

COMBINED PRECINCTS MEETING MINUTES

2 March 2023

6 – 8.30pm

Council Chambers

Chair: Julie McAlpin (Charing Cross Precinct)

Councillors in attendance: Mayor Clr Paula Masselos, Clr Ludovico Fabiano, Clr Tony Kay

Council Officers in attendance: Emily Scott (General Manager), Mary Shiner (Executive Manager, Executive Services), Jessica Ilacqua (Community Liaison Coordinator (CLC)), Sunil Kushor (Executive Manager, Compliance), Colin Handsaker (Manager, Parking Patrol), Fletcher Rayner (Director Planning & Sustainability and Compliance), Ben Thompson (Director Community, Culture & Customer Experience).

Precinct Executives in attendance (with voting rights): Julie McAlpin (Charing Cross Precinct), Dov Fraser (Dover Heights Precinct), Margaret Merten (Bondi Beach Precinct), Robert Harvey (Dover Heights Precinct), Rox De Luca (North Bondi), Alma Douglas (Bronte Precinct), Bill Mouroukas (Bondi Heights), Marilyn Tanner (Bondi Beach Precinct), Grant Beard (Bronte Precinct), Lynda Hall (Bondi Heights Precinct), Simon Swifte (Queens Parks Precinct), Michelle Brenner (South Bondi / Tamarama), Luke Stewart (North Bondi), Annie Parnell (Bondi Precinct), Rex Walsh (Bondi Precinct), Robyn Fabiano (South Bondi / Tamarama), Michelle Brenner (South Bondi / Tamarama).

Precinct Executives in attendance (without voting rights): Karin Brennan (South Bondi / Tamarama Precinct).

Apologies (Precinct Executives): Susan Healy (Bronte Beach), Greg Vaughn (Bronte Beach Precinct), Peter Cohen (Queens Park Precinct), Juju Kalek (North Bondi Precinct), Gabe Pallo (Vaucluse/ Diamond Bay), Peter Quartly (North Bondi Precinct), John Batts (Bronte Beach Precinct), Alex Ellis (Bronte Precinct), Danny Carretti (Charing Cross Precinct).

Apologies (Councillors): Clr Leon Goltsman, Clr Sally Betts, Clr Angela Burrill.

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No	Item	Action
1.	<p>Welcome and introductions by Julie McAlpin (Charing Cross Precinct)</p> <p>Meeting commenced at 6pm with the Chairperson's Acknowledgement of Country.</p> <p>We acknowledge that we are meeting on the land of the Gadigal people of the Eora Nation. We respect their spiritual relationship to Country and pay respect to their Elders past, present and future.</p> <ul style="list-style-type: none">Julie McAlpin then welcomed all present and attendees introduced themselves and advised if they had voting rights if more than two members from the Precinct were present. Apologies were read and noted by the CLC.Councillors in attendance were welcomed, so too was the General Manager, Directors, and Council Staff.	
2.	<p>Presentation on Strata Parking Area Agreement Draft Guidelines – Sunil Kushor, Executive Manager Compliance and Colin Handsaker, Manager Parking Patrol</p> <p>Colin Handsaker provided background on why the Strata Parking Area Agreement Guidelines were created and presented the key details of the draft Guidelines.</p> <p>To summarise, owner's corporation of a strata scheme may enter into an agreement</p>	1

