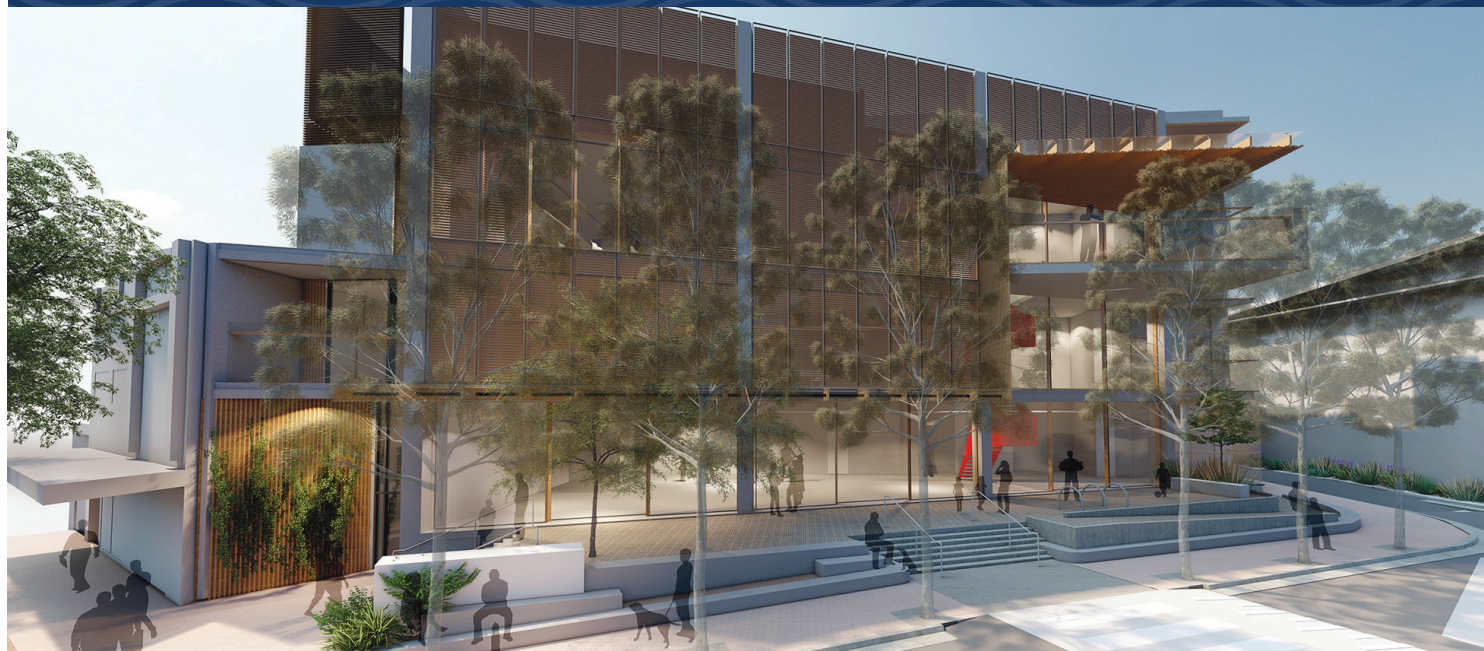


Wilberforce Ave, Rose Bay Car park redevelopment

“Your say
Woollahra”



CONCEPT DESIGN

More parking and new community space for Rose Bay

Woollahra Council's proposed redevelopment of the Wilberforce Avenue, Rose Bay car park aims to address longstanding community demand for more parking and community space in Rose Bay, and ensure the future economic viability of the Rose Bay Centre.

Council has a strong record of success with redevelopment of public parking facilities. The 2016 Kiaora Place redevelopment in Double Bay, which included an increase in public parking and new eateries and shops, set a benchmark for what is possible in Woollahra's commercial centres and we aim to similarly enhance the Rose Bay area.

The Wilberforce Avenue DA includes a multi-storey car park (229 spaces), community centre (812m²), ground floor retail (316m²), and public toilets.

Existing public car parking will more than double with inclusion of 105 new public car parking spaces – a total of 200 compared to the 95 spaces currently available at the site – with an additional 29 new spaces for the retail and community centre component.

The project has been designed by leading architects AJ+C and includes a high quality lightweight civic design, new pedestrian-friendly laneway and sustainability initiatives including green wall. Public art will be a centrepiece in accordance with Council's Public Art Policy.

Community consultation

Residents and businesses have been provided with ongoing opportunities to provide feedback since the redevelopment proposal was announced in 2019. Prior to the 2023 DA notification period (25 January – 24 February), Council staff including project architects have held a range of meetings, both in-person and online, as part of pre-DA community consultation in 2022.

In community consultation conducted for the Rose Bay Place Plan in 2021, the most common feedback related to a need for additional car parking for residents, commuters and shoppers and a call for greater activation to support businesses in the Rose Bay Centre, reinforcing Council's commitment to delivery of the project.

For more information visit:
yoursay.woollahra.nsw.gov.au/wilberforce



Wilberforce Ave, Rose Bay

Car park redevelopment



Need for a community centre in Rose Bay was identified in the 2011 Woollahra Community Facility Study and subsequently confirmed in the 2019 Woollahra Community Facilities Study, with the Wilberforce site identified as the best opportunity.

Retail development

The retail component is intended to help activate a 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 (316m²) represents a very minor addition to the total retail offering of Rose Bay and will have negligible impact on existing businesses.

Replacement car parking

Alternative car parking options will be in place well in advance of the closure of the existing car park and construction commencement, with plans to replace as many as possible of the 95 spaces which will be unavailable during construction.

The nearby Ian Street car park will be available for use for the duration of the redevelopment, and Council has conducted preliminary work on options to offset temporary loss of parking, including the reconfiguration of car parking in adjacent and nearby streets to angled parking from parallel parking.

During the construction period, Council will implement changed parking time restrictions close to the Centre to encourage greater turnover of available parking.

A parking policy for the new car park will be established, under which parking is likely to remain free for short duration parking, similar to Council car parks in Double Bay.

Current status

The DA is currently under assessment, including consideration of all submissions.

Council is not the determining authority for the DA. The DA will be determined at a meeting of the independent Sydney Eastern City Planning Panel, with objectors given the opportunity to address the Panel.

Delivery of the project is dependent on the outcome of Council's Special Rate Variation (SRV) application, to be determined in early May by the Independent Pricing & Regulatory Tribunal. If the application is successful, Council will seek to borrow funds of approximately \$28 million to complete the project. The SRV would fund financing costs of \$11.635m over 10 years.

Construction period

If the DA is approved and funding secured, a tender for a builder will occur, with mid-2024 the earliest time construction would likely commence.

The anticipated construction period is estimated at 18 months – 2 years, with the possibility that basement and ground level car parking could be in use earlier than this.

Register to receive updates

The best source for accurate information on the development proposal is Woollahra Council's Your Say community consultation website. For project updates, concept designs, key dates, FAQs, a document library and details on any future consultation, visit: **yoursay.woollahra.nsw.gov.au/wilberforce**.

You can also register to receive updates straight to your inbox.

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