critical at the time to the Waverley community, and that the one selected as the most critical be advertised and discussed at an open forum, organised by Council and the Combined Precincts.</p> <p>Moved: Peter Q                      Seconded: John B                      Carried unanimously</p>	Mary Shiner
7.	<p><b>Next meeting</b>                      Date: Thursday, 6 December 2018.                      Chair: Lenore Kulakauskas</p>	
8.	Meeting closed: 9.25 pm	

**Minutes of Combined Precincts Strategic Planning meeting held 18 October 2018**  
**Queens Park Room, Council Chambers**

**1. Precinct Executives in attendance** : Lenore Kulakauskas (Bondi Beach); Alma Douglas (Bronte); John Batts (Bronte Beach); Simon Swifte (Queens Park); Julie McAlpin (Charing Cross); Peter Quartly (North Bondi); Lynda Hall (Penkivil); Peter Cohen (Queens Park); Dov Frazer (Dover Heights), Andrew Goffe (Bronte Beach); Maria Flood (Bondi Junction); Gabe Pallo (Vaucluse/Diamond Bay); Max Setz (Bronte); Andrew Mathers (Bondi Beach); Juju Kalek (North Bondi); Lawrence Yeung (Vaucluse/Diamond Bay); Paul Paech (Bondi Beach)

**Council staff:** Jane Worthy (Manager Internal Ombudsman and Governance); Mary Shiner (Community Liaison Coordinator).

**2. Apologies:** Grant Beard (Bronte); Allan Aaron (Vaucluse/Diamond Bay); Karin Brennan (South Bondi/Tamarama); Bill Mouroukas (Penkivil), Troy Filson (Bondi Junction); Bruce Woolf (Rose Bay); Virginia Milson (Bronte Beach); Howard Parry-Husbands (Mill Hill Bondi Junction).

**3. Precincts' strategic planning process**

Mary Shiner provided a recap on the Precincts' strategic planning process to date and reminded attendees that the Combined Precincts' meeting held in July 2018 resolved to hold an additional meeting to discuss in detail the discussion proposal on rejuvenating the Precinct system, as prepared by the Bondi Beach Precinct.

Lenore Kulakauskas proceeded to present the 3 suggested models, on behalf of the Bondi Beach Precinct, outlining options for the rejuvenation of how Precincts operate.

Discussion ensued and comments and questions were posed:

Comments/questions included:

- How do you keep local issues off the CPM agenda?
- Need to consider terms of reference for CPM, this will assist in clarifying the role of CPM
- Some indicated they don't necessarily want the number of Precinct meetings reduced in number
- The PRC could filter the motions from all Precinct meetings, and set the CPM agenda accordingly
- Jane Worthy advised that we have been working on introducing a process whereby all Precinct motions are submitted to Council for reporting and consideration. Perhaps we should consider an additional step whereby only the motions vetted by the CPM are submitted to Council for consideration?
- Whatever model is adopted, it is important Precincts remain apolitical
- CPMs should meet more often and perhaps have a sub group that considers DAs and Planning proposals. The issues discussed can then be flagged with all Precincts so they in turn can raise them with residents in their respective Precinct area.
- Important to word motions so that Councillors will take note of the issues, how is this best done?
- Jane Worthy and Mary Shiner noted that many of the NOMs submitted to Council over the past year have originated from Precinct meeting discussions. When deliberated on by Council, they are resolved with a majority of Council in favour, this is a positive result for the work of the Precincts.

- A model that incorporates sub committees of the CPM would be a positive improvement to the system
- A suggestion on discussing each model separately was made and comments were then made on Model 1 as set out in the Discussion paper.
  - Dov F felt this would work well for the Hunter Ward Precincts who have many issues in common
  - Maria F thought the biggest challenge in this model is what meeting venue would be most conducive to facilitate ease of attendance for residents? Likes the model, but questions whether people would attend if meeting venue is not within walking distance.
  - Peter C agreed with the comments stating that Queens Park has a lot in common with Bondi Junction, and perhaps a geographical base could be considered instead of a Ward based model. Perhaps an informal network would assist in achieving the desired outcomes.
  - Juju K suggested a Whatsapp group might assist in keeping the Precinct Executives informed of different issues.
  - Alma D stressed the importance of being able to walk to your local Precinct meeting and that numbers of attendees was not the mark of success, but rather giving a voice to local residents was the reason Precincts exist.
  - Andrew G stated that he thought this model was attractive as it would facilitate Councillor attendance at meetings if they were Ward Based.
- In relation to Model 2 Julie M suggested making the middle layer of the current diagram an issue based strata, not one based on Wards.

Lenore K then suggested that based on all the discussion and the points raised this evening, she could draw up another model that reflects the ideas and sentiments of attendees at the meeting.

The meeting agreed to the following:

- That Lenore K would draw a fourth model, include it in a revised discussion paper and circulate the revised discussion paper to all Precinct Executives so that Precincts could then use it to consult and discuss the issues at their respective Precinct meetings.
- **Motion 1**  
That the Precinct Review Committee look into forming a representative DA subcommittee of the Combined Precincts and report back.  
Moved: Peter Quartly  
Seconded: Alma D (Carried) 11 in favour

Meeting closed 8.30pm