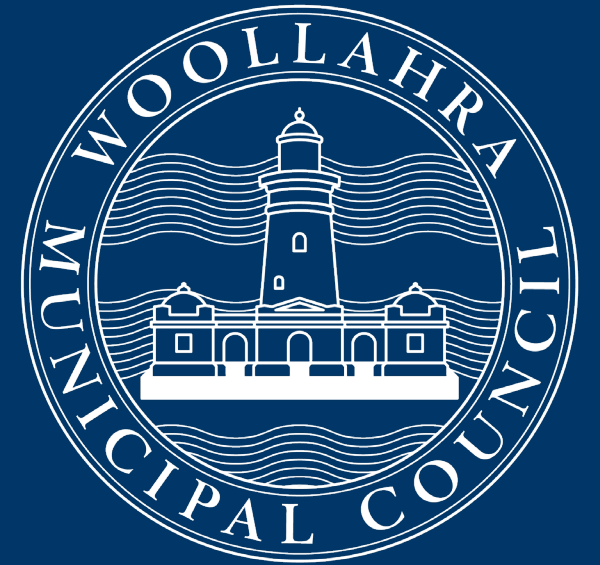


# Wilberforce Avenue Car Park Redevelopment



# Scope of Presentation

- What is proposed and why?
- Current status/timing
- Construction period
- Replacement car parking during construction
- Retail impact
- Correcting misinformation



# What is proposed and why?

- Multi-storey car park (229 spaces), ground floor retail (316m<sup>2</sup>), community centre (812m<sup>2</sup>) and public toilets/end of trip facility
- Lack of car parking = consistently the Number 1 issue raised by businesses and residents regarding Rose Bay Centre, including recent consultation on Rose Bay Place Plan
- New car park will more than double existing public car parking (from 95 to 200) as well as providing car parking for the retail and community uses proposed (200 public + 29 retail/community = 229 spaces)
- Need for community centre in Rose Bay catchment identified in 2011 Woollahra Community Facility Study (AECOM) and subsequently confirmed in 2019 Woollahra Community Facilities Study (Ethos Urban) – Wilberforce site the best opportunity
- Limited retail development (316m<sup>2</sup>) to activate the street and help pay for the community facilities



## Current status/timing

- DA currently under assessment, including consideration of all submissions
- DA to be determined by independent Sydney Eastern City Planning Panel – objectors can address
- If DA approved, tender for builder to occur
- SRV has been approved – Council can borrow to fund
- Construction to commence in second half of 2024



# Construction period

- Expert advice obtained from Altus Group on construction period for the project – estimated timeframe 23 months from construction commencement to occupation.

REF	TASK NAME	MONTHS	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23
1	<b>CONSTRUCTION / PROCUREMENT - 23 MONTHS</b>																								
1.1	Mobilization and preparation works	1																							
1.2	Shoring/piling works	1																							
1.3	Excavation	2																							
1.4	Footings/Foundations	1																							
1.5	Slab on Grade and Retaining Walls	2																							
1.6	Columns & upper floors	6																							
1.7	Services	6																							
1.8	Façade	4																							
1.9	Finishes	4																							
1.10	External Works & Public Domain	4																							
1.11	Demobilisation	1																							
1.12	Occupation Certificate	1																							



# Replacement car parking

- Alternative car parking will be in place before the existing car park is closed and before construction commences
- Expert advice received from Traffix Traffic & Transport Planners
- 73 new parking spaces to be provided in Newcastle Street by converting existing parallel parking to angle parking – replaces three-quarters of the places lost during construction (53 spaces within comfortable walking distance = 500m)
- Additionally:
  - ✓ All parking spaces within 200m to be changed to one hour (1P) restricted parking, including Ian Street car park
  - ✓ All spaces within 200-400m to be changed to two hour (2P)



# Retail development

- Small area of new retail development (316m<sup>2</sup>) proposed
- Purpose is to activate the new laneway and Dover Road and Wilberforce Avenue frontages, and to assist with the cost of paying for the new public facilities provided by the development
- New retail floor space represents a very minor addition to the total retail offering of Rose Bay and will have negligible impact on existing businesses





# Correcting misinformation

**Claim 1:** There isn't a defined plan to replace 97 spots lost during construction.

**Response:** As per presentation 73 of the 95 spaces lost will be replaced. When combined with changes to parking duration it is considered parking impact will be adequately managed.