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	<p>with Council to regulate and enforce parking restrictions (pending Council approval).</p> <p>If approved, Council will specify the conditions, erect signs and notices on the land and regulate and enforce parking restrictions.</p> <p>The owner's corporation:</p> <ul style="list-style-type: none"> • Agrees to pay the service fee of (to be determined) for the term of the agreement. • Covers all costs associated with installation and maintenance of signage is borne by the owner's corporation. • Understands and accepts that <u>Council retains all infringement revenue</u>. • Understands that Council retains <u>complete discretion</u> as to how they will undertake their law enforcement activities. <p>Please note, the owner's corporation can still control parking, for example, by giving a lot owner exclusive use of part of the common property for their use for parking.</p> <ul style="list-style-type: none"> • Bill M noted that he raised this motion when he was a Waverley Councillor years ago, and that the State Government introduced this when they saw it was a common issue of non-compliant parking in strata areas, with access to driveways being the biggest issue. Bill M stated that in his opinion, a proper trial wasn't conducted in 2017 to evaluate the cost of this, as only 5 out of 26 strata buildings signed up, and only 1 infringement was issued. He believes the aim is to deter people from doing the wrong thing, with signage and notices, and as such, no fines/ less issues should occur during the trial. Bill noted that Council Officers have developed these draft guidelines and they still need to go to Council for approval, where the Guidelines could be changed / modified. • Robert H thanked Colin Handsaker for the presentation and suggested a sticker system where friendly or unfriendly parkers are targeted, could be considered. • Sunil Kushor (Executive Manager of Compliance) advised that not a single council has implemented this Strata Parking Area Agreement to date. <p>Action 1: CLC will circulate the Strata Parking Area Agreement Guidelines presentation and guidelines to the group to attain individual feedback.</p> <p>Next Steps: Council will consider Precinct feedback, along with Council Officer recommendations and will make a decision on the next steps when the report is submitted to Council.</p>	
3.	<p>Q&A with Emily Scott, General Manager</p> <p>Emily Scott, General Manager was welcomed, and she opened the floor to questions from attendees.</p> <ul style="list-style-type: none"> • Alma D posed the following questions – What is Council, what are its responsibilities? Is it just roads, rates and rubbish, installation, usage and maintenance? Who is Council? Is it our elected representatives (Councillors), Council Staff? <p>Discussion followed with Emily S outlining that Council delivers over 150 programs and services and that its service delivery function is very wide, with many demands coming in from the community. Depending on the context of the use of the word</p>	2

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	<p>'Council' it can mean all of what Alma has suggested, but it depends on the context.</p> <ul style="list-style-type: none"> Alma D also stated, that in her opinion, Council's Have Your Say Consultations are insufficient, and that the outcomes more often reflect Council staff opinions despite what the Community state in their feedback. She gave the example of the Tamarama Plan of Management. <p>Emily noted that with regards to the HYS system, sometimes people only engage when it impacts them directly, and sometimes decisions are impacted by legislative frameworks, or technical issues that must be considered as part of the process and that may conflict with what the community/stakeholders wants or has provided as feedback.</p> <p>Emily noted that there is always room for improvement, and that Council Could be more specific about what it needs to get out of a consultation, what the expectations are and how decisions are made. We could also give consideration to other new ways to engage. Emily welcomes any feedback from the Combined Precincts on Engagement processes in Waverley and other engagement suggestions for consideration.</p> <p>Action 2: Once the Engagement Strategy and Community Participation Plan is endorsed By Council, Council's Community Engagement team will come to explain the Engagement process to the Combined Precincts and explain the decision-making process.</p> <ul style="list-style-type: none"> Lynda H also shared a similar sentiment to Alma. <p>She stated that Precinct Members are volunteering their time to participate in Precincts, and feel their responses should have greater weight, and that Council could display more evidence of listening to suggestions.</p> <p>Emily noted that Council delivers over 150 services to the community. Council has An obligation to deliver on all these services to the community. This includes things that our elected body ask us to do, as well as the requests from community / Precincts. These all need to be prioritised.</p> <p>Mary S reminded the meeting that as per the Precinct Policy & Guidelines, Precincts do not have decision making powers. They are recommendatory committees only. Attributing a 'higher value' to their feedback was never part of the Precinct Policy or principles behind their establishment. Mary assured attendees that they are heard and listened to, but may not always get the outcome that they want.</p> <p>Emily reassured all meeting attendees of her commitment to Precincts and to establishing good working relationships with all Precincts. She stated that this is clearly demonstrated this evening with more than half of the Executive Leadership Team attending the meeting tonight and listening to all the issues raised.</p> <p>Action 3: A discussion to be held with the Precincts focusing on what their expectations are of Council and how we can improve responses and follow up on issues they raise.</p>	
4.	<p>Subcommittees Reports – Updates and Feedback</p> <ul style="list-style-type: none"> Engagement - Julie McAlpin (Charing Cross Precinct) Julie presented the Community Engagement subcommittee report. Please see attachment 1 for a copy of the report. In her report Julie highlighted the 	

