

Dear Mark

We have reviewed the Preferred Project Report and Response to Submissions for the Cronulla Sharks Concept Plan Application, insofar as they relate to economic issues. We make the following comments:

- We agree with the proponent that the proposed centre should be considered as a Town Centre in the retail hierarchy, rather than a stand-alone centre. Whilst the centre is not specifically defined as such in the Metropolitan Plan, its characteristics are comparable to a Town Centre;
- As stated in our original advice, in our view there is sufficient need for additional supermarket facilities in the Main Trade Area to justify the proposed supermarket floorspace;
- The proponent has now undertaken a sequential test as required by the Draft Centres Policy for a rezoning. As stated in our original advice we are not aware of any reasonable opportunities in the existing centres of Cronulla or Caringbah capable of accommodating a retail development of this scale;
- In terms of economic impact, we agree with the proponent that the impact of the Cronulla Sharks development on Caringbah could be absorbed without threatening the viability of the centre, particularly given that this centre is trading strongly at the current time and in the context of retail expenditure growth in the Main Trade Area.

We trust that this advice is of use to you. There will be no additional charge for this advice.

Kind Regards,

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