

16 December 2021

Thomas Piovesan
NSW Department Planning Industry and Environment
4 Parramatta Square, 12 Darcy Street,
PARRAMATTA NSW 2150
By Email: thomas.piovesan@dpie.nsw.gov.au

**RE: MP09_1069 MOD 4: 87-96 ARNCLIFFE STREET, WOLLI CREEK
RESPONSE TO SUBMISSIONS**

Dear Thomas,

This letter has been prepared in response to the letter of the NSW DPIE dated 7 December 2021, requesting a response to the public submissions and that the proposed timeframes requested in the modification be reconsidered.

In the absence of the formal submission from Bayside Council, it is noted that the proponent has met with both the Council and DPIE prior to receiving the letter to respond.

Temporary use of the site was sought at the time of the regional application ensure the continued economic use of the site and to provide a level of financial security in the context of the Global Financial Crisis (GFC) for a period of 15 years, whilst a Concept Plan approval (MP08_0235) was obtained for the redevelopment of the site for mix-used development. The Concept Plan application was not pursued and the declaration of MP08_0235, was subsequently revoked. As such, redevelopment in line with the Concept Plan and the former strategic vision for the site, was not progresses and the temporary retail use remained.

Ongoing population growth, combined with current economic trends and drivers, specifically, the Covid-19 pandemic, associated changes to living and working environments, and the retail sector, have necessitated a shift in the redevelopment vision for the site. The proposed extension is required to facilitate the continued operation of the important retail uses at the site, including the full-line Woolworths supermarket, whilst providing adequate time to provide suitable time to facilitate a mixed-use development that responds to the current strategic and statutory context of the Bayside Local Government Area (LGA) and broader Sydney Metropolitan area.

As set out in the application, the indicative redevelopment timeframe for the site is 6-9.5 years with variation in this period attributed to economic conditions and market cycles.



Response

In response to the request of DPIE, and the discussions with Council and DPIE, a seven (7) year extension is proposed to the existing consent.

Despite the original request of 10 years being entirely appropriate to ensure adequate time to facilitate a strong strategic and physical outcome on the site, the reduction in the timeframe request is made the interest of progressing the discussions with Council and other relevant stakeholders without delay, whilst still maintain within the anticipated timeframe of 6-9.5 years. We also acknowledge Council's intention to realise a positive outcome on the site and anticipate that the proposed reduction in timeframe will assist with this.

The proposed conditions would read as follows:

B1 Temporary Use

*The site shall be used for retail purpose for a maximum of **15-22 years** from the date of this approval.*

As discussed with DPIE and Council, in the event a suitable outcome has not been reached in the timeframe above, the ability to further extent the conditions will be required, at which time it is expected the strategic/statutory planning for the site is expected to be well progressed.

A Response to Submissions table to the of the public and agency submissions is provided in **Table 1**.

We trust this response provide the requested clarification and we look forward to receiving the determination from DPIE imminently.

Yours sincerely,



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Table 1 Response to Submission Table

Submissions	Response
Public Submissions	
<p>While I support the extension for Woolworths maintaining its current position for the next 10 years, I do not support the future initiative that involves building residential residences on top of the proposed future retail plans.</p> <p>Wolli Creek has become a very dense suburb over the last 3-5 years due to the accelerated number of residential developments. The suburb now feels significantly more crowded due to these residential developments and is now having an impact on the liability and sustainability.</p> <p>While I am supportive of the future plans of increased retail activity, I am not supportive of increasing the density of the suburb materially by adding more high rise residential apartments covering every edge of available space in Wolli Creek.</p>	<p>Whilst this Section 4.55(2) Modification focuses on the request to amend Condition B1 relating to the temporary use of the site and the envisioned future development of the site will involve consultation with Bayside Council, the site is a suitable location to accommodate any future development involving residential uses.</p> <p>The Greater Sydney Regional Plan supports the 30-min city aspiration and seeks to provide employment, open space and services within close proximity of homes. The site has the potential to provide local residents and workers with an integrated and vibrant destination that embodies a contemporary mixed use community precinct; and one that is close to existing and future residents within a highly accessible, strategic location.</p> <p>Furthermore, the Bayside LSPS forecasts an additional 65,100 residents across the LGA by 2036, mostly filled by medium-high density infill development. Wolli Creek is identified as a local centre, making it well positioned to support this projected residential growth.</p> <p>Notwithstanding the above, any future development will seek to provide appropriate open space and infrastructure in line with the relevant requirements to contribute to residential and communal amenity.</p>
<p>The current noise and disruption from the loading dock is unbearable along with. Constant trucks and slamming and banging and the rotten stench from the garbage. My apartment sits directly opposite it's like looking onto a garbage dump 24/7. I can't open my door use my balcony living here is unbearable I even enjoy my own home.</p>	<p>This Section 4.55(2) Modification focuses on the request to amend Condition B1 relating to the temporary use of the site. Any future development on the site will consider retail uses on amenity of the provided and surrounding residential development.</p>
Department of Planning Industry & Environment	
<p>The Department has considered your application and requests that you reconsider or provide stronger justification for the proposed 10-year extension. This should include consideration of proposing a shorter extension, which would provide you with sufficient time to seek approval to redevelop the site, in accordance with the current and future strategic vision for the site</p>	<p>As described above, a reduction in the timeframe request is made the interest of progressing the discussions with Council and other relevant stakeholders without delay</p>