

## QUEENS PARK PRECINCT PUBLIC MEETING

**13 August 2018**  
commencing 7pm Waverley Library Theatrette

Convenors: Peter Cohen, Simon Swift

Apologies: Andrew Stewart, Sarah McCarthy

Councillors present: Councillor Keenan and Masselos

### **Minutes from 14 May meeting**

Motion to accept: Michael Ahrens Seconded: Ian Barber

- Resident Rodney raised RSL Club development and reported the public meeting of the Sydney City Eastern Planning Panel was held on Thursday, 19 July 2018 at 2:00 pm. The development was not approved and the developer is re-considering its position.

### **New Waverley Council General Manager Mr Ross McLeod introduces himself**

- Commenced in the position on 1 July; first precinct meeting he's attended
- Has moved from NZ where he has spent most of his career in local government, in areas of policy development, operations and project management
- His focus will be restoring service delivery following the period that involved preparing for probable amalgamation

### **Proposed revisions (Amendment 6) to Waverley DCP 2012**

- Roma reported that Amendment 6 actually proposed a number of changes throughout the DCP
- Provided a brief outline of the Precinct's response that was submitted prior to closing date for submissions. It included the following:
  - suggested properties within 30m be notified of a DA as many small properties are very close to and impacted by proposals a few sites away, especially laneway proposals
  - emphasised the need to notify modification proposals to those originally notified and those who made submissions
  - suggested that heritage controls be more specific to assist both applicants and planning officers
  - emphasised the need to ensure that the Q Pk Heritage Conservation Area is given more prominence
  - suggested that laneway development in heritage areas be more specific and limited in order to preserve streetscape and impact
  - strongly suggested the reinstatement of laneway development instead of dual frontage development in s. 2.14 as the latter implies equal status of laneways to streets
  - proposed some specific controls for secondary dwellings to provide guidance to applicants and planning officers and more in keeping with State laws for complying development requiring 450 sq m for secondary dwellings

### **Adherence to heritage controls**

- At the May meeting, a motion was passed to write to Council about the lack of adherence to heritage controls in Waverley DCP 2012
- The draft letter was summarised for the meeting, outlining
  - residents value the heritage conservation status of Queens Park
  - residents question approval for developments that are clearly non-compliant with the heritage controls
  - heritage controls are too general and should be more specific, akin to those in

- neighbouring Woollahra's DCP
- additions being approved that are not sympathetic in scale and style, with roofs not consistent with the established skyline profiles and materials and colours not characteristic of the conservation area
- laneway development is being approved where the bulk, scale and form has a detrimental impact on the heritage conservation area
- controls for laneway development and secondary dwellings should also be more specific.
- A resident raised the following issues:
  - residents alter the appearance of homes without a DA (e.g. cement rendering the brickwork) but Council doesn't act
  - air conditioning unit placement and noise levels are not being enforced
  - street trees that also have heritage status are often trimmed by Council to the detriment of the trees
- Mr McLeod acknowledged the role of private certifiers and this means that residents need to keep an eye on compliance with a DA approval to some extent
- Finally, the Committee will try to meet with Ward Councillors and Council planning staff to review heritage controls and make them more specific.

#### **Update on West Oxford St proposed development (not on agenda)**

- Councillor Masselos told the meeting that the Mayor, some Ward Councillors and some planning officers would be meeting with the Deputy Secretary of the Planning Department about this controversial proposal. Had requested a meeting with the Minister.
- Developer not very amenable to changes to proposed two 36 m towers
- Not known when decision from State planning panel will be forthcoming

#### **Combined precincts meeting report (not on agenda)**

- Peter reported on presentations at the meeting by Peter Monks (Director Waverley Futures) and ID Consulting who present census data on Council's website.
- Peter Monks provided some key figures and targets:
  - Projected 1,250 new dwellings in 5 years and 3,900 in 25 years
  - Currently 13,500 jobs in Bondi Junction which is being raised to 17,000 and planned to be 20,500 in 25 years
  - Other news is that Waverley LEP is being reviewed.
- Sydney City Council area now most densely populated in Australia, Waverley second and then North Sydney.

#### **Moriah College update**

- MCCC meeting took place recently
- Relevant sections of the revised Transport and Traffic Plan is available for residents tonight
- School now has a procedure for complaints via both phone and email
- Early Learning Centre being rebuilt and students not on campus. Expect traffic increase when completed

**Next meeting:** 12 November 2018