

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure, under delegation dated 14 September 2012, we the Planning Assessment Commission of New South Wales (the Commission) determine:

- (a) pursuant to Section 75O of the *Environmental Planning and Assessment Act 1979*, to approve the Concept Plan referred to in Schedule 1, subject to the terms of approval in Schedule 2 and the Proponent's Statement of Commitments in Schedule 5;
- (b) pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out the development as set out in Schedule 3;
- (c) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that all future stages of the Concept Plan approval are to be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979* (except the Project Application that has been issued with Director-General's Requirements being MP 10_0230); and
- (d) pursuant to section 75P(1)(c) of the *Environmental Planning and Assessment Act 1979*, that no further environmental assessment is required for the subdivision of Lot 11 DP 526492, and pursuant to Section 75J of the *Environmental Planning and Assessment Act 1979*, to approve the carrying out of that subdivision without further application, environmental assessment or report under Division 2 of Part 3A, subject to the conditions of approval set out in Schedule 4.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2012

SCHEDULE 1

PART A: PARTICULARS

Application No.:	MP 10_0229
Proponent:	Bluestone Capital Ventures No.1 Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	461 Captain Cook Drive, Woollooware (Lot 11 DP 526492, Lot 20 DP 529644, Lot 21 DP 529644, Lot 1 DP 711486 and Lot 1 DP 501920)
Project:	Mixed use development, including: <ul style="list-style-type: none">• staging of proposal into three stages;• use of the site for a mixed use development with associated public open space;• indicative building envelopes for the residential and retail / club precinct;• ground and above ground car parking;• road works to support the development;• public pedestrian and cycle paths / boardwalks;• landscaping areas throughout the site;• sales and marketing facilities including display units, etc; and• subdivision of Lot 11 DP 526492 into two allotments.

PART B: NOTES RELATING TO THE DETERMINATION OF MP No. 10_0229

Responsibility for other approvals/ agreements

The Proponent is responsible for ensuring that all additional approvals and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the Act and the Regulation.

Legal notices

Any advice or notice to the approval authority shall be served on the Director General.

PART C: DEFINITIONS

Act	means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).
Advisory Notes	means advisory information in relation to the approved development.
Council	Sutherland Shire Council
Department	means the Department of Planning & Infrastructure or its successors.
Director General	means the Director General of the Department or his nominee.
Environmental Assessment (EA)	means the Environmental Assessment prepared by JBA Planning dated September 2011.
GBA	means gross building area
GFA	means gross floor area.
Minister	means the Minister for Planning & Infrastructure.
MP No. 10_0229	means the Major Project described in the Proponent's Environmental Assessment as amended by the Preferred Project Report.
Preferred Project Report (PPR)	means the Preferred Project Report and Response to Submissions prepared by JBA Planning dated March 2012.
Proponent	means Bluestone Capital Ventures No. 1 Pty Ltd or any party acting upon this approval.
Regulation	means the <i>Environmental Planning and Assessment Regulation, 2000</i> (as amended).

End of Schedule 1

SCHEDULE 2

PART A – TERMS OF APPROVAL

A1. DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the following development in three stages as described below:

- Stage 1 - neighbourhood retail, medical, and leisure centre on the eastern car park site and redevelopment of the Cronulla Sutherland Leagues Club facilities;
- Stage 2 - residential masterplanned estate on the western car park and field area;
- Stage 3 - conceptual improvements to playing field facilities and grandstand extensions.

Concept Plan approval is granted to the following development as described below:

- (a) use of the site for a mixed use development with associated public open space;
- (b) indicative building envelopes for the residential and retail / club precinct;
- (c) ground and above ground car parking;
- (d) road works to support the development;
- (e) public pedestrian and cycle paths / boardwalks;
- (f) landscaping areas throughout the site;
- (g) sales and marketing facilities including display units, etc;
- (h) subdivision of Lot 11 DP 526492 into two allotments.

subject to compliance with the modifications of this approval.

