

Rose Bay Action Group Objection

Objection to DA 140/2022/1

Rose Bay Action Group (RBAG) was formed in response to the proposed redevelopment of 30 Albemarle Avenue and 488-492 Old South Head Road Rose Bay by Woolworths/Fabco. RBAG understands that a Planning Proposal has been submitted by Fabco to Woollahra Council to enable development of;

Subject land

- [30 Albemarle Avenue, Rose Bay](#) – 696m² – zoned R2
- [488-492 Old South Head Road, Rose Bay](#) – 1,561m² – zoned B4

Proposed development

- Development encompassing all of the subject land
- Three level carparking basement for 100 cars
- Two storey supermarket spanning ground and first floor of approx. 2,300m²
- Two levels of apartments above comprising 20 apartments
- Loading dock and carpark entrance on 30 Albemarle Avenue

RBAG strongly objects to that proposal due to the inappropriate scale of the development and unacceptable traffic generation and we reserve our right to put in a more detailed objection when we receive more information on this development.

RBAG has considered DA 140/2022/1 on its own merits as well as in the context of the development outlined above. A critical consideration for the community of Rose Bay is the impact of traffic generation from the proposed developments. Another critical issue is that the use proposed in DA140/2022/1 is inaccurately defined as “neighbourhood supermarket” when it should be defined as “local distribution centre” which is not permissible in the zone.

The DA should be rejected on the basis that the use is not permissible within the zone.

RBAG engaged Paro Consulting and Traffix to assess DA140/2022/1. A town planning objection and a traffic objection from both consultants is attached and forms part of this objection.

Along with the matters raised by Paro and Traffix, the following matters should be addressed by the applicant for any proposal for the subject land.

Traffic

1. The traffic volumes on Old South Head Road and Albemarle Avenue have been observed to exceed capacity of the existing road network. Critically, since the closure of the Caltex service station in early 2020, more traffic generating development has been completed on Old South Head Road (including the development of the Harris Farm site) which has resulted in severe traffic congestion. There has not yet been a scenario where those new developments AND a service station have been concurrently in operation. As such, Council must carefully consider current traffic conditions before assessing any new proposal for 488-492 Old South Head Road.
2. The traffic data provided in the DA application was provided by Caltex to Woolworths when Caltex was seeking to sell the property. The traffic data is not verifiable and does not represent current conditions. Accordingly, the traffic data submitted by the applicant is insufficient and inappropriate.

3. A traffic survey must be undertaken to assess current traffic conditions and must be undertaken during all peak periods, including drop off and pick up times for Rose Bay Public.
4. Traffic generation data must be provided for other “click and collect”/”direct to boot” facilities in order to assess the impact of this development on this site.
5. Traffic generation from the proposed development must be modelled against current conditions
6. Assessment must be undertaken to determine whether the proposed additional traffic conditions will be acceptable having regard to all prevailing standards, including TfNSW Guidelines for a residential street that specify a maximum peak hour volume of 300 vehicles per hour for local streets, with an environmental goal of 200 vehicles per hour.
7. There is no loading dock/bay in the proposed development that will not block vehicle circulation and hence runs the risk of creating a line of queuing traffic on Albemarle Avenue

Town planning

1. The proposed use is inaccurately defined as “neighbourhood supermarket” when it should be defined as “local distribution centre” which is not permissible in the zone, based on the Woollahra Local Environment Plan 2014, Land Use Matrix. The DA should be rejected as the proposed use is not permissible.
2. The proposal fails to uphold the desired future character of the neighbourhood which is dependent on customers parking and shopping in person.
3. Hours of operation should be limited to 7am to 8pm
4. Notwithstanding these objections, if Council was to approve the DA, then the period of approval should be limited to 3 years given the trial nature of this format

In summary, the proposed development is inconsistent with the prevailing zoning and desired future character of Rose Bay and should be rejected.

Yours faithfully

Mark Skurnik

Rose Bay Action Group - President

rosebayactiongroup@gmail.com

25 Albemarle Avenue, Rose Bay, NSW 2029

0438402337