

# **Minutes of the Mill Hill Bondi Junction Precinct Meeting held at Waverley Library on Monday 24 March 2025**



Chaired by Simon Rowell with Stephen B. Cohen taking minutes.  
The meeting opened at 6.35 pm

## **Present**

Mayor Will Nemesh, Councillor Katherine Westwood, Councillor Lauren Townsend and 26 residents.

## **Apologies**

Councillor Paula Masselos.

## **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 9 December 2024**

### **Motion**

That the Mill Hill Bondi Junction Precinct submits an objection to the State Government regarding the proposed height increase for 362-374 & 376-384 Oxford Street, Bondi Junction, as well as 194-214 Oxford Street and 2 Nelson Street, Bondi Junction (the twin towers), beyond the existing approvals.

### **Response**

The planning proposal for SSD-71481718 (Shoptop housing with affordable housing, Oxford Street, Bondi Junction) is not open for public exhibition yet. The applicant is still preparing the Environmental Impact Statement (EIS).

The EIS explains the project's economic, environmental, and social impacts. It helps the community, government agencies, and the approval authority make informed decisions or submissions. Once completed, the EIS will be exhibited, and the community will be invited to share their feedback.

It's a good idea for residents to review the EIS before preparing their submissions.

### **Motion**

That the Lawson Ward Councillors oppose the proposed Bondi Junction Evening, Culture, and Entertainment Strategy and call for more consultation with residents who will be affected by the impact of traffic (both pedestrian and vehicular), antisocial behaviour, costs to ratepayers, noise,

and the proposal to increase the residential nature of the area, which seems to conflict with these changes. Additionally, there is no economic model demonstrating how more facilities, such as restaurants, will survive.

### **Response**

CLC has sent to Lawson Ward Councillors and Director of Planning, Sustainability and Compliance.

### **Motion**

That the playground in Clemenston Park, Bondi Junction, be fully reopened as a matter of urgency, as part of it near the train has been closed for at least a year. It is the only local playground for children in the area, and it is important that it be repaired and reopened.

### **Response**

Council was forced to close off part of the playground around the train due to root heaving the softfall play surfaces under the train play equipment which created trip hazards and made the rubber matting non-compliant as an impact safety surface. Council has been carefully assessing and planning how to best approach the repair of this area without having to remove the much-loved fig tree that provides shade over the playground or losing the much-loved train from the play experience. The potential loss of this tree and / or diminishing the play value by removing the train has delayed Council's decision to undertake repairs that otherwise would have been undertaken much more promptly.

I am pleased to advise that Council is in the process of engaging a contractor to undertake repairs to the playground in the coming months. Council's plans include lifting and relocating the train play equipment, repositioning the seats, and removing the rubber softfall affected by fig tree roots. This will relocate the train to a new safe location, ensure there is no loss of seating, and allow the fig tree to remain. While these works are being carried out, contractors will also attend to minor maintenance requirements for other play equipment.

We will place notifications onsite before work begins to inform park users about the playground closure.

Thank you for your patience as we engage a contractor and commence work on site.

### **Motion**

That our State Member of Parliament, Dr Marjorie O'Neill, MP, be invited to our next Mill Hill Bondi Junction Precinct meeting to discuss the State Government's plans for residential housing and changes to the rules for State Significant Applications.

### **Response**

Dr Marjorie O'Neill, MP was unavailable on our meeting date.

### **Motion**

That the area from Denison Street in the east to York Road in the west, and to Oxford Street in the north, be renamed from Bondi Junction to Mill Hill or, at the very least, Queens Park. This would help differentiate the heritage conservation area from the commercial area of Bondi Junction, which is likely to be earmarked for a substantial increase in housing density.

## Response

The Geographical Names Association advised:

Mill Hill is officially an Urban Place, which was assigned in 1988 – (See screen shot from the Geographical Names Register below).

An urban place is defined as “a place, site or precinct in an urban landscape, the name of which is in current use, but the limits of which have not been defined under the address locality program.”

[http://www.gnb.nsw.gov.au/data/assets/pdf\\_file/0011/59627/Glossary\\_of\\_Designation\\_Values.pdf](http://www.gnb.nsw.gov.au/data/assets/pdf_file/0011/59627/Glossary_of_Designation_Values.pdf)

This means that local usage of the name is recognised, but it is not part of an official address which is a road number, road name and suburb (address locality).

