

MINUTES OF BONDI BEACH PRECINCT MEETING

MONDAY 11 FEBRUARY 2013 7.00PM – 9.00PM : OCEAN ROOM BONDI BEACH PAVILION

Meeting opened at 7:00 pm.

Chairperson: Lenore Kulakauskas

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:

Margaret Tanner, Justin Bonsey

MOTION1

That the Minutes of the previous meeting be taken as an accurate record.:

Richard Davis/Maria Geritakeys Passed without dissent

GUEST SPEAKER: MARK WOOD, DIRECTOR, PUBLIC WORKS & SERVICES, WAVERLEY COUNCIL

- 4 years at Waverley Council, 30 years in local government, started Sutherland Council, engineering qualifications
- PW&S is Council department responsible for the “doing things”; 240 employees
- Consumes \$50m budget (= 50% of Council's expenditures)
- \$28-30m is spent on maintenance, rest is in capital works
- 4 divisions in PW&S Department
 - 1Parks POSO Parks Open Space Operations (trees, tree management)
 - 2Maintenance & Construction (roads, signs, etc)
 - 3Business & Services (fleet, workshop, lifeguard service, Bondi Rescue, etc)
 - 4Waste (recycling, resource recovery, street sweeping, etc: \$17m budget)
- Council is selling excess land in Waterloo due to Green Square development; this is financing a new depot at Alexandria: with Woollahra Council
- Parks now have a 7-day roster
- Maintenance & Construction 50% employees, 50% contractors
- POSO has a Summer/Winter seasonal pattern which was established in 2005/6
- Summer starts at end of Sept - school holidays – and winds down end Feb
- Labour is casual and the call-up is based on the weather
- Garbage disposal
 - 5 Red bins: waste is managed thru regional cooperation
 - 6 Yellow bins: recyclables processed by commercial recyclers Visy, with income to Council
 - 7 Blue bins: to paper mill
- For recycling household waste, Council supplies free worm farms, compost bins
- Beach rake & seaweed: let it dry, residents can take it
- Roads: Council is responsible for all roads, except Bondi Road
- Styrofoam: soon to be in yellow bin; Mark will advise Precinct of the outcome
- He suggested that if there's a specific problem, people can talk to the individual on-the-ground staff, as they are empowered to answer the question or to feed it up the line within Council
- Currently the research suggests that Council's activities in clearing-up, for example is 70% reactive, 30% proactive: he wants to reverse this, so Council is onto the problems fast.

Following a number of questions, the meeting expressed its thanks to Mr Wood for his presentation.

REPORTS FROM BONDI WARD COUNCILLORS:

A: COUNCILLOR JOY CLAYTON:

- 1 Update on Bondi Park POM: report from Cathy Henderson. Car parking, traffic & access.
- 2 Work done internally, but some external design consultants. Draft concept plans will have community consultation period (April) > workshop > Draft to Council in July. State Govt. wants to sign off on the Draft before on Public Exhibition. Communications & engagement Unit are developing strategy for this.
- 3 Skating Community calls on Council to build beginners Bowl. Petition with more than 1000 signatures. Contact John Fox Williamson, or on web site: To be presented in line with Skate Park Petition. Probably presented to Council 19 Feb. Issue of toilet facilities near the Bowl.

MOTION2:

That BBPC supports the idea of providing a training skate ramp for younger people.

MariaGeritakeys /Margaret McNiven Passed without dissent

B: COUNCILLOR DOMINIC WYKANAK

- 1 Planning changes proposed by State Government: some Precincts are being addressed
- 2 Hakoah Club and Toga/Boheme development: community room, art project

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

- 1 Importance of local issues: At a recent Citizenship ceremony, MHR Malcolm Turnbull says that when he door-knocks the area for federal issues, he finds that he finds that most people are overwhelmingly concerned about local issues
- 2 DA for Swiss Grand 24-hour Supermarket & Liquor: Cr WyKanak expressed his disappointment that the Chamber of Commerce had not been as active in supporting local businesses against the large-chain tenancy which is projected for this space.

