

Appendix E: Response to Public Submissions

Times raised in submissions	Key Issue	Response
18	<p>Parking availability</p> <ul style="list-style-type: none"> Parking around the Solander Playing Fields and the surrounding area is limited. This is already congested on weekends and is expected to get worse. One parking space for a two-bedroom apartment is not enough. Streets located adjacent to the site will have to accommodate the overflow parking requirements, which are already limited. Paid parking for major events will influence drivers to park on the streets. There is not enough parking at Woollooware station and this will encourage people to park on local streets, which is already congested. Denman Avenue is too narrow for parked cars. It is difficult for residents to access driveways with parked cars in the street. There is not enough parking for the 	<p>The Traffic and Parking Assessment provided at Appendix F demonstrates that the amount of car parking provided is appropriate for the project parking demand. Any adverse impact on parking availability as a result of excessive car ownership is beyond the control of Capital Bluestone and measures to reduce car dependence have been implemented throughout the project. This includes the introduction of the 985 bus route and the provision of additional bicycle facilities as a result of this development. In addition to this, recent consultation with Transport for NSW has indicated that TfNSW are considering increasing the provision of bicycle parking at the station to encourage people to use alternative forms of transport. Council has indicated they are investigating the introduction of time-limited parking on surrounding streets and this area-based approach is supported by Capital Bluestone.</p>

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	<p>sporting fields.</p> <ul style="list-style-type: none"> The application does not specify where shoppers and residents will park if the car park is full. The modification proposes to increase the car spaces from 770 to 1078 spaces, which is an increase of 40% in car parking spaces, yet Bluestone Capital proposes a 519% increase in Gross Building Area. 	
10	<p>Proposed building footprint</p> <ul style="list-style-type: none"> An increase in the development will not benefit to the community and will only place greater risk on the environment. The original proposed building density was already contentious for surrounding residents. The proposal is overdeveloped and therefore is not visually appealing. 	<p>The proposed built form has been carefully developed to ensure that is consistent with the character of the local area, established by the residential development in the western precinct. In response to issues raised, the number of the storeys of the tallest building has been reduced to be consistent with the tallest buildings in the residential precinct.</p> <p>The proposed buildings will utilise the podium of the approved retail centre, thereby minimising potential environmental impacts and benefiting from the future services that will be provided as part of the centre. During the design of the development, the visual impact on the surrounding area has been carefully considered and design measures have been incorporated to articulate the building facades and minimise any perception of overdevelopment. Separation between the buildings maintains views through to Woollooware Bay, and the visual impact submitted as part of the original modification application demonstrate that the impact on the surrounding area will be minimal.</p>
5	<p>Lack of Green/ Open Space provision</p> <ul style="list-style-type: none"> Increasing the site density and reducing 	<p>The proposed development will not result in any reduction of open space. Open space is to be delivered along the foreshore (subject to a separate application) and will provide recreation facilities and green space for all of the community to use. In</p>

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	<p>open space is not equitable.</p> <ul style="list-style-type: none"> The fields are no longer available for people to use and are an essential part of community life. 	<p>addition to this, the proposed modification will provide open space for residents in accordance with the recommendations of the Department of Planning and Environment's Apartment Design Guide.</p> <p>It is noted that Capital Bluestone has facilitated the delivery of playing fields at Cronulla High to offset the loss of the playing fields and in accordance with the conditions of the approved Concept Plan.</p>
22	<p>Traffic</p> <ul style="list-style-type: none"> Traffic build up on Captain Cook Drive, Woollooware North, Gannons Road and streets surrounding the station is expected to get worse. This is more of a concern during peak hours and special events. The current road infrastructure will not accommodate the expected population rise. Traffic is already congested and travel times are slowly increasing. Traffic assessment is minimal and should address the impact on the surrounding area. Traffic management needs to be specifically identified within relevant reports. Turning right onto Denman Avenue is not possible during peak hours. 	<p>The Traffic and Parking Assessment provided at Appendix F demonstrates that the proposed modification will result in minimal additional impacts on the local road network. It is acknowledged that traffic and parking is a problem throughout Sutherland Shire and the development of the town centre has sought to reduce traffic and parking impacts by promoting alternative forms of transport. This includes the introduction of the 985 bus route and the provision of additional cycling facilities. In addition to this, road and intersection upgrades have been completed as part of the proposed development to ensure that access in and out of the centre does not interrupt the flow of the local road network.</p>