GNB has statutory responsibility for determining address localities (suburbs) in NSW. It does so with advice and endorsement from Council.

Principles around address locality creation and naming are defined in the Addressing User Manual, section 6.8

[http://www.gnb.nsw.gov.au/data/assets/pdf\\_file/0007/199411/NSW\\_AUM\\_July2018\\_Final.pdf](http://www.gnb.nsw.gov.au/data/assets/pdf_file/0007/199411/NSW_AUM_July2018_Final.pdf)

Section 6.8.4 of the manual does state that new suburbs should be of “a reasonable size for practical purposes, such as including a shopping precinct or community school. Within urban areas an ideal size is around 500ha, with a preferred minimum area of 100ha.”. It is noted that there are ‘smaller’ micro suburbs in existence, however, these were created prior to the release of the Addressing User Manual in 2014, which included new rules.

### Extract

If you have any information about this feature which does not appear on the extract below, please contact the [Geographical Names Board's Secretariat](#) with your comments and suggestions.

#### GEOGRAPHICAL NAMES REGISTER EXTRACT

24th August 2018

Reference:	71704
Placename:	<b>Mill Hill</b>
Designation:	Urban Place
Status:	Assigned 16th September 1988
GNB File:	GNB2777
LGA:	Waverley
Approx. AGD66 Lat:	-33 53 00
Approx. AGD66 Long:	151 14 00
Approx. GDA94 Lat:	-33 52 54
Approx. GDA94 Long:	151 14 04
Topographic Map:	Botany Bay
1:100000 Map:	Sydney 9130
Parish:	Alexandria
County:	Cumberland
Description:	A locality in the suburb of Bondi Junction. Located to the east of Centennial Park and about 3 km west of Bondi Beach.

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Mayor Will Nemesh indicated this proposal is still open for discussion and Mill Hill could include the heritage conservation area east of Centennial Park.

## Increased density options in Bondi Junction due to NSW Government Housing Reforms

### NSW Government Low and Mid-Rise Housing Reforms

#### Background

On 28 November 2023, the NSW Government announced planning changes to allow more 'low- and mid-rise housing' in the six cities region. The NSW Government exhibited these proposed changes from 15 December 2023 until 23 February 2024.

#### Changes

The changes make it easier to build new low- to mid-rise housing, ranging from dual occupancies through to six-storey unit blocks.

#### Stage 1

On 1 July 2024, the NSW Government commenced stage 1 of these reforms, which now permits dual occupancy development and semi-detached dwellings in most R2 low density residential zoned land in NSW, subject to development consent. This change does not impact Waverley as these dwelling types are already permitted in R2 zones.

#### Stage 2

On 28 February 2025, the NSW Government implemented the final stage of the reforms. These controls will override the Waverley [Local Environmental Plan 2012](#) and Waverley [Development Control Plan 2022](#) controls where they are inconsistent, introduce more permissive minimum lot sizes, height and floorspace controls.

The reforms will allow four- to six-storey apartment buildings in R3 Medium Density zones within an 800m walk of 'town centre' and 'station precincts' through the introduction of non-refusal height and floor space standards. This stage also allows manor houses in R2 zones under the same criteria and non-refusal standards for manor houses, terraces, and dual occupancies.

In addition, 30% height and floor space ratio (FSR) for 15% of affordable infill bonuses for 15 years can also be used on top of the non-refusal standards.

The below table details the key development changes in land use zones for R2, R3 and R4 zones.

