

## RANDWICK PRECINCT

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### Minutes for General Meeting 2 August 2017, 7.30 pm

Please note all resolutions passed unanimously unless stated

Precinct	Randwick
Date, meeting time and venue	7.30pm 2 August 2017 in the Randwick Room, Randwick City Council, 30 Frances Street, Randwick
Welcome:	<p>Larry Vincent, Bill Roberts – Co-Chairs.</p> <p>Larry welcomed everyone to the meeting and gave an Acknowledgement of the local Indigenous People: "I would like to acknowledge that we are here today on the land of the Bidjigal people of the Dharwahal Nation. The Bidjigal people are the traditional owners and custodians of this land and form part of the wider aboriginal nations of the Sydney area. On behalf of Randwick Precinct Committee, I would also like to acknowledge and pay my respects to the Elders both past and present, and the many rich cultures of the people who live in Randwick."</p>
1. Attendance:	Larry Vincent and Bill Roberts (Co-Chairs) and 7 as per Attendance book, Cllr Kathy Neilson
2. Apologies:	Margaret Nolan
3. Declaration of interests:	Jo Chittick, minute taker (Council staff)
4. Confirmation of previous minutes:	Minutes of July 2017 meeting were accepted: Moved – Jenny Tuckwell, Seconded Larry Vincent. CARRIED
5. Correspondence:	Response from Precinct Coordinator
6. Business arising from previous minutes:	<p>Precinct Coordinator's response to July resolutions:</p> <ul style="list-style-type: none"> <li> <p>● <b>Randwick Literary Institution</b></p> <p>Resolution 05072017(1): In relation to the response to this resolution, would council please re-check the advice provided and advise the precinct.</p> <p><i>The advice given to the precinct last month is correct. Further to the two land claims previously lodged and refused, a subsequent significant Aboriginal Land Claim (#42494) was lodged in December 2016 by the New South Wales Aboriginal Land Council which includes the Randwick Literary Institute.</i></p> <p><i>Council has written to the NSW Aboriginal Land Council (dated 28/06/2017) requesting amendment to claim #42494 to excise those land parcels which have already had land claims assessed and refused, including the Randwick Literary Institute. The claim must be determined or the land excised from the claim by the New South Wales Aboriginal Land Council before the land can be transferred to Council.</i></p> </li> <li> <p>● <b>DA331/2017. Cnr Earl St and Clovelly</b></p> <p>Resolution 05072017(2): The precinct requests that Council refuse this DA in its present form. Increasing the loft/studio setback off Challis Lane to comply with FSR would reduce the visual mass and ensure better protection from overlooking into 24 Earl Street, Redesign the windows to have opaque glass and look northerly into their own property at 22 Clovelly Road would be consistent with other approvals.</p> <p><i>The Precincts submission re: DA331/21017 has been forwarded to Mr Perry Head, Environmental Planning Officer.</i></p> </li> <li> <p>● <b>Rubbish on footpath in Earl St between Clovelly Rd and Challis Lane</b></p> <p>Resolution 05072017(3): The precinct requests that Council inspect the tree and rubbish on the footpath in Earl Street between Clovelly Rd and Challis Lane.</p> <p><i>Council's Waste Management have been asked to investigate the precinct's concerns.</i></p> </li> </ul>

*In relation to the trees (two healthy Paperbark street trees), Council's tree trimming contractors will remove the lowest north-growing branch on the southern Paperbark and the branch overhanging the roadway on the northern Paperbark on the west side of Earl St, between Clovelly Rd and Challis Lane, as well as lifting the canopies on both trees to 2.5m all round.*

- **Consideration of parking when approving DAs**

Resolution 05072017(4): Council consider the current demand on on-street parking when approving new development applications.

*The Precinct's resolution has been forwarded to Mr Kerry Kyriacou, Manager Development Assessment.*

- **Affordable housing**

Resolution 05072017(5): Can Council please explain their infill affordable housing strategy for approving eligible residents, and how they can support affordable housing.

*Randwick City Council's Affordable Housing Strategy, endorsed in December 2007 describes how it will support and encourage the provision of affordable housing in the LGA. One of these initiatives is the implementation of the Randwick Affordable Rental Housing Program. The Affordable Housing Strategy explains how it acquires its affordable rental housing stock from developers through the voluntary planning agreement process and includes information about the rental management operations (Appendices A & B of the Strategy). The Strategy document can be viewed on Council's website.*

*By way of a brief summary, the Council acquires its affordable rental housing dwelling units from developers via development application process for large redevelopment sites. On completion of construction, the developer dedicates the negotiated number of dwellings to Council as the perpetual property owner. These dwellings are then managed in accordance with its Affordable Rental Housing Program & Procedures.*

*To date, the Council owns a total of 20 units in perpetuity, located within private strata apartment blocks across the LGA (1 unit in Randwick, 1 unit in Matraville, 9 units in Maroubra and 9 units in Little Bay). The Council's affordable rental housing portfolio is managed by two registered community housing providers, namely SGCH and Community Housing Limited (CHL) using the State Government's Affordable Housing household income benchmarks. The following outlines key characteristics of the Council's affordable rental housing program in relation to approving eligible residents, rent policy settings and governance arrangements:*