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approval shall be generally in accordance with MP 10_0229 and the Environmental Assessment, prepared by JBA Planning dated September 2011, except where amended by the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012, and the following drawings:

Concept Plan Drawings prepared by Scott Carver Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A121	D	Urban Form Control Diagram – Site Plan	05/03/12
A122	E	Urban Form Control Diagram – Level 1	05/03/12
A123	E	Urban Form Control Diagram – Level 2	05/03/12
A124	E	Urban Form Control Diagram – Level 3	05/03/12
A125	D	Urban Form Control Diagram – Level 4	05/03/12
A126	C	Urban Form Control Diagram – Sections and Elevations	05/03/12

Concept Plan Drawings prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A003	F	Envelope Diagram Lower Ground 02-01	05/03/12
A004	F	Envelope Diagram Typical Level	05/03/12
A005	F	Envelope Diagram Upper Level	05/03/12
A006	F	Envelope Diagram Roof Level	05/03/12
A025	B	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	05/03/12
A026	B	Envelope South Elevation – Building C & B	05/03/12

		Envelope North Elevation – Building B, E & F	
A027	B	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	05/03/12
A028	B	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	05/03/12

Landscape Concept Plan Drawings prepared by ASPECT Studios			
Drawing No.	Revision	Name of Plan	Date
11017-EA-01	B	Site Context	March 12
11017-EA-02	B	Landscape Concept Plan	March 12
11017-EA-03	D	Landscape Sections and Precedents	May 12
11017-EA-04	B	Landscape Sections and Precedents	March 12
11017-EA-05	B	Landscape Sections and Precedents	March 12
11017-EA-06	B	Landscape Sections and Precedents	March 12
11017-EA-07	C	Planting Strategy	May 12

Subdivision Plan prepared by Harrison Friedmann & Associates Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
41127DT	2	Plan of Proposed Subdivision of Lot 11 in DP 526492	03/08/11

except for as modified by the following pursuant to Section 75O(4) of the Act.

A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed 155,410m², comprising:

- 104,419m² for the Residential Precinct; and
- 50,991m² for the Retail and Club Precinct.

The maximum Gross Floor Area for the development shall not exceed 84,915m², comprising:

- 58,420m² for the Residential Precinct; and
- 26,495m² for the Retail and Club Precinct.

The maximum area for the outdoor deck areas shall not exceed 1,796m², comprising:

- 943m² for the Club; and
- 853m² for the Retail.

A4. CAR PARKING

- The number of car parking spaces to be provided for the development shall comprise:
 - a maximum of 883 spaces for the Residential Precinct (excluding any on-street parking within the newly created on-site streets); and
 - a minimum of 693 spaces for the Retail and Club Precinct.
- Development must comply with the Concept Plan car parking rates identified in the Environmental Assessment prepared by JBA Planning, dated September 2011, as amended by the Preferred Project Report prepared by JBA Planning, dated March 2012, except where amended by the Modifications in Part B.

A5. SHUTTLE BUS SERVICE

A shuttle bus service is to be provided to the site generally consistent with the details provided in the Proposed Interim Shuttle Bus for Sharks Masterplan, dated 10 May 2012.

A6. LAPSING OF APPROVAL

Approval of the Concept Plan shall lapse 5 years after the determination date shown above in this Instrument of Approval, unless an application is submitted to carry out a project or development which concept approval has been given.

A7. INCONSISTENCY BETWEEN DOCUMENTATION

In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings / documents including Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.

PART B – MODIFICATIONS**B1. CAR PARKING**

The rate for visitor car parking spaces in the Residential Precinct shall be modified to 1 space per 5 dwellings.

