

Minutes of the Mill Hill Bondi Junction Precinct Meeting held at Waverley Library on 24 June 2015

Chaired by Marcella McAdam with Stephen B. Cohen taking minutes

The meeting opened at 6.30 pm

Present

Councillor Angela Burrill; Councillor John Wakefield, Peter Monks (Director Waverley Futures), Julie Peters (Manager, Media/Communications Waverley Council) and 34 others present, as per attendance sheets.

Apologies

Mayor Sally Betts; Councillor Paula Masselos; Councillor Andrew Cusack; Mayor Toni Zeltzer (Woollahra Council) Matthew Gain; Frank Cahill; Maya Michael; Fiona Glen and Danielle Ecuyer.

Matters arising from the minutes of the last meeting on 29 April 2015

The date in the heading for the "Matters arising" section should be 18 February 2015.

There were responses to the motions presented at the previous meeting:

Motion

Rob Hayward moved the following motion:

That the Mill Hill Bondi Junction Precinct submit a proposal to Council that all major planning proposals affecting Mill Hill Bondi Junction ratepayers are submitted to this Precinct to recommend acceptance, amendment, alteration or rejection of any planning proposals prior to them being presented for consideration by Council officials.

Response

Precinct to follow up.

Motion

Howard Parry-Husbands moved the following motion:

That the Mill Hill Bondi Junction Precinct print and distribute a flyer informing residents about the upcoming education session at 4 pm on Saturday 16 May 2015 near the bus depot.

Response

Precinct to follow up.

Motion

Marcella moved the following motion:

On behalf of the Mill Hill Bondi Junction Precinct Marcella will approach Council to discuss the removal or lopping of trees in Allen Street Bondi Junction.

Response

Precinct Convenor to follow up.

Motion

Howard Parry-Husbands moved the following motion:

That the Mill Hill Bondi Junction Precinct moves for Sally Betts to immediately stand down as Mayor and as a Councillor as she has lost the support of the community from her misguided support of a convicted rapist and her insistence that she has done no wrong in the face of a huge community backlash, a media frenzy, and also for bringing disgrace to Waverley Council and to the people of Waverley and also by endangering the economic foundations of Waverley – which are reliant on tourism - through tarnishing the reputation of Bondi and Waverley across the UK press as well as widely across Australia.

Response

Motion was forwarded by the Precinct Convenor to the General manager.

Motion

Howard Parry-Husbands moved the following motion:

That council conduct a study to explore the feasibility of establishing pedestrian crossings to improve the safety and access to and from Centennial Park across York road.

Response

Motion was forwarded to the Manager Transport and Development who provided the following advice:

York Road is a Council owned road and it is unlikely a pedestrian crossing will meet the RMS warrant for installation. York Road has pedestrian refuges aligning with a couple of gates where people enter and exit the park and those sites did not meet the RMS warrant for a pedestrian crossing to be installed and refuges were installed instead.

The RMS warrant requires a certain number of people to be crossing the road at three separate one hour periods during the day as well as a certain number of vehicles.

The vehicle numbers are relatively high but the pedestrian numbers are not, hence it is still the case that the warrant will not be met.

The RMS via the Traffic Committee will not approve a pedestrian crossing if the site does not meet the warrant.

Installing pedestrian crossings will require a loss of on street parking due to statutory “No stopping” zones on both the approach and departure sides of the crossing.

Any loss of parking will require consultation with residents. Residents of York Road are already complaining that on street parking demand is high particularly south of Birrell Street so any loss of parking is unlikely to be supported by them.

The minutes were accepted by Howard Parry-Husbands and seconded by Gayle Walker.

“Vision for Bondi Junction” - Overview of process to date and next steps. Julie Peters - Communications & Media Manager, Waverley Council

Julie Peters spoke about the “Vision for Bondi Junction”. Following is the vision:

Vision for Bondi Junction – heartbeat of the East

Our vision for Bondi Junction is:

A world-class place within the greater Sydney area. A destination where people want to be – an accessible, safe place that meets our current and future needs, and exceeds our expectations.

