

PUBS MEETING - minutes

Present:

Daniel Whitten (Robin Hood Hotel) Adrienne Brown (Charing Cross Hotel)

Chair: Julie McAlpin

Danny Caretti, Mora Main, Kathleen O'laughlin

Meeting started: 7 pm

Minutes of previous meeting: adopted (moved J McA, seconded DC)

Matters arising:

1. complaint about tenants at 95 Carrington Road (old Junction House) - checked that it is owned by Waverley Council. Watching brief on behaviour - abusive to bottle shop staff; appears to have quietened down so we assume Council officers have visited the property; new tenants at 101a held a wild party but did write to JMcA with phone now; left bottles and cans everywhere. Possibly the same revellers damaged Danny's car in Bronte Road - called police 2 am weekend May 17/18.
2. Other issues arising: Footpath 223-225 Bronte Road (outside framing shop) still a trip hazard, and pothole on the corner Carrington and Victoria roads reappeared. Note Precinct not satisfied with repairs and requests better work;
3. Discussion re Robin Hood proposals - shortly to be lodged with council
4. Complaints: no complaints since April.

5. LICENSEE REPORTS:

a) Robin Hood. Middle of football season, trade steady, concentrating on food and warm atmosphere, inclusive; mixing up promotions and continuing to market for functions, advertising now for end of the year. Friday Saturday busiest; trivia Monday steady, Tuesday and Wednesday softest, Thursday younger bands, local artists, wrapped up by 11 pm, good opportunity for a nice night out. No major changes at the moment. Coffee cart gone, not financially sustainable. About to tidy up around bottle shop. Sausage sizzle 3-4.30 Fridays, Sunday roast usually sold out, folk and blue grass 4.30-6 then football.

b) Charing Cross: new to Charo, has worked for Warren Livingstone for several years. Sometimes at hotel William in Rozelle. Just married! continuing to focus on food, Sundays biggest day of the week, 3 different roasts (beef, lamb, pork); Singer (not a band - too loud) Saturdays biggest day, looking at changes in dining room, curtains to block off and make it a bit quieter for Friday and Saturday night dining. Trade builds from Thursday to Sunday. Don't tend to get a late crowd, have a licence but don't have people staying after 11.30. Accommodation upstairs tidied up, have got proper cleaners, linen company, Air BnB, advertising etc

Night of 6th or morning 7th May 2017 shop window broken at 93 Carrington Road. No other disturbances reported on the day.

6. Meeting closed 7.25 pm

PRECINCT MEETING - minutes

Meeting started 7.30 pm

Apologies: Steve Brajak, Cathy Davitt (at Bronte Beach), Andrew Cusak, Tony Kaye, Bill Mourakas, Angela Burrill, Ingrid Strewé, Susan Farr, Elaine Keenan, Robyn Brown

Attendance sheet:

Chair Julie McAlpin

1. Minutes of previous meeting

moved Danny Caretti, seconded Julie McA - adopted

2. Matters arising

Daniel Whitten's Vision presentation for Robin Hood Hotel and adjacent site recently purchased - listed for presentation tonight: he requested that the item is withdrawn. Peter Monks wants to attend when he presents. JMcA, DC & MM will brief the meeting later;

3. Alice Lane:

Rangers have patrolled Alice Lane; Bill Mouroukas to follow up re requests to change parking signs.

4. UNITING WAVERLEY (WAR MEMORIAL HOSPITAL) RE-DEVELOPMENT

Welcome Adrian from Uniting to present proposals for development of War Memorial Hospital Site,

Addressing precinct is part of community consultation process; early June consultation held on site. 5000 flyers sent out to the area, feedback recorded in community consultation document, by KJA consultants. Nothing lodged with Council yet.

Uniting - community service provider, not speculative developer. Range of services for 100 + years. Services on the site don't fulfil contemporary requirements. e.g. 4-bed rooms in elderly care units, no en-suites, Care is great, meets accreditation standards.

Uniting has strong social commitment e.g. Rainbow tick, runs safe injection rooms at Kings Cross. 40% of independent living units are affordable; residential aged care, vast number are concessional or supported residents. Cradle to grave type of services. Family counselling, children, new pin, social bonds etc.

Trigger for the site is service provision and rejuvenation - NSW & ACT based.

Draft plan is planning proposal process. i.e. site requires rezoning;

81 beds currently on the site, looking at 114 contemporary beds - philosophy is household model clusters with kitchen, dining area, sitting rooms, outdoor spaces; front of house. Back of house services, moving away from institutional model of care, similar to Hammond Care principles.

