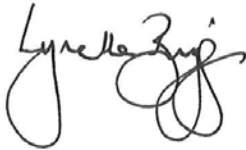


Modification of Minister's Approval

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

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



Ms Lynelle Briggs AO
Commission Chair (Chair)



Dr Maurice Evans
Member of the Commission



Mr Roger Fisher
Member of the Commission

Sydney

Monday 14 March 2016

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:

- 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 3: modification includes:

- increase in gross floor area and gross building area
- amendments to building envelopes B and C

SCHEDULE 2

The above approval is modified as follows:

- a) Amend Term of Approval A2 by the deletion of ~~strikethrough~~ words 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, **the Section 75W Modification 3 prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Urban Planning Consultants, dated 30 October 2015** 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

* As amended by the requirements of modification B2 below for a 40 m setback and the August 2012 plans for additional parking

Concept Plan Drawings prepared by Turner & Associates			
Drawing No.	Revision	Name of Plan	Date
A003	F <u>G</u>	Envelope Diagram Lower Ground 02-01	05/03/12 <u>28/08/15</u>
A004	G <u>J</u>	Envelope Diagram Typical Level	09/05/14 <u>28/08/15</u>
A005	G <u>I</u>	Envelope Diagram Upper Level	09/05/14 <u>25/06/15</u>
A006	G <u>J</u>	Envelope Diagram Roof Level	12/05/14 <u>25/06/15</u>
A025	G <u>F</u>	Envelope West Elevation – Building A, B, C & D Envelope East Elevation – Building E, G & H	12/05/14 <u>25/06/15</u>
A026	G <u>E</u>	Envelope South Elevation – Building C & B Envelope North Elevation – Building B, E & F	12/05/14 <u>05/06/15</u>
A027	D	Envelope South Elevation – Building A, E & F Envelope North Elevation – Building D & H	12/05/14
A028	D <u>F</u>	Envelope West Elevation – Building F, G & H Envelope East Elevation – Building A, B, C & D	09/05/14 <u>05/06/15</u>

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

* As amended by the requirements of modification B2 below for a 40 m setback

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.

b) Amend Term of Approval A3 by the deletion of ~~strikethrough~~ words insertion of the **bold and underlined** words as follows:

A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed ~~455,410m²~~ **166,393m²**, comprising:

- ~~404,419m²~~ **115,402m²** 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~~ **87,865m²**, comprising:

- ~~58,420m²~~ **61,370m²** for the Residential Precinct; and
- 26,495m² for the Retail and Club Precinct.

The maximum area for the outdoor deck areas shall not exceed 1,908m² comprising:

- 1,055m² for the Club; and
- 853m² for the Retail.

End of Modifications to MP 10_0229 MOD 3