End of Schedule 2

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

BUILT FORM

1. Future applications shall demonstrate that the development achieves a high standard of architectural design incorporating a high level of modulation / articulation of the buildings and a range of high quality materials and finishes.
2. Future applications for the Retail and Club Precinct shall ensure that the frontages to Captain Cook Drive, Woollooware Road and the riparian zone are activated at ground level and demonstrate sufficient articulation to the satisfaction of the consent authority.
3. Future applications for the Residential Precinct shall ensure that the frontages to Captain Cook Drive, tidal creek adjacent the western grand stand, Solander Fields and the riparian zone are activated at ground level, including individual direct street address for all ground floor units, and demonstrate sufficient articulation to the satisfaction of the consent authority.
4. Future applications for the Grandstand Precinct shall detail the allocation of the gross floor area, including the design and access arrangements consistent with the Concept Plan.

RESIDENTIAL AMENITY

5. Future residential applications shall demonstrate compliance with the provisions of the State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) and the accompanying Residential Flat Design Code 2002, except where modified by this Concept Plan approval. In particular, future applications shall demonstrate that:
 - (a) a minimum of 70% of apartments within each building receive a minimum of 2 hours solar access to living areas and balconies mid winter; and
 - (b) a minimum of 60% of apartments within each building are capable of being naturally cross ventilated.
 - (c) adequate privacy screening / treatment has been provided to minimise privacy impacts between buildings located on the site and also address treatments to ensure privacy from public domain areas.

CAR PARKING

6. Future applications shall provide the following:
 - (a) Residential Precinct parking is to be provided at the following rate:
 - (i) 1 space per 1 bedroom apartment;
 - (ii) 1 space per 2 bedroom apartments;
 - (iii) 2 spaces per 3 bedroom apartment;
 - (iv) 1 visitor space per 5 apartments; and
 - (v) 1 space per 30m² of commercial GFA.
 - (b) Retail and Club Precinct parking and allocation to uses is to be determined following the submission of a Parking Study.
7. Prior to the submission of an application for the redevelopment of the western car park and football fields, details are to be provided which demonstrate that off-site parking arrangements have been finalised and endorsed by the relevant authorities. A revised *Peak Event Parking Management Plan* is to be submitted with the first application subsequent to the Concept Plan.

SHUTTLE BUS SERVICE

8. Each future application for development subsequent to the Concept Plan shall ensure that necessary agreements have been made in order to secure the ongoing shuttle bus service between the site and nearby railway stations and be generally consistent with the details provided in the Proposed Interim Shuttle Bus for Sharks Masterplan, dated 10 May 2012.

ROADS AND MARITIME SERVICES

9. The first future application subsequent to the Concept Plan shall demonstrate that agreement has been reached between the Roads and Maritime Services and the proponent in regards to:
 - (a) Provision of access to the site off Captain Cook Drive.
 - (b) Details of a pedestrian fence within the median along Captain Cook Drive, between Gannons Road and Woollooware Road.
 - (c) Provision of a shared pathway along the northern perimeter to provide a linkage between the existing shared path, by running along the mangroves, and the new access road feeding to the proposed signalised intersection of Captain Cook Drive and Woollooware Road.

TRAVEL ACCESS GUIDE (TAG) / GREEN TRAVEL PLAN

10. Future applications shall provide details of any Travel Access Guide (TAG) / Green Travel Plan. This should include an investigation of car sharing schemes.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

11. Future applications shall demonstrate the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including the selection of fabric and materials, water conservation and management initiatives, and energy efficiency and renewable energy initiatives.

CONSTRUCTION AND OPERATIONAL IMPACTS

12. Future applications shall demonstrate that acoustic and vibration treatments to be implemented have regard to the recommendations of the Noise Impact Assessment prepared by Acoustic Logic, dated 29 July 2011.

SECTION 94 CONTRIBUTIONS

13. Future applications shall demonstrate development contributions to be paid to Council towards the provision or improvement of public amenities and services and will be required as a condition of consent for each detailed stage of the development. The amount of the contribution will be determined in accordance with the requirements of the Contributions Plan current at the time of approval.

