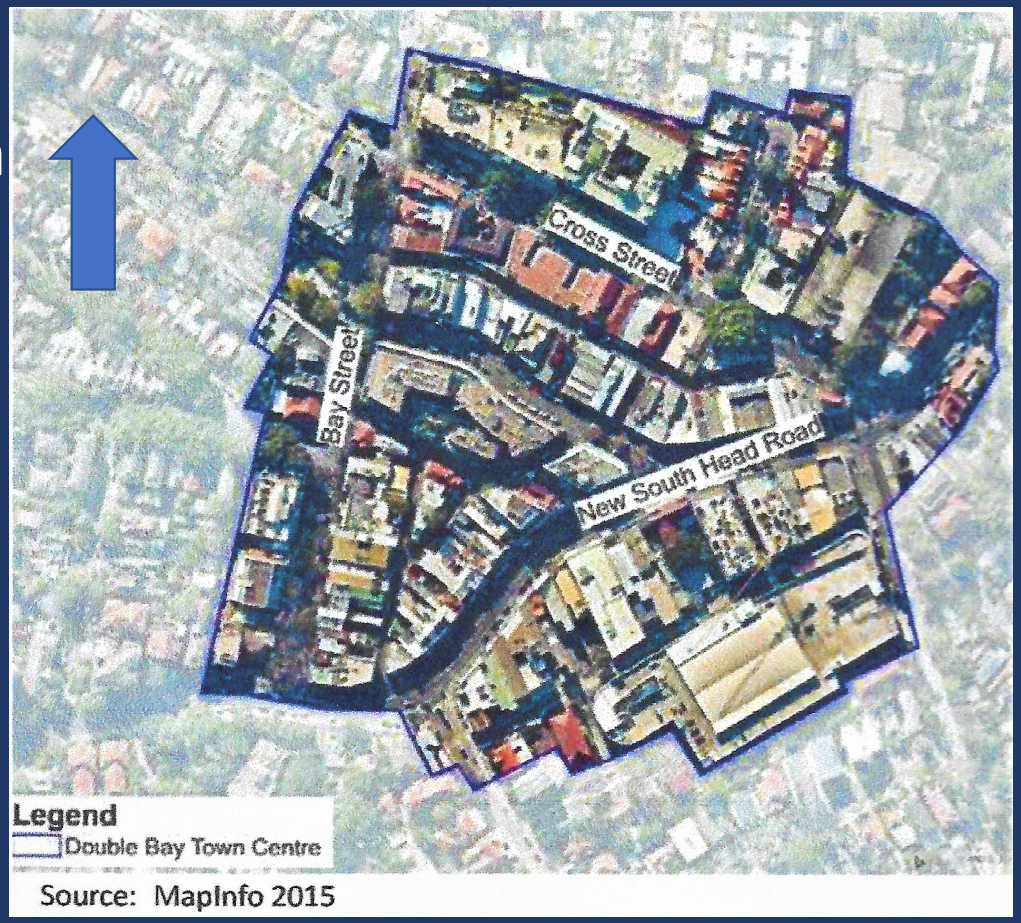
DOUBLE BAY CENTRE – PLANNING AND URBAN DESIGN STRATEGY

DOUBLE BAY CENTRE, THE VILLAGE, IS ABOUT 300m BY 300m, COVERING AN AREA OF LESS THAN 0.1 SQ KM

North



“THE STRATEGY RECOMMENDS BUILT FORM STRATEGIES THAT AIM TO PROTECT AND PRESERVE WHAT IS MOST LOVED ABOUT DOUBLE BAY WHILE STRENGTHENING THE FRAME WORK TO GUIDE FUTURE DEVELOPMENT”

WELL WE ALL AGREE
WITH THIS!
WHAT COULD GO WRONG?

FROM A LOW RISE VILLAGE
TO A CENTRE DOMINATED BY
SIX STOREY BUILDINGS

THAT'S WHAT COULD GO WRONG !!!!

HOW DID WE GET TO THIS STAGE ?

- COUNCIL WANTED MORE DEVELOPMENT – RESIDENTIAL AND COMMERCIAL/RETAIL
- WERE RESIDENTS ASKED IF THIS IS WHAT THEY WANTED? NO !!

