

## QUEENS PARK PRECINCT ANNUAL GENERAL MEETING

23 August 2017

commencing 7pm Waverley Library Theory Room

Convenors: Peter Cohen, Simon Swifte  
Apologies: Councillor Cusack, Sarah McCarthy  
Councillor present: Councillor Burrill and Masselos

**Welcome** to residents at the meeting for the first time. Some came because flyer was distributed earlier and others because of Moriah DA issue.

### Minutes from 10 May 2017 meeting

*Moved: Michael Ahrens*      *Seconded: Ian Barber*

Business arising – George Feuerlicht confirmed his membership of Committee

**Centennial Park Report** – Park representative unable to attend at last minute. No report

- A Queens Park Rd resident with a young child expressed concern at night mowing of Queens Park as happened last summer. Will contact Parklands about this.

**Police Report** – presented by Ian Barber from Community Safety meeting 1 August 2017

Police Facebook, Eastern Suburbs LAC: <https://www.facebook.com/EasternBeachesLAC>

- local people driving to beach are leaving their car keys on top of their tyres. Often observed and car stolen or goods in car stolen.
- Party Safe - can register parties on party safe and automatically sent to police station. Site has tips for safe parties.
- ThinkUKnow site for reporting hacking and scams
- Safety@Home for registering Dementia and Alzheimer's suffers. Wrist band issued with next of kin details and sticker to place on refrigerator or phone, so if emergency services have to attend, they know who to contact.
- Community Portal for reporting non-emergency online. Uses Services NSW login.
- firearm amnesty to 3 September, phone number 1800 509 826. Need to contact and inform before attending the police station to surrender firearm.
- From Facebook site SCAM ALERT
  - watch out for fake Energy Australia bills
  - SMS phishing scams targeting customers of Australian banks. If you receive a suspicious SMS asking you to click on a link and enter personal details, do not click on the link. Please report any scam activity to [www.acorn.gov.au](http://www.acorn.gov.au)
  - If you receive an unexpected call from someone claiming to be from the Australian Taxation Office threatening you with immediate arrest or stating you must pay money to receive a tax refund, hang up. Scam watch website
- <http://www.scamwatch.gov.au/>
- Crime statistics in Waverley are either low or stable in all categories.

### West Oxford St development update

- Council unanimously rejected Planning Proposal at its meeting on 18 June.
- Local State member replied to Precinct's submission, indicating that he will pass on community's views to Planning Minister – **response attached**.
- Decision ultimately to be made by Greater Sydney Commission, probably with assistance from Dept of Planning staff
- The issue of Voluntary Planning Agreements was raised. These allow developers an extra 15% volume in developments if specified payment made to Council. Councillor Burrill emphasised that Waverley Council enforces payments for VPAs.

### Waverley's People, Movement and Places Report

- Council engaged consultants to prepare this report about where we go and how we get there. The plan prioritises people on foot, followed by people riding bicycles, using public transport, service vehicles,

shared mobility and private motor vehicles.

- Precinct Committee looked at the report, concentrating on traffic proposals that could impact on the Queens Park area.
- Precinct's submission suggested that the report concentrated on the Bondi Junction CBD without due consideration of the surrounding neighbourhoods.
- Our submission pointed out that the report
  - Purports to reduce traffic in Bondi Junction in contradiction to Council's encouragement and approval of large developments in recent years despite residents warning about traffic consequences;
  - does not consider in detail the origins and destinations of north-south traffic which is key to any worthwhile traffic study;
  - suggests directing more traffic down Birrell St from Bronte Rd and on York Rd without considering that through traffic would already be using this route;
  - proposes on and off ramps from Syd Einfeld Drive at Newland St, encouraging South-North traffic through the centre of Bondi Junction against the report's stated goals and
  - proposes a right hand turn from Eastgate Shopping Centre into Ebley St, likely increasing chaos within the car park itself with cars waiting for those queuing to turn right. Newland St traffic already has other exits available.
- Councillors indicated that there is no specific timetable for implementing findings of the report.

