

50

Mark Brown - Submission Details for Michael Stuckey

From: Michael Stuckey <starskyandhutch2@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 10/10/2011 8:28 AM
Subject: Submission Details for Michael Stuckey
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Michael Stuckey
Email: starskyandhutch2@hotmail.com

Address:
6 Kiparra Street

ENGADINE, NSW
2233

Content:
I am in favour of this development.

IP Address: austbr12.lnk.telstra.net - 165.228.205.102
Submission: Online Submission from Michael Stuckey (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21361

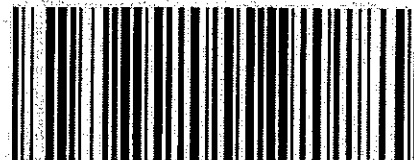
Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Michael Stuckey

E : starskyandhutch2@hotmail.com

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PCU026789

Dr J L FARLOW

63c 1/3 McDonald Street

Cronulla 2230

7/10/2011

Dept of Planning & Infrastructure

Sydney

Dear Sir,

re Cronulla Sharks Development MP 10 0229

Department of Planning
Received

10 OCT 2011


Scanning Room

I would like to object to the proposed development of the Cronulla Sharks for the following reasons.

- 1 The development coincides with the Green Hills development on Cpt Cook Drive which will result in a huge increase in traffic in this area.
- 2 The loss the present car park at the Leagues club.
- 3 No provision for adequate parking on match days.
- 4 The assumption that fans will travel by train to Woollooware and walk to the ground. The provision of buses will not be adequate.
- 5 The loss of the present playing fields which are used frequently at present.
- 6 The development will be built on filled land which may not be safe for High Rise development.
- 7 The use of school yards and playing fields for parking would cause damage to these areas, especially in wet weather.
- 8 There could be severe environmental damage to the mangrove fish breeding area between the development and Botany Bay.

I hope all these matters will be considered before a decision is made.

Yours sincerely,



John Farlow.

Mark Brown - Submission Details for Hilary Nichols of PT&I

From: Hilary Nichols <h.taylornichols@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 10:13 AM
Subject: Submission Details for Hilary Nichols of PT&I
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Hilary Nichols
Organisation: PT&I (Tourism Assistant)
Email: h.taylornichols@gmail.com

Address:
Level 11, 171 Clarence St
Sydney
Sydney, NSW
2000

Content:

I'm writing to inform you that, as a young person with a young family, I fully support the development. There is a real need for affordable housing in the area, so that young families can afford to offer their kids a healthy and safe lifestyle in a good community near the beach. There is a glaring lack of such affordable housing at present and to have some affordable options would be a huge step toward supporting the community, our work opportunities and our children's future.

I also support the development of more convenient shopping options in a community based environment. This would revitalise the local community, provide local work opportunities and reinvigorate the area. Similarly, the club's new facilities will provide a local focus for community, health, livelihoods and social and civic engagement.

I sincerely hope this project goes ahead in order to provide a support structure for our growing community - we so desperately need it.

IP Address: b0d39.static.pacific.net.au - 202.7.82.57

Submission: Online Submission from Hilary Nichols of PT&I (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21439

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Hilary Nichols

E : h.taylornichols@gmail.com

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Mark Brown - MP 10_0230 - Project Application Stage 1 - Retail Development, Cronulla Sharkspart3a

From: "Hilary Taylor Nichols" <Hilary.TN@pacifictradeinvest.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 10:23 AM
Subject: MP 10_0230 - Project Application Stage 1 - Retail Development, Cronulla Sharkspart3a

Dear Mr Brown,

I have been trying to submit my comments in support of this development via your website, but it won't seem to accept my submission.

I'm writing to inform you that, as a young person with a young family, I fully support the development. There is a real need for affordable housing in the area, so that young families can afford to offer their kids a healthy and safe lifestyle in a good community near the beach. There is a glaring lack of such affordable housing at present and to have some affordable options would be a huge step toward supporting the community, our work opportunities and our children's future.

I also support the development of more convenient shopping options in a community based environment. This would revitalise the local community, provide local work opportunities and reinvigorate the area. Similarly, the club's new facilities will provide a local focus for community, health, livelihoods and social and civic engagement.

I sincerely hope this project goes ahead in order to provide a support structure for our growing community - we so desperately need it.

Kind Regards,

Hilary Taylor Nichols
 Tourism Assistant



Level 11, 171 Clarence Street
 Sydney NSW 2000
 Australia
 Ph : (612) 9290 2133
 Fx : (612) 9299 2151
 Email : hilary.tn@pacifictradeinvest.com
 Web : <http://www.pacifictradeinvest.com>



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Mark Brown - Submission Details for nestor hinzack

From: nestor hinzack <nhinzack@ords.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 10:14 AM
Subject: Submission Details for nestor hinzack
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: nestor hinzack
Email: nhinzack@ords.com.au

Address:
16 coronation ave
mosman
mosman, NSW
2088

Content:
I support the sharks redevelopment proposal.
It will provide needed improved club facilities and is an important boost to employment and development of the communitymjo

IP Address: - 119.225.75.65
Submission: Online Submission from nestor hinzack (comments)
https://majorprojects.affinitylive.com/?action=view_diary&id=21441

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

nestor hinzack

E : nhinzack@ords.com.au

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Mark Brown - Submission Details for nestor hinzack

From: nestor hinzack <nhinzack@ords.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 11:06 AM
Subject: Submission Details for nestor hinzack
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: nestor hinzack
Email: nhinzack@ords.com.au

Address:
16
coronation ave
mosman, NSW
2088

Content:
I support the sharks redevelopment. I believe it will provide much needed upgraded club facilities and community benefits in both employment opportunities and facilities for both residents and visitors.

IP Address: - 119.225.75.65
Submission: Online Submission from nestor hinzack (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21455

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captai n Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

nestor hinzack

E : nhinzack@ords.com.au

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Mark Brown - Submission Details for Marcus Hinzack

From: Marcus Hinzack <marcus.hinzack@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 12:24 PM
Subject: Submission Details for Marcus Hinzack
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Marcus Hinzack
Email: marcus.hinzack@gmail.com

Address:
1104/599 Pacific Highway

St.Leonards, NSW
2065

Content:
Hi,

I used to live in Cronulla a few years ago and my fiancé and I want to buy there/move there in a year or two. I think that the proposal is well planned and will really answer the call in providing some more affordable waterside living near the beach.

I think that the shopping planned is really needed in that Woollooware area, as you would not have to go to Caringbah and it will really support the proposed residential on the site well, as well as the existing dwellings nearby. It will be a new hub for these residents and will make their own places more valuable and give them greater amenity. Also more jobs can be created with this offering and really support the Shire economically.

I believe that this proposal also answers the call for more housing stock - that Sydney so desperately needs. This will really unlock a great area that is so suitable to a village/community. The plans show that the residential blocks are designed sympathetically with the mangroves in mind and I am sure the design will enhance the connection with mangroves which from memory has been long forgotten and a bit of a rubbish collector.

I believe the club and retail component will create the community hub down that end of the Shire that is so desperately needed - I for one will be strongly considering one of the units here if the timing is right.

I have taken time to look at the plans and am all for it.

Marcus

IP Address: ip-202.4.79.253.sta.onestream.com.au - 202.4.79.253
Submission: Online Submission from Marcus Hinzack (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21465

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Marcus Hinzack

E : marcus.hinzack@gmail.com

Mark Brown - Submission Details for Antonio Screnci

From: Antonio Screnci <10424657@uts.edu.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 12:21 PM
Subject: Submission Details for Antonio Screnci
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Antonio Screnci
Email: 10424657@uts.edu.au

Address:
10 Croydon ave

croydon, NSW
2132

Content:

This is a great development for the area, and i support it in its entirety. This development will provide affordable living in the shire close to the beach, which is very desirable. The shopping proposed will complement the residential within the complex and also be a big plus to the surrounding community.

