



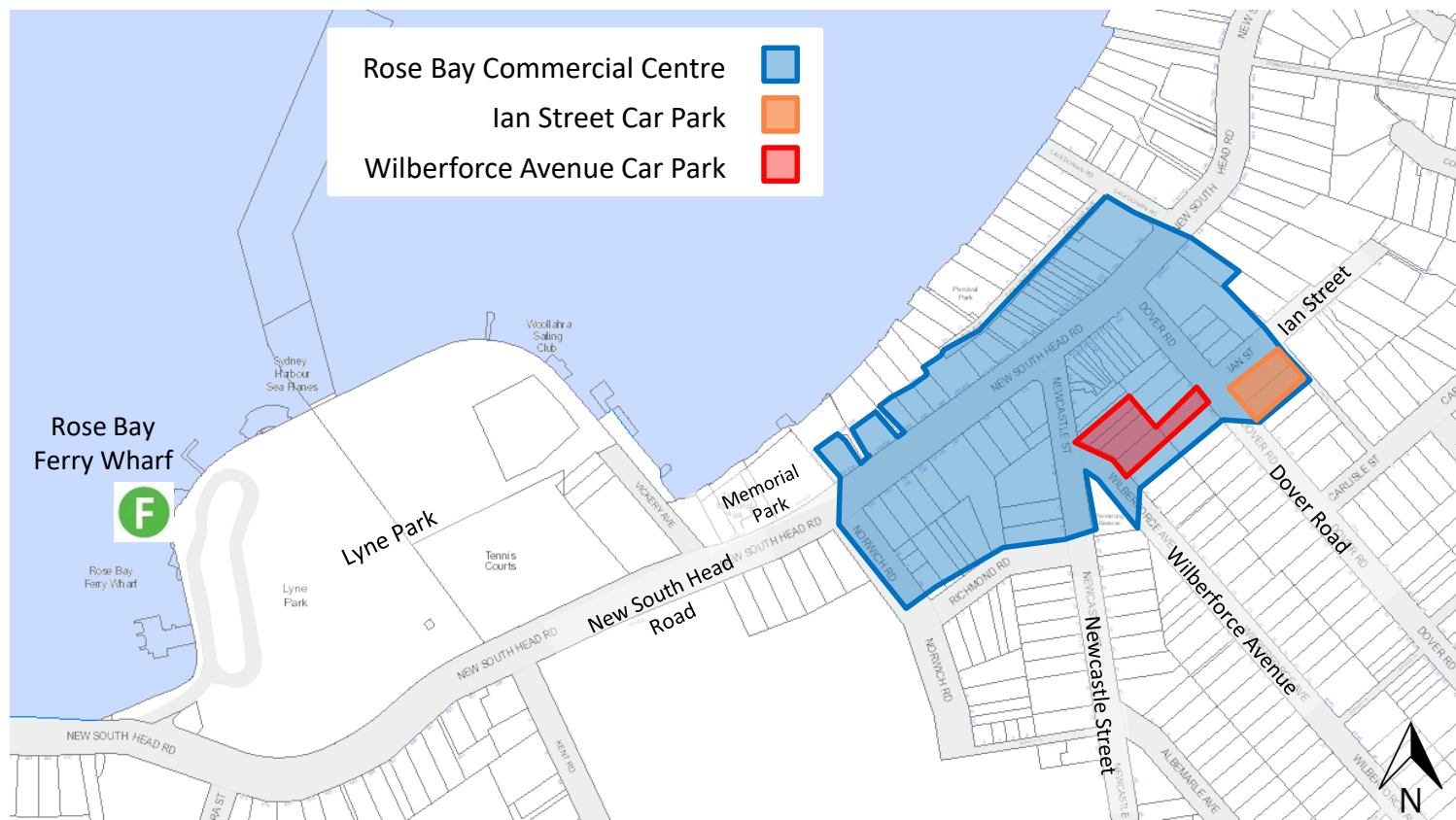
# Public exhibition of the planning proposal for the Ian Street Car Park and Wilberforce Avenue Car Park, Rose Bay