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	<ul style="list-style-type: none"> There is limited connectivity from the proposed development to surrounding areas, which will lead to greater congestion on the surrounding road network. 	
12	Impact on the existing area <ul style="list-style-type: none"> The proposed development will diminish the character of the area due to its size and scale. The area is being overdeveloped. The development has increased in height from what was originally proposed. 	The existing area is characterised by open space and associated sporting facilities, the Cronulla Sutherland Sharks Leagues Club and stadium and the residential precinct of Woollooware Bay Town Centre. The Concept Plan granted approval for the development of a town centre, including residential and retail uses and the proposed modification is generally consistent with this approval. In particular, the proposed height is consistent with the residential precinct and will allow for the provision of dwellings, including affordable housing, that will respond to the identified need for housing diversity in Sutherland Shire.
3	Lack of Public Transport <ul style="list-style-type: none"> The location of the current bus services will not encourage public transport use. There is no evidence to support that there will be reliable public transport services. 	The 985 bus route stops outside the retail centre and is located to enable ease of access for both residents, visitors to the club and stadium and patrons to the retail centre. The bus route has planned and delivered in coordination with Transport for NSW, who are responsible for the design of bus routes as well as timetables. The service runs half hourly and will provide a connection to rail services at Cronulla, Miranda and Caringbah.
11	Environmental Impacts <ul style="list-style-type: none"> The RAMSAR wetlands may be impacted. The nearby mangrove community may be impacted. Flora and Fauna surveys are from 2011- 	The updated Biodiversity Assessment confirms that any potential impact on Towra Point Aquatic Reserve will be minimal and that appropriate mitigation measures have been implanted. This Biodiversity Assessment takes into account the updated RAMSAR boundary.

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	12 and the RAMSAR boundary has since changed	
2	Noise <ul style="list-style-type: none"> Noise during construction will disturb local residents. 	Appropriate noise mitigation measures will be implemented during construction, including restricted construction hours and the careful use of construction equipment.
7	Visual Impact <ul style="list-style-type: none"> Loss of city and bay views due to building height. 	The design of the proposed development has sought to allow views to the bay to be maintained through the incorporation of separation between the buildings. The visual impact assessment submitted as part of the original modification demonstrated that view impacts are minimal, and the subsequent modification to building heights is considered an improvement to the originally exhibited modification.
15	Lack of Services <ul style="list-style-type: none"> There is not enough services in the local area for the increase in population e.g. schools, hospitals, medical facilities. Schools are unable to expand to take in more students. 	In relation to social infrastructure and services, the relevant State government department is responsible for ensuring that local services are adequately provided. The retail centre includes a medical centre and child care, which will service the local population and aims to assist in easing pressure on existing services.
2	Lack of Utilities <ul style="list-style-type: none"> Lack of infrastructure for sewage and water. Pumping into the bay can be highly contentious. 	The existing Project Approval for the retail centre demonstrated that the site can be appropriately serviced and that this will not have any adverse environmental impact. Utilities and other infrastructure will be augmented as required as part of the future detailed planning and application for residential buildings on the site.
5	Relationship to Cronulla Sutherland Leagues Club <ul style="list-style-type: none"> The proposed development is no longer 	The proposed development is being undertaken in coordination with the Cronulla Sutherland Leagues Club and is part of the intention to holistically develop the Woollooware Bay Town Centre. The proposal represents an opportunity to deliver a more activated and integrated town centre, while delivering additional housing