Analysing this proposal, it is evident that it will provide a boost to the club and serve as a community hub, which is needed in the area.

IP Address: ip-202.4.79.253.sta.onestream.com.au - 202.4.79.253
Submission: Online Submission from Antonio Screnci (support)
https://majorprojects.affinitylive.com/?action=view_dary&id=21463

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Antonio Screnci

E : 10424657@uts.edu.au

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(56)

Mark Brown - Submission Details for Matt Crews

From: Matt Crews <crewsmt@bigpond.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 2:13 PM
Subject: Submission Details for Matt Crews
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Matt Crews
Email: crewsmt@bigpond.com.au

Address:
100 Burraneer Bay Rd

Cronulla, NSW
2230

Content:
I am in support of the application.

Cronulla is in desperate need for convenience shopping thereby creating employment opportunities.

The affordable nature of the residential provides option for all to live in walking distance to the beach without paying Cronulla's high prices.

IP Address: ip-202.4.79.253.sta.onestream.com.au - 202.4.79.253
Submission: Online Submission from Matt Crews (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21493

Submission for Job: #4485
http://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Matt Crews

E : crewsmt@bigpond.com.au

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Mark Brown - Submission Details for steve godbold

From: steve godbold <snuffydog7@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 11/10/2011 11:32 PM
Subject: Submission Details for steve godbold
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: steve godbold
Email: snuffydog7@hotmail.com

Address:
53 Polilight street

dunlop, ACT
2615

Content:

i am in total support of this application for the shire region, although i do not reside in the area i have friends and family that do and i am also a fan of the cronulla sharks...this developement will be great for the area and a terrific tourist attraction in which myself and my family and friends here in the ACT .and also NSW will be able to go to and enjoy our time and spend our money in the shire area.....we also think it is important to support the development: creation of jobs, provision of affordable housing, family entertainment facilities, convenient shopping and services, access to transport and the whole total concept.....long live the SHARKS

IP Address: cpe-58-165-249-165.lns1.civ.b igpond.net.au - 58.165.249.165
Submission: Online Submission from steve godbold (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21546

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

steve godbold.

E : snuffydog7@hotmail.com

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My name and address details are as follows.
John Dunphy Sports 38 Grosvenor crescent
Cronulla 2230.

For the record I very much support the Cronulla Sharks project, I do for the following reasons. The sharks are an integral part of the feeling that is the Sutherland shire this development will give at least some real certainty and security for the shires team not only to remain in the national competition but also be very competitive. Further being in a good financial situation allows for more development funds for assisting and training the youth of the shire to have more participation in sport. This to me makes sense as more sporting involvement invariably leads to a healthier life style.

Ultimately the development of our own junior league player is a most important factor for the people of this shire and this development proposal will definitely assist this to eventuate. I also believe the combination of the many different services available in this proposal will be a great thing for the shire as it certainly will provide many new and positive areas of employment and I believe the many new businesses will have a very high chance of being successful.

Over all I certainly applaud this proposal and certainly it has my full support.
Kind Regards


John Dunphy

(59)

Mark Brown - Submission Details for carley byrnes

From: carley byrnes <carleybyrnes@yahoo.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 12/10/2011 9:31 AM
Subject: Submission Details for carley byrnes
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: carley byrnes
Email: carleybyrnes@yahoo.com.au

Address:
5/27 Tullimbar Road

Cronulla, NSW
2230

Content:

Given the state of the surrounding area on Sharks game days currently I object to an increase in the size of the current development. Transporting people into the site will only increase the litter and traffic when it is already unbearable at times.

I also object to the increase in the number of trucks along Captain Cook Drive. During the build period of the desalination plant there were many near miss accidents between cars and trucks. The build of such a huge development will cause this to happen again.

IP Address: 27-33-169-66.tpgi.com.au - 27.33.169.66
Submission: Online Submission from carley byrnes (object)
https://majorprojects.affinitylive.com/?action=view_diary&id=21556

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

carley byrnes

E : carleybyrnes@yahoo.com.au

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From: Carley Byrnes <carleybyrnes@yahoo.com.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 9:42 am 12/10/2011
Subject: Submission- Cronulla Sharks Development

I object to the proposal.

Given then state of the surrounding area on Sharks game days currently I object to an increase in the size of the current development. Transporting people into the site will only increase the litter and traffic when it is already unbearable at times.

I also object to the increase in the number of trucks along Captain Cook Drive. During the build period of the desalination plant there were many near miss accidents between cars and trucks. The build of such a huge development will cause this to happen again.

From: [REDACTED]
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 2:50 pm 12/10/2011
Subject: Re: Application for Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP 10_0229)

Re: Application for Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP 10_0229)

Further to your letter dated 30th September 2011 inviting comment on the proposed development, I make this submission to object to the project.

The reasons I object to the proposed project are:

- * It will have a negative Environmental impact - directly on the surrounding fragile eco system and indirectly through declines in air and water quality increases in litter and noise pollution.
- * It will have a negative Traffic Impact - generating more peak and off peak traffic and creating new mini peaks and disruptions from additional pedestrian movements
- * Negative impact on already crowded local public transport
- * It will have a negative social impact - encouraging drinking and gambling leading to more anti-social behaviour, vandalism, drink driving etc in nearby areas
- * It is out of character with the area
- * The retail component will have a detrimental effect on nearby smaller retailers like at Woollooware village and the numerous corner shops in the area
- * Loss of recreational space (the playing fields)
- * Planning assessment framework
- * It will have a negative influence on future development in the areas, by making future major developments seem smaller in scale, allowing a creep effect on approval of large developments like this
- * It is poorly planned from several perspectives including:
 - o Crime prevention
 - o vehicular movements
 - o parking
 - o pedestrian and cycle movements in the vicinity of the site - e.g. to the train station
 - o inadequate open space
 - o inadequate solar access for surrounding
 - o Inadequate sustainability features

I have no reportable political donations to report

I request that this submission is not made available on the Departments website

Thanks for the opportunity to make a submission.

61

From: "bernadette abbott" <b.abbott@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:17 pm 12/10/2011
Subject: Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP10_0229)
Attachments: sharks.doc

See attachment

SHARKS DEVELOPMENT BEING BUILT ON A TOXIC WASTE DUMP

This development is about to take place on a toxic waste dump. For many years this area was the Sutherland Shire Tip. There were no restrictions on what was dumped. Many of the houses being built during that period were built of fibro. Restrictions on fibro didn't exist then.

There is no infrastructure for our already clogged up roads.

Sturt Road where I reside is used as a bypass. In peak periods it is impossible to walk across the road safely. School children are using this road. During events and festivals, often helped along by the police it is used as a bypass. During football matches there is no parking left in the street and driving is dangerous.

There is Woollooware High School opposite the Sharks

At Greenhills the only infrastructure is a roundabout. For the Wanda Unit redevelopment there is nothing. We are in the process of having a nursing home built in Sturt Road.

At the sharks when all the units and shopping centre is built where is all the overload of cars going to spill out to? Units never cater for all their car owners. Shops at Christmas and busy times can spill the cars out for miles.

With the development at the Sharks I shudder.

Saving the Sharks? I don't think so. Its about developers making money.

I've lived in the Shire all my life. What is happening is so sad.

Bernadette Abbott

There are developing areas that would welcome this development but of course the rewards wouldn't be as rich.

Mark Brown - Submission Details for craig hodes

From: craig hodes <cnhodes@bigpond.net.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 12/10/2011 9:59 PM
Subject: Submission Details for craig hodes
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: craig hodes
Email: cnhodes@bigpond.net.au

Address:
18 glassop st

caringbah, NSW
2229

Content:

My comments are in regard to appendix J "game day parking" point 4.3, item 6.
This item states 'parking management plans
that are intended to prohibit Game Day car parking within these
precinct(s)'

I am concerned that public grounds like Solander and Captain Cook oval that are used on fridays by schools for sport, or weekends by hundreds of soccer and rugby league players in winter will be unable to be used if parking is prohibited on game days when the sharks are at home.

