

## Minutes of Rose Bay Precinct (RBP) meeting held on Thursday 17<sup>th</sup> July 2025

Location: Diamond Bay Blowing Club

**Chair:** Tony Kay

**RBP Attendees (37):**

35 residents, incl. RBP committee members Barry White (co-convenor), Tony Kay (co-convenor) & Yosi Tal (executive member)

**Other Attendees:**

Councillors present (2): Cr Will Nemesh (Mayor), Cr Dov Frazer

**Apologies:** Walt Secord, Angela Jakovac, Rita Cole

Nomenclature: NSHR - New South Head Road; OSHR – Old South Head Road

1. Acceptance of Minutes: Motion [20250717/1] Minutes of 24th February 2025 were read and accepted, as a true record of the meeting held (mover: Barry White /second: Yosi Tal)
2. Matters arising from the Minutes
  - 1) The Barracluff Park Sports Upgrade has now been completed and is operational.
  - 2) Blair Street south side (Mitchell to Glenayr) residential parking signage has now been installed.
  - 3) Nancy St intersection with Clyde St – a formal ‘No Stopping’ zone has been installed on the south side of Clyde to the west of Nancy. The road markings have yet to be repainted (even though resolved by Council to do so).

**QUESTION 1:** The RBP asks when repainting the road markings at the intersection of Clyde and Nancy streets is to be scheduled?
  - 4) Vehicular Safety at the S-bend of Glenayr Ave – the single centre road markings have been repainted as double centre lines to improve vehicular safety. The Give Way signs remain in their existing position but tree pruning now makes them visible.
  - 5) Newly installed residential parking signage in Glenayr Ave – after much dialogue between TK and Council, the signage has been relocated to align with residents’ expectations and Council’s resolution.
  - 6) Lemon Tree Grocers at Seven Ways unrestricted parking - officers have now reconfigured the parking so that this is now a timed space.
  - 7) Dangerous U-turns at western end of Chaley St – the response report informed the RBP that concerns such as this needed to be directed at the Hunter Ward Local Area Traffic Management study which will commence in the second half of 2025, as confirmed by Mayor Nemesh. Council has noted the RBP recommendation of double white lines and ‘No U-Turn’ signage as a deterrent. However, Mayor Nemesh then provided an update which confirmed that double white lines would be painted at the OSHR end in Chaley St and Owen St to deter U-turns. It is Council’s intention for this to be done in the next round of repainting road markings, which is due to be completed in two months.
  - 8) Precinct flyer distribution was discussed with the Council’s Community Liaison Coordinator (an outstanding issue over many years). We were informed that a new distributor was being used with greater success than previously. The RBP still believes that distribution is lacking in some areas and that there is still room for improvement.

**QUESTION 2:** Can the RBP be provided with Council statistics on precinct flyer distribution and where improvements can be made?
  - 9) Rose Bay Precinct Database reminder - should you wish to be part of the database, please advise the co-convenors; note that this is a private database and will only be used for distribution of RBP meeting agendas, and other relevant RBP precinct information.

### 3. NSW Housing Reforms – impacts on Rose Bay

#### ○ Background information

- R2 zoning generally not affected as WDCP (Waverley Development Control Plan) already allows most development; Waverley is affected by height & FSR (Floor Space Ratio) increases in R3 zoning between 400-800ms from Town Centre.
- In R3 zones:
  - 0–400 m from station/centre
    - Floor space ratio: max 2.2:1
    - Height of building: max 22 m
    - Storeys: max 6
    - No minimum lot size or width (WLEP provisions switched off)
  - 400–800 m from station/centre
    - Floor space ratio: max 1.5:1
    - Height of building: max 17.5 m
    - Storeys: max 4
    - No minimum lot size or width (WLEP provisions switched off)
  - Heritage items excluded. Heritage conservation zones appear to be overridden.
  - Affordable housing bonus of up to 30% to both FSR and height if up to 15% GFA (Gross Floor Area) is allocated to affordable housing for 15 years. Appears from the DPHI (Department of Planning, Housing & Infrastructure) that the number of storeys limitation may be abandoned under the in-fill affordable housing option – needs to be investigated legally - to be confirmed.
  - Council investigating legal application for boundary properties half in and half out of the 800ms perimeter.

#### ○ Response by Kellie Sloane, MP for Vacluse

- 3-page letter to Minister for Planning 28 April 2025 on her website - please see following link: <https://kelliesloane.com.au/news/letter-to-nsw-minister-for-planning-on-the-proposed-housing-reforms>
- Kellie held an at-capacity Eastern Suburbs Housing Community Forum on 11 June 2025.
- Latest news from Kellie's office as at 7 July 2025, quoting "Kellie held a very successful housing forum at the start of June attended by hundreds of community members. We are continuing to share community concerns with the Minister. Woollahra Council has also met with the Parliamentary Secretary for Planning, Mr Stephen Bali, and discussed whether there are ways Rose Bay could be carved out the scheme. You may wish to refer people to Woollahra Mayor Cr Sarah Swan's

report from the 23<sup>rd</sup> June:

<https://woollahra.resolve.red/web/UserControls/pdf/web/DocPDFWrapper.aspx?ar=1292&token=fa5b3295-0325-4d19-a4f5-6ae77850e56f> Kellie's letter is also useful if you want to refer people to that." Note that the Woollahra Mayor is now known as Cr Sarah Dixon.

