

## **CHARING CROSS PRECINCT MEETING MINUTES**

**WEDNESDAY AUGUST 14th, 2024**

### **1. WELCOME TO MEETING**

Julie McAlpin (JM) Co Convenor opened the meeting and acknowledged the Traditional Owners of the land on which we meet, the Bidjigal, Birrabirragal and Gadigal People and welcomed any First Nations people at the meeting

### **2. INTRODUCTIONS**

Nick Prell, (Acting Senior Project Manager Waverley Council)

Councillor Ludovico Fabiano

Danny Caretti (DC) (Co Convenor)

Three Representatives from Uniting - presenting on Behalf of the War Memorial Hospital Development Application

### **3. APOLOGIES**

Mayor Paula Masselos , Cr Tony Kay, Cr Angela Burrill, Nigel Harvey, Kate Marshall, Mora Main, Steve Bodnar

### **4. CHARING CROSS STREESCAPE UPGRADE – UPDATE**

*Nick Prell (NP) (Project Manager, Major Projects Waverley Council)*

- Currently daytime works are happening up the Eastern Side of Bronte Road
- Some night works happening because undergrounding under the road cannot happen during the day. Starting at 8pm - 9pm to 3am
- The Contractor to apply formally to Council to do Night Works
- On the Western side a High Voltage Cable was found. Waiting for Ausgrid to advise on how to proceed. Work on that side has been halted for the time being
- Once they reach the Charing Cross intersection from the Eastern side, then they will proceed up the Western Side
- Civil Works Contractor has been appointed by Council they are CA &I (Community Assets and Infrastructure)
- The Civil works Contractor will have a dedicated Web page for the Project and feedback
- Public Meeting with the Electrical Contractor (QMC) will occur on Tuesday August 27<sup>th</sup> at Shop 4A/284 Bronte Road, Waverley

## 5. WAR MEMORIAL HOSPITAL DEVELOPMENT

Presenters:-

**Jackson Streeter – (JS)** Consultant, Engage (SEC Newgate)

**Simon Furness – (SF)** Director of Property and Housing - Uniting

**Adrian Ciano – (AF)** Head of Property Development – Uniting

- Last visit by Uniting to Precinct was in 2021
- FYI there will be an online info session next week

*Uniting Waverley Neighbours Forum*

**Date: Wednesday 21 August 2024**

**Time: 6:30pm - 8:30pm**

**Location: Online via Microsoft Teams**

### **General Information**

- Hospital services continue as they are now and, into the future, and will not be interrupted
- Uniting will continue to support current residents of the WM to find alternative accommodation
- Uniting is making a commitment to preserving the significant history of the site
- Uniting is committed to providing more green spaces by increasing green space
- They propose to build 230 Independent living unit apartments and 105 residential aged care places
- There will be more facilities on site for residents and outpatients in the local community
- No childcare services

### **Vision for Community**

- Continuation of Services for the Community Care
- War Memorial Hospital committed to Aged Care
- Commitment to help people age in place
- Allow community to have free entry and use of the site

### **Current Housing**

- 45 dwellings on site
- Residential Aged Care 86 beds - Closed now
- Bushell Johnson Building- 10 residents
- Conrad Beard- 21 residents
- All residents must leave for the development to occur
- Intention to re house all people. Uniting didn't guarantee this, but will help people relocate if they find somewhere
- Uniting wrote to residents some time ago and suggested residents to go on the housing list while they had time, before they had to move
- Expect vacancies to come up in other villages run by Uniting
- Many residents have already left, and more will over time

- Bushell Johnson is not technically affordable housing it's low-cost housing
- In the Development there will be affordable housing however the residents who want to return will need to qualify for affordable housing
- A Minimum amount of 10% of the approved development will be affordable housing and the number will depend on how many dwellings are approved on the site
- Uniting Developments generally are now aged care facilities with affordable housing
- Uniting is growing it affordable housing with new developments and old villages are becoming affordable housing properties
- Uniting have acquired all the properties on the WM site except for one
- Looking to reimagine the estate for the next 100 years

### **Trees**

- 3 Majors Fig Trees will be kept
- One Fig Growing out of Bushell and Johnson Building and the Tennis Courts is proposed to be removed. It is a significant tree as registered with Waverley Council
- Lawns will be retained
- Uniting plan to keep 120 trees on site, and remove 83 trees on site
- Uniting aim to add a further 166 trees on site
- Canopy cover will go from 27% on the site to 44% on the site
- Restore Original Gates on the corner of Birrell Street and Bronte Road ....(however the building adjacent to the gates is overpowering and really takes away from the historical significance of the gates)
- Norfolk Pines will not be removed
- Car park runs underneath the site