Not only are the players affected directly by the loss of local amenities, the sporting clubs themselves would also be losing valuable canteen income that creates further hardships when maintaining facilities.

On a second matter of scale, I also believe that 700 units is too many for the site and that visitor parking has not been adequately catered for. Visitors will be forced to park off site most probably again in the Solander and Captain Cook oval carparks. This would greatly reduce the available parking for the public wishing to use these facilities.

IP Address: cpe-138-130-66-82.lns1.clt.bigpond.net.au - 138.130.66.82

Submission: Online Submission from craig hodes (object)
https://majorprojects.affinitylive.com/?action=view_diary&id=21575

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

craig hodes

E : cnhodes@bigpond.net.au

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Mark Brown - Submission Details for Scott Butler

From: Scott Butler <puma.1355@live.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 13/10/2011 1:38 PM
Subject: Submission Details for Scott Butler
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Scott Butler
Email: puma.1355@live.com.au

Address:
11 Dransfield Road

Edensor Park, NSW
2176

Content:

This is a must for the local area. Sutherland Shire needs more in the area. It will create jobs, increase the population which will bring additional opportunities. It will provide the young ones today with a future.

IP Address: - 170.148.144.16

Submission: Online Submission from Scott Butler (support)
https://majorprojects.affinitylive.com/?action=view_diary&id=21594

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Scott Butler

E : puma.1355@live.com.au

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64

Mark Brown - Submission Details for Dorothy Knox

From: Dorothy Knox <seccs@marrickville.nsw.gov.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 13/10/2011 3:39 PM
Subject: Submission Details for Dorothy Knox
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Dorothy Knox
Email: seccs@marrickville.nsw.gov.au

Address:
2/76
Caringbah Road
Caringbah, NSW
2229

Content:
I wish to strongly object to this development.

I am appalled that such a large development is planned for this area, with buildings up to 16 storeys so close to the mangroves and on such a narrow road as Captain Cook Drive. With the additional housing being built further along Captain Cook Drive, the traffic will be overwhelming.

IP Address: proxy4.messagelabs.net - 117.120.16.131
Submission: Online Submission from Dorothy Knox (object)
https://majorprojects.affinitylive.com/?action=view_diary&id=21607

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Dorothy Knox

E : seccs@marrickville.nsw.gov.au

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65

Mark Brown - Submission Details for Margarita Pitsis

From: Margarita Pitsis <m_pitsis@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 13/10/2011 10:35 PM
Subject: Submission Details for Margarita Pitsis
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Margarita Pitsis
Email: m_pitsis@hotmail.com

Address:
15 Raleigh Ave

Caringbah, NSW
2229

Content:

it all sounds great but i have to admit i dont like the idea of increasing the amount of people that live in this small area. We just keep trying to cram more into our envirnment to supossedly make it better but i wuestion whether it makes it better. more cars, more people, more damage to the environment, by over crowding, more sewerage to cater for this and so it goes onn and less open spaces. the development in this shire just continues without a care and as good as the shops etc sound as it would be handy to me, i just DONT want it.

IP Address: - 115.128.30.228
Submission: Online Submission from Margarita Pitsis (object)
https://majorprojects.affinitylive.com/?action=view_diary&id=21622

Submission for Job: #4485
https://majorprojects.affinitylive.com/?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com/?action=view_site&id=1913

Margarita Pitsis

E : m_pitsis@hotmail.com

Powered by [AffinityLive](#): Work. Smarter.

Craig Hicks

19/22 Northumberland road

Caringbah NSW 2229

0412037050

craigbruce1@hotmail.com

Ref **Cronulla Sharks Development**

461 Captain cook Drive Woollooware

MP 10_0229

I object to this proposal

Reasons are

- 1 Out of keeping with the area
- 2 Hi density, run off into environmentally sensitive area (swap) or wetland
- 3 Height, no buildings needs this height
- 4 Destruction of open space. I use the open space for training, as do many
- 5 Against public interest. I believe majority want open space as is
- 6 Was not this land bequeathed to the leagues club for open space
- 7 Traffic already backs up from Kingsway along Gannons to captain cook drive each evening
- 8 Is small minority acting for finical gain motivating requests for change of usage
- 9 Traffic to city already is nightmare and this will only add more problems
- 10 Traffic within the sire will increase, there is no planning or ability to improve this.

I do not believe this plan has any merit, to changing the usage for open space. I hope the government is not going to take the interests of a few and the motivation of profit in preference to the majority of residents whom feel they have no ability to stop the destruction of where we live

Yours sincerely

Craig Hicks



66

Page 112
→ BL
14/10/11

66

From: Craig Bruce <craigbruce1@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:33 pm 13/10/2011
Subject: Submission MP_0229
Attachments: Sharks development.docx

Please add to the submissions abjection to the proposal

Craig Hicks

19/22 Northumberland road

Caringbah NSW 2229

0412037050

craigbruce1@hotmail.com

Ref Cronulla Sharks Development

461 Captain cook Drive Woollooware

MP 10_0229

I object to this proposal

Reasons are

- 1 Out of keeping with the area
- 2 Hi density, run off into environmentally sensitive area (swap) or wetland
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- 9 Traffic to city already is nightmare and this will only add more problems
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Yours sincerely

Craig Hicks

67

From: "Daryl Weller (Adsignz)" <daryl.adsignz@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9:50 am 14/10/2011
Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

I am writing my support for the Cronulla Sharks Concept Plan that is on display.

I support this because it will ad additional housing opportunities for my family & friends to remain in the shire. It's exactly what the shire needs. We need more residents to increase population which will help business' and shops & retail grow. This will provide more jobs with the retail side of the concept as well.

As a manager of a business it's important to have growth in the shire, this is what we are currently lacking & with the proposal, It's going to be a great thing for the shire.

I am all for it and hope this plan is approved.

Kind Regards,

Daryl Weller

[Advanced Adsignz
[NSW State Manager
[Unit 22, 20 Meta Street
[Caringbah, NSW 2229

[P: 1300 237 446 | F: 1800 237 446 | M: 0406 102 872 | E: adsignz3@bigpond.com | W:
www.AdvancedAdsignz.com

Find us on Facebook - www.facebook.com/Adsignz

68

From: Sally_cross <sally_cross@hotmail.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 10:14 am 14/10/2011
Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

> Dear Whom it May Concern,

>

>

> I would firstly like to be clear that as a Sutherland Shire resident my whole life I am IN FAVOUR of this development.

>

>

>

> Firstly, the transport options to and from the area will increase. This is beneficial not just for the general public, but also game day patrons at Toyota Park. As a young person, I know that my friends enjoy going to the football to get together and support our local area and team. One of the main reasons most of them do not do this often is because it is such a difficult place to get to and home from. We need more transport options. If this area of the Shire was more accessible to the public there would also surely be more events held here, making it a classy meeting point for everyone in the Shire to access and enjoy.

>

>

>

> I also have been a visitor to the boardwalk through the mangroves near the Sharkies Club numerous times over the years, to enjoy the great view from there. Over this time the boardwalk has begin to collapse to the point of jumping over broken parts of the walk to progress, and this fantastic viewing spot is therefore not be utilised to it's full potential. If the upgrade takes place then more visitors can enjoy this walk and view.

>

>

>

> I have been a member of various sporting teams in the Sutherland Shire and have played on the Junior fields near Toyota Park many times. The playing fields in the Shire are mostly all in horrible condition – these fields being amongst the better – but still in poor condition. And the canteen/club house/toilet facilities in the area are all in desperate need of an upgrade. (This can be said for most sporting facilities throughout the Shire).