PUBLIC DOMAIN AND LANDSCAPING

14. Future applications shall provide public domain treatments and landscaping generally in accordance with the landscape concept plans submitted with the PPR and prepared by Aspect Studios. This shall include details of the function and use of each landscaped area.
15. Future applications shall demonstrate those treatments and planting within riparian zones along Woollooware Bay and the tidal creek.
16. Future applications shall demonstrate how the development provides pedestrian and cycle linkages through the development, suitable for use by persons with disabilities, and in accordance with relevant Australian Standards.
17. Future applications shall demonstrate the treatment of the boulevard within the Residential Precinct to ensure that this area is activated throughout the day.

GROUNDWATER

18. Future applications are to demonstrate that the development does not impact upon the health of the groundwater dependant ecosystems.

CONTAMINATION

19. Future applications shall address any potential contamination on the site and implement the recommendation of the Environmental Investigation Services report, dated 30 June 2011, including:
- (a) the site being capped and the development constructed on piles, with excavation / disturbance kept to a minimum to avoid potential mobilisation of any contaminants in the landfill;
 - (b) suitable measures being taken to protect the buildings from methane gas and that the Office of Environment Heritage licensed site auditor agree with these measures;
 - (c) a Remedial Action Plan (RAP) be prepared that addresses all remedial work necessary to make the site suitable for the proposed development including capping requirements;
 - (d) additional investigations are undertaken to address potential data gaps and address other requirements;
 - (e) no groundwater is extracted for use on the development;
 - (f) suitable management plans are prepared to address any contingencies that may arise; and
 - (g) an Environmental Management Plan (EMP) is prepared and is noted on the land title.

DEPARTMENT OF PRIMARY INDUSTRIES (FISHERIES)

20. Future applications shall demonstrate that Department of Primary Industries (Fisheries) requirements have been met in relation to:
- (h) mangroves not being harmed in upgrading the existing mangrove boardwalk;
 - (i) the foreshore boardwalk being set back from the crown of mangrove trees so that maintenance trimming for safety purposes will be not required over time;
 - (j) the proposed seawall being designed according to the principles in the 'Environmentally Friendly Seawall Guidelines' produced by the former Department of Environment and Climate Change and Sydney Metropolitan Catchment Management Authority.

OFFICE OF ENVIRONMENT AND HERITAGE

21. Future applications shall demonstrate that Office of Environment and Heritage requirements have been met in relation to:
- (a) a Stormwater Management Plan (SMP) that details how all stormwater runoff will be collected and treated;
 - (b) a Noise Management Plan (NMP) that investigates the likely impacts of construction and ongoing operational noise on fauna using the adjacent estuarine areas as habitat;
 - (c) a Lighting Management Plan (LMP) that minimises the impacts of light spill on threatened fauna using the adjacent estuarine areas as roosting and foraging habitat;
 - (d) a Bird Management Plan (BMP) that investigates the potential for bird strike from reflective surfaces associated with the development and provides details of the construction materials and design methods that will be used to avoid or minimise the likelihood of bird strike;
 - (e) a flood study that details potential impacts on Towra Point Nature Reserve in the event of a flood and includes strategies for preventing impacts;
 - (f) a leachate management plan to ensure that no leachate from the landfill on the site is exported to the Towra Point Nature Reserve;

- (g) an Acid Sulphate Soil Management Plan prepared by a suitably qualified person in accordance with the Acid Sulphate Soil Assessment Guidelines (Acid Sulphate Soil Management Advisory Committee, 1998); and
- (h) an assessment of Aboriginal heritage.

SYDNEY WATER

22. Future applications shall address Sydney Water's requirements in relation to:
- (a) the required upsizing of the existing 150 mm drinking water main to a 200 mm main from the existing 375 mm main on the corner of Kurnell Road and Hume Road;
 - (b) the required upsizing of the existing 225 mm wastewater main to a 300 mm main in Captain Cook Drive, will require an extension of at least one metre inside the property boundary; and
 - (c) the submission of an application, should the development generate trade wastewater, to discharge trade wastewater to the sewerage system before business activities commence.

