

Minutes of the Mill Hill Bondi Junction Precinct Meeting held at Waverley Library on Wednesday 5 February 2020



Chaired by Howard Parry-Husbands with Ilana Cohen taking minutes.

The meeting opened at 6.40 pm

Present

Councillor Elaine Keenan; Councillor Angela Burrill and 18 others based on a headcount were in attendance.

Apologies

Mayor Paula Masselos, Stephen B. Cohen, Eric Scott and Prue Wesner

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 25 November 2019

Present: Mayor Paula Masselos, Councillor Elaine Keenan; Councillor Angela Burrill and nine others that signed the attendance sheets.

The minutes of the previous meeting were accepted by Judith Nagy and seconded by Lee Scott

Development issues in Bondi Junction

A representative of a group that lives in 8 Spring St said that they are very angry about the 10 Spring Street DA. There are several issues with this site: 1. As it only is one building in size the new building will cover the entire area, currently used by JAX Tyres; 2. There will be no car parking included; 3. The development will include studio / bachelor apartments only as it is a small space; 4. No onsite garbage area, they will need to use the space in front of number 8 for their bins; 5. The new cycleway will be right outside this building and there is a possibility that bikes may be hit by someone exiting one of the many driveways on Spring Street; 6. During the building process there will be more dust and noise (which residents are already suffering from with the Mill Hill Hotel construction work; 7. People will be expected to find parking on Spring Street or Denison Street which are already crowded; 8. Having done a shadow analysis, the building will create excess shadow on the nearby buildings leaving them in darkness for part of the day. this analysis does not match that which the developer submitted.

Howards response: Send in letters of complaint with each factor listed and send to all appropriate people in Council and State Government (Majorie O'Neil). This is not the first unit with no parking and they can do this as the State Government say that if transport is nearby such as trains, people don't need cars. Additional traffic is becoming a problem but will not stop them getting approval. The area has approval for the height they have asked for according to the LEP.

Howard Parry-Husbands encourages the group to write lots of letters but doesn't think it will make much difference in this situation, State Government is following the Greater Sydney Plan.

Councillor Angela Burrill's response: there are too many developments in Bondi Junction but Waverley Council can't stop them. It is causing an increase in traffic. It is wrong that they won't have a proper garbage service for 10 Spring Street.

Note: Waverley Council can't intervene in a project like this as it will go to the Planning Panel. Councils are being pressured to process DA applications faster and this can mean lower quality results. There is currently a 12 month delay in the Land and Environment court for disputed DAs.

Idea - We shall invite Peter Monks to talk at the next Precinct meeting about the process of submission and approval of DAs and related topics.

Councillor's updates

Councillor Angela Burrill

It has been confirmed that the Waverley Bus Depot site will not be redeveloped as a school or any similar project. Properties near Leswell Street will not be going above six stories. Paula Gallagher doesn't believe this, she thinks developers will get what they want! Howard Parry-Husbands stated that all these developments are causing major traffic issues and the 194 Oxford Street twin tower exit will make it worse. Councillor Angela Burrill said the State Government will not allow changes to Syd Einfeld drive to move traffic away from Oxford Street.

DA-Waverley War Memorial Hospital

There are plans to demolish the out of date hospital facilities and have five towers of four or five stories (maximum 21 metres) of aged care accommodation. There will be changes to the entrance to the site with retention of some heritage buildings and landscaping, a turning circle for medical vehicles and changes to the car park area. No retail will be allowed on the site and trees will be retained. United Care own quite a few houses nearby but at this stage are not including them in the development.

The local strategic planning document 2020-2036 has been submitted, and other Councils are keen to use some of the ideas in it. It has statements on topics such as cycle paths, transport, housing, walking and livability in the area.

There is a DCP document relating to nuisance trees, Howard Parry-Husbands noted that sometimes trees are cut in a rather unsuitable way. He feels that we should also have more Australian trees. Councillor Angela Burrill responded that this is not a good time of year to plant them.

There is a new street policy where selected streets such as cul-de-sacs, eg, St James Road can be closed for street parties (not commercial events). Need to apply for permission to do this.

Councillor Elaine Keenan

The DA for the Boot Factory has gone in. It will include upgrades to the Mill Hill Centre and walkways between the buildings on two levels.

DA-374/2019 The Boot Factory

The Boot Factory will be an artist's area. Work will start in August 2020. The estimated cost has gone from 3.5 million dollars to 5.3 million dollars. This will include upgrades to the Mill Hill Centre.

Bondi Junction cycleway project update

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

Stage two has commenced with works along Spring Street from Newland Street to Denison Street and along Denison Street from Spring Street to Oxford Street in progress. Stage two is due for completion in February 2020. Jacaranda trees are going to be planted along the cycleway. Funding is from the RMS. Supported by Transport for NSW.

The pinch point outside Waverley Bus Depot will be addressed in stage seven during the first half of 2022. There will be community information sessions on Thursday 13 February and Thursday 20 February.

The cycleway project is on the web:

http://www.waverley.nsw.gov.au/building/current_projects/bondi_junction_projects/great_places/bondi_junction_cycleway/

Other business

Invite Peter Monks to the next meeting.

The meeting closed at 8.15 pm.

The next meeting (AGM) will be held at Waverley Library at 6.30 pm on Monday 4 May 2020.