

# Notice of Modification

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

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



Anthea Sargeant  
**Executive Director**  
**Key Sites and Industry Assessments**

Sydney 2 August 2016

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### SCHEDULE 1

- Development 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 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 6:** the modification includes internal and external changes to the design of the retail precinct resulting in an increase in the building height, gross floor area and gross building area. The key design changes include:
- revised pedestrian connections and circulation;
  - changes to retail mix and tenancy layout;
  - expansion of car park deck at Level 4 and erection of a full roof structure above;
  - changes to the external building façade composition including materiality and finishes;
  - introduction of new active uses along the key building facades;

- a new pedestrian forecourt design for the retail centre at Captain Cook Drive;
- enclosure of the northern dining terrace at Level 2; and
- new design and access to the Club building.

## SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Term of Approval A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers 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 (MP10\_0229) prepared by JBA Urban Planning Consultants Pty Ltd dated 11th June 2015 and the Response To Submissions prepared by JBA Urban Planning Consultants Pty Ltd, dated 12 October 2015, **and the Section 75W to Concept Plan (MP10\_0229) and Project Approval (MP10\_0230) prepared by JBA Urban Planning consultants dated 16 February 2016, and the Response to Submissions prepared by JBA Urban Planning consultants dated 9 June 2016,** and the following drawings:

<b>Concept Plan Drawings prepared by <del>Scott Carver Pty Ltd</del> HDR Rice Daubney</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
A121-DA21	<del>DA</del>	Urban Form Control Diagram – Site Plan	05/03/12 <b><u>12/02/16</u></b>
A122 DA22	<del>EA</del>	Urban Form Control Diagram – Level 1	05/03/12 <b><u>12/02/16</u></b>
A123 DA23	<del>EA</del>	Urban Form Control Diagram – Level 2	05/03/12 <b><u>12/02/16</u></b>
A124 DA24	<del>EA</del>	Urban Form Control Diagram – Level 3	05/03/12 <b><u>12/02/16</u></b>
A125 DA25	<del>DA</del>	Urban Form Control Diagram – Level 4	05/03/12 <b><u>12/02/16</u></b>
A126 DA26	<del>CA</del>	Urban Form Control Diagram – Sections and Elevations	05/03/12 <b><u>12/02/16</u></b>

- (b) Schedule 2 Part A – Term of Approval A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:

### A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed ~~166,393~~ **176,134m<sup>2</sup>**, comprising:

- 115,402m<sup>2</sup> for the Residential Precinct; and
- ~~50,991~~ **60,732m<sup>2</sup>** for the Retail and Club Precinct.

The maximum Gross Floor Area for the development shall not exceed ~~87,865~~ **88,712m<sup>2</sup>**, comprising:

- 61,370m<sup>2</sup> for the Residential Precinct; and
- ~~26,495~~ **27,412m<sup>2</sup>** for the Retail and Club Precinct.

The maximum area for the outdoor deck areas for the club shall not exceed ~~4,908m<sup>2</sup>~~ **1,827m<sup>2</sup>**, comprising:

- ~~1,055~~ for the Club; and
- ~~853m<sup>2</sup>~~ for the Retail.

**End of Modification to MP 10\_0229 MOD 6**