STAGING OF DEVELOPMENT

23. The first application shall provide details of the final form of staging of the development to ensure the orderly and coordinated development of the site. The initial stages of the development should include the construction of the Retail and Club precinct within the eastern portion of the site.

Each stage described shall provide full details of inclusions in respect of:

- (a) demolition;
- (b) earthworks;
- (c) buildings and all other structures;
- (d) any elements of the overall public domain plan to be dedicated or embellished;
- (e) any site remediation works;
- (f) stormwater management works;
- (g) any vehicular or pedestrian access to the site;
- (h) measures to mitigate and manage nuisance caused by stages under construction to completed stages and clashes between stages including vehicle access, noise, parking and safety; and
- (i) waste and construction management.

An access application shall be made to Council to obtain footpath crossing and boundary alignment levels before commencing the detailed design of internal driveways, paths and car park area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

24. Future applications shall demonstrate that the layout of the buildings and landscape treatments adopt the principles of Crime Prevention through Environmental Design.

TRANSMISSION LINES

25. Future applications shall demonstrate that EMF exposure to the northern most residential building envelopes is minimised taking into account a precautionary principle approach in consultation with Ausgrid. Such measures shall include those matters outlined in the Bluestone Property Solutions letter dated, 5 June 2012.
26. Future applications shall demonstrate that the recommendations of Magshield Products (Aust.) International Pty Ltd report dated 7 June 2012 in relation to the implementation of the EMF mitigation measures comprising reversal of two outer phases of feeder 917.
27. Future applications shall address required access provisions by Ausgrid.

SPORTING FIELDS

28. The first application for the Residential Precinct shall demonstrate that a site has been identified and agreements reached for the replacement of the two western playing fields, with the sporting fields completed prior to construction commencing on the residential component.

End of Schedule 3

SCHEDULE 4

SUBDIVISION CONDITIONS OF CONSENT

Restriction as to User

1. Documentary rights of carriageway must be created between Lot 1 and Lot 2 that enables parking within Lot 1 from users of Lot 2 and created pursuant to Section 88B of the Conveyancing Act 1919, to Council's satisfaction.

Publicly Accessible Land

2. Rights of way, easements and positive covenants must be created over the publicly accessible land for the site to provide and maintain public access, pursuant to Section 88B of the Conveyancing Act 1919.

Sydney Water Certificate

3. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through a authorised Water Servicing Coordinator. Please refer to the Building Development and Plumbing section on the web site www.sydneywater.com.au then refer to the "Water Servicing Coordinator" under "Developing your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water / sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Council or the PCA prior to an Subdivision Certificate being issued.

Schedule 5

STATEMENT OF COMMITMENTS

(Source: Preferred Project Report)

