

**RANDWICK PRECINCT**  
[randwickprecinct@gmail.com](mailto:randwickprecinct@gmail.com), PO Box 1331 Randwick 2031, m 0415 253 768  
**Minutes for General Meeting Wed. 10 November, 2011 7.30 pm**

<b>Chair / Secretary</b>	Acting Chair: Ernie Waldstein      Acting Secretary: Paul Chilcott
<b>1. Attendance etc</b>	23 attended plus 4 guest speakers Robyn Stinson, Cllr Paul Tracey, Kate Burraston, Frances Richards, Diana Hetherington, Brenda Saunders, Ruth Bernard, Brendan Edgeworth, Beverly Duffy, Jim & Helen Taylor, Jaan Boersma, Bill Capon, Terry Fletcher, Robert Braid.
<b>2. Declaration of Interests:</b>	a) None b) No representatives from the media attended
<b>3. Confirmation of previous minutes:</b>	Minutes of Wednesday 12 October 2011 <b>Moved:</b> Noelene Hall <b>Seconded:</b> Kathy Neilson <b>CARRIED</b>
<b>4. Finance:</b>	Commonwealth Bank Statement Balance 27 July \$431.25 Paul Chilcott re-imbursment of \$140 being related to Coach & Horses matter <b>Moved:</b> Jayne Goodes <b>Seconded:</b> Kathy Neilson <b>CARRIED</b>
<b>5. Correspondence:</b>	
<b>a) IN</b>	<ol style="list-style-type: none"> <li>1) RCC Annual Report 2010-11</li> <li>2) RCC Kerry Kyriacou 91-95 Frenchmans Rd approval recommended</li> <li>3) RCC Development Applications Determined between 26 Sept - 30 September</li> <li>4) RCC Development Applications Lodged between 26 Sept - 30 September</li> <li>5) RCC Development Applications Determined between 3 Oct - 7 Oct</li> <li>6) RCC Development Applications Lodged between 3 Oct - 7 Oct</li> <li>7) RCC Council Business Paper 18 October, 2011</li> <li>8) NSW Police re guest speakers attending - need to advise 2 weeks+ in advance</li> <li>9) RCC Development Applications Determined between 10 Oct - 14 Oct</li> <li>10) RCC Development Applications Lodged between 10 Oct - 14 Oct</li> <li>11) RCC K Kyriacou 1 Kemmis St approved</li> <li>12) RCC DA/526/2010/A 201-207 Barker St (Nissan site) Section 96(2)</li> <li>13) RCC K Kyriacou 152-154 Avoca St approved</li> <li>14) RCC Leaflet re Disability &amp; Sport Expo Nov 5</li> <li>15) RCC K Kyriacou 91-95 Frenchmans Rd approved</li> <li>16) RCC Development Applications Determined between 17 Oct - 21 Oct</li> <li>17) RCC Development Applications Lodged between 17 Oct - 21 Oct</li> <li>18) Commonwealth Bank Statement \$381.25 Balance 27/10 debit \$187 Coach &amp; Horses Legal Fee, \$20 Acting Secretary expenses</li> <li>19) RCC Martin Ryman Community Consultation Coordinator Response Sept meeting</li> <li>20) RCC Council Business Paper 8 November, 2011</li> <li>21) RCC Karen Armstrong Randwick Health &amp; Specialised Centre Discussion Paper on Business Paper November 8. Invitation to address meeting</li> <li>22) RCC K Kyriacou DA/526/2010/A 201-207 Barker St (Nissan site) Sect 96(2) expiry date extended to 23 November prev 9 Nov + amended description.</li> <li>23) RCC Martin Ryman Reminder Budget Suggestions 2012-13 due 16 Dec 2011</li> <li>24) RCC Free Play Reading - The Gift presented by Actors Forum Nov 19</li> <li>25) RCC Leaflet Bach in the Dark 18 November</li> <li>26) RCC Traffic Committee Agenda 8 November</li> </ol>
<b>b) OUT</b>	<p><b>OUT</b></p> <ol style="list-style-type: none"> <li>1) Minutes to RCC M Ryman Community Consultation Coordinator</li> </ol>
<b>6. Business Arising from Correspondence</b>	<p>Responses from Council to September &amp; October meetings:</p> <ul style="list-style-type: none"> <li>- DA 6006/2011 Gemini Motel conversion - DA 6006/2011 Gemini Motel conversion &amp; DA 611/2011 80 Alison Road. The resolutions of the meeting have been referred to the Manager of Development Assessments.</li> <li>- Alcohol Free Zones - The resolution requesting a new alcohol free zone for the area nominated on Alison Road has been registered by Council staff as a submission to this community consultation.</li> <li>- Duke of Gloucester hotel- development consent - The request for notification to residents of the outcome of the development application process has been noted by the Manager of Development Assessments. At this stage not clear whether or not the hotel will proceed with the development consent.</li> </ul> <p>- Coach and Horses - Land and Environment Court matter</p> <p>As the Mayor explained in an email to the precinct chair, it is not legally possible, in the circumstances, for a majority of Councillors to vote on any motion that:</p> <ol style="list-style-type: none"> <li>1. requests the General Manager to consult with residents on the matter and/or</li> </ol>