7 May 2018

# Agenda

1. The site
2. Background
3. Exhibition
4. Submissions
5. Key issues raised in submissions
6. Recommendation

# The sites



# The planning proposal

- 4 storey mixed use building on Ian Street
- 5 storey mixed use building on Wilberforce Avenue



# Existing and proposed controls

	Ian Street Site		Wilberforce Avenue Site	
	Existing	Proposed	Existing	Proposed
<b>Zoning</b>	SP2 Infrastructure (Car Park)	B2 Local Centre	B2 Local Centre	B2 Local Centre
<b>Additional uses</b>	Nil	Residential flat building as part of a mixed use development	Nil	Nil
<b>Height (m)</b>	10.5 (3 storeys)	14.1 (4 storeys)	14.1 (4 storeys)	17.2 (5 storeys)
<b>FSR</b>	-	2:1	2:1	2:1

# Proposal Summary – Strategic merit

- Planning proposal facilitates two long-term projects:
  - additional public car parking in the Rose Bay Centre (investigated since 1999)
  - a multipurpose community facility (AECOM 2011)
- Aligns with Community Plan goals
  - Well-planned neighbourhoods
  - Liveable Places
  - Community focused economic development
- Consistent with *A Metropolis of Three Cities* and *Eastern City District Plan*

# Feasibility study

## *2014 Council commissioned Hill PDA*

- Objective: *Optimise site-usage with community space, additional car parking & activated street frontages*
- Study identified development scenarios could meet the objectives:
  - Increase public car parking spaces by minimum of 100 spaces to 244;
  - Incorporate a community centre of between 500m<sup>2</sup> - 750m<sup>2</sup>
  - Incorporate accessible public amenities
- Community benefits only achieved by incorporating income-generating opportunities