Subject	Comments	Approved By	Timing
1. Approved Development	Future applications for development will be generally in accordance with the scheme described at Section 3.0 of the Environmental Assessment Report, <u>as amended in Section 5.0 of this Preferred Project Report</u> , the Masterplan and Retail Concept Plans prepared by Scott Carver and Associates, the Residential Built Form Controls Drawings prepared by Turner and Associates, the Landscape Concept Plans prepared by ASPECT Studios, and the Roadworks and Stormwater Plans prepared by AT+L.	Relevant consent or approval authority	Ongoing.
2. Contamination and Acid Sulfate Soils	An OEH licensed independent contaminated site auditor shall be appointed to review future site investigations		
	Any condition included on the Site Audit Statement shall become a condition of this consent		
	Future applications for development will be accompanied by a Phase 2 detailed Site Investigation report to address site contamination.	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by an Acid Sulfate Soils Management Plan prepared in accordance with the <i>Acid Sulfate Soils Assessment Guidelines (ASSMAC 1998)</i>	Relevant Consent Authority.	Relevant application for development.
	Additional groundwater monitoring wells shall be installed on the site to obtain a more accurate understanding of groundwater conditions and inform the Phase 2 investigations.	Site Auditor	Ongoing
	Groundwater shall not be extracted for use in the development.		Ongoing
	Future applications for development will include a Methane Gas Management Plan. The plan shall include details of proposed methane gas monitoring and management on the site to protect buildings from the ingress of Methane gas. The Plan shall be approved by the Site Auditor.	Relevant Consent Authority.	Relevant application for development.
3. Traffic Management	The proponent shall work with NSW Transport and Sutherland Shire Council to investigate the most effective route for a public bus route servicing the site.	Relevant Consent Authority.	Ongoing.
	<u>The proponent shall provide a shuttle bus service operating between the site and Woollooware Station for a period of time beginning with the commencement of works on the subject site and ending when the site is first serviced by a public bus route. Details of the capacity and frequency of the shuttle bus service shall be submitted with each Project Application/Development Application.</u>	<u>Department of Planning and Infrastructure</u>	<u>Ongoing</u>
	Future applications for development shall include provision for on-site bicycle parking and the provision of shower/amenities for employees in accordance with relevant standards.	Relevant Consent Authority.	Relevant application for development.
	A draft Travel Access Guide (TAG) will be submitted with future Project / Development Applications for the neighbourhood retail centre and Shark Club development. The draft TAG will address: <ul style="list-style-type: none"> * Provision of public transport information for employees * Encourage walking / cycling * Display of travel information * Transport information at the retail centre 's Information Desk * Notice board advertising transport options and connections 	Relevant Consent Authority.	Relevant application for Retail centre / Club development.
	Future applications for development shall include a revised <i>Peak Event Traffic Management Plan</i> to	Relevant Consent	Relevant application for

Subject	Comments	Approved By	Timing
	incorporate parking and transport related arrangements. The revised plan shall be prepared in consultation with Sutherland Shire Council.	Authority	development.
	<p>The future Project Application for development of the neighbourhood retail centre shall include detailed plans of the following proposed road and intersection upgrades:</p> <ul style="list-style-type: none"> ▪ Signalised intersection including pedestrian activated traffic signal on Captain Cook Drive at the western entry point ▪ Relocated and signalised intersection of the junction of Captain Cook Drive and Woollooware Road and northern extension of Woollooware Road ▪ Modifications to Captain Cook Drive to accommodate bus bays 	Relevant Consent Authority.	Relevant application for development.
	The First Development Application for residential development shall include detailed plans of the proposed signalised intersection at the entry point with Captain Cook Drive and proposed timing of intersection works.	Relevant Consent Authority.	Relevant application for development.
	<p>The proponent shall also provide:</p> <ul style="list-style-type: none"> ▪ Pedestrian fencing along Captain Cook Drive between Gannons Road and Woollooware Road ▪ Appropriate pedestrian crossing on Gannons Road to be approved by the Local Traffic Committee. 	Relevant Consent Authority.	Relevant application for development.
4. Stormwater and Flooding	<p>Future applications for development shall include a detailed Stormwater Management Plan addressing:</p> <ul style="list-style-type: none"> ▪ water quality management measures to be implemented including Water Sensitive Urban Design ▪ provide details with regards to improvements in water quality and the hydraulic regimes to protect the mangrove areas in the drainage channel and Woollooware Bay. 	Relevant Consent Authority.	Relevant application for development.
	<p>Future applications for development shall include a detailed flood assessment incorporating:</p> <ul style="list-style-type: none"> ▪ Prepare hydrologic model of the catchment draining to the site using the RAFTS modelling software. Assessment of the 1 in 20, 1 in 100 year and PMF events climate change impact considered by increasing design rainfall intensities of each storm in accordance with state government policy. ▪ Prepare detailed hydrologic model for the site using the TUFLOW 2D flood modelling system. This will require a detailed contour survey of the site and surrounding areas. ▪ Review pre- and post-development flooding inundation levels / extents. ▪ Produce hydraulic hazard map for the developed site. ▪ Assess development and community safety on flood prone land up to the PMF in accordance with the NSW FDM (2005), relevant sections of Council's DCP and other relevant guidelines. 	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will address the <i>NSW Coastal Planning Guideline: Adapting to Sea Level Rise</i> .	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by a draft Erosion and Sediment Control Plan	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will be accompanied by a Noise Report which	Relevant Consent	Relevant application for
5. Noise	Future applications for development will be accompanied by a Noise Report which	Relevant Consent	Relevant application for