### **Moriah College**

- The meeting was informed that the Precinct Committee wrote to Council about the fact that there had not been a meeting of the Moriah Community Consultative Committee (MCCC) this year, despite the fact these meetings are a condition of previous DAs and the school lodged another DA earlier this year.
- Correspondence from the Council indicating that they would no longer hold the meetings was read to the meeting as well as the Precinct's response.
- Both Councillors present said that they would follow up on this issue.
- Residents expressed dismay at this development, especially in light of ongoing issues such as student parking and the school's lack of enforcement of the rules.
- Residents said that some other eastern suburbs schools do not permit students to drive to school at all.
- One Queens Park Rd resident spoke about the poor behaviour and profane language of students towards her in front of her young child, damage to her vehicle as well as the difficulty she has accessing her driveway due to being partially blocked by students' cars.
- Residents expressed the view that the proposed Early Learning Centre is totally inappropriate for the site because of lack of adequate onsite parking and additional traffic issues expected because very young children are not usually dropped off by parents, but personally walked into the premises.

### **The following motion was passed unanimously:**

1. that the Precinct Committee communicate to the Council its clear view that the MCCC should be promptly reinstated and continue on a regular basis in accordance with the existing Plan of Management and previous practice
2. that the Committee meet with Peter Monks at an early date to discuss its letter of response and any communication with the College on the matter raised.

*Moved:* Michael Ahrens    *Seconded:* Michael Evers

### **General Business**

Resident who had previously written about bins and rubbish placed outside her home adjacent to a laneway was at the meeting and raised the matter again.

Councillors indicated that Council is looking to increase facilities for removal of dumped rubbish from streets. Issue of rubbish bins has still not been resolved. Many residents are leaving bins permanently in laneways despite distribution of flyer from Council and are not subject to any penalty.

Councillor Burrill spoke about the plan for reduction in bins, as paper and glass recycling will be combined and collected weekly. This will happen in this financial year. It was suggested that a penalty be imposed on those who leave bins in the street.

One resident, who attended the meeting for the first time, thought that the meetings should be more frequent. Convenors indicated that residents who attended will be put on a database and informed of any

matters between meetings.

The Precinct's email address: qpp2022@gmail.com

**Next meeting:** 8 November 2017

### **Post meeting developments**

1. As a result of approaches by Ward Councillors, the Mayor requested a review of the decision to of the MCCC. Furthermore after a meeting with Council and Precinct Committee representatives, a meeting of the MCCC is being arranged for a date in the near future.
2. Planning proposal for the Telstra site on the corner of Birrell St and Bronte Rd (122 Bronte Rd) was lodged 2 August 2017 and is under preliminary assessment.

Proposal is for rezoning from SP2 Infrastructure to B4 Mixed Use; an increase in height from 15m to 43m and an Increase in FSR from 2:1 to 7.1:1.

2. War Memorial Hospital, 125 Birrell Street, Bondi Junction - lodged 4 July 2017

Application to rezone from SP2 Infrastructure (Health Services Facility) to R3 Medium Density Residential; increase heights to 15m, 21m and 28m at different locations on the site; increase FSR from 0.9:1 to 1.5:1; include additional permitted uses for business premises, food and drink premises, retail premises and tourist and visitor accommodation.

Under preliminary assessment. To be reported to Council end 2017

4. 96-122 Ebley Street, Bondi Junction Gateway Determination - 20 July 2017  
Application to rezone from B3 Commercial Core to B4 Mixed Use; increase FSR for 96-108 Ebley St, Bondi Junction from 4:1 to 5:1; implement a minimum non-residential FSR of 3.5:1 across the site.

Public exhibition to commence from 30 August 2017



# Bruce Notley-Smith MP

Member for Coogee



Mr Peter Cohen  
Co-Convenor  
Queens Park Precinct Executive Committee  
109 Newland Street  
Bondi Junction NSW 2022

Dear Mr Cohen,

**Re: Planning Proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction**

Thank you for your email received earlier this year regarding the planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction. I apologise for the delay in responding to your correspondence.

