

# Minutes of the Bondi Junction Precinct Meeting held at Waverley Library on 20 August 2014

Chaired by Marcella McAdam with Stephen B. Cohen taking minutes

The meeting opened at 6.30 pm

All current correspondence and notifications are available at the rear of the room.

## Present

Mayor Sally Betts; Councillor Andrew Cusack; Councillor Leon Goltsman; Arthur Kyron, General Manager; Peter Monks, Director, Waverley Futures and 28 others present, as per the attendance sheets.

## Apologies

Councillor Angela Burrill; Councillor Paula Masselos; Nona Conroy; Tracey Hughes; Phil Cargakis; Mike Bonney; Tien Bonney; Gil Morris and Matthew Gain.

## Guest Speaker: Arthur Kyron, General Manager, Waverley Council

Arthur Kyron has a social work background and has come to Waverley Council from Western Australia. Arthur advised that there has been a reshuffle of Council with the previous four departments now combined into three new departments that are outcomes based: Waverley Life; Waverley Renewal (including infrastructure); and Waverley Futures.

Arthur wishes to unclutter and clean the area. A reduction in the number of signs throughout Waverley is a priority. The area is set to be cleaned and made more attractive in order to encourage a healthy community. Arthur mentioned Hall Street in Bondi Beach as an area that has changed recently for the better.

Arthur advised he was happy to meet with the community to hear suggestions and queries.

Diana Buttigieg took Arthur up on the offer immediately with a number of concerns that were previously raised with Council, but not dealt with to her satisfaction. Arthur informed Diana that both he and Peter Monks would look into her issues.

Danielle Ecuyer raised an issue regarding Council's plans for a civic precinct in Bondi Junction and why it was being expedited when the matter of amalgamations was not yet settled. Peter Monks replied that Council owns property throughout Waverley and is reviewing it's portfolio to see if they are put to the best use, leases renewed or maintenance carried out. Council has an ongoing responsibility to monitor these properties. Council may be able to reuse The Boot Factory in it's entirety or part thereof. It could be consolidated with the Officeworks site. Preservation of The Boot Factory is a key element of this review process. Operational efficiencies would improve with the consolidation of Council staff in one location. Engagement with the community will help formulate a brief (towards the end of 2014).

Enid Hokin asked what was happening to the Senior Citizens centre with Peter Monks confirming it would be part of the consideration re: future use of the building.

Kate Watson stated that local residents commissioned their own independent expert report on The Boot Factory, however it has not been included with the other reports on Council's website:

[http://www.waverley.nsw.gov.au/building/current\\_projects/boot\\_factory/](http://www.waverley.nsw.gov.au/building/current_projects/boot_factory/)

Much discussion followed amongst the residents, however there was agreement that the Bondi Junction area needs revitalising and the community would not mind as long as all developments keep within the existing LEP.

Diana Buttigieg asked what the concrete structures in Spring Street were. Peter Monks replied that these are part of "Complete Streets" (along with artworks and a rain garden in Gray Street) and have been very popular. Council has received favourable feedback regarding "Complete Streets" even winning an award. Eric Scott asked if this feedback has been documented or even read as he has submitted negative feedback and knows of others who have also submitted negative feedback as the only people who appear to be making use of the pop-up eating areas are smokers.

## **Voluntary Planning Agreements (VPAs): Peter Monks, Director, Waverley Futures**

Peter Monks gave an explanation of VPAs and detailed information is available on Council's website:

[http://www.waverley.nsw.gov.au/building/planning\\_a\\_development/policies\\_and\\_guidelines/voluntary\\_planning\\_agreements/](http://www.waverley.nsw.gov.au/building/planning_a_development/policies_and_guidelines/voluntary_planning_agreements/)

A Voluntary Planning Agreement (VPA) is an agreement entered into by Council and a developer. Under the agreement, a developer agrees to provide or fund the likes of public amenities and public services, affordable housing, transport or other infrastructure.