C: COUNCILLOR JOHN WAKEFIELD (late arrival)

- 1 Has been on leave for 3rd child but back at work as Councillor now.
- 2 DA for Swiss Grand 24-hour Supermarket & Liquor: Reported that the original application for this redevelopment had claimed that there would not be a supermarket in the development.
- 3 Bondi Beach Plan of Management: Pavilion in bad condition, sub-standard. High cost of maintenance. Issues of commercialisation vs community use. Proposals for demolition of this building.
- 4 Garbage collection: Cr. Wakefield reported that some recent initiatives have been rolled back. The key is that officers must actively report dumped rubbish.

CR WYKANAK said that Mark Wood has earlier told the meeting about the undertaking of Mark Wood that he was working to improve the proactive performance of employees in his department.

CHRISTMAS/NEW YEARS EVE:

Cr Clayton opened the discussion by suggesting that Cr Wakefield might like to tell the meeting about how the event could be wound back. Cr Wakefield said that Council has become dependent on the finances raised by the NYE Bondi Events to pay for security guards in Bronte and Tamarama, and subsidises the family-friendly event at Dudley Page Reserve. He argued that Council has decided to have peace and quiet in certain areas while Bondi Beach has such loud noise that he and his pregnant wife have been forced to leave their own house in Bondi Beach when this event is in progress.

Lenore Kulakauskas expressed great disappointment at the immense effort made by BBPC to create a community focused event, only to find that Council ignored these efforts. Residents are sick of this place being promoted as "party central". Sound from films shown at the Bondi Beach Outdoor Cinema can be heard clearly several blocks back from the screen.

There was one speaker who supported the model of concentrating potentially disruptive behaviour in the event and of using Bondi Beach to subsidise gentler events elsewhere. Others in the meeting suggested that

the NYE event was a signal to the “partying” element in Sydney and beyond that Bondi Beach in summer should be treated as “party central”, resulting in Council effectively legitimising anti-social activity throughout the residential areas.

SWISS GRAND DEVELOPMENT APPLICATION FOR 24-HOUR SUPERMARKET & LIQUOR:

Ms Lenore Kulakauskas reported that two special meetings have been called and details of the outcomes from these were distributed to the meeting. It was reported that there were more than 2200 objections to the proposal.

Report on the IHAP meeting of last week, where four residents of the BBP area addressed the panel. Traffic was identified as one of the major issues, and it was noted that IHAP was asked to demand a revised traffic impact statement from the applicant. The access height of the delivery bay is a problem that appears not to have been addressed.

Police have vehemently opposed the liquor shop, and Council's DBU report has recommended the deletion of the liquor element, together with the operation of the supermarket being restricted down from 24 hours to 6am to 1am.

Cr Wakefield told the meeting that when Council approved the original DA, the developers undertook verbally not to have supermarket in the project.

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

TRAFFIC REPORT:

Margaret McNiven provided several types of stickers, information sheets and posters for collection for a variety of issues (CPR, anti-door-to-door sales, crime stoppers, etc.). Information on graffiti removal was also tabled.

DEVELOPMENT APPLICATIONS:

Paul Paech informed the meeting about a number of Development Applications, including those for 1 Jaques Avenue (and overly large residential flat building with basement parking on the site next to the hall Street Post Office), 38 Hall Street (a cool-room for Le Paris-Go café which seeks to take over a residential unit), 78 Campbell Parade (extension of hours and other changes to operational controls) and 39 Hall Street (Hardware Restaurant (which had sought extension of service of alcohol provisions, which had been refused by Council, even though approved by State Government). The following submissions were tabled by Mr Paech:

- DA 433/2012 for Swiss Grand 24-hour supermarket & liquor outlet
- DA 518/2012 for signage for Toga development, 61-79 Hall Street
- DA 163/2010/A for conversion of residential unit to coolroom for 38 Hall Street
- DA 250/2011/C to delete condition 57 to restrict alcohol service at 39 Hall Street
- Submission to Council on Plan of Management for Bondi Park

THE MEETING CLOSED AT 9:10PM

Paul Paech, Secretary