

**Item No:** D5 Delegated to Committee  
**Subject:** ROSE BAY CAR PARKS REDEVELOPMENT PROJECT  
**Author:** Zubin Marolia, Manager - Property & Projects  
**Approver:** Aurelio Lindaya, Manager - Engineering Services  
**File No:** 16/96994  
**Reason for Report:** To provide update on the progress of the Rose Bay car parks redevelopment project and to seek Council's agreement to amend the building height development standard to be specified in the planning proposal.

**Recommendation:**

- A. That the progress report on the redevelopment of the Rose Bay Car Parks be noted.
- B. That the planning proposal to facilitate the Rose Bay car park project provide for the following:
  - i. Wilberforce Avenue – maximum building height of 17.2m
  - ii. Ian Street car park – maximum building height of 14.1m, FSR of 2:1 and rezoning from SP2 Infrastructure, Car Park to B2 Local Centre.

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**1. Background:**

On 26 April 2016, Council while considering this matter resolved as follows:

- A. *That the minutes of the Property Assets Working Party meeting, held on 23 March 2016, be noted*
- B. *That a design team be engaged to further refine Option 3 Ian St with Option 1 Wilberforce Avenue, Rose Bay*
- C. *That ownership of the proposed retail and commercial office spaces be retained to ensure an on-going income stream for the Council*
- D. *That the proposed residential stratum be sold to reduce the financial exposure*
- E. *That ownership of proposed public parking and community space be retained by Council, to ensure service delivery is not compromised*
- F. *That Council commences the Planning Proposal Process to re-zone Ian Street and amend the height restrictions on Ian Street and Wilberforce Avenue sites*
- G. *That a further report be submitted to the Property Assets Working Party detailing options for the optimal procurement model and funding based on the preferred design.*

**2. Progress update:**

Since the above resolution, discussions with Planning staff have been undertaken in order to determine the best method of addressing all the issues prior to submitting the Planning Proposal to the Department of Planning & Environment, for a gateway determination. As only site massing designs have been prepared to date to undertake the options analysis, it has been deemed necessary to prepare more detailed drawings for the Planning Proposal. These drawings will be indicative concept drawings, with proposed entrances, setbacks, windows etc. shown, so that the members of the public are able to better visualise the project and judge its impact. Three dimensional (3D) rendering will also be prepared to better inform the process.

While reviewing the drawings we were advised that the heights previously referred to in our report of 18 April 2016 are not consistent with the building heights which apply for four (4) and five (5) storey buildings within the Rose Bay commercial precinct in Woollahra LEP 2014. The building heights in the LEP are applied as follows:

- 4 storey – 14.1m
- 5 storey – 17.2m

Council's planning staff have advised that this relationship between storeys and building heights should be maintained. For this reason, we ask the Council to agree to these building heights for the purpose of the planning proposal which is required to facilitate the Rose Bay car park project.

However, these building heights do not fully accommodate potential lift overruns which may be required. Council's planners have advised that it is the parapet/wall heights which are more critical and minor departures which may be required to accommodate lift overruns can be dealt with as clause 4.6 objections at the development application stage.

Council's planning staff have also raised the issue of floor space ratio (FSR). Currently the Wilberforce site has a FSR of 2:1 which is more than enough to accommodate the proposed public car park, retail, commercial and community facilities. However, the Ian Street car park which is zoned SP 2, Infrastructure, Car Park is not currently subject to a FSR control. Since this site will be rezoned to B2 Local Centre, it should also have a FSR control the same as otherwise applies for 4 storey developments within the centre. The corresponding FSR is 2:1.

Concurrent to the design preparation and the Planning Proposal process, we will be undertaking detailed geotechnical investigations, to better inform the design development process. These investigations will predominantly advise on water table levels, acid sulphate soils and any other subterranean observations, which may impact on the design and construction.

### **3. Identification of Income & Expenditure:**

Council has approved funds of \$750,000 in the 2016/2017 Capital works budget to progress this project.

### **4. Conclusion:**

It is recommended that the change to the heights of Wilberforce Avenue and Ian Street car parks be accepted to ensure that accurate figures are submitted with the Planning Proposal. These amendments do not increase the number of storeys, previously approved by Council.

### **Annexures**

1. Rose Bay Car Park sites