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	about assisting the club.	choice in Sutherland Shire and other community benefits. The development of a mixed use, high density town centre is consistent with best-practice planning as well as the NSW Government's strategic planning policies, including <i>A Plan for Growing Sydney</i> and the Draft South District Plan. These strategic plans seek to deliver housing in way that will cater for population growth while preventing further urban sprawl, and the proposed modification is consistent with this.
8	Lack of Affordable Housing <ul style="list-style-type: none"> The proposal does not address the issue of providing affordable housing for local families. The Woollooware Bay apartments currently on the market are expensive. This development does not support first time home buyers. 	5% of residential floor space (approximately 10 - 12 dwellings) will be provided as part of the proposed modification for affordable rental housing and 5% of apartments will be set aside for first home buyers to purchase at a reduced 5% deposit. These measures will significantly increase access to affordable housing in Sutherland Shire and seeks to ensure that key workers and first home buyers are able to enter the housing market.
2	Infrastructure Funding <ul style="list-style-type: none"> There is not enough funding allocated to infrastructure in the area. 	Capital Bluestone will pay the section 94 contributions set out in Sutherland Shire Council's Section 94 contributions plan, which seeks to fund infrastructure for the purpose of active transport, sports, recreation and open space. In addition to this, Capital Bluestone will make a contribution of \$1.4 million toward works for the delivery of the Sutherland to Cronulla Active Transport Link. This offer is supported by Sutherland Shire Council.
2	Impact on Sporting Clubs <ul style="list-style-type: none"> The proposed development is impacting on local sports clubs due to a loss of facilities and lack of parking. 	Capital Bluestone has worked closely with the local community, including sports clubs, charities and other community groups throughout the project to ensure that the development responds to the needs of the local community and that appropriate facilities are provided. In accordance with the approved Concept Plan, Capital Bluestone has delivered sporting fields at Cronulla High School and will also assist in the delivery of a new Aquatic Centre. It is acknowledged that traffic and parking is a widespread problem in Sutherland Shire and southern Sydney, and the development has incorporated a number of measures to ease impacts on traffic and parking. This

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		includes the introduction of the 985 bus route, the provision of cycle facilities and infrastructure and the proposed car share scheme. Capital Bluestone are committed to responding to the needs of the community and will work to ensure that local sports clubs and other community groups are not adversely affected.
5	Development is not needed within Sutherland <ul style="list-style-type: none"> Sutherland Shire does not need additional development. A new town centre is not required within the area. Sutherland should not be responsible for providing the majority of housing to fulfill the Southern District's housing targets. 	The proposed development represents a unique opportunity for housing to be delivered in coordination with retail facilities and other services, consistent with planning best practice for mixed use development. The approved Concept Plan permitted development of the site for the purpose of residential and retail development, and the proposed modification remains consistent with this. Whilst housing could be delivered elsewhere within the South District, the development of Woollooware Bay Town Centre is underway and has already obtained approval for a number of the elements which are critical to support residential development. As a result, the proposed modification is considered acceptable.
3	Public Transport <ul style="list-style-type: none"> There is a lack of public transport in the area, which causes reliance on cars. The application does not promote reducing car usage. There is no proposed train station for the area to cater for the expected population rise. 	The proposed modification includes the introduction of a car share scheme and provision of bicycle facilities to promote alternatives to private car usage. The site is already serviced by the 985 bus route, which was catalysed by the Woollooware Bay Town Centre development and provides a direct connection to rail at Cronulla, Miranda and Caringbah. It is likely that bus frequencies will increase in the future as further residential stages and the retail centre is completed. In combination, these measures will address traffic and parking impacts and seek to promote alternatives to private car usage.
6	Community Consultation <ul style="list-style-type: none"> The development was not properly notified. 	The modification was notified for a period of one month between 9 March 2017 and 7 April 2017, with all documents available online and physically displayed at the Sharks Club and Sutherland Shire Council chambers. A number of community consultation sessions were conducted with residents, stakeholders and members of