R2 Low Density Residential Zone	R2 Low Residential Zone
<p>Dual occupancies (permitted in all R2 Zones):</p> <ul style="list-style-type: none"> <li>• maximum building height: 9.5 m</li> <li>• maximum floor space ratio: 0.65:1</li> <li>• minimum site area: 450 m<sup>2</sup></li> <li>• minimum lot width: 12 m</li> <li>• minimum car parking spaces: 1 per dwelling</li> </ul>	<p>Terraces (permitted 0-800m of stations and town centre precincts):</p> <ul style="list-style-type: none"> <li>• maximum building height: 9.5 m</li> <li>• maximum floor space ratio: 0.7:1</li> <li>• minimum site area: 500 m<sup>2</sup></li> <li>• minimum lot width: 18 m</li> <li>• minimum car parking spaces: 0.5 per dwelling</li> </ul>
R2 Low Density Residential Zone	R2 Low Density Residential Zone
<p>Multi dwelling housing (permitted 0-800m of stations and town centre precincts):</p> <ul style="list-style-type: none"> <li>• maximum building height: 9.5 m</li> <li>• maximum floor space ratio: 0.7:1</li> <li>• minimum site area: 600 m<sup>2</sup></li> <li>• minimum lot width: 12 m</li> <li>• minimum car parking spaces: 1 per dwelling</li> </ul>	<p>Manor houses (permitted 0-800m of stations and town centre precincts):</p> <ul style="list-style-type: none"> <li>• maximum building height: 9.5 m</li> <li>• maximum floor space ratio: 0.8:1</li> <li>• minimum site area: 500 m<sup>2</sup></li> <li>• minimum lot width: 12 m</li> <li>• minimum car parking spaces: 1 per dwelling</li> </ul>
R3 & R4 Zones	R3 & R4 Zones
<p>Residential flat buildings and shop top housing within 0-400m of stations and commercial zones:</p> <ul style="list-style-type: none"> <li>• maximum building height: 22 m (28.6 m with affordable housing bonus)</li> <li>• maximum floor space ratio: 2.2:1 (2.86 with AH bonus)</li> <li>• no minimum lot size or lot width</li> </ul>	<p>Residential flat buildings and shop top housing between 400 to 800m of stations and commercial zones:</p> <ul style="list-style-type: none"> <li>• maximum building height: 17.5 m (22.8 m with affordable housing bonus)</li> <li>• maximum floor space ratio: 1.5:1 (2.34 with AH bonus)</li> <li>• no minimum lot size or lot width</li> </ul>

## Areas of application

The changes will apply to 'station and town centre' precincts. The only town centre identified in the Waverley LGA is Bondi Junction. Part of Rose Bay in the Waverley LGA is included in the 800 m radius of Rose Bay town centre on New South Head Road, in the Woollahra LGA.

The changes will not apply within the employment/town centre zones themselves (E1, E2 and MU1 zones). Rather, they will apply in the residential zones surrounding the town centres (within the 800m walking catchments).

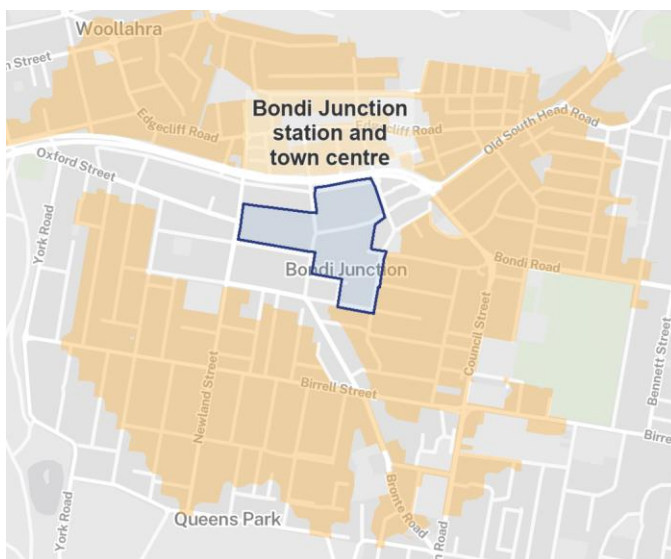
## What are the new standards?

New non-refusal standards will override local LEP and DCP controls where they are inconsistent, and introduce more permissive minimum lot sizes, height and floorspace controls.

The key development standards in land use zones particularly building height and FSR are summarised below:

- Buildings up to 6 storeys (22m and 2.2:1 FSR) within 400 m of designated stations and centres on land zoned for R3 medium or R4 high-density residential.
- Buildings up to 4 storeys (17.5m height, 1.5:1 FSR) between 400m and 800 m on R3 and R4 zoned land.
- Employment zoned land (E1, E2 and MU1) are excluded from the policy.
- Listed heritage items are excluded, but Heritage Conservation Areas are not excluded from the policy.

