

# Minutes of the Mill Hill Bondi Junction Precinct Meeting (AGM) held at Waverley Library on Monday 6 May 2019



Chaired by Troy S. Filson with Stephen B. Cohen taking minutes.

The meeting opened at 6.30 pm

## Present

Councillor Paula Masselos; Councillor Elaine Keenan; Councillor Angela Burrill; Councillor Marjorie O'Neill (also our State Member of Parliament) and approximately 40 others based on a headcount were in attendance.

## Apologies

None

## 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.

## Matters arising from the minutes of the last meeting on 5 March 2018

There was a response to a motion from the 6 February 2019 meeting:

### Motion

Troy S. Filson's 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.

### Response

This motion was addressed at the 7 March 2019 Combined Precincts' meeting with the following motion resolved and carried:

The Combined Precincts Meeting (CPM) endorses Model 5 with 4 CPMs per year and with motions from the March Combined Precincts' Meeting submitted to the next scheduled Council meeting. Additional meetings of the CPM to be held if required.

The minutes of the previous meeting were accepted by Ilana Cohen and seconded by Troy S. Filson.

### **Bondi Junction cycleway project update**

Council Officer Sharon Cassidy gave us an update on the cycleway.

The cycleway links Bondi Road to York Road via Bronte Road, Spring Street and Dennison Street.

Work will begin by July this year.

There were delays obtaining funding from the RMS.

Outside Waverley Bus Depot, the cycleway will be separate from the pedestrian footpath. There will also be a new bus lane for buses to pull into. The front of the bus depot will be set back from Oxford Street resulting in the loss of parking spaces for five buses. This will be addressed by extending the depot eastwards into the grassland on St James Road (which is owned by Transport for NSW). A higher fence and landscaping will be constructed in St James Road which will be cut off from Oxford street. There will be an improved streetscape and play upgrade in St James Road and the bus stop will be slightly relocated east, nearer St James Road.

There was concern raised regarding the gridlock on Denison Street. A pedestrian crossing will be created at the intersection of Denison Street and Spring Street.

At Bronte Road (outside Westfields), there will not be a pedestrian crossing created, however pedestrians will be funnelled into several sections where they can cross the shared zone relatively easily.

The cycleway project is on the web:

[http://www.waverley.nsw.gov.au/building/current\\_projects/bondi\\_junction\\_projects/great\\_places/bondi\\_junction\\_cycleway/](http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/great_places/bondi_junction_cycleway/)

### **Perspectives on development & new roll in State Parliament with Councillor Marjorie O'Neill**

Overdevelopment is a big issue. Labor's platform is to end spot rezoning and respect the Local Environment Policy, its designed to stop developers from going to the State Government, claiming they are special and should be allowed to develop any site.

It was suggested that developers should be limited in the number of times they can go before the courts.

The Bondi Junction community is saddled with overdevelopment, cycleways, stress on roads and a proposed school on the bus depot, but social services and infrastructure are not increasing at the same rate.

Councillor Marjorie O'Neill can be contacted to address problems. Her office is in Frenchmans Road, Randwick.

## **Development Application process and VPAs – Peter Monks, Director of Planning**

Developments do not have to adhere to the Local Environment Policy (LEP) as discretion can be used if the building will suit its location in terms of shadowing and other impacts on the surrounding homes.

Waverley Council's first Voluntary Planning Approval (VPA) was approved in 2012.

Further information on VPAs can be found on the web:

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

A register of all VPAs received, monetary value and what the funds were used for can be found at:

[http://www.waverley.nsw.gov.au/building/planning\\_a\\_development/policies\\_and\\_guidelines/planning\\_agreements/planning\\_agreement\\_register](http://www.waverley.nsw.gov.au/building/planning_a_development/policies_and_guidelines/planning_agreements/planning_agreement_register)

There is a maximum of two floors allowed over the LEP.

No residential developments can be approved in Bondi Junction's commercial core. Waverley Council is unable to reject residential developments in Grafton Street as that is not part of the commercial core.

Waverley Council will not stop approving VPAs as the developers would still be able to get their extra floorspace, however the community would not get any benefit.

