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**Mark Brown - Online Submission from Nee Chen Khoo (support)**

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**From:** Nee Chen Khoo <khoonc@ozemail.com.au>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 25/08/2010 22:01  
**Subject:** Online Submission from Nee Chen Khoo (support)  
**CC:** <assessments@planning.nsw.gov.au>

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I fully support this concept plan. I think the proposed NAHAS development on the Princes Highway is a more appropriate location for a retail development of that size that will serve customers from surrounding suburbs. The retail development proposed by Australand in this new concept plan I think will supply a more intimate kind of retail facing a 'village green' that local residents can enjoy and hopefully attract more boutique retail businesses.

Name: Nee Chen Khoo

Address:  
B1102/35 Arncliffe Street  
Wolli Creek  
NSW 2205

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Submission for Job: #3699 MP 10\_0003 - Concept Plan for Mixed Use Development  
[https://majorprojects.onhivve.com/index.pl?action=view\\_job&id=3699](https://majorprojects.onhivve.com/index.pl?action=view_job&id=3699)

Site: #2173 Discovery Point Precinct, Wolli Creek  
[https://majorprojects.onhivve.com/index.pl?action=view\\_site&id=2173](https://majorprojects.onhivve.com/index.pl?action=view_site&id=2173)

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**Mark Brown**

E: mark.brown@planning.nsw.gov.au  
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**Mark Brown - Online Submission from Warren Alexander (support)**

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**From:** Warren Alexander <walex@mac.com>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 05/09/2010 13:36  
**Subject:** Online Submission from Warren Alexander (support)  
**CC:** <assessments@planning.nsw.gov.au>

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I fully support the new Discovery Point masterplan. It creates a good sense of 'community' by opening the site up to more foot traffic and giving the place a more 'village' atmosphere which this area desperately needs as it is lacking a personality.

The outdoor cafes and restaurants surrounding the neighborhood park will bring to life a social aspect of this suburb that just does not exist right now and is in desperate need of.

My only concern is the covering of the railway station and tracks as it appears the station will not be enclosed as previously indicated. I think this will take away some of the shine of the development as it looks very much an unfinished aspect of the site.

Overall I am very much in support of this new masterplan and hope it will progress quickly to be approved.

Name: Warren Alexander

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811/2 Brodie Spark Drive  
Wolli Creek 2205

IP Address: d110-33-43-159.riv20.nsw.optusnet.com.au - 110.33.43.159

Submission for Job: #3699 MP 10\_0003 - Concept Plan for Mixed Use Development  
[https://majorprojects.onhive.com/index.pl?action=view\\_job&id=3699](https://majorprojects.onhive.com/index.pl?action=view_job&id=3699)

Site: #2173 Discovery Point Precinct, Wolli Creek  
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**Mark Brown**

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PCU014583

PO Box 940  
Rockdale NSW 2216

Tel: 9599 9848

13 September 2010

Mr Michael Woodland  
Director, Metropolitan Projects  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
15 SEP 2010  
Scanning Room

Dear Mr Woodland,

**RE: Exhibition of Concept Plan, Discovery Point, 1 Princes Highway, Wolli Creek (MP10\_0003)**

I refer to your correspondence received 31 August 2010 and also on 8 September 2010 about the above matter and thank you for the opportunity now available to comment on the proposed new Concept Plan for Discovery Point.

May I in the first instance express my concern that the proposal seeking approval for a new Masterplan for Discovery Point is now being assessed by the Department of Planning rather than by the local elected Council. It appears from recent actions and decisions of the Department of Planning an ad hoc planning process has been implemented for Wolli Creek, with site specific assessments occurring for this suburb in the absence of any collective knowledge about the area and with little regard to the impact those decisions will have on Wolli Creek, its Masterplan, the urban domain, and on the local road network. In regard to the latter, there has been no evidence of any due diligence given to assessment of traffic, its impact, and the implications it has on the movement of vehicles through and within the suburb.