	<p>2. provides support to the precinct in the Land and Environment Court. Any such motion goes beyond that which a majority of Councillors are permitted to vote on, under clause 8.20 of the Code of Conduct. - Facilities in the Council Chambers Council notes the request by the precinct for improvements to the facilities in the Council Chamber. Under the Buildings for our Community program, the Town Hall, including the Council Chamber, is scheduled for renovations and an upgrade in 2013-14. Full details of the Buildings for our Community program are available through the community consultation page of Council's website.</p>
<p><b>7. Randwick Racecourse changes &amp; Future Music event – 10 March 2012</b></p> <p>Guest Speakers: from Australian Turf Club (Randwick Racecourse) Mark Flanagan, Executive Director – Infrastructure and Planning; Lynell Peck, Executive Director – Events &amp; Hospitality; Adam Smith, General Manager – Events &amp; Hospitality; and also telling us about the Future Music Event for 2012 Brett Robinson</p>	<p><u>Spectator Precinct – Alison Rd, intersection with Darley Rd</u> Plans include a redeveloped / extended QE2 stand which will be open from both sides to Racecourse and to a 'Theatre of the Horse' (TOH) behind, on the site of the current Teahouse. TOH will have a capacity of 4,500. Funding from State Government of \$150m has been received for this work. Construction vehicles (no B-doubles) will use 'gate 1' on Alison Rd (next to Admin building) and will not start until the end of trackwork each day, approximately 8.45am. Wansey Rd entrance will not be used for construction (Spectator Precinct or Future Music 2012).</p> <p>Overall, the Racecourse is licensed for 55,000. In the old days (when trams were in place) up to 90,000 attended. When asked about transport links - response - there is always free on-site parking on the 'infield' area of the racecourse (accessed from High St) which has never reached capacity and shuttle buses are provided from Central Station at a cost of \$1.60 for the racecourse bound journey and free on return to Central. During the building works, some race events will continue to be held in 2012.</p> <p>On the publicity regarding the Teahouse demolition, this must be balanced against the key heritage factor of the Racecourse being racing. There will be a modification application (s75) to the Dept of Planning &amp; Infrastructure (DOPI) for some minor changes. A similar application applied for the demolition of the old entrance stalls on Alison Rd in 2010.</p> <p>Paddock Stand will also be demolished. Old Tote Building remaining. Grandstand expected to be completed early 2013. Also planned for the Spectator area is a 5 level 170 room hotel / serviced apartments for the area between the heritage listed stand and Alison Road. No application has been lodged for this yet as there was no source of funding.</p> <p><u>Stabling Precinct – Wansey Road, near intersection with Alison</u> No funding has been received so therefore no start date, but progress expected within the next 6 months. When asked why the works were necessary, response was that the existing stables on High Street were in poor condition and a 'greenfields' site was necessary for new stables to be constructed.</p> <p><u>Why Randwick Council is not the approval authority?</u> A new State Government Planning Policy – SEPP – means that works over \$10m and any non-raceday events are now assessed by the Dept. of Planning.</p> <p><u>Future Music event 2012 – event promoter Brett Robinson</u> The assessment by DOPI will bring better State Government resources to manage the project including communication (eg electronic signs on the Eastern Distributor) and transport. Have applied for 45,000 attendees (42,000 in 2010) and same conditions including ticket price including free Sydney-wide transport and use of bus roadway (adjacent to Alison Road) for pedestrian exit in the evening is planned. There is approximately a 40% / 60% split of attendee arrivals &amp; departures between High Street and Alison Road respectively.</p>

