

23 – 31 Dover Road, Rose Bay

Community Engagement Outcomes Report

Prepared for:

Fortis

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brilliant
logic

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Brilliant Logic acknowledges both the Gadigal and the Darkinjung people, Traditional Custodians of the land on which our offices sit, and we pay our respects to their Elders past and present. We extend that respect to all Aboriginal and Torres Strait Islander people.

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1. INTRODUCTION

This Community Engagement Outcomes Report has been prepared by Brilliant Logic Pty Ltd (Brilliant Logic) for Fortis (the Applicant) to support a State Significant Development Application (SSDA) SSD- 86017721 for the site at 23-31 Dover Road, Rose Bay (the site).

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 13 June 2025 (SSD-86017721).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 13 June 2025 (SSD-86017721). Specifically, this report has been prepared to respond to the following SEARs:

SEARs Item	Project Response
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: • The relevant department assessment team • Any relevant local councils • Any relevant agencies • The community • If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation	Consistent with NSW Department of Planning, Housing and Infrastructure expectations for early and effective engagement on State Significant projects, Fortis planned and delivered an engagement program aligned with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. The program connected with relevant community stakeholders. See Section 2.2 for a detailed overview of the approach.

1.1 Project Description

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a residential flat building using the in-fill affordable housing and mid-rise housing controls in accordance with the recently introduced provisions under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The project seeks consent for:

- Demolition of existing buildings on site and tree removal
- Construction of a residential flat building comprising two levels of basement car parking, eight storeys of residential dwellings, communal open space and associated landscaping.

The building will include:

- 15% affordable housing operated and used by a CHP for a period of 15 years
- 49 residential dwellings including 1-, 2-, 4- and 3-bedroom typology
- Vehicular access from Dover Road and provision for parking of 66 car parking spaces, including 6 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by MHN Design Union (MHNDU) appended to the Environmental Impact Statement.

1.2 The Site

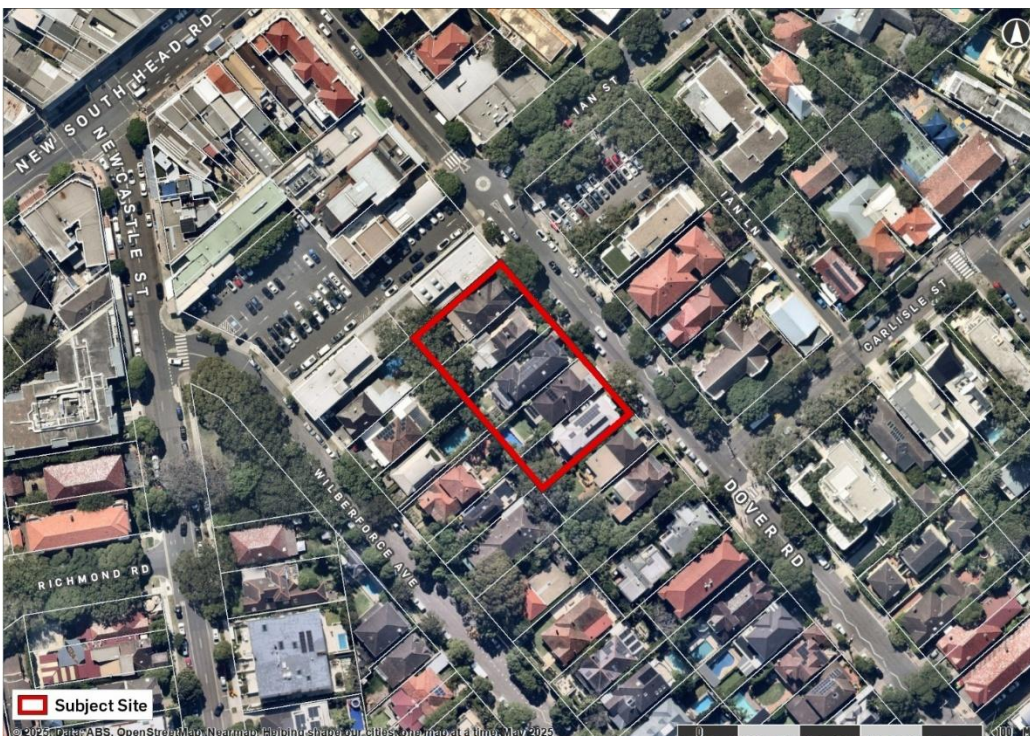
The site is located at 23-31 Dover Road, Rose Bay. The site occupies five lots legally described as Lots 10/A in DP4244, Lot 11/A in DP4244, Lot 12/A in DP4244, Lot 13 in DP663078 and Lot 1 in DP105598. The site area is 2657sqm.

The site is located to the immediate east of the Rose Bay town centre in the Woollahra local government area (LGA). The Rose Bay town centre is identified as a Low-Mid Rise Centre under the Housing SEPP.

Existing development on the site includes:

- A single storey building with a large gable roof, housing the Rose Bay Family Medical Centre at 23 Dover Road. The zoning of this property is still residential
- Two-storey rendered houses with pitched tiled roofs at 25 & 27 Dover Road
- A single storey rendered house with a pitched tiled roof at 29 Dover Road
- A two-storey rendered dual occupancy with a pitched metal roof at 31 Dover Road.

All five lots have vehicular access from Dover Road, leading to garages. Pedestrian access is also available from Dover Road through gates in the front fences.



2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section summarises the engagement undertaken between June and August 2025 to inform the community and stakeholders about the SSDA scheme and invite their feedback. The approach and outcomes are consistent with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guide: Guidance for State Significant Projects*.

2.1 Engagement Objectives

The engagement strategy for this phase of the project aimed to build connections with the Rose Bay community through the State Significant Development (SSD) process. By encouraging transparency and open communication while addressing community concerns, the approach was intended to support an informed and inclusive planning process and to guide refinements to the proposal in preparation for SSDA lodgement. The community engagement process aimed to:

- Provide plain-language, visually clear material that explains the project so stakeholders can stay informed
- Create multiple ways to participate by offering a mix of online, in-person and print channels
- Listen actively and capture all feedback
- Analyse emerging themes and brief the project team on community sentiment
- Report back and close the loop, by sharing what was heard and explain how community input informed the proposal
- Clearly outline key concerns raised and the actions taken in response to show a transparent, considered process
- Align all engagement activities and reporting with the NSW DPHI 2022 *Community & Stakeholder Engagement Guidelines*.

2.2 Stakeholders

Stakeholder Group	Sub-groups	Engagement Notes	Actual Engagement
Woollahra Municipal Council		Hosted by Urbis see 5.1 for notes from this meeting	A meeting was held on 18 September 2025 with Woollahra Council members and the applicant project team (see Section 5.1 for feedback)
Local neighbours	Immediate neighbours: Residents in streets including Dover Road, Spencer Lane, Carlisle St, Wilberforce Ave	Most affected by impacts on views, sunlight, traffic, construction - two letterbox flyer drops within defined radius (incl. QR code to website/feedback).	Received first postcard, 18 June 2025 Completed survey (see Section 5.4 for feedback) Submitted email submissions via website (see Section 5.6 for feedback) Participated in focus group July 2025 - 3/7 participants were neighbours (see Section 5.7 for feedback) Received eDM with design & FAQs 22 August 2025

			Received final postcard 25 August link to FAQs / project website
Rose Bay Residents	Owners/tenants across Rose Bay	Extended reach beyond immediate neighbours to ensure broad information was shared in most of Rose Bay itself Both first and second postcards delivered to entire suburb of Rose Bay residential letterboxes.	Received first postcard, 18 June 2025 Completed survey (see Section 5.4 for feedback) Submitted email submissions via website (see Section 5.6 for feedback) Participated in focus group July 2025 - 5/7 participants were Rose Bay residents (see Section 5.7 for feedback) Received final postcard 25 August link to FAQs
Broader Community	Locals from nearby areas including Dover Heights, Vaucluse, Bellevue Hill, Watsons Bay	Interest in Rose Bay from a visitor perspective	Completed survey (see Section 5.4 for feedback), survey Q3 indicated knowledge via news, social media and word of mouth Submitted email submissions via website (see Section 5.6 for feedback)
Rose Bay Retail	Local retail (e.g. Rose Bay retailers)	Invite to focus group and supplied postcard with project website	Received first postcard, 18 June 2025 Completed survey (see Section 5.3 for feedback) Participated in focus group July 2025 - 1/7 participant identified as a retailer (see Section 5.7 for feedback) Received eDM with design & FAQs 22 August 2025
Project delivery partners	Project partners: MHNDU Architects & consultants, Brilliant Logic, Fortis, Urbis for Social Impact Assessment	Liaison and agency feedback logged in Consultation Outcomes Report Architects/Urbis attended focus group Coordinated survey questions with Urbis to address social impact and community engagement in the same channel.	Email correspondence with MHNDU – entire duration of campaign Email correspondence with Urbis – during and post engagement campaign Meeting with Urbis re: community feedback outcomes 19 May 2025

The proposed development may impact various stakeholders, such as agencies, authorities, service providers and community organisations.

3. Engagement Activities

This section describes the engagement activities carried out for the project. In line with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the approach was scaled to reflect the project's context, size and potential impacts. The following pages set out the activities undertaken with the community and other key stakeholders.

3.1 Engagement Types

Engagement activities for the SSDA preparation included direct mail engagement, focus groups, supported by an online survey, email submissions and a project website.

Invitations to participate in engagement activities were distributed via an initial letterbox drop to a large Rose Bay area on 18 June 2025. This engagement piece invited community members to view project information on a website and encouraged survey and email submission feedback. All channels offered community members to leave a contact email or phone number to participate in engagement sessions in July.

Emails were then sent via Brilliant Logic to 33 stakeholders who expressed interest in joining face to face feedback sessions via a focus group.

The focus group session held in July began with a presentation from the project team and architect, followed by an open discussion and question time, with notes recorded by a facilitator. All community members were advised that their feedback would remain anonymous. Sessions were facilitated by an engagement specialist, with notes recorded in real time to ensure an accurate reflection of views in this report.

During this phase, seven community members attended the focus group on 15 July 2025. 49 people completed the online survey and 21 email submissions were received. Feedback was captured through facilitator notes, direct email submissions and survey responses. All insights were categorised against key themes to ensure consistent analysis.

After the focus group and initial survey responses, we recommended development of Frequently Asked Questions (FAQs) to answer common questions that were raised through the initial engagement. We also recommended the applicant consider a closure communication piece to engage community members and residents within the nearby area of the project location.

A second letterbox distribution took place to residential homes within Rose Bay on 25 August 2025 to invite them to leave further feedback on the project website, view the proposed design of the development and seek information to the common questions and issues raised about the proposal.

A second email via eDM sent 22 August was also sent to all those who left email addresses (33 people) during the consultation phase referring them to the FAQs and updated design information of the proposal.

4. KEY THEMES OF FEEDBACK

This section provides an overview of the key feedback themes that were heard through the consultation period. For a detailed summary of all feedback, refer to Section 6. [Feedback Summary](#).

4.1 Key Themes Raised

- **Affordable housing:** Mixed views – some support for key worker housing, but many doubt affordability, governance and long-term benefit
- **Height and bulk:** Strong opposition to eight storeys, preference for lower-scale (3–5 storeys) development
- **Traffic, parking and infrastructure:** Common concern about congestion, limited road capacity, inadequate public transport, schools and utilities
- **Community character:** Desire to protect Rose Bay’s “village feel”, low-rise scale, sunlight access and neighbourly atmosphere
- **Design and quality:** Some acknowledgement of good architectural references (Rose Bay Hotel, stepped-back form), but overshadowing and bulk remained concerns
- **Construction impacts:** Anxiety around excavation risks (shallow water table, subsidence), noise, dust, safety and property damage
- **Positive contributions:** A minority noted potential benefits in boosting local retail, housing diversity and introducing more greenery/landscaping

4.1.1 Affordable Housing

Questions raised:

- How will eligibility, management, and tenancy rights be handled?
- Who ensures affordability after 15 years?
- Will nurses/teachers realistically live here given traffic and costs?

Feedback:

- Some support for housing key workers to maintain community diversity
- Strong scepticism that units will be “truly affordable” in Rose Bay
- Concern that affordable housing is a planning concession for extra height rather than genuine community benefit

Key Comments:

- “I’d support affordable housing if it was in perpetuity. If it’s only a requirement for the developer to get permission and has a limited life it doesn’t fix the long term problem.”
- “The affordable housing is only for a limited period of time. Then reverts back.”
- “It won’t be affordable housing—even at its discounted rate. Like the over 55’s developments—who will be policing it?”
- “People say they want a diverse neighbourhood... not just elderly people with lots of money buying penthouses.”

4.1.2 Height and Bulk

Questions raised:

- Can the scale be reduced to 4–5 storeys?
- How will overshadowing of neighbours and streets be addressed?

Feedback:

- Many described the project as “too big” or “out of character” for Rose Bay
- Some appreciation for the stepped-back design and architectural references
- Ongoing concern that eight storeys overwhelms the “village” atmosphere

Key Comments:

- “It is too bulky. 50m is too high... Macleay St doesn’t need another one.”
- “Should only be a maximum 3 to 4 storeys high.”
- “The development appears excessive in height. The upper levels should be recessed further so it appears as 4 storeys to the street.”
- “The CGI looked good – I liked the step-back at the top – but it’s just too much for Rose Bay.”

4.1.3 Traffic, Parking and Infrastructure

Questions raised:

- How will Dover Road congestion and safety be managed?
- Will servicing, deliveries and waste be contained on site?
- Can public transport, schools and utilities cope with additional residents?

Feedback:

- Widely shared concern about already-congested local roads
- Calls for more buses, ferry services and upgraded infrastructure
- Fear of basement excavation impacting water tables and surrounding properties

Key Comments:

- “Last week I sat in a traffic line right outside this site... my car did not move 1cm in 15 minutes.”
- “Rose Bay traffic is already terrible with so much development with no adjustments to traffic conditions.”
- “Water, electricity, sewerage – massive issues. And 60 more cars at that intersection will be horrendous.”
- “We need more buses, we need more ferries... public transport has to be upgraded.”

4.1.4 Community Character and Design

Feedback:

- Strong attachment to Rose Bay’s “village” scale, quiet residential feel, and mix of old/new low-rise homes
- Desire for quality architecture that complements the streetscape
- Calls for deeper planting, landscaped setbacks, and preservation of significant trees

Key Comments:

- “Rose Bay has a village atmosphere, which will be spoilt by an eight storey development.”
- “Old and new housing with no more than 3 levels – we all need sunshine.”
- “We like the area because it’s a community. Everyone knows everyone.”
- “I liked that it referenced the Rose Bay Hotel – the design was beautiful, but it’s still too tall.”

4.1.5 Construction Impacts

Feedback:

- Concerns about excavation safety, structural damage, vibration, and flooding risk
- Requests for clear communication, mitigation protocols and advance notice

Key Comments:

- “Deep excavation and overdevelopment in a shallow water table has foreseeable outcomes for properties in the area.”
- “Damage to nearby residents’ property due to heavy vibration of drilling – even smaller projects have already caused cracks.”
- “We’ve had so much construction locally. Please manage trucks, hours and safety.”

4.1.6 Potential Positives

While the majority of responses were negative or cautious, some noted potential benefits:

- More residents could support local businesses and restaurants
- Opportunity for affordable housing to bring diversity if delivered genuinely
- Greener setbacks and landscaped areas seen as positive if maintained

Key Comments:

- “It will allow young families to live in Rose Bay.”
- “Continue to attract a diverse range of cultures to the area.”
- “Retail is tough enough as it is – 49 apartments means 100 more customers for local businesses.”

4.2 Ethics and Privacy

Participation was voluntary. Session attendees were advised that feedback would remain anonymous. Survey and email submissions were collected and stored securely, with personal details used only for project updates where consent was provided. No incentives were offered. A summary register of interactions is maintained and available on request.

5. COMMUNITY ENGAGEMENT ACTIVITY

5.1 Council Engagement

A meeting was held on 18 September 2025 with Woollahra Council members and the applicant project team.

The key discussion points were as follows:

- Landscaping: The existing trees on site are to be removed and replaced with five medium-sized trees, which meets canopy control requirements. The driveway crossover will be an extension of an existing one, and root mapping has ensured no impact on nearby trees. Deep soil provision is compliant with the LMR Canopy Coverage controls.
- Zone Objectives: Urbis addressed Council's queries on zone objectives, and Council had no further comments.
- Sunlight and Overshadowing: The proposal generally meets minimum ADG requirements, except for 18 Wilberforce, which is planned for future redevelopment as part of a larger site.
- Parking: The development complies with Housing SEPP and Woollahra DCP requirements for parking, including visitor, cycle, and electric vehicle charging. Council noted an upcoming amendment to the DCP for carshare requirements, but this is unlikely to affect the current lodgement.
- Aboriginal Heritage: An Aboriginal Cultural Heritage Assessment (ACHA) has been prepared and was in its third stage of consultation, with Heritage NSW involved.
- Traffic: Council raised concerns about the proposed crossing's proximity to a roundabout and suggested a 'left in, left out' strategy to mitigate traffic impacts. Further queries can be directed to the Council Traffic team.
- Privacy: Elevated rear gardens and landscaping have been designed to protect the privacy of neighbouring properties.