>

>

>

> Finally, and most importantly, as a young person saving hard for my first home deposit, the development will bring more housing options to the Shire. It is extremely difficult to break into the housing market, and I will be saving full time for the next two years before I can afford to purchase – and then for the next 30 years to pay it off! After living in the area for the first 24 years of my life, going to school here, working here, and having all my friends and family in the area, the idea of having to leave to be able to set up a home is difficult to come to terms with and I don't want to turn my back on my beloved Shire. This will not fix my problem, but surely more housing options in such a desirable location (once the new shops & transport are all in place) will be a terrific option for first home buyers and investors and people of all ages to consider.

>

>

>

> I strongly hope that this development goes ahead to allow our Sutherland Shire to shine and show off what fantastic features we have, and that this will help unite the community and give the whole Shire an area to be proud of.

>

>

>

> Yours faithfully,

>

> Sally Cross

69

From: Matthew Foreman <matthewrules@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 2:03 pm 14/10/2011
Subject: Ref: MP_0229- Cronulla Sharks Concept Plan

As a supporter of Bulldogs, I have been to Toyota Stadium several times and look forward to upgraded facilities.

From: Jaryd Downie <downiestyle@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6:25 pm 14/10/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

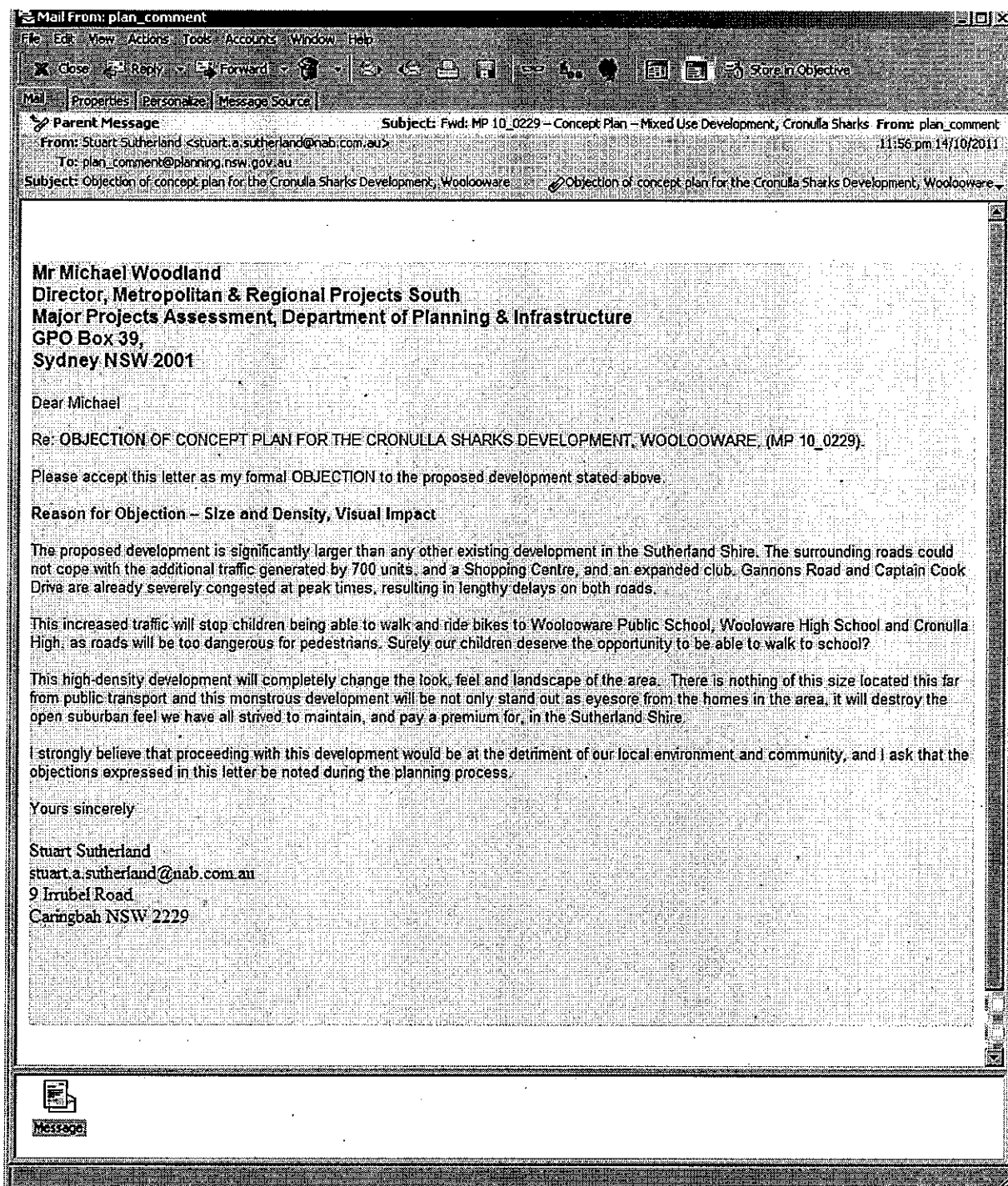
REF: MP_0229 – CRONULLA SHARKS
CONCEPT PLAN

I wish to lodge my support for the Cronulla Sharks Concept Plan that is currently on public exhibition.

I support the proposal because it will provide additional housing opportunities in the Sutherland Shire for people in all stages of their life. The Shire needs more housing so that it can attract more families and young people to the area, at the same time as meeting the needs of its ageing population.

The proposal will help create jobs and training opportunities, strengthen the local economy as well as contribute to a more diverse and sustainable community.

Yours sincerely, Jaryd Downie



From: rob nob <robbierules_8@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 12:21 am 15/10/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

The development at Cronulla sharks is a must! It will the whole community out at a time were we need it the most. It will do this byA) Creating over 1500 new jobs!

B) The construction of affordable housing in a Shire struggling with a stagnant population.

C) Generous open space and play ground facilities which will be open to the public (hopefully a skatepark!)

