

Cronulla Sharks Redevelopment

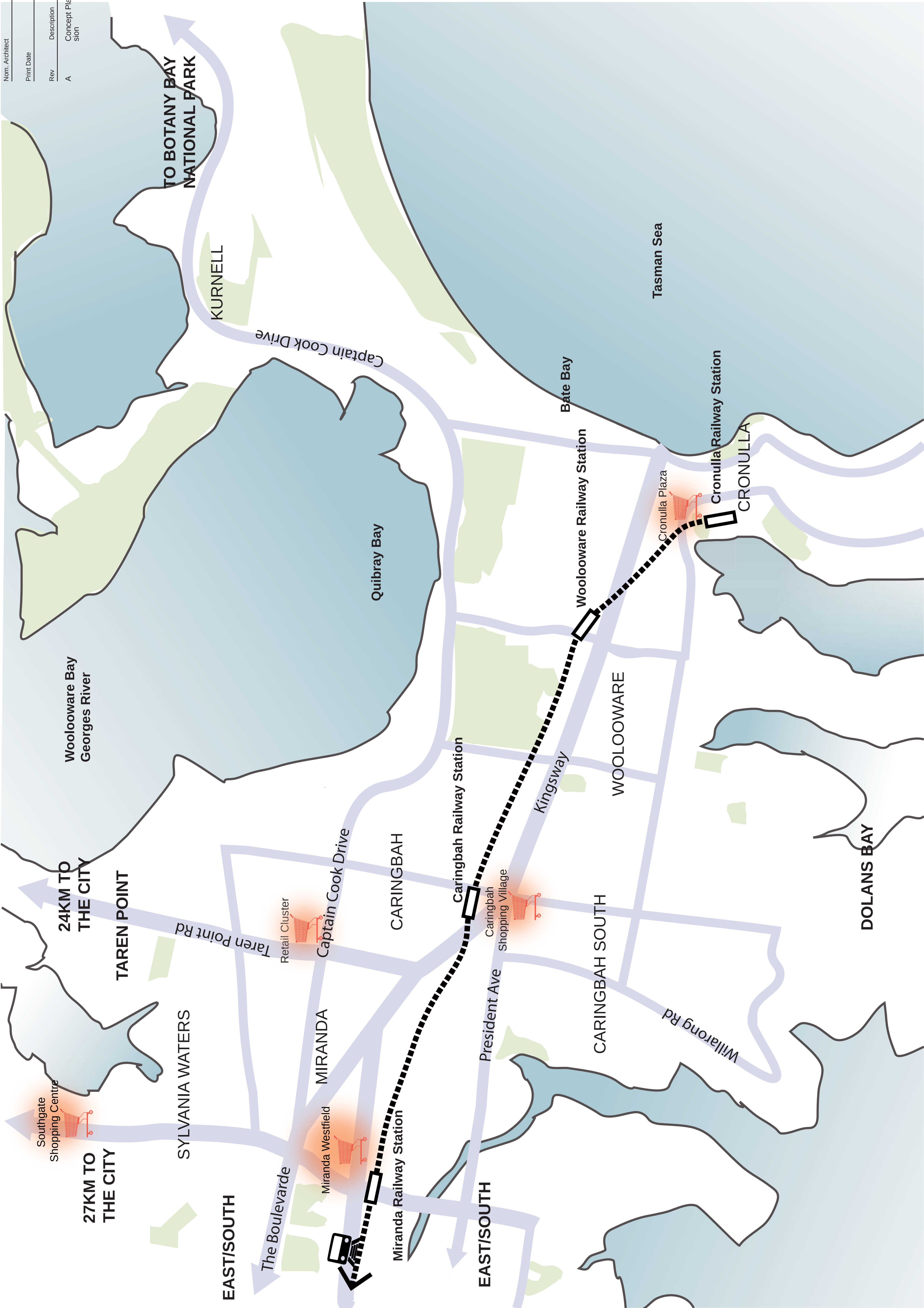
Concept Plan Application

APPLICATION NUMBER MP 10_0229 (Concept Plan)