<p><b>Tenant eligibility criteria</b></p>	<ul style="list-style-type: none"> <li>- Working people on low to moderate incomes as per State Government Affordable Housing Guidelines;</li> <li>- Applicants need to demonstrate a connection to Randwick, live or work in Randwick or have family in Randwick. Randwick Council employees not eligible to apply; ineligible applicants also includes people who are eligible to apply for public/social housing;</li> <li>- Eligibility is targeted to essential services/key workers;</li> <li>- Tenancy manager advertises for applicants when vacancy is available and assesses housing applications. Council staff are not involved in tenant selection but are kept informed before each new letting is confirmed.</li> </ul>
<p><b>Rent Policy</b></p>	<ul style="list-style-type: none"> <li>- Discounted rate of 25% or more off weekly median rent for Randwick LGA (not market rent), as long as the weekly rent doesn't exceed 75% of median rent for LGA.</li> <li>- For example:  <b>1 bed:</b> \$530 pw median rent - \$397 pw maximum weekly rent paid by tenant or not exceeding 30% of a tenant's gross household weekly income.                       For example, if the tenant earns \$60,000 per year or \$1,153 per week then the rent paid would be \$346 per week instead of \$397 for a 1 bedroom unit within Randwick LGA)   <b>2 bed:</b> \$650 pw median rent - \$487 pw maximum weekly rent paid by tenant or not exceeding 30% of gross household weekly income.</li> </ul>

*In limited circumstances, tenants may be asked to pay maximum 35% of tenant's gross household weekly income.  
The examples provided are based on Randwick LGA's median rent figures (Housing NSW Rent and Sales Report No.119, Rent March quarter 2017; p. 5).*

<b>Governance arrangements</b>	<ul style="list-style-type: none"> <li>- Category 1 Community Housing Provider selected by competitive EOI process;</li> <li>- A Deed of Management Agreement is established with community housing provider.</li> <li>- All day to day operations are contracted to them in return for an agreed fee structure. As part of the contract, the community housing manager implements the Program in accordance with stipulated program and procedures adopted by Randwick City Council.</li> <li>- Contract period is for a max 10 year period after which an EOI process will commence to recruit a community housing provider for another 10 year cycle.</li> <li>- Property management arrangements: 16 units managed by St George Community Housing; 4 units managed by Community Housing Limited (4 units secured through a partnership construction project)</li> <li>- Surplus income from Program are returned to an affordable housing account and reserved for affordable housing purposes.</li> </ul>
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*In relation to infill affordable housing built by developers under the State Government's State Environmental Planning Policy – Affordable Housing), the Council's role (as is applicable to all local councils in NSW) is limited to assessing the submitted development application for compliance with the requirements of this State Policy.*

***Mechanisms to support affordable housing***

*The Council is actively seeking to expand its affordable rental housing program. As part of the Kensington and Kingsford town centres planning strategy and draft planning proposal, the Council has proposed an affordable rental housing contributions scheme to apply within the town centres. This scheme introduces a (mandatory) 3% contribution levy (until 1 July 2019) increasing to 5% (from 1 July 2019 onwards), to apply to all new residential development within the town centres. The scheme aims to deliver more than 200 affordable rental dwellings within the town centres for essential key workers in Randwick.*

*However, the proposed affordable housing contributions scheme is contingent on enabling legislation (i.e. inclusion of Randwick City Council in State Environmental Planning Policy (SEPP) No. 70) to allow the Council the legal basis to impose a condition of development consent which would require the contribution towards affordable housing. The Council received earlier in the year, from the then former Planning Minister's (Hon. Rob Stokes), 'in-principal' support to commence planning processes\* to allow the levying of contributions towards affordable housing within Randwick LGA. However, to date this is still with the Department of Planning and Environment and the Minister for Planning to be progressed.*

*Similarly, the Kensington and Kingsford town centres draft planning proposal is currently with the Department of Planning and Environment awaiting gateway determination/ exhibition.*

*(\*This would require an amendment to the State Environmental Planning Policy to list Randwick City Council as an area in need of affordable housing. Only the Minister of Planning has delegation to make the amendment).*

- **Public and social housing in Randwick**

Resolution 05072017(6): Could Council advise if an audit of public and social housing in Randwick city been done and if so, can we have a copy of the report.

*No, not that the Council is aware of. The Council through its property information database and waste service delivery, has indicative numbers of social housing stock including dwelling type within the LGA.*

*Public and social housing stock is under the care and control of the NSW Government Land and Housing Corporation (LAHC). LAHC would be best placed to provide this information.*

- **Increasing Disability parking on Belmore Road, Randwick**

Resolution 05072017(7): Could Council increase disability parking on Belmore Rd by an increase 4 extra spaces.

