

## COMBINED PRECINCTS' MEETING

3 March 2022

Via Zoom

6.00pm – 8.00pm

### Agenda

6.00 – 6.05	Chair – Dov Frazer Dover Heights Precinct Recording of meeting agreement Acknowledgment of Country Welcome and Introductions, apologies Nominate voters (2 Executives per Precinct) Minutes: Waverley Council Officer
6.05 – 6.15	Minutes of previous meeting and matters arising <b>Response Report</b> <b>Emily Scott General Manager introductory words</b>
6.15 – 7.00pm	Precinct Operational matters <ul style="list-style-type: none"><li>• Recommendation from the Precinct Review Committee<ul style="list-style-type: none"><li>○ Resumption of face-to-face Precinct meetings <b>Motion 1 (MS)</b></li><li>○ AGMs <b>Motion 1 (MS)</b></li><li>○ Establishing 4 new subcommittees of the CPM <b>Recommendation 1 (PRC Margaret Merten)</b></li></ul></li></ul>
7.00 - 7.30	Setting priorities for the work of the Combined Precincts' meetings in 2022 <b>Notes from Priority setting exercise</b>
7.30- 7.55	General Business <ul style="list-style-type: none"><li>• Update on Strategic Planning projects – <b>Jaime Hogan update</b></li><li>• <b>Motion from Bronte Beach Precinct re War Memorial</b></li><li>• <b>Film from Paul Paech</b></li><li>• <b>Maria Flood – developers harassing elderly residents to sell</b></li></ul>
7.55 - 8.00pm	Close of meeting – Next meeting Chair Next meeting 7 July 2022

## **Draft Motion for tomorrow's Combined Precincts' meeting re resumption of face-to-face Precinct meetings**

### **Background**

On 25 February 2022, all public health restrictions relating to masks, capacities and vaccination requirements (relevant to the Precinct meetings) have been relaxed in the Public Health Order, therefore Precinct face-to-face meetings can recommence under the current Public Health Order.

Some external venues may have their own COVID-Safe conditions of entry. Each Precinct that uses an external venue for their meetings will need to check with the respective venue.

Council encourages Precinct meeting participants to follow all current NSW Health advice relating to social distancing and the rules and restrictions to stay COVID-safe. When organising Precinct meetings please note:

- **Face Masks**  
Masks are only required for certain high-risk settings, such as travel, hospitals and indoor music festivals. Masks are still encouraged for indoor settings where you cannot maintain a safe distance from others.
- **Vaccinations**  
The NSW Public Health Order no longer requires mandatory vaccination evidence as a condition of entry to most venues.
- **COVID-19 Safe Check-in**  
Mandatory COVID-19 Safe QR check-ins are no longer mandatory for entry into most venues.
- **Social distancing**  
Physical or social distancing means reducing the close physical contact we have with people and staying 1.5m away from people we don't live with.  
People living in the same household do not need to be 1.5m from each other.

### **Motion**

That the Combined Precincts' meeting (CPM) recommends that face to face Precinct meetings are resumed in line with the current Public Health Order and:

1. An AGM will be held at the first face to face Precinct meeting and the term of the Executive Committee will run for 12 months from the date of the meeting.
2. Once an AGM is held face to face, respective Precincts can choose to either host their following scheduled meetings either online or in person.
3. Precincts who choose to do so, can trial the option of hosting hybrid meetings.
4. All current NSW Health advice relating to social distancing and rules and restrictions to stay COVID-safe are adhered to, including any COVID-19 Safety Plan imposed by a respective venue where meetings are being held.

## **Recommendation 1 PRC**

### **Background**

At the 2 December 2021 Combined Precincts' meeting we conducted a discussion on priority issue areas and each participant contributed to the discussion. There were several common themes emerging that can be grouped under the following headings:

- Planning matters and overdevelopment
- Major Projects
- Community engagement (including achieving wider representation at Precincts)
- Operational matters

In order to focus and streamline the work of the CPM in 2022, the PRC recommends the establishment of 4 subcommittees of the CPM to focus on each of the above issue areas.

Each Subcommittee:

- Is to be coordinated by a volunteer Precinct representative from the CP group.
- The four items will be standing agenda items at each CPM with updates on the work of the subcommittee provided at CPM.
- The work of the subcommittees will include following up previous Motions of CPM on issues that fall within the subject matter of the respective subcommittee.
- The subcommittees will also meet as needed and in between CPM to address issues that arise and to prepare recommendations for consideration by the CPM.
- This subcommittee structure will be reviewed and evaluated 12 months following establishment.
- The coordinator roles to be agreed to at the March 2022 CPM.

**Reference: Page 11 Precinct Policy...** In addition to the PRC the Combined Precincts may decide to establish other specific subcommittees to act as advisory or reference groups'...