# Concept and envelope

*Existing built form – Ian Street*





# Concept and envelope

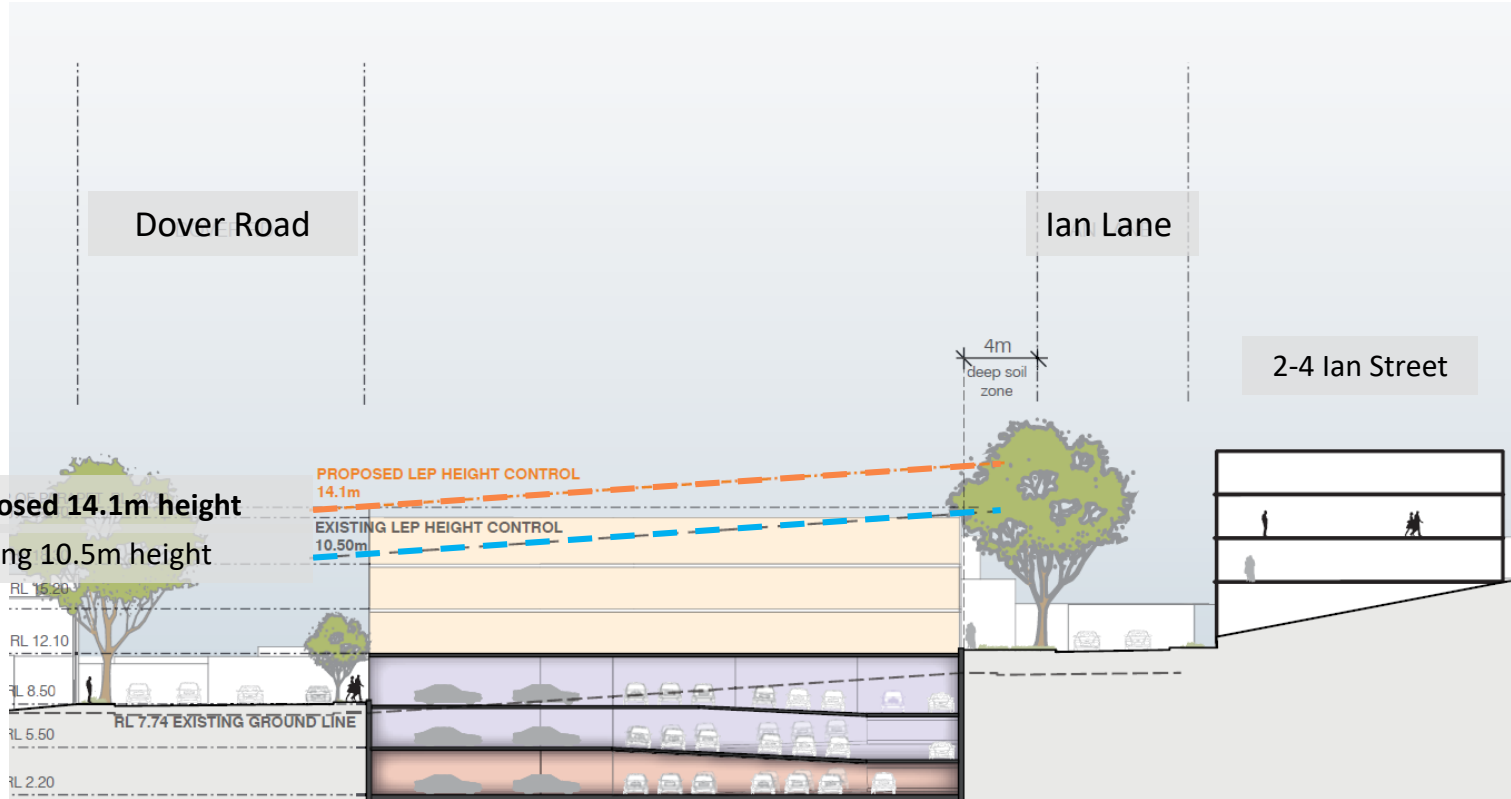
*Existing built form – Ian Street*

*Photomontage prepared by AJ&C*



# Section plan

*Architectural drawings – Ian Street*



# The Wilberforce Avenue Car Park site

*Viewed from Wilberforce Avenue facing north*



