

Bondi Precinct Minutes
Wednesday 5 June 2024
Online via Zoom

1.	<p>Meeting opened at 7.05pm</p> <p>Co-conveners: Di Robinson/ Lynne Cossar</p>
2.	<p>Attendance: 15 attendees</p> <p>Councillors in attendance: Cr Dominic Wy Kanak, Cr Leon Goltsman</p> <p>Council representatives: Jessica Ilacqua (CLC)</p>
3.	<p>Minutes of previous meeting (held 17 April 2024)</p> <p>Moved: Rex Walsh Second: Zina Kaye</p>
4.	<p>NSW LOW – MID RISE HOUSING REFORMS + NEW HOUSING TARGETS</p> <p>NSW Low – mid-rise housing reforms</p> <ul style="list-style-type: none"> • At the last meeting the Precinct passed several motions on the NSW State Government’s proposed low – mid-rise housing reforms. • Precinct asked Council to run a PR Campaign (with social, letter box, flyers etc.) to educate the community as the Precinct believes not many people know about the changes which will have a lifetime impact on our environment, landscape, waterflow etc • In Council’s response report, it was advised that Council would keep the community informed once more information was provided regarding the proposed low-mid-rise housing reforms. <p>New housing targets for NSW</p> <ul style="list-style-type: none"> • Story in SMH announced new housing targets for Sydney, including Waverley. Targets are not good for Bondi. • Waverley Council’s original 5-year target as established by the Greater Sydney Commission was 1,250 in the period of 2016-21. During this period 1,332 dwellings were approved. • The subsequent 5-year target as outlined in our Local Housing Strategy from 2022-26 was 761 dwellings, this period doesn’t align with the new Housing target period of 2024-2029. • Under the new target – it’s 2400, which need to be built in the next 5 years. 480 homes each year. • The Precinct is concerned about rezoning. • Action: Maps to be circulated. https://waverley.infocouncil.biz/Open/2024/02/CM_20240220_ATT_769_EXCLUDE_D.PDF See from Page 157.

	<p>Discussion</p> <p>Resident notes that Waverley was not mentioned in the TOD (Transport Oriented Development) Program (re: Low – Mid Rise Housing Reform proposal), but there is potential that Waverley / areas in Waverley could fall into that.</p> <ul style="list-style-type: none"> • Under the mid- low housing proposal, affordable housing is only for 15 years. • The recent changes to excavation requirements in the DCP was raised and the impact this could have for residents. This, along with the housing targets and reforms, would have a serious environmental impact. • Meeting was told these changes would negatively affect liveability and way of life. • Mention of a disconnect with Strategic Planning and DA approvals. More social infrastructure was needed. • It was suggested that a separate subcommittee be formed/ to meet on how to organise community awareness campaign / communication (including Media, Flyers, social media) regarding the future of Waverley. This to be shared with all Precincts/ broader community. <ul style="list-style-type: none"> • MOTION 1: Waverley is the second most densely populated LGA in Australia. Waverley has already met its housing targets and is currently witnessing a building boom throughout the LGA which is placing enormous pressure on existing infrastructure, such as drains, roads, sewerage and footpaths, and social infrastructure such as schools. <p>Large-scale development is also seriously impacting the area’s natural environment including parks, trees and beaches.</p> <p>Bondi Precinct believes the new housing targets set by the NSW Government could lead to rezoning of low-medium density areas and more large-scale building applications by developers.</p> <p>Bondi Precinct calls on Waverley Council to conduct a full community consultation with options on the next steps before any decision or plans are approved.</p> <p>Moved: Mark Gould Second: Prue Cancian</p>
5.	<p>BONDI PAVILION</p> <ul style="list-style-type: none"> • The Precinct has reported issues regarding community access / booking issues at Bondi Pavilion. • Precinct met with the Director of Community, Culture and Customer Experience last year, and asked for a report on activities and pricing etc at the Pavilion, requesting transparency on how rooms were rented, who was renting them, and how the community receives access. The Precinct has not received official reporting to date. A rep from Friends of Bondi Pavilion) noted most hirers are locals and not commercial. • The rep from FOBP noted the following issues: <ul style="list-style-type: none"> ○ Costing - There are 2 rates; Standard or Not For Profit and there is an additional fee for Public Liability Insurance. Therefore, if you are not a registered Charity or Not For Profit, you pay the retail price for the Pavilion. There is no discount for residents / ratepayers.

