

# Minutes of the Mill Hill Bondi Junction Precinct Meeting held online via Zoom on Wednesday 25 August 2021



Chaired by Howard Parry-Husbands with Stephen B. Cohen taking minutes.  
The meeting opened at 6.30 pm

## Present

Mayor Paula Masselos, Councillor Angela Burrill and 16 others on Zoom.

## 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 meeting on 15 February 2021

**Question 1:** There is still concern regarding pedestrian safety at the Ruthven Street / Oxford Street intersection. A lot of kids heading to and from school cross there and now the footpath is level with the road, there is less awareness that they are actually on a road and not a footpath. It is quite wide and cars swing into Ruthven St from Oxford St quite quickly to avoid oncoming traffic and do not stop for the pedestrians already crossing the street.

Apart from markings and signs which the car drivers will not see, can anything be done to improve the safety. A refuge island in the centre would at least keep the cars on the correct side of the intersection.

**Answer 1:** A refuge island at the Ruthven Street and Oxford Street intersection is not appropriate as pedestrians have right of way crossing Ruthven Street. We are preparing signage to be installed at the intersection and distribution letters to nearby residents as part of an education campaign relating to this intersection, and the similar one at Oxford Street and Mill Hill Road.

**Question 2:** There is concern that when Denison Street becomes no right turn at Oxford Street, that Mill Hill Road will become congested with cars trying to turn right across the cycleway. Also will there be adequate warning on Denison Street to alert drivers that they won't be able to turn right?

**Answer 2:** The No Right Turn out of Denison Street has been active since 31 May 2021. A VMS board was installed a week prior to the restriction to forewarn road users. We are not aware of subsequent issues of traffic re-directed onto other streets, noting there were approximately four weeks of normal traffic volumes that would have been experienced since the restriction was put in place but prior to lockdown.

**Question 3:** Will sections of the cycleway open in stages or will we have to wait for the whole length of it to be completed before it opens? The Mayor had previously stated that Spring Street was complete, however the cycleway remains closed. There is no indicated date for the construction of the cycleway in front of the bus depot.

**Answer 3:** The section of completed cycleway has been open since late June. Unfortunately, this coincided with the start of lockdown. The open sections are Oxford Street from St James Road to Denison Street, Denison Street from Oxford Street to Spring Street, and Spring Street from Denison Street to Bronte Road. The bus depot frontage is scheduled to be completed in 2022. We are currently constructing Bronte Road and will soon begin moving to the next stage on Oxford Street East.

Due to the construction activity pause, cycleway works scheduled for Sunday 4 July 2021 were delayed and started, with one night shift, on Sunday 1 August 2021. These works will progress into the next section of the Bondi Junction cycleway and streetscape upgrade on Bronte Road between Spring Street and Oxford Street Mall.

From Monday 2 August 2021, work hours will be between 7am and 5pm Monday to Friday and 8am to 3pm Saturdays for six weeks (weather permitting). Access to all Bronte Road storefronts will be maintained during the work and will also remain open to traffic.

**Question 4:** The development at 45-47 Oxford Street Bondi Junction

Can Council confirm if residents of Mill Hill Road and Denison Street were informed or consulted about this development which is now going to be higher than the LEP? It appears many don't know about it.

Also, can a condition be placed on it (similar to 194 Oxford Street Bondi Junction - The Twin Towers) whereby residents cannot be allocated a street parking permit?

**Answer 4:** Planning Proposal - 45-57 Oxford Street, Bondi Junction

The reason no residents have been notified, is because this is a planning proposal that was not supported by Council. The Proponent has now taken this to the Department as a Rezoning Review and will be determined by the State Panel. We are awaiting a hearing date for this matter.

The Council report for the matter which was determined on 2 March 2021 at the Strategic Planning and Development Committee Meeting can be viewed (from page 107) at: [http://waverley.infocouncil.biz/Open/2021/03/PD\\_20210302\\_AGN\\_599\\_AT.PDF](http://waverley.infocouncil.biz/Open/2021/03/PD_20210302_AGN_599_AT.PDF)

With regards to the parking matter, this has been raised as part of a previous amendment to the DCP, and it was determined that this is a policy position that the Council needs to decide on, and then to be implemented into the DCP. Until then it would be difficult to impose such a condition.

**Question 5:** 194-214 Oxford Street & 2 Nelson Street Bondi Junction (The Twin Towers)

**Answer 5:** A DA is yet to be lodged for this development. This should be lodged within the next four weeks.

**Question 6:** St James Park is not an off-leash dog park; however, many dogs can be seen there at various times of the day running freely and not under the control of their owners. Can this be policed?

**Answer 6:** This has been sent to the Executive Manager Compliance for follow up and action.

A resident replied that she had started preparing a petition to have certain times for dogs to be off-leash before and after school when children weren't using the park. She gave up on the process. She put it to the Precinct to see if there would be support for this proposal, however there was not much support.

Other suggestions were better signage facing the park and limiting off-leash dogs to the grassed area away from the play equipment.

The preferred solution is to put the dog back on a leash if people are being disturbed or the dog is being troublesome.

Councillor Angela Burrill will contact Council to have the signs regarding dogs on leash face the park and to make sure they are clear.

**Question 7:** Spring Street and Oxford Street Mall non-smoking areas:

The smoke free mall is rarely ever smoke free. The same with Spring Street which has lost a lot of its no smoking signage. These non-smoking areas are never policed and people smoke in both areas regularly, often near the remaining signs (possibly as they know the smoke-free zones are not policed). Can anything be done to improve the signage and enforcement?

**Answer 7:** This has been sent to the Executive Manager Compliance for follow up and action.

Minutes taken as read.