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Nom. Architect	Robert Sanderson	
Print Date	22 July 2011	
Rev	Description	Date
A	Concept Plan Submis-	22.07.11



Ngm:Architect		Robert Sanderson	
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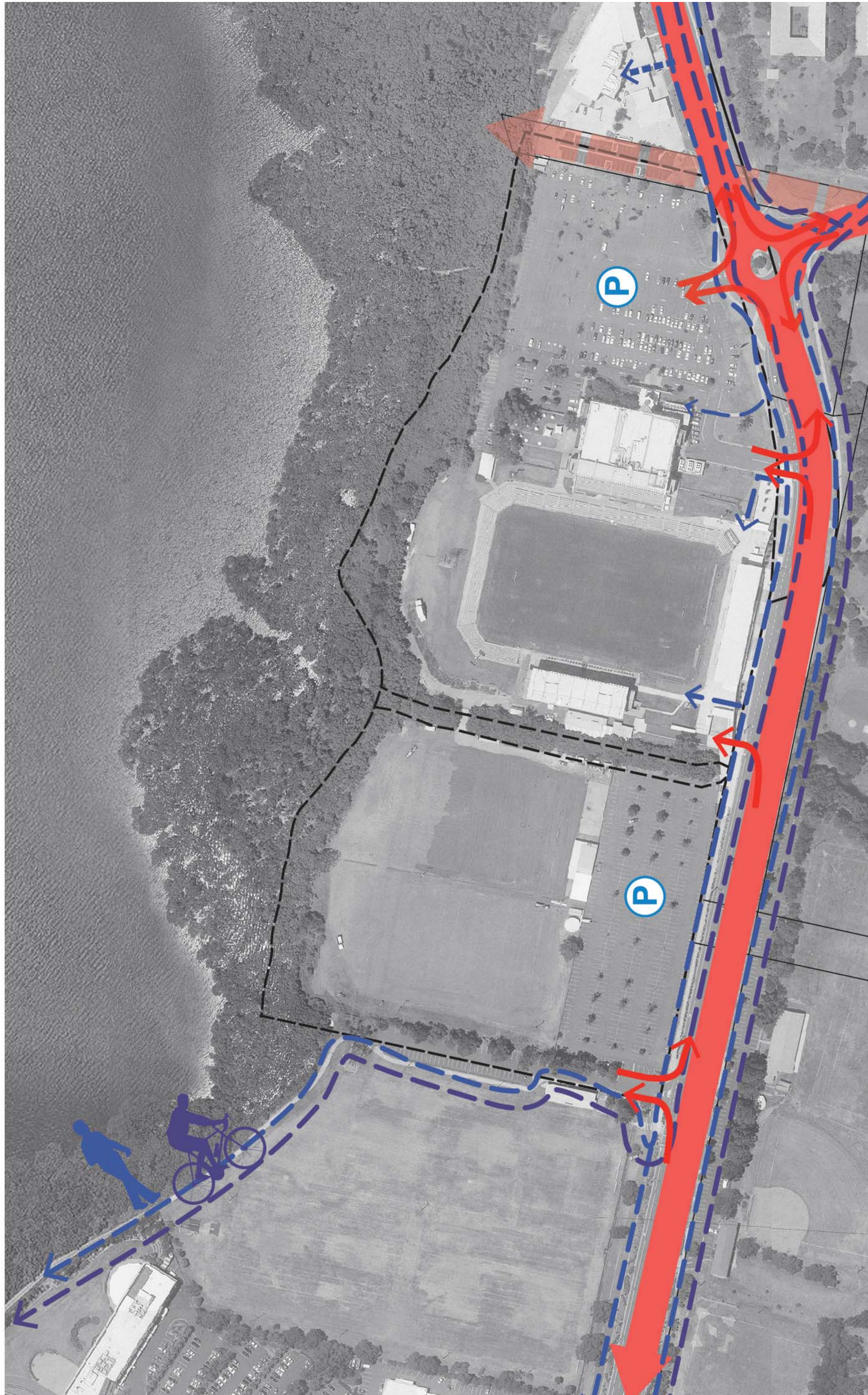