# Concept and envelope

*Existing built form – Wilberforce Avenue*



# Concept and envelope

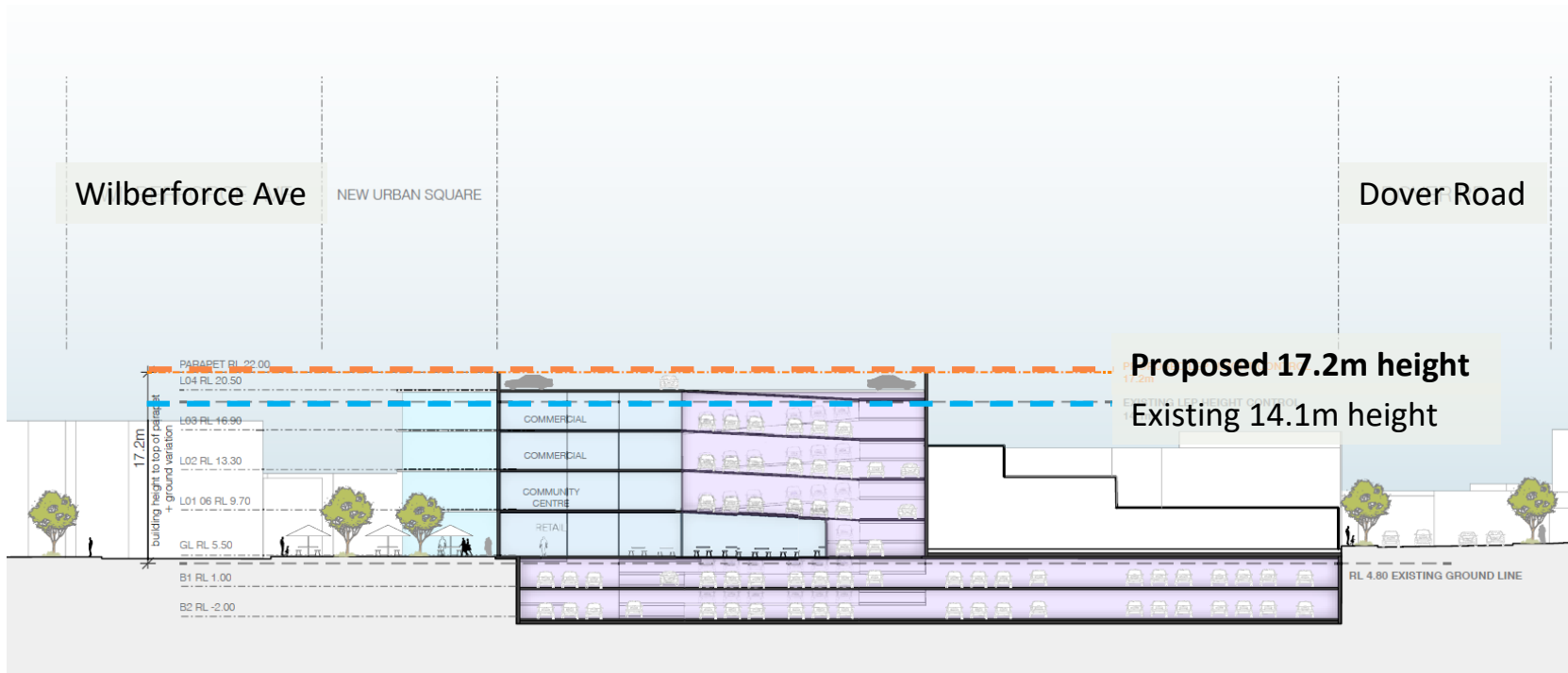
*Indicative concept – Wilberforce Avenue*

*Photomontage prepared by AJ&C*



# Section plan

## Architectural drawings – Wilberforce Avenue



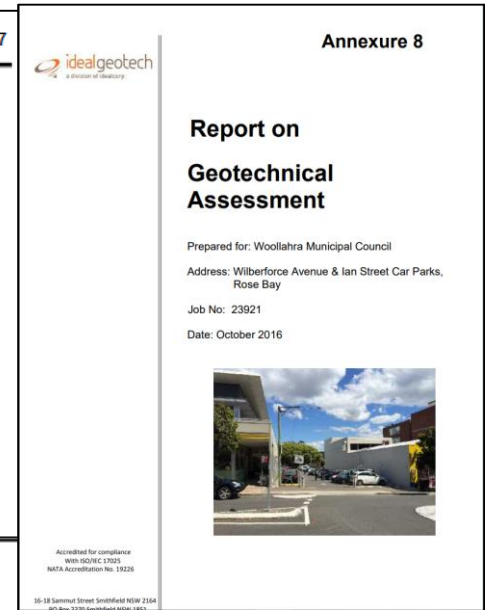
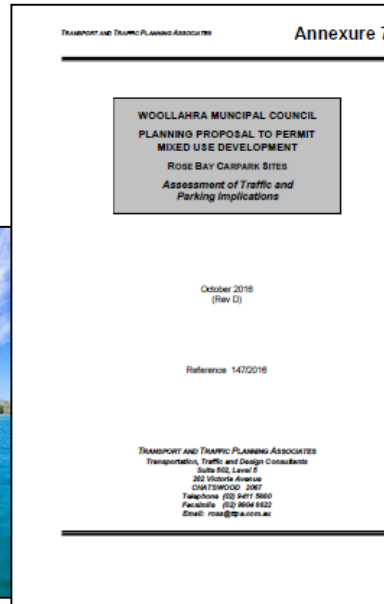


