



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

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Mr Ben Fairfax  
Director  
Bluestone Capital Ventures No. 1 Pty Ltd  
44 Market Street  
SYDNEY NSW 2000

Our Ref: MP10\_0229 &  
MP10\_0230

Dear Mr Fairfax,

**MAJOR PROJECT REQUEST: 461 CAPTAIN COOK DRIVE, WOOLLOOWARE  
(CRONULLA SHARKS SITE) - MP10\_229 & MP10\_0230**

Thank you for your letter of 8 December 2010 seeking to declare a mixed use proposal at the above site a Major Project to which Part 3A of the *Environmental Planning & Assessment Act 1979* applies, and requesting a Concept Plan be authorised.

I have formed the opinion that your 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 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, the height of the residential component will require further justification and careful consideration through the assessment process.

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**