### **Reverse K Building**

- Reverse K building 6 storey building
- 5 stories one side and six stories on the other side
- Suggestion that some of the amenities be put somewhere else to reduce the footprint of the building and keep the significant Fig Tree near the tennis court
- Aged care services are located within proximity of hospital services
- Changes to the past proposal and keeping trees means that the original proposal of 120 beds is now reduced to 105 beds

### **Independent Living Units**

- The cost of Seniors Independent Living Units will be linked the market rate
- 10% Affordable Housing component of total apartments that are approved
- ILU 1-3 Bedroom apartments – Retirement Village Contracts are significantly cheaper than regular housing

### **Excavation**

- Deep excavation 2 story deep
- 35 % deep soil on site
- Car Park will be underground
- 450 car parks
- There was a demonstration of entry/exits for cars

### **Heritage**

- Cady Cottage will be demolished (Federation Building)

- The plan is to remove the Federation Building to reunite Victorian Heritage buildings on site
- AC showed underground parking and how entries and exits will operate
- Heritage Buildings will remain
- The hospital remains

### **Process Going Forward**

- Community Consultation
- Lodging DA later this year
- Referred to back to Council in due course
- Public exhibition early next year
- Uniting expect that it will take 12 Month to process the application
- Link for more information <https://unitingwaverley.org.au/>
- Uniting's DA submission requires feedback from the Community
- **JS suggested would send the Precinct Feedback from his company after talking to his superiors**
- **AC to send pdf to DC tomorrow**

## **6. CONFIRMATION OF MINUTES OF LAST MEETING**

Moved MV Seconded JM

## **7. MATTERS ARISING**

Cr LF - Waverley Housing Targets 2,400 (5 years)

### **Motion**

*This Precinct proposes that Waverley Council does not adopt this amendment - Planning Proposal Amendment to Clause 4.4A PP-1/2024/A - without analysing the potential impacts on the Waverley areas, particularly the historic parts of Waverley, where density is at already greatest and, further potential for loss of amenity and private green space is threatened and. The stormwater system at its capacity. Recommend this motion be but up at the Combined Precinct Meeting on August 1st.*

### **Response from Council**

Motion has been forwarded to the Strategic Town Planning team. Please note, this consultation is now closed. This consultation was open for feedback from Friday 10 May to Friday 7 June. A post-consultation exhibition report was reported to Council on June 18. There was broad support from the community for this change. At this meeting, Council decided the following: CM/7.12/24.06 Planning Proposal - Clause 4.4A - Post-Exhibition (PP-1/2024) MOTION / UNANIMOUS DECISION Mover: Cr Masselos Seconder: Cr Gray

That Council:

1. Exercises the delegations issued by the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979 to finalise the planning proposal on clause 4.4A (exceptions to floor space ratio) attached to the report (Attachment 1) and to amend the Waverley Local Environmental Plan 2012.
2. Writes to all those who made submissions advising them of Council's decision

The amendment to the LEP was gazetted by the NSW Government on Friday the 19th July.

### **Motion**

*Due to increased and regular dumping of Rubbish dumping in High Street and Judges Lane (reported on Snap Send Solve) we request that Waverley Council 's Waste Management to conduct an audit of Bins in High Street Lane and Judges Lane. We also request an information campaign about dumping rubbish and request that Residents do not leave Bins in the Street making them targets for dumping.*

### **Response from Council**

Council's Waste Compliance and Contamination Officer conducted an audit on Monday 12 August 2024 of the bins remaining in High Street and Judges Lane following collection services on Friday 9 August 2024.

The outcome disclosed:

- There were 12 x 140l bins found in Judges Lane
- There was 1 x 140l bin found in High Street

The ID number of the above bins was recorded, and warning letters will be sent to identified residents requesting the bins be returned to the premises within 24 hours of collection.

In addition to this, a flyer providing additional information will be letter box dropped to the surrounding area and we will continue to monitor the area.

## **8. ST CATHERINE'S SCHOOL COMMUNITY CONSULTATIVE COMMITTEE**

No Report. There has been no CCC Meeting

CR LV reported a Repair Space at St Caths last weekend

## **9. Development Applications**

None provided

## **10. AGM**

Returning Officer Cr LF

No nominations received for the various Exec positions on the CC Precinct

Positions remain open and will be considered again at the next meeting

Stephen Bodnar will continue as Traffic Representative

JM and DC will stand in until new Reps are found at the next meeting in October

## **11. NEXT MEETING**

**Wednesday October 9<sup>th</sup> 2024**