	<p><i>In the long term, Council will be looking at the layout and parking arrangements for the whole of Belmore Road. Mobility Impaired Persons' Parking Spaces (MIPPS) will certainly be considered as a part of this future planning. In the interim it would be appreciated if the Precinct could provide more detailed advice as to the locations where MIPPS are required. With this advice we can investigate short term implementation of such spaces.</i></p> <p><i>Also, it has to be remembered that Mobility Card holders can park in existing time limited parking areas for longer time periods. If the parking area is limited to:</i></p> <ul style="list-style-type: none"> <li>- <i>More than 30 minutes: Mobility Card holders can park for an unlimited time</i></li> <li>- <i>30 minutes: Mobility Card holders can park for up to two hours</i></li> <li>- <i>Less than 30 minutes: Mobility Card holders can park for a maximum of 30 minutes.</i></li> </ul> <ul style="list-style-type: none"> <li>● <b>NSW State Government allocation of \$6M to Randwick City Council for cycling projects</b></li> </ul> <p>Resolution 05072017(9): Could Council please advise where are the cycling projects where this \$6M has been allocated?</p> <p><i>The Precinct's request has been forwarded to the Integrated Transport team who are currently preparing a response and will be sent to the precinct shortly.</i></p> <ul style="list-style-type: none"> <li>● <b>Light rail terminus at High Street</b></li> </ul> <p>Resolution 05072017(10): The precinct requests that Council request an extension and widening of the canopy proposed for the High Street terminus.</p> <p><i>The Precinct's request has been forwarded to Transport for NSW to consider.</i></p>
7. Treasurer's Report:	Balance of account: \$417.21
8. Council & Councillor updates:	<p>Clr Kathy Neilson gave her report:</p> <ul style="list-style-type: none"> <li>● Amalgamation definitely off.</li> <li>● Council elections 9 Sept.</li> <li>● 2 motions at last council meeting to choose a delegation to seek a meeting with the premier, minister for health and treasurer about community concerns about compulsory acquisition of land around the POW hospital and UNSW.</li> <li>● Dunningham Reserve – asking the company doing work in 800 metre square area (building a cable to Singapore) to hold an information session to let people know what is going on.</li> <li>● Kensington community centre is open. Fees and charges have been reduced.</li> <li>● Update on Taste of Coogee event in Sept.</li> <li>● Good recommendations from Coogee beach stormwater working group</li> <li>● Older persons committee – leaflets</li> <li>● Renovations to council chamber including a lift and new roofing</li> <li>● RLI land claim</li> </ul> <p>Resolution 02082017(1): The Precinct would like to thank Council's staff for the excellent job done in cleaning the Coogee Beach area, which is looking pristine, especially since the alcohol ban. Larry/Bill CARRIED</p> <ul style="list-style-type: none"> <li>● Clr Neilson left the meeting.</li> </ul>
9. Development applications and related	Ni
10. General Business	<ul style="list-style-type: none"> <li>● <b>Light Rail Update</b></li> </ul>

Andrew Roydhouse, community representative, gave an update on light rail. The Chair recommended that when people ring about light rail issues, they keep a record of their reference number and send a copy to Andrew (email: [Andrew.Roydhouse@gmail.com](mailto:Andrew.Roydhouse@gmail.com))

- **Explanation of Affordable Housing/Council response to Resolution 05072017(5):**

**Resolution 02082017(2):**

Council's response does not adequately address the "infill housing" component, Council stating its role is "limited to assessing the submitted development application for compliance with requirements of this State Policy".

This statement seems to seek to indemnify Council from assessing what can be rented as "affordable housing", which to our knowledge, can have an annual income of \$161K – we seek clarification on this and would appreciate your feedback/consultation as the "tag" of affordable housing appears misleading.

We seek clarification on Council actively seeking a 3% mandatory contribution levy, increasing to 5% to expand its affordable rental housing program as part of the Kensington and Kingsford town centres planning strategy and draft planning proposal.

We ask the question: 3-5% of what, and how does that apply? We also refer you to your planning committee meeting of the 13<sup>th</sup> June 2017 Miscellaneous Item M2/17 Impacts of the AHSEPP within suburbs of Randwick City and ask the question why you would be actively seeking to increase the affordable housing needs in Randwick when your 2015 survey questions the viability of boarding house affordability.

Jennifer/Noelene; 7 in favour; 2 against – CARRIED

- **Bicycle Racks and Rings in Randwick Town Centre**

**Resolution 02082017(3):** The Precinct would like to thank Council for the installation of bicycle racks and rings in the Randwick Town Centre as this will encourage residents to shop locally and reduce the pressure on car parking. Larry/Alec CARRIED

- **Bicycle Strategy for Randwick City Council**

**Resolution 02082017(4):** Would council please provide details of the bicycle strategy for Randwick City Council and advise how Council is implementing a cycling freeway from Watsons Bay to La Perouse. Larry/Bill CARRIED

- **Public and social housing in Randwick**

**Resolution 02082017(5):** The Precinct authorised the Chair to write to NSW Government Land and Housing Corporation (LAHC) requesting details of social housing stock including dwelling type within the LGA. Noelene/Larry CARRIED.

11. Meeting closed:

9.15 pm

12. Next meeting:

Wednesday 6 September, 2017 at 7.30pm – Randwick Room, 30 Frances Street