Subject	Comments	Approved By	Timing
	demonstrates compliance with the relevant standards for internal amenity.	Authority.	development.
	Future applications for development will address any potential noise impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Relevant application for development.
6. Community	Proponent shall consult with the Cronulla Caringbah Junior Rugby League Football Club, <u>Cronulla Sutherland Water Polo</u> , Sutherland Shire Council, Cronulla High School and the NSW Department of Education and Training in order to facilitate the provision of new facilities for the Club. Appropriate facilities shall be identified prior to the commencement of works on the western (residential) portion of the development site.	Relevant Consent Authority.	Relevant application for development.
7. Environmentally Sustainable Development	Future applications for development shall address the environmental performance targets outlined in the Executive Summary to <i>Cronulla Sharks Redevelopment ESD DA Report</i> prepared by Cundall (<u>Appendix R of Environmental Assessment Report</u>).	Relevant Consent Authority.	Relevant application for development.
8. Ecology	Proponent shall prepare and implement a vegetation management plan VMP for the foreshore riparian buffer areas. The VMP shall be submitted with the future applications for development and address: <ul style="list-style-type: none"> * suitable design; * retention, where appropriate of existing native vegetation; * species selection and propagation; * replanting techniques; * removal and disposal of weeds; * ongoing monitoring and adaptive management. Revegetation shall be undertaken using local provenance species that are consistent with estuarine vegetation communities (i.e. mangrove – coastal saltmarsh – swamp oak floodplain forest)	Relevant Consent Authority.	Relevant application for development.
	Future applications for development to the north of the retail site shall incorporate species characteristic of the Swamp Oak Floodplain Forest endangered ecological community in quantities commensurate to that removed elsewhere within the site, if relevant.	Relevant Consent Authority.	On-going as part of VMP
	Any future application for the reconstruction of the western grandstand of Toyota Stadium will incorporate an appropriate environmental buffer to the tidal stormwater channel where practical.	Relevant Consent Authority.	Relevant application for development.
	Future applications for development will address any potential light spill impacts on flora and fauna in proximity to the development site.	Relevant Consent Authority.	Ongoing
	<u>Should detailed surveys for the Large-footed Myotis confirm the presence of this species roosting within the mangroves adjoining the site, specific management plans will be developed and implemented to prevent adverse impacts as a result of the proposed development.</u>	<u>Relevant Consent Authority.</u>	<u>Ongoing</u>
9. Access	Future applications for development will demonstrate compliance with the relevant provisions of the DDA Premises Act, Building Code of Australia 2011 and the applicable Australian Standards for access.	Relevant Consent Authority.	Relevant application for development.
10. Archaeology	If Aboriginal objects are identified during the development, works must stop immediately and the Office of Environment and Heritage and an archaeologist be contacted	Relevant Consent Authority.	Ongoing.
11. Developer Contributions	<u>Future applications shall demonstrate development contributions to be paid to Council towards the provision or improvement</u>	Relevant Consent Authority.	Relevant application for development.

Subject	Comments	Approved By	Timing
	<u>of public amenities and services. This shall be by way of either the proponent entering into a Voluntary Planning Agreement (VPA) with Sutherland Shire Council or the payment of Section 94 developer contributions as a condition of consent for each detailed stage of the development in accordance with the requirements of Council's Contributions Plan current at the time of approval.</u>		