



Planning Proposal for Ian Street and Wilberforce Avenue Car Parks, Rose Bay for 22 dwellings and approximately 105 jobs

Proposal Title :	Planning Proposal for Ian Street and Wilberforce Avenue Car Parks, Rose Bay for 22 dwellings and approximately 105 jobs		
Proposal Summary :	<p>The planning proposal seeks to amend the Woollahra Local Environmental Plan 2014 (WLEP 2014) as follows:</p> <ul style="list-style-type: none"> • Ian Street Car Park; <ul style="list-style-type: none"> o rezone the land from SP2 Infrastructure (Car Park) to B2 Local Centre; o amend Schedule 1 to include 'residential flat building' as an additional permitted use on the site; o increase the maximum building height from 10.5m to 14.1m; and o apply an FSR of 2:1. • Wilberforce Avenue Car Park; <ul style="list-style-type: none"> o increase the maximum building height from 14.1m to 17.2m. 		
PP Number :	PP_2017_WOOLL_002_00	Dop File No :	17/04237

Proposal Details			
Date Planning Proposal Received :	08-Mar-2017	LGA covered :	Woollahra
Region :	Metro(CBD)	RPA :	Woollahra Municipal Council
State Electorate :	VAUCLUSE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		
Location Details			
Street :			
Suburb :		City :	Postcode :
Land Parcel :	Lot 7 & 8 DP 976610		
Street :			
Suburb :		City :	Postcode :
Land Parcel :	Lots 8, 70 and 71 Sec A in DP4244		
Street :			
Suburb :		City :	Postcode :
Land Parcel :	Lots A and B in DP 104986.		

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DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :		Consistent with Strategy :	
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	22
Gross Floor Area :	0	No of Jobs Created :	105

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The planning proposal seeks to amend the planning controls applying to the Ian Street site by allowing a mixed commercial and residential building development and amending the controls applying to the Wilberforce Avenue site to allow for a mixed commercial and community building development.**

The planning proposal is supported as it will provide housing, jobs and public car parking spaces near employment generating uses, local services and public transport.

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External Supporting Notes :

Woollahra Council has been investigating the future of the Wilberforce Avenue and lan Street public car parks (the sites) in Rose Bay since 1999. The existing car parks are poorly laid out, visually unattractive and do not positively contribute to the image of the Rose Bay Commercial Centre.

In 2011 Council commissioned AECOM to provide information and recommendations regarding the provision of community facilities throughout the Woollahra LGA. The Woollahra Community Facilities Study (2011) found demand for a multipurpose community facility in Rose Bay of between 500m2 and 750m2.

In 2014 Council commissioned Hill PDA to review development options for the sites and consider the future use of both car park sites as a combined commercially viable package.

The objective of the review was to optimise site-usage with community space, car parking, and activated street frontages. Supplementary commercial and residential uses were also considered to improve the commercial viability of these redevelopment options.

This planning proposal results from the long term investigations into options to redevelop the sites and would provide the opportunity to enhance the centre by providing:

- increased public car parking;
- new retail and commercial spaces;
- residential dwellings on part of the lan Street Car Park;
- public amenities; and
- a multi-purpose community centre.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The planning proposal seeks to amend the planning controls applying to the lan Street site by allowing a mixed commercial and residential building development and amending the controls applying to the Wilberforce Avenue site to allow for a mixed commercial and community building development.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal seeks to amend the Woollahra Local Environmental Plan 2014 (WLEP 2014) as follows:**

- **lan Street Car Park;**
 - o **rezone the land from SP2 Infrastructure (Car Park) to B2 Local Centre;**
 - o **amend Schedule 1 to include 'residential flat building' as an additional permitted use on the site;**
 - o **increase the maximum building height from 10.5m to 14.1m; and**
 - o **apply an FSR of 2:1.**
- **Wilberforce Avenue Car Park;**
 - o **increase the maximum building height from 14.1m to 17.2m.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.1 Business and Industrial Zones**
2.3 Heritage Conservation
3.1 Residential Zones

* May need the Director General's agreement

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- 3.2 Caravan Parks and Manufactured Home Estates
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 19—Bushland in Urban Areas
- SEPP No 21—Caravan Parks
- SEPP No 30—Intensive Agriculture
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 50—Canal Estate Development
- SEPP No 55—Remediation of Land
- SEPP No 64—Advertising and Signage
- SEPP No 65—Design Quality of Residential Flat Development
- SEPP No 70—Affordable Housing (Revised Schemes)
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Major Projects) 2005
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SREP (Sydney Harbour Catchment) 2005
- SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

A PLAN FOR GROWING SYDNEY

The proposal is consistent with the A Plan For Growing Sydney as it will:

- help facilitate an increase in public car parking;
- help facilitate the development of new retail and commercial spaces;
- provide residential dwellings in an existing local area with good access to established services; and
- facilitate the development of a multi-purpose community centre.