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	<p>following items:</p> <p>Community Forum proposal Unfortunately, Professor Bruce Thom cannot address a session in March 2023 due to scheduling issues. As such, another possible forum topic is up for discussion. If any other attendees have suggestions for the topic of the Forum, please contact Julie McAlpin.</p> <p>Engagement Strategy / Community Participation Plan The Community Participation Plan and the Engagement Strategy are being merged into one document and a draft will be presented to Councillors in April, for endorsement for Public Exhibition. Once endorsed for public exhibition, we will advise the Combined Precincts group and provide more detail on how to provide feedback.</p> <ul style="list-style-type: none"> Major Projects - Dov Frazer (Dover Heights Precinct) Dov presented the Major Projects subcommittee report and highlighted the following items: <p>Cliff Walk https://haveyoursay.waverley.nsw.gov.au/clifftopwalkwayupgrade Wooden Cliffway from Lancaster to Eastern Reserve has been closed for 1 year, due to a landslip/ safety concern. General Manager, Emily Scott noted that an external structural engineer advised that the area was unsafe and needed to close. The area has been closed for 1 year. The post Covid-19 construction market resulted in Council receiving zero submissions to the tender process.</p> <p>Glenayr Street Upgrades https://haveyoursay.waverley.nsw.gov.au/glenayravestreetscape This upgrade goes from Hall St to Blair St and has been in the works for a very long time. Dov advised that the area is 95% complete, and it looks great so far.</p> <p>Curlewis Streetscape in Detail Design https://haveyoursay.waverley.nsw.gov.au/curlewisstreetscape This design goes from Campbell Pde to Old South Head Road and includes a 2-way bike path, better outdoor dining, plantings, tree canopy and 6 new EV stations. This is currently on Have Your Say. Dov encouraged everyone to go online and Have Your Say.</p> <p>Bondi Bounce https://haveyoursay.waverley.nsw.gov.au/bondi-bounce Dov notes that these parklets are a positive initiative as these areas need beautification, particularly Bondi Road. He notes there is a QR code on the parklet for people to HYS.</p> <p>Coastal Reserves Plan of Management https://haveyoursay.waverley.nsw.gov.au/coastal-reserves-plan-management Dov noted the expanse of this Plan of Management, encompassing all of Waverley's Coastal Reserves, from Vaucluse to Bronte. Round 1 of feedback is complete but get involved in Round 2 when it starts.</p> <p>Council Chambers https://haveyoursay.waverley.nsw.gov.au/chambers-refurbishment</p>	

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	<p>This project has been going on since 2018. Council is currently at 80% design for building upgrade. General Manager Emily Scott advised that Council is running a procurement process and are in the final stages. While works occur, Council staff will be relocated to Waverley Library, Mill Hill community centre, or a commercial floor space in Bondi Junction. Construction is expected to last 18 months to 2 years.</p> <ul style="list-style-type: none"> • Planning and Overdevelopment - Margaret Merten (Bondi Beach Precinct) Margaret presented the Planning subcommittee report and highlighted the following items: <p>Waverley Council has adopted an updated DCP 2022. The Waverley DCP 2022 also includes more explicit criteria for when a <u>Social Impact Statement</u> (SIS) would be required including for development where there is a loss of affordable housing. A SIS is a report assessing the social impacts of a DA or Planning Proposal and helps tell us what social impacts matter when it comes to proposed developments, where the impacts will be felt, by whom and how. Such reports should also deal with how impacts will be managed, or, indeed, if they can be managed at all.</p> <p>Charing Cross Update Phillip House Nursing Home The Philip House Nursing Home in Bronte Road, Waverley, has decided to take Council to Court, in a \$12 million development. It applied to have the Nursing Home knocked down to build:</p> <ul style="list-style-type: none"> • A Boarding House for Over 55's • 40 studio type rooms • A manager's apartment • Height increases • 42 residents only <p>It now wants to change 2 key conditions:</p> <ol style="list-style-type: none"> 1. It does not want it restricted to over 55s even though they say it is for over 55s 2. It wants to double the number of persons in these small apartments that are basically studios <p>These Boarding Houses were initially set up for low-cost rentals are now housing young professionals for higher rents. We are concerned it will eventually become like a Backpackers as over 55s are pushed out. Margaret intends to attend the "Conciliation Conference" at the Land and Environment Court on 12 May, and recommends getting a lot of people to show up to this meeting.</p> <p>The War Memorial Hospital - Waverley We are still waiting on the State Government to determine this major development.</p> <p>Bondi Beach Update 14-18 Campbell Pde Da/9/2023 This is a big new DA that is seeking 5 storeys and will impact existing apartment's views and amenity in Francis St. A resident's group is being formed called "Save South Bondi" with the aim of protecting the character and heritage of South Bondi from developers who propose to build 5 story buildings on Campbell Parade with a lack of interest in the character, density of living and views of residents. Council has initially stopped this DA and has asked for more information from the developer. This is not a heritage site but will cause current residents lose their current views.</p>	