**Claim 2:** Construction will take 3-4 years not 18 months.

**Response:** This claim is incorrect – 23 month build time confirmed by Council's construction expert.

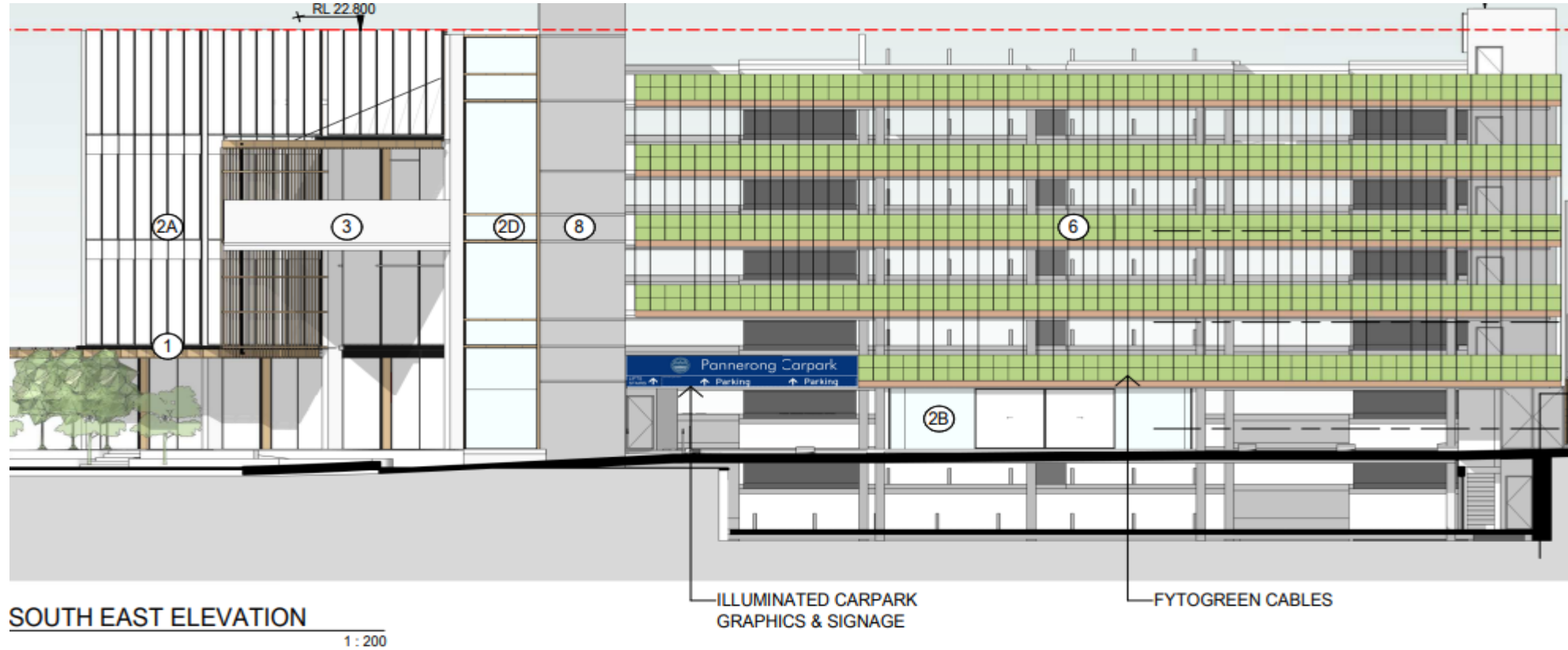
**Claim 3:** Smarter more cohesive design required which maximises additional car spaces and is largely a multi-level open air car park.

**Response:** The new development is substantially a multi-level open air car park – see graphic next slide. Council makes no excuse for also including a community facility which is required under Council's community strategic planning and retail space to activate the new laneway.





# Correcting misinformation



# Correcting misinformation

**Claim 4:** The cost of \$28.826m for 112 car spaces seems very high.

**Response:** The development is for 229 car spaces, 316m<sup>2</sup> of retail, 812m<sup>2</sup> of community centre and public toilets/EOT facility, as well as public domain works and landscaping. The cost has been derived by an expert cost planner retained by Council and is considered accurate for the development proposed.

**Claim 5:** Commercial costs of the car park can be covered by paid parking.

**Response:** Council will develop a fee policy for the car park which will involve some level of free usage. To attempt to recoup all costs would result in prohibitively expensive car parking with resultant negative impact on businesses.

**Claim 6:** Community centre is not needed in the car park.

**Response:** Council's community planning has identified the need for a community centre in Rose Bay catchment and the car park site is the best opportunity as it is well connected to public transport.



# Correcting misinformation

**Claim 7:** Surrounding traffic flow must be addressed before building.

**Response:** A Traffic Impact Assessment was prepared for the DA including modelling of the traffic impacts of the proposed development. The TIA concluded that existing intersections perform well and that the development's impacts were acceptable.

**Claim 8:** Local infrastructure needs upgrading, eg better local buses.

**Response:** Council would not disagree but this is a State Government responsibility.

**Claim 9:** Support to businesses is needed in lead up to and during construction.

**Response:** Council will work with Rose Bay businesses on these issues.

**Claim 10:** Land was given to Council on basis it be used only as a car park.

**Response:** The land was acquired by Council not given to it. Public car parking will remain the overwhelming primary purpose of the site consistent with the original intention of purchase.



# Correcting misinformation

**Claim 11:** What other design and locations were considered?

**Response:** The Wilberforce Avenue and Ian Street sites are the only significant land holdings Council has in Rose Bay so there are no alternative options.

**Claim 12:** Ian Street car park will be sold to fund the DA.

**Response:** This is completely false with Council resolving on 9 December 2019 to defer any further progress on redevelopment of the Ian Street site. There is also no proposal to sell the Ian Street site.

**Claim 13:** Tradie parking must not be allowed to erode parking opportunities for businesses.

**Response:** Council will work through the tender process and other means to manage this issue.



# Questions and Discussion