

Bondi Precinct Minutes
Wednesday 17 April 2024
Meeting held @ Yalagang Room, Bondi Pavilion (including Annual General Meeting)

AGENDA ITEMS

Welcome

Minutes

Annual General Meeting (AGM) Election of Precinct Office Bearers

Matters Arising from previous meeting

NSW Housing Reforms

DCP Excavation Amendments

Floodplain

DA update

Traffic

Roads update and upgrade

Sustainability/FOGO

General Business

1.	Meeting opened at 7.10pm Convener: Di Robinson
2.	Attendance Present: 13 attendees Councillors in attendance: None Council representatives: None Apologies: None
3.	Welcome/Acknowledgment of Country The convener gave an Acknowledgement of Country, then welcomed everyone to the meeting, thanking them for their attendance, especially as this was the Precinct's Annual General Meeting and as such required attendance in person. There was no Zoom coverage of the meeting.
4.	Minutes of previous meeting Minutes were tabled for acceptance. Moved: Rex Walsh Seconded: David Burgess Carried

5.

Annual General Meeting

The convener then asked if all those present at the meeting had signed the attendance sheet and were residents of Bondi Precinct. One attendee realised they were out of Precinct. They were invited to stay and take part, but they were ineligible to vote in the election of office bearers or on motions presented to the meeting. The attendee declined to stay and excused themselves from the meeting and wished residents well.

David Burgess was asked to act as returning officer for the AGM.

All positions on the Precinct Executive were then declared vacant.

Nominations were called for the positions of joint convener, secretary, Traffic Rep, DA Rep, Sustainability Rep, Media Rep, Special Projects.

The following people were elected unanimously:

Conveners: Di Robinson, Lynne Cossar

Secretary: Annie Parnell

Sustainability/Arts/Heritage Rep: Rex Walsh

Traffic Reps: David Burgess

DA Reps: Vacant (Lynne Cossar acting)

Media Rep: vacant (Mark Gould)

Special Projects (x2): Zina Kaye, Mosey Aaron

The returning officer congratulated all officer bearers and then handed the meeting over to co-convener Di Robinson to continue with the agenda.

6.

NSW HOUSING REFORMS

The co-convener recapped the implications for the Bondi Basin if Campbell Parade/Hall Street/Bondi Road were designated as "Town Centres" under the NSW Housing Reforms.

An account was given of the Bondi Beach Precinct meeting held earlier in the week, where Fletcher Rayner, Waverley Council's Director of Planning/Sustainability/Compliance, spoke to attendees. Mr Rayner told the meeting the reforms, if applied to Bondi (Hall Street/Campbell Parade), would see a doubling in population of the Precincts.

It would allow multi-storey developments (up to 6 storeys) in low-density residential areas, with a raft of non-reusable conditions. There would be nothing the Council or residents could do to object.

Waverley Council has opposed the changes and has prepared a submission to the NSW State Government.

Bondi Precinct strongly opposes the changes and has submitted its objection to Council. There was discussion about what further action could be taken.

	<p>Motion:</p> <p>Bondi Beach Precinct requests the council to undertake a public relations campaign to educate the community about the impact of the new NSW Housing Reforms. This includes social media, flyers, letter box drop and other resources that can be shared within the community.</p> <p>Proposed: Annie P Seconded: Mosey A Carried</p>
7.	<p>Waverley’s Development Control Plan (DCP) – Excavation Amendments</p> <p>The meeting was updated on a Have Your Say re: proposed changes to Waverley’s DCP - Excavation Amendments, which, if approved, would remove maximum excavation volumes for lower density developments and for larger developments (such as residential flat buildings, commercial uses, multi-storey mixed-use, and shop top housing developments).</p> <p>The excavation-related controls in the DCP were strengthened in December 2022 in response to residents’ and Precincts’ concerns surrounding excessive amounts of basement and site excavation resulting in collapsed buildings and damage to neighbouring properties.</p> <p>The meeting was told the Have Your Say closed before this Bondi Precinct meeting, so the executive had agreed on a motion to be submitted as an objection.</p> <p>The meeting then voted on the following motion passed by Bondi Precinct Executive - Submitted 11/4/24.</p> <p>Motion:</p> <p>Bondi Precinct strongly opposes the proposed amendments to Waverley’s Development Control Plan (DECP), which would remove maximum excavation volumes for lower density development and for larger developments (such as residential flat building, commercial uses, multi-storey mixed use, and shop top housing developments).</p> <p>The proposed amendments will wind back the “strengthened” controls that only came into force in 2022 and which were drafted in response to residents' and Precincts’ concerns (as reported extensively in the media) relating to excessive site excavation resulting in collapsed buildings and damage to neighbouring properties.</p> <p>Bondi Precinct is deeply concerned that excessive site excavation and disturbance destabilises land, changes ground water flows, sees the removal of canopy cover, compromises the structural integrity of the development site and surrounding properties and potentially puts lives at risk.</p> <p>Moved: Lynne C Seconded: Annie P Carried</p> <p>There was further discussion, and an additional motion was put to the meeting.</p> <p>Motion:</p>

