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| **COUNCIL ASSESSMENT REPORT**SYDNEY EASTERN CITY PLANNING PANEL  |

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| PANEL REFERENCE & DA NUMBER | PPSSEC-262 – [DA598/2022/1] |
| PROPOSAL  | 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. |
| ADDRESS | Lot 1 Sec B DP4244,Lots A & B DP104986 Lots 8, 70 &71 Sec A DP4244 17 Dover Road ROSE BAY (along with the road reserve)  |
| APPLICANT | Mr J Koopman |
| OWNER | Woollahra Municipal Council |
| DA LODGEMENT DATE | 22/12/2022 |
| APPLICATION TYPE  | Integrated Development Application (DA) |
| REGIONALLY SIGNIFICANT CRITERIA | Clause 3, Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021:* Council related development with a capital investment value of greater than $5million. |
| CIV | $28,826,432.00 (excluding GST)  |
| CLAUSE 4.6 REQUESTS  | Clause 4.3 – Height of Buildings of the Woollahra LEP 2014 within the E1 Local Centre Zone.  |
| KEY SEPP/LEP | Woollahra LEP 2014SEPP (Resilience and Hazards) 2021SEPP (Transport and Infrastructure) 2021 SEPP (Biodiversity and Conservation) 2021SEPP (Planning Systems) 2021 |
| TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS | Seventy Seven (77).Key Issues:* Traffic, parking and access
* Height, bulk and scale
* Design
* Amenity impacts
* Construction and operational impacts
* Notification, advertising and community consultation
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| DOCUMENTS SUBMITTED FOR CONSIDERATION | Architectural documentation, landscape plans and site survey Clause 4.6 Variation Request – Height of Buildings Development Engineering Referral Response Traffic Engineering Referral Response Trees and Landscaping Referral Response Heritage Referral Response Urban Design Referral Response Drainage Engineering Referral Response Fire Safety Referral Response Environmental Health Referral Response Environment and Sustainability Referral Response Community Services (Public Art) Referral Response Transport for NSW Referral Response Department of Planning and Environment (Water Licensing) Referral Response Public Art PlanTraffic Impact Assessment Report and swept path analysis plans |
| SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24) | N/A |
| RECOMMENDATION | Deferred Commencement |
| DRAFT CONDITIONS TO APPLICANT | YES. Included in the recommendation of the assessment report.  |
| SCHEDULED MEETING DATE | 7 November 2023 |
| PLAN VERSION | Revisions 1 Dated 10/12/2022Revisions 2 Dated 15/08/2023 |
| PREPARED BY | Valdis Aleidzans – Senior Assessment Officer  |
| DATE OF REPORT | 23 October 2023 |