

Consideration of Schedule 8 of Sutherland Local Environmental Plan 2000.

The table below is a consideration of the proposed new neighbourhood centre development against the requirements of Schedule 8 of Sutherland LEP 2000, which established specific controls for this section of the site. These heads of consideration are not considered to be directly applicable as they primarily related to a seniors living residential development. The current proposal is significantly different and subject to a Part 3A Concept Plan.

Detailed planning controls for land	Comment
Primary development controls	
Objectives The objectives of this Division relating to local context in relation to the land to which this Part applies (referred to in this Part as <i>the site</i>) are as follows:	
(a) to ensure appropriate height relationship between the existing clubhouse/sportsground, surrounding land uses, Botany Bay and new development,	The new neighbourhood retail centre will be lower in height than the Sharks Club building.
b) to improve the amenity of the public domain by creating a view corridor through the site to Woollooware Bay with building heights that enhance the view corridor,	This is not relevant as the development will not be several buildings, as was proposed in the seniors housing. A view corridor will be maintained along Woollooware Road.
c) to protect and enhance the environmental and visual features of the site,	Achieved through opening up the foreshore, a 30m environmental buffer and landscaping the site.
(d) to achieve compatibility between the scale, density, bulk and landscape character of buildings and the site,	The new development will be an integrated centre linking the new retail complex with the refurbished Sharks Club Building.
(e) to provide space between buildings, to maximise daylight and sunlight access between buildings, to ensure adequate space for landscaping and to create view corridors,	This is not directly relevant as the development will not be several buildings, as was proposed in the seniors housing however the new centre is broken up through a series of open and enclosed spaces that will visually separate the new centre from the Sharks Club building.
(f) to regulate the density of the development on the site and the scale and bulk of development consistently with the capacity and area of the site,	The large site is capable of the proposed development, with the bulk and scale of the development being contained in the concept plan.
(g) to ensure that there is sufficient space for car parking and that these areas are not visually obtrusive,	Car parking provision has been assessed as part of the proposal and is considered adequate. The car parking areas will be enclosed within the development. Adequate landscaping will minimise the impact of any car parking which is potentially visible from off the site.

h) to achieve an appropriate separation between buildings and site boundaries,	There will be a clear distinction between the buildings and the boundaries, with landscaped and open space areas buffering the buildings.
(i) to establish a consistency of building forms across the site,	There will be one consistent building form across the site, with the new development merging into the existing clubhouse.
(j) to minimise impact of new development on existing distant views across the site from Sans Souci, immediate views from Woollooware Bay and from residential properties to the south-east,	A view and visual impact assessment has been undertaken and it has been determined that there will be a minimal impact by the neighbourhood centre development on views.
(k) to enhance opportunities for ecological management of the adjoining Towra Point Aquatic Reserve,	This is achieved through the opening up of the foreshore, a 30m environmental buffer and improvements to stormwater management across the site..
(l) to ensure that the foreshore is adequately re-vegetated and managed in the long term.	The opening up of the foreshore to the public will allow for higher accessibility, in turn allowing for easier long term management. The new ease of accessibility allows for revegetation to occur if it becomes necessary. A 30m foreshore buffer has been included in the design.
Building height	
(1) The provisions of clause 62 of this plan that specify the maximum height of a building in an open space zone do not apply to development carried out on the site.	
(2) The maximum height of any building above ground level is 15 metres to the highest point of the roof.	The height of the retail development will extend to approximately 16 metres at the highest point, which will be the proposed roof light. This is lower than the grandstand roof. The highest ceiling height will be nearly three metres lower than the ceiling of the club.
(3) Plant equipment, lift overruns, communication devices, solar collectors, exhaust stacks, ventilation shafts and other typically roof mounted items are to be concealed or integrated into the design of the building. Despite the requirements of subclause (2), roof mounted items may have a height greater than 15 metres above ground level.	The proposed neighbourhood centre is consistent with this requirement.
Floorspace ratio The maximum floorspace ratio for development on the site is 1:1.	This does not apply to the development, however overall FSR is less than 1:1.
Minimum landscaped area The minimum landscaped area for the site is	This does not apply to the development as proposal is now for retail centre. Landscaped area is approximately 32% of the site.