*Photomontage prepared by AJ&C*

# Proposal Summary – Site-specific merit

## *Accompanying the Planning Proposal*

- Studies/reports:
  - Urban design study
  - Visual impact assessment
  - Traffic and Parking Assessment
  - Geotechnical Assessment





# Public Exhibition

*24 April to 2 June 2017*

- Notification
  - 866 property owners
  - Hand delivered to commercial premises
- Advertising
  - Council's website (478 views)
  - Customer Service
  - Five editions of the Wentworth Courier
    - ¼ advertisement on 3 May 2017

## Rose Bay car parks **planning proposal** – **have your say** ●●●

Woollahra Council is proposing to change planning controls as the first step to redevelop the lan Street and Wilberforce Avenue car parks in Rose Bay. New development will enhance the village with:

- at least 240 car parking spaces
- a community centre
- a public square and public toilets
- new commercial space and residential dwellings.



For more information on the changes to planning controls and to have your say visit [www.woollahra.nsw.gov.au/yoursay](http://www.woollahra.nsw.gov.au/yoursay)

Submissions close **Friday 2 June**.



# Public Exhibition

## *Notification & Community Briefings*

- Residents Groups
  - Rose Bay Chamber of Commerce
  - Rose Bay Good Neighbour Group
  - Rose Bay Residents Association
- Agencies
  - Sydney Water
  - NSW Ambulance Services
  - Fire and Rescue NSW
  - NSW Police Force
  - Roads and Maritime Services
- Community Briefings
  - 8 March 2017
    - Rose Bay Residents Association
    - Rose Bay Chamber of Commerce
  - 24 May 2017
    - Rose Bay Residents Association

### Rose Bay car parks **planning proposal** – **have your say** ●●●

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# Submissions

## Form Letters

44 form letters received

*“in order to retain the village culture of Rose Bay Shopping Centre”*

### Ian Street

- Object to increase of building height from 10.5m (3 storeys) to 14.1m (4 storeys)

### Wilberforce Avenue

- Object to increase of building height from 14.1m (4 storeys) to 17.2m (5 storeys)


OBJECTIONS TO BE LODGED BY FRIDAY 02-JUNE-2017

Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360  
-or-  
records@woollahra.nsw.gov.au


**Objection to DA Application Ian Street Car Park Rose Bay**  
Increase of maximum building height from 10.5m (3 storeys) to 14.1m (4 storeys);

**Objection to DA Application Wilberforce Avenue Car Park Rose Bay**  
Increase of maximum building height from 14.1m (4 storeys) to 17.2m (5 storeys);

In order to retain the village culture of Rose Bay Shopping Centre, I object to the above DA Applications to increase the maximum building heights for the proposed buildings.

 E Rosen

Signature & print name

 Newcastle St Rose Bay

Address:

24 5 17

Date:

# Submissions

## Petition

- Signed by 338 people
- Object to:
  - Increase in height and FSR
  - Unnecessary retail, commercial and residential floor space
  - Council profiteering from compulsorily resumed land
  - Council risk taking with ratepayer’s money
- 147 - support car parking building designated exclusively for parking

OPPOSITION TO WOOLLAHRAH COUNCIL 2017  
PROPOSED DEVELOPMENT OF CAR PARKS OWNED BY COUNCIL

NO to Increase HEIGHT & FSR  
NO to UNESSENTIAL NON INFRASTRUCTURE ( Retail, Commercial, Apartments)  
NO to Council PROFITEERING from Compulsorily Resumes Land.  
NO to Council RISK TAKING with Ratepayers Money.