I note that the Department of Planning requires a degree of community consultation by the applicant on the proposed new Concept Plan. Unfortunately this has not occurred. I am aware that the applicant did hold two (2) 'Community Information' meetings to promote its proposal. However, the invitations to attend those meetings were only extended to owners and tenants of the two (2) buildings currently occupied at Discovery Point – approximately 220 apartments. All other residents of Wolli Creek, about 2500 plus persons, and those other persons, together with community and business organisations that may have an interest in the Wolli Creek community were not invited.

It is my understanding that during both meetings, neither the applicant nor its consultants, made any reference to the proposed new Concept Plan improving greater Wolli Creek. Nor was there any reference to any benefits that will accrue to residents other than to those who may chose to live at Discovery Point. The documents now available are also very silent in that regard.

When the draft Masterplans for Wolli Creek, including those for Discovery Point, were under consideration by Rockdale City Council, everyone was given an equal opportunity to comment on both the concepts and also on each and every subsequent Development

Application. The community is now being denied local representation via its elected Local Government.

The definition of the proposal as a 'concept plan' has planning implications for the local community. It would now appear that those residents who were able to attend the information meetings may not be aware that the applicant has subsequent to those meetings already changed the initial concept by adding two more buildings to the site. May I request that all future changes to the number of buildings proposed, increases in building heights, changes to the ratio of commercial and residential development, and changes to the number of vehicular parking spaces be the subject of further public notification before any amendments are assessed and approved by the Department of Planning.

Wolli Creek was designed to support a living and working community – approximately 7000 residents and approximately 7000 workers. Discovery Point was to take on its share of the mix with an appropriate area of retail and commercial space constructed nearby the train station and other forms of public transport - bus & taxi. What is now apparent is a desire to develop more residential apartments, which are easier to sell and to leave the retail and commercial space requirements to others.

When it purchased the site Australand senior officials, in a public forum with Rockdale City Councillors and members of the Rockdale community present, promised that it would provide shops for local residents as each building is completed, to support residents who have moved to Wolli Creek and to encourage further sales in its next building to go on the market. It was stated Australand would even "...operate shops and sell coffee if need be..." until they were sold. In the documents now produced it has the gall to blame others for the lack of shops operating under its two (2) buildings, Greenbank & Verge, giving this as a need to now significantly amend the approved Masterplan.

The plans for Discovery Point (previously known as Interciti Development) require the construction of an extensive underground parking area, adequate for all commercial, retail, and residential requirements. Australand purchased the site with these known constraints and sought amendments to build on the site without the need to construct all the parking levels in the first stage - a considerable cost saving for the company. Yet the plans now on display propose areas of above ground parking which is obviously cheaper to build. I trust that the Department will check with the Sydney East Region Planning Panel why it requires underground parking at Wolli Creek in regard to the nearby Mercure Hotel site mixed use proposal, as different construction controls would be difficult to justify.

The opportunity to replace the temporary Wolli Creek station buildings is also lost in the current proposal. The high rise commercial building that was proposed to be built over the station box has now been deleted. A much smaller commercial building is proposed to be built nearby. In 5, 10, or in 15 years when there is a need to find commercial space and employment opportunities near public transport the current site over the station will no longer be available - not good town planning!

It is the commercial and retail mix together with residential activity that will generate a dynamic community for Discovery Point and for the greater Wolli Creek area. What is now proposed, at least in the foreseeable future, or until the next concept plan is prepared, is an unfortunate example of poor town planning where a dormitory type suburban area, with a residential component specifically designed for a transient population, is the planning outcome.

Australand purchased the site knowing it had to develop the historic buildings and parkland which were to be eventually owned by the Discovery Point community - residential, retail & commercial. Now it is suggesting Rockdale City Council take control by either ownership or management options. The suggestion that Tempe House be used as a public library must be a joke. Rockdale City already has 5 libraries and cannot afford to have them open each day of the week. The Part 3A proposal (MP09\_0169) for the site opposite Discovery Point also proposed a Council Library. The implication - there must be an opportunity to secure successful planning decisions when proposing new community libraries!

Wolli Creek was originally planned to be a suburb where you could work, live and also recreate. The concept proposal now with the Department of Planning downgrades the employment opportunities and indicates that it may be many years before the small amount of retail space remaining is developed.