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	<ul style="list-style-type: none"> Comment sheets were not handed out during the consultation evening. Community consultation should target the entire LGA not just those directly influenced by the whole development. 	the wider community, which were advertised in The Leader and a letter box drop. Feedback was collected at these sessions by members of the project team, as well as by offering the opportunity to provide written comments at a readily visible display table at the entrance to the session. Throughout the development, Capital Bluestone has sought to involve the community and respond to their needs.
4	Public Exhibition <ul style="list-style-type: none"> The notification period should have been extended due to the proposed density of the development and the amount of documents that were on exhibition. 	The original modification application was exhibited in accordance with the requirements of the <i>Environmental Planning and Assessment Act 1979</i> , which stipulates the time period for which applications must be exhibited.
2	Overshadowing <ul style="list-style-type: none"> The proposed development will overshadow Woollooware High School. 	Shadow diagrams have been prepared, which demonstrate that shadow impacts to Woollooware High School impact on a small area of the school, with the greatest impact occurring at 3pm in the afternoon.
1	Electromagnetic Radiation <ul style="list-style-type: none"> Public health risk due to proximity to high voltage electrical wires. 	Multiple assessments have been undertaken throughout the course of the development in relation to electromagnetic radiation, which have established that any risk is low.
3	Active Transport <ul style="list-style-type: none"> Bike share will bring locals and tourists together Bike sharing will reduce traffic congestion Active transport will encourage health and wellbeing benefits 	These active transport measures are part of Capital Bluestone's commitment to reducing private car usage and providing benefit to the wider community, and it is appreciated that these measures have been received positively.

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2	Amenity <ul style="list-style-type: none"> The buildings are well designed and aesthetically pleasing. The proposal maintains the existing amenity of the area. 	The built form proposed as part of the modification has sought to ensure that the buildings will be consistent with the established character of the surrounding area.
7	Development needed <ul style="list-style-type: none"> A new town centre will support the local area The Shire needs more variety in housing types. The centre will become a tourist attraction. The centre will encourage activity in the area and therefore minimise anti-social behavior. 	Capital Bluestone has recognised the need for the development and has worked with Council and the Department to incorporate a range of uses that respond to the needs of the local community and wider Sutherland Shire.
14	Hotel <ul style="list-style-type: none"> A hotel is needed as there is a lack of accommodation in the local area. A hotel will attract tourists to the area and support the economy. A hotel will provide accommodation for the Sharks Club and Water Polo Club when there are visiting athletes. 	The need for tourist accommodation in Sutherland Shire is one of the key components of the modification application and it is appreciated that this component of the development has been received positively.

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6	Community facilities <ul style="list-style-type: none"> The community rooms will assist smaller community groups within the area by providing space to meet. Community and social activities will be encouraged. The outdoor classroom will benefit many groups. 	Following further discussions with Council at the request of the Department, the Proponent has refined the public benefit offer to comprise a \$1.4 million contribution toward the cycling infrastructure at the request of Council and as detailed in Section 3.1.3 of the RtS.
3	Economic Benefits <ul style="list-style-type: none"> The development will provide economic benefits, which is much needed within the Shire. The development will support jobs growth and training for young people in the area. 	Providing opportunities for employment and training is a key benefit of the proposed modification, and it is appreciated that this benefit has been recognised.
5	Support the Cronulla Sutherland Leagues Club <ul style="list-style-type: none"> The proposal will assist the Cronulla Sutherland Leagues Club in developing their facilities and will support greater financial stability. The proposal will provide a high quality facility for athletes. 	The project initially began as part of a commitment to work with Cronulla Sutherland Leagues Club and the modification application is intended to ensure that the optimal outcome is delivered on the site.
3	Providing Affordable Housing <ul style="list-style-type: none"> A range of housing types will allow for 	In response to public and agency submissions, the provision of affordable housing now forms a formal part of the modification application. 5% of residential floor space will be provided as affordable rental housing (approx. 10 - 12 dwellings) will be

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	greater affordability for the younger generation.	provided, as well as a first home buyer's incentive scheme where 5% of apartments will be set aside to be purchased at 5% deposit.
2	Car share <ul style="list-style-type: none">It will benefit the local community to have access to a car share scheme.	A car share scheme forms a key component of the proposed development, as it will assist in reducing private car use and provide additional convenience for future residents and the local community. Currently, the nearest available car share vehicle is Miranda or Cronulla.