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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 2014  SEPP (Resilience and Hazards) 2021  SEPP (Transport and Infrastructure) 2021  SEPP (Biodiversity and Conservation) 2021  SEPP (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 |
| 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 Plan  Traffic 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 10/12/2022  Revisions 2 Dated 15/08/2023 |
| PREPARED BY | Valdis Aleidzans – Senior Assessment Officer |
| DATE OF REPORT | 23 October 2023 |