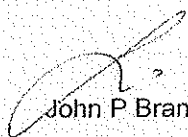
Although I support the need to review and amend Masterplans if it is required, there are matters relating to the proposed Concept Plan that I do not support. Assessment by the Department of Planning is my major objection. Other matters of concern are raised above.

Finally, Australand's key objective is to make as much money as possible for its shareholders. I have no problem with that. However, the company has not demonstrated a long term interest in the Wolli Creek community. The Department of Planning will not be aware of Australand's dealings with local residents and its meetings with them to gain support for Site 3, which it stated was to include a supermarket, childcare centre, and shops. When most residents thought Australand was submitting a DA for a 2 level Shopping Centre and residential towers above, it only submitted a DA for the residential towers as the company had no intention of building the Shopping Centre component. Within weeks of receiving Development Consent to build Site 3, Australand had already decided to disregard the adopted Masterplan and commission consultants to prepare a new Concept Plan.

Should you require clarification or further comment on the matters raised above, please do not hesitate to contact me.

For your information I have not made a reportable political donation or gift over the last two years.

Yours sincerely,



John P Brandenburg

**Mark Brown - Online Submission from Mercia Alexander (support)**

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**From:** Mercia Alexander <merciaalexander@mac.com>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 16/09/2010 02:29  
**Subject:** Online Submission from Mercia Alexander (support)  
**CC:** <assessments@planning.nsw.gov.au>

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I am writing to give my support to the new Discovery Point masterplan.  
Being an elderly resident I think the new masterplan provides much needed additional pedestrian access and a much safer environment for people living here.

We want Discovery Point to be a village with an energetic community spirit and i think this new masterplan helps encourage that.

Name: Mercia Alexander

Address:  
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Wolli Creek 2205

IP Address: 110.21.99.177.optusnet.com.au - 110.21.99.177

Submission for Job: #3699 MP10\_0003 - Concept Plan for Mixed Use Development  
[https://majorprojects.onhive.com/index.pl?action=view\\_job&id=3699](https://majorprojects.onhive.com/index.pl?action=view_job&id=3699)

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**Mark Brown**

E: mark.brown@planning.nsw.gov.au

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**Mark Brown - Online Submission from Jonathan Askew (object)**

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**From:** Jonathan Askew <mail1@jaskew.net>  
**To:** Mark Brown <mark.brown@planning.nsw.gov.au>  
**Date:** 19/09/2010 20:56  
**Subject:** Online Submission from Jonathan Askew (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I purchased my apartment in the Proximity development based on the existing Discovery Point development plan at the time. According to the original plans my apartment would retain city views over the top of Discovery Point development.

This revised Environmental Assessment has increased the height of Discovery Point buildings, specifically buildings 2, 5 and 13. The height increase and positioning of these buildings will cause my apartment to lose ALL city views thus reducing the desirability and value of my property.

Name: Jonathan Askew

Address:

1404 / 35B Arncliffe St  
Wolli Creek, NSW 2205

IP Address: 124-169-139-158.dyn.iinet.net.au - 124.169.139.158

Submission for Job: #3699 MP10\_0003 - Concept Plan for Mixed Use Development  
[https://majorprojects.onhlive.com/index.pl?action=view\\_job&id=3699](https://majorprojects.onhlive.com/index.pl?action=view_job&id=3699)

Site: #2173 Discovery Point Precinct, Wolli Creek  
[https://majorprojects.onhlive.com/index.pl?action=view\\_site&id=2173](https://majorprojects.onhlive.com/index.pl?action=view_site&id=2173)

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**Mark Brown**

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**Mark Brown - Concept Plan, Discovery point (MP 10\_0003)**

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**From:** "Beris Quinn" <berisdon@optusnet.com.au>  
**To:** <Mark.Brown@planning.nsw.gov.au>  
**Date:** 23/09/2010 11:34  
**Subject:** Concept Plan, Discovery point (MP 10\_0003)  
**Attachments:** Concept plan for DP.docx

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Dear Mark,

Please find attached letter regarding the new Concept Plan for Discovery Point.

