

## Draft Minutes of Rose Bay Precinct (RBP) meeting held on Thursday 20<sup>th</sup> November 2025

Location: Diamond Bay Blowing Club

**Chair:** Barry White

**RBP Attendees (8):** 8 residents, incl. RBP committee members Barry White (co-convenor), Tony Kay (co-convenor)

**Other Attendees:** Councillors present (1): Cr Dov Frazer (arrived at 7:30pm)

**Apologies:** Walt Secord, Angela Jakovac, Yosi Tal, Peter Beuvink, Cr Will Nemesh (Mayor), Cr Steven Lewis

Nomenclature:

NSHR - New South Head Road; OSHR – Old South Head Road; (Tony K/Barry) = (mover/seconder)

1. Acceptance of Minutes: Motion/Resolution (Tony K/Tony G) That the minutes of 17th July 2025 meeting be read and accepted as a true record of the meeting held, subject to 'Nancy' replacing 'Nacy' in Question 1 and 'meeting held' replacing 'minutes held' in clause 1.
2. Matters arising from the Minutes
  - The RBP had asked at the July 2025 meeting when repainting the road markings at the intersection of Clyde and Nancy streets is to be scheduled? RESPONSE REPORT: Although a formal 'No Stopping' zone has been installed on the south side of Clyde to the west of Nancy, a refresh of the road markings is scheduled in the early 2026 within the next line marking package to be delivered by external contractors.
  - FROM JULY 2025 MINUTES: "Dangerous U-turns at western end of Chaleyer 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 Chaleyer 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." Co-Convenors NOTE: Double centre white lines have now been painted in both Chaleyer St and Owen St at their intersections with OSHR.
  - The RBP had asked at the July 2025 meeting to be provided with Council statistics on precinct flyer distribution and where improvements can be made? RESPONSE REPORT: No statistics are available. Additional fliers can be distributed to the homes of RBP executives for personal redistribution if the Community Liaison Officer is told in advance of the meeting.  
Precinct flyer distribution was discussed at the meeting (an outstanding issue over many years). The RBP still believes that distribution is lacking and that there is still room for improvement.  
**MOTION 1/RESOLUTION (unanimous): (Tony K/Greg)**  
**That the Rose Bay Precinct:**
    - a) Notes only one (1) out of seven (7) attendees received a physical flier.
    - b) Requests the Combined Precincts to consider options for improving precinct meeting flier distribution
3. NSW Housing Reforms – impacts on Rose Bay
  - Tony K and Barry gave an update to the meeting on the Low and Medium Density Housing Reforms (LMR), in particular the impact of affordable housing provisions. It was explained that developers are starting to reconsider the affordable housing options for additional floor

space and height due to the possible devaluation impact on the neighbouring units that are not designated affordable housing. This might reduce the 'overdevelopment' potential to unit blocks built under the LMR.

- 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. From Woollahra Council's DA Tracking, it appears that a separate DA for 4 storeys has been approved. DA-156/2025 for 6 storeys was refused by the Woollahra Local Planning Panel, with the applicant previously lodging an appeal in the Land & Environment Court based on a 'deemed refusal'.
- Wilberforce/Dover Super Development Site – Previous 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 closed on 26 June. There are no active DAs for this site.

#### 4. Development Applications

- 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 July minutes. The DA is still under appeal based on a deemed refusal.
- 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 was approved by the Sydney Eastern City Planning Panel (SECPP) on 2 September 2025. A modification application was approved on 11 November 2025 to modify conditions of consent and thereby facilitate a staged construction and correct drafting errors. It is believed that the site is available for sale with Woolworths being the sitting tenant for 10 years.
- DA-124/2025 at 375 OSH Road (corner of Murrivier Rd). DA is under assessment. UPDATE: New plans were subsequently added to DA Tracker on Council's website to support a change of use to a cafe, internal demolition, alterations and additions, with proposed hours of operation to be 6am-7pm Mon-Sun. The DA was approved on 27<sup>th</sup> August 2025 as a deferred commencement consent.
- QUESTION 1: A resident asked what was happening with the Jonno's site on the south east corner of OSHR/Dover as the café has closed down. No information was available at the meeting.
- QUESTION 2: A resident raised concern about possible development issues at The Avenue/OSHR block on the other side of the road to the Jesse's Bakery site, formerly Smile's Dental Clinic. He asked what was happening at the site? No information was available at the meeting.