To be the heartbeat of the east – bringing people together from all over the eastern suburbs, and from further afield to live, work and connect.

To realise our vision for Bondi Junction we will:

- Partner with the community to foster a strong sense of place and identity
- Demonstrate environmental excellence and leadership, and deliver ambitious environmental targets through low carbon energy, efficient waste management, and recycled water infrastructure 
Create a thriving, flourishing, accessible and liveable destination with great public spaces and buildings, public art, and walkable streets that engage and excite everyone
- Preserve the heritage and historical landscapes
- Enhance our parks and green our streets for everyone’s health and wellbeing
- Deliver an innovative and integrated mass transport solution, as well as separated bike paths for the centre, with improved transport efficiency to alleviate congestion on our roads
- Build on our unique urban coastal lifestyle and climate to maintain a high quality of life for our current and future residents
- Foster and look after our diverse community through affordable and accessible services
- Build on the strategic and economic importance of Bondi Junction
- Facilitate growth in the centre in a strategic, appropriate, and sustainable way.

Julie presented an overview of the process to date and outlined the next steps:

Why a vision for Bondi Junction

- Waverley’s community strategic plan, Waverley Together 3, outlines the need for a vision for Bondi Junction.
- Council is undertaking a number of projects in the Bondi Junction area, which are part of a wider plan. A vision was needed to communicate the strategic thinking behind the projects.

“Bondi Junction Civic Heart Project” - Update Peter Monks - Director Planning & Environmental Services, Waverley Council

Introduction

This process presents an opportunity to resolve issues concerning the Boot Factory, utilisation of Council’s property assets within the regional centre, consideration of future uses such as a civic centre, creating a new civic heart in Bondi Junction which could include a range of compatible civic functions, planning for future cultural and community services and provision of an upgraded public plaza at Norman Lee Place. Council’s services and administration functions are currently housed in a number of different buildings, including Council Chambers, Bondi Pavilion, Waverley Library and offices fronting the forecourt, Mill Hill (including Waverley Community and Seniors Centre), Eastgate / Customer Service Centre, Ebley Street terraces, depot under Syd Einfeld Drive, depot under Rowe Street, Level 6/ 55 Grafton Street offices (currently leased). Refer to Attachments 1 and 2. In undertaking this process, consideration will be given to accommodating as many of these services as possible within one purpose built civic building or series of buildings on the one site. Existing community services and facilities located within The Site would be accommodated. Opportunities would also exist to explore accommodating a range of other possible activities within the site to meet the objectives for the Waverley local government area and potentially for the eastern suburbs. Additional community and commercial uses that would enhance Bondi Junction’s status as a strategic regional centre should also be considered such as additional child care services. This project represents an opportunity to create a community hub within Bondi Junction to house community services and develop their capacity to deliver not for profit services. It will also provide an opportunity to consider issues identified by the community in the Bondi Junction 2030 visioning process.

Objectives

- Plan for Council's current and future cultural, service and community facilities needs in Bondi Junction ensuring library, seniors, community and children’s services are delivered in appropriate locations in Bondi Junction with facilities that meet community needs.
- Attract civic related activities that are currently lacking in Bondi Junction or may add vitality and activity to the space.
- Adaptively reuse the Council owned heritage listed boot factory.
- Include best practice environmental sustainability initiatives.

Strategies

- Develop a plan for land which includes Council-owned property contained within the block bound by Spring, Ebley, Newland and Denison Streets (The Site).
- Create a critical threshold of activity on the site that contributes to the economy of Bondi Junction and improves Bondi Junction’s performance as a lifestyle based urban centre.
- Identify gaps in the local economy that may be accommodated on The Site.
- Construct a landmark building with excellent design quality which instils pride and ownership by the community.
- Create outdoor plazas and ensure open space areas are safe and engaging.

Stages (Currently up to Stage 2)

- Stage 1: Project Initiation and Visioning
- Stage 2: Background Studies and Options
- Stage 3: Architectural Brief
- Stage 4: Concept Designs and Naming Competition
- Stage 5: Detailed Design
- Stage 6: Construction

The Boot Factory is currently propped up. Council is looking at various options for it, other than demolition.