Contributions can be made through:

- dedication of land
- monetary contributions
- construction of infrastructure
- provision of materials for public benefit and/or use.

Developers within certain areas of Bondi Junction and Bondi Beach are able to apply for an additional area of up to 15% of maximum floor area, with Council's preferred trade-off of a monetary contribution towards public amenities. Council has had three VPAs to date, with \$3,000,000 already received out of \$6,500,000 in total. It is believed that the money received has been allocated towards "Complete Streets".

Each application for a VPA is evaluated by an Independent panel and will only be considered if the benefit to the community is sufficient to outweigh any negative impact on the neighbouring area from an increase in the planned development. The monetary benefit of any additional benefit to the developer is carefully calculated and split 50/50 between the developer and Council on behalf of the community.

Peter Monks indicated that council were allocating \$38mil (?) to complete streets with concern expressed from residents that VPAs could be wrongfully used as a funding platform for this project especially as it is a long-term project for council. Developers would be encouraged to submit VPAs and concern that council would bypass their own planning guidelines to accept them in order to reach this target.

The Precinct would like a register of VPAs (including where money is to be allocated) and be made available on Council's website.

## **West Oxford Street Precinct (WOSP) - Update from Council staff / ward Councillors + discussion**

At the Council meeting on Tuesday night 19 August 2014, the West Oxford Street Design Charette: Summary Report and Recommendations was considered by Council and approval was given to put it on public exhibition for two months.

The report consolidates the ideas developed by the three design teams and outlines preliminary short, medium and long-term opportunities for the area to:

- make it more vibrant, pedestrian-friendly and green
- improve connections to the Bondi Junction centre and neighbouring Woollahra
- take a long-term approach to planning for the needs of the community.

It outlines possible solutions to address the key themes of traffic, public domain, art, culture and heritage, as well as some basic design principles for the area.

Council resolved to ask for comment on all ideas except those within Centennial Park and on the bus depot site. Any comment on the ideas for these sites will be collated and reported as part of the submissions, however these ideas will not be pursued further as part of the plan or will be used only in an advocacy capacity.

Peter Monks said that is important to remember that this report is a collection of ideas and suggested opportunities for the area only. None of the ideas formed part of a council plan at this stage. The next steps will be to analyse those ideas the community and Council believe are appropriate for the area and see if they are feasible.

Peter Monks and the Councillors present assured the Precinct that the document was a collection of ideas presented in a manner to enable feedback to be obtained from the community. There were assurances that no recommendations would be in the report. However the Precinct has discovered that the WOSP summary report does contain recommendations.

The Precinct was not clear on what was meant by a "Key Site" as mentioned in the report endorsed by council for public exhibition & residents asked each of the councillors & council staff present to clarify it. All representatives from council were unable to provide an immediate definition without referring to their laptops. It was finally explained that this was the area bounded by Oxford Street, Syd Einfeld Drive and Nelson Street.

The Precinct requested 3D models, shadow diagrams and traffic implications for all options so the public knows what they are commenting on.

It has been noted that there is a move to cut solar access from the LEP. Council will host a workshop in order to investigate this possible change.

### **Motion 1**

Howard Parry-Husbands proposed the following motion:

That Council works with the Bondi Junction Precinct committee in the design, scripting and analysis of the statistically valid survey re WOSP and that all data, analysis and reporting is transparent and publicly available for all residents to access.

The motion was seconded by Andrew Bannister.

The motion was carried.

### **Motion 2**

Howard Parry-Husbands proposed the following motion:

That Council recognises that the community can not clearly understand the impact that the WOSP recommendations will have on their neighbourhood and demand that Council prepare a 3D image or model that clearly shows the likely impact of all of the recommendations including heights and shadow diagrams in order for residents to clearly give feedback on the recommendations.

The motion was seconded by Diana Buttigieg.

The motion was carried.

