

Minutes of the Mill Hill Bondi Junction Precinct Meeting held online via Zoom on Monday 7 February 2022



Chaired by Ilana Cohen with Stephen B. Cohen taking minutes.
The meeting opened at 6.30 pm

Present

Mayor Paula Masselos, Councillor Angela Burrill and 7 others on Zoom.

Apologies

Howard Parry-Husbands

Acknowledgement of Indigenous heritage

Waverley Council acknowledges the Bidjigal and Gadigal people who traditionally occupied the Sydney coast.

We acknowledge all elders past and present and extend this respect to all Aboriginal people living, working or visiting Waverley.

Matters arising from the minutes of the last normal meeting on 25 August 2021

Motion 1a: Howard Parry Husbands moved the following motion:

The community is concerned that the intersection at Oxford Street and Ruthven Street is dangerous and a pedestrian crossing needs to be installed. The current signage is inadequate and does not face vehicles approaching from all directions.

Response 1a: The traffic team is investigating options for improving pedestrian safety at this location. Installation of a pedestrian crossing requires a survey of vehicle and pedestrian movements to satisfy warrants specified by TfNSW. We have deferred the survey until February 2022 when (we hope) pedestrian and vehicle movements have returned to normal post COVID restrictions.

The traffic team will be reviewing signage prior to Christmas to assist in addressing the immediate issues.

Motion 1b: At the intersection of Oxford Street and Denison Street where the cycleway turns into Denison Street, a large number of cyclists turn off the cycleway at the pedestrian crossing and continue in an easterly direction along the Oxford Street footpath. This is dangerous as cyclists get in the way of pedestrians on the crossing and on the footpath. It also causes trouble for motorists turning at the intersection as they aren't expecting cyclists are going to leave the cycleway at that point and cross in front of them, often at speed. There is little time to react when this occurs.

Response 1b: The traffic team is investigating this issue. Cyclists should be dismounting if they are using the pedestrian crossing. This may be an enforcement issue which we will discuss with NSW Police as it relates to a “mobile” infringement. Council’s patrol officers can only deal only with “static” infringements.

It would be helpful if the committee is able to advise Council when the issue occurs. NSW Police require days and times so that they can task a unit to monitor the location.

Motion 2 (Development issues): A resident had a concern regarding the DA for expansion of the boarding house at 5 Grafton Street Bondi Junction. It is currently two levels and the proposal is to add an extra three stories and a lift at the back. This will be much higher than anything else in the area. Only the immediate neighbour was notified. This is inappropriate when the development is of such a large scale.

Alister Bevege moved the following motion:

With a development of this size, is it not more appropriate for Council to notify the wider community, not just the immediately adjacent neighbours?

The motion was seconded by Fiona Glen.
The motion was carried unanimously.

Response 2: There were 16 properties notified for this DA. (DA-261/2021).

a) The selection of properties/persons who are notified of a DA is determined in accordance with the Waverley Community Development Participation and Consultation Plan. Weblink to this Plan is as follows:

https://www.waverley.nsw.gov.au/data/assets/pdf_file/0007/172168/Final_Community_Participation_Plan_-_Amendment_1.pdf

The selection of properties/persons to be notified of any application is governed by criteria set out in section 6 of the Waverley Community Development Participation and Consultation Plan, which are based on factors like adjacency and the affectation of the proposal on neighbouring (or affected) properties and Officer discretion.

Extract from the Community Participation Plan 2019- *The Waverley Community Development Participation and Consultation Plan. Section 6, page 35.*

Persons to be notified

Notification will be provided to the following:

- all persons who, according to Council’s property records, own or occupy land immediately adjoining the application site and any others that may (in the opinion of the Council officer) be affected by the proposal
- where the notified property comprises a strata titled building, the Owners Corporation will be notified and any units that are considered to be directly affected (in the opinion of the Council officer) by the proposal
- the owner/occupant of any other property that (in the opinion of the Council officer) may be affected by the proposal
- the elected Councillors and the relevant local precinct committee will be notified of all Advertised and Notified Development as per Table 8 in this Part. If the land to be notified is in an adjoining LGA, names and addresses of owners shall be obtained by Council from that adjoining Council.

Method of notification

Development applications where required to be notified or advertised will be notified through all or part of the following ways:

- written notice
- email notification
- site notice
- advertisement in the local or other newspaper and/ or
- documents available on Council's website.

Designated and Advertised development will be notified in accordance with the EP&A Act.

b) The suggestion of a specific radius to notify properties for this case and others could be considered in an amendment to the **Community Participation Plan 2019**. Council have an annual review of this Plan scheduled and can review this request as part of that process.

Minutes taken as read.

Councillor's updates

Mayor Paula Masselos

Local Government elections were held on Saturday 4 December 2021.

Three new Councillors were elected to Waverley Council. Councillors are undergoing an induction at the moment.

A review of the Waverley Local Environment Plan (LEP) is underway.

More information has come to light on the treatment of the cycleway in front of Waverley Bus Depot. The exits onto Oxford Street will be blocked and the front of the depot will be moved back three metres to allow enough space for a pedestrian footpath, the cycleway, a bus passenger waiting area with two shelters and a dedicated bus bay.

Buses will exit onto York Road via a signalised exit which will be synchronised with the signals at the corner of Oxford Street and York Road allowing buses to turn right onto Oxford Street.

18 parking spaces will be removed along York Road to allow for the traffic lights and to improve traffic flow.

Councillor Angela Burrill

Council's strategic plan for the next 10 years is currently on public exhibition.

Bondi Junction cycleway

The cycleway project is on the web:

https://www.waverley.nsw.gov.au/building/major_projects/streets_and_public_places/bondi_junction_cycleway

Construction is currently proceeding along the section of Oxford Street between Grosvenor Street and Bondi Road. Once this section is completed, works will move to the final section between St James Road and Centennial Park.

Other business

The footpath on Oxford Street opposite Denison Street has been left in a poor state. The developer is required to reinstate the footpath.

Council has refused a DA for 40 Waverley Street. There is currently a house on this small block of land and an appeal has been lodged with the Land and Environment Court. There is a proposal for a nine-story building with a lift and a turntable for cars. This is an overdevelopment for such a small site.

139 Oxford Street (site of Arthur's Pizza). Council fought this development and lost. It is a very thin, tall, cheap (\$3 million) development for backpackers' accommodation. There are no windows on the eastern, western and southern sides of the building leading observers to question what redevelopments are planned on those sides of this building.

There were plans for a forum between Oxford Street Mall and Spring Street, however this is no longer happening.

The State Government is allowing large developments in the area and this is not acceptable.

Mayor Paula Masselos would like the mall to be greener and friendlier. Residents would like more restaurants on the mall open at dinnertime to attract people and make the mall safer.

The Boot Factory is progressing very well with launch around August/September 2022. It is possible to walk down the side of the building to view the progress.

The meeting closed at 7.02 pm.

The next meeting will be held at 6.30 pm on Monday 2 May 2022.