Scale	1:1000
Author	Scott Carver
Project	Cronulla Sharks Redevelopment
Drawn	22 July 2011
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Approved	22 July 2011
Discipline	Planning
Client	Bluestone Capital Ventures No.1 Pty Ltd
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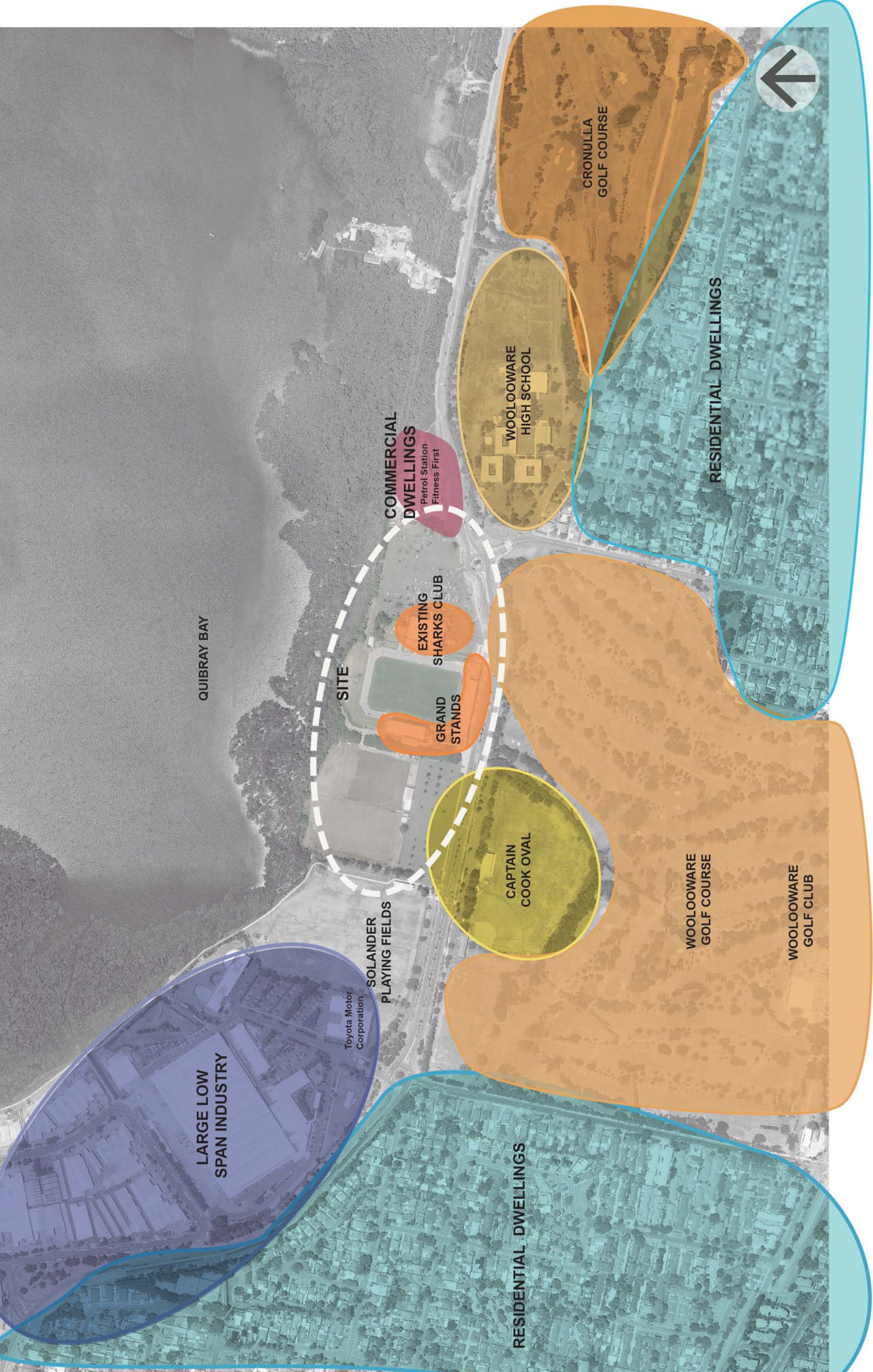
Transport Modes



