

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Natasha Harras
Acting Director
Regional Assessments

Sydney 26 OCTOBER

2015

SCHEDULE 1

Project Approval:	MP 10_0229 granted by the Planning Assessment Commission on 27 August 2012
Proponent:	Bluestone Capital Ventures No.1 Pty Ltd
Approval Authority:	Minister for Planning
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)
For the following:	Concept Plan for a mixed use development at the Cronulla Sharks site, including: <ul style="list-style-type: none">• staging of the 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.
Modification:	MP 10_0229 MOD 4: modification includes: <ul style="list-style-type: none">• refinement to the car parking rate for visitors in the residential precinct.

SCHEDULE 2

The above approval is modified as follows:

- a) Amend Term of Approval A2 by the insertion of the **bold and underlined** words as follows:

A2. DEVELOPMENT IN ACCORDANCE WITH THE 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 in August 2012 and the Section 75W Modification 1 prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 February 2014 (as amended on 27 February 2014, 20 March 2014 and 16 May 2014), **and the Section 75W to Concept Plan (MP 10 0229) prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 October 2015,** and the following drawings:

- b) Amend Term of Approval A4 by the deletion of the ~~struck-out words~~ and insertion of the **bold and underlined** words as follows:

A4. CAR PARKING

- (a) The number of car parking spaces to be provided for the development shall comprise:
- (i) a maximum of 883 spaces for the Residential Precinct (excluding any on-street parking within the newly created on-site streets); and
 - (ii) a minimum of 770 spaces for the Retail and Club Precinct.
- (b) 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 and the supplementary report dated August 2012, **and the Section 75W to Concept Plan (MP 10 0229) prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 October 2015,** except where amended by the Modifications in Part B.
- c) Amend Future Environmental Assessment Requirement 6 by the insertion of the **bold and underlined** words as follows:

6. CAR PARKING

1. 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) **Within the Residential Precinct:**
- (i) **50% of the required number of commercial parking spaces must be set aside for commercial parking only;**
 - (ii) **The remaining 50% of commercial spaces and the residential visitor spaces may be shared and used by either commercial or residential visitors; and**
 - (iii) **Where the remaining 50% of commercial spaces are shared with residential visitors, the spaces may count towards both the residential visitor and commercial parking requirements set out in (a).**

(b)(c) Retail and Club Precinct parking and allocation to uses is to be determined following the submission of a Parking Study.

End of Modifications to MP 10_0229 MOD 4