D) New sporting facilities

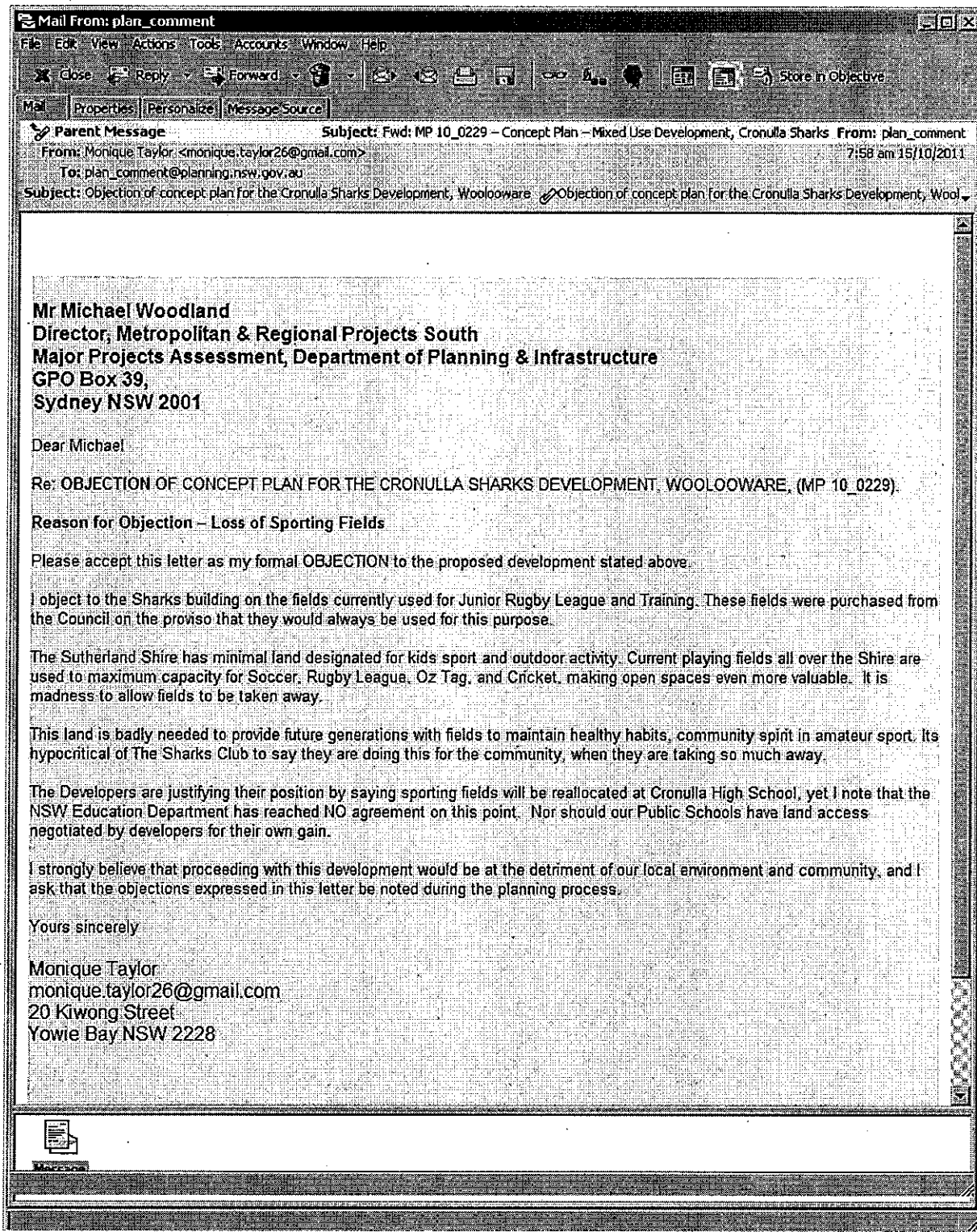
E) A retail development in a severely under serviced area

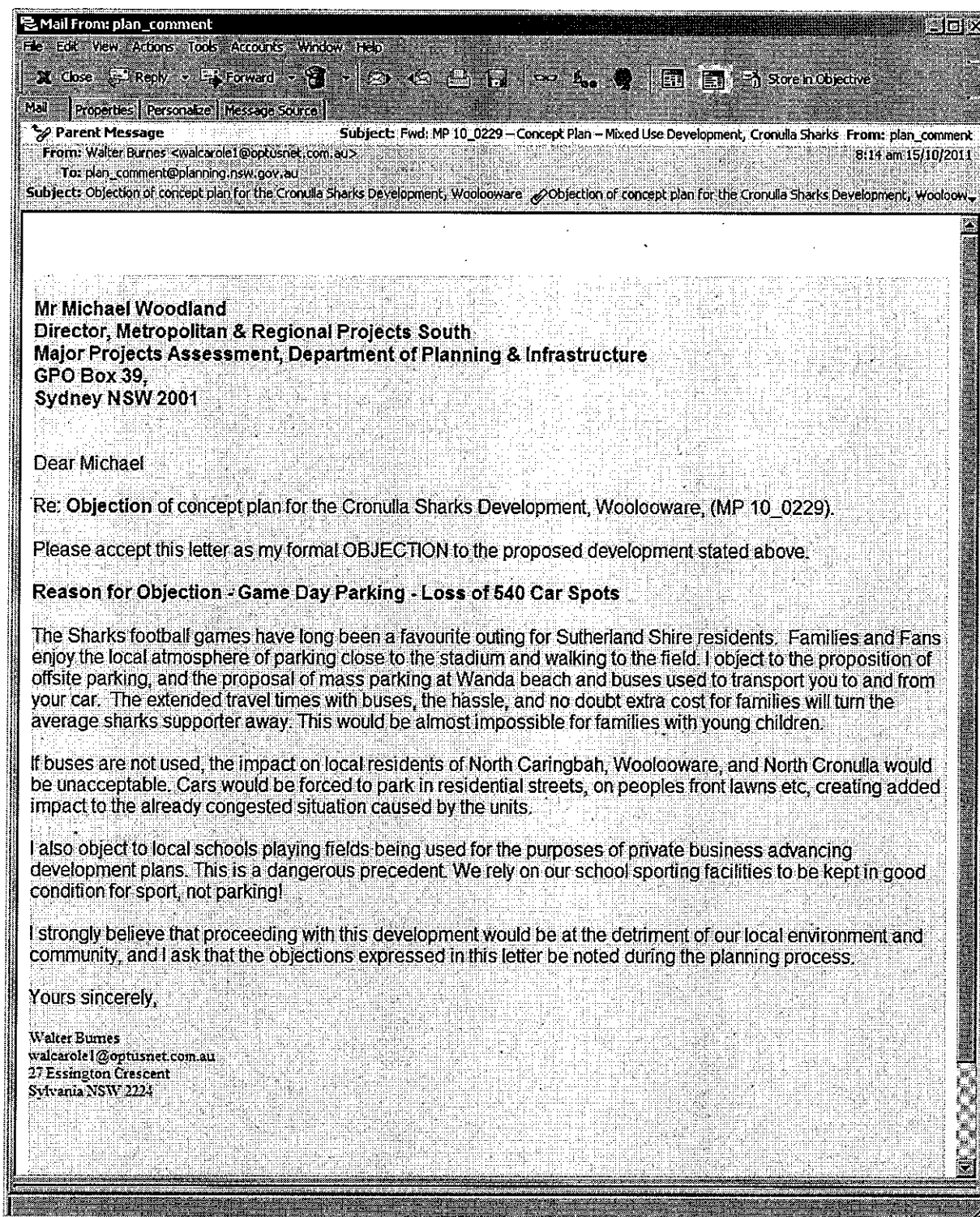
F) A retail development in a severely under - serviced area

