

## Draft Minutes of Rose Bay Precinct (RBP) meeting held on Monday 24 February 2025

Location: online

**Chairperson:** Barry White

**RBP Attendees (5):** Two (2) residents, plus Committee members Barry White, Angela Jakovac & Tony Kay

Other Attendees:

**Councillors present:** Cr Will Nemesh (Mayor)

Council staff present: Community Liaison Coordinator Jessica Ilacqua

**Apologies:** Cr Dov Frazer, Cr Steven Lewis, Walt Secord, Yosi Tal

**Acceptance of Minutes:** Minutes of 28 October 2024 were read and accepted, subject to the following amendments:

- a) In the heading, meeting date to be changed from 28 July to 28 October.
- b) In clause 4.1, the name of the bakery to be changed from 'SOOS' to 'Jesse's' in the heading and first sentence. The DA number DA-245/2024 is also to be added to the heading.

### 2. Matters arising from the Minutes

- 1) Jesse's Bakery – see below at Development Applications
- 2) Residents request for new residential parking scheme (RPS) in pocket of properties bounded by Warners Ave, Niblick St, Gilgandra Rd and OSHR – see below at Traffic and Parking.
- 3) Residents request for extended RPS signage on the south side of Blair St, between Mitchell St and Glenayr Ave - see below at Traffic and Parking.
- 4) Dangerous U-turns at western end of Chaleyer St - see below at General Business.

### 3. Councillor Updates

Mayor Cr Will Nemesh gave the following update:

- 1) Noted that Julia Hatsatouris had passed away at the end of last year. She was a stalwart of the precinct, being heavily involved in many precinct matters over many years. As an integral part of the community, she will be solely missed
- 2) Bondi Local Area Traffic Study report to be coming to Council soon. Announced that a Rose Bay Local Area Traffic Study would follow.
- 3) Community consultation for old council chambers in Bondi Rd has remained vacant since September 2024. Strong view that it should remain vacant until a decision is made on the new use of the site. Strategic Property Review Committee to look at options for the site following demolition of the building, such as (a) retaining use as a main council chambers (b) build a recreation and community facility (c) repurpose the site as a car park.
- 4) Stage 2 of the State Govt Low/ Mid Rise Housing Reform Policy is to be introduced on 28 Feb 2025 and will impact densities in key neighbourhood centres around Bondi Junction and in Queens Park. Heritage items are excluded. New South Head Road Rose Bay shopping centre in Woollahra impacts some neighbourhood streets to the east of Old South Head Road.
- 5) Utility Damage to Council Assets. Utility companies rarely report to Council before ripping up footpaths etc. Sydney Water never reinstates repairs to assets.
- 6) New Councillor/Officer committees have been created. The Strategic Property Review Committee will assess effectiveness of Council properties; investment, operational and

commercial. The Capital Works Review Committee has been reinstated to deliver best quality process and outcomes for the community. One such key project is the Capital Works Flood Plain management. Traffic management projects are also on the implementation list, with many yet to be funded.

- 7) Rose Bay North Neighbourhood Centre streetscape project is currently being assessed.
- 8) Mayoral Roundtable – over 20 Mayors were involved, focusing on social cohesion and multicultural education programs.
- 9) Bondi Junction Masterplan – this project is aiming to reimagine Bondi Junction (BJ) and assess from a strategic asset viewpoint. Considering production of a BJ vision document that identifies what is working, what is not, and what is missing, such as Arts and Culture e.g. a theatre.
- 10) Intersection of Murriverie Rd and Mitchell St – Council has resolved to review the safety of this intersection and identify a design for community consultation.

#### 4. Major Projects in progress/ updates

- 1) Changes to Woolworths at the corner of Albermarle St and OSHR. Woolworths long term tenant 10 Yr lease, then the possibility of smaller commercial outlets.
- 2) Barracluff Park Sports upgrade. Work recently began to create an improved sporting facility and provide a high-quality playing surface throughout the year. The work includes the installation of a higher quality drainage system, laser grading to ensure proper field levels, and installation of new premium sports turf.

#### 5. Traffic and Parking

- 1) Blair Street south side (Mitchell to Glenayr) resolved. New residential parking signage to be installed within the current residential parking area after Council approved the request following a further petition. Residents to be informed.
- 2) Residents request for a new residential parking area around the Warners Ave, Niblick St, OSHR pocket of properties has been deferred to Council's Residential Parking Scheme Review project which is scheduled for completion in the second half of 2025.
- 3) Nancy St intersections with Clyde St and with Murriverie Rd. For the Nancy/Clyde intersection, Council has resolved to repaint road markings and add a formal 'No Stopping' zone on the south side of Clyde to the west of Nancy.
- 4) Vehicular Safety at the S-bend of Glenayr Ave.  
**BACKGROUND:** Road markings have faded: At the first bend, the median double white lines; at the second bend, the Give Way markings. The two 'Give Way' signs are hidden by foliage and cannot be seen by approaching vehicles. Tony's onsite meeting with a resident concluded that the more strategic ideas (such as roundabout, one-way, pocket park) should be deferred until after the Bondi Traffic Study had concluded.  
**MOTION 250224/1** (moved Tony/seconded Barry): That the Rose Bay Precinct requests Council to repaint the road markings at the Glenayr Ave and O'Donnell St intersection and the double white median lines around the bend to its west, and relocate the two 'Give Way' signs at the intersection some 5ms to the east, to improve vehicular safety. UNANIMOUS SUPPORT
- 5) Newly installed Residential parking signage in Glenayr Ave does not extend as far north east as the Council resolution and the Council website map require. Tony has lodged a Customer Service Request (25009911) to request Council officers to review the existing termination of the RPS and consider relocating the signage (both sides of the road) to the east, towards O'Donnell St, in accordance with what was approved.

- 6) Unrestricted parking outside Lemon Tree Grocer in Glenayr Ave. Tony lodged a Customer Service Request (25009941), as follows: “Residents of Glenayr Ave reported that outside the Lemon Tree Grocer (7 Ways) at the southern end of Glenayr Ave and just north of Blair St, a single parking space is unrestricted.” He has provided Council officers with options to consider.

## 6. Development Applications

Jesse’s Bakery. The development application for Jesse’s Bakery at The Avenue and OSHR, DA-245/2024, has been appealed in the Land & Environment Court as a deemed refusal. The matter had been listed for a conciliation conference under Section 34 of the L&EC Act 1979. Concerns about onsite parking for the proposed 50 units (some of which are affordable housing units), floor space and height remain. A clause 4.6 variation to the WLEP controls has therefore been lodged with the DA. The meeting asked how stage 2 of the housing reforms could impact the DA’s assessment. It was concluded that this would be up to the applicant to determine.

## 7. What on: Open Consultations

Residents to click on following link: <https://haveyoursay.waverley.nsw.gov.au/>

## 8. General Business

- 1) U-turn from OSHR using Chaleyer St.  
**QUESTION 1:** The precinct wondered if Council could pursue Tony’s recommendation to implement double white median lines at the western end of Chaleyer St and install ‘No U-turn’ signage to act as a deterrent?
- 2) The meeting discussed the problematic nature of the current flyer distribution. It acknowledged that without distribution, people don’t know about the meeting and attendance would be low. The meeting understood that the current precinct budget was insufficient to perform a pilot distribution test using the company that Woollahra Council uses successfully. Several other options will be discussed by precinct executives and the Community Liaison Coordinator before the next meeting, such as student delivery.

## 9. Next meeting Monday 21<sup>st</sup> July 2025 to be held in person.