Yours Sincerely,

Don and Beris Quinn



B411/4 Brodie Spark Drive  
Wolli Creek 2205  
Tel: 9599 1505  
Mob: 0414 173 083  
23 September 2010

Mr Michael Woodland  
Director, Metropolitan Projects  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Woodland,

**RE: Exhibition of Concept Plan, Discovery Point, 1 Princes Highway, Wolli Creek (MP 10\_0003)**

In reference to your letter dated 23 August 2010 we would like to submit our comments on the proposed Concept Plan for Discovery Point.

Prospective purchasers were assured by Australand that Discovery Point was to be a thriving suburb on the historic Cooks River, complete with two on site heritage buildings and beautiful heritage gardens. This site was also adjacent to the busy Wolli Creek Station and the airport making it a most desirable location in the inner west. The original plans were approved by Rockdale Council after much public consultation however we are being denied representation by the Council.

Wolli Creek was designed to provide appropriate infrastructure to support a living and working community for approximately 7,000 residents and 7,000 workers. Instead of this the plans have been drastically altered from having 54,000 square metres of retail/commercial to only 9,000 square metres, one sixth of the original. This is totally unacceptable!! The reduction of retail and the increase in density lead to social problems, increase in crime and encourages a more transient population.

The child care centre has been deleted as is the proposed access to the Wolli Creek Station with its high rise commercial building that was to be built over the station box. A much smaller building is now proposed to be built nearby. What a lost opportunity on a busy rail junction which would provide the thousands of commuters with essential shopping facilities as they pass

through. In the years to come when there is a desperate need for more retail/commercial there will be no available space. This is not an example of good town planning.

Australand held two meetings to advise residents of changes to the original plan. Approximately 80 people attended, including representatives from Australand, the new architects and residents of Greenbank and Verge. There was a power point presentation and a brief video. We now find that Australand has already changed the concept after the two meetings with residents and has added two more residential buildings to the mix. How many more changes will they make?

It is the essential mix of retail and commercial together with residential activity that generates a dynamic community which will provide great benefit to both Discovery Point and the surrounding developments and we feel that the area so deprived will degenerate into a residential slum.

We have studied the plans at Council and noted that the shade pattern in the small open Town Square has the area shaded for most of the day during the winter months which will not provide a suitable environment. This area is also extremely windy and is known as 'Windy Wolli'. We cite the comparison of The Italian Forum in Leichhardt which is also 'open air' and is mostly deserted while the undercover Coles Plaza a few doors away is a bustling centre.

The opportunity to express our concerns is appreciated and for your information we have not made a reportable political donation over the last two years.

Yours Sincerely,

Don and Beris Quinn

**Mark Brown - Concept Plan for Discovery Point**

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**From:** Vanda Quinn <vandaquinn@yahoo.com.au>  
**To:** <Mark.Brown@planning.nsw.gov.au>  
**Date:** 23/09/2010 12:22  
**Subject:** Concept Plan for Discovery Point

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Dear Mark,

I write with concern regarding the changes to the development proposal for Discovery Point. The major issue your department needs to keep in mind with this development is that rather than adding high rise to an existing suburb, a new suburb is under construction here. This requires a high level of town planning and community input in order to provide a town centre and adequate infrastructure tailored to the needs of current and future residents.

Whilst Australand (the developers) have provided two information nights for residents of their already completed buildings, Greenbank and Verge, wider community consultation has not in my view been adequately canvassed. Given that there was a high degree of community consultation in the approval of the original plan it should not be varied without the same level of scrutiny especially given that the current proposal significantly changes the usage of the buildings and the level of community infrastructure provided.

The current plan increases the residential component by 42,000 sqm whilst reducing the retail/commercial component by 39,000 sqm. Essentially this means that there will be less amenity, less local work opportunities but more residents. Cramming people into high density developments without adequately providing infrastructure and community inevitably leads to social problems and mental health issues.

The development of Wolli Creek provides a unique opportunity to build an inner city suburb from scratch and if done properly will be something to be proud of leaving a wonderful environment for future generations. However, if due consideration is not given to infrastructure and amenity the result could be a disaster.

