

# Minutes of the Mill Hill Bondi Junction Precinct Meeting held at Waverley Library on Wednesday 6 February 2019



Chaired by Chris Matthews (1<sup>st</sup> part of meeting) and Troy S. Filson (2<sup>nd</sup> part of meeting) with Stephen B. Cohen taking minutes.

The meeting opened at 6.40 pm

## Acknowledgement of Indigenous Heritage

Waverley Council respectfully acknowledges our Indigenous heritage and recognises the ongoing Aboriginal traditional custodianship of the land which forms our Local Government Area.

## Present

Councillor Angela Burrill; Councillor Elaine Keenan; Councillor Paula Masselos and approximately 16 others were in attendance based on a head count.

## Apologies

Howard Parry-Husbands and Danielle Ecuyer.

## Matters arising from the minutes of the last meeting on 26 November 2018

The heading had AGM on it (it wasn't an AGM) and 25 February 2019 was the date of the next meeting (but the date was changed to 6 February 2019 after the minutes were written as no room was available). A corrected version will be supplied to Council.

Motions from the 27 August 2018 which were carried over to the 26 November 2018 meeting were addressed:

### Motion 1

That Council commissions its own impact study on integrated traffic management report and local amenity, a report on heritage of Centennial Park, environmental impact statement on population.

### Response

This motion was forwarded to the Executive Manager, Creating Waverley to respond to the request for an impact study on integrated traffic management. He has provided the following response:

In collaboration with RMS, Council has commissioned a report into traffic and transport in Waverley, south of Syd Einfield Drive and Bondi Road.

The intention of this study is to investigate the feasibility of reducing the speed limit in this area to a maximum of 40 km/hr and providing pedestrian safety and vehicle speed reduction devices.

The community will be consulted on this report in early 2019.

Regarding the request for a report on heritage of Centennial Park, the Planning Manager for Centennial Parklands has advised that a Conservation Management Plan for Centennial Park is available on the Royal Botanic Gardens Sydney website at: <https://rbgsyd.nsw.gov.au/nye>

He has forwarded the extensive document as an attachment and advises it is due for updating as it is almost ten years old. (Given the length of the document, an electronic copy of the attachment has been forwarded to the BJ/MH Precinct Executive for their reference.)

The Executive Manager, Shaping Waverley has responded to the request for an environmental impact statement on population.

In response to this part of the Precinct motion, he advises that Council has embarked on a long term strategic process. The link to Council's website which explains the process, engagement and timeframes is:

[http://www.waverley.nsw.gov.au/building/current\\_projects/help\\_shape\\_the\\_future\\_of\\_waverley](http://www.waverley.nsw.gov.au/building/current_projects/help_shape_the_future_of_waverley)

'Planning in Waverley' The Project will run for three years and involves:

- 2019 - The preparation of a \*brand new\* document, called the 'Waverley Local Strategic Planning Statement' (WLSPS) (being prepared in-house by Jaime Hogan).

The WLSPS is to be a fun, illustrated and public-friendly document that sets out the strategic vision for our LGA, and will illustrate how we intend to land the actions of the Region and District Plans (NSW Government), and our Waverley Community Strategic Plan, into the Waverley LEP and DCP.

- 2020/21 - The comprehensive review of the Waverley Local Environmental Plan, based on the WLSPS.
- 2020/21 - The comprehensive review of the Waverley Development Control Plan, based on the WLSPS and WLEP.

The preparation of the WLSPS will be informed by many, many strategic studies, including but not limited to:

- Waverley Community Strategic Plan 2018-2029 (Adopted 2018)

- Waverley's People, Movement and Places (Adopted 2017)
- Waverley Economic Development Strategy 2015-2020 (Adopted 2015)
- Local Housing Strategy, including Affordable Housing Strategy (being completed in-house, Gabby Coleman and Pat Connor)
- Village Centres Strategy (being prepared in-house, Estelle Rehayem)
- Bondi Junction Commercial Centre Review (minimum non-residential FSR in Bondi Junction B4 zone) (being prepared in-house, Tim Sneesby)
- Open Space and Recreation Strategy (being prepared by Arup and managed by Open Space Planning)
- Urban Forest Strategy (tbc)
- Draft Sustainable Visitation Strategy (being prepared in-house, Jess Manifold)
- Social Infrastructure Strategy (being prepared/managed by Caring)
- Cultural Plan (being prepared/managed by Enriching)
- And many other strategies that currently exist in Council

In addition to this, we will be running some community engagement in March/April this year to inform the WLSPS. However, as we will largely be using the Community Strategic Plan to inform the document and because a lot of consultation went into developing that, we don't want the community to suffer consultation fatigue, so any workshops and surveys will be quite targeted.

### **Motion 2**

Ask our member Bruce Notley Smith that: he request the planning minister insist the development be consistent with the Local Environment Plan and Floor Space Ratio (which it doesn't conform to) and a decision on 194 Oxford Street within 30 days.