Site Access



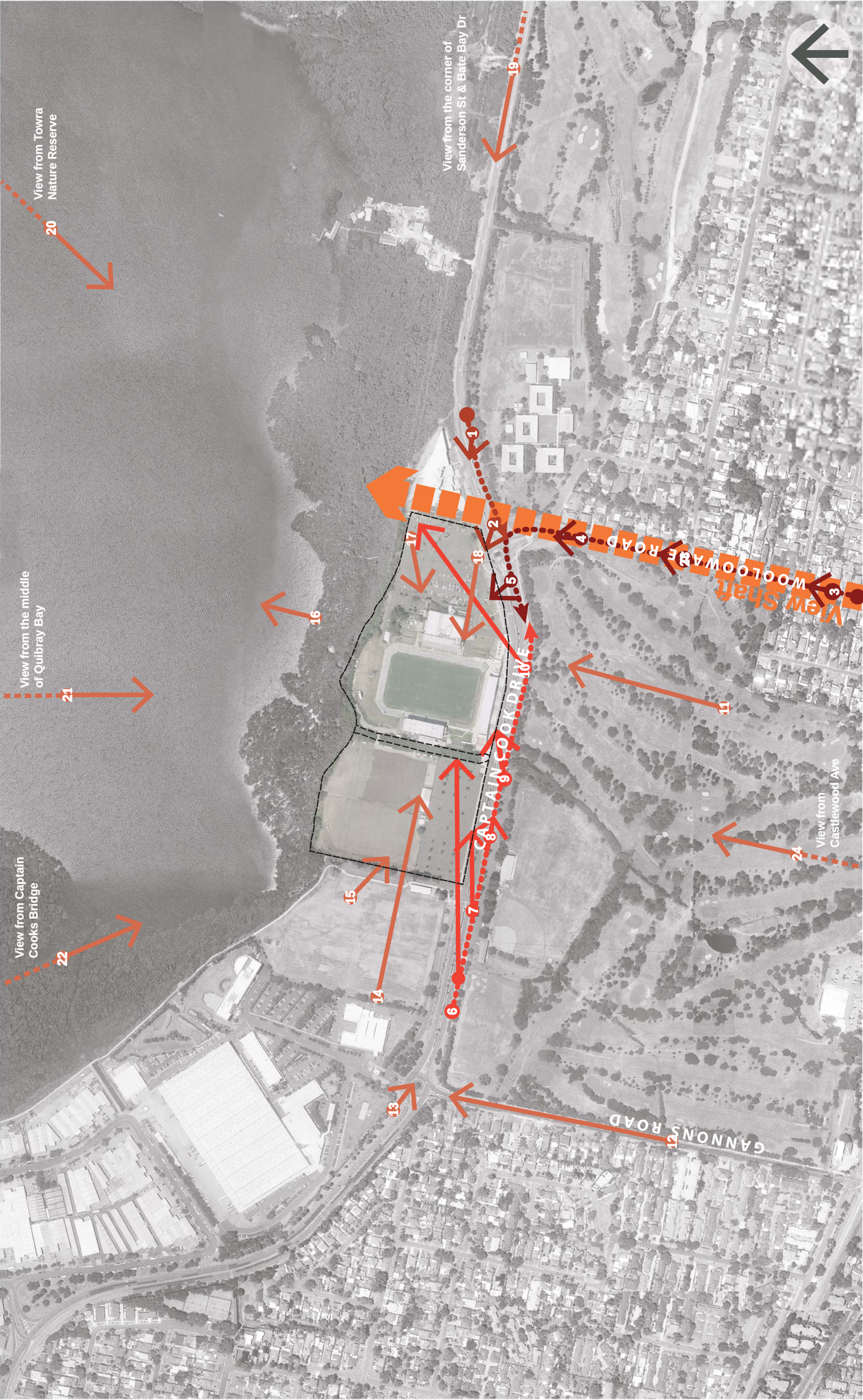
Building/Surrounding Building & Development Typologies



