

QUEENS PARK PRECINCT PUBLIC MEETING
25 February 2026 via Zoom at 7pm

Convenor: Simon Swifte
Apologies: Councillor Paula Masselos, Sarah McCarthy
Councillor in attendance: Councillor Lauren Townsend

Minutes of meeting on 12 November 2025

- Moved to adopt: Simon Swifte Seconded: Peter Cohen

Centennial Park and Queens Park report provided by the Parklands

- The Summer festival season is drawing to a close. Many residents were letterboxed in advance.
 - Laneway took place on 8 Feb with 45,000 attending. Overall went very well operationally. Tropfest was on Sunday 22 Feb.
- Rolling Loud is 7 March, 12 noon to 10pm. Hip-hop festival with approx. 20,000 attending. Sound checks and rehearsals on 6 March and 7 March prior to event. Final festival of the season.
- Recent maintenance works across Centennial Park and Queens Park:
 - dog water station works completed with an increase in the size of the concrete pad to try and encourage better behaviour and less water sodden turf for the dogs to dig in.
 - In December, Parklands transitioned to a new open space/ landscape services contract with Green By Nature (GBN). GBN undertook a comprehensive dilapidation report on current asset conditions and we are implementing some of the recommendations. Queens Park should start to see an uplift in garden bed presentation as the cooler months approach.
 - End of March will see the completion of the summer sports season so whilst no major renovations are programmed people will see winter sports goal posts being installed.
 - Amenities on the eastern edge (Baronga, Musgrave and Darley Road) are being targeted with vandalism and graffiti.

Police report

- Local area commander advised that there were some '*knock and runs*' reported but nothing significant in the area.
- However, residents felt that perhaps this assessment did not wholly reflect what is going on in the area. Anecdotally, there appears to have been materially increased criminal activity in the neighbourhood in the past 12 to 24 months. Previously this area was considered relatively safe.
- In Ashton St, one house suffered a major burglary and another suffered the overnight theft of two (new) electric bikes from its garage facing York Lane in the past three months.
- A number of houses in this neighbourhood (including on Birrell and Ruthven, which are in BJ but adjoining the QPP zone) have multiple video cameras which have recorded thieves leaving the area. Apparently this evidence was provided to Waverley police.
- In addition, there have been multiple cases of houses being 'cased' by thieves prior to robberies, or '*knock and run*' occurrences when the offenders find residents are at home.
- A Stanley St resident reported that a neighbour just missed being hit by a fat bike being thrown over their fence.
- Residents agreed that this summary of activity and their concerns be forwarded to the police.

Share e-bikes and general bike safety

- Share e-bikes are an ongoing issue of frustration for residents because of dumped bikes littering the streets and safety issues of bikes generally, especially those using footpaths and endangering pedestrians.
- The State Govt has introduced legislation that will give councils more powers, including distribution and collection of devices and setting dedicated parking areas. Council has already provided some dedicated parking spaces in Bondi Junction.
- The Govt will also introduce a minimum age for e-bike riders (yet to be determined) and will adopt the EU Safety Standard to ensure e-bikes operate like bicycles, not motor bikes.
- Residents are still concerned at the lack of enforcement of any new rules.

Traffic congestion in Birrell St

- Committee has written many times to Council about the issue of cars snaking down to Newland St when held up at the intersection with Bronte Rd and also the danger from cars exiting some side streets into Birrell St since the renewal project was completed.
- At our last meeting, it was reported that **Council has agreed to have an infrastructure person attend our first meeting in 2026**. This did not happen.
- The Committee has suggested in numerous letters solutions to alleviate the traffic congestion at Bronte Rd for east travelling cars and is frustrated that Council has not acted in any way to solve this problem
- A resident provided a diagram of a recent afternoon scenario where the whole intersection at Newland St was blocked as one car turning right into Birrell St from the south of Newland St was stuck in the intersection. As the cars in Birrell St did not move east for ages, the intersection was gridlocked. Diagram attached.
- The cars stacked all the way down Birrell St make it even more difficult for those residents in side streets to access Birrell or their individual streets.
- Councillor Townsend will pursue this matter further and it was agreed that the Committee should write to Council again.
- Meeting was informed that upgrading works on Bourke St will commence on 3 March.

