

11214  
11 June 2013

NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention: Mark Brown (Senior Planner, Metropolitan and Regional Projects South)

Dear Mark,

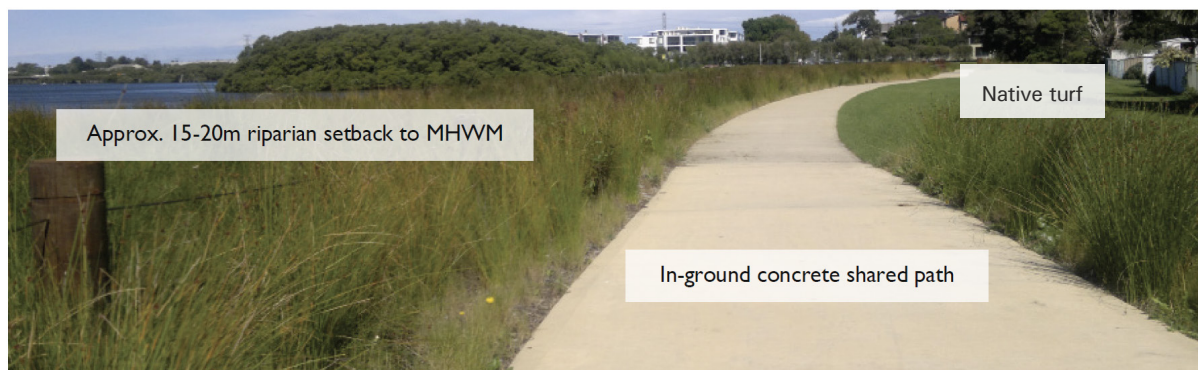
**RESPONSE TO NSW OFFICE OF WATER COMMENTS ON PREFERRED PROJECT  
(MP10\_0230)  
461 CAPTAIN COOK DRIVE, WOOLLOOWARE**

We refer to the email sent by the NSW Office of Water to yourself dated 7 June 2013 regarding the Preferred Project Report for the Stage 1 – Retail/Club Precinct Project Application for Woollooware Bay Town Centre.

**1.0 FORESHORE BUFFER USES**

NOW states that the Preferred Project *“still proposes to locate native turf planting areas, a bioswale, pathways etc in the riparian corridor..... The Office of Water notes that the inclusion of such uses in the riparian corridor reduces the function of the vegetated corridor and recommends these uses are reduced from within the riparian corridor where possible”*. This Project Application, consistent with the approved Concept Plan, seeks to rehabilitate the foreshore area whilst extending the Woollooware Bay shared path and providing an appropriate interface with the new centre through the provision of a small native turf area. The extension of the shared path and use of native turf is consistent with recent developments by Sutherland Shire Council, such as the Taren Point Shorebird Reserve (**Figure 1**) and other foreshore treatments along the length of Woollooware Bay. Further discussion of the provision of shared paths within the foreshore zone is contained in the Preferred Project Report (PPR) and the response by JBA to the OEH’s submission on the PPR.

The location of the native turf adjacent to the retail entry is consistent with the Concept Plan which provides for an transitional entrance from the foreshore setback to the retail centre.



**Figure 1** – Taren Point Shorebird Reserve improvements by Sutherland Shire Council

## 2.0 SWAMP OAK FLOODPLAIN FOREST

All species within the foreshore riparian area to the north of the retail centre will be comprised of vegetation from the Swamp Oak Floodplain Forest (SOFF) Endangered Ecological Community, as detailed in the Vegetation Management Plan prepared by Eco Logical Australia and the Landscape Drawings prepared by ASPECT Studios. Vegetation typologies and locations are consistent with the approved Concept Plan, with the Preferred Project providing for an increase in vegetation density from both the Concept Plan and the exhibited Project Application (refer **Figure 2** and **3**). The recommendation by NOW that the areas of denser SOFF be expanded within the foreshore area are inconsistent with the Concept Approval.

The size and location of vegetation is shown in plan form (to scale) in the submitted Landscape Drawings prepared by ASPECT Studios.



**Figure 2** – Exhibited Landscape Plan



**Figure 3** – Preferred Project Landscape Plan

### **3.0 MAINTENANCE REGIMES**

The Preferred Project Landscape Design Report prepared by ASPECT Studios clearly states that the bioswale will be planted with species selected from the VMP, which are all species from the SOFF ecological community. The maintenance of the bioswale will, therefore, form part of the overall maintenance of the SOF within the foreshore zone.

### **4.0 TRANSMISSION LINES**

NOW recommend imposing conditions to address potential future relocation of the overhead transmission lines. Any such works would be subject to separate environmental assessment and approval with appropriate conditions to ensure the protection of the environment. It is not appropriate to impose conditions on the Project Application which are speculative as to any future separate works relating to the transmission lines.

### **5.0 VEGETATION MANAGEMENT PLAN**

The Vegetation Management Plan forms part of the overall Project Application, as does the Preferred Project Report. It is recommended that the maintenance of the foreshore riparian zone by the retail centre land owner in accordance with the VMP be included as a condition of consent.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4961 or [moliver@jbaplanning.com.au](mailto:moliver@jbaplanning.com.au).

Yours faithfully



Michael Oliver  
*Urban Planner*