

## NSW Independent Planning Commission Determination Report Woolooware Bay Town Centre Concept Plan (MP10\_0229 MOD2)

The Independent Planning Commission has approved the modification to the Woolooware Bay Town Centre Concept Plan (MP10\_0229 MOD2). The Commission's findings and conclusions are outlined in its determination report published today.

The Sharks' development partner, Bluestone Property Solutions Pty Ltd, sought permission from the Department of Planning and Environment to modify the concept plans for the Woolooware Bay Town Centre project to include:

- an indicative additional 244 apartments in five new residential towers above the town centre
- more retail space, including an upgraded Sharks Leagues Club with large north-facing terrace
- a new 75-room hotel
- the establishment of a Centre of Excellence adjoining the Andrew Ettingshausen Stand within Southern Cross Group Stadium
- an indicative extra 400 car parking spaces and 77 bicycle parking spaces, and
- revised landscape designs

The Commission's determination concluded that the proposed modification is consistent with the objectives of *A Plan for Growing Sydney*, draft *Greater Sydney Region Plan*, and draft *South District Plan* that encourages an increase in housing supply and diversity, serviced by transport. The site is approximately 1 kilometre from Woolooware station and serviced by a new region bus route 985.

It is important to note that the role of a Commission determination is to approve or reject a proposal after considering the information and assessment provided to date, including the views of the community and provide findings and conclusions that support the reasoning behind the determination.

While some members of the community support the modification and the increase in population density around the new town centre, other members expressed concerns in relation to the proposed increase in GFA to allow additional apartments on the project site. This has generated broader Community concerns which relate to matters including increased traffic impacts from the additional apartments and potential undersupply of car parking spaces. Other matters raised by the Community related to the scope of section 75W and whether the application was a modification or a new development, flooding risks, sewer capacity, impacts to RAMSAR wetlands and accuracy of the site's distance to nearest trains station and CBD. The Commission acknowledges these issues and other matters as being important and that these have been adequately addressed by the proponent and the Department prior to this determination.

In summary, the Commission's finds that the proposed modification is approvable as it is within the scope of section 75W and does not fundamentally change the essential nature of the original development. The Commission also finds that traffic impacts resulting from the increase in GFA would not be greater than those originally assessed and approved and that there will not be an undersupply of car parking spaces as the adoption of the approved Stage 2 car parking rates will provide sufficient car parking spaces for Stage 1.

The Commission's determination report outlines the reasoning and contains conclusions designed to inform and strengthen the determination.

The Commission also finds important in mentioning that the proposed modification proposes 12 affordable housing units through a Voluntary Planning Agreement that has been accepted by Sutherland Shire Council; and 10 units for first time home buyers.

In completing this determination, the Commission considered carefully the relevant matters for consideration under section 75W of the EP&A Act 1979, the concerns raised by the community in written submissions and at the public hearing conducted at the Events House Cronulla on 9 April 2018, advice from relevant government agencies and the Department of Planning and Environment's preliminary assessment report.