

Woollooware Bay Town Centre section 75W (Landscaping Amendments) - Response to Public Submissions

| Number of times raised in Submissions | Item Raised | Proponent's Response |
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| Environment | | |
| 6 | The riparian setback should not be reduced as the surrounding wildlife habitat, mangroves and wetlands will be negatively impacted. | The riparian setback will not be altered from the 40 metres approved as part of the Concept Plan. Whilst some recreation facilities are to be located within the riparian corridor, these have been limited to the outer 20 metres generally in accordance with the NSW Office of Water <i>Guidelines for riparian corridors on waterfront land</i> . The design of the waterfront area, including the riparian buffer, has been deliberately designed in consideration of potential impacts on surrounding wildlife habitat, mangroves and wetlands. Based on the ecological assessment presented by Gunninah and ongoing measures for vegetation management, it is considered that the proposal will not result in any negative impacts on surrounding wildlife habitats, mangroves or wetlands and so is therefore acceptable. |
| 1 | The riparian zone should be extended due to its location in a tidal zone and the fluctuation of the tides and the water table. | The riparian buffer zone has been provided in accordance with the width determined appropriate by the Planning Assessment Commission when granting the original Concept Plan Approval. |
| 1 | Alteration to the riparian zone should be denied due to possible future sea rise. | It is noted in the Ecological Assessment prepared by Gunninah that the impacts of future sea level rise can be appropriately accommodated and managed by the proposal. |
| 1 | The location of the children's playground is not appropriate due to the unknown health effects of electromagnetic radiation. | Investigations into the effects of electromagnetic radiation exposure have been carried out as part of previous stages of the development. As a result of these ongoing investigations, the power lines have been re-phased to reduce the electromagnetic field. These investigations have concluded that the level of exposure to residents in nearby buildings is low and it is therefore considered that limited exposure as a result of recreation activity in the foreshore park is also unlikely to have significant health effects. |
| 1 | Potential for injury to local bird populations. | Investigations into the potential for bird strike as a result of the development at Woollooware Bay have been carried out as part of all stages of the residential development and design measures to minimise the likelihood of any bird injury have been implemented. As the proposed landscaping works require minimal infrastructure works, the likelihood of bird injury is considered to be minimal. In addition to this, the improved vegetation within the foreshore park area will provide increased habitat for local bird populations. |

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| 1 | The club and the developer are trying to ensure a good balance for the environment and locals. | The objective of the landscaping concept is to ensure that Towra Point Aquatic Reserve as well as the surrounding mangroves and vegetation can be maintained and enhanced, whilst also providing recreation opportunities for future residents and the local community along the foreshore. This is a unique opportunity to allow the community to access the waterfront land and will incorporate opportunities for community education about conservation. |
| 1 | The proposed exemption for Family Hill should ensure that it is applicable to the Hill in its current form and does not allow future redevelopment on that part of the site to benefit from the exemption. | Family Hill does not form part of this application and will continue to operate in its current form as a key part of the stadium. |
| Built Form | | |
| 2 | The proposed density and footprint of the development is excessive. | The built form of the residential component of the development has been determined by the Concept Plan as modified and approved by the Planning Assessment Commission. This modification does not seek to change the footprint or density of any of the buildings within the residential precinct. |
| 1 | Sunlight access for future residents is limited to two hours per day. | Extensive solar access modelling has been undertaken as part of the planning and design of all stages of residential development. Solar access to future residents has been provided in accordance with <i>Apartment Design Guide</i> , the state-wide guide for good design, and to the satisfaction of the assessing authority. |
| Impact on Surrounding Area | | |
| 2 | The riparian zone will affect Family Hill and Stage 3 plans to construct a walkway to the retail area will eliminate Family Hill. | Family Hill will not be affected by the proposed landscaping works or any of the ongoing work associated with Woolooware Bay. As shown in the Landscaping Drawings, no works are proposed to Family Hill as part of this application. |
| 1 | The increase in the provision of housing stock will contribute to lowering house prices and enable former residents to move back in to the area. | Noted. |
| Process | | |
| 2 | There have been continual changes to the Concept Plan approved by the PAC to enable increased development and further modifications should not be permitted. | Throughout the ongoing design of the development, there have been a number of elements which have required modification in order to ensure that the final outcome will be appropriate for the site. All modifications to the Concept Plan have been carried out in accordance with the processes outlined in the <i>Environmental Planning and Assessment Act 1979</i> . |
| 1 | Council has continually overridden objections from residents relating to environmental and social impacts of the development. | A detailed assessment has been undertaken through all stages of the project, with various consent authorities considering the proposal against the framework of the <i>Environmental Planning and Assessment Act 1979</i> . |

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| 1 | Consultation was inadequate as it was only conducted with targeted groups e.g. residents on Woolooware Road without primary aged children were not consulted | <p>As noted in the initial modification application, consultation was undertaken prior to the preparation of the modification application. This included meetings with Sutherland Shire Council, the Department of Planning and Environment, Office of Environment and Heritage, Fisheries NSW and Ausgrid. Due to the nature of the application, it was considered that targeted consultation was appropriate.</p> <p>Throughout the consultation process, key stakeholders were invited to make comment on the application of the NOW Guidelines, protection of vegetation, flooding and the location of recreation infrastructure. The outcome of these discussions with stakeholders was then incorporated into the design of the previous modified scheme.</p> |