

## Rose Bay Precinct Committee – Meeting Notes

<b>Meeting:</b>	<b>Stakeholder Briefing – Rose Bay Precinct Committee</b>
<b>Date:</b>	Wednesday, 4 December 2019
<b>Location:</b>	Mill Hill Community Centre – Meeting Room 1 31-33 Spring St, Bondi Junction NSW 2022
<b>Time:</b>	5.00 – 6.00 PM
<b>Attendees:</b>	<b>Stakeholders</b> <ul style="list-style-type: none"> <li>David Sanday - Rose Bay Precinct Committee (Secretary)</li> <li>Bruce Woolf - Rose Bay Precinct Committee (Convenor)</li> </ul> <b>Project Team</b> <ul style="list-style-type: none"> <li>Rachel Condon – Willowtree Planning (Associate)</li> <li>Greg Gilyou – Evolve Consulting (Director)</li> <li>Peter Murray - Roberts Day (Senior Urban Planner)</li> <li>Sara Wilson – KJA (Program Director)</li> <li>Isha Negi – Team2 (Associate)</li> <li>Patrick Connor - Waverly Council (Strategic Planner)</li> </ul>
<b>Apologies:</b>	Tim Sneesby - Waverly Council Zack Ashby – Team2 Stephen Moore – Roberts Day (Director)

## Meeting Notes

Notes
<b>Traffic &amp; Parking</b> <ul style="list-style-type: none"> <li>General note that traffic and road congestion is big concern for local residents</li> <li>Traffic has been a topical issue on recent precinct committee meeting agendas</li> <li>Concern expressed regarding right hand turn onto Old South Head Road from William Street becoming congested</li> <li>Street parking in nearby streets is becoming more difficult to find – many residents seem to use their garages for storage and park on the street</li> <li>Concern for entry and exit to/from proposed development driveway</li> <li>The Avenue is considered too narrow for vehicle access to this site</li> <li>General concern with changes in increased traffic volume and patterns – e.g. observations of commuters parking on William street and using bus stop</li> </ul>

### Public Transport

- The site is well-served by buses.
- More young families are moving into the area, commuting to the city or working from home
- Existing bus stop is extremely busy with Pedestrians crossing on the corner
- Quite a walkable area – especially on weekends, when Jewish community has its Sabbath.
- Car ownership and use seems to be increasing in the area, as opposed to decreasing in favour of cycling

### Community Facilities

- Opportunity as a hub for Jewish community, especially on Saturdays
- Positive sentiment regarding a proposed use of the childcare centre however, the traffic generated as a result was not favoured considering it was outlined that there are two (2) existing centres in the vicinity of the Site. It was then noted that the changing demographic in the area may require additional child care facilities being welcomed.
- Opportunity to put a co-working space into the development may appeal to workers in the area
- Attracting retail and community uses to activate the site is seen as a positive
- Community room located close by (in a church?) is closing soon. Positive sentiment expressed around development providing a place for local group meetings, yoga classes etc.

### Retail/residential uses

- Café with connection to open space is seen as a positive – would help to activate this part of Rose Bay
- How many apartments/people would be living there? Will bring more traffic.
- Boarding house (?) building behind bakery is relatively new – why knock it down?

### Height/bulk/visual

- Not sure if people will like the height – perception that height means increases to traffic (increased density)
- Residents to the north may be impacted by overshadowing
- Tired building – would be great to see it regenerated and looking more attractive, used more, etc

### Heritage

- Maintaining the heritage listed Bakery is seen as a positive

### Environmental/flooding

- Observed potential for flooding down William St toward golf course
- Proximity of electricity substation to development is a concern – site has only recently been upgraded/expanded? Some people may not want to live in close proximity of a substation.