- TWO CONSULTANT REPORTS COMMISSIONED BY COUNCIL, 2015 & 2018
- AT TIME OF 2018 REPORT 85,000 sq m FLOOR SPACE WITH 11,000 sq m VACANT

- REPORTS RECOMMENDED INCREASE IN FSR UP TO 4.5:1 AND SIX STOREY HEIGHT OF 21.5m OF RETAIL, COMMERCIAL AND RESIDENTIAL

- IN REALITY BONDI JUNCTION IS THE MAJOR RETAIL/COMMERCIAL CENTRE FOR MOST WOOLLAHRA COUNCIL RESIDENTS
- AFTER COVID LARGE % NOW WORKING FROM HOME

- DOES DOUBLE BAY VILLAGE NEED MORE COMMERCIAL, RETAIL SPACE

THE ANSWER IS NO !!!

CLAIM THAT MORE YOUNG PEOPLE WANT TO LIVE IN DOUBLE BAY CENTRE – HOW WAS THIS DECIDED??

TALK TO A REAL ESTATE AGENT!!!

"A recent example of a typical four storey mixed use development is the Bay Residences located at 16-22 Bay Street, Double Bay. This development was converted from Sir Stamford Hotel to residential apartments. The development comprises of a mix of one, two and three bedrooms. Our discussions with selling agents indicated that there was high demand for the one and two bedroom apartments by young professionals."

Page 35 of HILLPDA "Double Bay Economic Feasibility Study" July 2015

Many s 4.55 applications approved that alter internal mix from small to large on Cross Street to suit older, wealthier clients

WHAT IS MOST LOVED ABOUT DOUBLE BAY IS ITS HUMAN VILLAGE SCALE, MIX OF BUILDING STYLES REPRESENTING DIFFERENT ERAS AND ITS VILLAGE CHARACTER

THE PROPOSED 50% HEIGHT INCREASE TO 21.5 METRES IS EXACTLY OPPOSITE TO WHAT IS MOST LOVED, AND DESTROYS WHAT IS MOST LOVED

THIS UNIQUE HARBOURSIDE VILLAGE ONCE DESTROYED CAN NEVER BE REPLACED

THE PROPOSAL DOES NOT *"STRENGTHEN THE FRAMEWORK"* TO GUIDE FUTURE DEVELOPMENT -

IT JUST INCREASES FUTURE DEVELOPMENT

POOR DECISION MAKING HAS ALLOWED CURRENT HEIGHT LIMITS OF 4 STOREYS TO BE IGNORED.

THE STRATEGY DOES NOT RECTIFY BAD DECISION MAKING BUT REWARDS OVERRUNS BY OPENING THE DOOR TO MORE OVERRUNS.

COUNCIL CALLS THE STRATEGY

"OUR JOURNEY"

BUT OBVIOUSLY IT IS

A CAMPAIGN BY WOOLLAHRA COUNCIL

TO DRAMATICALLY INCREASE DEVELOPMENT IN THE DOUBLE BAY VILLAGE

WITH LITTLE OR NO CONSULTATION WITH RESIDENTS!!

•WHAT IT WILL MEAN FOR DOUBLE BAY

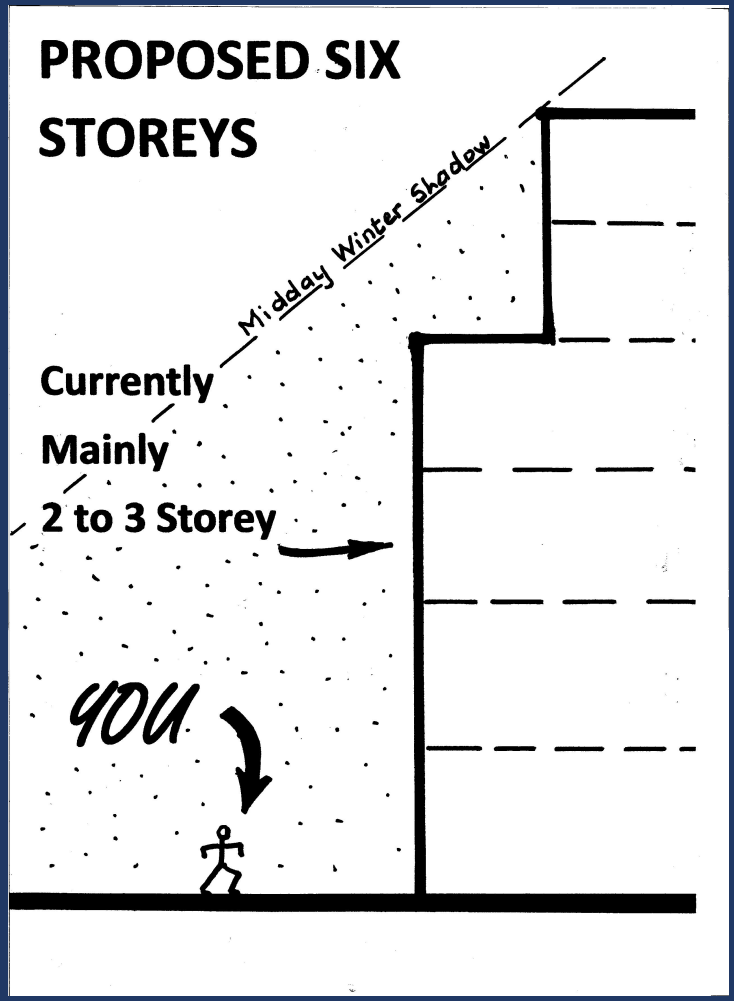
- Destruction of unique Village character
- Huge increase in population density in the commercial centre
- Dramatic increase in traffic along New South Head Road, that is already at capacity in peak hours
- Increased demand for parking, which is currently very limited
- Severe problems with basement parking excavation due to high water table
- Exposure of acid sulphate soils - environmental damage
- Excessive shadowing in canyon-like streetscapes
- Destruction of views across Double Bay amphitheatre
- Inadequate community consultation – who said more development was needed?
- Prolonged disruption to retail stores with significant loss of income
- Opens the door for further developments of even more storeys

