

## **COMMUNITY CONSULTATION 23 BENNELONG PARKWAY, WENTWORTH POINT**

- Process: Information and Consultation Session with neighbouring residents directly affected by the proposal
- When: Thursday 26 November 2009 at 6pm
- Where : The Waterfront (Pulse) Function Centre within walking distance of the proposed site.
- Number of stakeholders: Approx. 25 residents in attendance. A list of attendees appears at Appendix A.
- Objectives: To provide neighbouring residents with details and understanding of the concept plan proposal and Part 3A process, and to seek feedback, comments and concerns about the proposal.

### Summary of Findings

- There was a general understanding of the nature and scale of the proposal and the changing impact from industrial to residential.
- Concern was voiced by some of the current residents regarding the amount of parking required by this proposal to accommodate the vehicles of future residents on the site.
- Heights are comparable with adjoining buildings.

The following consultation has been undertaken in accordance with the DGRs and the Department's consultation guidelines. Given the nature of the proposal (residential development in a residential precinct with an approved Masterplan DCP) the consultation focused on those individuals likely to have an interest or be affected by the development. In this case it involved those directly impacted by the project (i.e. neighbouring residents). The development is not anticipated to have regional implications, and has no State or National impacts.

Residents of adjoining residential building complexes were notified of a public community consultation and information session:

- Sorrento – 19 Hill Road, Wentworth Point
- Torino – 4 Stromboli Strait Wentworth Point
- Portofino - 3 The Piazza, Wentworth Point
- Capri – 1 The Piazza, Wentworth Point

The above represents residential complexes comprise 283 dwellings, and all residents in these complexes were notified by mailbox flier of a community consultation session to be held on Thursday 26 November 2009 at 6pm, on site at the Waterfront Function Centre.

The meeting was attended by approximately 25 resident representatives, together with representatives of the Applicant and the Applicant's architects Turner + Associates.

The meeting was shown a presentation overview of the proposed concept plan, which explained the nature of the proposed development, together with details in relation to:

- site location
- building heights
- massing
- open space and landscaping
- parking and access
- setbacks
- public domain treatments and street presentations.
- The Part 3A planning process was also described, as well as the future opportunity for resident input following formal notification and exhibition of the concept plan.

Following the presentation by the Applicant's architect, the meeting also heard from the Applicant about the broader context of the development and the future plans and vision for the new suburb, including proposals for better transport accessibility, the s.94 upgrade funding of roads, and other public domain improvements (i.e. Government's proposed marina and maritime hub, as well as current investigations for a pedestrian bridge accessing Rhodes for rail access).

The residents were then invited and encouraged to make comments, provide feedback or ask questions. The following is a summary of the issues and comments raised.

#### Residents' issues:

- *Parking – already too much parking on street. Development will exacerbate on street demand.*
- *Comments concerning amount of parking being provided by the proposal. There should be two spaces for every apartment.*
- *Not enough parking in the estate. Cars being forced to park on street.*
- *Query regarding height of Building A. Is height comparable to Capri and Sorrento?*
- *Question sought confirming height of proposed building adjoining Portofino.*
- *Comment that there should have been parking under the Piazza commercial (note: not subject of this Part 3A)*
- *Concern that parking in basement may be used as storage by some residents.*
- *Needs to be better action by Community Association to police dumped vehicles, and parking enforcement in public areas and streets surrounding.*

- *Query re size of park. Concern that this is the only open space on the estate.*
- *Some residents present stated that they were not aware of future residential plans for the site, and claimed that were told by selling agents that it was going to be a park.*
- *Others present rejected this, stating that everyone knew there were going to be residential buildings on the site.*
- *Query about likely timing of the development.*

Analysis of Issues:

**1. Parking**

Summary of issues: Not enough parking; problems with on-street demand; basement parking being used for storage; enforcement.

**Response:** Parking complies and exceeds Council's and RTA code requirements. Providing more than maximum requirement is not reasonable or appropriate. All units will comply with storage requirements in addition to parking requirements. Ongoing/ future enforcement is not in the control of the Applicant.

**2. Height**

Summary of issues: query regarding height of proposed buildings adjoining existing buildings of Capri and Portofino on Amalfi Drive.

**Response:** The heights were described, as was the anticipated impact in terms of massing and setbacks which was described as similar to the existing Capri building. The overshadowing impact was also discussed. Residents of Portofino were advised that there was already a current approval for the western building adjoining Portofino.

**3. Open space**

Summary of issues: not enough open space for current whole estate (i.e. Wentworth Point)

**Response:** The park is being provided in compliance with DCP Masterplan for Precinct F. It is a large open space measuring approximately 5000sqm, and will provide significant amenity for the future residents of the proposal but also current residents. Other parks will be provided by future developers at various locations along the peninsula in accordance with the DCP.

### Further consultation

Residents were made aware of the further consultation period following notification and exhibition of the concept plan, and the opportunity to make further submissions. Residents will also be afforded this opportunity again at the later stage of Project Application.

The Applicant will ensure that there is further consultation and opportunity for resident input during the formal notification by way of its community newsletter and noticeboard. The Applicant has also recorded the contact details of residents who attended the consultation session, and will invite further queries and comments from interested residents.

If necessary, the Applicant will arrange a drop-in community information open-day for residents.