G) A world class environmental practices ensuring the safety of the mangroves

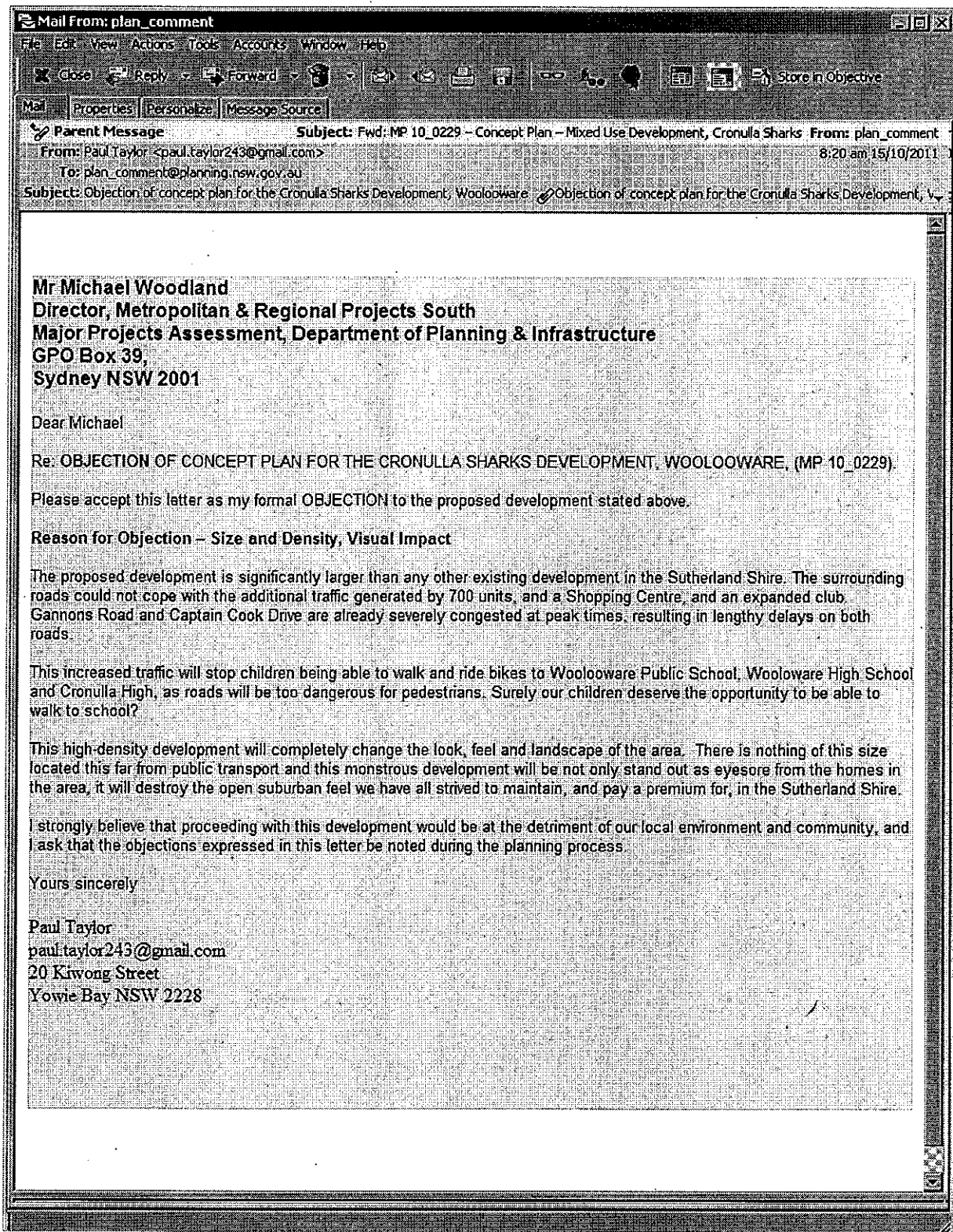
H) a revitalised club offering entertainment and dining

Personally this development will help me greatly. I am finishing off year 12 greatly, recently I have been looking for a job when I finish but I have had no luck, and the creation 1500 jobs will be sure to increase my chances. The construction of affordable housing wont effect me currently, but in a couple of years I will be looking to buy a house and definitely want to stay in the area but the way house prices are going that probably wont happen unless developments like this take place. New sporting facilities will be a big benefit to the community, hopefully they can include a skate park in there!.





15



Mr Michael Woodland
Director, Metropolitan & Regional Projects South
Major Projects Assessment, Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2001

Dear Michael

Re: OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS DEVELOPMENT, WOOLLOOWARE, (MP 10_0229).

Please accept this letter as my formal OBJECTION to the proposed development stated above.

Reason for Objection – Size and Density, Visual Impact

The proposed development is significantly larger than any other existing development in the Sutherland Shire. The surrounding roads could not cope with the additional traffic generated by 700 units, and a Shopping Centre, and an expanded club. Gannons Road and Captain Cook Drive are already severely congested at peak times, resulting in lengthy delays on both roads.

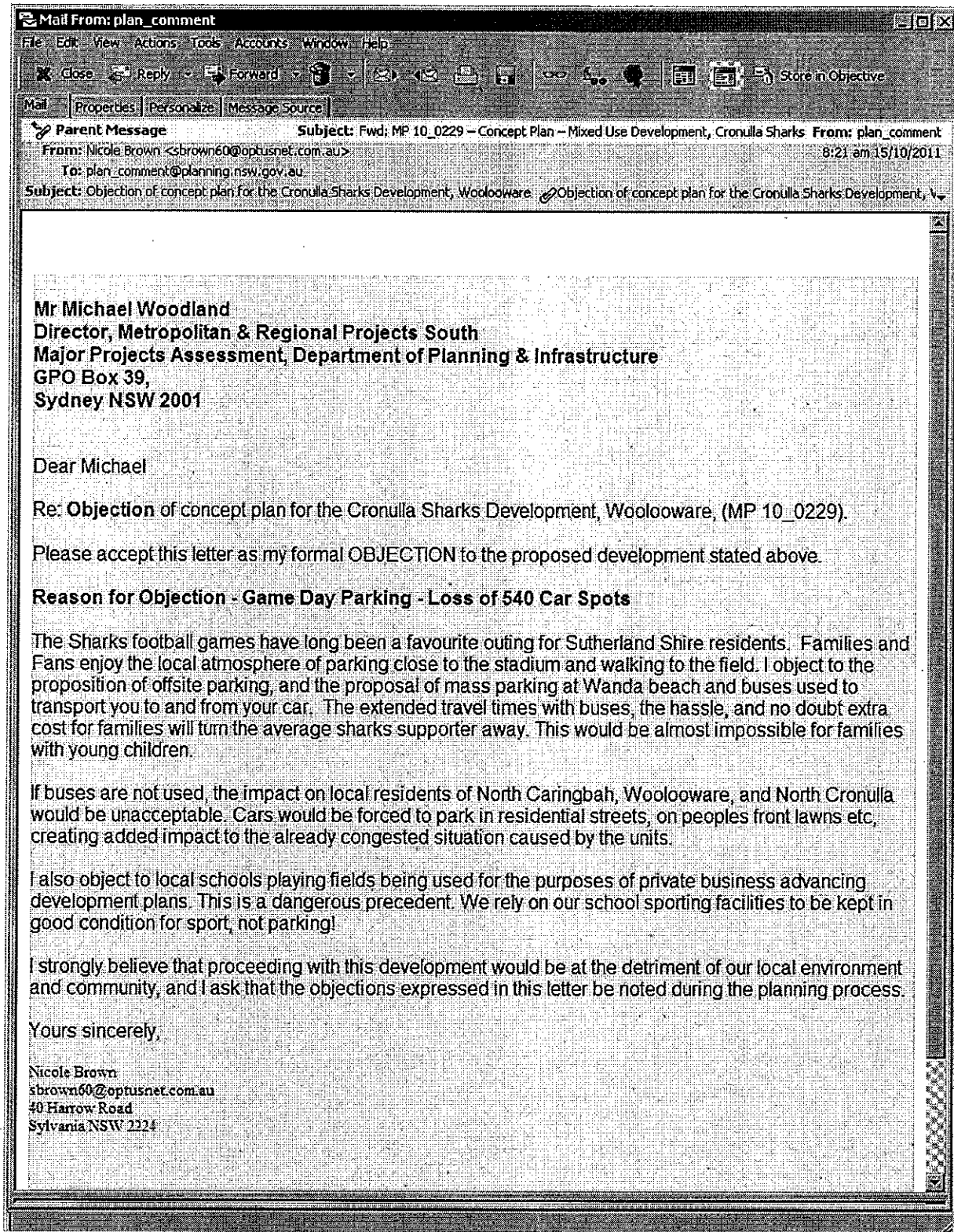
This increased traffic will stop children being able to walk and ride bikes to Woollooware Public School, Woollooware High School and Cronulla High, as roads will be too dangerous for pedestrians. Surely our children deserve the opportunity to be able to walk to school?