- Destruction of unique Village character
  - The Village is the jewel in the Woollahra crown, and an important reason why visitors come to Double Bay
  - Why destroy its beauty and uniqueness ??
- Huge increase in population density in the commercial centre.
  - What is proposed and with the recent approvals and apartments in Cross Street, adds at least 1000 people to the centre, an area less than 0.1 sq km
  - Represents a population density increase of more than 10,000 per sq km, over and above those existing residents.
  - EXCESSIVE - Sydney average 2000 per sq km and Woollahra 4,500

Note that on Page 13, 2.5 Part of Housing Vision - " *…and protect low density neighbourhoods and villages"*

- Traffic along New South Head Road already at capacity in peak hours
- Strategy claims that occupiers of proposed smaller apartments will use public transport
- Not been found to be the case particularly in high socio-economic areas
- Either New South Head Road and/or the *rat run* around William Street will see significant increases in peak hour traffic
- Increased congestion on NSH Road for traffic from Rose Bay, Vaucluse, etc
- Increased demand for parking, which is currently very limited, from car owning occupants of new apartments and commercial/retail staff
- With the proposed redevelopment of the Cross Street car park this will be further exacerbated.

- Excessive shadowing in canyon-like streetscapes
  - Midday winter shadow (32m long) covers whole of street width
  - Loss of sunlight and amenity
- Exposure of acid sulphate soils
  - Can generate large amounts of sulphuric acid, iron, aluminium and sometimes heavy metals
  - Can cause major impacts to environment and infrastructure



Basement parking excavation

- High water table ancient marshy area
- Ancient river sediment, up to 20m deep
- Water flows slowly through at 2 to 3m below ground level

Double Bay Centre Hydrological Study 2020

- Recommended prohibition on dewatering
- Not mentioned in Strategy
- Only points to plans to minimize impact

