

Response to Public Submissions – Retail/Club Precinct Project Application

Issue	Report Recommendation	Response
Form Letter A (182 submissions)	1. Traffic chaos with 4 sets of lights/pedestrian crossings between Woollooware Road and Gannons Road.	The position and number of traffic signals proposes is consistent with the approved Concept Plan and has the support of the NSW Roads and Maritime Service.
	2. Closing Captain Cook Drive on Game Days is unacceptable on local residents.	Road closures during major events will be able to be minimised and better managed through the proposed intersection upgrades.
	3. Woollooware Road traffic exceeds peak hour volumes now.	Traffic generation is within the rates which were assessed and approved under the Concept Plan.
	4. No approval by Council for Game Day parking with hundreds of extra cars at Wanda/North Cronulla car parks.	Condition 7 of Schedule 3 of the Concept Approval does not require finalisation and endorsement of satellite parking arrangements as part of the Retail Project Application.
	5. Contamination problems must be continuously advised to the public.	Noted – details of any site contamination will be communicated in accordance with the <i>Contaminated Lands Management Act 1997</i> and associated guidelines.
	6. Development approval as a “Town Centre” permitting high rise was misleading. Sutherland Shire 2013 LEP approved by the State Government has recently confirmed only low rise residential surrounding Sharks. Development should be rezoned to a low rise centre.	This issue was assessed and determined by the NSW Planning Assessment Commission under the Concept Approval.
Form Letter B (182 submissions)	7. Traffic chaos with 4 sets of lights/pedestrian crossings between Woollooware Road and Gannons Road.	As per 1 above
	8. Closing Captain Cook Drive on Game Days is unacceptable on local residents.	As per 2 above.
	9. Woollooware Road traffic exceeds peak hour volumes now.	As per 3 above.
	10. No approval by Council for Game Day parking with hundreds of extra cars at Wanda/North Cronulla car parks.	As per 4 above.

Issue	Report Recommendation	Response
	11. No replacement playing fields for Junior Rugby League Club and other sports.	The commitment made for the replacement of the western playing fields relates to the residential development on this portion of the site and will be addressed as part of Development Applications submitted to Sutherland Shire Council.
	12. Contamination problems must be continuously advised to the public.	As per 5 above
	13. Development approval as a "Town Centre" permitting high rise was misleading. Sutherland Shire 2013 LEP approved by the State Government has recently confirmed only low rise residential surrounding Sharks. Development should be rezoned to a low rise centre.	As per 6 above.
Caroline Tumeth	14. Woollooware will never be the same again as a result of proposal.	The Project Application is generally consistent with the approved Concept Plan approval.
Felicity Carter	15. Traffic and parking conditions in the area are already at their limit, and proposal will push the area to its breaking point.	Traffic generation and impact on local roads and intersections was assessed and deemed acceptable as part of the Concept Approval.
	16. There are already many places to shop.	The economic need for supermarket and other retail floorspace within the Main Trade Area was established as part of the Concept Approval.
George Capsis	17. NSW Planning Assessment Commission made an error in deeming the site a new town centre. The Concept Proposal should be reassessed with the benefit of an independent inquiry.	The NSW Planning Assessment Commission is an independent expert panel which assessed and determined the Concept Plan based on the available evidence.
	18. Contamination, particularly from asbestos and methane-emitting sources, is a major issue on the site and was not given adequate weighting in the assessment and determination of the Concept Plan.	A Remediation Action Plan is included within the EAR, and an EPA Accredited Site Auditor has deemed that this plan will enable the site to be made suitable for the proposed development in accordance with the requirements of SEPP No.55.
	19. Parking provision is inadequate.	Parking provision is consistent with the Concept Approval.
	20. New traffic signals will cause frustration to motorists. Who will pay for this new infrastructure.	The proposed intersections are consistent with the Concept Approval, and will be constructed at the expense of the proponent.