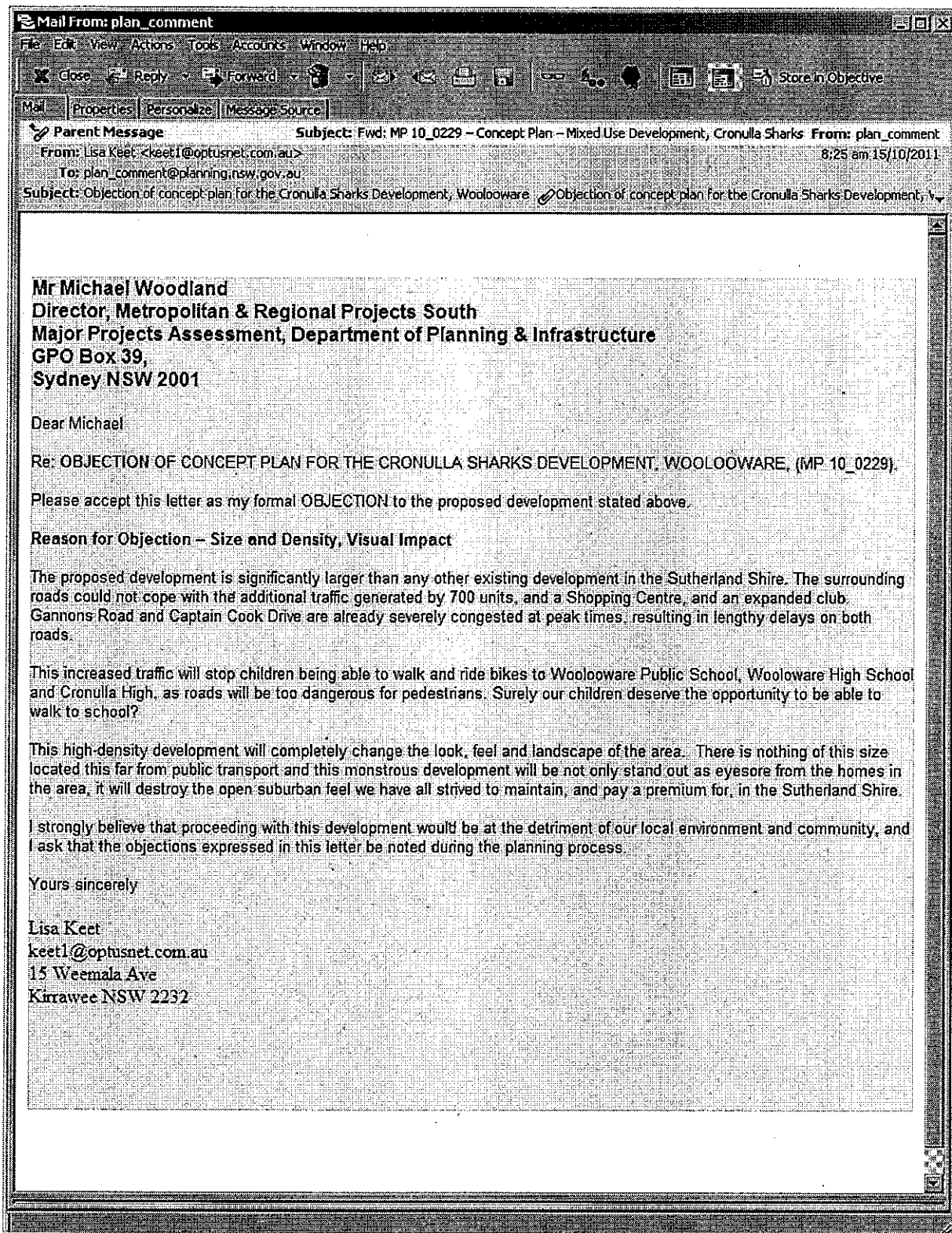
This high-density development will completely change the look, feel and landscape of the area. There is nothing of this size located this far from public transport and this monstrous development will be not only stand out as eyesore from the homes in the area, it will destroy the open suburban feel we have all strived to maintain, and pay a premium for, in the Sutherland Shire.

I strongly believe that proceeding with this development would be at the detriment of our local environment and community, and I ask that the objections expressed in this letter be noted during the planning process.

Yours sincerely

Paul Taylor
paul.taylor243@gmail.com
20 Kiwong Street
Yowie Bay NSW 2228





Mark Brown - Submission Details for Sharon Olufson

From: Sharon Olufson <solufson@bigpond.net.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 15/10/2011 8:30 AM
Subject: Submission Details for Sharon Olufson
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Sharon Olufson
 Email: solufson@bigpond.net.au

Address:
 28 Woollooware Rd

Woollooware, NSW
 2230

Content:

I strongly object to the proposed Sharks development for many reasons. Mainly due to it's huge size impacting severely on the amount of traffic created and the surrounding Woollooware Bay mangrove ecosystem.

The tallest residential tower at 16 storeys plus podium is the highest in the Shire. This will be surrounded by another 7 towers of units also very high. I don't object to there being housing put on the site, but surely 700 units (effectively doubling the population of North Woollooware) being built in such a small area will place severe strain on Captain Cook Dr and the local schools??

Where are the children from this development going to go to school? Woollooware Public School is a relatively small school with no room to build more classrooms, and Woollooware High School already has over 1000 students. Captain Cook Drive is the only road in and out of the area and there is very little scope to widen it. With the new Greenhills Beach development well under way this road will already have greatly increased traffic when it is complete. How are 3 sets of lights within a matter of a few hundred metres going to decrease the traffic flow??

Then there's the public transport system. Extra trains will need to be scheduled to the city as the city trains are already full at peak hour there and back without the residents of 700 units adding to that. An extra bus service is not going to help there.

What are years of building works going to do to Woollooware Bay? The building materials and contaminants will inevitably spill into the mangroves and in turn destroy them and the wildlife they support.

I cant believe that the Sharks want to increase the size of and upgrade th eir stadium! They don't even get enough people to the game to fill the stadium they already have, why does it need to be bigger? Everytime the Sharks have a home game at Shark Park it runs at a loss due to dwindling numbers of supporters turning up. This was reported in our local newspaper in the last couple of months. There will be no parking so their idea is to have satalite car parks in the surrounding suburbs. Not only will that then destroy the playing fields of the schools they choose for the parking but it will put people off going to the game altogether. People don't go to the games now, these same people are not then going to make the effort of having to park in another suburb and take a bus to the game!!

I also dont understand the claim that the Sharks are making such a large financial contribution to the community, aren't they \$13million in debt to St George Bank??

As a family we are Sharks supporters, my son plays junior rugby league for Cronulla Ca ringbah Sharks and we attend most home games to watch the Cronulla Sharks. What a shame such bad mismanagement of the club has resulted in them having to take such drastic measures to try to survive. We love our footy but not to the detriment of our community and surrounding areas..

Again we strongly object to the Sharks development.

IP Address: cpe-58-164-65-51.ins1.ken.bigpond.net.au - 58.164.65.51

Submission: Online Submission from Sharon Olufson (object)