Problems

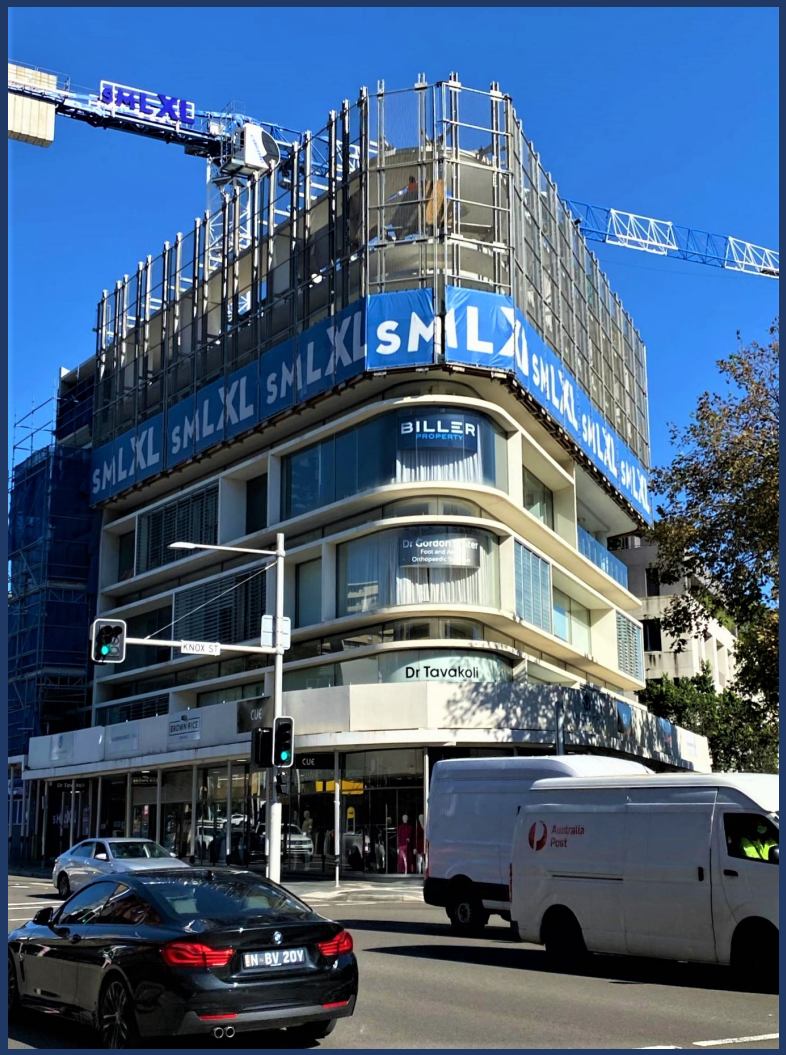
- Two, 3 or 4 levels below ground level block the flow
- Causes higher water tables in surrounding residential areas
- Causes foundation problems and cracking

- Destruction of views across Double Bay amphitheatre –against planning principles to erect high rise in low lying, harbour fronting locations, rather on hills & ridges, to maintain views
- Prolonged disruption to retail stores with significant loss of income – after two years or more of COVID do retailers want more disruption, and do they want a dramatic increase in competition if all the planned for new residents and commercial workers don't come ??
- Opens the door for further developments of even more storeys. This has already occurred in Double Bay, many years ago, when the Ritz Carlton Hotel was built – creating the first precedent for what has occurred since – limit of four but approving six storeys in Cross Street and the corner of Knox and NSH Road.

Proposed (dotted) and Built or Approved (Red) Six Storey Buildings Shown over the Double Bay Centre

KNOX STREET, DOUBLE BAY WITH ADDITIONAL STOREYS
IS THIS WHAT WE WANT ??

- CORNER OF KNOX STREET AND NSH ROAD, DOUBLE BAY
- ORIGINAL FOUR STOREY BUILDING BEING CONVERTED TO A SIX STOREY BUILDING – how was it approved ???
- THIS IS THE HEIGHT WE COULD EXPECT OVER THE WHOLE CENTRE – IF APPROVED
- EVEN PARIS MAINTAINS A CONSISTENT FIVE STOREYS IN THEIR CENTRAL UNIQUE AREA



AT THE LAST COUNCIL ELECTION THE LIBERAL PARTY'S POLICIES INCLUDED THE FOLLOWING –

"FIGHTING OVER-DEVELOPMENT AND PROTECTING HERITAGE"

HOW CAN THEY VOTE FOR A STRATEGY THAT WILL DESTROY THE UNIQUENESS AND HERITAGE OF DOUBLE BAY ???

- Woollahra Council has approved 854 new dwellings November 2016 to April 2021 – which exceeds Government target for the period up to 2026, with 5 years to go ????
- Target to grow population by 2000 people between 2016 and 2036 !!!! Why 50% of this growth into Double Bay Centre

- ARE THEY BEING PUSHED FOR MORE BY THE STATE GOVERNMENT ???
- COUNCIL SUCCESSFULLY PUSHED BACK AGAINST AMALGAMATION – WE ASK THEM TO ALSO PUSH BACK AGAINST OVER DEVELOPMENT IN THE DOUBLE BAY CENTRE

•HOW CAN YOU HELP ?

- •Email records@woollahra.nsw.gov.au and make your voice heard
- •Email all councillors – addresses are on Council website
- •Talk to your friends and neighbours, in Double Bay and across the Eastern Suburbs and Sydney
- Use facebook or other social media to contact friends and associates
- Complete the survey at yoursay.woollahra.nsw.gov.au/doublebay
- Share your views with DBRA at dbrassoc@gmail.com

THANK YOU