Major developments update

West Oxford St DA-400/2021 194 Oxford St

- Developer's application for 6 additional on larger (10 storey) building and 3 on smaller building (additional \$40 million) has been approved by the State Govt under the Affordable Housing provisions.

War Memorial Hospital (Edina Estate) 99-117 Birrell Street

- Project has been approved by the State Govt.
- Project proposal includes construction of Seniors Housing comprising a Residential aged care facility of 105 rooms, dependent living units, ancillary uses, carparking, bulk earthworks, adaptive reuse of existing heritage buildings on site.
- Proposing 6 buildings from 5 to 8 stories.

Moriah College DA update

- Two Committee members are now on the newly established Moriah College Redevelopment Consultation Committee and attended a meeting on 16 February.
- Enabling works commenced on 28 January 2026 and are programmed to finish in June/July. The Enabling Works will be carried out by Buildcorp.
- Hours of operation: Works will occur in accordance with the approved SSDA hours: Monday to Friday: 7:00am – 6:00pm Saturday: 8:00am – 5:00pm (No works on Sundays or public holidays, unless otherwise approved.)
- Notification to the broader community: DPHI and Waverley Council have been notified of the start of works. Site entry signage will be installed once the site is established, and a letterbox drop is planned for the residents most impacted (as advised by Waverley Council).
- The next stage of enabling works will involve moving Gate 4 slightly further north.
- A modification application is still to be submitted with lodgement is anticipated by the end of February. The changes are very minor and the visual impact almost indiscernible .
- Questions, concerns or complaints can be submitted on a *Contact Us* form that is available on the project website [Our building project | Moriah College](#). In addition, once the site is established, a 24-hour contact number will be displayed on signage at the site entry.

General Business

Future of Council properties in Bondi Junction

- There is concern from precincts in the area about the future of Council properties in Bondi Junction, including Spotlight and Officeworks. Residents are concerned that Council could sell these to developers, thus exacerbating the high rise density issue and reducing retail opportunities.

Density in the area

- Resident asked what residents thought about the increasing density in Waverley.

- It was pointed out that Waverley was already one of the most densely populated Council areas in the country. Councillor Townsend said that Council has had discussions on further density with Govt with only modest success.
- Further development at Bondi Junction, especially the proposed huge towers for the Mall, impact not only the amenity of the area and town centre but on traffic flows through our precinct as it effectively provides the only access to and from the south.
- Developers traffic flow plans always indicate that this one proposal makes no difference to traffic and no authority seems to look at the cumulative impact.
- Many apartments are left empty by investors and therefore do not alleviate the housing situation.
- The *Bondi Junction Vision and Masterplan* is being finalised and will be open for comment in June/July.
- The Low and Moderate Housing Policy for areas up to 800 metres from town centres covers most of QPk, It was pointed out that, while there are some large blocks in Q Pk, the small size of most blocks would mean that developers would have to buy up multiple expensive properties to build small blocks of flats, making it not really viable.

Ebley St crossing

- A resident wanted Council to look at the crossing in Ebley St outside Spotlight as traffic is sometimes held up by pedestrians crossing individually and not in groups. Councillor Townsend says that Council is aware of this issue and considering options.

Trucks in Newland St

- A resident raised the issue of trucks over 2 t using Newland St. One hit a tree branch that knocked out power lines. Councillor Townsend noted this.

Council's response to a complaint by one neighbour against another

- A resident detailed how a neighbour complained about his stormwater damaging his property two doors away. The neighbour did not provide any photographic evidence.
- Council knocked on the resident's door and said he wanted to inspect his stormwater and said that this was because a neighbour had complained. Council was aware of the complainant from a number of issues in the past. Can Council act on a complaint without evidence?
- As a result, Council ordered the works be done, setting what the resident thought was an unrealistic deadline, especially considering the cost involved. The resident had major personal issues to deal with also, requiring his absence from his home.
- The resident was especially upset at Council's attitude and manner in dealing with this matter and wondered why he was being asked to do this because of a neighbour's complaint.
- His house was built in 1910. Have all houses in the area been asked to do this?
- Councillor Townsend will look at whether there is anything she can do considering there is legal action taking place.

2026 meetings: The proposed dates for our 2026 meetings are as follows:

- Wednesday 20 May – AGM - Community Hall Mill Hill – Booked
- Wednesday 19 July
- Wednesday 18 November