Topography



Existing Views and Vistas



Status		CONCEPT PLAN SUBMISSION	
Nom. Architect		Robert Sanderson	
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Site
It consists of two lots - Lot 20 DP 529644 of 4.128 Ha being the training fields and game day parking area which is to be developed as residential and Lot 11 DP 526492 of 5.933 Ha comprising Joyota Park, The Leagues Club Building and Car Park. An area of some 3.25 Ha being the eastern-most portion of Lot 11 is noted on the survey as deferred zoning. This portion extends easterly from the "Edge of Field".

Easements
A drainage easement runs north to south through the eastern side of Lot 20 formalising drainage from the Golf Course and discharging through to the man- groves.

Transmission Lines
Large transmission towers are located outside the west and east site boundaries. These are to remain. An easement for transmission 36.565 m wide run through the two sites on the northern side of the Side.

Surrounding Buildings and Development Typologies
The site is at the head of the Woollooware Golf Course the general site is embraced on the west by Industrial Development and modest commercial / educa- tion buildings to the east. To the south are public recreational areas being the Captain Cook Oval and Woollooware Golf Course. Low rise residential neigh- bourhoods border both sides of Woollooware Golf Course to the south- west and south-east of the site, although there is no direct adjacency between the site and any low density residential.

Transport Modes
The site is well served by the local road network and well formed cycle paths and lanes run past along Capitan Cook Drive. Railway services are in some proximity to the site. But no formal bus route provides direct connection.

Roads
The most important road for this site is Captain Cook Drive. It provides access from the City from Taren Point Road and connecting via Gannons Road and Eloura Road to The Kingsway (the main east west ridge road of the surrounding area). Woollooware Road provides access to more local and adjacent subur- ban areas being less connected to the district road network at the railway corridor.

Railway
The site can be accessed via the Illawarra railway line which connects with Cronulla in one direction and Hurstville, Central and Bondi Junction in the other direction.

Bus Routes
The closest existing Bus Service is Route 969 which runs along Stuart Road.

Topography / Environmental Features
The site is located on coastal low-lying estuarine land with key environmental features which include the adjacent mangroves and Quibray Bay (Woollooware Bay) and a meandering creek on Woollooware Golf Course and the drainage easement on site.

Climate
There is good solar exposure on north facing boundary which also encapsulates magnificent views over Quibray Bay (Woollooware Bay).
The south facing boundary of the site which borders Captain Cook Drive offers little solar exposure.

Site Access
Vehicular Access
Main vehicular access to the site is along Captain Cook Drive from the west and east (Kumell) and from Woollooware Road to the South. There are various vehicular access points along this road that service the site.

Pedestrian
Pedestrian access has been allowed for in the current Captain Cook Drive road reserve. However it is clear that pedestrian traffic other than on a game day is not very significant and hardly justifies the infrastructure provided. As a recreational infrastructure for walking the northern border of the site does not have through site track along the mangrove edge. Obviously the need to go around the Sharks site on the southern side away from edge of the bay is unsatisfac- tory.

Cycle Paths
Cycle paths are similarly provided as for Pedestrian paths above. However given the context of site in relation to hard core cyclist destinations and routes the cycling provision does appear to have some use and provides for light cyclist traffic.

Existing Views and Vistas
In addition to the distant views of the site from the north identified in the DG's requirements, the site has the following views :-

Not to scale

- oblique views of the development from Captain Cook Drive moving in an easterly direction - which the observer will only see one of the three compo- nents of the site.
- similarly there are a series of oblique views from travel in the westerly direction but because of the bend in Captain Cook Drive and the displacement of the road, nature of the adjoining development
- more stationery but less frequented views for the Solander Playing Fields which will more direct views of the residential component
- a view corridor along Woollooware Road