

CHARING CROSS PRECINCT VILLAGE

Zoom meeting Wednesday 13th October 2021

Time: 7.00 pm

Present: Precinct Committee - Julie McAlpin (Chair), Danny Caretti (DA Secretary), Robyn Brown (Business liaison), Kate Marshall, Nigel Harvey, Mora Main (Minutes)

Zoom registrations:

Andrew Spaile, Fleur Mellor, Janet and John Namey, Norma Holmes, Matthew Parsons, Mark Paul, Jennifer Jungheim, Robert Rychter, Robert J Henry, John Hawkins, Betty Williams, Michael Gutman, Annie Suttor, Frances McSween, Brigitte Cusack, Ludovico Fabiano (Greens Council Candidate), Mia Vaux, Jonathon Kirk, Steven Bodnar, Peter Aston, Jodie Paul, Lynne Joslyn, Cr Tony Kay, Cr Elaine Keenan (late apologies) Cr Angela Burrill

Guests: Emily Scott (General Manager), Tony Pavlovic (Director Planning, Environment Regulatory Services), George Bramis (Urban Planning Policy and Strategy); Mary Shiner (Community Liaison Co-Ordinator)

1. Meeting Started: 7.03 pm
2. Chair: Acknowledgement Country and welcome to guests
3. GM: Emily Scott. in office for 4 months, through COVID Delta lockdown and re-opening, very challenging; longstanding employee, long family line of Waverley residents, started at Council with Peter Aston, has been Director Community Assets and Operations. Primary focus so far COVID management, now in recovery mode. Key projects are the Community Strategic Plan, redefining the vision for Waverley, by June 2022, delivery programme and operations plan for the next 12 months which cascades to work plans. Preliminary visioning phase now under way; redefining Strategic Asset Management plan. Precinct interest in expectations around service levels and how council should maintain assets. Biggest capital works programme, Bondi Pavilion and Boot Factory opening March 2022, Bondi Junction Cycleway agreed with Chamber and Westfield due by Nov 13th, Council election 4th December, planning induction programme for new Council Feb 2022. Looking forward to progress.
4. Tony Pavlovic: 3 years with Waverley, 26 years in Local government, Kogarah, Warringah, Canada Bay. Difficult and strenuous in COVID environment, focus on quality service, building certification and Ranger Service.
5. George Bramis: War Memorial Hospital next steps. Two parts, i) planning proposal for campus site, ii) Birrell Street properties. Site specific DCP has been exhibited but not adopted; requested DPIE to consider i) and ii) together but refused, DCP will be later and incorporate all comments and resolution of Council. All submissions to Planning Proposal (PP) forwarded to DPIE. Housing for Seniors prohibited so no bonus FSRs apply. Huge demand for aged care services. When PP is gazetted, and DCP adopted, DAs follow. Assessment must consider re-housing residents. Social impact mitigation under way. Mayor has written to Don Harwin, Special Minister for State, re State Heritage Register review. Combined Precincts resolution following end August letters of concerns regarding PP; community participation plan will outline process. Concern there is no early opportunity for community engagement. Committed to investing how Community Participation can be incorporated early.
Process: at First Stage, pre-gateway, officers provide advice to Council "has it got strategic or site specific merit"? Assessed against council's current position and state government requirements. Report to Council, submitted to DPIE Gateway. Community notified. Conditions will come back from DPIE. Council will apply recommendations in consultation with applicant. Application returns to Council.
Chair re-iterates importance of early consultation with the community. Q regarding 55+ provisions remaining into the future: operational matter which GB can't answer. Seniors Housing SEPP applied, product being marketed as luxury apartments. Q regarding notification system, appears to be based on lot numbers not addresses.
ACTION: Tony P to investigate notification policy and process.
Site Specific DCP to be reviewed based on feedback regarding trees, site design, setbacks etc. Gazettal of PP expected late October. Birrell St PP to be exhibited in November. Will meet

CHARING CROSS PRECINCT VILLAGE

with Precincts. Report to Council March 2022 - priority is DPIE deadlines. Review of Community Consultation Plan, early involvement

6. Charing Square: DPIE has granted conditional Gateway, Council is plan making authority. Exhibition: end 2021.

DC expressed disappointment about War Memorial and Charing Square PPs and expects involvement from now on for both. Tony P: consultant has been engaged to help navigation with residents, being fast tracked. Cr. Keenan asked who will be the planning authority for War Memorial? A: DPIE and Minister's Office. Site Specific DCP comes to Council. Tony P will share presentation.

George B: role is to provide objective advice to Council. In 4 year process, negotiation achieved some changes, Council push back is normal part of assessment. As officers, they are professionals balancing competing concerns, evidence based approach. Original application significantly different. GM looking at improvements to process. Julie: check of DPIE website has 34 documents, original in July 2017, modifications 2018, 2019 - summary of previous 5 years.

7.53 pm Emily, Tony and George departed. Thank you for their time and welcomed to stay! Also Mary departed.