Please be assured that I have maintained contact with Waverley Council to stay up-to-date with the progression of this planning proposal through its various stages of assessment.

Now that Waverley Council has rejected the proposal, I have represented your concerns to the NSW Minister for Planning, the Hon. Anthony Roberts MP. I have asked that the minister give careful consideration to the concerns you have raised and also to the fact that council has refused the proposal. I have asked the minister therefore to reject the proposal.

I will be in touch once I have received a reply from the minister.

Yours sincerely,

**Bruce Notley-Smith MP**  
Member for Coogee

Date: 18-8-17



# Bruce Notley-Smith MP

Member for Coogee



The Hon. Anthony Roberts MP  
Minister for Planning  
GPO Box 5341  
SYDNEY NSW 2001

COPY

Dear Minister,

*Anthony,*  
**Re: Planning Proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction**

I have been contacted by a number of concerned constituents regarding the planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.

Recently Waverley Council unanimously rejected the planning proposal for the following reasons:

- a) The proposed height and floor space ratio will result in an overdevelopment of the site and will present an unacceptable built form scale, particularly to Oxford Street.
- b) The proposal has not sufficiently addressed the impacts of bulk and scale, and is not sympathetic to and does not provide an acceptable transition to the heritage items on the subject site (Norfolk Island Pine), in the surrounding area (Nelson Hotel) and Centennial Park.
- c) The majority of community feedback received opposes the proposal, with 69% of objections relating to increased traffic congestion, lack of parking and pedestrian safety.
- d) The value of the public benefits offered as part of the planning proposal are not aligned with the expected value uplift of the proposal and does not comply with the Council's Planning Agreement Policy 2014. No planning agreement has therefore been entered into as part of this planning proposal.
- e) The proposal does not provide affordable rental housing in accordance with the benchmarks stated in the draft District Plans, and is not consistent with Council's methodology for valuing uplift.
- f) The proposal is inconsistent with the recommendations of the Government Architect's Office Final Report on the West Oxford Street Precinct Plan.
- g) Inconsistency with the following directions under Waverley Together 3:
  - i) L5a – Ensure planning controls for new buildings and building upgrades deliver high quality urban design that is safe and accessible, in which heritage and open space is recognised, respected and protected.

Shop 15, 53 Frenchmans Road, Randwick NSW 2031

(02) 9398 1822 (02) 9398 1044 coogee@parliament.nsw.gov.au bnsmp @bnotleysmith bnotleysmithmp  
www.notleysmith.com



## Bruce Notley-Smith MP

Member for Coogee



(ii) L5b – Protect and maintain heritage significant buildings while ensuring they are fit for use.

(iii) L5c – Consider the use of planning controls and agreements to provide improvements to built infrastructure.

(h) The 2013 Traffic Study (prepared by GTA Consultants) is inadequate as follows:

(i) The modelling is not acceptable due to the length of time since the survey was carried out.

(ii) The intersection modelling, whilst acknowledging the existing congestion at the Oxford Street/Nelson Street intersections, does not provide any solutions.

(iii) The intersection models need to be modelled as a network rather than individual intersections.

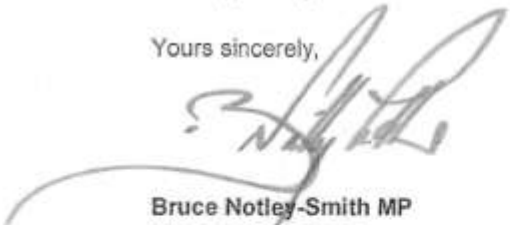
(iv) The report fails to consider the impact of the proposed development on surrounding roads and local amenity.

(v) The report does not address the issue of vehicles exiting the Osmund Lane shared lane into Nelson Street.

I would be grateful if you could give careful consideration to Waverley Council's concerns and ultimately reject this proposal.

Thank you for your assistance.

Yours sincerely,

  
**Bruce Notley-Smith MP**  
Member for Coogee

Date:

11-8-17