### **That the following Subcommittees be created....**

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<p><b>Bronte Beach -John B</b></p> <ol style="list-style-type: none"> <li>1. There is a disconnect between what the Precincts submits as feedback on DAs and planning proposals and the final outcomes.</li> <li>2. The DCP and LEP are being ignored and Precincts feel powerless. Planners need to be reminded that community feedback is important. Our consistent reflection is that feedback is ignored.</li> </ol>	<p><b>Planning s/c</b></p>
<p><b>Queens Park - Simon S – having consulted the Co-Convenor Peter C</b></p> <ol style="list-style-type: none"> <li>1. Planning issues are the main issue especially with West Oxford St and the War memorial planning proposal. Dwellings and smaller projects also an issue. Not sticking to the DCP and LEP.</li> <li>2. Traffic- need to halt higher density as dictated by the state government.</li> </ol>	<p><b>Planning s/c</b></p> <p><b>Planning s/c and Community Engagement</b></p>
<p><b>Bondi Beach -Margaret M</b></p> <ol style="list-style-type: none"> <li>1. Overdevelopment– have previously requested a geotechnical survey of the Bondi Beach basin.</li> <li>2. Climate change and sustainability and local business sustainability- good mix of shops and local services for residents needs to be maintained.</li> <li>3. Community character and amenities – Local character of built environment - Hall St losing its face.</li> <li>4. Local Arts and Culture opportunities.</li> <li>5. General amenities – noise e.g., leaf blowers, toilets, garbage collection</li> <li>6. Parking</li> <li>7. Traffic – using loophole of boarding houses.</li> </ol>	<p><b>Planning s/c</b></p> <p><b>Planning and Community engagement</b></p> <p><b>Planning and Community engagement</b></p> <p><b>Major projects &amp; Engagement</b></p> <p><b>Operational</b></p> <p><b>Operational</b></p> <p><b>Operational and Planning</b></p>
<p><b>Bondi Beach - Lenore K</b></p> <ol style="list-style-type: none"> <li>1. Planning Department don't take community issues onboard</li> <li>2. Hayden Keenan – developed guidelines on social impact. The Department doesn't take into account how developments affect resident amenities.</li> </ol>	<p><b>Planning &amp; Engagement</b></p> <p><b>Planning</b></p>
<p><b>Dover Heights - Dov F</b></p> <ol style="list-style-type: none"> <li>1. Get Council to use the higher-grade steel in Rodney Reserve but not to move the fence.</li> <li>2. Biodiversity Action Plan, cliff walk, trees not to block their views.</li> <li>3. Cliff walk DA</li> </ol>	<p><b>Major Projects</b></p>
<p><b>South Bondi Tamarama- Ludovico F &amp; Karin B</b></p> <ol style="list-style-type: none"> <li>1. Village Strategy was rewritten- a success for the Precinct.</li> </ol>	

<ol style="list-style-type: none"> <li>2. Membership of Precinct meetings and attendance – encouraging participation from younger people.</li> <li>3. Educational topics at Precinct meetings.</li> <li>4. Timing of Precinct meetings - wrong time in the evening.</li> <li>5. Residents feel threatened by developments – people’s home gets wrecked, and they have to move out.</li> </ol>	<p><b>Engagement</b></p> <p><b>Engagement</b></p> <p><b>Engagement</b></p> <p><b>Planning and Engagement</b></p>
<p><b>Bronte – Alex E</b></p> <ol style="list-style-type: none"> <li>1. Engaging younger people – use Council’s Instagram to promote Precinct meetings.</li> </ol>	<p><b>Engagement</b></p>
<p><b>Rose Bay - David S</b></p> <ol style="list-style-type: none"> <li>1. Overdevelopment is a huge issue in Rose Bay and it dominates our meetings. People who have participated and provide feedback are sick of not being heard or taken seriously. They feel Council doesn’t listen to residents and this has developed into a deterrent to people turning up to further Precinct meetings.</li> </ol>	<p><b>Planning</b></p>
<p><b>Bronte – Alma D</b></p> <ol style="list-style-type: none"> <li>1. Have a Say on the website and Have a Say days - Council listens but they don’t hear.</li> <li>2. Protocol of HYS site – who checks the bona fides of the surveys received.</li> <li>3. Young people power to the future - talk to schools and the kids and their parents about Precincts to get the next generation involved and interested.</li> </ol>	<p><b>Engagement</b></p>
<p><b>Bondi Heights – Bill M</b></p> <ol style="list-style-type: none"> <li>1. Precincts run well- we raise issues when they arise, smaller attendance can mean fewer issues to report.</li> <li>2. Development issues not so much at present, but have come up in the past.</li> <li>3. Playgrounds providing accessible equipment for kids.</li> <li>4. Upkeep of roads and footpaths – problem with utilities fixing problems on roads that their work originally caused. There is a huge delay in having the area restored.</li> <li>5. Upkeep of roads</li> <li>6. Upgrade of Bondi Road</li> <li>7. Parking at Waverley Park – underground carpark - feasible?</li> </ol>	<p><b>Operational</b></p>
<p><b>North Bondi - Peter Q</b></p> <ol style="list-style-type: none"> <li>1. Two issues involving roads: Mitchell St vibration damage from the road- Council is looking at this.</li> <li>2. Recurring potholes at Curlewis Street.</li> <li>3. Overdevelopment- The Land and Environment</li> </ol>	<p><b>Operational</b></p> <p><b>Planning</b></p>

Court tend to have their own rules and don't listen to the community and the State  
Government wants more people in our LGA and it's something we have to accept.