65% of the site area.	
Building design (1) Buildings must be of a size and bulk that is consistent with the medium density nature of the development site.	Not applicable, proposal is not for medium density development.
(2) The provisions of <u>State Environmental Planning Policy No 65—Design Quality of Residential Flat Development</u> apply to the site.	This is not relevant as the development will not be seniors housing.
(3) All development must be set back from a public road, property boundary, public open space, environmental buffer or proposed public open space by a distance of not less than 5 metres.	Development is set back >5m from Captain Cook Drive.
(4) Before granting consent to the carrying out of development on the site, the consent authority must be satisfied that all building designs demonstrate how optimum natural daylight, cross ventilation, building separation, solar access, landscaping, aural and visual privacy and protection from mosquitoes are to be achieved.	This is not relevant as the development will not be seniors housing.
(5) To reduce the apparent scale of a building in relationship to adjacent development, the uppermost floor of the development is to be set back from the lower floors of a building.	This is not relevant as the development will not be seniors housing but retail. The concept plans include a building articulation zone on level 3.
Site design	
Objectives The objectives of this Division relating to site design (landscaping, fences, safety, access and car parking, building entries, public domain and public lighting) are as follows:	
(a) to connect the existing public road network to the site and ensure internal access ways permit a visual connection between the surrounding areas to the south and Woollooware Bay,	Access throughout the site will be predominately pedestrian. The existing public road network will be linked to the development through two new signalised intersections.
(b) to protect and conserve environmentally sensitive land, particularly the foreshore lands to Woollooware Bay,	A 30m foreshore environmental buffer has been included as part of the development to rehabilitate the foreshore interface. .
(c) to accommodate the future needs of the Cronulla Sutherland Leagues Club in relation to club activities and other development,	The needs and economic future of the club will be secured by this development.
(d) to concentrate non-residential uses at	Proposal is not for residential development. A concentration of retail development will occur on

street level,	the site, with easy accessibility from street level.
(e) to promote characteristic landscaping and streetscapes with substantial plantings, including trees that will grow to a minimum height of 15 metres,	A detailed landscape plan will be provided at the Project Application Stage however the concept landscape plans include tree plantings along Captain Cook Drive and the Foreshore Park to the rear.
(f) to maximise opportunities for the development to utilise public transport services and pedestrian and bicycle links,	This is achieved through the development creating an interactive street frontage, and also connecting to the existing bicycle network. Transport NSW has given in-principle agreement to a bus service to be introduced to serve the development and surrounding community.
(g) to create a high quality residential living environment that contributes to a sense of place and community,	This is not relevant as the development will not be residential.
(h) to provide useable private open space for the enjoyment of residents,	This is not relevant as the development will not be residential.
(i) to facilitate re-contouring of the foreshore lands, replicating as closely as possible, the original landform and vegetative state,	The Woollooware Bay foreshore is proposed to be rehabilitated and re-vegetated as part of the proposal. Potentially contaminated fill prevents the foreshore being re-contoured significantly.
(j) to allow for re-vegetation with appropriate plant species, including saltmarsh, taking into consideration the implications of future sea level rise,	The foreshore areas are proposed to be rehabilitated as part of the 30m foreshore setback and landscaping.
(k) to create a visual screen to the development from the waterway.	The existing mangroves will provide screening. Any additional landscaping will be provided in the landscape plan at the PA stage.
Environmental buffer (1) A 40 metre wide environmental buffer is required from the mean high water mark. No development is permitted within the environmental buffer.	The development proposes a 30m wide buffer as part of the public domain. This is considered to be consistent with the NSW Office of Water Guidelines. Justification for this contained in the main EA Report.
(2) The 40 metre wide environmental buffer must incorporate a 5 metre wide riparian buffer zone, to the eastern side of the drainage channel that divides the development site from the western playing fields.	This area is part of the Sharks Stadium and contains stadium infrastructure.
(3) A visual barrier from Woollooware Bay must be provided incorporating plantings of trees that form a continuous canopy dense enough to screen views from the Bay and which will grow to a minimum height of 15 metres.	This has been addressed in the concept.
(4) The environmental buffer must be	A rehabilitation plan is proposed to be prepared. This is included in the Statement of

rehabilitated in accordance with a rehabilitation plan that has been endorsed by the Council and the NSW Department of Primary Industries, Fisheries Division. The rehabilitation plan is to be submitted by the applicant with any development application lodged for the site.	Commitments.
(5) At the boundary of the environmental buffer a physical barrier is required that will impede uncontrolled access to Woollooware Bay by people and domesticated animals.	
(6) Any provision for a publicly accessible pedestrian pathway and cycleway must be outside the 40 metre wide environmental buffer.	Pedestrian / cycle path is included within the 30m environmental buffer. This is consistent with the approach undertaken by Council for all other sections of the pathway elsewhere around Woollooware Bay.
Access and parking (1) Access, parking and servicing is to be provided in accordance with the requirements set out in the <i>Guide to Traffic Generating Development</i> , Version 2.2, published by the Roads and Traffic Authority in 2002.	This guide has been consulted and taken into account in the Traffic studies.
(2) Car parking must generally be located beneath buildings and away from public view.	This is proposed.
(3) Car parking spaces for the existing registered club are to be provided in addition to the car parking requirements for the residential and non-residential uses of the development. These are to be calculated in accordance with the requirements set out in the <i>Guide to Traffic Generating Development</i> .	This I proposed.
(4) A publicly accessible pedestrian pathway and cycleway must be provided on the northern side of the building.	This is proposed.
(5) The consent authority must not grant consent to the carrying out of development on the site unless the consent authority is satisfied that the development adequately addresses the following:	
(a) pedestrian and vehicular entries should be separated and clearly demarcated,	This is proposed and will be achieved through signage and landscaping.

