

Notes: South Bondi/Tamarama Precinct meeting – Online

Wednesday 23 February 2022 at 7pm

Present: K Brennan, Secretary (Chair)
M Brenner, DA Representative
Crs L Fabiano, T Kay and T Murray
D Caretti, Charing Cross Precinct Representative
P Cancian

There were no apologies, and the meeting did not have a quorum. It was decided to discuss the items on the agenda; of special interest was Danny Caretti's presentation on the Charing Cross Square Proposal.

The Chair apologised for not having started the meeting with proper acknowledgement and noted that we would like to acknowledge the traditional owners of the land we are meeting on today and pay our respect to Elders past, present and emerging.

Danny shared his screen and outlined the development issues the Charing Cross area is experiencing. Just today he presented at the Planning Panel for Philip House. The owners have lodged an application to demolish the nursing home and turn it into a three level over 55 boarding house.

Danny showed images of the Charing Cross area and the proposed Charing Cross Square development site. The development area covers both sides Bronte Road and Carrington Rd from the Robin Hood Hotel to Reece Plumbing. The proposal includes the Legion Club which is not in favour of the proposed development.

The original proposal went to 24 metres high, then it changed to 8, this proposal went to a Planning Panel which refused it, but suggested they combine their planning with their neighbours which might further their application. Now there is a third version of the proposal.

The Precinct members think the proposal to increase the building height up to 13.5 metres and increase the floor space ratio lacks merit some of the proposal is not based on a detailed assessment against Waverley Council's local strategic planning controls; it is based on previous planning proposals which were rejected. They could have proposed a three-storey set-back using the current planning controls but choose not to. Danny outlined recommendations the Precinct made in their submission to Council and there was some discussion about recent developments in the area and the economic viability argument used by the developer.

Danny also showed a short video with comments from shopkeepers and residents of the area.

The residents would like to keep the area low rise. If others can support them, this would be great. A petition is running which already has 800 signatures. They have also produced some short films to acknowledge the importance of the area. Charing Cross was the original commercial area before Bondi Junction took off.

The Precinct would like to support Charing Cross in their efforts against this proposal but was not in the position to pass a motion. The notes of this meeting will be circulated ASAP to alert residents to the issue.

The question was asked whether Danny had given his presentation to other Precincts. He had not, while he had written to all Precinct Convenors to alert them to this issue, it was up to the convenors to invite him to address the residents. Another issue was that the DA went to Council just before Christmas not leaving much time for planning.

There is still a petition going at

<https://www.change.org/p/waverley-council-keep-charing-cross-village-low-rise-reject-the-spot-rezoning>

The group will also show three films at the Legion Club on 16 March, a Wednesday at 7pm. You will need to RSVP to the group, while COVID restrictions have eased Precinct members did not want to overwhelm the Club.

Cr Kay raised the point it should be kept in mind what might happen if, whatever the officers recommend, Councillors vote against the proposal. The applicant might appeal, just like the applicant for 194 Oxford Street a few years ago had appealed Council's decision with extra floors added to their proposal and they got the extra floors.

Danny said that this was a different process, the developers had no comeback apart from an appeal to the Administrative Appeals Tribunal for an incorrect process, that was their understanding based on advice of the planning officer. However recent changes to the planning legislation might mean that this is not the case any longer. The State government proposals for planning legislative changes are quite comprehensive, and it is difficult to keep an eye on all of them. Cr Kay agreed to check with Council officers.

The legislation regarding rezoning is potentially changing, and the ability to go straight and bypass the Council for rezoning might cause issues. This topic would be good to be discussed at Precinct meetings.

<https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/A-new-approach-to-rezoning-in-NSW#:~:text=The%20reforms%20include%20new%20ways,are%20consistent%20with%20strategic%20plans>

Cr Murray commented it was his understanding that Council officers' response to the rezoning policy would be presented at the March Council Meeting; but that anybody can put a submission before the 31st of March to the New South Wales government, and if the Precinct could review that document and make a comment, it would be much appreciated.

At this stage those present thanked Danny and he left the meeting.

There was no DA update.

Michelle raised the case of a neighbour at 320 Birrell Street, just before the roundabout at Murray Street, she has a disability and is concerned about safety when crossing the road. The bus stop is on the opposite side of the road and there is no easy access. It was noted that it did not require a Councillor to

achieve action on this. The resident can write to Council, and this will go directly to the traffic engineer to be looked at. Michelle could, on behalf of her neighbour, write an email to the normal Council email address and copy in the Councillors, adding a mobile number so Council officers can contact her.

The other issue was the roundabout sign which has been knocked to the floor, it is not cemented in properly. Again, this can be reported by ringing the main Council number to report the issue or by using the Snap Send Solve app. Cr Fabiano offered to check the following day and send the request via the app.

Traffic/Parking

There was no update, but it was noted that there was currently a survey undertaken by Council concerning a Resident Parking Scheme in Area11.

There was no update on Bondi Road, but it was noted that a property had recently sold on the corner of Penkivil Street and Bondi Road and there was a for sale sign on the corner of Bondi Road and Wellington Street. These were potential DAs coming up and should be watched. The rezoning legislation might affect future developments.

Prue had indicated that she wanted to bring some matters to the attention of the Precinct. One had been the proposed rezoning legislation and it would be good if the Precinct could make a submission to the paper that has been put out for consultation. The Better Planning Network might be able to assist.

The other issue was concern about the developer levies; the government may be changing the ways the levies are determined by Council, future levies might be going into a regional fund with state government determining the spending. A lot of the levies from overdevelopment go into improving parks, libraries and things like that; so, there is concern this might be changing.

The Waverley Local Environment Plan 2022 had been on exhibition for 10 weeks, the results of any submissions and Council officers' recommendations are, as far as known, coming to Council at the March meeting.

There being no further business the Chair thanked all, especially the Councillors for attending.

The meeting closed at 7.50 pm