## Update on Strategic Planning Issues

### Recent Exhibitions

- Exhibitions have closed for:
  - WMH Birrell Street Planning Proposal
  - Charing Square Planning Proposal
  - WLEP2022

Council officers are working through feedback from the exhibitions, and will work towards reporting to Council in the coming months.

### Upcoming Exhibitions

- *Draft WDCP2012 (Amendment 10) - Flood Planning* will be placed on public exhibition shortly. The Draft Flood DCP has been prepared based on the Waverley Flood Study 2020 which was adopted in April 2021, and responds to the recent NSW Government Flood Reform Package. The Draft Flood DCP is required to be placed on public exhibition for a minimum of 28 days.
- *Draft Planning Agreement Policy Amendment 4* will be placed on public exhibition shortly. The amendment seeks to update the VPA benchmark rates and identify potential public benefits for future contributions.

### Planning Videos

- The communications and planning departments have been working with an animator to prepare a series of planning videos in response to the Councillor / Precinct motion. These will be available for public viewing in the coming months.

### Upcoming Work

- Review of the Community Participation Plan - Council officers are working with an engagement consultant (KJA) to review engagement processes around planning proposals and larger development applications, to better involve the community at an earlier stage. KJA have met with council officers and undertaken a number of interviews with planners in other Councils, to prepare recommendations to Council about best practice engagement and involvement of the community in planning matters, including development assessment and strategic planning.
- War Memorial Hospital Site Specific DCP – planning officers are continuing to respond to community feedback regarding the draft DCP and to prepare a revised DCP for Council.
- Planning officers are preparing amendments to the Development Control Plan, with the view to repeal the WDCP2012 and instate the WDCP2022.
- Various other amendments to the LEP will continue to be developed to address specific issues, including a Housekeeping Planning Proposal (mapping inconsistencies, preparation), Employment and Sustainability (canopy and deep soil) Planning Proposals (preparation).
- Social Impact Assessment Guidelines (finalisation) - The SIA Guidelines have been prepared in consultation with community representatives. The draft Guidelines were thereafter publicly exhibited on Waverley Council's "Have Your Say" page from 29 July 2021 to 29 August 2021, with late submissions accepted until 7 September 2021. The SIA Guidelines will be put to Council in the coming months.

- Motion from Bronte Beach Precinct re War Memorial

### **Motion**

The Combined Precincts request Council to adjust the October 2021 changes to the permitted land use for the War Memorial SP2 area. The permitted use of 'Seniors Housing' should be changed to 'Residential Care Facility', a sub-term of Seniors Housing.

Background (Refer attached map)

- the entire War Memorial Hospital site, bounded by Birrell St, Bronte Rd, Church St and Carrington Rd consists of a large part of SP2 Infrastructure zoning, and also R3 Medium Density Residential zoning predominantly along Birrell St (99-117)
- the permitted land use for SP2 on the Standard Instrument LEP (ie mandated by the State Government) is the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
- the permitted use dictated by the State Government is therefore Health Services Facility for this particular SP2
- This is the only area in the Waverley LGA zoned as a Health Services Facility
- in an amendment to the Waverley LEP dated 29 October 2021 under Schedule 1 Council has added three additional land uses for War Memorial SP2 : centre-based child care, community facilities and seniors housing
- under the land use hierarchy seniors housing consists of two sub-terms: 'residential care facility' and 'seniors housing that is not a residential care facility'. This second part includes Independent Living Units.
- Independent Living Units for seniors are indistinguishable from normal apartment developments. Seniors (ie over 60s), or younger people taking care of seniors,
- can reside in this accommodation. Residence is unregulated.
- Waverley has recently experienced significant development activity for Seniors Independent Living Units at the Waverley Bowling Club site in Birrell S (55 Units). Seniors housing that is not residential aged care is not scarce, and essentially fungible with any residential accommodation. However Residential Aged Care is in short supply.
- If Seniors Housing that is not Residential Aged Care ( ie Independent Living Units) is excluded from this SP2 area, it can still be developed in the R3 zoned area, as is intended by Uniting.
- The War Memorial SP2 zoned area currently includes the Edina Aged Care Facility. Restricting new development in the SP2 zoned area via this motion will focus development on the renewal of that facility. There are also two blocks of Independent Living Units that would continue unaffected as they are existing developments.