5.2 Engagement Materials

[Appendix A](#) showcases the presentation materials that were produced to inform and promote the opportunity for feedback during the community engagement process for this project. This included:

- A6 postcard delivered by letterbox distribution June 2025
- A6 postcard delivered by letterbox walkers August 2025
- Online survey
- Online feedback form
- Project Website – June & August
- Email invitations for Focus Group
- Focus Group with Presentation by MHNDU
- eDM
- FAQs

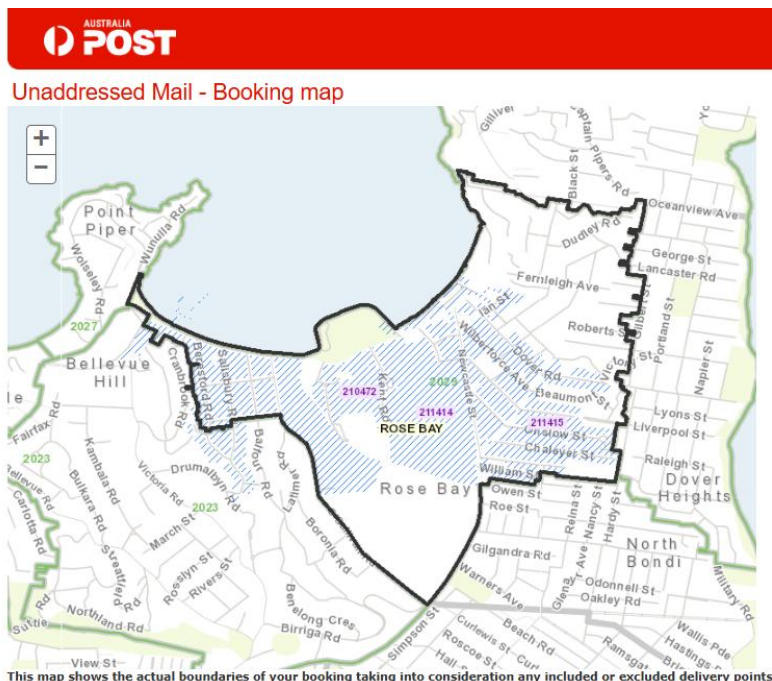
5.3 Letterbox Distributions

In order to encourage community engagement, Brilliant Logic facilitated an initial local letterbox distribution in June 2025 to all residential and commercial properties in the project area.

The postcard content was prepared to outline the project site and applicant's proposal and to highlight the specific opportunities for community members to provide feedback during the SSDA preparation.

Brilliant Logic organised a letterbox distribution via Australia Post of an A6 postcard during the week of Monday 16 June to Friday 20 June 2025. A total of 3000 letterboxes across residential and commercial letterboxes received the postcard for this distribution to a target area of Rose Bay.

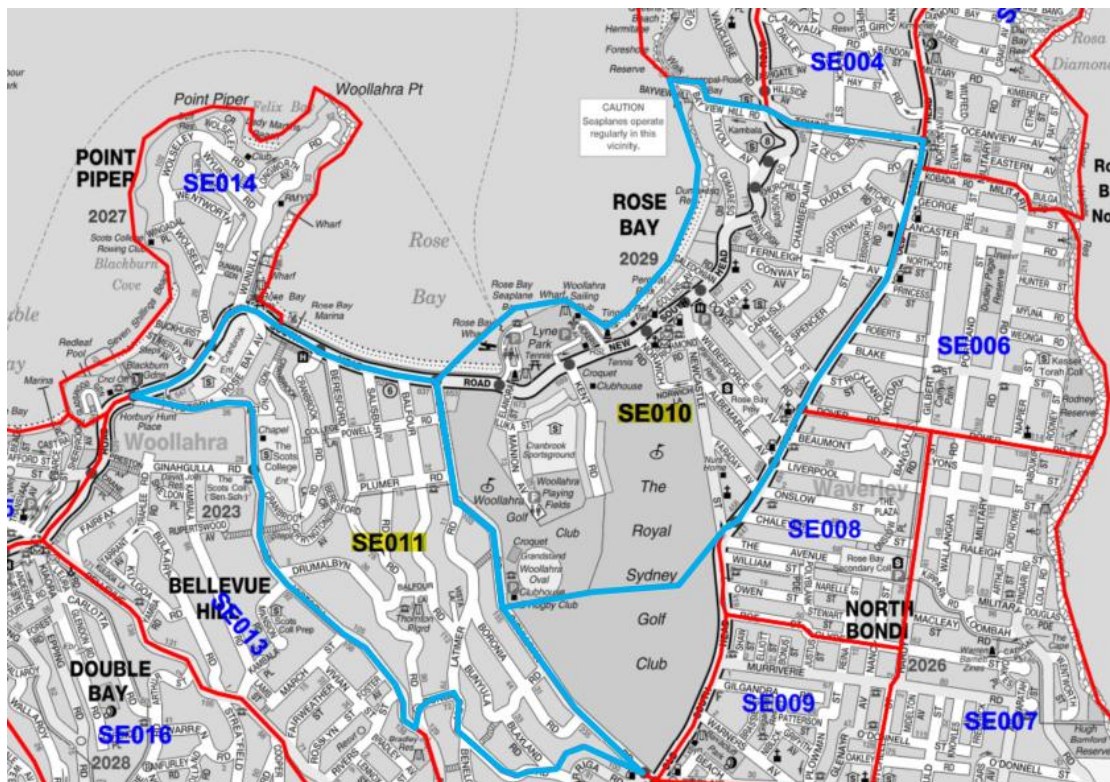
The following map indicates the area that the first postcard was delivered to within Rose Bay.



A second letterbox distribution was organised in August to close off community engagement before the lodgement of this report. The aim of this distribution was to direct final feedback to the project website and inform the community of answers to the commonly asked questions that had been raised during the engagement period.

Brilliant Logic organised this second letterbox distribution for residential homes only, given they were the main stakeholders during the engagement phase. Walkers distributed a second A6 postcard during the week of Monday 25 August to Wednesday 27 August 2025. A total of 3000 residential letterboxes received the postcard.

The following map area marked in blue indicates the area that this final postcard was delivered to within Rose Bay.



5.4 Online Survey

A 15-question online survey, hosted on SurveyMonkey, was promoted through both letterbox distributions, direct email to registered stakeholders and updates on the project website. A total of 49 people completed the survey during the engagement period.

The survey provided valuable insights, with 49 responses offering a good indication of feedback from the community. While the findings may not capture every perspective, they can be considered broadly indicative of community views.

A detailed question by question breakdown of survey responses, including all open text comments, is provided in [Appendix B, 8.2 Survey Responses](#). This section summarises the key themes and findings from the survey to support the analysis of engagement outcomes.

Q1 Which of the following best describes you?

Most respondents (88%) were residents of Rose Bay, with a small proportion (8%) from neighbouring suburbs such as Dover Heights, Vaucluse, Bellevue Hill and Watsons Bay. Only one respondent identified as a business owner or employee in Rose Bay, and none identified as regular visitors or 'other'.

Q2 How did you first hear about the proposal at 23–31 Dover Road?

Respondents heard about the proposal through a mix of sources. Around one-third (31%) became aware via letterbox drop, 29% via local news, 27% through word of mouth and 12% via social media. One respondent mentioned a neighbour as their source.

Q3 How supportive are you of this proposal in Rose Bay?

The majority of respondents opposed the proposal, with 61% strongly opposed and a further 16% somewhat opposed. Only 18% expressed support (8% strongly, 10% somewhat), and 4% were neutral or unsure.

Q4 What aspects of Rose Bay do you most value and would like to see protected or reflected in this proposal?

47 community members provided written responses. The most common themes included:

- Protecting Rose Bay's village atmosphere, quiet character and community feel
- Maintaining low-rise built form (generally no higher than 3–4 storeys) to preserve sunlight, views and separation between buildings
- Traffic and parking capacity, with calls to avoid overdevelopment that overwhelms already stressed roads
- Preserving green space, landscaping and harbour access, with some noting the importance of protecting existing trees and open spaces
- Concerns that large-scale development would erode Rose Bay's unique suburban charm and place additional strain on infrastructure.

Q5 What information would you most like to receive as part of the consultation process?

Traffic and parking impacts were the most requested information (41%). Other priorities included design and building aspects (18%), construction timelines and disruption (20%), landscaping and green space (8%) and housing mix/affordability (8%). Several respondents wanted “all of the above”, while others sought detail on structural safety, indemnities for damage and independent infrastructure assessments.

Q6 How supportive are you of including a portion of affordable housing (for key workers such as teachers and nurses) in this proposal?

Responses were mixed. Around 29% strongly supported and 6% somewhat supported the idea. However, 35% strongly opposed and 14% somewhat opposed it. 16% were neutral or unsure. Written feedback highlighted scepticism that affordable housing would genuinely be affordable or practical in Rose Bay, with some viewing it as a developer incentive to increase building height.

Q7 Do you have any initial comments or questions about the proposal?

39 community members provided written feedback. Common themes included:

- Strong opposition to the scale and height of the building, with suggestions to limit it to 3-4 storeys
- Significant traffic and congestion concerns, particularly at peak school and commuter times.
- Infrastructure pressure, including water, sewerage, electricity and schools
- Affordable housing doubts, with many believing teachers and nurses could not realistically live in Rose Bay even at discounted rates
- A small minority saw potential benefits, including vibrancy for the town centre and increased housing diversity, if well designed.

Q8 Please describe any positive impacts that the proposal will create.

42 responses were received. The overwhelming majority stated “none”. A small number of respondents mentioned possible positives, including:

- More customers for local shops and restaurants
- Opportunities for younger families or downsizers to live in Rose Bay
- A contribution (albeit limited) to addressing Sydney's housing shortage.

Q9 How can these positive impacts be further enhanced?

30 responses were received. Most repeated that there were no positive impacts. A handful of respondents suggested enhancements such as:

- Ensuring genuinely affordable housing for key workers
- High-quality, sympathetic design that reduces bulk and height
- Providing more greenery and landscaping
- Retail activation that supports local businesses and high-quality tenants.

Q10 Please describe any negative impacts that the proposal will create.

43 responses were received, overwhelmingly critical. Common concerns included:

- Traffic and congestion on Dover Road and surrounding streets
- Loss of Rose Bay's village character, replaced with a "city-style" environment
- Construction impacts (noise, dust, vibration damage, loss of amenity)
- Overshadowing and overdevelopment inconsistent with the area's low-rise character
- Infrastructure strain on roads, parking, schools, utilities and stormwater
- Environmental impacts such as tree loss and destabilisation of the shallow water table.

Q11 How could these negative impacts be avoided or reduced (mitigated)?

40 responses were received. Most suggested mitigation could only occur through significant scale reduction (limiting the height to 3–4 storeys or cancelling the development entirely). Other suggestions included:

- Relocating large-scale development to areas with better infrastructure (e.g., Bondi Junction)
- Investing in road upgrades and public transport improvements
- Requiring greater building setbacks, green space and separation between dwellings
- Ensuring genuine, permanent affordable housing.

Q12 To what extent will you be impacted by construction works?

46 responses were recorded on a scale of 1–10. Most respondents rated the impact as very high, with many giving 8-10 rank. A minority rated impact as low, mainly because they did not live directly adjacent.

Q13 How may construction works impact you?

39 respondents elaborated. Common issues included:

- Noise, dust, vibration and potential property damage
- Traffic and parking disruption from construction vehicles
- Loss of access and amenity for nearby residents, shops and schools
- Safety concerns for pedestrians, particularly children walking to school.

Q14 To what extent do you anticipate the project will contribute to achieving NSW housing targets?

43 responses were recorded. Most respondents gave very low ratings (1-2) reflecting scepticism that 49 apartments meaningfully address housing needs. A small number gave moderate to high ratings, though these were in the minority.

Q15 Would you like to receive future updates or invitations to community information sessions?

45 respondents answered. Just under half (44%) said yes and provided an email address, while 56% said no.

5.5 Project Website

A dedicated project website (doverrosebay.com.au) went live on 4 June 2025 to present the initial information on the project. At the time the site went live, it provided a detailed overview of the proposal, a concept image of the proposed building, site information, survey link and an online feedback form. For this initial period of engagement, we gained the following traffic to the site:

- Page views: 651
- Active users: 486
- Average engagement time: 2.28s
- Users attributable to letterbox: 398
- Visit rate from letterbox: 9.05% of 4,400 delivered
- Feedback outcomes this period: 48 survey completion and 12 email submissions.

After the focus groups, we updated the project website with more detailed information to reflect the proposed design of the development and frequently asked questions (FAQs). This updated information went live on 15 August 2025 and gained the following traffic to the site up until 3 September 2025:

- Page views: 442
- Active users: 249
- Average engagement time: 2.28s
- Most popular pages - Home, Planning, FAQs, Design
- Users attributable to letterbox: 188
- Visit rate from letterbox: 6.25% of 3,000 delivered
- Feedback outcomes this period: 1 survey completion and 9 email submissions.

The website remains live at the date of this report and will stay online for the duration of the project. The survey has been removed from the feedback section of the website, but the website submission form will remain. Basic performance and accessibility checks are carried out to ensure it functions as intended.

5.6 Email Feedback

For this community engagement, a dedicated email address was set up to receive feedback about the project. This was **doverrosebay@fortis.com.au**

During this community engagement period, a total of 21 emails of feedback were received. Once each email was received prior to 14 July 2025, Brilliant Logic made direct contact to invite the sender to the focus groups. The feedback through the website form is summarised as follows.

Table 1: Summary of Email Feedback

Date	I am interested because:	I live on:	Comments / Feedback
1/9/25	I live in a neighbouring property	Dover Road	I have a few questions. When will the building start? What days and hours will there be building? How long is it expected to take? Will it be disruptive to Dover Road? When will apartments go on sale? Who would be eligible for a low cost apartment?
29/8/25	I live elsewhere in Rose Bay	Carlisle Street	When details are available, I'd be interested in apartment design options, and pricing
27/8/25	I live elsewhere in Rose Bay	Chamberlain	Can you add more parking? Most people have 2 vehicles and having apartments with only 1 spot each will dramatically decrease from street parking availability.
27/8/25	I live in a neighbouring property	Dover Road	What are you going to do about the damage you will be doing to the water table and subsidence that will occur in neighbouring properties.
27/8/25	I live in a neighbouring property	Dover Road	I wish to formally object to the proposed 8-storey residential development at 23–31 Dover Road. While housing supply is important, this proposal will negatively impact the Rose Bay community and local environment in the following ways: 1. Out of Character with Rose Bay 2. Local Infrastructure Cannot Support It 3. Traffic, Parking & Safety Concerns 4. Environmental Impact 5. Misuse of Affordable Housing Incentives 6. Undermines Community Trust 7. Negative Precedent This threatens the long-term character, property values, and quality of life in Rose Bay.
27/8/25	I live elsewhere in Rose Bay	Other Hamilton street	Rose Bay does not fill the criteria of a town centre. A 3 story apartment building will suit the character of Rose Bay and while one level of underground may affect the water table your proposal of 49 apartments and three underground parking levels does not suit the area due to a lack of a transport hub, not enough schools, one hospital close by in Darlighurst and chaos on the already insufficient road network work heading to the city and Bondi Junction . This is an ill thought out development essentially proposed to to supply Low cost housing, can Fortis project the cost of the apartments.

26/8/25	I live elsewhere in Rose Bay	Newcastle Street	You are adding to the congestion of an area that is not able to adequately provide for the influx of people living here now! I have lived happily in this area for over 60 years and I'm most unhappy about the opportunistic attitude of you and developers like you and real estate agents in the area, who are capitalising on the labour governments lack of foresight that this area is not suitable for its LMR plans. Woollahra is already one of the most heavily populated areas and we've done our fair share of providing accomodation. It is never going to be affordable Your methods are dishonest!
26/8/25	I live in a neighbouring property	Carlisle Street	Not a specific question but some observations and questions; 1) on initial glance it looks cheap and would age quickly. 2) I suggest another 49 apartments squeezed into Rose Bay with two other large apartment blocks in the planning process would wreck the village atmosphere of Rose Bay. 3) The traffic along Old South Head Rd and New South Head Rd is already slow and bordering on dangerous at peak times .The infrastructure simply will not cope.
26/8/25	I live elsewhere in Rose Bay	Other Spencer st	At the rear, trees, particularly the Camphor Laurels, have been prioritised in the design to ensure minimal impact and maximum retention. Why are you prioritising this tree which are are classified as weeds?
26/8/25	I live elsewhere in Rose Bay	Spencer st	What is the timeline for this development?
24/8/25	I live elsewhere in Rose Bay	Kent Rd	Who will be indemnifying residents for the potential damage to properties from the cumulative effects of excavation in a high risk area?
20/8/25	I live in a neighbouring property	Newcastle Street	No further comments, interested in session
3/07/25	I live elsewhere in Rose Bay	Dover Road	No comment, interested in session
23/06/25	I live in a neighbouring property	Other	No comment interested in session
19/06/25	I live in a neighbouring property	Wilberforce Avenue	No comment interested in session

19/06/25	I live elsewhere in Rose Bay	Other	This proposal (and others like it) will adversely impact the nature and amenity of Rose Bay village. It will add strain to all the existing infrastructure, including at the very least • water supply • sewerage capacity • electricity supply • nbn load • inevitable increase in traffic on the only two access roads to the rest of the Sydney suspect the burden of providing the necessary improvements will be carried by the existing residents and not the developer.
19/06/25	I live in a neighbouring property	Other, Ian St	No comment interested in session
18/06/25	I live elsewhere in Rose Bay	Other, Liverpool St	No Comment interested in session
18/06/25	I live elsewhere in Rose Bay	Other, Old South head Rd	Would like to know more about the selection process for key worker housing.
18/06/25	I live elsewhere in Rose Bay	Other	No comment interested in session
18/06/25	I live in a neighbouring property	Dover Road	This is a great project. This will give 4 meters higher views than the bottom of the project, that faces the concrete wall of Parisis, giving the best Sydney Harbour views and across to the Church in the east and Royal Sydney Golf Club in the West. SSDA and the new R3 rezoning is a State if not Commonwealth imperative so redevelopments, especially of old houses like this one, will be inevitable. Of course community discussion and engagement is welcome but once the surprise of the reality of rezoning diminishes and the first site is built along the prestigious and high-quality Fortis lines the rest will follow.