- Please also see the following link to the Interactive Map where it's possible to measure a property to the town centre by using the measurement (ruler) icon and click on the line measurement before clicking on the map to implement the measurement:

[https://spatialportal.dpie.nsw.gov.au/portal/apps/experiencebuilder/experience/?gl=1%2A1ekipbk%2A\\_ga%2AMTI2MDkxNDE3NS4xNzUzNzAyODg0%2A\\_ga\\_EM0GYT3QMX%2AczE3NTM3MDQ1MjgkbzEkZzAkdDE3NTM3MDQ1MzEkajU3JGwwJGgw&id=c53d5767b677454c8a26d6790a296bc2](https://spatialportal.dpie.nsw.gov.au/portal/apps/experiencebuilder/experience/?gl=1%2A1ekipbk%2A_ga%2AMTI2MDkxNDE3NS4xNzUzNzAyODg0%2A_ga_EM0GYT3QMX%2AczE3NTM3MDQ1MjgkbzEkZzAkdDE3NTM3MDQ1MzEkajU3JGwwJGgw&id=c53d5767b677454c8a26d6790a296bc2)

Cr Frazer added comments on TODs (Transport Oriented Development) whereby development is approved under the Housing SEPP (State Environmental Planning Policy) and performed close to designated town centres, like Rose Bay on NSHR.

- 28-30 Hamilton St, Rose Bay (DA-156/2025)
    - Amalgamation of two neighbouring houses (No. 28 Hamilton Street is a single storey brick dwelling; No. 30 Hamilton Street is a two-storey rendered dwelling) looking to take advantage of the new low and med reforms – The DA description reads: “Demolition of the existing houses and construction of a new six storey residential flat building containing 12 x 4-bed units, 26 parking spaces within 2 levels of basement parking and landscaping works”. Lodged mid-May 2025. Now off notification and internal Woollahra Council referrals have commenced as part of the assessment.
  - Wilberforce/Dover Super Development Site
    - EOI (Expression of Interest) process for 32-38 Wilberforce Ave & 41-55 Dover Rd (comprising 12 houses and total site area of almost 6,000sqm with three site frontages to Wilberforce Ave (55m), Dover Rd (96m) and Spencer Lane (39m) and a depth of 79m from Dover Rd to Wilberforce Ave) completed by Colliers and closing on 26 June. TK contacted Colliers on the day of the RBP meeting but no further information is available.
  - Council information session on the NSW Housing Reforms – low and mid-rise development scheduled for 6:30pm on Wed 23 July at Bondi Pavilion Seagull Room
    - Fliers were made available to take away. It was indicated that the information session duration is only an hour.
4. Development Applications, including:
- Update on Jesse’s Bakery Site (DA-245/2024)
    - Shop top housing of 4-5 storeys, incl. 50 units with some affordable housing, at 1, 3-5 The Avenue & 439-441, 443 OSHR, Rose Bay
    - S.34 Conciliation session was held on 26 June.
    - Little change in status from the February minutes. Amended plans are expected to be lodged very shortly, which will likely require re-exhibition and referrals.
  - (Proposed) Changes to Woolworths (corner Albemarle St and OSH Road)
    - DA-413/2024 for 4 storey mixed use, with ground & level 1 Woolworths, levels 1-3 proposed to be 13 units (2 x 2 beds, 10 x 3 beds, 1 x 4 beds) and 3 levels of basement car parking at 488-492 OSHR & 30 Albemarle Ave, Rose Bay
    - DA under Council review, awaiting Planning Proposal sign off by DPHI (Dept. of Planning, Housing & Infrastructure); DA to be determined by Sydney Eastern City Planning Panel (SECPP) possibly in September, once other matters have been resolved.

- Matter raised by residents on 375 OSH Road with Murriverie Rd. Issue with work starting on the development site without a DA being submitted, with the site being closed temporarily, yet no formal information has been provided on the DA at this time. The DA-124/2025 is under assessment. UPDATE: New plans have been added to DA Tracker on Council's website as at 23 July 2025.