### **Response**

The Precinct Executive Committee to follow up this request with the local member, Bruce Notley Smith.

### **Motion 3**

Hold an extraordinary general meeting whereby Elton Consulting is to discuss the Knowledge Innovation Hub and future uses of the Boot Factory on 6 September 2018.

### **Response**

The meeting took place on 19 September at the Waverley Library Theatrette.

The minutes of the previous meeting were accepted by Ilana Cohen and seconded by Rob Hayward.

## Updates on Development Applications

### DA-155/2018 [47-55 Grafton Street]

No word from the State Government, possibly due to the forthcoming election.

Revised plans have been submitted by the developer prior to the Xmas holidays. There is a reduction in height of 60 cm, however the development is seven metres over the LEP. There has been no change to the bulk of the building which also doesn't conform to the LEP.

There is a concern that Bondi Junction will not be able to maintain the required number of workplaces if the current commercial buildings are replaced by residential towers.

### DA-548/2017 [Arthur's Pizza]

Waverley Council did not reject the development application within the minimum time period so the developers have deemed it to be rejected and are taking the matter to the Land and Environment Court.

On 1 March 2019 at 9 am on site, there will be a Conciliation Conference in which the public are welcome to attend.

Troy S. Filson will address the meeting on behalf of the Precinct Committee. His main objections include:

- The aesthetic value of the proposal is not in line with the LEP/DCP and the look and feel of the Bondi Junction neighbourhood. The size, shape and protrusion out of the surrounding building structures will be completely out of character.
- The cost of \$4,560,002 is unreasonably small to complete the works required in the proposal, giving rise to concerns by many in the community that works will be done poorly by cutting corners and building materials may be of inferior quality.
- Residents of Spring Street are already burdened with extraordinary traffic conditions and this proposal will only exacerbate traffic woes. Additional service vehicles for rubbish, deliveries and other business activities will increase.
- Related to the above, service access to the proposed development site will be impacted by the previously approved cycle lane that is to run along the northern side of Spring Street.
- Residents are concerned that approval of such a proposal would set a negative precedent for adjacent sites and could result in other developments of similar profile, creating an ugly, cavernous effect along the Oxford Mall and Spring Street.

- Most notably, this development proposal does nothing to add to community amenity, but serves only to enrich the property owner and the developer to the detriment of the neighbourhood.

## Community Issues For 2019

### New Public High School

Another public high school is needed in the Eastern Suburbs as Rose Bay Secondary College is at capacity and there is no room for all the children who will be moving from primary classes in the coming years. The school sites that were sold off have already been repurposed and can not be reused as schools. Our federal member for Wentworth Dr Kerryn Phelps has suggested a number of sites for a new school, including the “old” Waverly Council building and the Waverley Bus Depot.

### Meet the Candidates

Our AGM is on 6 May 2019, Troy S. Filson will investigate if we can have a “meet the candidates” session at this meeting or if there will be a combined forum in a larger venue.

### Public Transport Forum

There will be a public transport forum on Thursday 14 March 2019 from 6pm in the RSL Club. It is free to attend but tickets must be obtained through Eventbrite.

### Bondi Junction Cycleway

*Some background and an update on the project is as follows:*

The long-anticipated Bondi Junction cycleway will soon start to become a reality as active transport gets a boost in Waverley. A priority route to be implemented as part of the Sydney cycleway infrastructure, the project is driven by the NSW Government with funding predominately provided by the Roads and Maritime Services (RMS).

Waverley Council began facilitating and developing the cycleway design in 2014, including public exhibition of the preliminary design.

Extensive consultation with technical stakeholders to address the feedback on aspects of the preliminary design followed. The final concept design was approved by the Traffic Committee in November 2017. This was endorsed by Council in December 2017.

Funding has now been received for the works at Spring Street and Denison Street (between Spring Street and Oxford Street).

*Review of Environmental Factors (REF):*

The REF for the Bondi Junction Cycleway is currently open for your feedback.

The REF enables a clearer understanding of the environmental impacts during construction including traffic and parking impacts, factors such as noise and vibrations, sediment control, air

quality, and possible socio-economic and business impacts. This will allow Council to better plan mitigation measures to ensure this project is a success.

The REF document, along with the submission form, can be found on Council's [haveyoursay.waverley.nsw.gov.au](http://haveyoursay.waverley.nsw.gov.au) website. Submissions close Thursday 28 February.

All submissions will be assessed by a technical expert.

If you have any questions about the cycleway you can email [cycleway@westwoodspice.com.au](mailto:cycleway@westwoodspice.com.au) or call 1300 516 232.

### **Noise From Bus Depot At Night**

A lot of noise comes from the bus depot during the night. Bus engines are revved and horns are tested (although not so much now).

### **Rubbish Bins**

A fortnightly collection of the blue and yellow bins is not sufficient for some households and it would be good if a weekly collection of co-mingled recyclable could be implemented. It was recommended that the Precinct should invite Beth Kasumovic, the Sustainable Waste Coordinator for Waverley Council to one of our Precinct meetings.

