

Peter Barber
File Ref: DN17/0008

10 July 2017

Matt Crews
Executive General Manager
Capital Bluestone
Level 7, 71 Macquarie Street
Sydney NSW 2000

Dear Mr Crews

**Letter of Offer to Enter into Voluntary Planning Agreement - Woollooware Bay
Town Centre - Stage 4 Residential and Hotel**

[In response, please quote File Ref: DN17/0008]

Thank you for your letter dated 20 June 2017 in relation to the above.

On 19 June 2017, Council adopted a resolution stating that it does not support the development due to the unacceptable traffic, parking and visual impacts that the proposal will generate. Should the Department not support Council's position, the following is recommended:

I acknowledge that Capital Bluestone has, and continues to be, a generous supporter of a number of groups, charities and individuals within The Shire. This model of corporate citizenship and participation sets a high benchmark in our community.

Council has been discussing with you the bicycle network projects specifically with regard to your offer to enter into a Voluntary Planning Agreement. The three new bicycle links proposed would have the dual benefit of encouraging use of alternate transport by residents and visitors to Woollooware Bay, and thereby reducing car traffic generation, and providing a benefit to the broader community. The links cover desire lines to the closest railway station, Cronulla Centre and a connection to the proposed Sutherland to Cronulla Alternative Transport Link. The three links would provide much more than recreational cycling opportunities, and are considered to be of substantial value.

Following receipt of your offer, Council gave further consideration to how delivery of the cycle links might progress. There has only been preliminary work carried out to assess the feasibility of these routes and the cost estimates are indicative. While building cycleways might seem like a fairly simple exercise in terms of construction, our experience has been that they can become complex, controversial, and drawn out for reasons including:

- Designs are not prepared - routes and costs may change
- Requires community consultation, and experience shows this can be challenging
- Tree removal required on public land (at least 96 trees on Gannons Rd adjacent golf course alone) and replacement planting requirement of at least 4:1
- Needs extensive liaison with other authorities including Ausgrid, Telstra, Optus, and RMS (pinch point program, move signal box on corner of Denman Ave, and to alter traffic signals at each intersection)
- Needs to connect with Sutherland to Cronulla cycleway – liaison with Sydney Trains
- Residents may be unhappy where driveways are affected, especially along Denman Ave
- Possible endangered ecological communities and environmental issues
- Gannons Rd is flood affected
- Golf Course fence will need to be realigned eastward to make space – golf course lease will need to be amended accordingly
- State Government owned land affected, at least near Woollooware Station and will need their permission
- No investigation of services - relocation of utilities (including power poles) inevitable
- Drainage issues around Woollooware Station likely to be expensive to resolve
- Costs will escalate depending on delivery timeframe (may be several years)
- Some of the above issues will almost certainly generate Councillor and State or Federal MP interest and involvement.

For these reasons, we believe that it would be best for a contribution to be made to Council and used to deliver the cycleways proposed to the extent that, and over a timeframe that the above factors allow. Your email on 27 June 2017 confirmed that this approach would be acceptable. This being the case, there would not now appear to be the need to go to the considerable effort of preparing and executing a VPA. The acceptance of your offer to make a monetary contribution toward the construction of particular cycleways could be easily captured in any approval.

The other components of your offer, being the key worker housing and first home buyer incentive, are also very commendable additions into the project. These respond to requests by the State Government, and Council would have no role in the delivery or ongoing administration or management of these elements. There does not therefore appear to be the need to enter into a VPA with Council in respect of these elements. The Department of Planning and Environment can determine by which mechanism it wishes to incorporate the delivery of these elements into the development.

In summary, Council gratefully accepts your offer to make a \$1.4M monetary contribution toward the provision of three bicycle links and is prepared to administer the design, consultation and delivery process. This could be encapsulated in a list of commitments or a condition of approval as the Department of Planning and Environment deems appropriate in a form such as:

The proponent's offer to contribute the sum of \$1.4M to Sutherland Shire Council toward the delivery of new bicycle paths along Gannons Road, Woolooware Road, and from Woolooware Railway Station to Cronulla be accepted. The contribution is in addition to s.94 levies and must be used by Council for the identified purpose, and must be expended without unreasonable delay. To enable delivery of the works to support the occupation of the development, the contribution must be paid before commencement of the proposed residential apartments above the shopping centre.

The above is a suggested starting point and I would be happy to work with you and/or the Department of Planning & Environment to refine it to the satisfaction of all parties.

Thank you for your willingness to work with Council on this matter and please do not hesitate to contact me on 9710 0373 if any clarification is required.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Barber', with a stylized flourish at the end.

Peter Barber
Director Shire Planning