

Minutes of the Mill Hill Bondi Junction Precinct Meeting held at Waverley Library on 17 February 2016



Chaired by Marcella McAdam with Stephen B. Cohen taking minutes

The meeting opened at 6.30 pm

Present

Councillor Angela Burrill; Councillor Andrew Cusack; Councillor Paula Masselos, George Bramis, Exec Manager, Shaping Waverley and Melissa Green, Community Liaison Co-ordinator. 51 people signed the attendance sheets, however there were 62 people in the room.

Apologies

Mayor Sally Betts; Danielle Ecuyer; Matthew Gain; Bettina Ferguson; Gayle Walker; Corey Worgan; Kate Watson; Andrew Bannister and Gaye McDonough.

Matters arising from the minutes of the last meeting on 28 October 2015

On page 4 Councillor Angela Burrill stated that amalgamation will be a good thing for Waverley as there would be a *potential* cost saving of \$103,000,000 over 10 years. [Not: ... there would be a cost saving of \$103,000,000 over 10 years.]

There were responses to motions presented at the previous meeting:

Motion

Howard Parry-Husbands' motion:

With regards to the study of the issues arising from the WOS Design Charette process, Council ensures that the modelling includes the extra 1,000 residents in this area and associated parking.

Response

Motion has been forwarded to Director, Waverley Futures, Executive Manager, Building Waverley and Executive Manager, Shaping Waverley.

Motion

Kate Watson's motion:

The little triangle of land at the western edge of West Oxford Street shouldn't be consolidated till Oxford Street widening has been decided.

Response

Motion has been forwarded to Director, Waverley Futures, Executive Manager, Building Waverley and Executive Manager, Shaping Waverley.

Motion

Kate Watson's motion:

Censure Council for failing to consult with residents and Precincts about changes to the Residential Parking Scheme.

Response

Executive Manager, Customer First has advised that the original information to the precincts was provided in a presentation to the Combined Precincts by Dan Joannides in 2013/2014. This was followed up with email communication to the Mill Hill Bondi Junction Precinct as recently as October 2015. The majority of feedback from residents was in favour of the Residential Parking Scheme Rezoning Project.

Outstanding motions

There were still no responses to the following motions from the 26 August 2015 meeting:

Motion

Kate Watson's motion:

That Waverley Council correspond with TransGrid; NBN and Foxtel regarding the possibility of placing the overhead wires in the NBN trench at the time NBN will be trenching in our area.

Motion

Howard Parry-Husbands' motion:

Request that St James Pocket Park be officially classified as a park, not as a reserve in order to guarantee the green space be preserved.

The minutes were accepted by Paula Gallagher and seconded by Howard Parry-Husbands.

Section 94A Levy - Developer Contributions - George Bramis, Exec Manager, Shaping Waverley

George Bramis explained what the Section 94A levy (s94A levy) is and why Council needs to vary the levy.

The development levy in Bondi Junction is currently one percent of the cost of development. This levy funds the provision and improvement of community infrastructure.

The increased level of development in Bondi Junction has placed increased stress and need on the provision of community infrastructure.

Waverley Council will be pursuing a s94A levy variation in Bondi Junction of four percent for significant development works (excluding dwelling houses) that are more than \$250,000. In order to exceed the current one percent levy rate, Council is required to seek endorsement from the NSW Department of Planning and Environment.

The proposed levy increase will:

- assist in positioning Bondi Junction as a major support centre for everyone who travels through to one of Australia's most significant tourism destinations - Bondi Beach;

- ensure Bondi Junction keeps pace with similar strategic centres located within Sydney's global economic corridor;
- contribute to achieving the Bondi Junction 2030 vision to capitalise on the key drivers that make the area attractive for residents, business (commercial and retail) and tourism;
- assist in the delivery of critical infrastructure in and around Bondi Junction that responds to population demands, environmental sustainability targets and strengthens its economic prominence in the Sydney metropolitan area; and
- continue to be an attractive location for the development industry.

The schedule of works listed in Council's Long Term Financial Plan illustrates that works well in excess of \$180 million are required to provide necessary infrastructure in Bondi Junction. Funding such projects is always challenging for Council, however, the proposed s94A levy variation in Bondi Junction of four percent will make a positive contribution towards the provision of infrastructure and recoupment of costs already expended in the area. For example, based on current development trends, Council could have increased its funding provision in Bondi Junction by over \$7.5 million.

Consultation processes will be used to ensure that stakeholders and the community are aware of the proposal to increase the levy. Council will listen and acknowledge any concerns and aspirations and incorporate feedback into the finalised submission to the Department of Planning and environment.

Focus groups with development industry representatives, Precincts and Bondi Junction businesses will be used for a targeted consultation process.

Public exhibition of the proposed changes will allow feedback from the broader Waverley community.

Gil Morris asked if any s94A levies were used to fund the West Oxford Street design charette. George replied that s94A levies are only used to fund community infrastructure and were not used to fund the West Oxford Street design charette.

