

To NSW Planning and Infrastructure

Date 10-04-13

Submission regarding Woollooware Bay Town Centre Stage 1

461 Captain Cook Drive Woollooware (MP 10 0230)

Attention Mark Brown.

Dear Mark

I appreciate that at this late stage there would be little if any notice taken of concerned residents regarding this project. But nevertheless I submit the following points for consideration.

According to the departments own rules on the establishment of town centres this proposal should never have been defined as such, but rather as a village centre. The Part 3 A nonsense which was supposed to have been repealed by the incoming state government has allowed the proponents to get away with this monster proposal the size and scale of which has caused much apprehension for the local community. The Planning and Assessment Panel has I believe made an error in passing this off as a town centre. On this point alone there should be a stop on all work until a re assessment can be made with the benefit of an independent inquiry.

The assessment process has been questionable all the way through. For example several Liberal State Politicians who should know better have publicly supported the project in order to "Save The Sharks" This can surely be perceived as bias towards favouring an NRL club for the kudos that it might generate rather than assessing a project on its merits. Then there has been the blatant support given to the Sharks proposal by an officer of the department of planning which I believe to be a conflict of interest and I identified this officer in previous correspondence but to no avail. The Panel also erred by giving equal status to the supporters of the Sharks project who are fans from all corners of the country and abroad rather than to the local residents who are most affected. I have no doubt that if the proponents were other than a football club the proposal would never have progressed to this stage.

Environmental concerns.

It is a fact that this site is an old tip into which have gone tons of toxic products including asbestos and other substances which when disturbed give off toxic fibres and gases such as methane which will leach into the atmosphere and irreversibly poison and destroy the essential nutrients and substances required for healthy mangroves and their shoreline protection including a danger to human health. I cannot believe that these so called panel of experts [PAS] failed to make more of an issue of this considering the many studies available which highlight these dangers.

The environmental report which the club has presented is feeble and completely inadequate and deliberately plays down the contamination problem. What guarantee does the community and the department have that the proponents will adequately address this issue?

Parking and Traffic.

The size of this proposed shopping centre is similar to South Gate Sylvania and yet with only half the parking spaces. The way the proponents have presented their parking proposal is misleading to say the least which gives a distorted view of the available parking. Even the reduced size of the new leagues club has only planned for half the spaces which apply for example to the Cronulla RSL club for their proposed extensions by way of comparison. Three new sets of traffic lights in a stretch of road between Gannons and Woollooware Roads will cause further frustration to motorists. Who is to pay for this new infrastructure the applicants or the State?

What provision has been made for employee parking? The game day proposal to bus in fans from various distant sites including Wanda have not gone down too well with residents and rejected by the previous council. Also a big inconvenience has been the closing of Captain Cook Drive which has been the practice for some years to ease congestion when fans leave the grounds. As you can see there is a long way to go in adequately addressing the parking and traffic problems. You should also note that the practice of parking over 1000 vehicles on the junior car park and adjacent playing fields will cease with not enough provision to replace these.

A big ugly box.

The plan and the model on display show a building which does not in any way fit into the current visual environment. The proponents should take this back to the drawing board and come up with a more environmentally friendly and smaller construction which we can be proud of. As I have pointed out it is the size and scale of this proposal to which the community objects. Enough said to convey to the proponents and the State Planning that this construction will continue to cause much pain for this community and will permanently deface what is left of the open environment which we have enjoyed.

Regards

Reverend George Capsis OAM

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