5.7 Focus Group

A focus group was held on 17 July 2025 with seven community members in attendance. It was held in a central location in Double Bay. The focus group opportunity was promoted via a formal invitation, via the website form, survey and the letterbox drop to surrounding streets.

The focus group began with a short presentation by the project team and architect, followed by questions for the architects. After the architects departed, an open discussion was held. Community members were advised that feedback would remain anonymous. A facilitator from Brilliant Logic managed the session and captured detailed notes.

5.7.1 Overall Sentiment

The focus group revealed a community divided between strong opposition and conditional acceptance of the Dover Road proposal. In particular there was one participant who was very opposed to the development and often needed facilitation to not overshadow constructive discussions with the rest of the group.

Overall those opposed saw the project as oversized, congesting and eroding Rose Bay's village character. Conditional supporters accepted growth as inevitable but want benefits such as genuine affordable housing, high-quality design, improved infrastructure and retail activation.

Across the board, there was a clear call for better state infrastructure planning and transparent communication about impacts and timelines.

Strong concerns were raised, mainly about traffic, congestion, infrastructure strain, building scale and impacts on neighbourhood character. As this was the first time community members were exposed to the proposed design of the development, there were mixed views on design. Some participants acknowledged the architectural references and step-backs as "attractive", while others felt the scale was inappropriate regardless of aesthetics.

Affordable housing was met with scepticism. While some welcomed the idea of diversity, others saw it as a "developer loophole". Retail vibrancy and opportunities for downsizing were recognised as potential positives.

Discussion was often emotive and divided, with tensions between participants who accepted development as inevitable and those firmly opposed.

5.7.2 Issues raised

Traffic and Parking

Major concern for the additional cars from the 49 units (estimated 50+ new vehicles). Dover Road already congested, especially at peak school/commuter times. Calls for improved public transport (buses, ferries) and new parking facilities (e.g. multi-storey near tennis courts).

Infrastructure

Worries about pressure on water, electricity and sewerage (even though upgrades are underway). Calls for state government investment in infrastructure before allowing further density.

Scale, Density and Character

Many felt 8 storeys was excessive and out of step with Rose Bay's village character. Concerns about overshadowing neighbouring homes, loss of views and overdevelopment. Some acknowledged council planning controls, suggesting frustration should be directed at council, not the developer.

Affordable Housing

Some participants saw the inclusion of affordable housing as a mechanism to justify extra height or doubted it would truly be affordable. Others valued the potential for social and age diversity (e.g., nurses, younger people, downsizers), which could strengthen the community and local retail area.

Community Character

Residents highly value Rose Bay's village feel, community connections, walkability and local shops/restaurants. Fear that large-scale development erodes these qualities and creates a "mini Bondi Junction". Some argued Rose Bay is already evolving beyond "village" status and needs to adapt to growth and was positive about the design of the proposed development.

Construction Impacts

Concerns about vibration, structural impacts on neighbouring properties, dust and noise were raised. Desire for transparency, insurance cover and mitigation measures.

Communication and Engagement

Participants wanted ongoing updates via email and more on the dedicated project website. Requests for clear timelines on DA submission, construction stages and progress.

5.7.3 Questions and Summarised Responses

Q1. What is your connection to the Rose Bay area?

- Most participants were local residents, some living immediately adjacent to the site
- Others had family nearby or lived within the broader Rose Bay/Vaucluse area

Q2. What are your initial thoughts about the proposal?

- Concerns about size and density, perception that 49 apartments/8 storeys is excessive
- Belief that council planning has failed by creating a "mess" of scattered developments
- Some saw the proposal as "inevitable" given planning controls but remained wary

Q3. What challenges or concerns do you foresee with this development?

- Traffic & parking in Dover Road already congested, estimate of 50+ extra cars from the project
- Infrastructure pressure on electricity, water, sewerage was a concern with lack of public transport capacity
- Shadowing and view impacts on neighbouring homes noted, despite compliance claims
- Construction impacts such as vibration, dust, noise, potential damage to surrounding buildings

Q4. What do you most value about the character of Rose Bay?

- Strong sense of community and village atmosphere
- Walkability and proximity to shops, cafes, and services
- Quiet character and neighbourhood familiarity
- Concerns that overdevelopment will erode this character

Q5. How do you feel about the proposed design?

- Some thought the CGI images were attractive and sympathetic, referencing Rose Bay Hotel
- Appreciation for step-backs and articulation at higher levels
- Others dismissed design quality as irrelevant given scale and density concerns

Q6. What are your views on the inclusion of affordable housing?

- Sceptical voices included those who saw a “developer loophole” to gain extra height. Doubts it will house teachers/nurses locally
- Supportive voices welcomed diversity and avoidance of an “elitist” enclave and saw value in enabling downsizers, younger people, and key workers to live locally

Q7. What positive impacts could the development create?

- Boost to local retail and restaurants through more residents
- Potential to provide downsizing options, freeing houses for families
- More vibrancy and economic activity in the centre

Q8. How could the development contribute positively to the long-term future of Rose Bay?

- Support for retail activation and more local customers to sustain businesses
- Importance of design quality, landscaping and sympathetic integration with local character
- Calls for improved public transport and parking as essential alongside development

Q9. How should the community be kept informed?

- Strong preference for regular email updates and a project website with clear timelines
- Desire for transparency on DA lodgement, construction timelines and design changes
- Some requested QR codes or survey links to provide further feedback

Q10. Do you have any other questions or comments?

- Concerns about ground movement and structural impacts during excavation
- Questions about insurance and safeguards for neighbouring properties
- Ongoing frustration with council planning decisions rather than just this proposal

6. FEEDBACK SUMMARY

Community feedback from all the engagement channels highlighted a number of recurring themes. While views were mixed on some elements such as design quality and affordable housing, the majority of responses centred on concerns about traffic, infrastructure capacity, building scale and the erosion of Rose Bay's village character.

We have summarised the key themes and their relative weight as well as the applicants response in the following table.

Table 2 Community Feedback and Design Response Summary

Feedback Theme	Community Input	Relative Weight	Design Response	Reason Not Adopted (if Applicable)
Traffic	Widespread concern that Dover Road and surrounding streets are already congested	Major		An independent Transport Impact Statement (TIS) found the development would generate only a minor increase in traffic, with about 6 extra trips in the morning peak and 3 in the afternoon peak, roughly one additional car every 10–20 minutes.
Parking	Development seen as adding 50–60 more cars, fears of parking overflow	Major	The project will consolidate 5 existing driveways into a single entry/exit point, improving pedestrian safety. It provides 72 on-site parking spaces in line with SEPP guidelines, along with bicycle and motorcycle parking to encourage sustainable travel.	
Scale, Height & Density	Majority believe 8 storeys/49 units is excessive and inconsistent with Rose Bay's village character. Fears of overshadowing, loss of privacy and views.	Major	While the building's overall height and floor space align with LMR controls for the area plus the 30% for Infill Affordable Housing provisions, since the completion of the public exhibition period, the design has amended to now require a minor variation to the height control to accommodate the lift overrun.	

			However, in many parts of the building, the height is kept below the LMR. Further, the building is articulated and stepped back from the Dover Rd frontage.	
Overshadowing nearby properties	Many nearby residents voiced concerns about the scale and height affecting shadowing	Common	Shadow modelling confirms the design complies with planning controls and solar access requirements, minimising impacts on neighbours. The building's height, setbacks and orientation have been refined to reduce overshadowing, particularly during key mid-winter sunlight hours.	
Infrastructure Capacity	Electricity, water, sewerage and stormwater seen as inadequate to support additional residents; concerns schools, shops and health services are already stretched.	Common		A Flood Impact and Risk Assessment confirmed the development will not affect local flood behaviour, with all design measures meeting Woollahra DCP requirements. The project will also connect to existing utilities, with upgrades and provider approvals ensuring sufficient capacity for power, sewerage, and gas without impact.
Construction Impacts	Anticipated noise, dust, traffic disruption, vibration and structural damage to neighbouring buildings.	Common		A Preliminary Construction Traffic Management Plan will be submitted with the SSDA. Construction is expected to take about 24 months, supported by noise and vibration controls and community information regarding impacts.
Communication & Engagement	Strong preference for transparent, ongoing updates via email and project website, Requests for clear DA timeline, construction stages and design	Common	At the closure of this engagement period, the applicant undertook an additional round of engagement and increased information based on early feedback,	

	changes, as well as desire for input to be visibly incorporated into revisions.		that wasn't planned in the initial strategy. The project website will remain live and updated as the project develops.	
Neighbourhood Character	Strong attachment to Rose Bay's "village feel," quiet atmosphere, walkability and sense of community, Fears high-density apartments will erode this identity.	Mixed	The design of the proposed development has been carefully crafted by MHNDU to reflect and respect the unique character of Rose Bay, while delivering a contemporary and sustainable residential building within planning controls.	
Design Quality	Some appreciation of architectural references and stepped-back upper levels. Others felt design quality irrelevant given opposition to scale; requests for sympathetic design, landscaping and greenery.	Mixed	Design developed by leading architects and considers the neighbourhood's vernacular architecture and the Rose Bay Hotel's features. The landscaping considerations have taken on the concerns about the need for greenery, particularly on the street level.	
Affordable Housing	Some welcomed inclusion to support key workers, downsizers and diversity. Others doubted it would be genuinely affordable or effective, seeing it as a developer incentive to gain extra height.	Mixed		The affordable housing component will be managed by a registered CHP for a minimum of 15 years. All properties would be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from the DPHI.
Retail & Economic Impacts	More residents could support local retail. Others feared congestion that could damage Rose Bay's village retail mix.	Mixed		Project responds directly to LMR. The site at Dover Road is within 800m walking distance of a local centre (Rose Bay Village), making it eligible under the LMR policy.

In summary, feedback received during this stage directly influenced key refinements to the proposal, including shadowing studies, consideration of the design, parking spaces, streetscape setbacks and enhanced landscaping and architectural detailing.

Ongoing engagement will be maintained via the project website and email updates to interested stakeholders. Any new feedback received will continue to be reviewed and, where appropriate, integrated into the project as it progresses toward determination.

7. RECOMMENDATIONS & MITIGATION MEASURES

In consideration of key issues identified during the community engagement period, Brilliant Logic recommends the applicant consider the following mitigation measures moving forward for this project.

- **Project Communication**
 - Maintain an email linked to feedback form on the website
 - Maintain a database of contacts from consultation to engage and update as the project progresses via email
 - Acknowledge emails within 5 business days and provide a substantive response within a reasonably time frame (depending on nature of the question)
 - Maintain a complaints register and report quarterly summaries to the project team.
- **Servicing, loading and traffic (Dover Road)**
 - Schedule deliveries outside peak periods wherever practicable
 - Enforce a no-idling rule and on-site marshalling so vehicles do not queue on the street
 - Brief all drivers on a code of conduct and haulage routes; breaches are escalated to the builder
- **Building management policies**
 - Adopt clear policies for affordable housing integration aligned with CHP management for affordable apartments
 - Provide these policies to all residents at onboarding and on the building portal
- **Ongoing engagement**
 - Publish quarterly updates on the project website during assessment and updates during early works
 - Provide a single point of contact for enquiries throughout delivery

Residual impacts are expected to be manageable with these measures in place and monitored through contractor and building management procedures.

8. APPENDIX A

8.1 Postcard for June Letterbox Drop

23–31 Dover Road, Rose Bay



*indicative envelope only



*site map

doverrosebay@fortis.com.au
doverrosebay.com.au

23–31 Dover Road Rose Bay

A new State Significant Development Application (SSDA) is being prepared for the proposed redevelopment of a residential site at 23–31 Dover Road, Rose Bay.

The proposal includes the construction of a high-quality residential building comprising 49 apartments, including a proportion of affordable housing designed to support key workers and improve housing diversity in our community.

We want to hear your thoughts on this development as a valued member of the Rose Bay community.



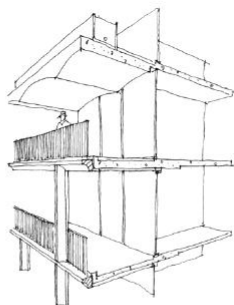
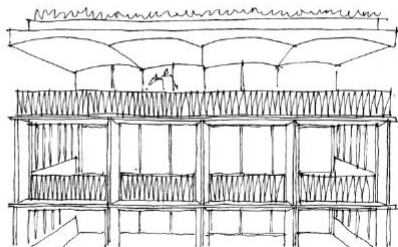
→ To complete our survey or leave feedback, head to our project website.

8.2 Postcard for August Letterbox Drop

Project update — 23–31 Dover Road Rose Bay



*artist impression



doverrosebay@fortis.com.au
doverrosebay.com.au

Project update 23–31 Dover Road Rose Bay

As the State Significant Development Application (SSDA) progresses, community feedback and questions have been invaluable to the project team.

With current design stage now finalised, the project website has been updated to showcase the latest plans, along with an expanded FAQs section providing detailed responses to many of the queries received.



For detailed FAQs about the proposed residential development and all updated information, visit the project website.

8.3 Project Website – June - Full View

[Welcome](#) [Overview](#) [Project Status](#) [Site Description](#) [Feedback](#)

WELCOME

23-31 DOVER ROAD, ROSE BAY

Welcome to the project page for 23-31 Dover Road, Rose Bay. The project page explains the Detailed State Significant Development Application (SSDA) that will be lodged with the NSW Department of Planning, Housing and Infrastructure by Fortis.

This project page will be updated with new information and announcements throughout the development process. We encourage you to visit this website regularly to stay up to date.

Project details

Address

23-31 Dover Road, Rose Bay

Local Government Area

Woollahra Municipal Council

Project Type

Residential with Infill Affordable Housing

Status

Detailed Design Application

Developer

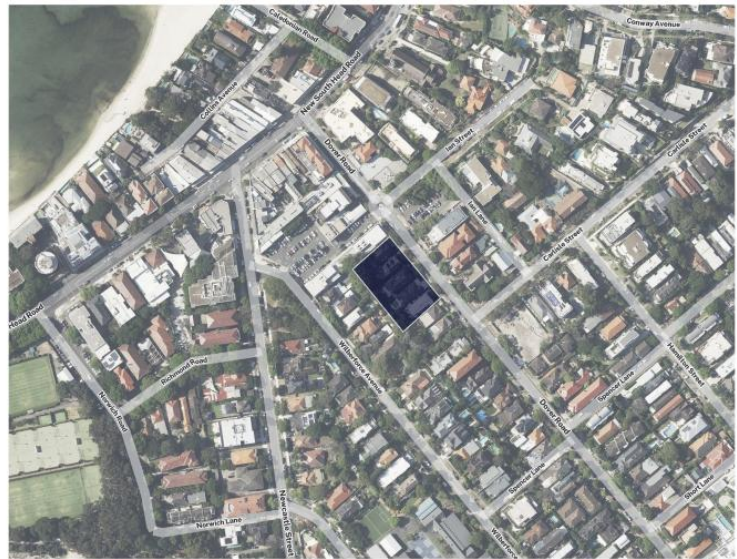
Fortis

This page has been prepared to help local residents understand the Development Application so they can be better informed about the project.

We welcome any questions or comments about this project, which can be asked using the feedback form at the end of this page or email doverrosebay@fortis.com.au.

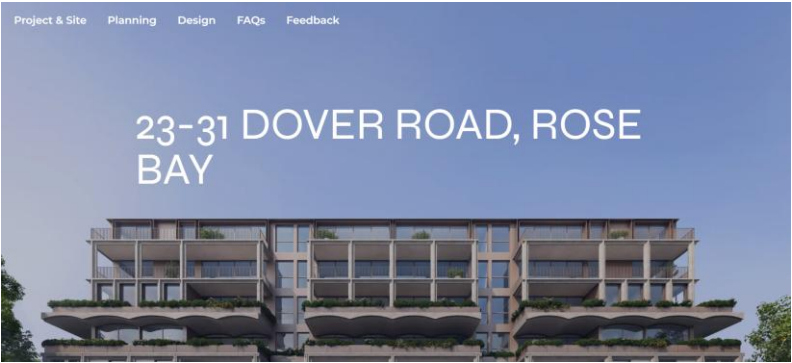
This community engagement is being undertaken by Brilliant Logic.

To learn more about Brilliant Logic, [please click here](#).



Building envelope map
Architect - MHN Design Union

8.4 Project Website August – Full View



Welcome to 23-31 Dover Road, Rose Bay. This website page explains the Detailed State Significant Development Application (SSDA) that will be lodged with the NSW Department of Planning, Housing and Infrastructure (NSW DPHI) by Fortis.

This page provides an introduction to the project to assist residents understand the proposed development and provide feedback via our feedback form or survey at the end of this page.

**Indicative design only.
All subject to change pending design coordination, finalisation and subject to planning approval.*

PROJECT DETAILS

This website has been prepared to help local residents understand the Development Application so they can be better informed about the proposal.