NAME	ADDRESS & POSTCODE	Resident / Business Owner
WE THE UN	UNDERSIGNED AGREE WITH	ABOVE HEADING.
FLORA RODOU	1/23 CHALEYER ST ROSE BAY	<i>[Signature]</i>
LEON RODOU	1/23 CHALEYER ST ROSE BAY	<i>[Signature]</i>
MICHAEL KNOWN	4/29 THE AVENUE ROSE BAY	<i>[Signature]</i>
Barit Franken	35 Dover Rd ROSE BAY	<i>[Signature]</i>
Danzyl	6 Bessford Road J	<i>[Signature]</i>
JACK RITCHIE	214 Hopetoun Ave Vanden	<i>[Signature]</i>
R CHRISTIAN	18 CARLISE ST ROSE BAY	<i>[Signature]</i>
G FRASER	35 Newcastle St RB	<i>[Signature]</i>
J BARLOW	5 CRANSDOWN RD RB	<i>[Signature]</i>
P. ARMATI	28 Wilberforce Ave RB	<i>[Signature]</i>
KOSTA AKON	17, CLIFF ST WATSONS BAY 2030	<i>[Signature]</i>
J GIRD	24 WONGAI RD, DOVER HEIGHTS	<i>[Signature]</i>

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# Submissions

## *Individual*

- 2 from public authorities
  - raised no objections
- 35 individual submissions
- Map
  - Extent of Notification
  - Location of form letters
  - Location of individual submissions



# Assessment of submissions

- Focused on proposed amendments to WLEP 2014 controls
- Detailed issues addressed through DA process
- Issues addressed in Annexure 9



*Photomontage prepared by AJ&C*

# Issues Raised

## *Planning proposal matters*

### ***Planning issues***

- 1. Negative impacts on the village character of Rose Bay (comments relating to bulk and scale)*
- 2. Proposed controls - Wilberforce Avenue site*
- 3. Proposed controls - Ian Street site*
- 4. Potential view impacts*
- 5. Ian Street: Replace height control in metres with Australia Height Datum*

### ***Governance and procedural issues***

- 6. Inappropriate land management*
- 7. Independent assessment is required*
- 8. Exhibition material*

# Issues Raised

## *Other matters*

### **Traffic, transport & parking matters**

9. *Traffic*
10. *Parking*
11. *Cycling and Walking*
12. *Future car park operation  
(including impacts on the  
surrounding network)*
13. *Issues relating to construction  
(including parking availability)*

### **Site specific impacts**

14. *Impacts to 7-13 Dover Road from  
proposed bulk/scale on Wilberforce  
Avenue*
15. *Impacts to 20 Dover Road from the  
bulk/scale proposed on Ian Street*
16. *Amenity impacts to 2 Ian Street*

### **Other matters**

17. *Objections to the proposed uses on the site*
18. *Open Space, trees and public domain  
issues*
19. *Other issues*
20. *Support for the proposal*



# Traffic and transport study

## *Submission from Roads and Maritime*

*Assessment of Traffic and Parking Implications* was amended to clarify potential impacts on surrounding network

Conclusion - *envisaged development will not have adverse traffic implications*

*“Roads and Maritime raises no objection to the Planning Proposal with traffic generation associated with the redevelopment of Council’s car parks resulting in minor traffic impacts to the New South Head Road/Newcastle Street and New South Head Road/Dover Road signalised intersection.”*  
[CID 74]

# Building envelope – Wilberforce Avenue site

## *Concerns regarding residential amenity impacts*

Lack of setbacks, noise, privacy impacts, overshadowing & fumes

- Setbacks of indicative concept - inconsistent with building envelope controls in WDCP 2015
- WDCP 2015 Controls are for mixed use development (residential above ground floor commercial)
- Controls in WLEP 2014 & WDCP 2015 sufficient to address amenity impacts raised in submissions
- Recommend lodgement with a DA
  - Acoustic Report
  - Carparking and Servicing Plan



