

Bondi Precinct Minutes
Meeting Date: Thursday 30 June 2022
Meeting held via Zoom

Meeting opened at 7.03pm

Councillors in attendance: Michelle Gray

Council Representatives: Mary Shiner, Community Liaison Co-Ordinator

Convener: Lynne Cossar

Welcome/Acknowledgment of Country: Lynne Cossar

Apologies: Di Robinson, Jenny Arnold, Shirley Alexander, Zena

Participants: 12 Participants

Acceptance of minutes – Last meeting held on 28 April at AGM as face to face meeting at Council Chambers

Moved: Rex Walsh

Seconded: Lynne Cossar

All in favour, Carried

Note to minutes: Gabi Tobias stepped down from AGM after many years and hard work. Acknowledged by Lynne with big thanks.

Matter arising from Previous meeting:

1. **Motion 1** - re Overdevelopment – resolved to write to all Waverley Councillors - done by Di Robinson. Will receive update at next meeting Di is attending.
2. **Motion 2** – re DA on Hall St. DA has been deferred. Precinct to keep an eye on via Waverley website.
3. **Motion 3** – re Beach Parking and whether Beach Parking scheme met access needs. Officers have responded that their resources precludes a review of the scheme at present.
4. **Motion 4** – re Traffic Counts & Barracluff Ave – council advised no counts will be taken.
5. **Motion 5** – re closure of Rickard Ave. Community response to Have Your Say. 52% positive, 44% negative. (which involved complaints about street being closed). Current status – reviewing feedback suggestions and will add into wider traffic survey).

6. **Motion 6** – Motion put asking Council if it had conducted or does it intend to conduct a hydrology study and geological study of the Bondi Basin. BP believes this is an important issue given the amount of large scale development currently underway and in the pipeline. (See Council response accompanying these minutes).

Hasn't undertaken groundwater flow modelling with the Bondi Basin, linked with Flood Study and Groundwater issues.

Suggestion made re passing on response to residents in the area who would be affected. Noted by attendee that a resident she spoke to recently was very concerned. Noted that last 6 months of rain has highlighted the amount of water coursing down from Bondi Rd.

Discussion re the impact of the DA and implication on existing landscape, flood study, groundwater etc. for the DA at 20 Forest Knoll Avenue.

Suggestion by Convenor that Precinct could follow up with Council and ask how does this information feed into the planning process and how it is implemented.

Action: Precinct Exec will craft a couple of question to the Officers and put them to council via Mary.

7. **Motion 7:** BP re-iterates its Opposition to the 'hiving off' of public land , including streets, parks, council assets and land – for commercial or single purpose use. The motion has been noted.

DA Update

1. Ormond St Villa in Ormond St – building modifications sought. Some discussion over this as building reputed to be oldest villa in Bondi and of significant heritage value.

Concerned residents can view at DA Tracker on line.

A couple of other DAs that have also arisen to the attention of attendees at the meeting.

- 2 Hall St Development at 26-32 has been deferred.
3. Variation DA submitted on Wellington St development – roof terraces sought to be 68m² (Waverley limit is 15m²). Justification is that one has got through so the other 4 should also). Objection put in by the Precinct on Monday 20 June.

Lynne noticed that demolition has already started, puzzled as DA not yet through.

Motion 1:

Bondi Precinct opposes the variation sought to DA-268/2020 (now DA-268/2020/A) and any requested increase in height and Floor Space Ratio which exceeds the Waverley Development Control Plan (2012).

Bondi Precinct also strongly opposes the addition of four new private roof terraces to the original DA design (69 sqm, 63 sqm, 66sqm and 45 sqm). These roof terraces far exceed the Waverley Development Control Plan (2012), which states roof terraces should be no more than 15 sqm. This is an outrageous demand and would have serious consequences for the wider Bondi community.

Bondi Precinct also objects to the late lodging of this “significant” design variation. Bondi Precinct believes this seriously disadvantages the community and its ability to reasonably and fully respond.

Moved by David Burgess
Seconded by Annie Parnell
All in favour, Carried.

Question put to Cr Gray re the question of protection of heritage buildings in Bondi and what appears to be a “Glaring disregard for historic buildings”.

Cr Gray: Council has 2 levers to use to protect heritage. Amongst the [Councillors](#) is a strong culture of protection. Overview of how the heritage value is assessed with DAs. Impact of a build / development must be considered on the surrounding area, in terms of the overall character of the area as well as local adjacent properties and environment. Reference was made to the CDC governed by state legislation, but the heritage overlay can overwrite a CDC development.

Rex Walsh thanks Cr Gray for her outline and made suggestion that when and if Council is proposing a heritage listing, residents would be interested in knowing. Cr Gray thought it would be a good idea if Council had a register of potential or possible listings and RW suggested going back to the other [Councillors](#) to get them behind this idea.

Action: Cr Gray agreed to follow up.

AGENDA ITEMS

1. Barracluff [Avenue](#) Traffic Calming – Report outlines the current status.
2. Rickard Avenue and Have Your Say update on Council Website:

Action: Bondi Precinct Exec to go back to Council with a question of when the Rickard Ave changes will be happening, what the final design will be and when is the commencement of changes.

[A resident](#) asked about the Barracluff St traffic calming. It was explained that the original proposal was to close Barracluff [Avenue](#) as well, but the council came back with a Traffic Calming scheme with narrow entrances top and bottom to the street and introducing angle parking on one side of the street. To slow the traffic. A number of people opposed this calming but it’s going ahead. Precinct then asked for traffic counts if it was going ahead but

the council has declined to do this. Was going to start in May 2022 on a trial basis. Not yet seen.

Action: Bondi [Precinct](#) to send a note to Council requesting update on Barracluff St Traffic Calming and what is happening with this. The calming will happen for a year, so residents should get in touch with council with feedback.

Phil, local resident to Barracluff [Avenue](#) asked if he missed notification this was happening. Mary Shiner for Council said normally for any works in the street, notification letters are sent to residents but this has been delayed.

3. 40km speed limit to streets south of Bondi Road and Syd Einfeld drive. Bondi Precinct Sts are not being included.

A participant observed that both Francis St and Sir Thomas Mitchell Ave should be 40km.

Cr Gray – said it's a very popular move and would slow down people.

Action: Bondi Precinct thought would be good to have conversations with other precincts as well on this issue for collective motions.

Motion 2: Bondi Precinct requests the immediate introduction of 40km speed limits within residential streets in Bondi.

Moved by Rex Walsh
Seconded by Annie Parnell
All in favour
Carried.

4. Traffic Management of Major Building Sites. (e.g. Wellington St and Edward St sites).

Suggestion – invite Council's nominated expert to the next meeting to explain how traffic will be managed by the developers during the process, re traffic flow and construction.

5. Flood Study (Draft Waverley Development Control Plan and the Waverley Flood Study) conducted by Council in Have Your Say – feedback closes on 21st July.

Next meetings for rest of year – return to Wednesday.

**Next 2 dates for rest of the year will be
Wednesday 24 August 2022 and
Wednesday 2 November 2022.**