We welcome any questions or feedback about this proposal, which can be asked using the feedback form at the end of this page or email doverrosebay@fortis.com.au.

Address

23-31 Dover Road, Rose Bay

Local Government Area

Woollahra Municipal Council

Project Type

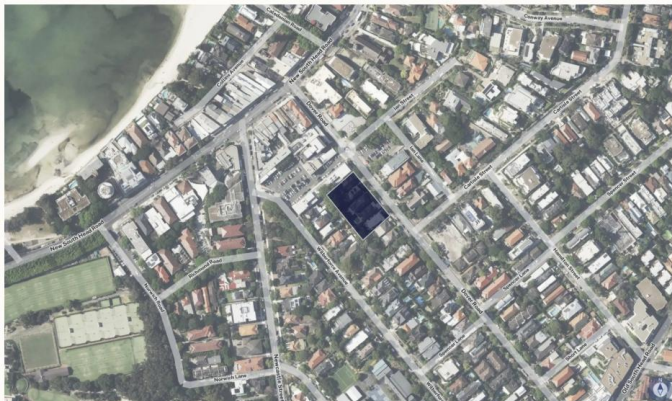
Residential with Infill Affordable Housing

Status

Detailed State Significant Development Application

Developer

Fortis



Building envelope map
Architect – MHN Design Union

THE SITE

Acquired in early 2025 by Fortis, the proposed development at 23-31 Dover Road, Rose Bay, involves the demolition of five existing residential buildings to make way for a new high-quality residential flat building designed by MHN Design Union.

Located within the Woollahra Local Government Area and approximately 5.6 km east of the Sydney CBD, the site benefits from its proximity to the Rose Bay Town Centre and sits within an established medium-density residential precinct. The proposal comprises a total of 49 apartments across eight storeys, including the ground level, with two basement levels providing parking, storage, and building services.

The development includes 72 car parking spaces, including 12 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces distributed across the two basement levels accessed from Dover Road, designed to support both residents and visitors. A mix of one, two, three, and four bedroom apartments is proposed, catering to a range of household types and enhancing housing diversity in the area. Importantly, a proportion of the dwellings are designated as key worker housing, delivered under the provisions of the NSW Government's Housing SEPP. This component supports broader policy goals around housing affordability and access to employment centres for essential workers.

SITE DETAILS

Area	2,657sqm
Product	5 Existing Dwellings of varying age and style
Council Area	Woollahra Municipal Council
Current Zone	R3 Medium Density Residential
Current FSR	Up to 6 levels
Height Limit	22m or 6 storeys maximum (with 1-2 storeys of basement car parking) (2.86:1 with 30% uplift for infill scheme)
Flood Considerations	R3 Medium Density Residential
Proposed Use	Residential with Infill Affordable Housing
Site Area	2,657sqm
Number of Apartments	49 with 10% infill housing
Parking	72 car parking spaces, including 12 visitor, 5 accessible, 7 motorbike spaces, and 54 bicycle spaces
Vehicle Access	Dover Road

We would like your feedback

SHARE YOUR THOUGHTS

Fortis

L5 30-36 Bay St.
Double Bay
NSW 2028

CONTACT

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first inhabitants of this nation and the traditional custodians of the lands where we live, learn and work.

Project & Site

Planning

Design

FAQs

Feedback

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8.5 Online Feedback Form

WE WOULD LIKE YOUR FEEDBACK

First Name *

Last Name *

Email *

Phone

I am interested in this project because: *

- ☒ I live in a neighbouring property ☐ I live elsewhere in Rose Bay ☐ I work in Rose Bay
☐ I am a visitor to Rose Bay

I live on: *

- ☒ Dover Road ☐ Newcastle Street ☐ Wilberforce Avenue ☐ Carlisle Street
☐ Other, please specify _____

Would you like information on a information session about this project?

- ☒ Yes ☐ No

Do you have a specific question about the development?

SUBMIT

8.6 Focus Group Invitation



*Indicative envelope only



For more information head
to our project website

23-31 Dover Road Rose Bay

A Detailed State Significant Development Application is being prepared to establish the development of this site in the Rose Bay community.

The proposal is for demolition of the existing built forms and replacement with a boutique building.

You're invited to give feedback on this development.

Focus Groups

Tuesday 15 July 11am or 12.30pm

Intercontinental Double Bay

Rose Bay Room
33 Cross Street, Double Bay

Please RSVP to kwhite@brilliantlogic.com.au
or phone 4324 6962.

8.7 Focus Group Presentation by Architect





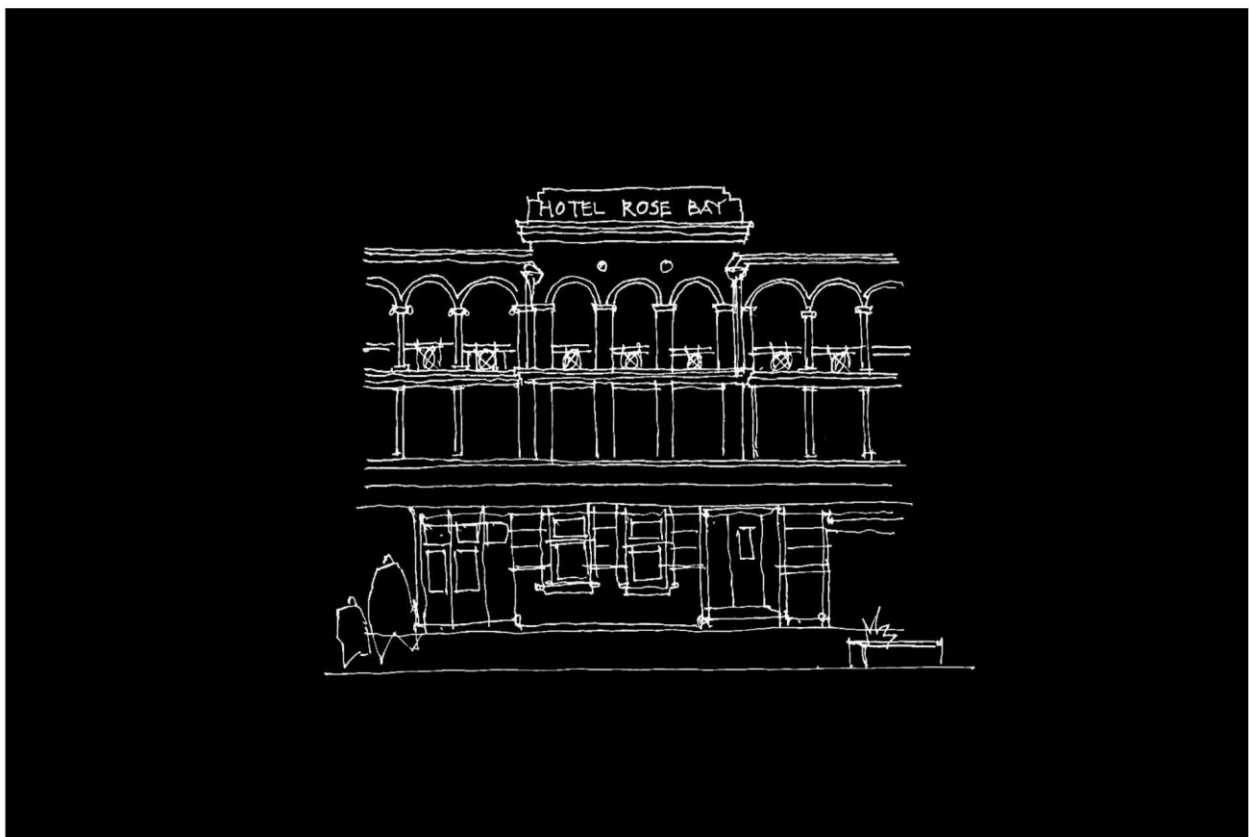
MHNDUNION



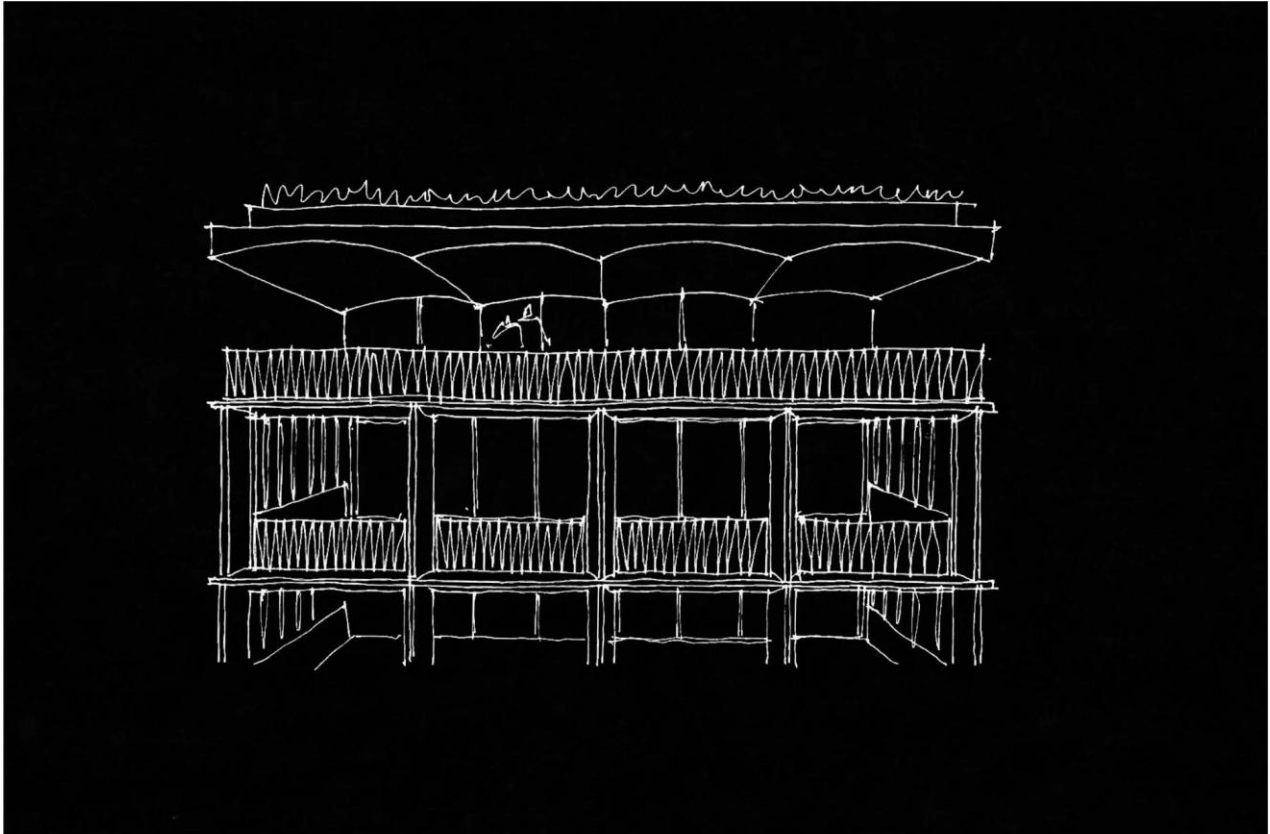
MHNDUNION



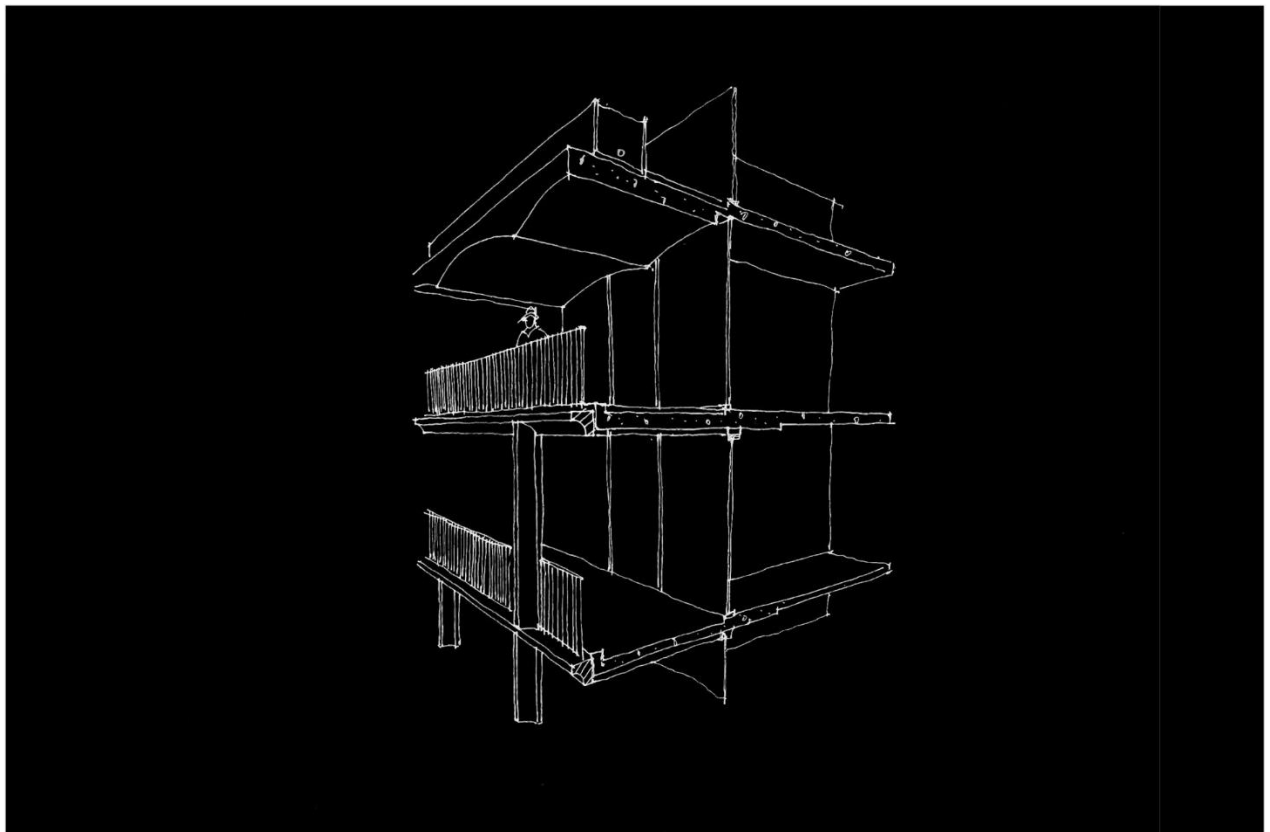
MHNDUNION



MHNDUNION



MHNDUNION



MHNDUNION



STREETFRONT FACADE ARTIST IMPRESSION
23-31 DOVER ROAD ROSE BAY NSW 2029

Desg: **3.0** Rev: **A** Nominated Architect: **B. Mayerson**
 Scale: **NTS** 14/7/2025 NSW Registration Number: **4907** **MHNDUNION**

8.8 eDM Follow Up

[View this email in your browser](#)

Project update 23–31 Dover Road, Rose Bay



*Indicative design only. All subject to change pending design coordination, finalisation and subject to planning approval.

Thank you for leaving your feedback on the proposed development at 23 – 31 Dover Road, Rose Bay.

Since our initial engagement with the Rose Bay community, we have received a number of questions about the proposal. To ensure residents remain well-informed, we have updated the project website with additional details about the proposed development's design.

We have also created a Frequently Asked Questions (FAQ) page to provide clear, accurate responses to the most commonly raised queries.

[VIEW FAQs](#)

If you have any further questions or would like to share your thoughts, please visit our feedback page and complete the feedback form.

[FEEDBACK](#)

Fortis

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8.9 FAQs – Full View

[Project & Site](#) [Planning](#) [Design](#) [FAQs](#) [Feedback](#)

FAQs

FREQUENTLY ASKED QUESTIONS

Since our initial engagement with the Rose Bay community, a number of questions have been raised about the proposed development. To help keep residents informed, we've compiled this Frequently Asked Questions page to provide clear and accurate information about the project.

If you have any further questions or would like to share your thoughts, please visit our Feedback page and complete the feedback form.

[FEEDBACK FORM](#)

What is being proposed at 23-31 Dover Road, Rose Bay?	▼
Who is responsible for this project?	▼
How is the project communicating with the public?	▼
How is this project considered under the LMR?	▼
How has the design of the proposed development considered the local character of the area?	▼
Why is affordable housing included in this development?	▼
How will the affordable housing component be managed?	▼
How does the design consider bulk and scale concerns?	▼
How will the development mitigate traffic and congestion in the area, particularly during peak periods?	▼
How does the proposal consider impacts on sewer, power and flooding infrastructure?	▼
How does the development plan to mitigate construction disruption?	▼
Will the development comply with deep soil and permeable land requirements?	▼
How much does the proposed development affect overshadowing?	▼
What are the next steps for this proposal?	▼
How can I learn more about the project?	▼

9. APPENDIX B

9.1 Community Engagement Strategy



COMMUNITY ENGAGEMENT PLAN – DOVER ROAD ROSE BAY, FORTIS

MAY 2025

Introduction

Acquired in early 2025 by Fortis, the proposed development at 23 – 31 Dover Road, Rose Bay, involves the demolition of five existing residential buildings to make way for a new high-quality residential flat building designed by MHN Design Union.

Located within the Woollahra Local Government Area and approximately 5.6 km east of the Sydney CBD, the site benefits from its proximity to the Rose Bay Town Centre and sits within an established medium-density residential precinct. The project comprises a total of 49 apartments across eight storeys, including the ground level, with two basement levels providing parking, storage, and building services.