Currently when money comes in, it goes into a reserve fund. 10% is allocated to affordable housing, the remainder going towards "Complete Streets". The money is received upon completion of a development.

The community would like to be consulted on the allocation of VPA money.

## **DA updates**

### **DA 105/2019 Bondi Pavilion Restoration & Conservation Project**

The key features of the Pavilion Restoration include:

Replacing the roof tiles with those similar to the original terracotta tiles

Removing the modern addition of the glass bubble to restore the original symmetry of the building

Additional amenities on the Northern Courtyard, accessible from the internal courtyard and the walkway between the Pavilion and the Surf Lifesaving Club

A tourism office

A Bondi Story Room, a flexible cultural space

Flexible commercial space, with the capacity for larger tenancies along the front of the Pavilion

Improved community facilities for everyone to enjoy.

<https://haveyoursay.waverley.nsw.gov.au/bondi-pavilion-restoration-development-application>

#### **DA 548/2017 Hotel in Oxford Street Mall at 139 Oxford Street (Arthur's Pizza)**

The conciliation conference in March was unsuccessful. The DA will now be heard at the Land and Environment Court on 13 November 2019.

#### **DA 482/2017. 59-75 [Grafton Street]**

This development has been passed by the Planning Panel. The community is devastated.

#### **194 Oxford Street {Twin towers}**

We are now into our sixth year and this proposed development is an example of spot rezoning. Concerns were raised that the traffic studies were done on a four lane road (Oxford Street), however when the cycleway is constructed, it will only be three lanes wide.

Write to the Minister for Planning and Public Spaces (Rob Stokes) with your objections, including the overshadowing of Centennial Park.

## **Councillor updates**

### **Councillor Elaine Keenan**

Proposed fees are available to view on the web. There are some increases:

[https://haveyoursay.waverley.nsw.gov.au/opsplan\\_and\\_feescharges](https://haveyoursay.waverley.nsw.gov.au/opsplan_and_feescharges)

The allocation of money collected from VPAs should be changed so affordable housing (subsidised rentals) would receive 25% instead of 10%.

We currently have a climate emergency.

A DA lodged for Charring Cross is over the LEP height limit.

### Councillor Paula Masselos

A motion was moved on 2 April 2019 for a meeting with the Minister for Planning and Public Spaces. It is only possible to talk to the minister about developments in general and not specific developments.

Feedback is sought on the South Bronte Amenities and Community Centre upgrade:

<https://haveyoursay.waverley.nsw.gov.au/south-bronte-amenities-and-community-centre-upgrade-project>

It appears that workers are slowly being removed from the Bus Depot.

Renovations at The Boot Factory will commence in March 2020.

### Councillor Angela Burrill

Feel free to make contact whenever you have a problem. Councillor Angela Burrill has helped organise for lanes to be cleared and dumped rubbish removed.

### Other business

Danielle Ecuyer moved the following motion:

That Waverley Council notifies all Precincts in the area whenever submissions of changes to liquor licences are received.

The motion was seconded by Troy S. Filson.

The motion was carried unanimously.

### Annual General Meeting - election of Committee members for 2019-2020

Nominations were called for the following committee positions, all nominees were elected unopposed:

**Convener 1:** Ilana Cohen nominated **Howard Parry-Husbands**, seconded by Frank Cahill.

**Convener 2:** Troy S. Filson nominated **Karen Ackermann**, seconded by Chris Matthews.

**Secretary:** Danielle Ecuyer nominated **Stephen B. Cohen**, seconded by Ilana Cohen.

**DA Rep:** Deferred to next meeting.

**Licencing Rep:** Troy S. Filson nominated **Danielle Ecuyer**, seconded by Frank Cahill.

**Community Safety:** Deferred to next meeting.

**Heritage Rep:** Deferred to next meeting.

**General 1:** Troy S. Filson nominated **Georgia Koutsandrea**, seconded by Danielle Ecuyer.

**General 2:** Stephen B. Cohen nominated **Ilana Cohen**, seconded by Troy S. Filson.

The meeting closed at 8.50 pm.

**The next meeting will be held at Waverley Library at 6.30 pm on Monday 26 August 2019**