

Modification of Concept Approval

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

As delegate of the Minister for Planning, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.

Anthony Witherdin
Director
Regional Assessments

Sydney 30 JULY 2018

SCHEDULE 1

Concept 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 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 7: the modification includes internal and external design amendments to the retail centre and changes to the construction staging of the development.

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 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:

- a) the Preferred Project Report prepared by JBA Planning dated March 2012 and additional information submitted in May 2012 and in August 2012
- b) the following Section 75W Modification Applications:
 - i) MP 10_0229 MOD 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),
 - ii) MP 10_0229 MOD 4 prepared by JBA Urban Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Urban Planning Consultants dated 12 October 2015
 - iii) MP 10_0229 MOD 3 prepared by JBA Planning Consultants Pty Ltd, dated 11 June 2015, and the Response to Submissions prepared by JBA Planning Consultants, dated 30 October 2015
 - iv) MP 10_0229 MOD 6 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
 - v) MP 10_0229 MOD 5 prepared by JBA Urban Planning Consultants Pty Ltd, dated November 2015, the Response to Submissions Report prepared by JBA Urban Planning Consultants Pty Ltd, dated December 2016, 22 May 2017 and 31 July 2017 and Ethos Urban date 8 August 2017 and 25 September 2017
 - vi) MP 10_0229 MOD 2 prepared by JBA Urban Planning consultants dated 20 February 2017 as amended by the Response to Submissions and Preferred Project Report prepared by Ethos Urban dated 10 October 2017
 - vii) **MP 10_0229 MOD 7 prepared by JBA Urban Planning consultants dated 19 December 2016, and the Response to Submissions prepared by JBA Urban Planning consultants 31 March 2017 and 25 May 2017**
- c) the following drawings:

Concept Plan Drawings prepared by Turner			
Drawing No.	Revision	Name of Plan	Date
S6-A-121-001	T	Urban Form Control Diagrams – Site Plan	12 July 2017
S6-A-122-002	T	Urban Form Control Diagrams – Level 1	12 July 2017
S6-A-123-003	T	Urban Form Control Diagrams – Level 2	12 July 2017
S6-A-124-004	T	Urban Form Control Diagrams – Level 3	12 July 2017
S6-A-125-005	T	Urban Form Control Diagrams – Level 4	12 July 2017
S6-A-127-007	T	Urban Form Control Diagrams – Level 7	12 July 2017

S6-A-126-006	T	Urban Form Control Diagrams – Level 5 & 6	12 July 2017
S6-A-127-007	T	Urban Form Control Diagrams – Level 7	12 July 2017
S6-A-128-008	T	Urban Form Control Diagrams – Typical Level	12 July 2017
S6-A-130-009	T	Urban Form Control Diagrams – Roof Level	12 July 2017
S6-A-131-010	R	Urban Form Control Diagrams – North & South Elevations	12 July 2017
S6-A-132-011	R	Urban Form Control Diagrams – East Elevation	12 July 2017
S6-A-133-012 DA26	S	Urban Form Control Diagrams – Sections and Elevations 01 & 02	12 July 2017

Concept Plan Drawings prepared by Turner & Associates

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

Landscape Concept Drawings prepared by Habit 8 and Aspect Studios

Drawing No.	Revision	Name of Plan	Date
L002*	R	Diagram Plan	03/09/17
L003*	R	Proposed Planting and Turf Area	03/09/17
L004*	R	Existing Ausgrid Easement Condition	03/09/17
L005*	R	Landscape Master Plan	03/09/17
L006*	R	Illustrative Sections	03/09/17
L007*	R	Illustrative Sections	03/09/17
L008*	R	Illustrative Sections/Design Images	03/09/17
L009*	R	Indicative Planting Strategy Plan	03/09/17
L010*	R	Planting Schedule	03/09/17
L011*	R	Planting Schedule	03/09/17
11017 UR-S75W-02	A	Landscape Master Plan	October 2016

11017 UR-S75W-05	A	Landscape Concept Plan I Level 03	October 2016
11017 UR-S75W-07	A	Landscape Concept Plan I Level 04	October 2016
11017 UR-S75W-08	A	Landscape Concept Plan I Level 07	October 2016

* 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

- (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 words/numbers as follows:

A3. MAXIMUM GROSS BUILDING AREA / GROSS FLOOR AREA

The maximum Gross Building Area for the development shall not exceed 252,259 m² comprising:

- 115,402 m² for the Stage 2 Residential Precinct; and
- 136,857m² for the Stage 1 and Stage 3 Precincts

The maximum Gross Floor Area for the development shall not exceed ~~426,677~~ **127,276** m², comprising:

- 61,370 m² the Stage 2 Precinct; and
- ~~65,307~~ **65,897** m² for the Stage 1 and Stage 3 Precincts.

Residential storage located in a car parking podium level is not to be calculated as Gross Floor Area for the purpose of this Approval.

The maximum area for the outdoor deck for the club shall not exceed 1,827m².

End of Modification