

Bondi Junction Proposal Stakeholder Meeting - Mill Hill Precinct Committee Meeting Notes

Meeting:	Stakeholder Briefing – Mill Hill Precinct Committee
Date:	Wednesday, 11 December 2019
Location:	Mill Hill Community Centre 31-33 Spring St, Bondi Junction NSW 2022
Time:	7.00 – 8.25 PM
Attendees:	<p>Stakeholders</p> <ul style="list-style-type: none"> • Katy Brady • Michael Arthur • Kirsten Lunoe • Sandy Rhind • David Sharman Palmer • Rob Hayward • Sam Savva • Sharman (Surname TBC) <p>Project Team</p> <ul style="list-style-type: none"> • Rachel Condon – Willowtree Planning (Associate) • Greg Gilyou – Evolve Consulting (Director) • Peter Murray - Roberts Day (Senior Urban Planner) • Sara Wilson – KJA (Program Director) • Patrick Connor - Waverly Council (Strategic Planner)
Apologies:	<ul style="list-style-type: none"> • Tim Sneesby - Waverly Council • Stephen Moore – Roberts Day (Director)

Meeting Notes

Notes
<p>Traffic & Parking</p> <ul style="list-style-type: none"> • Noted that parking (particularly Mill Hill Rd) is a major problem for the area • Questioned if Denison Street is wide enough once cycleway is constructed • Suggested more underground parking to attract customers to the retail/commercial tenancies • Want to know how much parking will be provided – when will this be determined? • 1 resident suggested that no parking should be provided for the development • Suggested to add car share spaces within development • Suggested that a condition of consent should be added that outlines that no parking permits can be requested by future residents so as not to detract from existing parking on the Street

Community Facilities <ul style="list-style-type: none"> • Positive sentiment towards public wall art • Space allocated to work hub looks too small – there are plenty of these types of facilities in Bondi Junction and Sydney generally. Not sure there is the need for more. •
Retail/residential uses <ul style="list-style-type: none"> • Questioned whether the existing hardware store and car repair yard can be accommodated into the proposal. Noted that the existing commercial premises provide valued services to local community • Asked about the number of apartments proposed, and configuration, ie does every apartment have a courtyard? Will they overlook the terrace houses to the south?
Height/bulk <ul style="list-style-type: none"> • Generally concerned with height increase to 6 storeys and non-compliance with current height controls – why can't the development stay within the current height restrictions? • General consensus that lack of compliance with the LEP is a 'joke' in relation to the many new developments along Oxford Street. • Concern regarding overshadowing impacts to terrace houses, social housing and the current corner heritage building. • Should consider less height – say three storeys, as this may be more commercially viable.
Heritage <ul style="list-style-type: none"> • Loss of the heritage building is a major concern. Suggested that the heritage building needs to be more clearly distinguished from new buildings • Questioned heritage corner – will it remain empty?
General Design <ul style="list-style-type: none"> • Requested an image showing apartment layout. Questioned if each apartment (at roof level) has their own courtyard? • Questioned if a feasibility study had been undertaken? The proposal promises a lot, how will it stack up in reality? Currently there are numerous vacant shops along Oxford Street, not sure there is demand for more retail in that location. • Requested to see views of the proposed development from Denison Street and Mill Hill Road for visual impact consideration. • Suggested the façade to more in keeping with the surrounding heritage building • Requested that images showing terraces along Mill Hill Road and Denison Streets indicate property boundaries – images shown at meeting suggest a large common open space area will be incorporated into proposal behind the terrace houses, which is not the case and is misleading. • General sentiment that design was 'ugly' and too 'industrial' looking for the area – specifically regarding upper levels of the built form only - not the lower levels. • Suggested the development on the corner of Eveleigh St is a good example of 3 storey development more appropriate to the area • Questioned why residents along Mill Hill Road had not been doorknocked or letterbox dropped to invite to the meeting. Need to hear from them as they will be the most impacted by the development. One resident had been contacted by the Committee however they were unable to attend due to work and family commitments. Need to make it easier for people to provide their feedback. • Requested views along Mill Hill Road from different viewpoints looking in a northerly direction and how the proposed built form will appear • A green wall was suggested – similar to what can be seen at Central Park. • End of trip facilities were also requested to encourage sustainable modes of transports and offer facilities to shower on-site • Referred to the development on Eveleigh Street (The Grand Hotel) which is actually a four (4) storey building.