*Photomontage prepared by AJ&C*



# Tree retention and replacement – Ian St

## *Concerns with potential loss of trees on Ian Street*

- Indicative concept setbacks to assist tree retention on NE & NW of site
- Detailed investigations should be made in response to a DA
- Recommend lodgement with a DA
  - Arborist report demonstrating how trees are retained during & post construction
  - If trees can't be retained – include a replacement plan



*Photomontage prepared by AJ&C*

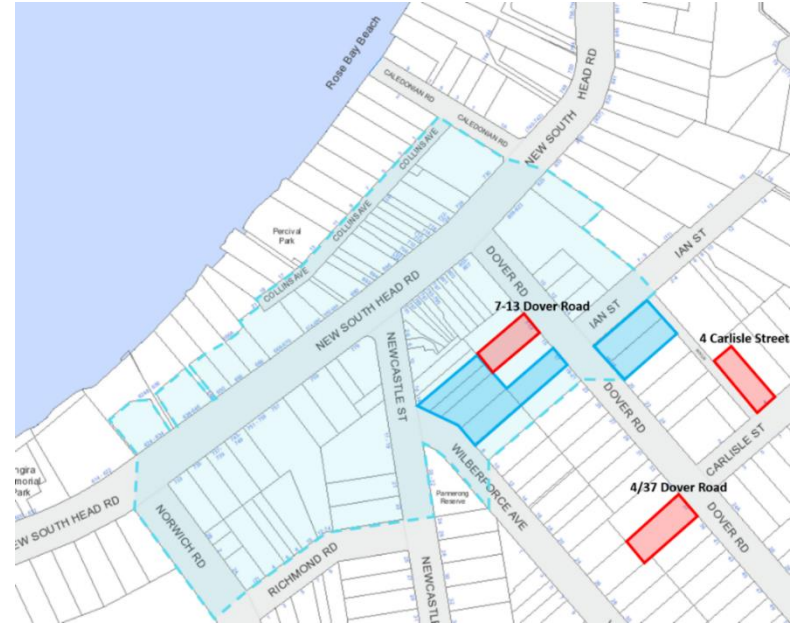
# View assessment

*3 properties raised that their views may be affected*

Principles established in *Tenacity v Warringah Council (1004) NSWLEC 140*

Extent of impact is minor

- Existing trees obscure views
- Iconic views are not interrupted
- Current maximum height limits obscure views



# Proposed land uses

*Object to mix of uses: community centre, commercial, retail & residential*

- *Community Centre*  
(2011 AECOM - Community facilities study)
  - Need for a community facility (500m<sup>2</sup> to 750m<sup>2</sup>)
- *Commercial, retail & residential floor space*  
(2014 Hill PDA - Feasibility study)
  - Increase public spaces by minimum of 100
  - Community centre
  - Accessible public amenities

Community benefits only achieved by including income-generating opportunities
- Mixed use developments - consistent with studies & B2 Local Centre zone in WLEP 2014



*Photmontage prepared by AJ&C*

# Recommendation

## *Environmental Planning Committee 7 May 2018*

- A. *That Council proceed with the planning proposal for the Ian Street and Wilberforce Avenue car parks in the Rose Bay Centre to amend Woollahra Local Environmental Plan 2014 as exhibited, and proceed with the preparation of the draft LEP.*
- B. *That Council exercise its delegation authorised by the Director, Metropolitan (CBD) Planning Services, Department of Planning and Environment, on 15 September 2015, to carry out the functions of the Greater Sydney Commission under section 3.36 of the Environmental Planning and Assessment Act 1979.*
- C. *That the following matters raised in the submissions in relation to the indicative concept which formed part of the planning proposal be addressed in the architectural design and the statement of environmental effects which must accompany a future development application(s) for the development of the car park sites:*
  - I. *Acoustic Design*
  - II. *Carparking and Servicing*
  - III. *Tree retention and replacement*

*The design and statement of environmental effects must be informed by technical reports where relevant to the above listed matters.*