#### 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 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.
- However, since then, Kellie Sloane MP and Mayor Nemesh have pushed for pedestrian safety improvements at the pedestrian crossing and, as reported at the meeting by Tony K, TfNSW has agreed to fund changes with design concepts to be placed on public exhibition for community feedback in the next few months. He hopes that the design will include a raised pedestrian crossing (wombat crossing) and kerb extensions, as kerb extensions on both sides of OSHR would reduce road crossing width and has the potential to increase parking. He has requested TfNSW to consider a 40kph high pedestrian activity zone on OSHR throughout the Rose Bay shopping strip.
- Beaumont St, Rose Bay traffic calming (raised by Barry at the July 2025 meeting)
  - 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 from the July 2025 meeting: 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. RESPONSE REPORT: This has been included in the scope of the Hunter Ward Local Area Traffic Management study (LATMS). Initial outcomes of this study are anticipated to be completed towards the end of the 2025/26 financial year. The response report did not indicate when community consultation could start.
  - Barry suggested that 'liquid' speed humps used around the world could work effectively by providing traffic calming without the noise and vibration created by traditional speed humps (rubber or concrete).
- The meeting heard from Cr Frazer that the Residential Parking Scheme (RPS) Review currently being conducted by Council has looked at the issues holistically and that community members will be given a further opportunity to provide feedback after the June/July "Have Your Say".
- Tony K updated the meeting on how Council had secured the kerb ramp (outside Lox in a Box) in Blair St at Seven Ways, which was often blocked by vehicles parking illegally and therefore restricting access. A request to Council had been lodged requesting a review and consideration of installing a pair of bollards on each side of the kerb ramp. Council responded by installing a shared e-bike storage bay in the single parking space at that location plus infrastructure on each side of the kerb ramp, rather than placing the e-bike storage in the 'No Stopping' zone to the immediate east of the kerb ramp. The latter would have meant no parking spots would have been lost. This is one of 65 new e-bike parking bays (both on and off-road) participating in the trial. It is understood that the e-bikes will be geofenced, thereby restricting the bike parking to these bike bay locations.
- The meeting had a discussion about e-bikes and the danger to riders and pedestrians. It was reported that geofencing was not happening effectively. E-bikes are still parking in driveways, sometimes at night. They are very heavy to move and their alarm can be triggered.

**MOTION 2/RESOLUTION (unanimous): (Bruce/Tony K)**

**That the Rose Bay Precinct:**

- a) Notes That e-bikes are still being left haphazardly throughout the precinct and in other areas of the Waverley LGA rather than in the new designated bike bays.

- b) Requests Council to ensure that the Memorandum of Understanding (MOU) and Terms & Conditions (T&Cs) are being fully followed by all three e-bike operators, including geofencing and collection of e-bikes.
- Tony K reported that he and a Mill Hill Precinct resident had created a 'discussion paper on a page' that floated solutions to the e-bike issues. The meeting agreed that legislation needed to be changed urgently, including what can be sold, what can be used, and how and where e-bikes can be ridden.
- Chaley St, Rose Bay traffic flow:
  - The matter of traffic congestion in Chaley Street had been raised at the July 2025 meeting. It had been suggested that the street be made one-way eastbound (from OSHR to Hardy Street) as the road was too narrow for two-way traffic. It had been noted that Council was supposed to install passing bays but that this had never happened.
  - MOTION 2/RESOLUTION from the July 2025 meeting: That the Rose Bay Precinct requests Council to investigate improved traffic flow/calming on Chaley 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.
  - RESPONSE REPORT: This has been included in the scope of the Hunter Ward Local Area Traffic Management study (LATMS). Initial outcomes of this study are anticipated to be completed towards the end of the 2025/26 financial year. The response report did not indicate when community consultation could start.
- 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 from the July 2025 meeting: 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? RESPONSE REPORT: There was no clear response to the question. Co-Convenors suggest that this matter be included in the Hunter Ward LATMS.
- At the July 2025 meeting, a resident raised an issue with traffic movements at the traffic lights at the intersection of Dover Road and OSHR.
- QUESTION 4 from the July 2025 meeting: 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? RESPONSE REPORT: Indicated that line markings had recently been refreshed. Recommended that future issues at this intersection be submitted directly with TfNSW as the traffic lights and traffic movements into and from OSHR was a State matter. Website address is <https://www.transport.nsw.gov.au/about-us/contact-us> - A follow up motion was moved:  
**MOTION 3/RESOLUTION (unanimous) (Tony K/Bruce)**  
**That the Rose Bay Precinct requests TfNSW and Council to investigate marking a new right turn arrow in the offside lane of the eastbound leg of Dover Road on approach to the OSHR traffic lights to improve traffic safety.**
- Cr Frazer told the meeting that the proposals at the intersection of Murriverie, Mitchell and Hardy would only be implemented when funding was identified and certainly not in the 2025/26 financial year. Tony K indicated that Council had decided not install a pedestrian crossing in Mitchell St following community feedback, including a significant submission on the two concept design options made by Tony K on behalf of the RBP. However, Council has endorsed option 2, which includes pedestrian crossings in Murriverie and Hardy, kerb

extensions, in-lane bus zones, and a raised platform at footpath level for the Murriverie Rd/Hardy St intersection.

6. General Business

- Cr Frazer gave a short report, as follows:
  - A report on delegations and processes for the new Waverley Local Transport Forum (that is replacing the Waverley Traffic Committee) will be presented to councillors at the 9<sup>th</sup> December Council meeting for endorsement.
  - The Rose Bay shops (north shopping strip including Coles) will be performed in the 2026/27 financial year.
  - A huge development proposal has been reported on the corner of Ocean Avenue and OSHR (including the Fish Shop site). Cr Frazer agreed to follow up and provide some information.
  - The Curlewis St bike upgrade is continuing. It was mentioned that the slip lane on the corner of Curlewis St and OSHR was to be removed when that stage of work is performed. Cr Frazer agreed to confirm this understanding and report back to the RBP.

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

7. Next meeting is scheduled for Thursday 26<sup>th</sup> February 2026 to be held in person at the Diamond Bay Bowling Club.