

25 September 2017

14574

Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street SYDNEY NSW 2000

Attention: Anthony Witherdin (Director, Modification Assessments)

Dear Anthony,

**MP10_0229 MOD 5 LANDSCAPING – WOOLLOOWARE BAY TOWN CENTRE
AMENDED PLANS**

We write in relation to the Further Response to Submissions for MP10_0229 MOD 5, submitted to the Department of Planning and Environment submitted on 1 August 2017.

Following submission of this package, Sutherland Shire Council ('Council') provided a response to the Department on 11 August 2017, requesting both additional time to review the submission as well as additional matters to be resolved with Capital Bluestone (the applicant). Capital Bluestone has subsequently met with Council to resolve the issues raised in this email. Council has expressed that these matters are now resolved and will provide formal correspondence to the Department when the revised plans are submitted.

The revised plans incorporate the comments made by Council and include the following minor changes:

- Revised playground design as a result of detailed design development.
- Location of Ausgrid crane pads shown.
- Updated riparian planting calculations.

As a result of the revised planting calculations, a final assessment against the DPI *Guidelines for riparian corridors on waterfront land* is provided at **Table 1** below.

Table 1- Riparian calculations in accordance with *Guidelines for riparian corridors n waterfront land*

Component	Original modification application	Proposed refined modification application Area (m ²)	Percentage of total waterfront land	Outcome of change (original modification to current proposal)
Waterfront land				
Riparian corridor area	-	17,425m ²	100%	No change
Riparian planting <ul style="list-style-type: none"> ▪ Inner zone salt marsh planting ▪ Inner zone planting ▪ Outer zone planting 	10,434m ²	11,886m ² 1,129m ² 7,742m ² 3,015m ²	68%	1,452m ² more planting
Pathways* <ul style="list-style-type: none"> ▪ Inner zone ▪ Outer zone 	2,931m ²	2,090m ² 632m ² 1,458m ²	12%	841m ² less pathways
Non-riparian uses <ul style="list-style-type: none"> ▪ Vegetation (turf) ▪ Recreation infrastructure ▪ Permeable paving for grass 	4,224m ² 24%	3,449m ² 1,038m ² 1,543m ² 868m ²	20%	775m ² less non-riparian uses
Total vegetated land <ul style="list-style-type: none"> ▪ Riparian planting ▪ Turf 	12,878m ²	12,924m ² 11,886m ² 1,038m ²	74%	46m ² more planting
Offset (beyond waterfront land)				
Offset riparian planting	3,021m ²	3,722m ²	-	701m ² more riparian offset
Mangrove rehabilitation offset works (subject to RMS land owners consent)	-	2,252m ²	-	-
Total offset riparian planting	3,021m ²	5,974m ²	-	2,953m ² more offset planting
Offset planting excess (for non-riparian uses in buffer zone excl. pathways)	-	+2,525m ²	-	2,525m ² in excess of offset requirement (including mangrove rehabilitation area)

Vegetated land				
Total planting (riparian + turf + offset + pathways*)	18,831m ²	20,988m ²	-	2,157m ² more planting (including mangrove rehabilitation area)
Planting surplus (total planting – total waterfront land)	+1,241m	+3,563m ²	-	2,322m ² more planting surplus

The revised calculations above demonstrate that the final revised scheme will provide a superior ecological and social outcome to the previous use of the site, which was a bitumen and turfed car park. Specifically, the proposed scheme will:

- Provide a riparian corridor to Woollooware Bay, 68% of which is riparian planting in accordance with the DPI Guidelines.
- Provide 5,974m² of offset planting, which is in excess of the 3,449m² of non-riparian uses.
- Facilitate mangrove rehabilitation works to the benefit of Towra Point Aquatic Reserve.
- Provide an all-abilities playground for the use of all community members.
- Connect the existing cycleway between Sutherland and Homebush.

We trust this information is sufficient and should you have any queries about this matter, please do not hesitate to contact me on 9956 6962.

Yours sincerely,



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