

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



Chaired by Howard Parry-Husbands with Stephen B. Cohen taking minutes

The meeting opened at 6.30 pm

Present

Councillor Andrew Cusack; Councillor Joy Clayton and Councillor Ingrid Strewé. 23 others were in attendance based on people who had signed the attendance sheets.

Apologies

Councillor Paula Masselos; Fiona Glenn and Eric Scott.

Matters arising from the minutes of the last meeting on 17 August 2016

There were no matters arising from the previous meeting, however there was a responses to a motion from the 26 May 2016 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.

Response

The executive manager, Creating Waverley has had several meetings with NBN Co. regarding this matter. NBN have an agreement to use Telstra conduits (small pipes for carrying telecommunication cables and electrical cables). These are located along every street and as a result they will only be doing a small amount of trenching. Therefore combining overhead cables in one underground trench is not possible.

The minutes of the previous meeting were accepted by Georgia Koutsandrea and seconded by Charles Agius.

Update on 194 Oxford Street High Rise Towers

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.

Here is a link to the Development and Planning Register:

http://www.jrpp.nsw.gov.au/DevelopmentRegister/tabid/62/ctl/view/mid/424/JRPP_ID/2740/language/en-AU/Default.aspx

The amended planning proposal is likely to be on public exhibition towards the end of 2016.

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. Also noise from concerts in Centennial Park would bounce off the buildings. Noise from concerts is already of concern as it can be heard as far away as Brisbane Street.

Once the JRPP makes their determination, the proposal will come back before Council and consultation will commence. Ministers have the authority to say "no" to developments like this. They often don't, however we can contact them to let them know we aren't happy.

Residents are advised to write to or send emails to our local members of parliament:

- Bruce Notley-Smith: coogee@parliament.nsw.gov.au
- Malcolm Turnbull: Malcolm.Turnbull.MP@aph.gov.au

Update on 59 - 69 Oxford Street [Mill Hill Hotel redevelopment]

The current Development Application [DA-585/2015] is for the partial demolition of existing structures and construction of a new 12 storey mixed use development with basement car park, pub at ground floor, commercial space and residential units at first floor and residential units on all levels above.

A notice of determination of a development application was issued in September 2016. In regards to heritage, the outcome is fairly positive:

The new development adjacent to buildings of historic character must have facades sympathetic in vertical and horizontal proportions and alignments. The openings to the new ground floor elevation to Oxford and Denison Street are to respond to the verticality and 4m rhythm of the existing heritage façade. The vertical openings are to be adjusted to respond to the original pattern in the streetscape.

The design and detailing of the ground floor shop fronts and hotel entry are to be more closely based upon Federation shop front detailing (and associated signage) and based on documentary evidence of the original fabric.

The street awning to the front of the terraced shops is to be based upon Federation precedents with exposed framing and moulded edge detailing (existing suspension rods and associated detailing is to be retained).

To maintain the significance of the listed street fronts and associated building fabric a full schedule of restoration works prepared by an appropriately qualified professional, is to be provided to Council including;

The works are to include restoration of the street frontages including removal of paint from original tiling, reinstatement of missing joinery and glazing stabilization, restoration of all original face brick, rendered fabric, metal work and the original roof over the retained fabric.

All finishes and colours the restored facades are to be based upon original finishes with investigation of remaining paint finishes provided as a basis for colour selection.

The first floor rooms and balconies to the former terraced shops are to be retained without openings to the floor i.e. as whole rooms and not elements in a two storey void.

Interiors to retained rooms are to retain existing original joinery and pressed metal detailing. Detailing is to remain exposed with any new detailing being secondary in extent and visual impact.

Following further investigation as to origin and method of fixing, the female sculptural figures are to be removed from the street elevation of the terraced shops and original finishes reinstated.

The DA for the Cock 'N' Bull Hotel is currently before the Land and Environment Court as Council rejected it. A major concern is a proposal for outdoor seating for patrons. This would result in a lot of noise in the adjacent residential area.

Bondi Junction is already an alcohol hotspot. Even the quieter pubs (like the Nelson Hotel) could change. The Nelson Hotel now has bands playing on Saturday nights and is now a source of neighbourhood noise.

The Bondi Pavilion redevelopment is still a hot issue. Locals are opposed to the proposed \$38 million redevelopment which is likely to result in a loss of community space and an increase in commercial use, including restaurants and cafes on the top floor. There's been a recent discovery that officers at Waverley Council looked at (and kept secret) a more modest \$10

million refurbishment of the Bondi Pavilion last year before the more extensive plan was proposed. The 38 million proposal has been signed off by Council and will proceed to a formal development application despite the outcry from the local community. The community agrees that the pavilion and courtyards need an upgrade, but are upset that current amenities including a pottery and music studio would be displaced.

Amalgamations

The amalgamation of Waverley Council with Randwick Council and Woollahra Council has not occurred yet due court appeals from Woollahra Council.

On 26 October 2016 a letter from Councillor Miriam Guttman-Jones appeared in the Wentworth Courier regarding the proposed discontinuation of our Precinct system. It is understood that if this eventuates, a number of Residents Action Groups will be formed so that we continue to have a voice:

Bad for democracy

AT THE Waverley Council meeting on the October 18 the Waverley Liberals, apart from Joy Clayton, voted against the continuation of the precinct system.

Their rationale for this being that, unlike Waverley and Randwick Councils, Woollahra does not have a precinct system so therefore it would be wrong to force them into having them.

If the mayor and her Liberals are so concerned about Woollahra being forced, then why are they so eager to see Woollahra forced to amalgamate?

The truth is that this is yet another nail in the coffin of democracy.

With the amalgamation of the three councils, it will become a mega council with close to 300,000 residents and it now appears there will be zero transparency.

Without the precincts there will be no venue for the residents to be active in what is important to them.

Under the Mayoralty of Sally Betts we are seeing the steady erosion of local democracy. With the help of her Liberals this will likely get worse. History is full of similar scenarios.

Cr Miriam Guttman-Jones, Waverley Council

Community Safety

Maria Flood was absent, however a safety report was presented to the meeting:

The next Community Safety Precinct Committee Meeting is being held on 13 December 2016.

Transport: Is there intention to expand on the bus and train interchange infrastructure? This is becoming increasingly impacted during peak times with excessively long bus and escalator queues impacting pedestrian flow and wait periods. Considering the increase in development in the area and surrounds this situation would be viewed as having further detrimental implications.

Home Safety: Secure doors and windows particularly over the summer months. In particular balcony doors, especially at night time. Balconies can be scaled to high levels.

Be mindful during and after the holiday season of empty boxes left outside your property for pick up. It's an advertisement of purchases and gifts in your residence.

Do not leave keys in letterboxes or under plant boxes. These are common areas known to offenders. [It was suggested that keys could be swapped between neighbours].

If going away make arrangements with the post office to hold your mail or ask friends or family to regularly remove mail. Built up post is advertisement that a property is empty.

Try and negotiate with banks for bank card pick ups to reduce fraudulent card or identity use.

The meeting closed at 8.01 pm.

The next meeting will be held at Waverley Library at 6.30 pm on Tuesday 28 February 2017