49 separate units on the site. Planning on 230 dwellings. Responding to community demand - relatively few retirement villages in this area; government policy is around community care rather than residential aged care; accessible dwellings to be created for downsizing - maintain delivery of community care for longer - better value as care deliverers don't have to drive between homes; more people will be able to live longer in serviced care rather than moving into high care

War Memorial hospital Schedule 3 owned and operated by Uniting, funded by government. 35 beds. Lots of outpatient services. Master plan considering 65-85 beds.

Centre for ageing, seniors, day care, early onset dementia, men's shed, current leases on site, won't change, heritage buildings and gardens maintained and restored;

considering new services - village shop and cafe, early learning centre, potential medical centre;

Trying to organise the site - intention by council to try to link the green spaces from Waverley Park to Centennial Parklands (Queens Park).

Has been Schedule 3 hospital, maternity hospital, aged care

Looking at rezoning through LEP to R3 across whole site

tallest building proposed is 28 metres (8 stories) in the centre of the site;

special uses: cafe, shop, business/admin services/function centre, hotel & tourism;

FSR: 1.5:1 (can't be achieved at present) - average will be around 1.3:1

.6 and .9 currently on site

Master plan: 55% of site open space: 363 car spaces (underground) proposed.

Timeframe - 12 months for rezoning, 12 months for DA + 2 years to build probably 3 stages

5. Vision for Robin Hood Hotel:

Daniel Whitten, hotel owner has requested withdrawal of his proposed presentation to the Precinct for the second time. His planning application has not been submitted to Council yet. This will be a planning proposal requiring a rezoning if it is to ahead.

Project size: if above \$20 million will go to State government for assessment and determination by PAC. Council and public can make submissions.

Issues:

- Precinct will take account of cumulative effect of all development in the area:
- council's assessment and whether or not it supports -
- precinct will look at local precedents, BUPA development, Jaycar site, corner Carrington St & Darley Road, and recent developments in the commercial strip as references
- needs to be a consistent approach to how these developments are being handled. Impacts cannot be denied; severe construction impacts including from St Cats and Bronte RSL;
- many of the approvals are taken out of council hands. Ensure that we have a voice.

6. Council amalgamation:

update (Cr Massellos) - Woollahra Council won its right to have its case heard in the high court.

Councils will be going to Local Government elections. Randwick now decided they will not support a merger with Waverley and Woollahra. Amalgamations still not off the agenda.

Bondi Precinct has invited Waverley-Bondi Ward candidates to forum at Pavilion 9th August 2017

Potential privatisation of buses is unpopular:

Suggest combine Meet the Candidates forum with Bronte Beach Precinct. Contact Convenor.

7. St Catherine's school community consultation report:

4th meeting held, no representative from Bruce Notley Smith's office has attended yet, Peter Monks from Waverley Council turned up, plus someone from Phillip Nursing home, Kate M, Julie McA, Danny, 2 reps from school.

Tender for building closes 3rd July 2017. Heavy construction could commence September school holidays. Operational Transport Management Plan (OTMP) must be approved by the Secretary, Dept of Planning, before construction starts; minutes are read by the Dept of Planning, advisory committee only, relocation of pedestrian crossing on Macpherson Street - disagreement amongst residents. Waiting for OTMP to be finalised. School very slow at getting parents to deliver and collect children, not pushing hard enough to comply so this OTMP gets through. Questions on accuracy of base line data, important that this is correct as it will be the measure.

8. Police Community Safety committee:

Steve Brajak attends on behalf of Precinct. JMCA read minutes of 12th April meeting - trends in crime, increase in break, entry and stealing from dwellings. Downward trends in robbery, fraud and stealing from persons. Changes to lock out laws, starting to see changes in activities in Bondi, Double Bay and Coogee. Bondi Beach still worried about behaviours in reserves

9. Pubs and residents precinct sub-committee report: no anti-social behaviour reports, quiet, both businesses going well, Charo focusing on Sunday roasts and afternoon clientele, Robin Hood more on evening activities. Development proposals at Robin Hood won't change hotel itself, bottle shop will go. Still have an approval to increase upstairs numbers.

10. Creative Streets Grant: successful in getting grant, JMCA liaising with council, MM to assist with roll out.

11. DA updates: defer to next meeting Viewing chapel for funeral director's office at 247 Bronte Road. Possible ballet studio in former milk bar

12. Any other business:

- Request Dan to present his proposal at next meeting

13. Meeting Closed: 9.12 pm