## **Updates From Councillors**

### **Councillor Paula Masselos**

As of 1 January 2019, Eastgate Shopping Centre began offering shoppers free carparking for the first hour.

There has been a request to look into the pedestrian crossing on York Road. A larger refuge or traffic lights in place of the roundabout are options under investigation.

15 minute drop-in parking zones have been approved for Bondi Junction, they will most likely be located near street corners.

The Boot Factory restoration is still underway. An architect has been commissioned for ideas to turn the building into a knowledge and innovation hub to engage the community.

Waverley Council's Play Space Strategy includes a half basketball court within the St James Reserve.

Waverley Bowling Club's proposed redevelopment is still on the agenda. There would be a reduction in the number of bowling greens from three to two and the provision of childcare and age care facilities within the development.

On Sunday 3 March 2019 from 11 am till 1 pm a Walk for Respect will be held. The walk starts from Biddigal Reserve North Bondi.

Residents are encouraged to write to our federal member for Wentworth Dr Kerryn Phelps regarding the bus depot, that we don't want it converted to a school or residential towers.

An upgrade to the Bronte Village should begin shortly.

#### **Councillor Elaine Keenan**

Waverley Council approved the legal fight to halt the demolition of the football stadium at Moore Park. There has been a rescission motion which will delay matters.

An Animals Committee will focus on biodiversity, issues with the reduction of trees – how can we promote a sensible approach to animals in our community?

Around 30 appeals that Council is fighting are currently before the Land and Environment Court.

#### **Councillor Angela Burrill**

At the North Bondi kids pool, work is going on to rebuild the culvert which is unsound. The mosaic will be destroyed; however, an event will be held to say goodbye before it is removed. A new artwork will be commissioned, shade will be provided and stairs replaced.

### **Rejuvenating Precinct Committees – (Discussion Paper From the Combined Precinct Group)**

Troy S. Filson moved the following motion:

The Mill Hill Bondi Junction Precinct prefers four meetings of the Combined Precinct Group to be held after the majority of the individual Precincts have held their quarterly meetings.

The Mill Hill Bondi Junction Precinct supports Council staff in a Precinct Secretarial role taking minutes at Combined Precinct meetings on the caveat that costs are transparent.

The motion was seconded by Caroline Turner

The motion was carried unanimously.

### **Q&A and Other Business**

#### **Public Transport Forum**

A public transport forum will be held at Club Bondi Junction (RSL) on 14 March 2019 from 6 pm till 9 pm.

The Minister and Shadow Minister for Transport have been invited to outline their public transport policies, views about privatisation of buses and trains, perspectives on the Eastern Suburbs Light Rail and its potential impact on bus services, and the possible reinstatement of popular bus routes such as the 378, 361, 389 and 327.

Candidates for the seat of Coogee will be invited to share their Party's policies with particular emphasis on the implications for commuters in the Eastern Suburbs. All speakers will be invited to join a panel for Q&A with questions being taken from the floor.

### **Footpath replacement**

There have been some issues with footpath replacement in areas around Waverley. A recent example was Mill Hill Road where the whole footpath on both sides of the street was to have been replaced. Due to a lack of funds, only damaged sections were going to be replaced. The final result was a mismatch of old and new pavement. There appears to have been a waste of money on this "upgrade". Perfectly good sections of footpath were replaced whilst broken sections of old footpath remain. The new footpath is bright white, no black stone was added to the cement to darken it. Some newly laid sections are already cracking and easily grinded out graffiti remains gouged into the surface (only one small section of obscene graffiti was grinded out).

### **Bronte Road**

There has been another request for a pedestrian crossing on Bronte Road near Spring Street (outside Westfield). In the past this has been rejected by Sydney Buses (currently Transport for NSW) as they claim buses would be delayed if they had to stop for pedestrians at this location.

### **Cycleway and the Oxford Street Mall**

Once the cycleway is built, how will cyclists be stopped from riding through the Oxford Street Mall instead of detouring via Spring Street? Signage and public education are solutions suggested. How do you educate tourists? Signage and public education have not stopped smokers from lighting up in the mall. It is almost impossible to walk through the mall without encountering smokers (even next to the signs), if this doesn't work for smokers, how will it work for cyclists?

### **Smoking in Bondi Junction Mall**

Oxford Street Mall (and Spring Street) are smoke free between 7 am and 9 pm however this does not appear to be policed as smokers (including workers from stores) are seen smoking at all hours (walking through smoke free areas, near smoke free signs, sitting on seats and near eateries).

### **Development Applications Sent to Graham Swann**

Graham Swann receives hard-copy correspondence for every Development Application received by Council. It would be better if they were filtered and only more significant applications were sent.

The meeting closed at 8.25 pm.

**The next meeting (AGM) will be held at Waverley Library at 6.30 pm on Monday 7 May 2019.**