When owners bought into the original plans they were sold a vision of a bustling thriving area where people could 'live and work'. They were promised child care and shopping centres none of which have eventuated. The retail space currently under Verge and Greenbank is largely unoccupied despite assurances from sales people that Australand would 'run coffee shops themselves' to get the ball rolling. Instead residents have been left on a building site for 3 years waiting for the promises to eventuate and now that economic conditions have improved and work is beginning again find that the developer wants to change the plan.

The promised shopping centre is now to become an open air village square which during the colder months will be almost completely shaded. Given that Wolli Creek is locally known as "windy Wolli" instead of being a vibrant heart this square will be cold dark and deserted. I did raise this issue with Peter Abrahamse from Australand at one of the information nights and requested that he look into

providing a enclosed shopping precinct as promised but he was not receptive to the idea. I cited the Leichhardt setup where the open air piazza is almost deserted and the shops are struggling whilst the neighbouring enclosed shopping mall is thriving.

Wolli Creek is a suburb generally speaking of working commuters who spend their days in the city at work. Their shopping will mostly be done after work when the outdoor environment is dark and unwelcoming. Commuters will walk through a cold dark square and get into their car to travel to a more user friendly mall for social contact. Surely this is not a desirable outcome for establishing a sense of community!

I understand that there is another proposal offering the development of a temporary shopping precinct nearby, however, this has not yet eventuated and it would be wrong in my view to accept modifications of one plan on the basis of promises from a separate developer.

I also have concerns regarding the provision of sufficient parking to service what is a rail hub. I note on the plan that there are some public spaces at street level and a reference to an unquantified number of underground spaces. Looking even at the smallest suburban railway stations parking is provided and needs to be here as well.

The bus route through the development runs through a shared pedestrian area along Discovery Point Pl and crosses the main pedestrian thoroughfare from the station that disperses commuters to the rest of the suburb. This in my view is incredibly short sighted and is an accident waiting to happen.

Currently there are a lot of cars that pick people up from the station after work and the revised plan has no way of accomodating the current traffic let alone any increased future traffic. It would serve the planning committee well to observe the current station usage and traffic flows before approving the new plans as it makes sense to accommodate what users want rather than to impose what you think they should have and then deal with the ensuing chaos.

Again I make the point that these new plans lack community input and hence are designed to make a profit for the developers rather than provide a vibrant new suburb for residents. Residents are keen to get the project moving as they have been living in a building site not a suburb and some although not happy with the changes have expressed the view that anything is better than what we currently have. In this environment Australand is taking advantage of the local community by not asking what they want instead realising that residents will now be glad of any development and pushing ahead with changes that improve their bottom line not necessarily ours.

I worry that future generations may not be so forgiving when every square metre is crammed with people who do not have the room to build the infrastrucure they need. With the current focus on mental health I trust that the government will take the social well being of Wolli Creek residents into account when assessing the new proposal.

For your information I have made no political donations.

Yours sincerely,

Vanda Quinn

Chairperson Greenbank Executive Committee



**Mark Brown - Exhibition of Concept Plan, Discovery Point, 1 Princes Highway, Wolli Creek (MP 10\_0003)**

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**From:** "John P Brandenburg" <john.brandenburg@bigpond.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 23/09/2010 20:47  
**Subject:** Exhibition of Concept Plan, Discovery Point, 1 Princes Highway, Wolli Creek (MP 10\_0003)  
**CC:** <rockdale@parliament.nsw.gov.au>, <rcc@rockdale.nsw.gov.au>, <SKerr@rockdale.nsw.gov.au>

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Dear Mr. Brown

I have been requested to respond to the proposed new concept plan for Discovery Point now on public exhibition as a member of the Executive Committee for Strata Plan 72445.

Strata Plan 72445 is Building A of the Proximity development located immediately opposite Discovery Point. Building A has 121 apartments. This reply therefore represents approximately 350 owners and residents who have a keen interest in the planning and orderly development of Wolli Creek.

