



## Office of Environment & Heritage

Your reference: MP10\_0230  
Our reference: DOC13/25039  
Contact: Richard Bonner, 9995 6833

Mr Mark Brown  
Senior Planner  
Metropolitan and Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Brown

I refer to your email of 28 May 2013 seeking comments from the Office of Environment and Heritage (OEH) on the Preferred Project Report (PPR) for the Woollooware Bay Town Centre Stage 1 – Retail/Club Precinct project, 461 Captain Cook Drive, Woollooware.

OEH have reviewed the PPR's response to issues raised by OEH in its 12 April 2013 comments on the Environmental Assessment (EA) and notes:

- The absence of baseline surveys for threatened/migratory birds in accordance with the Director General's Requirement has not been addressed.
- The absence of trapping for microbats in accordance with DEC's 2004 *draft Threatened Biodiversity Survey and Assessment Guidelines* is acknowledged and the presence of *Myotis adversus* has been assumed based on a probable recording during limited field surveys.
- Only some of the recreational uses originally proposed within the buffer area have been removed or modified. OEH remains concerned that the remaining and modified recreation uses will increase human activity and subsequent disturbance of the adjoining estuarine areas.
- Vegetation density is only proposed to be increased in the area adjoining the loading dock façade and at the end of a shortened Woollooware Road North. OEH's recommendation to increase vegetation density in other parts of the buffer area to minimise disturbance in the adjoining estuarine area from light and noise have not been adopted.

It is also not clear from the PPR if the following OEH recommendations will be incorporated into any approval conditions or relevant management plans for the project:

- The mitigation measures of the Microbat Monitoring Report.
- The recommendations of the Noise, Light and Bird Strike Potential and the Noise Impact Assessment reports for managing construction noise.
- The treatments proposed in section 7 of the Noise Impact Assessment.
- The measures outlined in section 3.2 and 4 of the Review of Noise, Light and Bird Strike Potential report to reduce light spill and the potential for bird strike.

It should be noted that OEH does not agree to the inclusion of a consultative, approval or 'signoff' roles for OEH in any of the conditions of consent without prior discussion and written agreement between OEH and DP&I. If you have any queries regarding this matter please contact Richard Bonner on 9995 6833.

Yours sincerely

*S. Harrison 06/06/13*

**SUSAN HARRISON**  
**Senior Team Leader Planning Greater Sydney**  
**Regional Operations Group**  
**Office of Environment and Heritage**