### **Matters arising from the minutes of the last meeting on 21 May 2014**

There were responses to the motions presented at the 21 May 2014 meeting:

#### **Motion**

Frank Cahill proposed the following motion:

That page 2 of the minutes of the Bondi Junction Precinct meeting held 19 February 2014 be amended as follows:

1. The following sentence be added at the end of the first paragraph: "This could see them transformed into residential towers, retail space or office accommodation"
2. The words "plus extra for strategic planning" be added to the end of the answer to the question "how much is this process costing Council?"
3. The answer to the question about the protection of heritage be amended from a simple "yes" to "yes if it is of state significance, although there are no guarantees that any heritage building won't be remodelled or demolished"
4. It could not be confirmed at the meeting how the VPA money (\$3 million) received for the Forum (310 Oxford Street) had been used.

Councillor Angela Burrill explained that the \$3 million had not been spent yet, but may be allocated to the Complete Streets project.

5. The developer who approached Council leading to the charette was the developer of 310 Oxford Street.

The motion was seconded by Eric Scott.

#### **Response**

Motion has been noted.

#### **Motion**

Eric Scott proposed the following motion:

The Precinct requests that Council provide an itemised list of VPA contributions over the last three years; the amounts involved; how much has been spent to date; on what; and the process for community input on the expenditure of these funds.

The motion was seconded by Colin Julin.

#### **Response**

Motion was forwarded to the Director, Waverley Futures.

So far Council has received one VPA: \$3 million from the 310 Oxford Street development in the 2012/13 financial year. The money has been allocated to the following projects, starting in 2014/15

1. Rowe Street Pedestrian Corridor \$14,900 (in 2013/14)
2. Bondi Junction Pedestrian Asset Management Plan Implementation \$985,100
3. Bondi Junction Complete Streets \$2,000,000

#### **Motion**

Kate Watson proposed a motion asking if Council could provide shadow diagrams for the proposed developments in West Oxford Street. In the past this had been denied by Council as it may not be an accurate representation of the shadowing.

The motion was seconded by Matthew Gain.

#### **Response**

Motion was forwarded to the Director, Waverley Futures.

These diagrams were already listed on the Waverley Council website following the resolution of the Precinct Committee in May 2014.

#### **Email request**

Gabrielle Haumesser submitted a request to the Precinct by email:

I would like to ask for urgent action for street marking and speed bumps in Llandaff street and Botany street. Things have become very serious since the roads have been resurfaced, people speed up and down these streets.

Last week there was a serious accident in Botany street. These street are now used to get around busy Hollywood Avenue and Council Street. Motorists do not respect speed limits and I have nearly been run over quite a few times. Can we please get a Precinct motion to ask for prompt action before others accidents occur?

### Response

Request was forwarded to the Executive Manager, Creating Waverley.

Council requires a petition from the majority of residents in Botany Street and Llandaff Street showing that there is majority community support for street marking and speed humps.

We would then undertake a detailed analysis of the problem and proposals before consulting with the residents.

### Reports

DA 185/2014BROTHEL ON BRONTE ROAD: The owner applied to extend trading hours until 2am on a permanent basis. The Precinct felt this was not in keeping with amenities in the area, close to residential area, hotels. It could encourage additional anti social behaviour and attract groups such as outlaw bikie gangs. The Precinct liaised with the Local Area Command Police and both parties attended a Conciliation Hearing with the applicant. We spoke at the hearing and reinforced our objections to permanent 2am trading as did the police.

The precinct have received an update on this DA & been advised by Councils lawyers that the brothel has ONLY been approved a 1 year trial license to trade up to 2am after which it will be reviewed again. This is a satisfactory outcome for the community, as we would not like to see trading hours in brothels extended permanently to 2am.

Marcella indicated that a summary of DA submissions since May 2014 would be placed on the website for residents to read.