Planning Overview

From a planning perspective, the site is located within an R3 Medium Density Residential zone under the Woollahra LEP 2014. While the LEP nominates a maximum permissible building height of 10.5 metres and a floor space ratio (FSR) of 0.75:1, the development seeks consent under the State Environmental Planning Policy (Housing) 2021, specifically under the Low and Mid-Rise Housing and In-Fill Affordable Housing streams.

These planning instruments permit greater density where housing affordability and accessibility objectives are met. The building proposes a height of 28.6 metres and an FSR of 2.86:1, consistent with non-discretionary development standards applicable to residential flat buildings in identified Low and Mid-Rise (LMR) housing areas which include Infill Affordable Housing.



The Proposed Development

The development includes 97 car parking spaces, 10 motorbike spaces, and 65 bicycle spaces distributed across the two basement levels accessed from Dover Road, designed to support both residents and visitors. A mix of one, two, three, and four bedroom apartments is proposed, catering to a range of household types and improving housing diversity in the area. Importantly, a proportion of the dwellings are designated as key worker housing, delivered under the provisions of the NSW Government's Housing SEPP. This component supports broader policy goals around housing affordability and access to employment centres for essential workers.



Plan Overview

This Community Engagement Plan, prepared in line with the NSW DPIE 2022 *Community & Stakeholder Engagement Guideline*, sets out how we will inform, consult and collaborate with stakeholders to address concerns, inform key stakeholders and build trust throughout the planning process.

As a Detailed SSDA is being lodged around August 2025, this community engagement plan is running for the period of June to July 2025.



Engagement Objectives

The stakeholder and community engagement process is designed to:

Make information easy to understand

Provide plain-language, visually clear material that explains the project, so that stakeholders can be informed of the process.

Create multiple ways to participate

Offer a blend of online and in-person channels so everyone interested has an accessible avenue to contribute.

Listen actively and capture all feedback

Log every question, comment and concern in a single register to analyse emerging themes regularly and brief the project team on community sentiment.

Report back and close the loop

Share what we heard and explain how community input has informed the proposal. Clearly outline key concerns raised and the actions taken in response, to demonstrate a transparent and considered planning process.

Meet and exceed statutory requirements

Align all engagement activities and reporting with the NSW DPIE 2022 Community & Stakeholder Engagement Guideline.

Stakeholder Identification & Mapping

Locals & neighbours

Immediate neighbours: Residents in buildings fronting the same end of Dover Road and surrounding streets of Newcastle Street and Wilberforce Ave, as well as retail tenants between New South Head Road and Dover Road, will experience the most direct impacts on sunlight, traffic and construction activity.

Broader community: Owners and tenants across the remainder of Rose Bay will also be involved in the engagement. We will deliver a letterbox flyer to all addresses within a target area (mainly Rose Bay) ensuring coverage beyond immediate neighbours to address initial concerns. The flyer will include a QR code linking to the project website and inviting feedback.

Existing site occupants: The five home owners of the development site are all aware of the plans for the site and the timeline of activity, based on dealings with Fortis.



Community and interest groups

Community groups online: There are a number of Facebook groups that represent locals and business in the area who may post about the proposed development:

- [Rose Bay Community & Business Group](#) – 9.7k members
- [Rose Bay Local Loop](#) – 5.3k
- [Bellevue Hill, Double Bay, Rose Bay Edgecliff, Waverley & Woollahra Community](#) – 4.2k

Resident associations and action groups: A likely interested group will also be the **Rose Bay Residents Association Inc** who are a key community group representing local interests. They have previously objected to development applications in the area. We will identify and reach out to this group and any others directing them to leave feedback through our channels.

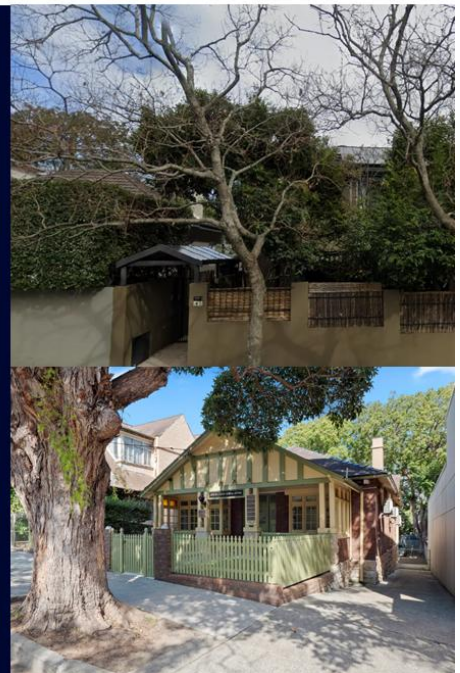
Local business and precinct groups: The proposed project is located adjacent to Rose Bay Town Centre and a number of retail establishments. Nearby retailers will be briefed on proposed plans, construction timing and loading arrangements.



Other Stakeholders & Project Delivery Partners

Project partners and internal stakeholders

- Design and technical team: MHNDU and specialist consultants will attend the forums to answer technical questions and inform on the design refinements that responded to previous feedback.
- Brilliant Logic: responsible for coordinating all engagement activities, capturing stakeholder input and completing the Consultation Outcomes Report.
- Urbis: undertaking the Social Impact Report for the project and Brilliant Logic will work with Urbis to include both aspects on the key communication materials for the engagement.
- Fortis: will receive regular briefings on stakeholder sentiment and approve strategic responses.



Stakeholder Mapping Matrix

Stakeholder Group	Impact Level	Influence	Engagement Strategy
Adjacent neighbours	High	High	Website, Survey, Postcard, Focus Groups/Webinar
Local community groups / Associations	Medium	Medium	Website, Survey, Webinar
General public	Low	Low	Website, Survey
Businesses near the town centre	Medium	Medium	Website, Survey, Postcard, Focus Groups/Webinar

Engagement Methods and Deliverables

Engagement Methods and Deliverables

To reach stakeholders we will incorporate print, in-person and digital opportunities for engagement.

Project Information Website

A dedicated project website will host the project overview, key visuals, FAQs, regular updates, a feedback form and the online survey. A QR code printed on the postcard in the letterbox drop will direct the audience to this site. Content will be updated as new material becomes available.

Focus Group Workshops

Two invitation only focus groups (max 10 participants x 1 hour) will allow deeper discussion with targeted stakeholder segments. Brilliant Logic will facilitate each session with a structured agenda and record feedback for inclusion in the Consultation Outcomes Report.

Webinar

A webinar will provide an accessible project overview, including the design rationale and affordable housing commitment. The session will be followed by an open Q&A where participants can submit questions in real time via the chat function. The webinar will be recorded and made available online for those unable to attend.

Engagement Methods and Deliverables

Online Survey

The survey collects structured feedback. Responses will be analysed to identify common concerns, priorities and opportunities.

Letterbox Postcard

An A6 postcard, delivered to every residence and business within a 1 kilometre radius will introduce the project, display the existing building and point recipients to the website via QR code for more details and feedback.



Consultation Outcomes Report

Brilliant Logic will prepare a comprehensive community engagement report.

This will include:

- Executive Summary
- Engagement Objectives
- Engagement Pathways
- Presentation Material
- Summary of Feedback
- Recommendations



More Housing for Locals

The message:

Supporting Sydney's growing housing needs with a carefully designed development

Supporting points:

- The site is zoned R3 (Medium Density Residential) and is located within a designated Low and Mid-Rise (LMR) Housing Area by the NSW Government which means it is an appropriate location for infill housing, promoting housing supply in areas with existing infrastructure and services.
- The development delivers 49 new apartments on an under-utilised site just 400 metres from Rose Bay Town Centre, a walkable, amenity-rich location well-served by transport, shops, and community services.
- With a mix of 1, 2, 3 and 4 bedroom dwellings, the project caters to families, singles, downsizers, and young professionals, improving housing diversity and choice in Rose Bay.

Architectural Quality & Sensitive Integration

The message:

Thoughtfully designed, the development blends contemporary living with the character of Rose Bay

Supporting points:

- Designed by award-winning local architects IMHN Design Union, known for responsive and elegant architecture.
- Carefully considers scale, materials and articulation to complement the streetscape and surrounding area.
- Uses high-quality, durable finishes and a landscape-led approach to soften the building and promote greenery.
- The development promotes inner-suburban renewal over outer-suburban sprawl — contributing to sustainability.

Affordable Housing Commitment

The message:

Affordable housing for a more inclusive Rose Bay

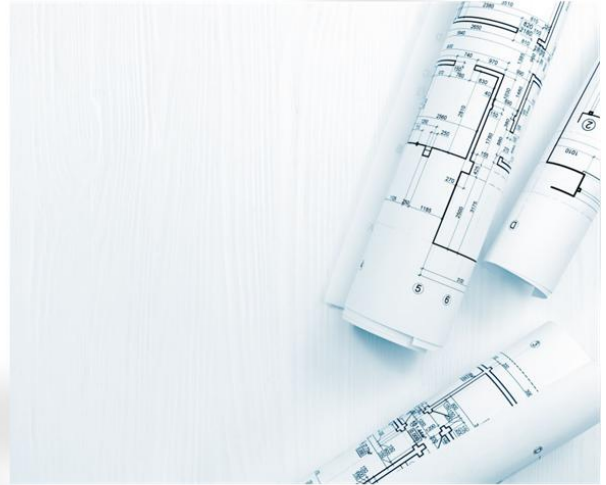
Supporting points

- Fortis has voluntarily applied the NSW Housing SEPP to reserve 15% of apartments for affordable housing for 15 years.
- These new units will offer increased affordable housing, safeguarding long-term affordability in a suburb with few low-cost options.
- Eligible key workers, including nurses, teachers and emergency services, will be able to live close to their jobs, strengthening local services and community diversity.

Timeline for Implementation

May: Planning and Preparation

- Finalise the Community Engagement Plan and stakeholder identification and mapping (in progress)
- Develop initial materials, including website content, survey questions, A6 postcard design and EDM draft (in progress)
- Begin drafting FAQs and invitations for the focus groups and webinar
- Conduct review of all collateral and confirm provisional dates for the webinar and focus sessions



June: Engagement Phase 1

- Launch the dedicated project website and online community survey
- Finalise and distribute the A6 postcard to all identified households and businesses
- Begin inviting key stakeholders to participate in the focus groups and webinar
- Continue survey promotion and finalise focus group and webinar attendee lists



July: Engagement Phase 2

- Hold two stakeholder focus groups and the live online webinar (to be recorded and shared on the website) to present the proposed design, development inclusions and discuss any concerns
- Monitor and close the survey by mid-July
- Analyse all feedback and engagement data
- Conduct an internal workshop with the project team to review findings and discuss refinements



August: Reporting and Finalisation

- Draft the Consultation Outcomes Report (by 1 August)
- Circulate the draft report to Fortis for review
- Work with Urbis to ensure no cross-over with reporting
- Finalise the report based on feedback



Engagement Timeline

Task	May	June	July	August	Projected Date
Develop website	X				30 May
Develop survey questions + add to SurveyMonkey	X				28 May
Organise letterbox drop + A6 postcard	X				30 May
Develop mechanism for feedback (email + online form)	X				28 May
Letterbox distribution		X			w/c 2 June
Open engagement period		X	X		1 June – 28 July
Hold focus groups + webinar			X		w/c 7 July
Close Survey			Mid-July		25 July
Prepare Draft Consultation Outcomes Report			X	X	1 August
Discuss any changes or additions				X	7 August
Submit client with final Consultation Outcomes Report				X	8 August

Conclusion

This Community Engagement Plan is designed to ensure that the development is integrated thoughtfully into the local community. With defined objectives, accessible engagement methods and a strong focus on feedback and transparency, it aims to meet SSDA requirements while building community trust and supporting a more informed and responsive planning outcome.

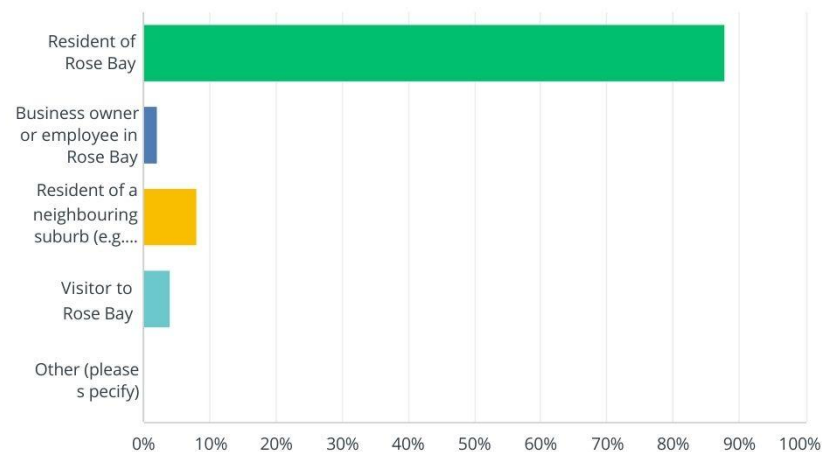


9.2 Online Survey Responses

23-31 Dover Road Rose Bay

Q1 Which of the following best describes you? Please select all that apply.

Answered: 49 Skipped: 0

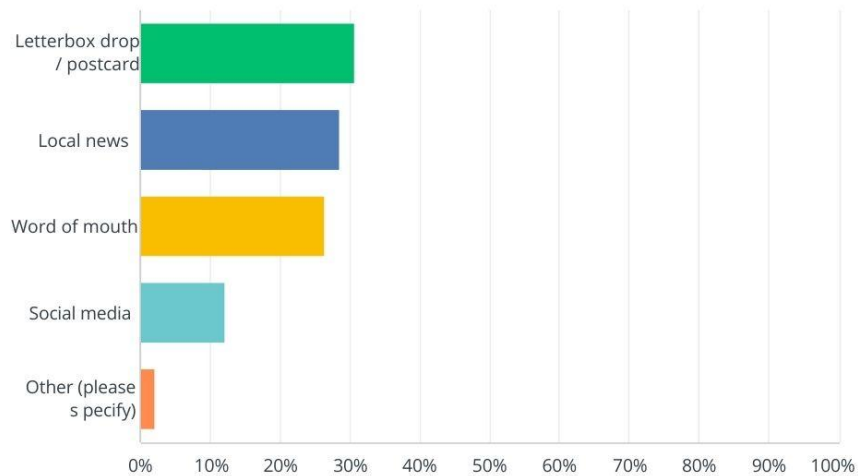


ANSWER CHOICES		RESPONSES	
Resident of Rose Bay		87.76%	43
Business owner or employee in Rose Bay		2.04%	1
Resident of a neighbouring suburb (e.g. Dover Heights, Vaucluse, Bellevue Hill, Watsons Bay)		8.16%	4
Visitor to Rose Bay		4.08%	2
Other (please specify)		0.00%	0
Total Respondents: 49			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 How did you first hear about the proposal at 23-31 Dover Road, Rose Bay?

Answered: 49 Skipped: 0

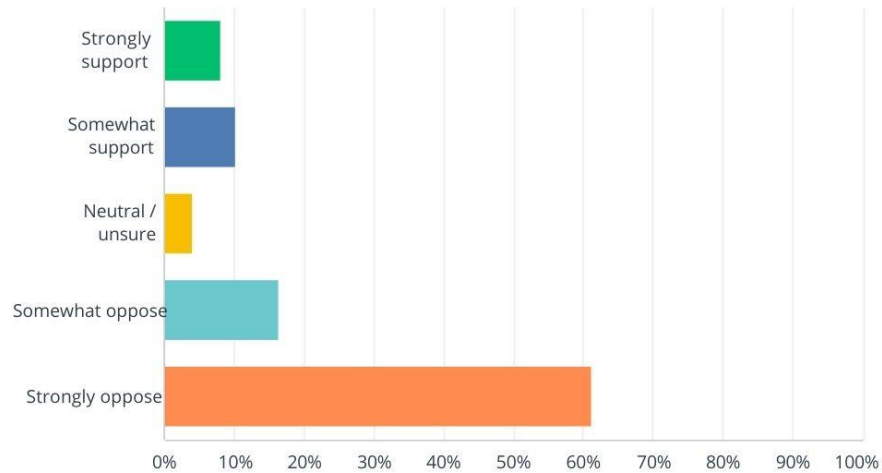


ANSWER CHOICES		RESPONSES	
Letterbox drop / postcard		30.61%	15
Local news		28.57%	14
Word of mouth		26.53%	13
Social media		12.24%	6
Other (please specify)		2.04%	1
TOTAL			49

#	OTHER (PLEASE SPECIFY)	DATE
1	Neighbour	6/24/2025 7:23 AM

Q3 How supportive are you of this proposal in Rose Bay?

Answered: 49 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly support	8. 16%	4
Somewhat support	10. 20%	5
Neutral / unsure	4. 08%	2
Somewhat oppose	16. 33%	8
Strongly oppose	30. 61.22%	30
TOTAL		49

Q4 What aspects of Rose Bay do you most value and would like to see protected or reflected in this proposal?

