

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 27 February 2025, 3.30pm and 4.12pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-343 - Woollahra - DA 413/2024 - 488-492 Old South Head Road, Rose Bay - Mixed-use development, comprising 13 residential dwellings and a Woolworths supermarket. Construction of three (3) basement levels containing 70 supermarket parking spaces (inclusive of 5 'Direct to Boot' spaces), 19 residential vehicle spaces (inclusive of 2 accessible parking bays), 3 residential visitor parking spaces, a car wash bay, as well as motorcycle and bicycle spaces

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Susan Budd, Alice Spizzo and Toni Zeltzer
APOLOGIES	Matthew Robertson
DECLARATIONS OF INTEREST	Lucinda Regan

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lauren Samuels and Max Moratelli
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and location outlined
- Proposal noted as demolition of the existing buildings and construction of a new four storey mixed use building comprising a Woolworths supermarket, 13 residential apartments above and 3 basement levels of carparking
 - Vehicular access to the basement and loading dock via Albemarle Ave
 - Pedestrian access to residential units via dedicated lobby access from Albemarle Ave
 - Installation of business and building identification signage at ground and first floor level
 - Landscaping works
- Site has dual zoning –
 - MU1 Mixed Use - permissible
 - R2 Low Density Residential - not permissible
- Site is subject to Planning Proposal to insert a new clause in Schedule 1 to permit retail premises at 30 Albemarle Ave, new local provisions to allow a maximum of Gross Floor Area of 3,720m² and a maximum height of buildings of 14.5m

Planning Panels Secretariat

- Gateway determination issued in February 2024 and exhibition in April 2024
- Consultant urban designer engaged, noting consideration of aesthetic appearance of the design
- Key Issues:
 - Excess queuing – significant delays to traffic on Old South Head Road and Albemarle Ave
 - Incorrect traffic generation rate – revised Traffic Report to utilise TfNSW rate or justified traffic generation rate
 - Insufficient Parking – no on-site staff parking provided
 - Streetscape impact – relocation of substation to be provided in basement
 - Supermarket hours to be reduced as the site adjoins the R2 zone
 - Loading Dock hours to be reduced to be consistent with other developments
 - Impact on existing trees – encroachment into the tree protection zones
 - Operational Management – further details required to address trolleys, deliveries, gathering in communal open space and lighting

Panel Comments:

- Retention of trees and confirmation of whether impacts on the trees will require any design changes, noting further consideration of the design integrity may be required
- Inadequate staff parking concern given the constraints of off-site parking in residential area, with applicant to consider the potential for additional basement
- Adequate screening of fire hydrants and infrastructure availability for the charging of electric vehicles
- Consideration of the treatment of interface of supermarket with 28A Albemarle Ave and landscaping buffer

TENTATIVE DETERMINATION DATE SCHEDULED FOR: late July 2025 – tbc with Council