Issue	Report Recommendation	Response
	21. What provision has been made for employee parking?	Employee parking will be provided in a designated area at Level 4 of the car park with appropriate control measures to maintain the availability of this parking for staff.
	22. The proposal does not address the loss of parking on the adjacent playing fields.	This Project Application relates to the Retail/Club Precinct only.
	23. The proposal is not consistent with the visual environment, and the size and scale is a point of concern.	These issues were assessed and determined under the Concept Approval.
James MacLachlan	24. EAR does not address requirement for phase reversal measures to be implemented in accordance with the Concept Approval.	The phase reversal of the high voltage power lines is required for the northern-most residential buildings only. The EMR submitted with the Concept Plan application found that no protection measures were required for the Retail/Club Precinct.
	25. The EMR study does not adequately take into account the precautionary principle.	The precautionary principle was accounted for in the EMR Report submitted with the Concept Plan application.
	26. There is no record of input from NSW Health, who should have commented on EMR issues.	The Concept Plan and Project Application have been publicly exhibited and all government agencies and interested parties have been afforded the opportunity to comment. EMR calculations and assessment was undertaken in accordance with the relevant international and Commonwealth Government guidelines.
	27. Performance solutions for compliance with the BCA are not acceptable.	Compliance with the Building Code of Australia will be required and assessed in the issuing of a Construction Certificate.
	28. Infrastructure, and particularly water supply, is not adequate to service fire fighting needs for the development.	Water supply infrastructure upgrades identified in the AT&L Civil Infrastructure Report required will be specified further by Sydney Water in the process of obtaining a S73 Certificate.
	29. Consideration of bird strike potential is inadequate and the proposed mitigation measures are inadequate.	Bird strike potential has been considered by Eco Logical Australia,, who have expertise in ecology, and appropriate mitigation measures have been incorporated.
	30. Concept Approval conditions may preclude development of the residential scheme, which may have impacts on viability of Retail development.	The development of the Retail and Residential precincts are subject to separate approvals.

Issue	Report Recommendation	Response
	31. Special event time-limited parking should be implemented in North Woollooware, North Caringbah, North Cronulla and Wanda to ensure that major events do not further disrupt local residents and to encourage the uptake of the proposed game-day shuttle services.	Parking restrictions on local roads are within the jurisdiction of Sutherland Shire Council.
Marianne Sinokos (Principal, Woollooware High School)	32. How will road works and construction impact upon school bus services?	The timing of road works and potential traffic impacts will be advised to neighbouring properties and stakeholders including the RMS, Sutherland Shire Council, Veolia and Woollooware High School. It is anticipated that intersection upgrades will have minimal impact on school bus services.
	33. How will noise impact upon the school, particularly during examination periods?	A Noise Impact Assessment prepared by Acoustic Logic (Appendix V of the EAR) found that the proposed development will comply with the relevant noise criteria for all nearby sensitive receivers, including Woollooware High School. The proponent will maintain an ongoing dialogue with Woollooware High School throughout the construction phase.
	34. What impact will the proposed park-and-ride scheme have on local parking and pedestrian movements on game-day?	The improvement of public transport services to Sharks Stadium is expected to result in an increase in the number of patrons leaving the stadium directly from the adjoining bus bays and a reduction travel by private vehicle. As a result it is anticipated that this scheme will reduce the number of patrons parking near and/or walking via Woollooware High School following major events.
	35. The proponent and the Cronulla Sutherland Leagues Club has offered support for curriculum needs such as site studies for science or geography and work experience placements for students.	The opportunities offered to young people through the development process, including learning opportunities facilitated through Woollooware High School as well as ongoing employment opportunities during the construction and operational phases, are typical of the community benefits provided by the Cronulla Sutherland Leagues Club. The social benefits of the Woollooware Bay Town Centre development were documented in the Social Impact Assessment which accompanied the Concept Plan application.
Michael Parker	36. Gross overdevelopment of land zoned Private Recreation. The Council should not have approved development and the Minister should not approve this development.	The land use for the site was approved as part of the Concept Approval.

Issue	Report Recommendation	Response
	37. The traffic report considers the retail component only without regard to the residential, and the proposal will cause major traffic issues. An independent traffic study must be undertaken.	Precinct-wide traffic issues were considered in the detailed traffic study undertaken and assessed through the Concept Approval. Traffic studies were peer-reviewed by an independent traffic consultant on behalf of the NSW Department of Planning and Infrastructure during this assessment process.
Name Withheld, Caringbah	38. The proposal is not suitable for the area and will be an eyesore.	The proposal achieves a high standard of architectural design and the form and scale of development is consistent with the Concept Approval.
Name Withheld, Woolooware	39. The proposal has failed to address the DGRs with regards to environmental requirements advised by OEH, NOW and Fisheries.	The EAR and PPR address the DGRs and provide for a significant improvement to existing ecological conditions of the site and surrounds.
	40. Flooding impacts have not been adequately addressed.	A detailed flood study has been provided as part of the Project Application.
	41. There is no justification for the height of the proposed residential development. The extra units are not needed to meet Sutherland Shire's housing targets.	Not applicable to the Retail Project Application.
	42. Open space within the residential component is not publicly accessible.	Not applicable to the Retail Project Application.
	43. Franklins at Cronulla will lose about half of their trade as a result of the proposal, and the new centre will impact upon employment in other centres,	Economic impacts of the proposal will be significantly less than those stated, and these issues have been assessed in detail and determined under the Concept Approval.
	44. The proposal does not meet the criteria contained within the NSW Draft Centres Policy.	Compliance with the Draft Centres Policy was assessed and determined under the Concept Approval.
	45. No game-day parking is provided on-site.	Consideration will be given to the designation and use of car parking spaces within the Retail/Club Precinct for major event parking, to be in addition to the shuttle bus and public transport network established under the Peak Event Management Plan. Use of parking within the centre for game-day parking will be subject to appropriate control measure in order to ensure that sufficient parking is available to the retail centre.
	46. Additional traffic signals will cause traffic congestion.	Refer to 1.