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	<p>DA-552/2021 – 26-32 Hall Street This went before the Waverley Local Planning Panel and was approved with no required amendments, despite strong opposition from local residents about setbacks and the preservation of a 100 year old significant oak tree on the site.</p> <p>DA-271/2022 - 34-38 Hall Street A LEC Conciliation Conference was held on Feb 21 on site. Residents spoke to the concerns with this oversize and non-compliant development. The LEC Commissioner has adjourned this decision to March 7. This means the developer and the commissioner were unable to reach a decision based on any compromises to the plans that would meet compliance.</p> <p>141-155 Curlewis St, Bondi Beach Plans for a luxury mixed-use retail and apartment complex, set to replace units, gym, an art gallery, and yoga studio in Sydney’s eastern suburbs, is set to be ruled on by the Land and Environment Court. The application was registered with the Sydney Eastern City Planning Panel in early 2023 because its capital investment value is more than \$30 million. Margaret also notes the number of underground car parks that are being created in the LGA, and states that they do not align with Waverley’s values of people first, limiting cars and sustainability.</p> <p>Join the Local Planning Panel Fletcher Rayner (Director of Planning, Compliance and Sustainability) addressed the group, advising them that an expression of interest has been issued for a new community member for the Local Planning Panel.</p> <ul style="list-style-type: none"> • The Department of Planning has asked Council to increase expert community members on the panel, in the hope that more members can assist in decision making. • Council will appoint other expert panel members from a list provided by the State Government, but will require one more Community Representative (Currently have 3). The last time this was done was in 2021 for a 3-year term. • The Community Representative should have a general understanding of the planning system and be able to make decisions on complex issues. A small sitting fee is offered. • Applications will open by mid next week (8 March 2023). 	
5.	Refreshment break	
6.	<p>Operational Matters - Peter Quartly (North Bondi Precinct) / Lynda Hall (Bondi Heights Precinct) Nothing to report.</p>	
7.	<p>Minutes of previous meeting and matters arising Confirmation of previous minutes (1 December 2022) The minutes were confirmed. Moved: Luke Stewart (North Bondi Precinct) Seconded: Margaret Merten (Bondi Beach Precinct) Carried</p> <p>Matters arising from previous meeting minutes Request to make 24 hour Ranger number being available to residents – currently on</p>	