7. Summit Care - Philip House: DA proposed boarding house over height, arguing Waverley Council has abandoned height eg St Caths buildings; DC explained this was State Government approval, special school site, not Council. Loss of Aged Care facility, using services at Randwick, Precinct submission asked for 9.5 metre height, proof of continued over 55s occupation, 100% affordable in spirit of boarding house. Requested regular monitoring of consent - resident liaison committee. 67 beds becoming 48 apartments, Bondi community reports of boarding houses becoming party venues for young professionals seeking micro apartments; Several studies and investigations (eg ABC and Uni of NSW) of Boarding Houses show they become expensive micro apartments and become unaffordable for those on lower incomes. Social impact not being considered and must be included in assessing these projects. Ageing in place will be gone from War Memorial, high care beds going at Philip House. Summit and Uniting becoming developers. Spirit of legislation not being followed.

ACTION: integrate Social Impact Statement into planning assessment process

8. Minutes of previous meeting 11th August 2021 adopted, moved Julie McA, seconded Nigel Harvey. Motion re War Memorial, Mayor has written to Minister. Philip House and Charing Square looking for more information from Council
9. St Catherine's: works delayed by COVID, should have been finished October 2021. Pedestrian crossing in MacPherson Street moving East soon. Increase in student numbers depends on results of Traffic Study demonstrating no net increase in traffic over pre-current development status. Currently 1,020 students, 200 plus staff. Concerns about accuracy of Traffic Survey results, seems inaccurate, not all students surveyed. DC raising with Chair of CCC. Sewer stack adjacent to 4 Macpherson Street flats to be painted (cannot be relocated), 500 seat theatre and Aquatic centre will generate much busier weekends. Fly tower complete: request for Green Wall to be taken to CCC.
10. Charing Cross Streetscape upgrade: Request service manager, TfNSW, to revisit major Bronte Road intersections at Carrington and Albion when study complete. Consider awning study. Cr Kay advised a Resolution of Council requires officers to revisit intersections.
11. 2A Edward Street - affordable housing redevelopment. DA with Council
12. Henrietta Street cycleway: request for holistic traffic study to include bicycle and pedestrian circulation in block Victoria St, Henrietta St, Birrell St and Carrington Road. Has gone into '22 '23 financial year budget.

CHARING CROSS PRECINCT VILLAGE

13. Cycleway / footpath, Darley Road, Queens Park.

ACTION: Request update on construction from Centennial Parklands.
Moved DC, seconded Robyn Brown. MM to contact Parklands management

14. War Memorial Hospital: consultation process about how and when community was consulted. Endorsed by Joint Precincts. JMcA suggested that Council spends a lot of time and money on consultation. DC: precinct/s worked hard, wrote letters, rushed in submissions, which had minimal effect as proposals already decided. JMcA reported request for Stakeholder group to put process together; Bondi group also worried about lack of consultation and regulation.

MOTION:

THAT the Precinct welcomes the General Manager's intervention to review the Community Consultation Process and to undertake a review of the way Strategic Planning consults with the community

And that a stakeholder committee is established to include precinct and community representatives.

Moved Lynne Joslyn, Seconded Julie McAlpin. Adopted unanimously

15. ROBIN HOOD HOTEL: 8 police cars attended hotel on 12th October. Precinct actions:

- 1) Request meeting of Police Community Safety Committee
- 2) write letter to pub about cause of fight (JMcA to follow up)
- 3) request update on current status of Liquor Accord

16. Development Applications

DA-333/2021

EDINA 124-160 BRONTE ROAD

Change of Use to Group Home

Women's Refuge - note Tony Pavlovic has written to Uniting about evictions of existing residents

DA-200/2021/A

18 GIPPS STREET

Install Skylights to Ground and First Floor Levels

DA-381/2021

318 BRONTE ROAD

Extension of Trading Hours, Patron Numbers, New WC Cool Room and Carport

Precinct submission lodged with Council

DA-63/2021

2A EDMUND STREET & 17-21 VICTORIA STREET

Both Addresses now in previously notified DA Plans

DA-324/2021

34 EDMUND STREET

Additions and Alterations including construction of a new Garage

DA-335/2021

12 CAMPBELL STREET

Alterations and Additions to House including Demolition new First Floor Addition and integrated Garage

DA-228/2021

31 ALBION STREET

Shop Top Housing Development including Construction of a 3rd Storey. Dwelling on First and Second Floor. Commercial tenancy on Ground Floor

DA-414/2021

296 Bronte Road: car stacker and rear extension

Nicholas Dunn

CHARING CROSS PRECINCT VILLAGE

DA-425/2021

193 Bronte Road: dog and cat grooming

DA-288/2021

31 Albion Street, Charing Cross alts and adds

16. NEXT MEETING: brought forward to Monday 29th November, "Meet the Candidates" for local government election. May be live or zoom. All candidates to be treated equally.

17. MEETING closed 9 pm