The current Council Chamber will remain as community space.

Amalgamations may impact on the Civic Heart project as Council staff will need to be located throughout the new Council area.

The final report should be presented to Council during the first quarter of 2016.

The 19 May 2015 report to Council can be found online at:

http://www.waverley.nsw.gov.au/_data/assets/pdf_file/0003/83514/Council_Agenda_-_19_May_2015_Part_2_r.pdf

Eric Scott asked if the development would contain just a civic building or if it would include any community benefit, ie, fine dining or an aquatic centre. Also would other buildings be resumed?

Peter Monks replied that there are no plans to acquire other buildings and it is possible that the development will include community benefit.

Council has approximately \$60 million set aside for this project. Council is currently undertaking this project alone, however there is a possibility of a public / private partnership or a joint venture with a developer.

Spotlight is one of the sites currently being considered. We should know by the end of Stage 2 if it is going to be included.

The project is likely to take between five and seven years to complete.

Council Amalgamations - update

Waverley Council is currently investigating a possible merger with Randwick Council for their Fit for the Future submission.

The majority of the community does not support amalgamations

Councillor Angela Burrill said there would be a saving of \$100 million over ten years to be shared between Waverley and Randwick.

She also stated that a clause would be inserted into the submission to pull out of any amalgamation if the State Government if it felt the NSW Government did not follow through on its Fit for the Future local government reforms in a “fair and robust” way across the state.

Councillor John Wakefield asked “Is bigger better”? Not in other states. Some Councils did get better, however others didn’t. \$10 million is not much over ten years and over two Council areas. Councils already work together in the Southern Sydney Region Of Councils (SSROC).

The amalgamations are about developments. Bigger is better. The Waverley and Randwick merger option was the second least favoured with only one in seven residents supporting it and only one in ten businesses supporting it.

There has not been a referendum held to as Council always votes against one.

Reports

Traffic (Howard Parry-Husbands)

The Save West Oxford Street rally on 16 May 2015 was a great success with around 250 people in attendance. Organisers were expecting around 100.

Woollahra residents near the Waverley boundary had not been informed about the development.

Local residents know how bad the traffic is in West Oxford Street. The latest from the developer states that once the development is complete, traffic will improve! And that’s after 1,090 new residents move into the development.

A number of arguments for objecting to the development were raised: Overshadowing Centennial Park & Traffic. However a better argument is that it is outside the six floor maximum set out in the LEP, and the LEP is a legally binding code.

In order to improve safety at the Nelson and Oxford Street intersection, there needs to be pedestrian phasing so traffic turning right out of Nelson Street is stopped for around six seconds whilst pedestrians cross Oxford Street.

Community Safety (Maria Flood)

A number of flyers courtesy of Sydney City Council were circulated.

If kids are having difficulty paying off fines, they have an option of performing community service.

Maria also warned residents not to give out personal information or banking details over the phone or online. Fair Trading has set up Scamwatch: <http://www.scamwatch.gov.au/> to help identify scams.

There is an issue for pedestrians near Westfield on Bronte Road at the bus stop as there is a lot of congestion on the footpath.

People are slipping on the footpath tiles around Bondi Junction during rain, despite the tiles being sanded to make them less slippery. The current tiles are nearing the end of their life and would be due for replacement in around five years time, therefore it is probably not economical to do much with them presently.

There are more homeless people moving into the area. They appear to be harmless and Council has an outreach programme that deals with them.

Motions

Motion 1

Eric Scott moved the following motion:

That the Mill Hill Bondi Junction Precinct requests that Waverley Council re-designates St James Pocket Park as St James Park.

The motion was seconded by Howard Parry-Husbands.

The motion was carried unanimously.

General Business

No general business.

The meeting closed at 8.50 pm.

The next meeting will be held at Waverley Library at 6.30 pm on Wednesday 26 August 2015.