	<p>When asked about concerns regarding last years event, on noise, advised that limiters would be installed on all sound systems this year. Other measures such as steel sheets on the side of stages were better at managing noise than the empty shipping containers used previously – although attendees commented this was not the case at the last event. In response, Brett advised 2 acoustic engineers would be employed this year and more checks outside the racecourse would be undertaken.</p> <p>When asked about access, particularly for the bump-in / bump-out process following the unsatisfactory use of the Wansey Road gate last year, Brett advised that ‘gate 1’ on Alison Road (next to the Admin building) would be used.</p> <p>When asked about parking, advised that only 800 parked on the infield area last year. Access to this area is from ‘gate 8’ (Alison Rd, west of Wansey) which is only accessible for vehicles travelling west on Alison Rd (due to road median), whereas the majority of cars would be travelling east – this explaining why so many attendees cars are parked in the adjoining residential area (in preference to the infield area). It was also noted that resident parking does not operate on Saturdays, despite a condition last year that it would.</p> <p>Chair thanked the Racecourse staff and Future Music event promoter for attending.</p>
<p><b>8. Precinct executive for 2012</b></p>	<p>Chair stood down, noting that as he had served 2 years, he was not eligible for re-election (except with approval of the General Manager) and called for nominations for Chair and Secretary.</p> <p>One nomination for Chair. Ernie Waldstein and one nomination for Secretary, Kathy Neilson were received, accordingly, they were elected unopposed. Vote of thanks to outgoing chair was moved and carried with acclamation.</p> <p>Ongoing Chair noted that he would continue to be responsible for the Coach &amp; Horses Hotel matter in the Land &amp; Environment Court.</p> <p>A summary of guest speakers in 2011 was detailed to the meeting.</p>
<p><b>9. General Business</b> Development Applications  a) Coach &amp; Horses Hotel</p>	<p>a) Coach &amp; Horses Hotel – use of ground floor outdoor dining/bistro area for live entertainment. – Council not contesting matter before Land &amp; Environment Court due to lack of quorum, Paul Chilcott, Precinct Chair, has been joined to the matter to provide a contradictor.</p> <p>Both the Hotel &amp; Chair had lodged a ‘Statement of Facts &amp; Contentions’ with the Court. For the Hotel, they went back to their original application to Council which was for no time limitation, trial period or limits on instruments. The Hotel has also engaged experts on acoustics and town planning. Chair advised that he had engaged a lawyer, Susan Hill to assist with the application, Chair advised that the lawyer was expensive and it was unlikely that experts could be engaged due to costs. Separately, re-imbusement of application for Hotel licence and transcript of court proceedings, both \$70, total \$140 requested</p> <p><b>MOTION</b> Chair be reimbursed \$140 for costs and nearby residents to the Hotel be requested to make a contribution towards these costs <b>Moved:</b> Melissa Bretnall      <b>Seconded:</b> Bill Roberts      <b>CARRIED Unanimously</b> except for the Chair who abstained as a formality as his name was mentioned.</p> <p>Attendees also expressed concerns regarding disabled access and smoking for the Hotel.</p>

<p>b) Emanuel School</p>	<p>b) Emanuel School is lodged an application to vary their consent to use the gates on Chepstow Street by school security and maintenance staff. This follows the refusal by Council earlier this year of a similar application.</p> <p><b>MOTION:</b> Move that the Randwick Precinct strongly objects to the development modification application 891D of 2008 (Emanuel School) and requests that this application be refused on the grounds that the proposed changes would have an unacceptable impact on neighbouring dwellings and traffic flow in Chepstow St and indeed all of the reasons given for refusal of a similar application which was refused on 28 June, 2011, remain. It is therefore considered the existing development conditions 6 &amp; 7 remain appropriate and therefore must be unchanged.</p> <p><b>Moved:</b> Kathy Neilson    <b>Seconded:</b> Peter Blome    <b>CARRIED Unanimously</b></p>
<p>c) Nissan site, cnr Avoca &amp; Barker Streets</p>	<p>A modification to the existing consent for 117 apartments over 5 levels is being sought to increase existing the floor space ratio of 1.4 to 1 (same number of apartments)</p> <p><b>MOTION</b> Randwick Precinct objects to the proposed increase in the floor space ratio for development modification application 526A of 2010 (former Nissan car yard site), noting that the proposed floor space ratio of 1.51 to 1 exceeds the development standard and the already generous 1.4 to 1 floor space ratio approved given the sites zoning of 0.65 to 1 and a maximum residential floor space ration of 0.9 to 1. If larger apartments are sought, as per the reasons given in the application, then the number of apartments should be reduced to keep within the existing approved floor space ratio.</p> <p><b>Moved:</b> Alix Verge    <b>Seconded:</b> Peter Blome    <b>CARRIED Unanimously</b></p>
<p>d &amp; e) General Business motions</p>	<p><b>d) MOTION</b> Move congratulations to Council staff for the excellent Eco Living Fair held on September 18 at the Randwick Community Centre. The variety of stalls was very good and the staff were fantastic with all the information they provided. It was very useful being able to ask questions about recycling etc to staff who knew the answers to relevant questions. It's always hard to hold annual events but this one seemed even better than previous ones. Well done.</p> <p><b>Moved:</b> Kathy Neilson    <b>Seconded:</b> Alix Verge    <b>CARRIED Unanimously</b></p> <p><b>e) MOTION</b> Congratulate Randwick City Library for hosting the lecture by Rachel Neeson of Neeson Murcutt Architects during the Sydney Architecture Festival.</p> <p><b>Moved:</b> Kathy Neilson    <b>Seconded:</b> Alix Verge    <b>CARRIED Unanimously</b></p>
<p><b>DAs awaiting decision where the Precinct has made a submission are:</b></p> <p><b>&amp; development determinations during the period were</b></p>	<p>- Duke of Gloucester Hotel (Frenchmans &amp; St Marks)- convert managers flat to dining area, DA203/2011  - 14 Govett Street Randwick – new house (overshadowing), DA251/2011  - 80 Alison Rd – extra unit  - Gemini Motel, conversion from 98 motel units to 91 apartments</p> <p>- 91-93 Frenchmans Road -15 units &amp; 2 shops, DA794/2010 - approved  - 1 Kemmis Street Randwick – first floor extension, DA360/2011 - approved  - 9 Carter Street Randwick – new house (overshadowing), DA353/2011 - approved</p>