DRAFT DISTRICT PLAN

This draft District Plan sets out a vision, priorities and actions for the development of the Central District of Greater Sydney. The proposal has carried out an assessment against all of the priorities outlined in the draft Plan. The following priorities are considered relevant to the proposal:

- Productivity Priority 1: Creating opportunities for the growth of commercial floor space
- Productivity Priority 3: Manage growth and change in strategic and district centres and, as relevant, local centres
- Productivity Priority 4: Prioritise the provision of retail floor space in centres
- Liveability Priority 1: Deliver Central District's five-year housing targets
- Liveability Priority 2: Deliver housing diversity
- Liveability Priority 5: Facilitate the delivery of safe and healthy places
- Liveability Priority 8: Foster the creative arts and culture

The proposal is considered consistent with the above priorities because:

- the redevelopment of the Wilberforce Avenue car park will facilitate increased commercial and community uses, whilst increasing car parking in the centre which will service existing businesses;
- the redevelopment of the Ian Street car park will facilitate increased residential dwellings in an area that identified as being a local centre;
- the proposed controls ensure that buildings constructed on the sites will maintain the

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amenity of the surrounding residential and commercial areas, consistent with the desired future character outlined in the Woollahra DCP 2015; and
• the proposal provides housing and jobs near employment generating uses, local services and public transport.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided clearly illustrates existing planning controls as well as the requested development controls.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Community consultation for a minimum period of 28 days is recommended. This is supported.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **Yes, the proposal is considered adequate and sufficient detail has been provided.**

Proposal Assessment

Principal LEP:

Due Date : **January 2015**

Comments in relation to Principal LEP : **Woollahra Local Environmental Plan 2014 was notified on Friday 23 January 2015 and commenced in May 2015.**

Assessment Criteria

Need for planning proposal : **The planning proposal is the result of a number of strategic studies and reports. These investigations identified the need for additional car parking within Rose Bay, whilst also identifying the need for additional community facilities throughout the local government area.**

In 2010, Woollahra Council responded to the NSW Government requirements to review the planning controls to increase dwelling capacity across the Woollahra LGA. The Ian Street car park site was identified for potential redevelopment as part of this review

Consistency with strategic planning framework : **The planning proposal is consistent with the goals and objectives of A Plan for Growing Sydney and the draft Central District Plan. The planning proposal does not propose any changes to the strategic direction of the Woollahra Local Environmental Plan 2014.**

Environmental social economic impacts : **It is agreed that there are no known critical habitats or threatened species, populations or ecological communities or their habitats which will be affected by the proposal.**

Visual Impact

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Council has prepared a Visual Impact Assessment to support the submitted planning proposal.

The assessment noted that the extent of the impact on the surrounding residential dwellings is considered to be minor because:

- existing trees on the lan Street Car Park already obscure the views; and
- views of the CBD and Harbour Bridge won't be interrupted by the building envelope created by the proposed maximum building height.

The assessment notes that the planning proposal height is considered reasonable as both sites are located in the Rose Bay Commercial Centre and it is reasonable to expect development and change in the Centre.

View impacts from the public domain are considered to be acceptable, as:

- the view of the proposed building envelopes retain views to Sydney Harbour from Blake Street, Dover Heights;
- the proposed lan Street envelope is hidden when viewed from New South Head Road near Kambala school and from Sydney Harbour;
- the proposed envelopes do not project beyond the existing tree line when viewed from Sydney Harbour; and
- the proposed envelopes fit within the context of existing development in Rose Bay.

Economic and Social Impact

It is considered that the planning proposal will have positive social and economic effects. In summary, these include:

- increasing the development potential of the sites in a local centre near transport nodes which will promote sustainable and public transport oriented development;
- facilitating the redevelopment of the Wilberforce Avenue Car Park which will provide more public parking to support the existing businesses in the Centre;
- the redevelopment will facilitate a new community facility which will meet demand which has been identified in the Community Facilities Study (2011);
- providing additional dwellings in this locality will increase the population and provide economic support to local businesses;
- the creation of job opportunities while a future building is being constructed and in the commercial components of future development;
- additional residential apartments will increase housing supply and potentially increase affordability; and
- greater housing choice in a development that can include a mix of apartment sizes.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d)			

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter.pdf	Proposal Covering Letter	Yes
Planning proposal for Ian Street and Wilberforce Avenue car parks, Rose Bay.pdf	Proposal	Yes
Annexure 1 - Report to the Urban Planning Committee -February 2017.pdf	Proposal	Yes
Annexure 2 - Council resolution - February 2017.pdf	Proposal	Yes
Annexure 3 - Report to Corporate and Works - July 2016.pdf	Proposal	Yes
Annexure 4 - Report to Corporate and Works - April 2016.pdf	Proposal	Yes
Annexure 5 - Council resolution - April 2016.pdf	Proposal	Yes
Annexure 6 - Urban Design Study Report_Part1.pdf	Proposal	Yes
Annexure 6 - Urban Design Study Report_Part2.pdf	Proposal	Yes
Annexure 6 - Urban Design Study Report_Part3.pdf	Proposal	Yes
Annexure 6 - Urban Design Study Report_Part4.pdf	Proposal	Yes
Annexure 7 - View Impact Assessment.pdf	Proposal	Yes
Annexure 8 - Geotechnical report from Ideal Geotech - Rose Bay Car Parks redevelopment.pdf	Proposal	Yes
Annexure 9 - Assessment of Traffic and Parking Implications_Part1.pdf	Proposal	Yes
Annexure 9 - Assessment of Traffic and Parking Implications_Part2.pdf	Proposal	Yes
Annexure 9 - Assessment of Traffic and Parking Implications_Part3.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.1 Business and Industrial Zones**
 - 2.3 Heritage Conservation**
 - 3.1 Residential Zones**
 - 3.2 Caravan Parks and Manufactured Home Estates**

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- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceeds subject to the following conditions:**

1. The planning proposal must be made publicly available for a minimum of 28 days.
2. No consultation is required with public authorities.
3. A public hearing is not required under 56(2)(e).
4. The timeframe for completing the LEP is to be 9 months.

Supporting Reasons : **The planning proposal is supported as it will:**

- facilitate increased commercial and community uses, whilst increasing car parking in the Centre which will service existing businesses;
- facilitate the redevelopment of the Ian Street site for residential dwellings, in an area that identified as being a local centre; and
- provide housing and jobs near employment generating uses, local services and public transport.

Signature:



Printed Name:

MARTIN COOPER

Date:

4.04.2017