Answered: 47 Skipped: 2

#	RESPONSES	DATE
1	The shallow water table does not accommodate deep excavation- this has been evidenced with past excavation of a lesser scale. This site together with the others marketed for SSD comprise approx 14000 sq m in one strip in a settlement area known for its shallow water table and acid sulphate soils. The current planning controls have been acknowledged by Local Council to be deficient in managing the cumulative effect of such development. Precedence in the area of significant damage with lesser scale developments. I value our livelihoods embedded in our homes which will be threatened if this scale of development occurs. We dont want to be the next 17 Bay Street Double Bay evacuation! I ask who is providing landowners as far as 800m from the site an indemnity against any potential damage caused as a result of your development or the cumulative effect of the development in a high risk site within the marked settlement area?	8/17/2025 1:33 PM
2	The community feel and quiet nature of the neighbourhood.	7/8/2025 9:00 PM
3	Village atmosphere and lack of high rise.	7/3/2025 12:00 PM
4	It is, and always has been, a small shopping area to service locals. Already there are traffic choke points at different times during the day along New South Head Rd and Old South Head Rd with traffic all the way from Watson's Bay and Dover Heights. Recent small developments have made this worse and large scale developments such as those proposed, will make it an absolute nightmare for local residents. More people means more cars adding to congestion and existing problems for residents who can't find parking!!	7/2/2025 12:27 PM
5	Low density housing that does not impact the beauty, environment and accessibility of the area.	6/29/2025 2:39 PM
6	Rose Bay is a small community with significant density already. To increase its density will overwhelm the capacity of roads and utilities already under stress.	6/29/2025 1:48 PM
7	Old and new housing with no more than 3 levels . We all need sunshine and anything high will block out the sun both in our homes and the pavements . Rosebay isn't a city. Low scale development. Separation between buildings.	6/28/2025 12:10 PM
8	Max 6 stories, more separation and articulation between the separate building modules.	6/26/2025 11:07 AM
9	Larger Front setback for upper levels to reduce bulk and scale from the street. Height to to be stepped down in response to the slope of the street. Heavily landscaped front setback area to provide screening I love the vitality of the street life and the convenience of living in a self sufficient village. I support a strong growth in the resident population.	6/26/2025 10:48 AM
10	The main issue I find is that a overshadow our property and others	6/24/2025 10:22 AM
11	Rose Bay has a village atmosphere, which will be spoilt by an eight storey development, not to mention the increased traffic	6/24/2025 7:23 AM
12	Nil Quiet suburb, great for walking down to shops, ferry or foreshore	6/23/2025 3:30 PM
13	Village atmosphere. Close to Public transport and shops. Not overcrowded.	6/22/2025 1:41 PM
14	8 storey apartments are not appropriate for the area and do not fit in with the current design of the area. It will cause more traffic issues and there is inappropriate infrastructure to support this in Rose Bay.	6/20/2025 10:49 AM
15		6/20/2025 9:07 AM
16	Significant upgrade to road infrastructure and capacity to support additional density We love the small local community feel and this development is totally out of character - far too many people would live in all those units, far too many cars.	6/19/2025 9:49 PM
17	The village atmosphere	6/19/2025 6:49 PM
18		6/19/2025 5:25 PM
19		6/19/2025 12:26 PM

23-31 Dover Road Rose Bay

20	No traffic increase. No added congestion to dover road , No extra strain on infrastructure including sewerage and storm water control ; Electricity supply; NBN etc etc	6/19/2025 12:04 PM
21	Not overcrowding it with overdevelopment that existing infrastructure cannot support.	6/19/2025 11:48 AM
22	Greenery—a building of this scale needs to included some open space and planting	6/19/2025 8:56 AM
23	Dover road is filled with family homes and near by schools, this building will make a residential area look more commercial and will fill our already busy area with even more people and cars	6/19/2025 7:54 AM
24	i enjoy that rose bay is able to keep its quaint, charming aesthetics. 6-storey building does not seem to align with that. i would like to see rose bay keep its charm, safety.	6/19/2025 7:54 AM
25	Community feel, village atmosphere,	6/19/2025 7:24 AM
26	Avoid at all cost overpopulated areas, additional traffic jam, not enough access to school and hospitals with increasing high rises. Rose Bay area is already busy and a 8 level unit is above what is already there affecting the visual appeal	6/18/2025 11:12 PM
27	Village like aspect. Some open spaces.	6/18/2025 10:57 PM
28	Suburban community with low density housing. Vibrant village atmosphere	6/18/2025 10:10 PM
29	Harbourside promenade, green spaces and local independent retailers.	6/18/2025 8:52 PM
30	Development that creates / adds character. Most new development has no architectural significance and if we're tearing all the original homes now we need to be mindful of the character we are creating.	6/18/2025 8:15 PM
31	The shops at village like atmosphere. Developments like this are going to ruin our suburb and traffic congestion is going to be an absolute nightmare! Low rise buildings , open space ,	6/18/2025 8:06 PM
32	Less units. The traffic is already a nightmare in that area near the shots.	6/18/2025 7:15 PM
33	The town centre needs to be maintained; infastructure needs to be upgraded locally	6/18/2025 7:06 PM
34	Height restrictions on buildings to ensure that rose bay remains accessible to both sunlight and less susceptible to wind tunnels - Bondi junction is the opposites of what we want for rose bay	6/18/2025 6:51 PM
35	The local infrastructure, roads, parking etc cannot support such density	6/18/2025 6:33 PM
36	Nice and peaceful, nice landscapes and houses with land.	6/18/2025 6:33 PM
37	Parking availability Access to New South Head Road Entry to Dover Road from the	6/18/2025 6:31 PM
38	development should not interfere with traffic flow Residents of the development should not qualify for free suburban parking permits	6/18/2025 6:03 PM
39	Not to significantly increase the traffic congestion in an already busy area with little option to escape traffic gridlocks. Quiet village atmosphere.	6/18/2025 5:48 PM
40	Harbour access	6/18/2025 5:48 PM
41	You will destroy Rose Bay's current single family dwellings that the locals value with high rise apartments. We are totally and completely against your proposal which will demolish existing single dwellings with a horrific multi level structure. The existing infrastructure does not support this as there will be problems with water,sewage and electricity not to mention increased traffic. We value the family aspect of Rose Bay and a multi storey disgusting development will absolutely trash that aspect. The traffic is bad enough at the moment and 49 apartments with approximately 100 residents will replace the current 20 residents so at least another 50 + cars on our 2 lane roads. Trees, houses and gardens will be replaced with concrete which will not absorb rainwater causing increased flooding.	6/18/2025 4:59 PM
42	The village character along Dover Rd and Newcastle St	6/18/2025 4:12 PM
43	Nice architecture	6/18/2025 3:55 PM
44	Quiet	6/18/2025 2:28 PM
45	Despite being in the eastern suburbs, one of the appeals of Rose Bay is that it isn't 'showy' (opposed to some surrounding suburbs), so it would be great that the scheme doesn't feel showy. Interestingly, Rose Bay has a mix of people of different economic backgrounds. The	6/18/2025 8:02 AM
46		6/17/2025 7:00 PM

23-31 Dover Road Rose Bay

scheme shouldn't be so premium that only the uber wealthy can afford to move into the space. There's a lovely sense of space and greenery and the scheme shouldn't consider that integration of natural characteristics. As a long-term resident appreciate the ability to drive down to the shops and park and quickly get access to shops. Parking is becoming a bigger problem of late and would not want the scheme to add more congestion to the shopping area or make it difficult for us to pop down to pick some things up from the shops.

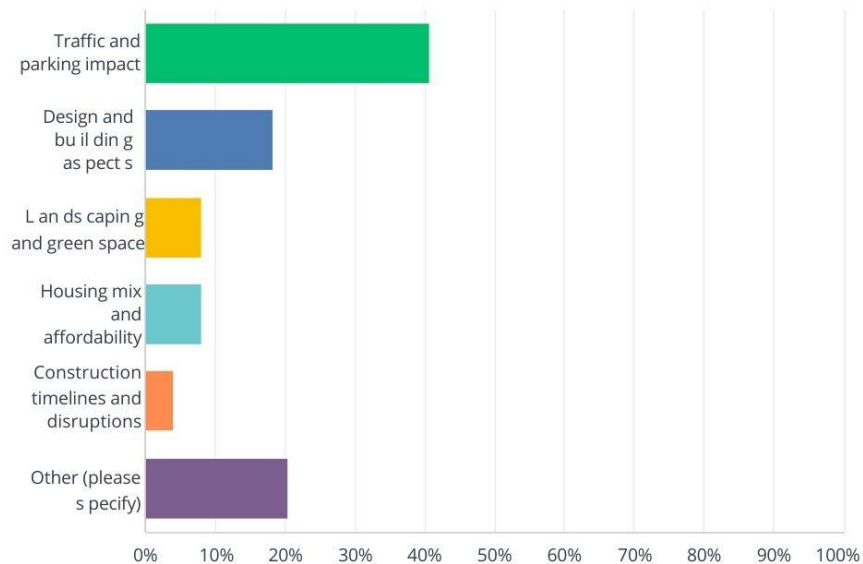
47

No development whatsoever - leave as is - it is an abomination of the highest order

6/17/2025 1:16 PM

Q5 What information would you most like to receive as part of the consultation process?

Answered: 49 Skipped: 0



ANSWER CHOICES	RESPONSES	
Traffic and parking impact	40.82%	20
Design and building aspects	18.37%	9
Landscaping and green space	8.16%	4
Housing mix and affordability	8.16%	4
Construction timelines and disruptions	4.08%	2
Other (please specify)	20.41%	10
TOTAL		49

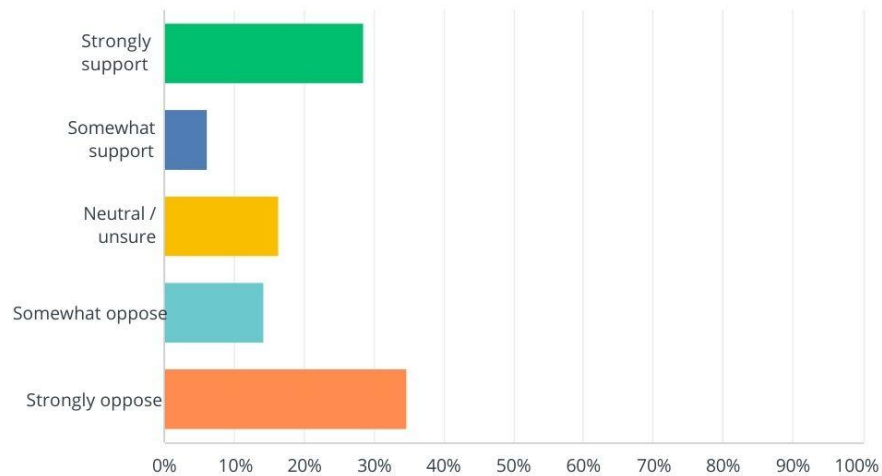
#	OTHER (PLEASE SPECIFY)	DATE
1	Who is providing an indemnity to surrounding landowners for the risk of damage of multistorey excavation over 14,000 sq m in a high risk site?	8/17/2025 1:33 PM
2	How this is not going to further impact traffic, sewerage and environment etc. of the local area	6/29/2025 2:39 PM
3	All of the above	6/23/2025 3:30 PM
4	Traffic & parking aspects, timeline & disruption, structural damage to neighbouring homes / apartment s	6/19/2025 12:26 PM
	Infrastructure and environmental impact report	
5	design, green space, traffic and construction timeline	6/19/2025 12:04 PM
6	All of the above	6/19/2025 7:54 AM
7	Why do you allow only one selection?	6/18/2025 6:31 PM
8		6/18/2025 6:03 PM

23-31 Dover Road Rose Bay

9	All of the above	6/17/2025 7:00 PM
10	none whatsoever - it is a forgone conclusion OBVIOUSLY	6/17/2025 1:16 PM

Q6 How supportive are you of including a portion of affordable housing (for key workers such as teachers and nurses) in this proposal?

Answered: 49 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly support	28. 57%	14
Somewhat support	6. 12%	3
Neutral / unsure	16. 33%	8
Somewhat oppose	14. 29%	7
Strongly oppose	34. 69%	17
TOTAL		49

Q7 Do you have any initial comments or questions about the proposal at 23–31 Dover Road?

Answered: 39 Skipped: 10

#	RESPONSES	DATE
1	Given Rose Bay has only 2 main roads out of the suburb servicing surrounding suburbs, nurses cannot practically live in the suburb- they would never make their 'on-call' call-outs given in traffic they would never get there is time. The very reason medical staff live no further away than Double Bay. It won't be affordable housing- even at its discounted rate. Like the over 55's developments- who will be policing it? Nobody- just a loophole to obtain more GFA selling at \$45,000/sq metre.	8/17/2025 1:33 PM
2	Highly concerned about the impact of high density residential apartment blocks on the traffic in the area as in peak periods it already takes 25 minutes to get from Dover Road to double bay i.e. school traffic times	7/8/2025 9:00 PM
3	Should only be a maximum 3 to 4 storeys high.	7/3/2025 12:00 PM
4	The area WILL NOT cope with more cars!!!! Many small side streets off New South and Old South Head Rds were never designed to cope with such increased number of cars, nor is there ever adequate parking in apartment buildings	7/2/2025 12:27 PM
5	Your affordable housing is not affordable. Developments of this nature need to be allocated to other areas of NSW and not in an already over densely populated peninsula. Horse and overcrowding of Rosebay is a direct attack on liberal communities. Rosebay	6/29/2025 2:39 PM
6	does not fit the criteria of a major hub with no rail or bus infrastructure to support the growth. Streets are narrow and Dover rd carries a lot of traffic without extra traffic from 6 story or	6/29/2025 1:48 PM
7	higher buildings .There isn't enough public schools here There is a small metro Woolworths and an IG A also small . Neither store can supply the amount of groceries people need now without much more people needing supplies . These units will sell for extremely high prices so don't imagine that there is any possibility of low cost housing here . Prices in the area will simply rise coop and the big developers will be delighted and the rest of us extremely disappointed. Affordable housing is needed but you can't expect it to happen in this tiny suburb of Rosebay . There isn't the infrastructure. The development appears excessive in height The separate building modules should have greater separation to break up the bulk of the facade The upper levels should be recessed further so that the development appears as 4 storeys to the street The proposed affordable housing is inappropriate and unnecessarily adds to the bulk of the development I strongly oppose the pretense of "affordable housing" as it is temporary and is not actually affordable. As a result increases the bulk of the building.	6/28/2025 12:10 PM
8	What will you be selling each apartment for per square metres?	6/26/2025 11:07 AM
9	The affordable housing component only helps the developer, so you can increase the height of building from six to 8 storeys. Teachers and nurses etc, would not live here, as getting out of the peninsula is too difficult already	6/26/2025 10:48 AM
10	Last week I sat in a traffic line right outside this site attempting to move up Dover Road just above the Parisi's circle. My car did not move 1cm in 15 minutes!! What do you intend to do to alleviate the additional traffic problems caused by your development?	6/24/2025 7:23 AM
11	Yes. Impact/damageto lical streets and other infrastructure	6/23/2025 3:30 PM
12	The areas are already dealing with increased population growth through development of blocks of units on land that had previously contain only one single storey dwelling. The increased traffic is very noticeable and there is no capacity to widen either Old South Head Road or New South Head Road. The traffic is often almost at a stand still in peak hours and during school drop off and pick up times. Parking spaces are inadequate and penalises local businesses and trades people as well as emergency services. It has also led to the dangerous practice of high volumes of e-bike traffic on footpaths endangering pedestrians, particularly the young and old. We have concerns about the water and sewerage infrastructure in the district in both the low-lying areas that flood regularly and in other areas where the sandstone substrata allows water to flow unimpeded down the hill from Vaucluse.	6/22/2025 3:36 PM
13		6/20/2025 10:49 AM
14		6/20/2025 9:07 AM

23-31 Dover Road Rose Bay

It is difficult to assess the impact of the weight of additional 8 storey structures and the hollowing out of land for basement parking and services. Currently there are not enough public schools and places for all the children of the area that may wish to take this option and the additional developments on top of those already occurring would place greater stress on existing resources. Trees are vital to keeping the area cooler, providing food sources and nesting options for the many species of mammals and birds living in the area and for the wellbeing of people. There are currently too many old trees being cut down for developments to proceed. Replacing a very old tree with a sapling does not even up the equation. More development would mean more trees would be cut down and more damage done to the environment.