Howard Parry-Husbands presented a Traffic report and stated that he is in possession of traffic reports going back many years. The former RTA turned down a right turn at York road into Oxford Street as it was deemed to be unsafe. It is highly unlikely the RMS would approve a right turn at this intersection now for the same reason.

Howard also mentioned the possibility of angled parking on one side of Ruthven Street from the top of the hill to Oxford Street in order to accommodate more cars. It was pointed out that some residents may object to this due to fumes being directed at houses and headlights shining through windows. A petition form would be sent to Howard to pursue with residents in the street.

### General Business

The Bondi Beach/Pavilion Plan of Management was tabled and attendees were informed the Precinct would be making a submission. Residents were encouraged to visit the draft POM on Council's website: [http://www.waverley.nsw.gov.au/top link pages/contact us/have your say/bondi plan of management/](http://www.waverley.nsw.gov.au/top_link_pages/contact_us/have_your_say/bondi_plan_of_management/) and provide their own individual feedback as the beach was a destination that all of us got to enjoy.

Marcella McAdam and Howard Parry Husbands represented the Bondi Junction Precinct at the Combined Precinct Meeting in June. Marcella was elected to the Combined Precincts Review Committee (CPRC) ensuring the Precinct was kept updated and involved in policy changes, decisions and guidelines.

Residents were notified of the commencement of the Community Engagement Consultancy taking place as part of the Civic Precinct Masterplan that Council has initiated. It commenced on 20 August 2014. Marcella addressed Council at the 19 August 2014 meeting expressing thanks that the community would be involved from stage one, but also commented on some concerns that needed to be discussed with residents on potential impact any changes could have on the community along with future use of rate payers' assets. It was noted that possibly another precinct meeting would be called prior to the next scheduled one in November specifically to discuss the Masterplan and engagement process. There was much concern about the future of the Waverley Library building and that it was to be included as part of the Masterplan.

Colin Julin commented on the problems that still exist with precinct meeting notices not being effectively delivered to residents via mail drop and asked if the Executive could look into this and investigate solutions. Marcella McAdam noted that she was aware of this problem and had brought it to the attention of council. She has already commenced discussions with Mary Shiner as to other communication options available. This issue will be placed on the agenda at the next precinct meeting for discussion.

Reminder was given of the upcoming events being held in Centennial Park and for residents to visit the park's website: <http://www.centennialparklands.com.au/whatson/> for further details if they did not receive the flyer.

Minutes of a Bondi Junction Executive meeting held on 31 May 2014 were tabled and residents informed copies were at the back of the room and that they would also be placed on the website: [http://www.waverley.nsw.gov.au/residents/precinct\\_committees/contacts,\\_meetings,\\_dates,\\_agenda\\_and\\_minutes/bondi\\_junction#minutes/](http://www.waverley.nsw.gov.au/residents/precinct_committees/contacts,_meetings,_dates,_agenda_and_minutes/bondi_junction#minutes/)

Representatives from the Precinct have been invited to attend the next Community Safety Precinct Committee (CSPC) meeting on 16 September 2014. If any residents would like to attend, they were encouraged to contact Marcella McAdam.

Andrew Bannister commented on the current feeling that Council is rushing a lot of planning processes, noting there is a lack of transparency from Council with the community and flaws in communication which has led to a growing lack of trust. He noted that several other Councils had gone through a Better Practice Review (BPR) such as Randwick, which had good outcomes and wanted to know if this is something that could be put to Waverley Council. Marcella said it was an idea worth looking in to and would gain community support but suggested it would be best taken to a Combined Precinct Meeting for wider discussion. Possibly a member of Council staff could be invited to attend and speak on the processes involved in a BPR. Marcella will follow this up with Mary Shiner.

Howard Parry Husbands referred to further information he was seeking on the Waverley Development Assessment Panel (WDAP) and how it worked and was run and would report back at the next meeting.

**The meeting closed at 8.44 pm.**

**The next meeting will be held at Waverley Library at 6.30 pm on Wednesday 19 November 2014**