	<p>Bondi Precinct writes to all Waverley Councillors informing them of the strong resident opposition to the proposed Waverley Development Control Plan (WCP) Excavation Amendments.</p> <p>Bondi Precinct requests that Councillors consider the many concerns of residents before deciding their vote on the adoption of these amendments and whether other solutions can be found to the issues raised in the Officers’ Report regarding the calculation of excavation volume. BP executive to report back.</p> <p>Moved: Lynne C Seconded: David B Carried</p>
<p>8.</p>	<p>Major Impacts – Bondi Beach</p> <p>There was discussion concerning the Bondi Beach Party – Sydney Mardi Gras edition held on 24 February 2024 on the Beach and at Bondi Park. Concerns were raised about the length of the event (10 days from “bump in” to “bump out”) and the serious level of disruption caused to beach goers and park and pavilion users. The event encompassed a large section of Bondi Park, the Bondi Pavilion as well as a small section of the beach.</p> <p>Motion:</p> <p>Bondi Beach precinct is concerned about the impact of major events being staged on Bondi Beach and opposes large-scale commercial events which close off access for numerous days.</p> <p>These events see the beach, Pavilion and often parkland all blocked and major sections fenced off for more than a week. They have a major impact on residents as well as visitors who use the beach for multiple activities.</p> <p>By way of example was the Mardi Gras event which was a purely commercial event with tickets priced at more than \$250.00. This event impacted not only the parkland surrounding the beach, but the huge stage took up most of the southern walkway along the beach for more than 10 days. (The equipment also was stored within the back of the pavilion).</p> <p>Proposed: Rex W Seconded: David B Carried</p>
<p>8.</p>	<p>Floodplain Management in the Bondi Basin</p> <p>The meeting was told that the first meeting of the Council’s Floodplain Management Committee would be held tomorrow night (Thursday, April 18). The committee comprises</p>

	<p>Councillors, Council Officers, Community Reps, Sydney Water Rep, NSW Department of Planning & Environment Rep, SES Rep, and Greater Sydney Parklands (Rep). The committee is advisory only, operating on a consensus basis. The Combined Precincts' Rep on the committee will report back to the next meeting.</p>
9.	<p>DA Update</p> <p>DA Rep gave a rundown on current DA's in the Precinct, drawing attention to the application from Ravesi's Hotel to increase capacity from 330-600 patrons.</p> <p>There was discussion regarding the Beach Road Hotel, and how the meeting had between the residents and licensee regarding an application for varied trading conditions.</p> <p>DA Rep to report back at the next meeting.</p>
10.	<p>Traffic Update</p> <p>Waverley Council is currently working on a Traffic Plan for the Bondi Basin. Still no word on its progress.</p> <p>Bondi Precinct Traffic Rep to follow up.</p>
	<p>Roads Update</p> <p>The meeting was told there was no update on when repairs might be scheduled for local roads seriously impacted by heavy vehicle traffic and development (laying of cables etc). Bondi Precinct executive to continue discussions with Council staff over priorities in the Capital Works budget.</p>
	<p>General Business</p> <p>Bondi Precinct rep has been in contact with Bondi Bowling Club about its financial situation. Residents urged to join up as members or head down there for a meal.</p>
	<p>Meeting closed at 8.57pm</p> <p>Next meeting Wednesday 5 June 2024 via Zoom.</p>