15	Strongly oppose. Hope the proposal gets rejected. Utter disaster. Will take this up and oppose at all levels.	6/19/2025 9:49 PM
16	Strongly oppose without significant and material investment to community infrastructure - public transport, roads, schools, water, cannot handle the density increase of this project. Some affordable housing and a park/nice collection of trees out front is insufficient and insulting.	6/19/2025 6:49 PM
17	Far too many people would live in all those units, far too many cars. Developers only think of dollars, not the impact of all the extra people and cars.	6/19/2025 5:25 PM
18	Yes, the location for such a huge complex is untenable. The building is far too large for the street at this location, due to the closeness of the street roundabout & 2 carparks. Due to its height it will completely overshadow the street which is not very wide and create too much shade. Far too close to the village shops & pedestrian crossing. The only type of building suitable for this space would be townhouses, which would not bring enough revenue to the developers. Also, such a development being as large as it is would cause fractures in the neighbouring houses. Insurance would be high as already defects from smaller builds are showing up in neighbouring properties. Also, possibly 2 cars to each apartment means 98 extra cars on the road. Already there is high congestion in the area. This would make it impossible, particularly being so close to the traffic lights etc. in Dover road. Vaucluse & Watsons Bay are dead ends they don't move traffic to another location, so cars would be constantly returning to Rose Bay, creating unnecessary mayhem for everyone, also visitors to this beautiful part of the world that needs to keep inspiration high for everyone to experience.	6/19/2025 12:26 PM
	The proposal so far is half baked and doesn't even show what the image impact on the landscape would be.	
19	This is a big project and needs to make a positive statement, in its design and landscaping	6/19/2025 12:04 PM
20	Does it seriously have to be 8 stories?? Like come on that will look so out of place in an area filled with houses and blocks of 3 story buildings	6/19/2025 8:56 AM
21	I understand the need for more housing but I do not necessarily agree with Rose Bay looking 'bolted up' with buildings instead of heritage homes or apartment buildings with character. Safety is a concern for me as well as I would like to ensure Rose Bay remains safe.	6/19/2025 7:54 AM
22	Rose Bay does not have the infrastructure to cope with increasing more housing as well as affordable housing.	6/19/2025 7:54 AM
23	Council to revise the size and height to build in line with the area and avoid at all costs building higher than 5 stories	6/19/2025 7:24 AM
24	My main concern is traffic flow. It is already extremely busy down Dover Rd and New South Head road. The potential of another possible 100 people and cars is a nightmare for the area.	6/18/2025 11:12 PM
25	Roads and other essential services in Rose Bay are not designed for the proposed development. The building mass will block natural lighting & creating an unwelcoming environment.	6/18/2025 10:57 PM
26	Parking and traffic. Rose Bay traffic is already terrible with so much development with no adjustments to traffic conditions or changes to public transport options. Even adjusting traffic light sequences at peak times would make a difference	6/18/2025 10:10 PM
27	This development is offensive and will ruin our community.	6/18/2025 8:15 PM
	Too much over development in the area. The roads and parking can't handle another 50 units in that space.	
28	I'd support affordable housing if it was in perpetuity. If it's only a requirement for developer to get permission and has a limited life it doesn't fix the long term problem of affordable	6/18/2025 8:06 PM
29		6/18/2025 7:06 PM
30		6/18/2025 6:33 PM

23-31 Dover Road Rose Bay

housing. I'd also like to know the number what the developer plans to do to ensure that the additional car traffic is managed across access roads - NSH as well as Dover Rd -

31	No questions other than a comment: have seen how developers ruin suburbs eg hurstville or rockdale or the likes of. No thought process just greedy developers as the place looks slum like now. Also chatswood as another example of over development.	6/18/2025 6:31 PM
32	How is affordable housing ensured when the original tenants leave? Who manages the apartments? What rights do residents in affordable units have regarding the running of the property and determining by-laws? How are these entitlements determined compared to buyers who paid full price. What criteria will apply to qualify a tenant for affordable units? Who is responsible for the conduct of these tenants on the premises?	6/18/2025 6:03 PM
33	Would love some information on the selection process for key worker affordable housing. I myself am an early childhood educator who works locally .	6/18/2025 5:48 PM
34	It will add vibrancy to sleepy Rose Bay	6/18/2025 4:59 PM
35	The majority of residents in Dover Rd do not want to move but you and your 8 storey development are forcing them out. Yes more housing is needed but not 49 luxury apartments with a few affordable apartments that you can rent out and sell at a huge profit in 15 years time. This project is ill conceived and will destroy Rose Bay. The only information I would like to receive is that it does not proceed.	6/18/2025 4:12 PM
36	I want to see all of the Apartment Design Guide "rules of thumb" adhered to, in particular side and rear building setbacks, sunlight access and cross ventilation Looks great.	6/18/2025 3:55 PM
37	Since Fortis has started developing across Rose Bay, what has been consistent is the standard of design and quality of what is build. However this has come at a cost, as the products have been high-end and as a result limit who can move to the area. My question is how can you deliver a quality product and experience, without it being so high-end that it limits who can move into the area. Especially at this scale and so close to the heart of Rose Bay.	6/18/2025 2:28 PM
38	It is a disgraceful greedy project for all involved - ruin Rose Bay - ruin Sydney - ruin the Country. Import more people NOT!	6/17/2025 7:00 PM
39		6/17/2025 1:16 PM

Q8 Please describe any positive impacts that the proposal will create.

Answered: 42 Skipped: 7

#	RESPONSES In its current form- none.	DATE 8/17/2025
1	Hoping for it to bring new and better cafes / restaurants.	1:49 PM
2	Can think of none for this development as it is.	7/8/2025 9:04 PM
3	None	7/3/2025 12:09 PM
4	There are no positive impacts to having such a large development of this nature in this area.	7/2/2025 12:32 PM
5	The area is already over developed with too many apartment blocks. None	6/29/2025 2:55 PM
6	The only positive is for the existing businesses who would have more customers ie if they could afford to shop here at all	6/29/2025 1:52 PM
7	None really Mhndu has designed some good buildings in Rose Bay. The only positive would be if this building doesn't dominate the streetscape	6/28/2025 12:18 PM
8	Can't see any. Only the potential for a nice looking building if thoughtfully designed. An increase in population of the Village core	6/26/2025 11:11 AM
9	The positive will be that they will be housing for many people and that businesses in the area will prosper with more people living there 49 apartments will equate to close to 100 people	6/26/2025 10:57 AM
10		6/24/2025 10:28 AM
11	Can't think of any at the moment None	6/24/2025 7:52 AM
12	None	6/23/2025 5:34 PM
13	No positive impacts	6/22/2025 1:43 PM
14	None at all.	6/20/2025 10:58 AM
15	None identified other than token affordable housing	6/20/2025 9:11 AM
16	None	6/19/2025 9:52 PM
17	As far as I can see, there would be none.	6/19/2025 6:52 PM
18	Nil	6/19/2025 5:30 PM
19	Literally, none.	6/19/2025 12:56 PM
20	More homes near the ferry wharf makes great sense—for younger workers. Make it affordable as possible	6/19/2025 12:09 PM
21	Will lower the value of all house around the area so I guess more people cause afford to live here	6/19/2025 11:52 AM
22	None as the area is already over populated, not enough roads for increasing population	6/19/2025 9:01 AM
23	None	6/19/2025 7:57 AM
24	No positive impact	6/18/2025 11:16 PM
25	Not sure there is any? Maybe affordable housing for childcare workers.	6/18/2025 11:00 PM
26	There are absolutely no positive impacts. This is a terrible idea and a disaster to our community	6/18/2025 10:15 PM
27	Nil	6/18/2025 8:19 PM
28	Affordable housing Potential to bring more restaurants and night life to the area	6/18/2025 8:09 PM
29		6/18/2025 7:06 PM
30		6/18/2025 6:53 PM
31		6/18/2025 6:38 PM

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32	How can I based on what I seen in the past. Never impacts positively.	6/18/2025 6:37 PM
33	None	6/18/2025 6:34 PM
34	Additional customers for the retail shops	6/18/2025 6:07 PM
35	Continue to attract a diverse range of cultures to the area e.g young families as well as options for older people to downsize.	6/18/2025 5:58 PM
36	It will allow young families to live in Rose Bay	6/18/2025 5:01 PM
37	None	6/18/2025 4:25 PM
38	Cannot think of any positive impacts, except increasing density and making a tiny contribution to mitigating the housing crisis, although this is debatable.	6/18/2025 4:03 PM
39	Affordable housing, increased housing supply in line with LMR.	6/18/2025 2:29 PM
40	Na	6/18/2025 8:03 AM
41	- Supporting the need for more housing, closer to the city - If a portion is indeed affordable housing, providing housing for teachers, healthcare workers that are closer to their place of employment	6/17/2025 7:09 PM
42	There is absolutely none.	6/17/2025 1:18 PM

Q9 How can these positive impacts be further enhanced (maximised)?

Answered: 30 Skipped: 19

#	RESPONSES	DATE
1	Reducing basement excavation to one level after the cumulative effects on shallow water table are mapped out. Ensuring the building practice for the basement is undertaken in a specific way to avoid dewatering and destabilisation of water table.	8/17/2025 1:49 PM
2	N/A	7/3/2025 12:09 PM
3	There are no positive impacts from having such a large development in this area.	6/29/2025 2:55 PM
4	No benefit	6/29/2025 1:52 PM
5	Good design If the site is not overdeveloped. 49 units is over development and excessive density If the building only presents as 4 storeys to Dover road (ie the upper levels are further recessed)	6/26/2025 10:57 AM
6	By designing units for families (more occupants/apartment)	6/24/2025 10:28 AM
7	Not sure, other than the streetscape may improve	6/23/2025 5:34 PM
8	Don't build	6/22/2025 1:43 PM
9	There are no positive impacts!	6/20/2025 9:11 AM
10	None	6/19/2025 9:52 PM
11	There are none.	6/19/2025 5:30 PM
12	There are not any if you use reason & common sense.	6/19/2025 12:56 PM
13	Abandon the project.	6/19/2025 12:09 PM
14	Make it a whole dam Meriton may aswell at this point	6/19/2025 7:57 AM
15	There is none	6/18/2025 11:16 PM
16	None	6/18/2025 11:00 PM
17	Make sure the essential workers will actually be working in rose bay	6/18/2025 8:19 PM
18	They cannot	6/18/2025 8:09 PM
19	N/a	6/18/2025 7:06 PM
20	Ensure it is *actually* affordable	6/18/2025 6:53 PM
21	Ensure that there is ground floor retail space - get fortis to do what they're doing in double bay for the restaurant scene	6/18/2025 6:38 PM
22	They could be with quality build. The amount of defects you see with these projects. All due to developer greed.	6/18/2025 6:37 PM
	None	
23	More shops	6/18/2025 6:34 PM
24	Hopefully increase the foot traffic within the local shopping area to entice and support	6/18/2025 6:07 PM
25	quality services and retail to remain in the area. I don't know	6/18/2025 5:58 PM
26	That the project does not go ahead.	6/18/2025 5:01 PM
27	More deep soil landscaping	6/18/2025 4:25 PM
28	Na	6/18/2025 4:03 PM
29	See above	6/18/2025 8:03 AM
30		6/17/2025 1:18 PM

Q10 Please describe any negative impacts that the proposal will create.

Answered: 43 Skipped: 6

#	RESPONSES Deep excavation and overdevelopment in the settlement area categorised by	DATE
1	a shallow water table and acid sulphate soil has foreseeable outcomes for properties in the area and the development itself. Local government and State Govt are well aware of the precedence in the area of the cumulative effect on the water table being subsidence, property damage and environmental damage. Damage to properties has occurred as a result of excavation and developments of a lesser scale. To approve this development would be acting with reckless indifference.	8/17/2025 1:49 PM
2	Increased traffic in an already blocked area given its two main roads in and out if driving.	7/8/2025 9:04 PM
3	Increased traffic xx cars and pedestrians. Lack of sunshine for surrounding homes. Loss of village Atmosphere-the list goes on.	7/3/2025 12:09 PM
4	Traffic nightmares and more difficulty for locals to park. Woollahra and Waverley Councils already meet their reasonable quota of new housing and even this has added to the traffic nightmare	7/2/2025 12:32 PM
5	Noise and environmental pollution. Accessibility issues. Traffic and parking issues. Sewerage issues and impact to the views and beauty of the area. Overcrowding of roads and overloading of utilities.	6/29/2025 2:55 PM
6	Too much traffic in a very busy area. Not enough public schools No very large supermarkets	6/29/2025 1:52 PM
7	This is typically a low scale residential family area. With lots of families with children	6/28/2025 12:18 PM
8	walking to Rose Bay public school. The proposal needs to maintain that facility character and not turn the suburb into one that feels like a high rise area Loss of character Noise from excavation. Disruption to people who work from home Construction traffic and congestion, making our homes on Dover road unpleasant	6/26/2025 11:11 AM
9	High rise presentation to the streetscape Traffic adjacent to the Dover road shops and car park due to the location of the proposed driveway that will service 49 units The inevitable temporary inconvenience of construction	6/26/2025 10:57 AM
10	The major negative impact will be Parking infrastructure of electricity sewage and water flow. Also traffic flow is bad at right now and it'll get worse unless something is done. You	6/24/2025 10:28 AM
11	have to remember that they'll be a whole lot of apartments being built close to 200 Described above	6/24/2025 7:52 AM
12	Major additional traffic in addition to current issues already being experienced	6/23/2025 5:34 PM
13	Height, traffic impact	6/22/2025 3:38 PM
14	Traffic worsening, damage to roads, noise I am very distressed about how this reedy grasping development will impact the area and the lifestyle of the people who live here Many	6/22/2025 1:43 PM
15	older people have retired here for the easy going relatively quiet lifestyle and this is going to be totally disrupted I think it is a disgrace, reflects very badly on state government and ministers involved The idea of affordable housing in rose bay is crazy. Housing in this premier suburb is not affordable, nor should it be. These rental properties which later remain with developer or resale are of help to the developer only. In 15 years when they can be sold, what will happen to the affordable housing tenants. A short sighted typical c Government strategy, trying to appease everyone and creating more problems than it will solve The areas are already dealing with increased population growth through development of blocks of units on land that had previously contain only one single storey dwelling. The increased traffic is very noticeable and there is no capacity to widen either Old South Head Road or New South Head Road. The traffic is often almost at a stand still in peak hours and during school drop off and pick up times from Rose Bay to Bondi Junction or from Rose Bay passed Edgecliff. Parking spaces are inadequate and penalises local businesses and trades people as well as emergency services. It has also led to the dangerous practice of high volumes of e-bike traffic on footpaths endangering pedestrians, particularly the young and	6/20/2025 10:58 AM
16		6/20/2025 9:11 AM

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old. We have concerns about the water and sewerage infrastructure in the district in both the low-lying areas that flood regularly and in other areas where the sandstone substrata allows water to flow unimpeded down the hill from Vaucluse. It is difficult to assess the impact of the weight of additional 6 and 4 storey structures and the hollowing out of land for basement parking and services. Currently there are not enough public schools and places for all the children of the area that may wish to take this option and the additional developments on top of those already occurring would place greater stress on existing resources. Trees are vital to keeping the area cooler, providing food sources and nesting options for the many species of mammals and birds living in the area and for the wellbeing of people. There are currently too many old trees being cut down for developments to proceed. Replacing a very old tree with a sapling does not even up the equation. More development would mean more trees would be cut down and more damage done to the environment.

17	Many - will change the character of Rose Bay from a quiet family friendly suburb. Increase of traffic and cars will not be we'll supported by the existing roads.	6/19/2025 9:52 PM
18	Additional density without increases to transport infrastructure capacity exacerbates current traffic issues around peak hour and school pick-up/drop-off times.	6/19/2025 6:52 PM
19	We love the small local community feel and this development is totally out of character - far too many people would live in all those units, far too many cars. Also it would be a 2 year massive impact on traffic but I guess money from the developers over rules any local concerns	6/19/2025 5:30 PM
20	49 Flats - too many cars for an already heavily congested area. Also, too many dogs and cats that would manifest with so many residents. Too close to the pedestrian crossing, car parks and village shops. Absolute disruption to the community for such a large project. Damage to nearby residents property due to heavy vibration of drilling for underground car parking. Residents properties have already been impacted by much smaller projects. Totally overshadowing the street by cutting out the afternoon, south west sun, particularly in winter. The location is totally inadequate for such a large project. The Fortis development on New South Head road near the Police station has a large space between it, people and shops. 23-31 certainly does not have that, just the opposite. Every aspect will be deleterious to the Rose Bay village environment	6/19/2025 12:56 PM
21	More congestion, more traffic, existing road infrastructure is already bursting at the seams.	6/19/2025 12:09 PM
22	How much time do you have	6/19/2025 11:52 AM
23	Safety of pedestrians, traffic congestion, precedence set for more development	6/19/2025 7:57 AM
24	Overcrowding streets, traffic, not enough schools like a decent secondary public school	6/19/2025 7:27 AM
25	Overcrowding. Traffic chaos.	6/18/2025 11:16 PM
26	Road congestion, over shadowinf	6/18/2025 11:00 PM
27	Way more people in the same amount of space with the same infrastructure.	6/18/2025 10:15 PM
28	Traffic, loss of community feel, we do not have enough infrastructure, supermarket, schools, daycare, medical facilities to support any of these large scale developments.	6/18/2025 8:19 PM
29	Increased traffic .	6/18/2025 8:09 PM
30	N/a	6/18/2025 7:17 PM
31	Traffic, parking issues	6/18/2025 7:06 PM
32	Increased traffic in already congested roads, limit amount of sunshine to surrounding buildings ,	6/18/2025 6:53 PM
33	Traffic traffic traffic parking parking Worse traffic.	6/18/2025 6:38 PM
34	I've listed some above. Traffic congestion is a major concern on this narrow street which	6/18/2025 6:37 PM
35	chokes in the afternoon school pick up times. Off street parking is already at a premium.	6/18/2025 6:34 PM
36	Further traffic congestion Traffic	6/18/2025 6:07 PM
37	Flooding, traffic, water table problems, sewage, electricity outages, parking.	6/18/2025 5:58 PM
38	I think the notion of affordable housing in Rose Bay is laughable. Even with a significant discount on the affordable housing rents, the cost will still be out of reach of "key workers".	6/18/2025 5:01 PM
39		6/18/2025 4:25 PM
40		6/18/2025 4:03 PM

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Fortis are only doing 15% affordable housing because of the 30% bonus in height and FSR.

41	Parking streetscape	6/18/2025 8:03 AM
42	- Concerned of the traffic and parking challenges that may come by having so many more residents so close to the shops - if affordable housing is not offered, with a high quality product such as Fortis that Rose Bay becomes a 'posh' and too affluent suburb	6/17/2025 7:09 PM
43	Shock! Horror! Ugly sight of large building out of place in the area. More people, cars, bikes, traffic making living unbelievably unpleasant.	6/17/2025 1:18 PM

Q11 How could these negative impacts be avoided or reduced (mitigated)?

