

**FILE NO: 98/S/0821** _**MINUTES OF MAYOR'S MEETINGS - 2003****Date of Meeting: 14 August 2003****Subject of Meeting: Victoria Park Refined Masterplan - Amendment
Meeting with South Sydney Council****Attendees:**

- **Mayor, RCC– Dominic Sullivan**
- **Councillor, RCC – John Procopiadis**
- **Mick Savage – RCC**
- **Karen Armstrong – RCC**
- **Stephen Roseland – RCC**
- **Ken Kanagarajan - RCC**
- **Mayor, South Sydney – Tony Pooley**
- **Stuart McDonald, Planning Director – SSC**
- **Andrew Reese, Planner - SSC**
- **Jennifer Lillie, Planner – SSC**
- **Transport Planners - SSC**

Discussions:

DS – There appear to be a number of approvals for the Victoria Park Precinct. What has actually been approved and what are the changes proposed?

AR – Only one section of the site is being amended adjacent to South Dowling Street, known as the Cardy site. 18-metre height proposed in the DCP, also discusses the predominant heights in the local area.

DS – Major issues of concern were raised: heights, commercial floor space and substantial increases in traffic. The additional cumulative impact of the entire development on the subject site is also a key concern.

Built Form

DS - While principally 6 – 8 storeys along South Dowling Street at podium level, the high-rise towers (35 storeys) are an overdevelopment of the site, and give no consideration to the local urban environment.

TP – The original focus of this part of the development was the commercial element and recent studies by the applicant have shown that the level of commercial uses proposed for the site is not required. A greater residential component & reduced commercial is now proposed.

AR – Applicant has been notified that the current height proposed is unacceptable. The Airport Corporation hasn't given their approval yet.

SM – Height information submitted is not adequate. Shadow diagrams don't give a clear indication of potential shadows and don't look accurate.

DS – Requested a copy of the shadow diagrams (provided at meeting).

Commercial

DS – Potential commercial impact upon Randwick's commercial centres appears to have been reduced due to the lower level of commercial space proposed by the amendment to the existing Masterplan. What is the proposed make-up of the commercial space?

JL – A supermarket and 20 specialty shops. Small mixed-use local scale shops at other locations around the Victoria Park site.

DS – Concern that local needs only are serviced on the site and ensure that there isn't huge spillover of patronage into Randwick's Town Centres eg. Royal Randwick Shopping Centre.

SM – Agreed. Stated that the proposal wasn't looking at a major catchment. SSCC is not opposed to the proposed decrease in commercial space and limited retail space. Council will examine impacts of traffic to ensure area is well serviced.

DS – Noted concern to ensure that Kensington Town Centre continues to service its local residents and Victoria Park should do the same for its future residents.

Traffic

DS – Major concerns about existing traffic levels around the site before the influx of thousands of new residents and the inadequacy of providing for the proposed population.

KK – Interchange onto South Dowling Street, for example, is inadequate.

SM – SSCC shares your concerns regarding existing RTA network and its ability to cope with the expected influx of new residents. South Sydney Council has adopted parking policy to discourage parking within certain areas, current policy allows 1 parking spot for 2 dwellings. The masterplan has actually provided more parking than is required onsite.

TP – Council is currently reviewing its parking requirements. Looking at minimising parking Council-wide, visitor parking onstreet and time constraints on onstreet parking, while recognising the demographics of these new areas.

JP – Concerns raised regarding the amount of onstreet parking available and to be provided. Spillover will have an impact upon onstreet parking in West Kensington.

TP – Concerns regarding higher traffic don't correspond with idea of increasing the number of parking spaces. South Sydney Council has the lowest car ownership for any Council in NSW, directly connected to our stricter parking controls.

JP – Need more detailed study to determine the impact of development at Victoria Park upon Randwick Council, principally Kensington.

MS – May require upgrade of Lenthall Street to cater for feeder traffic between South Sydney Council and Coogee/Bondi.

DS – RTA believed that traffic would be reduced in the run up to the Eastern Distributor due to changes at that intersection. It now appears that traffic build-ups have increased substantially since Eastern Distributor opened. Council's Traffic Officers should sit down and discuss the current issue and anticipated changes due to the proposed amendment.

TP – Study being conducted by South Sydney Council and RTA, examine that study and determine if any of the questions we have raised are being answered. Look at the traffic surroundings, including the Eastern Distributor, Victoria Park and the intersection between the two Councils.

JL – Clarified the figures for arrivals and departures of the Victoria Park site have been reversed by the changes and are now 65% arrivals, 35% departures.

DS – There is a clear need to reach consensus between Councils regarding the RTA upgrades, which will be of benefit when approaching the RTA.

AR – Requested demographic study from applicants. Applicant expect majority of residents to be immigrants and young professional couples.

DS – Suggest that Council professionals meet soon for further discussions.

SM – Suggested timeframe – SSC to consider by end of September. SSC will keep RCC informed.

Agreed Actions:

- SSC – agreed to further discuss key issues with RCC, particularly height of Randwick towers and potential overshadowing and traffic, and reporting back to Council.
- Council transport planners to further discuss the transport issues.

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Officer.....
Dated

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