## Councillor's updates

### Mayor Paula Masselos

COVID-19: At its peak, Waverley had 83 cases and got down to 25, but currently has 28 cases. We need to be vigilant and respect public health orders, including wearing masks when outside. Also get vaccinated and tested.

There are several things on our Have Your Say at the moment:

<https://haveyoursay.waverley.nsw.gov.au/>

- Biodiversity Action Plan – Remnant Sites: 2021-2030 [remnants of pre-1770 vegetation]
- Draft Social Impact Assessment Guidelines
- Bicycle Strategy and Action Plan

The cycleway is nearing completion. With regards to the section on West Oxford Street Bondi Junction in front of the bus depot, Transport for NSW has rejected Council's design and has designed this last section. Mayor Paula Masselos is trying to arrange for a presentation of this design.

The footpath between the bus depot and St James Road is still to be completed.

Council has resolved that Council will be Net zero emissions by 2030 by using 100% renewable energy, electric vehicle car fleets, plantings and a whole lot of other things we are looking at in our strategy. We will also look into how we green our suburbs.

Council has developed a self-assessment checklist. If you meet the criteria, there is no red tape, you can go ahead and plant a Verge Garden.

The Boot Factory redevelopment is underway. Council has designed a top line operating model. It is expected to be handed back to Council early next year, however there could be delays due to COVID-19 as construction teams are at 50% capacity.

Automation of pedestrian crossings in areas of high traffic especially around shopping areas is been looked into, also areas around Synagogues between sundown on Friday till sundown on Saturday.

Council will not be able to collect compliance levies after 31 December 2021.

Developer infrastructure contributions currently fund local infrastructure (like Complete Streets), however the Government wants to take this money and use it for infrastructure where they want, which may not be in the area it was collected. There would be a loss of 40 million over ten years.

A resident commented that the cycleway has resulted in Oxford Street being too narrow for vehicles to pass each other when large trucks are parked between the cycleway and roadway. Mayor Paula Masselos responded that the road width has been built to RMS lane width specifications. It was also agreed that the narrower road lanes help to slow down the traffic along Oxford Street.

Australia is one of the worst polluters in the world, especially when it involves e-waste. We are delighted that Waverley Council is taking the leadership for Net zero emissions.

A shared garden will be kicking off in St James Park and will be happening on Sunday afternoons.

### **Councillor Angela Burrill**

Councillor Angela Burrill mentioned that there was a badly broken spinner in St James Park which had been taped up with plastic since last year's lockdown. The tape was still there six months later, so Councillor Angela Burrill contacted Council to find out what was going on. They came and put orange mesh around the equipment, however that remained for quite some time. It turns out Council was unable to buy a replacement part so were trying to replace it, however they haven't been made for around 20 years. It has now been removed.

Councillor Angela Burrill put a motion to Council regarding playground maintenance standards so we don't have this happen again. They now have to repair or replace equipment within three months. If they can't do this, they must have a sign displayed to explain what is happening.

A resident was concerned the street library in St James Park was in disarray. There have been issues where people dump other household goods along with their books. Howard Parry-

Husbands has put to Council a suggestion that the Men's Shed get together and build a more permanent children's library in the park. It is very big, but smaller ones are available.

### **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](https://www.waverley.nsw.gov.au/building/major_projects/streets_and_public_places/bondi_junction_cycleway)

At the Ruthven Street / Oxford Street intersection, pedestrians have right-of-way. This is not very clear to vehicles, especially those heading east on Oxford Street and turning right into Ruthven Street as there is no sign facing that direction. Why can't the pedestrian area be marked differently so it stands out? Why can't there be a zebra crossing?

Councillor Angela Burrill stated that the intersection as it stands now is not what was approved by Council. It is claimed that there is not enough width to place the usual cycleway markings on the intersection as it is not wide enough due to the nature of the awnings on the northern side of Oxford Street which would overhang the road if the footpath on that side was narrowed.

Transport for NSW appear not to be concerned about vehicle movement rather than pedestrian safety.

Extra signs are supposed to be installed this week.



[New give way to pedestrians signs have been installed as of early September 2021].

### **Motion 1**

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.

The motion was seconded by Betina Orellana.

The motion was carried unanimously.

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.

Councillor Angela Burrill said that rangers can enforce compliance at the intersection once they are back on regular duties after the lockdown is lifted.

## 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.

### Motion 2

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.

## Other business

A resident asked if the new State legislation on Airbnb give Councils the right to limit time periods? When are the new rules coming in and do they involve Council in any way? Councillor Angela Burrill replied that they haven't heard that anything will change. You could still rent a property for 180 days. However, you could list it on another platform to be able to rent it out for the full year.

Council last Tuesday night approved a motion to bring in a plan of management for all accommodation. Whether that will include Airbnb remains to be seen. That would mean all small boutique Hotel operations and bed and breakfast type establishments would have to provide a plan of management of how their visitors have to behave, eg, not make noise after a certain time, how they manage people going in and out, suitcases, rubbish etc...

This may not be applicable to Airbnb though and Airbnb is a major issue in the Waverley Council area.

Another resident had a question regarding verge gardens and if it was allowed to place edging around them. Councillor Angela Burrill replied that it would be ok as long as it isn't on the curb where it would block a car door from opening. It would be best to read the guidelines: [https://www.waverley.nsw.gov.au/residents/trees\\_and\\_gardens/urban\\_gardening/street\\_gardens](https://www.waverley.nsw.gov.au/residents/trees_and_gardens/urban_gardening/street_gardens)

There are a lot of people having a tough time at the moment. Please check on your neighbours to make sure they are ok.

The meeting closed at 8.01 pm.

**The next meeting will be held via Zoom at 6.30 pm on Monday 22 November 2021.**