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	hold. Update will be provided by the next Combined Precincts Meeting.	
78	<p>Precinct Operational Matters Jessica Ilacqua (CLC) addressed attendees.</p> <ul style="list-style-type: none"> • Training opportunities - As there are a number of new members to the Precincts, CLC and Mary are keen to offer some training on how Precincts work. If you are a new member, or even regular, and would like a refresher course, please get in touch with CLC. Training will cover our customer service tools – Snap Send Solve and How to Make a Request on Council’s website; how to best draft minutes; run an online meeting etc. Rox De Luca (North Bondi Precinct) suggested training on how to use the DA Tracker which will be covered by the Community Planning Advocate. • Printed documents for face-to-face Precinct meetings – CLC has received feedback from several members of Precincts stating that they would like to go paperless. As such, if you are having a face-to-face meeting, and would like a meeting pack with the Agenda, Minutes, Attendance List and Response Reports printed, please advise CLC as soon as possible and we will arrange for it to be ready to collect at Chambers Reception. • Hosting hybrid meetings –CLC and Mary have received feedback from some members of Precincts that they would like Hybrid Precinct Meetings to be an option. CLC is looking at how to facilitate this at each respective meeting venue used, as there are several variables to consider including the tools we need – such as screens, cameras, microphones and speakers, as well as Wi-Fi capabilities. <p>Action 4:</p> <ul style="list-style-type: none"> • CLC to email precinct executives regarding training opportunities. <p>Action 5:</p> <ul style="list-style-type: none"> • CLC to continue investigating Hybrid Meetings and come back to Combined Precincts with an update. <p>Action 6:</p> <ul style="list-style-type: none"> • Precinct Handbook/ Guidelines to be updated – Mary and CLC to arrange a special meeting with all to discuss. NB: When the review of the Precinct Policy/ Handbook occurs, a new chapter will be required for online / Hybrid Meetings. <p>Flyers</p> <ul style="list-style-type: none"> • Rox De Luca (North Bondi Precinct) raised the issue of Flyers not being delivered and not being effective. • CLC advised that moving forward ads will be in The Beast (on a trial basis), flyer print and distribution will be closely monitored and Council’s Website, Social Media pages, eNews will be updated regularly with meeting dates. • An evaluation of attendance / reach will occur after 6 months. 	3
8.	<p>General Business</p> <ul style="list-style-type: none"> • Meet the Candidate Sessions CLC advised that 2 Meet the Candidates (MTC) panels for the NSW State Election are being arranged by Precincts. 	

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	<p>The MTC for the Coogee seat will be held on 15 March at Lugar Brae Church and will be hosted by the Bronte Beach Precinct from 7.30pm.</p> <p>The MTC Panel for the Vaucluse Seat will be held on 20 March at Bondi Pavilion and will be hosted by the Bondi Beach Precinct from 7pm.</p> <p>A communication plan will be in place to ensure all people are notified through a variety of channels including council's social media platforms, website and eNewsletter.</p> <p>NB: Nominations opened 27 February and closed on the 8 March. Election is on 25 March 2023.</p> <p>Please note – The MTC Panel for the Seat of Vaucluse was changed. It will now be hosted by Vaucluse / Diamond Bay Precinct on 23 March at the Diamond Bay Bowling Club from 7pm.</p>	
9.	The next Combined Precinct Meeting will be chaired by Margaret Merten. Date: Thursday 6 July 2023.	
10.	Meeting closed 8.30pm	

Summary of Actions

#	Action	Status
1	CLC to circulate the Strata Parking Area Agreement Draft Guidelines presentation and guidelines to the group to attain individual feedback. Feedback due within 2 weeks – on 22 March 2023.	Complete
2	Once the Engagement Strategy and Community Participation Plan is endorsed by Council, Council's Community Engagement team will come to explain the process to the Combined Precincts and explain how decisions are made.	In progress
3	A discussion to be held with the Precincts focusing on what their expectations are of Council and how we can improve responses and follow up on issues they raise.	Survey completed in late 2022 by Mary Shiner. Another Survey will be conducted in late 2023.
4	CLC to email Precinct executives regarding training opportunities. Potential dates Thursday 27 April or Saturday 1 May.	In progress
5	CLC to continue investigating Hybrid Meetings and come back to combined precinct with an update NB: When the review of the Precinct Policy Occurs, a new chapter will be required for online / Hybrid Meetings.	In progress
6	Precinct Handbook to be updated – Mary and CLC to arrange a special meeting with Precincts to discuss.	In progress

Attachments:

- Strata Parking Agreement Draft Guidelines
- Strata Parking Agreement Draft Guidelines Presentation