



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

Councillor Phil Blight
Mayor
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Our Ref: MP10_0229 &
MP10_0230

Dear Councillor Blight,

**MAJOR PROJECT REQUEST: 461 CAPTAIN COOK DRIVE, WOOLLOOWARE
(CRONULLA SHARKS SITE) - MP10_229 & MP10_0230**

I refer to correspondence received from Bluestone Capital Ventures No. 1 Pty Ltd on behalf of the Cronulla Sutherland Leagues Club seeking the Minister's opinion on whether a mixed use proposal at the above site is a Major Project pursuant to *State Environmental Planning Policy (Major Projects) 2005* (MP SEPP 2005), and requesting the submission of a Concept Plan be authorised.

I am writing to advise that I have formed the opinion that the proposal meets the non-discretionary criteria for a Major Project under Group 5, Clause 13, Schedule 1 of the *State Environmental Planning Policy (Major Development) 2005* and is therefore a project to which Part 3A of the Act applies for the purposes of Section 75B of the Act. I have also authorised the submission of a Concept Plan under section 75M of the Act.

I understand the important role of the Cronulla Sharks Rugby League Club in the local community, and I am generally supportive of the expansion to current operations on the Club's site and opportunities for redevelopment of the site for a broader range of landuses. However, in forming the opinion to declare the project, I have advised the Proponent that I consider that the amount of retail floorspace being proposed will create a new centre within the Metropolitan hierarchy. This outcome will require careful consideration within the context of the locality and the potential for adverse impacts on nearby established retail centres. Further, having regard to the expansion of uses and density on site, access to public transport will also need to be carefully addressed.

Finally, I have advised the Proponent that the height of the residential component will require further justification and careful consideration through the assessment process.

I have asked the Department of Planning to work closely with Sutherland Shire Council in the assessment of this project and to ensure that Council's views are fully considered.

Should you have any further enquiries regarding this Project, I have arranged for Michael Woodland, Director, Metropolitan & Regional Projects South to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours Sincerely,

Tony Kelly MLC
Minister for Planning