(b) pedestrian entries to buildings should be prominently located on primary streets, as close to property boundaries as acceptable,	Captain Cook Drive will be the main point of access, with clear pedestrian entries.
(c) bicycle parking and storage.	This will be provided in the development however will be addressed in the detailed Project Application.
Building design	
Objectives The objectives of this Division relating to building design (apartment layout, balcony design, ceiling heights, flexibility, ground level activity, acoustic privacy, visual privacy, natural light, natural ventilation and building expression and articulation) are as follows:	
(a) to ensure that all development has been designed to be compatible with and protect the topography and setting of the site,	The new development will be consistent with the existing clubhouse.
(b) to reinforce and enhance the character of the development site,	A strong retail centre will ensure that the character of the site is enhanced. The redevelopment of the club also allows for the current character to be reinforced.
(c) to ensure that buildings are designed with adequate provision for the intended occupants, in terms of amenity and access to private open space,	The proposed development will incorporate high quality amenity for workers, shoppers and Club patrons through good pedestrian and cycle access, high quality public domain and a design that maximises the site's northern outlook and views.
(d) to ensure that development provides adequate landscaping and open space to enhance the quality and appearance of the building while accommodating the needs of its users and maintaining residential amenity,	This is not relevant as the development will not be residential.
(e) to create a built form that defines and enhances the view corridor through the site, from Woollooware Road to Woollooware Bay,	View corridor is maintained as part of the development and defined through the building edge and extension of the road north from Captain Cook Drive..
(f) to ensure development has adequate utility services and drainage facilities,	Development has adequate connections and there is capacity to accommodate the development.
(g) to use materials that improve the energy efficiency of a building when used in external walls that are properly protected from direct summer sun by using sun shading devices.	To be addressed at detailed Project Application Stage.
Environmental considerations	

<p>Objectives</p> <p>The objectives of this Division relating to environmental considerations (biodiversity, ecologically sustainable development, water conservation and solar energy use, waste management and air quality) are as follows:</p>	
(a) to minimise the impact of development on the flora, fauna and water qualities of Woollooware Bay and adjacent mangroves and wetlands by recognising the international importance of these areas,	The international importance of these areas has been recognised, and this is seen through the foreshore being opened, with the management of these areas being facilitated. Proposed development was not considered to have a significant effect on the wetlands by the Commonwealth Government.
(b) to ensure that development is carried out in a manner that reflects constraints associated with acid sulfate soils, flooding, drainage and the like,	Addressed in the EA Report and will be further addressed in detail at Project Application stage.
(c) to reduce stormwater run-off by minimising the area of impervious surfaces,	A detailed stormwater management plan will be provided at the DA stage. Stormwater management on the site will be significantly improved.
(d) to ensure that stormwater discharge has a dispersed pattern of flow, avoiding newly created centralised or concreted discharge points into the wetland/riparian buffer,	Stormwater will be collected from the roof of the development and transferred to the established stormwater channel to the west of the Toyota Stadium.
(e) to ensure that stormwater discharge maintains an appropriate saline/freshwater interface within the wetland/riparian buffer,	Stormwater will be collected from the roof of the development and transferred to the established stormwater channel to the west of the Toyota Stadium.
(f) to maximise retention and absorption of surface drainage water on site,	Stormwater will be retained on site for gradual release via the western stormwater channel. This will be addressed in detail in the Project Application.
(g) to minimise obstruction to the underground flow of water,	Proposed development will be piled through the fill on the site. There will not be excavation nor interference with groundwater.
(h) to achieve effective environmental performance of development generally,	Effective environmental performance is a focus of the development, with sustainability targets being considered and targets established to surpass the normal standards. This will ensure the development has a lower ecological footprint and is more sustainable.
(i) to reduce the consumption of energy used in the habitation of multi-unit housing by ensuring that solar design principles are followed in the development,	This is not relevant as the development will not be seniors housing.
(j) to minimise the use of reticulated water on site through water conservation practices including the collection and reuse of rainwater	The concept stormwater management strategy includes rainwater re-use tanks, flow restrictions in kitchen and toilet facilities and dual flush

in gardens, toilets, laundries and car washing areas,	toilets.
(k) to contribute to water and stormwater efficiency by integrating landscape design with water and stormwater management.	A detailed stormwater management plan and landscape plan will be provided at the DA stage. Water sensitive urban design principles have been considered in the concept stormwater design.