Issue	Report Recommendation	Response
Name Withheld, Woollooware	47. Satellite parking has not been endorsed by Council.	Refer to 4.
	48. There is no agreement in place to provide a public bus service to the site.	Refer to PPR.
	49. The proposed development does not provide certainty as to the relocation of the Cronulla Caringbah Junior Rugby League Club.	Refer to 11.
	50. The proposal is not consistent with the Concept Approval and Statement of Commitments.	Refer to EAR.
	51. Satellite parking locations have not been resolved or endorsed by Council.	Refer to 4.
	52. Game-day parking impacts upon traffic congestion and access for emergency vehicles.	Emergency vehicles continue to have access along Captain Cook Drive during major events.
	53. The development encroaches on the riparian zone.	Refer to PPR.
	54. Removed trees and vegetation will not be adequately replaced.	The proposed development provides for a significant improvement to the quantum and quality of vegetation within the subject site.
	55. Woollooware Road encroaches into the riparian buffer zone.	The encroachment of Woollooware Road North into the setback is consistent with the Concept Approval and stamped plans, and is required to permit turning movements and access to the adjoining property.
	56. The proposal does not incorporate the principles of Ecologically Sustainable Development as required by the Concept Plan.	The proposal achieves the ESD targets established under the Concept Approval.
	57. Traffic issues, including resolution of the shuttle bus services, have not been adequately addressed.	Refer to PPR.
	58. Building setbacks should be increased with more articulation.	The proposal is consistent with the Concept Plan envelope and the architectural design of the building has been carefully considered in order to achieve a high quality built form.
	59. More trees should be planted along Woollooware Road North.	The amended Landscape Drawings provide for additional landscape planting to this road.

Issue	Report Recommendation	Response
North Cronulla Precinct Committee	60. Proposed signage strategy is poorly designed and will impact upon residential amenity.	The proposed signage strategy is consistent with the principles of SEPP No.64 and is commensurate with the role of the Woollooware Bay Town Centre as a new centre within Sutherland Shire.
	61. Rooftop parking should not be covered in order to minimise the height and density of the proposal.	The Project Application does not seek consent for the covering of rooftop parking areas.
	62. The shopping complex is too large and there is no demand for the new retail facilities within Sutherland Shire.	The assessment and determination of the Concept Plan application established a clear need for retail floorspace within the locality.
	63. The 770 parking spaces required by NSW Planning Assessment Commission is inadequate. Parking provision for the retail component should be in the order of 900-1,200 spaces.	The NSW Planning Assessment Commission determined that the 770-space requirement achieved an appropriate balance between the need to provide adequate parking and support the use of public transport and non-car travel modes.
	64. Parking provision for the Cronulla Sutherland Leagues Club is unclear and inadequate.	A minimum of 143 spaces will be provided for Leagues Club patrons at all times, with this amount increasing to up to 300 spaces during the Club's peak operating periods.
	65. No parking has been provided for leisure facilities or employee parking.	Employee parking will be provided on Level 4 of the car park with the implementation of appropriate control measures. There is
	66. The Concept Proposal should be revised to provide only 2 sets of traffic signals. Signals should instead be provided at the Gannons Road intersection.	The requirement for intersection upgrades and traffic signals was assessed and determined at the Concept Approval stage. under
	67. Road closures and additional parking impacts will significantly impact upon local residents.	Refer to EAR.
	68. Contamination issues should be continuously advised to the public.	Refer to 5.
	69. Development approval as a "Town Centre" permitting high rise was misleading. Sutherland Shire 2013 LEP approved by the State Government has recently confirmed only low rise residential surrounding Sharks. Development should be rezoned to a low rise centre.	Refer to 6.
	70. The proposal should be rezoned for a low-rise centre.	Issues of centre designation, height and density were resolved through the Concept Approval.

Issue	Report Recommendation	Response
Jeff Steer (Toyota Motor Corporation)	71. In the interests of employee, visitor and road user safety, and the efficiency of Toyota's operations at the Woollooware Bay site, the establishment of appropriate controls and limitations during the construction phase is requested such that additional traffic volume and congestion - in particular heavy construction traffic – is avoided or minimised at peak times, with particular regard to the Gannons Road/Captain Cook Drive intersection.	Noted.