

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



Chaired by Danielle Ecuyer (up till agenda item 2) and Howard Parry-Husbands (from agenda item 3) with Stephen B. Cohen taking minutes

The meeting opened at 6.30 pm

Present

Councillor Andrew Cusack ; Councillor Angela Burrill and Councillor Paula Masselos. 15 others were in attendance based on people who had signed the attendance sheets and according to a head count.

Apologies

Mayor Sally Betts; Marcella McAdam; Matthew Gain; Andrew Bannister; Corey Worgan; and Kate Watson.

Matters arising from the minutes of the last meeting on 26 May 2016

Graeme Swan was nominated by Marcella McAdam as our Heritage Rep and was seconded by Maria Flood. [Graeme is also our DA Rep].

Outstanding motion

There was still no responses to the following motion 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.

The minutes of the previous meeting were accepted by Howard Parry-Husbands and seconded by Charles Agius.

Precinct Convener

At this point, Danielle Ecuyer stepped down as Convener. Nominations for the vacant position were called and Frank Cahill nominated Howard Parry-Husbands (seconded by Charles Agius).

Graeme Swan nominated Corey Worgan (seconded by Charles Agius). Both nominees were elected unopposed as co-conveners.

Howard Parry-Husbands took over as chair of the meeting.

Update on Traffic

Traffic congestion is still a major concern in East Bondi Junction. The intersections at York Road / Oxford Street and Nelson Street / Oxford Street are often at capacity. The phasing at the lights at the latter intersection has been changed and now allows pedestrians crossing Oxford Street eight seconds before cars turning right out of Nelson Street are given a green signal.

Traffic along York Road is mainly passing through Bondi Junction on the way to and from the city. As more high-rise is constructed in other Eastern Suburbs areas, this traffic will increase. During peak hours, the lights stay green much longer in favour of vehicles in York Road. This leads to congestion in Bondi Junction with traffic backed up past Denison Street. It is difficult for vehicles to exit Denison Street, Mill Hill Road and Ruthven Street onto Oxford Street and cars are often seen making u-turns on Denison Street when drivers realise it will take too long to continue into Oxford Street.

There is a risk to residents (including children) when traffic builds up and spills into local streets.

There is also an issue with the traffic lights at the Newland Street / Ebley Street intersection. There is not enough time for pedestrians to cross the road before vehicles start to turn the corners. The RMS has been notified that there is a problem here, but are unwilling to adjust the phasing of the lights in favour of pedestrians.

Councillor Angela Burrill said that Council has plans to undertake more holistic traffic studies and Council is aware of the congestion in East Oxford Street.

Cycleway

Council recently considered a cycleway passing through Oxford Street Mall, however the idea was discounted.

Police have been targeting and fining cyclists as they ride through the bus and taxi only section of Bronte Road between Spring Street and Oxford Street. Council's cycling maps show a route passing through Oxford Street along the bus roadway.

Council rangers have been telling cyclists to slow down when cycling through Oxford Street Mall.

There is still a major issue at the bust stop on Oxford Street outside Waverley Bus Depot. Hundreds of cyclists each day are riding on the footpath there and are a hazard to commuters waiting for or boarding buses. Nobody has witnessed any police presence in the area.

Transport for NSW have not been accommodating in Council's request to have the footpath moved back into the bus depot area in order to make way for a dedicated cyclepath past the site.

Update on 194 Oxford Street High Rise Towers

A rally to save West Oxford Street Bondi Junction from overdevelopment was held in the park adjacent to the bus depot on Saturday 25 June 2016. It was well attended by residents and politicians representing all levels of government.

Residents are alarmed that the proposed towers are now taller and wider than before. The current planning proposal seeks to increase the maximum building height from 15 metres to 38 metres and increase the floor space ratio from 1.5:1 to 5:1.

Waverley Council rejected the planning proposal and it was then submitted to the Joint Regional planning Panel (JRPP) who unanimously rejected Council staff's recommendation to lower the height of the development. The JRPP consider that a reduction in height and width would reduce the public benefit that could be negotiated in respect of the proposal and have recommended the proposal be submitted for a gateway determination.

It is expected that the amended planning proposal will be on public exhibition towards the end of 2016.

A number of concerns were raised during the Precinct meeting: The large towers are much higher than specified in the LEP; there would be overshadowing of Centennial Park which would set a precedent for other developments surrounding the park; once approved, it is very likely additional floors will be requested by the developer and these will be approved, thus increasing the height even further; there is a concentration of residents in an already overcrowded area - streets can't cope with existing traffic and there are not enough places available in local schools.

