

**MINUTES  
BONDI BEACH PRECINCT MEETING  
OCEAN ROOM BONDI PAVILION  
3 SEPTEMBER 2018 7:00PM to 9:00PM**

Meeting opened: 7:10pm Chair: Lenore Kulakauskas

**1. Welcome and Apologies**

We acknowledge that we are meeting on the land of the Gadigal people of the Eora Nation. We respect their spiritual relationship to Country and pay respect to their Elders past, present and future. We are proud to live in a country with the oldest living culture in the world and acknowledge the important role all Aboriginal and Torres Strait Islander people continue to play within Australia and our community.

Apologies: Deputy Mayor Dominic Wy Kanak, Peter Drakakis, Cr Leon Goltsman

**2. Minutes of previous meeting**

Acceptance proposed: Paul Paech  
Seconded: Lea Hill

**3. Business Arising**

None

**4. UPDATES ON WHAT'S HAPPENING AT THE BEACH FROM OUR COUNCILLORS:**

Crs Wy Kanak and Goltsman were not present.

The Mayor advised that after extensive community consultation via the Bond Pavilion Stakeholders Group over 70 hours of discussion, the plans would be released for public consultation next month. The outcome was rejuvenation of the building, increased public space, a dedicated space for a Bondi Story Room and a Tourist information centre among other things.

The Conservation Management Plan has only just been completed and lodged. The DA prepared by the previous Council could not have been assessed without this. This plan informs the Heritage Council.

**5. SAVE SOUTH HEAD:**

Louise McElvogue from Watsons Bay addressed the meeting and spoke of the plans by the State Government to give a 20 year lease to a private company to convert part of the South Head National Park at Watsons Bay into a commercial function and wedding centre. Apart from this privatization of public space, there are also serious impacts from noise, traffic and parking.

**6. BEACH ROAD HOTEL update**

Nigel Gallagher the manager from the Beach Rd hotel was present and answered questions from concerned residents. He will contact the residents by email and will also do sound readings. He said the aim was to move towards providing better food and beverages, thus changing the demographic. He can be contacted at [nigel@beachrdbondi.com](mailto:nigel@beachrdbondi.com)

**Update on Beach Rd LAEC hearing:**

- The proceedings were listed for a s34 conciliation conference on 05/02/18 before Commissioner Gray.

- The conciliation discussions between the parties did not result in a resolution of the proceedings and the Section 34 conference was terminated by Commissioner Gray on 26 April 2018.
- The proceedings are now listed for hearing on 29 and 30 November 2018.
  - Council with its experts and Solicitors are working on strengthening its case and we would encourage any objectors to send any photos/reports/footage that will strengthen our case to both Council on [dasubmissions@waverley.nsw.gov.au](mailto:dasubmissions@waverley.nsw.gov.au) quoting DA-626/2002/F and our solicitors Wilshire Webb Staunton Beattie on 9299 3311.

**Nicolette Schrader Legal Administrative Officer Building Waverley**

### **WHAT TO KEEP DOING**

**Always** send any photos/reports/footage that will strengthen our case to both Council on [dasubmissions@waverley.nsw.gov.au](mailto:dasubmissions@waverley.nsw.gov.au) quoting DA-626/2002/F and our solicitors Wilshire Webb Staunton Beattie on 9299 3311.

### **7. BONDI BEACH POST OFFICE:**

WDAP Defers: Minutes of the Waverley Development Assessment Panel Meeting – Wednesday, 25 July 2018 3

#### **WDAP-1807.1**

**20-24 Hall Street, Bondi Beach – Partial demolition of heritage listed building (Australia Post Office) and construction of a four storey mixed use development containing 2 basement levels of car parking, ground level retail with 10 residential units above (DA-475/2017)**

Report dated 16 July 2018 from the Development and Building Unit.

**DECISION:** The Panel defers this application for the following reasons:

1. The Panel is not satisfied with the proposed heritage outcomes for the site and in particular:
  - a. The Panel is of the opinion that the development application proposes an inadequate response to the cultural and aesthetic significance of the place (including historical and social values) and notes that only a portion of the 2 street facades is to be retained.
  - b. Aspects considered deficient include the absence of an archaeological assessment, and an interpretation plan which should be undertaken in accordance with the guidelines of the NSW Heritage Branch of the NSW Office of Environment and Heritage.
  - c. The architectural treatment, including not:
    - Retaining the entirety of the street facade
    - Retaining the entry entablature complete
    - Reconstructing the corner front door
    - Retaining the majority of the window openings and timber windows.
2. Revised designs should be provided which include a new cornice/parapet element as a transition between retained facades and new facades.
3. Submission of an amended schedule of conservation works for the retained fabric.
4. Consideration may be given to the deletion of the basement carpark to maximise the retention of the existing fabric of the Post Office. If the applicant wishes to retain the basement it should provide a report from a suitably qualified engineer as to the viability of the retained fabric of the Post Office and the support of the basement.

5. The applicant should endeavour to secure Australian Post as a long term lessee of the ground floor of the site and provide evidence to Council in this respect.

**For the Decision:** Stein, Morrish, Robinson and Stapleton

**Against the Decision:** Nil

*L Kulakauskas, P Paech, M Main, Councillor D Wy Kanak, G Findlay and S Bagwell (objectors) W Smart (Architect), J Bryant (Heritage Consultant), A Harvey (Town Planner) and C Pratt (on behalf of the applicant) addressed the meeting.*

## **8. General Business**

Discussions about environmental issues at the Beach particularly water. To be continued at the November meeting.

Discussion about abandoned shopping trolleys form Harris Farm and Woolworths Bondi – to be followed up with Council.

Meeting closed: 9:00pm

Lenore Kulakauskas  
Convenor