Maria Flood asked for some examples of how the s94A levies have been or would be used. George stated that the s94A levy can be used for public infrastructure like libraries or green space. Some Waverley Crescent properties have been reserved for open space. Green space can be included in a development. The levy can be cash or kind. Complete Streets in an example of public infrastructure.

Howard Parry-Husbands asked if there was a listing of the capital works programme. George stated that it can be found in the Development Contributions Plan.

George also stated that any project listed in the Development Contributions Plan will have had a business case prepared and all projects are evidence based.

High Rise frenzy in Bondi Junction

Towards the end of 2015 there was an influx of Development Applications in the Bondi Junction area, especially Oxford Street.

Major redevelopment plans for the Mill Hill Hotel and the Grand Hotel were received.

The Development Application for the Mill Hill Hotel came through in January 2016 when many people were on holiday and we therefore didn't get the full 21 days to submit an objection. Councillor Angela

Burrill said that late submissions are OK, however she would look into getting an extension for this redevelopment.

Notification of this Development Application was not delivered to the unit block at 8 Spring Street Bondi Junction even though it is next to the proposed development as it doesn't face Oxford Street. Resident continued to express anger of the notification timing and rushed process of responding with submissions with some property owners talking about taking action against council.

Graham Swann asked what would happen with the Heritage building next to the Mill Hill Hotel. They are not shown on the plans for the new building.

Whenever a development goes ahead there is an impact on traffic but this has not been taken into consideration and there has been no integrated traffic planning carried out.

There is concern that the Grand Hotel wants to go up to seven floors with alfresco dining on Brisbane Street. This will set a precedent for the sites of Cash Converters and Spotlight. There is also a concern that Brisbane Street will be impacted by Patrons and diners even though is a pedestrian thoroughfare.

Councillor Andrew Cusack says there is no way the Grand Hotel could go ahead without two floors being knocked off as it is non compliant.

He added that if any buildings are compliant with the Development Control Plan and Local Environment Plan then Council can't say no. The developer would go to the Land and Environment court to get approval (and as the development complies, they would get approved). Council could then miss out on the Planning Agreement (formerly VPA).

The new buildings going up in the area are bulky and not tapered towards the top to let light and air through.

The planning proposal for 194-214 Oxford Street & 2 Nelson Street, Bondi Junction went to Council on 15 December 2015 and was rejected. The developer has now taken the proposal to the Department of Planning and Environment.

Reports

Traffic / West Oxford Street update (Howard Parry-Husbands)

Waverley Council held a meeting about the traffic in the area. The Roads and Maritime Services said no to cyclists on Syd Enfield Drive and a roundabout as they are too dangerous. The traffic light phasing at Oxford Street and Nelson Street still needs to be altered so pedestrians have time to cross before cars enter the intersection.

The green triangle at the end of West Oxford Street near Centennial Park is still earmarked for a landmark building. It was suggested that a windmill be placed on this land which is the gateway to Bondi Junction and that would have historical significance. This idea was enthusiastically received by residents at the Precinct meeting.

Community Safety (Maria Flood)

A number of crime prevention flyers were left at the back of the room. Mail theft is a problem in the area. It is a good idea to lock your letter boxes.

Motions

Motion 1

Graham Swann moved the following motion:

Re: Building group 59-69 Oxford Street Bondi Junction DA-585/2015.

That the Mill Hill Bondi Junction Precinct Requests Council carefully consider the impact of the DA 585/2015 on the heritage listed item 1211 of Waverley LEP 2012 and its consequences and report in writing in regard to the following:

- maintain the commercial vitality of the properties at 63-69 Oxford Street and reject amalgamation of the sites;
- retain the existing two stories of the group to ensure the preservation of the first floor verandas;
- examine the possibility of the restoration of the original shopfronts at street level;
- rebuild the demolished west bay to echo the symmetry of the group;
- repaint the group in a consistent appropriate heritage colour scheme and remove and restore all tiles to the facades;
- maintain and enhance the Oxford Street townscape.

The motion was seconded by Paula Gallagher.

The motion was carried unanimously.

Motion 2

Marcella McAdam moved the following motion:

That the Mill Hill Bondi Junction Precinct present a written submission to the Council Boundary Review due by 28 February 2016 reiterating the majority of the communities opposition to amalgamations and that Waverley ratepayers preferred option was that our Council to continue to remain independent. The submission will also confirm the Precincts request that Council hold an open and public meeting to gauge the true feeling of Waverley residents attitude and pros and cons of any merger scenario but which did not eventuate.

The motion was seconded by Ben Apfelbaum.

The motion was carried unanimously.

General Business

The historical plaque has been reinstated at the corner of Oxford Street and Mill Hill Road.

The issue of supermarket shopping trolleys being dumped around the area was raised and it appears that shoppers have worked out ways to defeat the locking mechanism installed on these trolleys. Councillor Angela Burrill and Councillor Leon Goltsman put up a motion to Council to work with supermarkets to find ways to keep their trolleys inside.

The Bondi Beach Precinct has concerns about the redevelopment of the Pavilion as there is likely to be an increase in commercial use of the building.

The meeting closed at 8.15 pm.

The next meeting will be held at Waverley Library at 6.30 pm on Wednesday 26 May 2016. (AGM)