The existing in-fill housing bonuses (30% height and FSR bonus for 15% affordable housing for 15 years) will continue to apply, resulting in development that could achieve a building height of 28.6m and a FSR of 2.86:1.



There has been significant community concern about the potential construction of high-rise buildings (up to eight storeys) in our heritage conservation areas.

We requested access to the report that Council submitted to the state government, which nominated Bondi Junction as a key area to help meet housing targets. Mayor Will Nemesh made comments that he advocated strongly for the limitation of many areas of Mill Hill Bondi Junction Precinct particularly the residential housing areas south of Oxford Street. However, access to this report has been denied under Section 11 of the *Local Government Act 1993* on the grounds that it contains commercial information which could impact current investment decisions. Also, given that the decision has now been made and is public, there is no reason disclosure would impact investment decisions. This raises the question: what specific confidential information is being withheld, and can a version be made available?

In the Mill Hill Conservation Area, the Local Environmental Plan (LEP) no longer applies. This means that if a developer acquires four adjoining blocks, they could potentially build up to eight storeys.

There is concern that even smaller blocks could be developed for high-rise buildings, as seen with the recent tower built above Arthur's Pizza, which occupies just a single shopfront.

Mayor Will Nemesh discussed the Housing SEPP (State Environmental Planning Policy) document.

The NSW Government has introduced reforms to increase the supply of social and affordable housing for low-income households and essential workers. These changes follow extensive consultation with councils, industry, government agencies, and community housing providers.

Key updates include:

A new state significant development pathway for residential projects over \$75 million in Greater Sydney and \$30 million outside Greater Sydney, provided they include at least 10% affordable housing.

Amendments from 2 August 2024 expanding eligibility for the in-fill affordable housing bonus scheme, encouraging more in-fill housing and build-to-rent developments.

New incentives for private developers: projects with 10–15% affordable housing can receive height and floor space ratio bonuses of 20–30%.

Residents of Mill Hill Road have raised concerns about parking, traffic, and infrastructure, noting that new developments will require essential services such as water, electricity substations, and sewage systems. Given that Mill Hill Road is a narrow one-way street, there are additional concerns about the impact of construction, as high-rise developments would require large construction vehicles, cranes, and other heavy machinery, potentially causing significant disruption to traffic flow and local access.

Councillors will hold a budget workshop in April 2025 and plan to allocate more funding to infrastructure than in previous years, though this will be distributed across the entire Waverley local government area. Any funds obtained through Voluntary Planning Agreements (VPAs) in our area will remain here, and if other areas, such as Vaucluse, have no projects requiring VPA funds, those funds could be redirected to our area.

Mayor Will Nemesh made express commitments that all funds relating to the developments occurring in the Mill Hill Bondi Junction precinct would remain here. He also made commitments that infrastructure spending would increase in Mill Hill Bondi Junction precinct area to account for the significant increased density expected.

The Spotlight building, owned by the Council, is nearing the end of its lifespan, raising questions about its future. If sold to a developer, it could become a high-rise development, though there has also been a suggestion to convert the site into a large, attractive park to improve the quality of life for local residents.

There is also a proposal to transform the Officeworks site and adjacent terraces into a linked civic, cultural, and arts precinct, potentially incorporating a new Council Chambers.

The Mill Hill Bondi Junction Precinct expressed concern about the lack of clarity and detail in the proposals, as well as the absence of resident consultation, particularly given previous Councillor comments about repurposing Council assets. Residents strongly believe that Council should not proceed with using its own assets to increase housing density in the Precinct, especially considering the significant additional density that may result from the reforms mentioned above. Council should pause any further consideration of asset transfers and involve the community as a genuine partner from the beginning, rather than consulting them only during certain stages of the process.

The Bondi Junction masterplan is expected to be completed by mid-April 2025 and formally adopted by June 2026.

Additionally, it was suggested that Council explore a link between Waverley Park and Centennial Park to create a continuous green space for the community. However, no details were provided, and the feasibility of this idea was not addressed.

### **New application to increase the size of the Twin Towers at 194-214 Oxford Street**

Stargate has submitted an application to increase the height of its Twin Tower development at 194-214 Oxford Street. The proposal seeks an additional three storeys on one tower and six extra storeys on the second tower, which would also include a rooftop party area. There are growing concerns about the impact this expansion will have on parking and traffic congestion in the area, particularly given the already high demand for parking and the strain on local roads.

