

## RECORD OF BRIEFING

SYDNEY EASTERN CITY PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 30 March 2023 – 4.30pm – 5.20pm
<b>LOCATION</b>	Teleconference

### BRIEFING MATTER(S)

PPSSEC-262 - DA 598/2022 – Woollahra, 17 Dover Road, Rose Bay, Wilberforce Avenue Car Park, Demolition of existing at-grade car park and encroaching structures and construction of: A mixed use building with frontage to Wilberforce Avenue incorporating a new multi-storey car park, ground floor retail premises and community centre and public amenities across multiple levels; Single storey ground floor retail building with frontage to Dover Road; and public domain and landscaping works.

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Carl Scully - Chair Alice Spizzo Amelia Thorpe
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Toni Zeltzer and Mary-Lou Jarvis (Conflict of Duties)

<b>COUNCIL STAFF</b>	Valdis Aleidzans and Max Moratelli
<b>DPE PANEL SECRETARIAT</b>	Carolyn Hunt and Suzie Jattan

### KEY ISSUES DISCUSSED

- Council application with external consultants preparing the documentation
- Existing use as a car parking area and surrounding development outlined
- Proposal outlined, with split level basement level (car parking with 5% with EV charging points, motorcycle parking, service areas)
- Development to include small scale retail, community centre with amenities (noting terrace and balcony on level 2)
- Fit out and use to form part of future applications
- Building height variation (17.2m height limit – variation of 2.2m)
- 56 submissions, with one being a petition
- Dewatering approval outstanding
- Land contamination – detailed site analysis of previous uses required
- Traffic assessment to be undertaken, including internal circulation

### Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

Panel comments:

- Additional EV charging points to be provided
- Additional amenities to be provided in the community facility areas to service the proposed community use (ie. kitchenette, toilets and changing areas)
- Provision of end of trip facilities to be given consideration

**DETERMINATION MEETING DATE:** 24 August 2023

**Planning Panels Secretariat**

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