Answered: 40 Skipped: 9

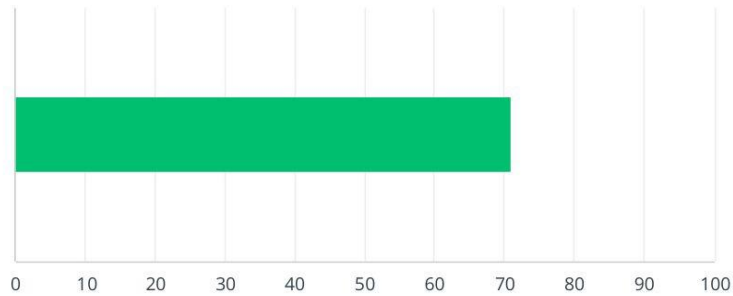
#	RESPONSES	DATE
1	Modelling of cumulative effect- independent study taking into consideration the 14,000 sq m earmarked for SSD; single basement garaging utilising the building methods suitable for shallow water table excavation avoiding dewatering; confirmation that the State Govt will indemnify property owners against any loss or damage as it's foreseeable and can occur within 800m of the excavation site due to the destabilising of the water table.	8/17/2025 1:49 PM
2	Subsidised or free ferry tickets for local residents with increase in ferry frequency. Reduction in petrol prices in the area or provided vouchers.	7/8/2025 9:04 PM
3	Limit of 3 storey development.	7/3/2025 12:09 PM
4	Do not allow anymore apartment blocks in this area of the peninsular including Rose Bay, Vaucluse and Watsons Bay. Bondi Junction is a town centre and may be able to accommodate more development.	6/29/2025 2:55 PM
5	There is already high enough density in the area.	6/29/2025 1:52 PM
6	Really considered built form Attention to achieving a good streetscape outcome and not just maximising floor area ratio Consideration to reducing noise and traffic and parking impacts	6/26/2025 11:11 AM
7	Driveway located at the eastern end of the site, away from the shops. Reduce the height of the building Reduce the density of the development Increase the side setbacks Increase the upper level setbacks Provide dense mature replacement planting within the frontage Step the building down in response to the slope of the street to reduce bulk and relate the form to the adjacent town centre By sensible programming of building activity and mindful traffic control.	6/26/2025 10:57 AM
8	Don't build so many apartments	6/24/2025 10:28 AM
9	Only way to avoid it, is to reduce the number of people and cars coming into the area	6/24/2025 7:52 AM
10	NO IDEA	6/23/2025 5:34 PM
11	Don't build	6/22/2025 3:38 PM
12	That is your problem to solve. I don't see any way to minimise the impact of this construction either while it is happening or how it will affect the future of this beautiful suburb	6/22/2025 1:43 PM
13	They cannot be reduced! Don't build it	6/20/2025 10:58 AM
14	Rose Bay should not be a town centre for large 6-8 storey developments.	6/20/2025 9:11 AM
15	Investment in roads (additional lanes of traffic, tunnels, through ways) public transport (increased service frequency), and traffic management during school pick up and drop off	6/19/2025 9:52 PM
16	Simple. Don't allow it. Allow max ground plus 2 floors like everywhere else	6/19/2025 6:52 PM
17	They can't you just have to build 2 story townhouses or the like in this space.	6/19/2025 5:30 PM
18	Abandon the project	6/19/2025 12:56 PM
19	Not building here. Go to Bondi Junction instead, where there is a massive amount of road and transport infrastructure to support a development of this size.	6/19/2025 12:09 PM
20	Don't build an 8 story, 49 apartment building	6/19/2025 11:52 AM
21	Reduce height restrictions, reduce FSR, more impact studies regarding infrastructure not only for this development but other developments	6/19/2025 7:57 AM
22	Limit the build to 5 stories and less apartments per floor Tunnel under New South Head Rd. There is no possible solution.	6/19/2025 7:27 AM
23		6/18/2025 11:16 PM
24		6/18/2025 11:00 PM

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25	Reduced building mass and height and less apartments. Planning infrastructure and transport	6/18/2025 10:15 PM
26	or investment in both. Half the size of the developments. No parking . People in these new	6/18/2025 8:19 PM
27	developments should use public transport . N/a Good question Reduce the height to 6 levels	6/18/2025 8:09 PM
28	maximum, reduce the number of apartments -less but larger	6/18/2025 7:17 PM
29	for downsizes therefore minimise impact of traffic	6/18/2025 7:06 PM
30	Proper planning	6/18/2025 6:53 PM
31	Don't build high density	6/18/2025 6:38 PM
32	Up to you	6/18/2025 6:37 PM
33	There are not many options roadside to change but ensuring Old South Head Road in particular is properly maintained and upgraded, not just a surface fix of potholes, water pooling areas which can be significant.	6/18/2025 6:34 PM
34	More frequent buses	6/18/2025 6:07 PM
35	That the streetscape is left as it is.	6/18/2025 5:58 PM
36	Acknowledge that affordable housing in a new luxury development does not exist in Rose Bay and remove this component from the development.	6/18/2025 5:01 PM
37	- Ensure affordable housing is provided - Ensure adequate parking for not only residents, but also their guests such that public and street parking is not overwhelmed - Ensure the design scheme itself is quality, but not inaccessible	6/18/2025 4:25 PM
38	Clearly, don't build the bloody thing!	6/18/2025 4:03 PM
39		6/17/2025 7:09 PM
40		6/17/2025 1:18 PM

Q12 On a scale of 1 (not at all) to 10 (very much), please indicate the extent to which you will be impacted by construction works associated with the proposal.

Answered: 46 Skipped: 3



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	71	3, 271	46
Total Respondents: 46			

#		DATE
1	25	8/17/2025 1:49 PM
2	10	7/8/2025 9:04 PM
3	0	7/3/2025 12:09 PM
4	46	7/2/2025 12:32 PM
5	75	6/29/2025 2:55 PM
6	10	6/29/2025 1:52 PM
7	0	6/28/2025 12:18 PM
8	10	6/26/2025 11:11 AM
9	0	6/26/2025 10:57 AM
10	77	6/24/2025 10:28 AM
11	97	6/24/2025 7:52 AM
12	94	6/23/2025 5:34 PM
13	8	6/22/2025 3:38 PM
14	10	6/22/2025 1:43 PM
15	0	6/20/2025 10:58 AM
16	39	6/20/2025 9:11 AM
17	10	6/19/2025 9:52 PM
18	0	6/19/2025 6:52 PM
19	90	6/19/2025 5:30 PM
20	10	6/19/2025 12:56 PM
21	0	6/19/2025 12:09 PM
	10	
	0	
	10	

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22	10	6/19/2025 11:52 AM
23	0 5	6/19/2025 9:01 AM
24	50	6/19/2025 7:57 AM
25	0	6/19/2025 7:27 AM
26	80	6/18/2025 11:16 PM
27	89	6/18/2025 11:00 PM
28	10	6/18/2025 10:15 PM
29	0	6/18/2025 8:19 PM
30	80	6/18/2025 8:09 PM
31	10	6/18/2025 7:21 PM
32	0	6/18/2025 7:17 PM
33	10	6/18/2025 7:06 PM
34	0	6/18/2025 6:53 PM
35	64	6/18/2025 6:38 PM
36	41	6/18/2025 6:37 PM
37	63	6/18/2025 6:34 PM
38	76	6/18/2025 6:07 PM
39	96	6/18/2025 5:58 PM
40	10	6/18/2025 5:01 PM
41	0	6/18/2025 4:25 PM
42	36	6/18/2025 4:03 PM
43	8 1	6/18/2025 2:29 PM
44	10	6/18/2025 8:03 AM
45	0	6/17/2025 7:09 PM
46	85	6/17/2025 1:18 PM
	0	
	90	
	55	
	10	
	0	

Q13 Please describe how construction works may impact you.

Answered: 39 Skipped: 10

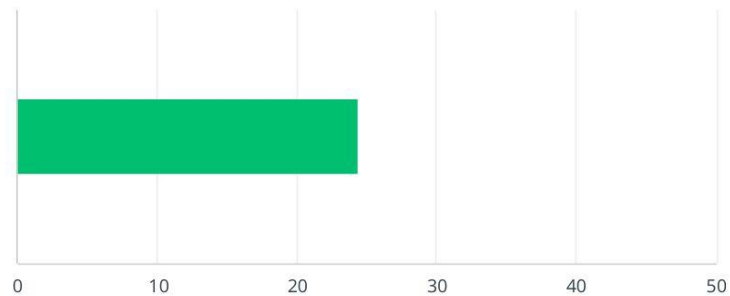
#	RESPONSES	DATE
1	Potential property damage due to subsidence and destabilisation of the water table. Known instances in the area with lesser scale development.	8/17/2025 1:49 PM
2	We live on Dover road in an apartment block.	7/8/2025 9:04 PM
3	Traffic jams in an already busy street--hence parking problems	7/3/2025 12:09 PM
4	Driving around the area and going outside the area to other places	7/2/2025 12:32 PM
5	Traffic, parking and accessibility through 2 main roads which will impact travel to work, accessibility to local shops, parking etc. In answer to question 14, there are far better locations and more open spaces that can accommodate this type of development that would not only help to reach the NSW housing target, but would also be more affordable. The NSW could also plan the infrastructure better to accommodate the developments, or the local and federal governments could plan for a high speed rail that connects cities and regional areas where planned developments with services and infrastructure would make a lot more sense.	6/29/2025 2:55 PM
6	Whenever there is construction in the area, the impact to roads and damage to vehicles from trucks trying to traverse narrow roads is very costly and creates significant traffic delays for motorists in the area.	6/29/2025 1:52 PM
7	Traffic congestion Noise Dust Possible damage to existing buildings if underground drilling for car spaces is attempted .	6/28/2025 12:18 PM
8	Congestion Traffic Impact on on-street parking Impact on safety of children walking to school and shops	6/26/2025 11:11 AM
9	Not being able to exit our driveway Exacerbate Traffic queuing at the intersection of both Dover Road and OSH Rd and NSH Road. Ongoing noise given the extensive excavation Construction vehicles taking parking in the rose bay car parks. Parking is meant for retail customers Traffic impacts during morning and afternoon peak times Access to road network, noise and dust.	6/26/2025 10:57 AM
10	As a neighbour were worried that the impact will be cracking of walls subsiding of ground fence being damaged and extensive damage to the footings of our property	6/24/2025 10:28 AM
11	I do shopping in the area and the construction and noise will definitely impact me	6/24/2025 7:52 AM
12	Again. How do you intent to manage the traffic.	6/23/2025 5:34 PM
13	Dover Rd will be blocked	6/22/2025 3:38 PM
14	Noise, roadwork, inability to walk freely as I have been doing. We live very close to the sites and I am dreading the changes that are happening	6/22/2025 1:43 PM
15	How will anyone be able to use Dover Road - already at a standstill on many days! There is no where for tradespeople to park - current building work already cause lots of problems for residents. Tradespeople can be very aggressive over parking spots when residents attempt to park there.	6/20/2025 10:58 AM
16	Will disrupt road access and cause noise and vibration to surrounding houses.	6/20/2025 9:11 AM
17	Every other development has massively impacted traffic with all the trucks at first removing and demolishing then construction. They don't care about locals, infrastructure etc	6/19/2025 9:52 PM
18	Damage to the structure of rooms due to heavy vibration. Already concrete has been uplifted considerably in common areas. Windows and doors have rattled as early as 7.00am in the past for much smaller projects. Every building in Dover road and neighbouring streets would feel vibrations and possible damage in time.	6/19/2025 5:30 PM
19	Traffic congestion and site noise	6/19/2025 12:56 PM
20	The proposed development is wedged between Old South Head Road and New South Head Road, which are the only two main arteries to get to and from the Eastern Suburbs. Traffic	6/19/2025 12:09 PM
21		6/19/2025 11:52 AM

23-31 Dover Road Rose Bay

	in the mornings and evenings is already a nightmare.	
22	Just getting around locally	6/19/2025 9:01 AM
23	I visit the area regularly to go to the beach, take the ferry, shopping	6/18/2025 11:16 PM
24	Trucks, cars people. Dover road is already over crowded with construction vehicles and readies it could cause chaos.	6/18/2025 11:00 PM
25	Traffic, noise and access to local shops	6/18/2025 10:15 PM
26	I drive by every morning and every night. Dover Rd in the morning is backed up all the way to old south head road.	6/18/2025 8:19 PM
27	We live adjacent to Dover road. Traffic is already a nightmare and parking at our house is non existent. To get a park at the supermarket you need to allow for an extra 30 mins. This will make things worse!!	6/18/2025 8:09 PM
28	Traffic , ruined footpaths and roads , inability to park due to tradesmen taking all the spots etc etc Loud and busy	6/18/2025 7:17 PM
29	Noise, vibration, parking	6/18/2025 7:06 PM
30	Construction traffic impact surrounding roads where I live and access to Dover road shops	6/18/2025 6:53 PM
31	which I rely on I live on Dover road	6/18/2025 6:38 PM
32	Access to the precinct	6/18/2025 6:34 PM
33	More heavy vehicles and equipment in an area that already has substantial building works	6/18/2025 6:07 PM
34	going on constantly I live on New South Head Rd, so not at all	6/18/2025 5:58 PM
35	Noise, dirt, water, flooding, traffic, lack of parking. It's all a nightmare that does little to provide the state with extra housing and a great deal to Fortis in the form of lining your	6/18/2025 5:01 PM
36	pockets and those of your shareholders. Greed. I visit Rose Bay often and drive down Dover Rd at least twice a week.	6/18/2025 4:25 PM
37	Parking for when I pop down to the shops Also Dover street is a major road which is a bit of a thoroughfare, I've seen traffic jams during school days. Particularly around pick up time	6/18/2025 4:03 PM
38	and after school. With construction this will be a bigger problem and creates an issue of getting from Rose Bay to other areas in the east. The construction of a building of this size will impact a lot of people for a long time with the movement of vehicles delivering supplies and equipment + noise OBVIOUSLY.	6/17/2025 7:09 PM
39		6/17/2025 1:18 PM

Q14 On a scale of 1 (not at all) to 10 (very much), please indicate to what extent you anticipate the project will contribute to achieving NSW housing targets of 5,900 completed homes by 2029?

Answered: 43 Skipped: 6



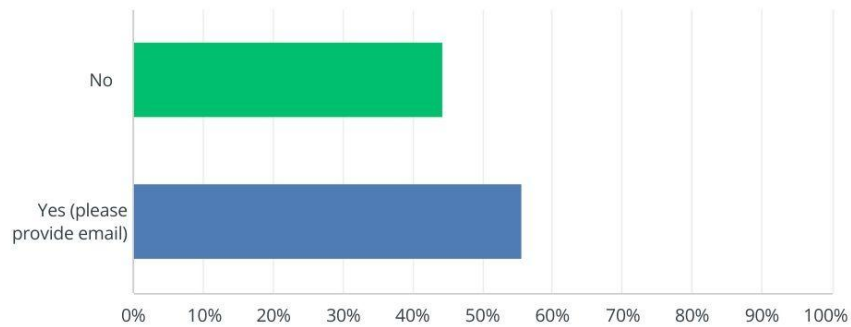
ANSWER CHOICES		AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
		24	1, 050	43
Total Respondents: 43				
#		DATE 8/17/2025		
1	48	1:49 PM		
2	39	7/8/2025 9:04 PM		
3	46	7/3/2025 12:09 PM		
4	0	7/2/2025 12:32 PM		
5	0	6/29/2025 2:55 PM		
6	0	6/29/2025 1:52 PM		
7	1	6/28/2025 12:18 PM		
8	61	6/26/2025 11:11 AM		
9	67	6/26/2025 10:57 AM		
10	6	6/24/2025 10:28 AM		
11	8	6/24/2025 7:52 AM		
12	0	6/23/2025 5:34 PM		
13	0	6/22/2025 3:38 PM		
14	50	6/22/2025 1:43 PM		
15	51	6/20/2025 10:58 AM		
16	2	6/20/2025 9:11 AM		
17	0	6/19/2025 9:52 PM		
18	0	6/19/2025 6:52 PM		
19	2	6/19/2025 5:30 PM		
20	0	6/19/2025 12:56 PM		
21	0	6/19/2025 12:09 PM		

23-31 Dover Road Rose Bay

22	1 8	6/19/2025 11:52 AM
23	5	6/19/2025 9:01 AM
24	10	6/19/2025 7:57 AM
25	15	6/18/2025 11:16 PM
26	11	6/18/2025 11:00 PM
27	75	6/18/2025 10:15 PM
28	48	6/18/2025 8:19 PM
29	28	6/18/2025 7:21 PM
30	60	6/18/2025 7:17 PM
31	19	6/18/2025 6:53 PM
32	17	6/18/2025 6:38 PM
33	0	6/18/2025 6:37 PM
34	57	6/18/2025 6:34 PM
35	5	6/18/2025 6:07 PM
36	10	6/18/2025 5:58 PM
37	0 3	6/18/2025 5:01 PM
38	33	6/18/2025 4:25 PM
39	10	6/18/2025 4:03 PM
40	0	6/18/2025 2:29 PM
41	52	6/18/2025 8:03 AM
42	21	6/17/2025 7:09 PM
43	1	6/17/2025 1:18 PM

Q15 Would you like to receive future updates or invitations to community information sessions about this proposal? If so, please provide your email:

Answered: 45 Skipped: 4



ANSWER CHOICES	RESPONSES	
No	44. 44%	20
Yes (please provide email)	55. 56%	25
TOTAL		45