5. Traffic & Parking, including:

- Pedestrian crossing at Bunnings, Rose Bay (raised by Yosi Tal)
  - Background: When his matter was first raised by Yosi Tal with Tony Kay in May 2025, the Mayor Cr Will Nemesh requested that Council's Executive Manager Infrastructure Services raise the matter with TfNSW. Response from TfNSW (as OSHR is a State road) was that they were not interested in making any changes at this point of time.
  - Mayor Nemesh provided an update that an announcement would be made in the coming week/s after discussions with TfNSW which would identify a fully funded, positive outcome for the crossing.
- Beaumont St, Rose Bay traffic calming (raised by Barry White)
  - Background: Council resolved in July 2022 to investigate reduced speed limit and traffic calming in Beaumont St, and send a report to the Waverley Traffic Committee. Unfortunately, much of Council's traffic team left Council and then there was a wait for this department to be restructured before the matter was addressed. The speeding issue remains a problem, especially when vehicles are passing each other while simultaneously heading up and down the hill in such a narrow road.
  - **MOTION 1/RESOLUTION: That the Rose Bay Precinct, noting Council resolution CM/8.4/22.07 in July 2022, requests Council to provide a timeline for when the investigation into Beaumont Street, Rose Bay traffic calming will be completed and a report prepared.**  
(Mover: Barry White; Seconder Barry Polty)  
MOTION CARRIED UNANIMOUSLY
- Mayor Nemesh provided some brief comments on the current Residential Parking Scheme (RPS) Review currently being conducted by Council and indicated that community members can provide feedback on the "Have Your Say" section of Council's website until 18<sup>th</sup> July. In relation to comments on parking issues at the north corner of Beaumont Street and OSR Road with relation to a new residential and commercial building.
- Tony Kay noted that a resident had contacted him from Glenayr Avenue to report that a kerb ramp (outside Lox in a Box) in Blair St at Seven Ways is often blocked by vehicles parking illegally and therefore restricting access. A request to Council was lodged requesting a review and consideration of installing a pair of bollards on each side of the kerb ramp. Council responded with a recommended solution to install a shared e-bike storage bay in the 'No Stopping' zone to the immediate east of the kerb ramp, so that no parking spots would be lost. Mayor Nemesh added that there will be 65 designated bike bays installed in Waverley over the coming months for three bike operators and that the e-bikes will be geo-fenced, thereby restricting the bike parking to these bike bay locations.

- Chaleyer St, Rose Bay traffic flow:
  - Bruce Goldberg raised the matter of traffic congestion in Chaleyer Street due to it being a single travel lane with parked cars on each side. He suggested that the street be made one-way eastbound (from OSHR to Hardy Street). He noted that Council was supposed to install passing bays but that this had never happened. He reiterated that the road was too narrow to handle two-way traffic.
  - MOTION: That the Rose Bay Precinct requests Council to investigate a one-way, eastbound traffic movement on Chaleyer St, Rose Bay (Mover: Bruce Goldberg; Seconder: Yosh Tal)
  - AMENDMENT: (Mover: Peter Schonstein; Seconder: Barry White): That the original motion includes options for traffic flow/calming such as one-way traffic movement eastbound and improved marked passing bays as part of the Rose Bay Local Area Traffic Management study. (Vote: 8 FOR, 5 AGAINST – amendment carried).
  - **MOTION 2/RESOLUTION:** That the Rose Bay Precinct requests Council to investigate improved traffic flow/calming on Chaleyer St, Rose Bay as part of the Rose Bay Local Area Traffic Management Study, including consideration of such options as a one-way, eastbound traffic movement and improved marked passing bays. (Vote: 12 FOR, 0 AGAINST; MOTION CARRIED).
  
- OSHR Intersections with Owen and William streets: A resident (Neville New) raised the issue of congestion at the OSHR intersections with Owen Street and William Street. He suggested that the No Stopping zones did not allow sufficient space for cars turning into the streets and not being able to move, when many cars were trying to turn out of the streets at the same time.
 

**QUESTION 3:** Can an investigation of congestion in Owen and William streets at their intersections with OSHR be added to the Rose Bay Local Area Traffic Management Study?
  
- Resident raised an issue with the traffic lights at the intersection of Dover Road and OSHR. He indicated that there was no green arrow to turn into Dover Rd and wished this to be listed in the minutes as well as traffic turning from Dover Rd south into OSHR. He requested that lanes be clearly marked for vehicles wishing to turn.
 

**QUESTION 4:** As this is a NSW State Road not under the control of Waverley Council, the Rose Bay Precinct asks if Council can request TfNSW to confirm and then repaint the road markings on approach to the traffic lights at the intersection of Dover Road and OSHR for all four legs of the intersection, especially the lanes for vehicles turning right, and if green light arrows can be considered?
  
- A resident (Greg Mitchell) noted issues with living next to a Resident Parking Scheme (RPS) in Glenayr Ave and its impact on parking in Oakley Rd (where no RPS is installed). He stated that he has provided feedback to Council with his concerns.

## 6. General Business

This was general discussion but no motions were moved or questions raised.

- 7. Next meeting is scheduled for Thursday 20<sup>th</sup> November 2025 to be held in person at the Diamond Bay Bowling Club.