



# Environmental Planning Committee

Monday 1 July 2024  
6.30pm

## Late Correspondence

### Privacy Statement:

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**Subject:** LATE CORRESPONDENCE - EP - 1 JULY 2024  
**Author:** Sue O'Connor, Governance Officer  
**File No:** 24/113874  
**Purpose of the Report:** To table late correspondence as submitted for consideration by the Mayor and Councillors relevant to the Environmental Planning Committee held on 1 July 2024.  
**Alignment to Delivery Program:** Strategy 11.3: Ensure effective and efficient governance and risk management.

**Recommendation:**

THAT the Environmental Planning Committee receives and notes the late correspondence and reads late correspondence in conjunction with the relevant Agenda items.

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Please find attached late correspondence relating to matters appearing on the Agenda for the Environmental Planning Committee held on 1 July 2024. Correspondence received is listed below:

Item No.	Matter	Author	Page
R1	Post Exhibition Report Draft Development Control Plan – 488-492 Old South Head Rd & 30 Albemarle Ave, Rose Bay	Katrina Lesnie	3
R1	Post Exhibition Report Draft Development Control Plan – 488-492 Old South Head Rd & 30 Albemarle Ave, Rose Bay	Melisa White  	5

**Sue O'Connor**

**Subject:** FW: Late Corro for 488-492 Old South Head Road & 30 Albemarle Avenue, Rose Bay

**From:** Katrina Lesnie [REDACTED]  
**Sent:** Wednesday, 26 June 2024 6:16 PM  
**To:** Records <Records@woollahra.nsw.gov.au>  
**Subject:** SC7994

LATE CORRO	Item: <u>R1</u>
Previously forwarded to Clrs	<u>Y/N</u>
Meeting:	<u>EP</u>
Date:	<u>1, 7, 2024</u>

Hi there,

Please accept my apologies for the delay in sending this in regards to the material for this draft development. I had been overseas/interstate and unwell over the last 4 weeks and only finally going through my mail.

Below is my feedback in regards to this as the neighbour directly across the road from this building.

Thanking you.

Kind Regards

Katrina

**O1 Supports growth of the Rose Bay South centre through provision of a new supermarket and new dwellings.**

The Area and everyone from neighbouring areas has continually provided feedback this is not required nor asked for. A supermarket of this grand nature is completely inappropriate for this spot. There are so many other options which the neighbourhoods of Vacluse/Watsons Bay and Rose Bay already use this is not required or necessary. If the Council is taking feedback seriously they would absolutely already know this.

**O2 To positively contribute to the architectural design and character in the Rose Bay South centre.**

Given there is no other 2 story commercial use property in the entire of Rose Bay above ground including apartments above these, I cannot understand how this will positively contribute to the area outside of setting a precedent that all land is commercial land moving forward.

**O3 Provides active frontages to Old South Head Road and Albemarle Avenue.**

30 Albemarle Avenue is residential land and should remain as such.

**O4 Incorporates a high standard of landscape design to encourage urban greening, contribute to the streetscape, and soften the visual impact of the built form.**

The use of "soften the visual impact" is used is an admission that the built form is actually not visually ideal nor compatible with the current state of the area.

**O5 Has a scale, bulk and design that respects the adjoining and nearby residences and the low scale streetscape character of Albemarle Avenue, particularly in terms of the building setback, articulation and transition of building height.**

I do not see anywhere in this development draft taking into consideration any neighbour behind 28A Albemarle Avenues requirements.

The scale/bulk of this proposed project simply fails to show any respect or consideration for the adjoining or nearby residences.

**O6 Does not unreasonably compromise the amenity of adjoining and nearby residences having regard to visual and acoustic privacy, landscape setting, and separation between the building and 28A Albemarle Avenue.**

Whilst there is a separation this does include non-residents and public land which has continually had feedback to the council and Woolworths that no one wants this which I have referred to again below.

**O7 Minimises traffic and parking impacts on Old South Head Road, Albemarle Avenue and surrounding streets.**

This is blatantly untrue. How a 2 Storey supermarket will not create considerable traffic and parking congestion, in an area already bursting at the seams, lacks any credibility whatsoever. Old South Head Road and Albemarle Avenue is a car park every day especially Monday Friday 7am – 10pm and to think this won't make things worse is

taking the absolute mickey of us all. Should this project proceed the area will be stuck with unreasonable and irreversible traffic which will only cause significant safety issues for all as well as misery for the locals. The Environmental and planning committees should be looking at this very carefully and be able to see straight through this blatant untruth.

• **A single residential entry from the Albemarle Avenue frontage only for Cars:**

Albemarle Avenue is currently at full capacity parking wise and traffic wise.

**C1 Development is a maximum four storeys.**

Albemarle Avenue currently has a limit of 2 storeys so I am unamused this is even a consideration for council and planning NSW departments. Should this proceed it is setting a precedent for all of NSW that no current storey limits are set in stone and basically anyone can build any height anytime without any ramifications.

**G8.2.3 Uses Objectives O1 To provide an appropriate mix of residential and non-residential land uses that reinforce the mixed use character of the Rose Bay South centre.**

There is nothing appropriate about trying to squeeze in a two storey supermarket on a small parcel of land in an already highly congested area.

Please note this **DOES NOT** take into consideration the constant feedback of residents asking for no land to be for non-residents as this will only bring in crime/mess/alcohol use / unsavoury types from the area and beyond with unacceptable noise 24/7 and like any community space no one will be responsible for this.

And whilst you may be looking at controlling trolleys from this Woolworths this doesn't control dumping of other trolleys from other supermarkets which is a constant in this street. CCTV cameras will do nothing at the time other than record the issues.

Exactly how much feedback does this require before Woolworths and local and state government understand the community does not want this MULTI use land next to this ridiculous structure being put forward to residents.

**C2 Access to on-site car parking and servicing facilities is provided off Albemarle Avenue. No vehicular access is permitted off Old South Head Road.**

Once again this takes no consideration any proper traffic studies of this area or street of Albemarle and Old South Head Road.

The reality is that people will seek to avoid these awful tight basement parking facilities and only use them as an absolute last resort. As such there will be significantly more parking congestion in the surrounding streets not to mention the additional traffic congestion, and further compounded by delivery trucks and the like.

**From:** Melisa.White  
**Sent:** Friday, 28 June 2024 9:05 PM  
**To:** Charmaine Tai <[Charmaine.Tai@woollahra.nsw.gov.au](mailto:Charmaine.Tai@woollahra.nsw.gov.au)>  
**Subject:** CM: Re: Environmental Planning Committee Notification - 488-492 Old South Head Road & 30 Albemarle Avenue, Rose Bay

Hi Charmaine,

Thank you for the email. I will definitely try to attend on site. In the meantime, please find attached photos taken this afternoon at 4.00pm of Albemarle Street looking towards Old South Head Road. From where I was standing, I managed to count up to 13 cars waiting at the traffic lights, but there were many more ahead.

I can only imagine how much more chaos this development will bring.

Kind regards  
Melisa White