<b>10. Budget suggestions – preparation for submission to Council in December</b>	<p>Carry forward item, whereby items for inclusion in Council's budget (next is from 1 July 2012) will be progressively detailed. Suggestions to date are:</p> <ul style="list-style-type: none"> <li>- More direct path in Kynaston Ave at that part just near Frances Street and also reconsideration of providing recreational equipment in this area.</li> <li>- footpath refurbishment in Avoca Street, east side (between Alison Rd to Rae St) and west side (between Alison Rd to north of Frances St – subject to any redevelopment works on properties in this area), noting that the asphalt is badly degraded and requesting a heritage theme for the footpath on the west side of Avoca Street, given the adjacent Town Hall, St Judes Church building and the old post office building.</li> <li>- Abbey Street, between Alison Road and Frances Street, both sides</li> <li>- Replacement footpath &amp; pram ramps in Frances Street, cnr of Cook Street (SE &amp; SW corners) and also Frances Street (between) from Church Street to Frances Lane</li> <li>- Replacement footpath William Street, both sides (between King Street up to William Lane) and pram ramps at intersection of William &amp; King Streets</li> <li>- protection from vehicles for the historical monument on Alison Rd, corner of Church Street</li> <li>- Funding for traffic treatment at the intersection of Chapel St &amp; St Marks Road, approved by the Traffic Committee in June 2006</li> <li>- Improved signs and facilities for children in the park at the corner of Rae &amp; Dutruc Streets.</li> </ul>
<b>11 Other – Alcohol free zones</b>	<p>Chair advised that report on alcohol free zones has gone before Council, this included an extension of the existing zone of the block defined by Short St Avoca St and Belmore Rd to the west side of Belmore Road from High Street to Warratah St, following a Police request.</p> <p>The Precinct's request for a new zone in Alison Road, between Avoca St and Belmore Road was not to be acted upon due to "no evidence being provided" (none was requested in the exhibition process), but following contact with Councillors, the final resolution was that further community consultation be undertaken regarding this proposed zone.</p>
<b>12. Close:</b>	9.22 pm
<b>Next meeting:</b>	Wednesday <b>12 December 2011 at 7.30pm</b> in Malabar Room, Randwick Town Hall, Avoca Street.

**Possible motions:**

1. **St Basils site on the corner of St Pauls Street and Daintrey Cres (proposed aged care):**  
The applicant has proposed one of the buildings to be 12-18 levels high, as 'trade-off for retaining trees.
  
2. **Future Music Festival – Randwick Racecourse, March 2012:**  
Concerns include:
  - noise breaches of event, last year included bad language clearly audible in the surrounding residential area
  - use of Wansey Road (& gate near the intersection with Alison Road) for set-up (2 weeks before) and take-down (week later) – operator has advised gate on Alison Road (near Admin building) will be utilized this year. Hours of operation for construction on the Racecourse to be standard, namely 7am to 5pm Monday to Saturday – no late night/early morning work following the event
  - on site parking, a better access arrangement for access than indicated (access from gate 8 will limit the usage as this is not easily accessible for the majority) due to the impacts on the surrounding residential area and also that the existing residential parking scheme be extended on a 'special event' basis for the day of the event.
  
3. **Nugal Hall, Milford Street Randwick**  
The Precinct endorse the submission of the Precinct Executives expressing concern about development application 874/2011 for 22 Milford Street (first floor addition to house) due to view impact of the heritage listed house.
  
4. **Budget Suggestions for Council - 2012-13 period**  
The Precinct endorse the budget suggestions detailed in the minutes and forwards a table of these and carry forward items to Council.