Additionally, there are concerns about the overshadowing of Centennial Park and the increased visibility of the towers from the Federation Pavilion, which stands on one of the most historically significant sites in Australia, the birthplace of the nation. Residents are also questioning how the increased height and rooftop use will affect noise levels, privacy, and overall liveability in the surrounding neighbourhood.

### **e-bikes – Use and parking in public areas**

Mayor Will Nemesh proposed establishing a memorandum of understanding (MoU) with bike share providers, requiring operators to take more responsibility for the use and storage of

shared bikes. He stated, "Although this is a state government policy area, I have made it clear to the operators that if an agreement with the council cannot be reached within one month, I will take swift and immediate action."

He added, "Shared micromobility is the way of the future, but we must first get the framework set up correctly and ensure community safety comes first."

The council is seeking to introduce rules on the maximum number of bikes allowed, as well as guidelines for where bikes can be parked and how fast they can be ridden. Operators would be responsible for covering the costs of implementing and enforcing the agreement.

A council motion also included plans for a six-month bike share parking trial starting in June. This would see designated parking areas set up on footpaths and streets in high-traffic areas like Bondi Junction, Bondi Beach, and Bronte Beach.

In NSW, electric bikes are permitted if they have an electric motor and battery that assist the rider with pedalling, reaching speeds of up to 25km/h, in accordance with the rules.

According to Transport for NSW rules, e-bikes cannot be ridden on footpaths, nor can they be ridden negligently, furiously, or recklessly. Additionally, helmets must always be worn when riding any bike.

## **Local Council update**

Councillor Katherine Westwood stated that the state government must not have sent anyone to assess the Mill Hill area, particularly with its historic terraces, when plotting areas on a map to increase housing. She emphasized that if they had visited and properly evaluated the area, they would not be proposing high-rise developments here.

## **General business**

### **Motion 1**

Kerry Chow proposed the following motion:

That once the Bondi Junction Masterplan is completed, a briefing meeting should be scheduled with residents.

The motion was seconded by Charlie Bennell.

The motion was carried unanimously.

### **Motion 2**

Georgia Koutsandrea proposed the following motion:

That Waverley Council liaise with Sydney Water and the NSW Department of Education to discuss existing infrastructure in the area, and how it will accommodate the projected increase in housing density.

The motion was seconded by Charlie Bennell.

The motion was carried unanimously.

### **Motion 3**

Katy Brady proposed the following motion:

[unintelligible – the motion kept changing while I was writing and I couldn't keep up]

The motion was seconded by Charlie Bennell.

The motion was carried unanimously.

### **Motion 4**

Katy Brady proposed the following motion:

That Council opposes the proposed height increase for the Twin Towers at 194-214 Oxford Street and requests an updated traffic and accident study. Council should not allocate on-street parking permits to residents of the towers and Council should seek a new Voluntary Planning Agreement (VPA). The previous traffic study was conducted during COVID, when there was minimal traffic on the roads.

The motion was seconded by Charlie Bennell.

The motion was carried unanimously.

### **Motion 5**

Katy Brady proposed the following motion:

That Council provides the Mill Hill Bondi Junction Precinct with a redacted copy of the submission to the state government regarding the housing uplift in the Bondi Junction area.

The motion was seconded by Roslyn Elwing.

The motion was carried unanimously.

### **Motion 6**

Katy Brady proposed the following motion:

That Council will provide information about any changes to the zoning of the Mill Hill Conservation Area.

The motion was seconded by Justin Spencer.

The motion was carried unanimously.

Good news story: Home Thai restaurant has recently opened on West Oxford Street, Bondi Junction. It is a large venue with late-night opening hours, helping to activate that part of the street. This development suggests that if more restaurants open in Oxford Street and the mall with similar late hours, the entire area could be revitalised, creating a safer environment for residents at night.

The meeting closed at 8.29 pm.

**Meetings are held at 6.30 pm on level one at Waverley Library.**

**Future meeting dates:**

- **Monday 26 May 2025**
- **Monday 11 August 2025**
- **Monday 8 December 2025**