

Little Bay Living

Charter Hall Little Bay Living Newsletter • Issue 2 • March 2009

Welcome

I am pleased to welcome you to the second issue of the Little Bay Living newsletter. This edition provides you with a planning update and some background information on this exciting new residential initiative.

Since our last edition, Charter Hall held a community information session in November 2008. I would like to personally thank everyone who attended and for giving us their valuable contribution.

We remain committed to providing clear and timely information to the community and to other stakeholders about this project and as always we welcome your contributions on the proposal at anytime through our website at www.littlebayliving.com.au

Application Lodged

Our new Stage 1 Application (DA 81/2009) was lodged with Randwick City Council (RCC) on 13 February 2009. This DA seeks approval for subdivision, earthworks, and to establish a set of design controls to ensure high quality design is achieved on the site for the duration of the project.

We have been advised that RCC will notify surrounding residents that this DA has been lodged, and the DA will be placed on public exhibition for a 30 day period.

Yours sincerely



David Southon
Joint Managing Director
Charter Hall

Diversity of Housing

Our proposal will produce a wide range of dwelling types, providing diversity and affordability in the Little Bay locality. The range of dwelling types include apartments, townhouses, semi detached and free-standing houses to appeal to a broad variety of people across different ages.

Public Space

The proposal will dedicate 31,552m² of land towards open space which is a five-fold increase from what is currently approved for the site.

Two new parks and an extensive revitalisation of the ecological corridor will be key natural features of the site. These areas will be supported by community and recreational facilities including a toddler playground, wide lawn areas, a BBQ area and a walking/jogging track.

The ecological corridor will restore the existing dams and protect the exposed geological features and ochre deposits. The corridor will also feature designated paths and platforms which will allow viewing, interpretation and appreciation of this unique area by the general public.

All these public features and facilities will be open to both future residents and the surrounding communities and these areas will be supported by pedestrian pathways and roads to ensure ease of access.

Existing and proposed pedestrian links into the Prince Henry precinct are being formalised and existing links to the Housing estate to the north are being maintained. Ongoing discussions with the Coast Golf Club are continuing to promote safe pedestrian access through the site towards Little Bay beach.

Ecological Heritage Features

All of the sensitive geological, indigenous and ecological features on the site will be retained, protected and preserved. These features include the Eastern Suburbs Banksia Scrub, the exposed Miocene shale and the red and white ochre deposits.

We have been working with the La Perouse Local Aboriginal Land Council and the Department of Environment and Climate Change (DECC) to ensure the sensitive ochre and Miocene sites within the central corridor will be protected and continue as an ongoing resource for the local Indigenous community.

Again with the assistance of DECC, the Eastern Suburbs Banksia Scrub at the eastern end of the site will be preserved with the adoption of appropriate buffer zones and set backs from new buildings and roads located at this end of the site. Bushfire and maintenance access trails will also be created within this area.

Jobs and Investment

This proposal will generate a significant impetus to the local economy in the short, medium and long term.

The proposed construction activity will increase jobs in the building industry and this will have flow-on effects in the local and wider economies. Research shows this project would generate over 3,000 new jobs as every \$1 million of construction work would generate approximately nine full time construction jobs plus seven jobs elsewhere in the economy.

Upon completion, the additional residential population of approximately 1,000 residents will increase retail expenditure in the local area. Research shows the total retail and service spending is expected to be in the order of \$32 million dollars per annum, significantly stimulating the local economy.

Sustainability

The property was used for extensive sand mining activities in the 1960-1970s and was later covered with uncontrolled fill materials (primarily building materials and domestic waste). The entire property will be remediated to make sure the ecological surroundings are protected for future enjoyment by the local community.

The nature and scale of the project presents a unique opportunity to implement a 'site wide' approach to environmental sustainability. Stormwater will be captured and treated on site and measures will be implemented to treat stormwater generated from the north, "Malabar Catchment". These initiatives will vastly improve the quality of the water already discharging into Little Bay.

Other site wide initiatives include:

- ✓ Treatment of domestic waste water to supply clean recycled water to new dwellings for garden irrigation, toilet flushing and washing machine use;
- ✓ Supply of electricity to public areas (e.g. street lights) via renewable sources including wind and solar; and
- ✓ Implement "best practice" energy efficient building design that will reduce water use by 60% and energy use by 40-50%.

The above initiatives demonstrate the project's environmental leadership in sustainable design and goes beyond current standard practice for Sydney and NSW.

Charter Hall has produced a DA that includes high quality facilities for the project by incorporating open space, roads and pathways; remediating the site; and site wide sustainability initiatives. This will ensure the new precinct will be well established and provide an attractive environment to be enjoyed by both the existing and, in time, new community.

Further Information

For further information, please contact Edward Niembro at Elton Consulting by phone 02 9387 2600 or email: edward@elton.com.au

For further information on Charter Hall, please visit www.charterhall.com.au