



Amanda Treharne - 9710 0462
File Ref: DN17/0008

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Administration Centre
4-20 Eton Street, Sutherland
NSW 2232 Australia
Tel 02 9710 0333
Fax 02 9710 0265
DX4511 SUTHERLAND
Email ssc@ssc.nsw.gov.au
www.sutherlandshire.nsw.gov.au
ABN 52 018 204 808
OfficeHours
8.30am to 4.30pm
Monday to Friday

Department of Planning & Environment
Email: genevieve.hastwell@planning.nsw.gov.au

Dear Sir/Madam

**Proposal: Modification to the Concept Plan and Project Approval for
Woolooware Bay Town Centre
(MP 10_0229 MOD 2 & MP 10_0230 MOD 6)
Property: 455 Captain Cook Drive, Woolooware**

Thank you for the opportunity to review the proponent's Response to Submissions dated 10 October 2017.

As you would be aware, Council made two submissions with respect to the application. The first submission (April 2017) outlined Council's concerns in some detail. The second submission (July 2017) followed a resolution of the elected Council and stated a fundamental objection to the proposal on three basic grounds as below:

1. *The unacceptable impact of additional traffic generated on already busy roads.*
2. *The impact of overflow parking into nearby public streets and sporting facility car parks (as has occurred since occupation of Stage 1).*
3. *The adverse visual impact of several high rise towers above the approved retail centre.*

Whilst the proponent has responded to a number of the matters raised by Council in its April 2017 submission, the key reasons for the Council's objection (above) remain unchanged.

Council still questions whether s.75W is the appropriate mechanism for assessment of the proposal. There is also no driver for an increase in residential accommodation on the site having regard to the Draft South District Plan housing targets, which will be achieved easily under SSLEP 2015.

Other elements of the proposal, such as the environmental considerations, will need to be considered carefully by the DPE and the various government agencies that have concurrence roles in these areas. Council will make a further assessment regarding these aspects if a future detailed development application is submitted.

Council strongly supports the provision of short stay accommodation in terms of the proposed hotel, but requests that, if approved, there be conditions requiring it to be used as such in perpetuity.

In terms of the matters raised in Council's April 2017 submission, the following is noted for ease of reference to the modifications made and previous comments:

1. Planning and Design matters

Bulk and Scale

Comments remain largely the same as per Council's April 2017 submission.

Removal of the height from Building B is a positive step, though transferring this built form on to Building C serves to reduce the difference and modulation between the towers and solidifies the mass overall. The additional height adds to overshadowing of units in Building B and blocks views from units that would previously have benefitted from an open outlook. Overall this change does not address Council's concern regarding the bulk and scale of the proposed development.

Amenity

Comments remain largely the same as per Council's April 2017 submission.

Street level activation

The inclusion of a separate residential lobby area on the northern side of the retail building to enable entry at the ground floor from the foreshore reserve area is a positive change. Concern is raised though in terms of the size of the entry and its sense of presence. This should be emphasised in the external treatment of the building, the landscape treatment and the internal / external lighting. This entry lobby should be generous and prominent, similar to the proposed Captain Cook Drive residential foyer area, and should be amended by a condition in of approval.

The creation of a separate hotel lobby area directly accessible from Captain Cook Drive is also a positive modification to the original design. This will assist to activate the streetscape on Captain Cook Drive as well as providing significantly improved wayfinding for future hotel patrons.

Way-finding

Comments remain largely the same as per Council's April 2017 submission, noting that the separate hotel lobby and main entry treatment is an improvement.

Materials and finishes

Comments remain the same as per Council's April 2017 submission.

Design principles

Comments remain the same as per Council's April 2017 submission.

2. Parking and Traffic

Context

Comments remain the same as per Council's April 2017 submission.

Options

Comments remain the same as per Council's April 2017 submission.

Car share scheme

The car-share proposed by the applicant is supported.

Shuttle bus

The Council is not convinced that a shuttle bus would not provide a useful alternative to the public bus and would like this requirement maintained as part of any future approval for the reasons set out in the April 2017 submission. If a direct shuttle is superseded by a public bus route in future, the requirement could be reconsidered.

Traffic Generation and Impact

Comments remain the same as per Council's April 2017 submission.

Parking Management

The proposal to separate the hotel parking from the main retail area is supported in line with Council's comments in the April 2017 submission.

Vehicle Access / Internal Layout

Comments remain the same as per Council's April 2017 submission.

3. Landscaping

Comments remain the same as per Council's April 2017 submission.

4. Contamination

Comments remain the same as per Council's April 2017 submission.

5. Biodiversity

Comments remain the same as per Council's April 2017 submission. The comments regarding the Commonwealth Environment Protection and Biodiversity Conservation Act, 1999 are noted.

6. Community benefit

Council considered the community benefits put forward by the proponent as part of the Concept Plan modifications and responded to these in a separate letter dated 10 July 2017, which Bluestone included in its response. Council's position of support communicated in that letter is unchanged.

7. Summary

The modifications put forward by the proponent are positive and indicate a willingness to engage with Council and the various stakeholders to achieve an improved development outcome for the site.

Notwithstanding this, the scale of development proposed and the impacts that it will generate in relation to traffic and parking in particular are not supported by the Council and the impact on the local community cannot be justified.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer Amanda Treharne on 9710 0462 or email atrehane@ssc.nsw.gov.au and quote the application number in the subject.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P Barber', with a long horizontal flourish extending to the right.

Peter Barber
Director, Shire Planning