	<ul style="list-style-type: none"> ○ Booking System - It is very difficult to hire a room. The Precinct believe it is not welcoming i.e., Pavilion staff do not show you around the facility and the online booking system is difficult to use. The Precinct want it to be less digital with more in person support. ● It was noted that Council’s Director of Community, Culture and Customer Service has requested additional funds to hire additional staff to deal with high number of enquires (over 10K). The Precinct would like this fast tracked, and to have this person at the Pavilion and Welcome Centre full time. ● Cr Dominic Wy Kanak suggested the Precinct make a submission and talk at the next Council budgeting meeting to discuss fees and charges for the Pavilion. ● Cr Leon Goltsman noted that Council’s Finance team sets the prices. ● The meeting was told the Precinct needed Councillors to support this for change to happen. ● MOTION 2: BP requests that a ‘community and individual resident charge’ be added to the hiring fees and charges schedule for the Bondi Pavilion. This charge should be set at a 50 per cent discount to the Standard rate and that public liability insurance be waived for individual local residents. BP requests transparency of the booking system and options to book personally at the Pavilion or over the telephone. <p>Moved: Mark Gould Second: Lynne Cossar Carried unanimously</p>
6.	<p>EXCAVATION AMENDMENTS / FLOODPLAIN MANAGEMENT COMMITTEE UPDATE</p> <ul style="list-style-type: none"> ● BP has great concern about Bondi Basin and the excavation which is occurring. ● ● Following some slippage/cave-ins during construction work on building sites, including a very serious case at the corner of Wellington and Curlewis Street in 2021/22, a clause was inserted in the DCP in December 2022, which was designed to introduce a maximum amount of soil that could be removed when excavating. ● Since that clause was inserted, Council officers have gone back to Council requesting an amendment in the DCP regarding excavation as they felt it wasn’t working, the calculations were not appropriate, and proper controls exist in the DCP. ● Council ran a consultation via Have Your Say, outlining the proposed changes to the DCP regarding excavation. ● The Precinct wrote to Councillors expressing their concerns and strong opposition to the changes in the DCP. ● Following the consultation, the DCP excavation amendments were approved by Council on 7 May 2024. ● Action: The Precinct will draft a letter to State Government Representatives/ Planning Minister, as suggested by Cr Wy Kanak. It was suggested we ask the State Government to remove Private Certifiers or give Council’s Compliance Officers authority to intervene quicker. This was agreed by all attendees.

Floodplain Management Committee Update

- The elected Combined Precincts representative on the Floodplain Management Committee, LC, gave an update. The committee was established by Council in 2023.
- The rep said a flood map had been developed by Council, outlining areas with low, medium and high risk of being flooded.
- Some residents believe this map impacts insurance premiums and housing prices.
- The first meeting of the committee was held on 18 April 2024. Involved 27 participants including Community Reps, State Government, Sydney Water, Council officers, Councillors.
- At this meeting, they outlined how the map has been prepared by modelling, which includes a variety of measures.
- The committee is charged with looking at remediation measures for the identified problem areas.
- Next meeting date is not known. Potentially September or October 2024.
- LC noted residents in Niblick Street, Warners Avenue, Simpson Street and North Bondi were particularly frustrated by this.
- LC will write to the Mayor about having more regular meetings.
- LC offered to share minutes from the Committee with the group.
- **MOTION 3:** Bondi Precinct requests that Waverley Council treat Floodplain Management throughout the entire LGA as a matter of urgency.
- Moved: Lynne Cossar
Second: Zina Kaye
Carried unanimously
- Another resident noted that the Executive Manager of Infrastructure will do a spot check scenario of ground water levels (in locations to be nominated by the Precinct), and an analysis of where ground water table is in reference to where excavation will occur generally in that area. It will conduct of a desktop review with models and data that already exists, and Council will validate the data with spot checks. Once complete, Council will provide a summary report on findings.
- Precinct will email Executive Manager of Infrastructure / CLC with the locations once the Precinct provides feedback via email.
- A few suggested locations include Hall Street (near new developments with underground carparks), the end of Glenayr (near Blair and Warners), near Seven Ways, Wellington Street etc.
-

7. UPCOMING LOCAL GOVERNMENT ELECTIONS

- Local Government Elections will be held on 14 September 2024.
- Bondi Beach Precinct will be hosting a panel for the Bondi Ward at Bondi Pavilion which all are welcome to attend.
- Further information will be provided in due course.

9. GENERAL BUSINESS

	Beach Road Hotel <ul style="list-style-type: none">• The Precinct would like an update on the Beach Road Hotel.• Action: CLC to follow up on Beach Road Hotel Submission outcomes.
10.	Meeting closed 8.47pm Next meeting 14 August 2024