

Sydney East Business Chamber – Meeting Notes

Meeting:	Stakeholder Briefing – Sydney East Business Chamber
Date:	Monday, 17 February 2020
Location:	InterContinental Sydney Double Bay 33 Cross St, Double Bay NSW 2028
Time:	6.00 – 7.00 PM
Attendees:	<p>Stakeholders (Sydney East Business Chamber (SEBC))</p> <ul style="list-style-type: none"> • Katherine O'Regan (SEBC Chair) • Jamie Malouf (Royal Hotels Group) • Mark Gilden (Eastern Suburbs Property Group) • Greg Kelly (Café Perons, SEBC Director) • Alan Rae (SEBC Director) <p>Project Team</p> <ul style="list-style-type: none"> • Rachel Condon – Willottree Planning (Associate) • Greg Gilyou – Evolve Consulting (Director) • Antonio Pozzi - Roberts Day (Senior Urban Planner) • Sara Wilson – KJA (Program Director) • Isha Negi – Team2 (Associate) • Stephen Moore – Roberts Day (Director)
Apologies:	Jaime Hogan - Waverly Council (Principal Strategic Planner)

Meeting Notes

Notes
<p>General</p> <ul style="list-style-type: none"> • “Fantastic improvement to the area” • “Would contribute a lot to this area” • “Big improvement to the area, a real asset” • Question: What is the response from Council so far? Answer: They have seen the same presentation • Question: What has Council seen so far? Answer: No response • Suggest proposal should be targeted as a ‘local jobs’ opportunity rather than a ‘housing/residential’ • Developer should focus on rent/cost per sqm to make attractive

<p>Traffic & Parking</p> <ul style="list-style-type: none"> • Parking is a major issue in the area • Risk of friction with nearby residents due to lack of/reduction of on-street parking • Traffic already backs up at The Avenue intersection as drivers cannot turn left into Old South Head Rd. This will be an issue. • Existing demographic very attached to their cars • New demographic (affordable housing, build to renters, young families) may not require as much parking as current demographic. This opens up possibility of removing parking over time as demand reduces. Un-used underground parking could be converted into additional uses? • New demographics should be encouraged to enjoy a 'walkable' neighbourhood and reduce car use – similar to the Newmarket development in Randwick (Barker St, former Inglis Stables) • How much public/private car parking will be provided? • Needs to provide onsite parking for businesses within the development
<p>Public Transport</p> <ul style="list-style-type: none"> • How connected is the development to public transport i.e ferry? • Suggest developer targets demographic that is less reliant on cars. Could save on construction costs by avoiding the need for parking
<p>Community Facilities</p> <ul style="list-style-type: none"> • Greenery will soften the overall look, any increase in vegetation will be an improvement
<p>Retail/residential uses</p> <ul style="list-style-type: none"> • Retail in Double Bay already struggling to get customers, how will the project attract people to the site? • Retail could include something similar to nearby Bake Bar or Sonoma. Suggest a local grocer – similar to Maloney's (Moncur St, Woollahra). • Very few restaurants survive in Rose Bay. Only local owner/operators eg 'Posh Spice', next to Coles seem to work • Noise from any proposed hospitality will be a 'nightmare' and residential units must be a sound proofed as much as possible i.e double glazed. • Hospitality options should be an early evening proposition and align with Council's outdoor dining policy • Childcare may work, however Council may not like this option due to parking issues. Suggests a mini-bus pick-up and drop-off service • Start-up focussed space would be supported by Council. Currently seeing a lot of these small 'hubs' popping up that are very popular. Reduces the need to go to major shopping centres for everything • How many units are proposed, what proportion will be 'affordable housing'?
<p>Height/bulk/visual/Noise</p> <ul style="list-style-type: none"> • Noise from any proposed hospitality will be a 'nightmare' and residential units should be made sound proof as much as possible i.e double glazing.
<p>Environmental/flooding</p> <ul style="list-style-type: none"> • Water table is very high at this location – does this need to be checked?