Residents are advised to write to or send emails to our local members of parliament: Bruce Notley-Smith coogee@parliament.nsw.gov.au and Malcolm Turnbull Malcolm.Turnbull.MP@aph.gov.au

We may also need to reach out to the areas surrounding Centennial Park to alert them as to what is happening in West Oxford Street and how this could affect them in the future. We also need to alert residents in Woollahra as this development will have an adverse effect on them.

We also need to develop relationships with the Council officers who have been on our side and have rejected the development.

Amalgamations

The amalgamation of Waverley Council with Randwick Council and Woollahra Council has not occurred yet due court appeals from Woollahra Council and Botany Bay Council (proposing to take part of the Randwick Council area).

It is expected that the current Precincts will still be in place during the first twelve months after amalgamation.

General Business

The Precinct Committee will look into the collection of email addresses for the purpose of sending out Precinct meeting minutes. It is generally assumed that if you add your email address to the attendance sheets, you are granting permission to have your email address recorded for this purpose, however it is unclear whether privacy laws permit or prevent access to these email addresses.

Waverley Council has approved a development application (DA-359/2006/D) submitted by the Tea Gardens Hotel to increase patron numbers on the first floor from 120 to 300, and to construct an acoustic baffle wall.

There have been a number of reports of noise and antisocial behaviour in and around the three larger hotels in our area.

The following steps to report disturbances are recommended by Waverley Council:

Disturbance complaints

A disturbance complaint can be made when a neighbourhood is disturbed by:

- The manner in which the business of a licensed premises is conducted; and/or
- The behaviour of patrons after leaving a licensed premises (such as anti-social behaviour and alcohol related violence).

Step 1

Determine the nature of the disturbance. Is it:

- a one-off disturbance or one that happens infrequently?
- an ongoing disturbance with regular patterns and intervals?

Ring the premises and express your concern to the licensee or management at the time of the disturbance. There is an expectation that licensees or management will make every effort to address disturbance complaints immediately.

- Tea Gardens Hotel: 9389 3288
- Cock 'N' Bull Hotel: 9389 3004
- The Eastern Hotel: 9387 7828

It's best if you can also record exact details of the disturbance/s including times, dates and type of disturbance.

Step 2

If contact cannot be made at the time, send an email complaint to the licensed premises and 'cc' Waverley Council and local resident representatives.

The Mill Hill Bondi Junction Precinct Committee has an alcohol sub-committee. Representatives of the sub-committee liaise with Council and Licensing Police. The following Precinct representative can be contacted:

Danielle Ecuyer

Email: ecuyerd@hotmail.com

The majority of 'one-off' disturbances will be successfully addressed at this step.

Step 3

If the issue still hasn't been resolved, contact the Licensing Police at the Eastern Suburbs Local Area Command. Licensing Police have specialised training in liquor industry matters and can help resolve disturbance issues with a licensee. You can contact:

Sergeant Pete Bolt

Ph: 93699849

Email: bolt1pet@police.nsw.gov.au

Senior Constable Robert Pazderka

Ph: 9369 9878

Email: pazd1rob@police.nsw.gov.au

It is important at this stage that all recorded information related to the disturbance and steps undertaken to resolve it are given to the Police. Police will then help resolve the matter. This might involve informal conferences, agreed/voluntary undertakings by a licensee, etc.

Step 4

If the disturbance still hasn't been resolved and is ongoing, you can lodge a formal disturbance complaint under Section 79 of the Liquor Act 2007 to the Director-General of Liquor & Gaming. Three or more residents are required to make a formal complaint. A statutory declaration is also required to support the complaint, and the process is evidence-based. The Director-General will then assess whether every effort has been made by the complainants to resolve the matter in the first instance and that further mediation would not be advantageous.

If the disturbance relates to high levels of noise, violence or is persistent, contact Waverley Police on 9369 9899.

Important notes from Licensing Police

Here are some helpful tips from Licensing Police to help you when trying to resolve a disturbance complaint:

- Maintain accurate records of the disturbance.
- Provide the licensee with timely information relating to the disturbance. This allows concerns to be investigated, causes to be identified and resolution options to be developed.

The best way to resolve disturbance issues is to work collaboratively with the licensee.

- Contact Licensing Police to report ongoing disturbance issues or unresolved complaints. If emailing, 'cc' to Council and the Precinct for record purposes. This ensures a log of complaints will be maintained and might assist in identifying trends relevant to specific premises.

More information

Michael Simmons

Community Safety Development Officer

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The meeting closed at 8.10 pm.

The next meeting will be held at Waverley Library at 6.30 pm on Thursday 17 November 2016.