The Wolli Creek Masterplan was placed on public exhibition in 2003 by Rockdale City Council. At the time Council produced a nine (9) page 'Public Exhibition Information Kit' that was widely and freely distributed. The current Part 3A planning process takes away from the local community the same opportunity to adequately comment. Although Australand (the developers) have held two information sessions, they were only for its already completed buildings - Greenbank and Verge. The definition of a public exhibition as outlined in Council's information kit now very much at odds with the consultation requirement of the Department of Planning.

The current proposal is identified as a 'concept plan'. Surely this is a play on words when the Council's strategic documents have been formally adopted by the NSW Government following due consideration by the Department of Planning. The proponent is also seeking approval to include and implement works on the concept plan site without defining the costs of those works, rather including all costs associated with the implementation of the concept plan to achieve Part 3A status.

The planning of Wolli Creek commenced some years back with the development of a number of strategic documents that give direction for the future development of our suburb. Those documents were prepared following considerable input for the local community, government agencies, statutory authorities, and landowners. They were eventually formally adopted by the NSW State Government.

As the proposal is a 'concept plan' and obviously subject to further changes or modifications, the following are those matters of most concern to residents and owners of SP 72445:

- Residents are concerned that if the 'concept plan' is approved the proponent will return to the Department of Planning seeking amendments thereby avoiding again referral to Council and / or to the local community.
- The 'concept plan' now of exhibition proposes significant changes to the adopted Masterplan, particularly in regard to the loss of employment opportunities at Discovery Point, which was to provide 54,337 sqm (GFA) of non-residential floor space. The current proposal has the commercial / retail component reduced to 39,000 sqm.
- The adopted Masterplan limited the height of buildings to a maximum of 20 storeys, yet buildings higher are now proposed. Recent experience with Australand is that extensions to building heights beyond what is currently proposed will be sought.
- The adopted Masterplan indicated the train station would be incorporated into the Discovery Point development. The current proposal retains the temporary station structure. Now the NSW taxpayers and not Australand will foot the bill for station redevelopment.
- The Public Exhibition Information Kit, issued by Rockdale City Council, indicated that the restored



Tempe House and the Chapel "...will be used as community facilities for occupants of the Discovery Point development...". The current proposal indicates those occupants will be denied the right to decide the future use of these buildings.

- Australand and Landcom, the joint venture partners in the Discovery Point development site, made a number of commitments to Council and therefore to the local community soon after acquiring the site. May I suggest those assessing this current proposal check with Rockdale City Council on what was promised. The Council report dated 3 March 2004 refers.
- Increasing the number of residential allotments does not encourage nor support the retail / commercial component - now much reduced in floor space. With residents required to work away from Wolli Creek it is doubtful there will be an adequate day time market catchment to support the retail component proposed.
- Council has levied owners via its Section 94 Contributions Fund to provide community facilities at Wolli Creek. The intention, as outlined in the Contributions Plan, is to take up floor space within a new commercial / residential building constructed as part of the redevelopment of this area. In 2004, the Council received plans for a new commercial centre at Discovery Point (Site 3) that was to have a publicly accessible swimming pool and gymnasium. Those plans were subsequently amended to delete the recreation facilities and to substitute them with a child care centre located on the roof of the shopping centre. No community facilities are currently proposed.
- Although Australand in its documents submitted to you indicates the open space area between the historic buildings and the Cooks River is publicly available, apart from a obscure entry access is not readily available nor is it sign posted as being open to the public.

Finally, Wolli Creek was originally planned to be a suburb where you could work, live and also recreate. The concept proposal now with the Department of Planning downgrades the employment opportunities and indicates that it may be many years before the small amount of retail / commercial space remaining is developed. Although it is acknowledged that there will always be a need to review and amend Masterplans, the changes now proposed are significant and warrant due consideration by all concerned.

Should you require clarification or further comment on the matters raised above, please do not hesitate to contact me.

For your information I have not made a reportable political donation or gift over the last two years and as far as I am aware nor have other members of the SP 72445 Executive Committee.

Yours sincerely,

John P Brandenburg  
for and on behalf of the SP 72445 Executive Committee

A18.04  
35 Arncliffe Street  
WOLLI CREEK NSW 2205

Tel: 9599 9848