https://majorprojects.affinitylive.com?action=view_diary&id=21678

Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Dr ive

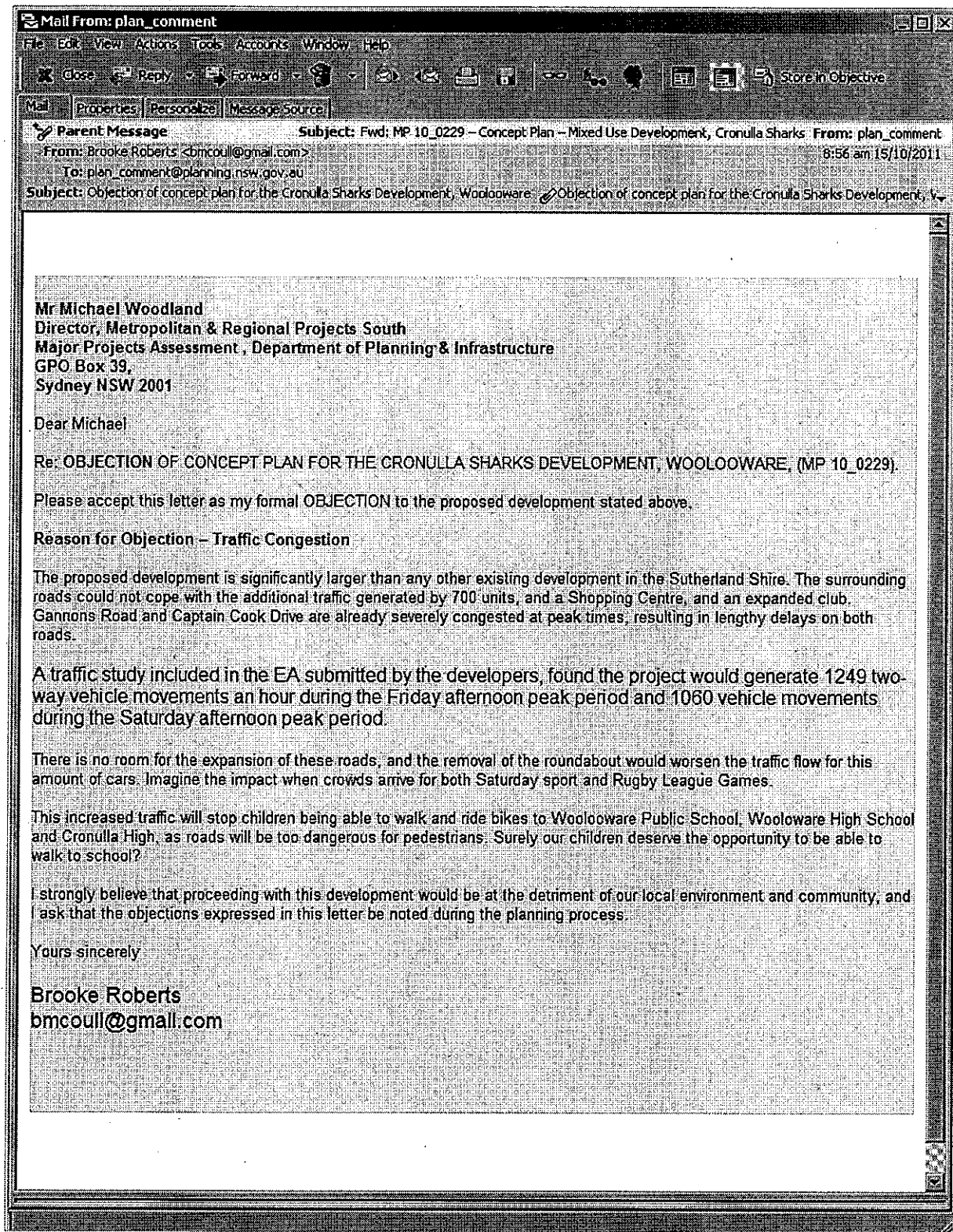
https://majorprojects.affinitylive.com?action=view_site&id=1913

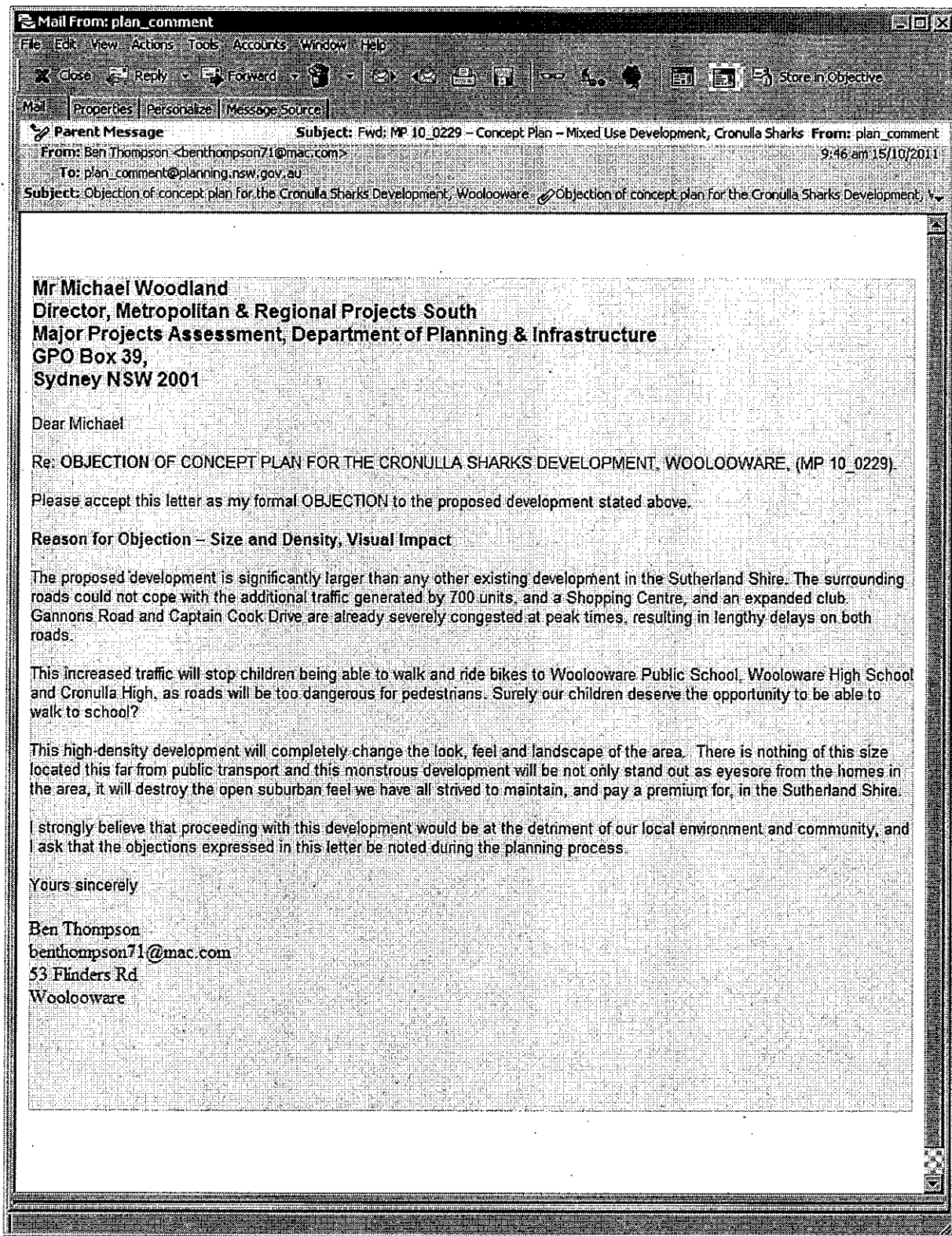
Sharon Olufson

E : solufson@bigpond.net.au

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81

From: "Doug Handsomeguy" <ahoy@iinet.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 10:04 am 15/10/2011
Subject: Cronulla Sharks Development MP10_0229

Cronulla Sharks Development

Application No. MP_0229

Dear Sirs,

I totally object to the above development. Reason being 16 storey towers will be nothing short of visual pollution not only from Woollooware and North Caringbah but also Brighton Le Sands etc. Doubling the number of residents in Woollooware in one project with only tokens of infrastructure upgrades will impinge greatly on the life style local residents currently enjoy. Approval of a development greater in height than existing structures would be total vandalism.

Doug

Cameron-Smith

10

Murrumbidgee Ave

Caringbah 2229

Mark Brown - Submission Details for SCOTT WALKER

From: SCOTT WALKER <sjwalker1975@yahoo.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 15/10/2011 10:04 AM
Subject: Submission Details for SCOTT WALKER
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: SCOTT WALKER
Email: sjwalker1975@yahoo.com.au

Address:
300 Gympsea Bay Rd

Gympsea Bay, NSW
2227

Content:

This development is important for the local economy, providing housing, amenities and entertainment to an area which requires this greatly.

IP Address: cpe-121-217-91-214.inse1.cht.bigpond.net.au - 121.217.91.214

Submission: Online Submission from SCOTT WALKER (support)
https://majorprojects.affinitylive.com?action=view_diary&id=21680

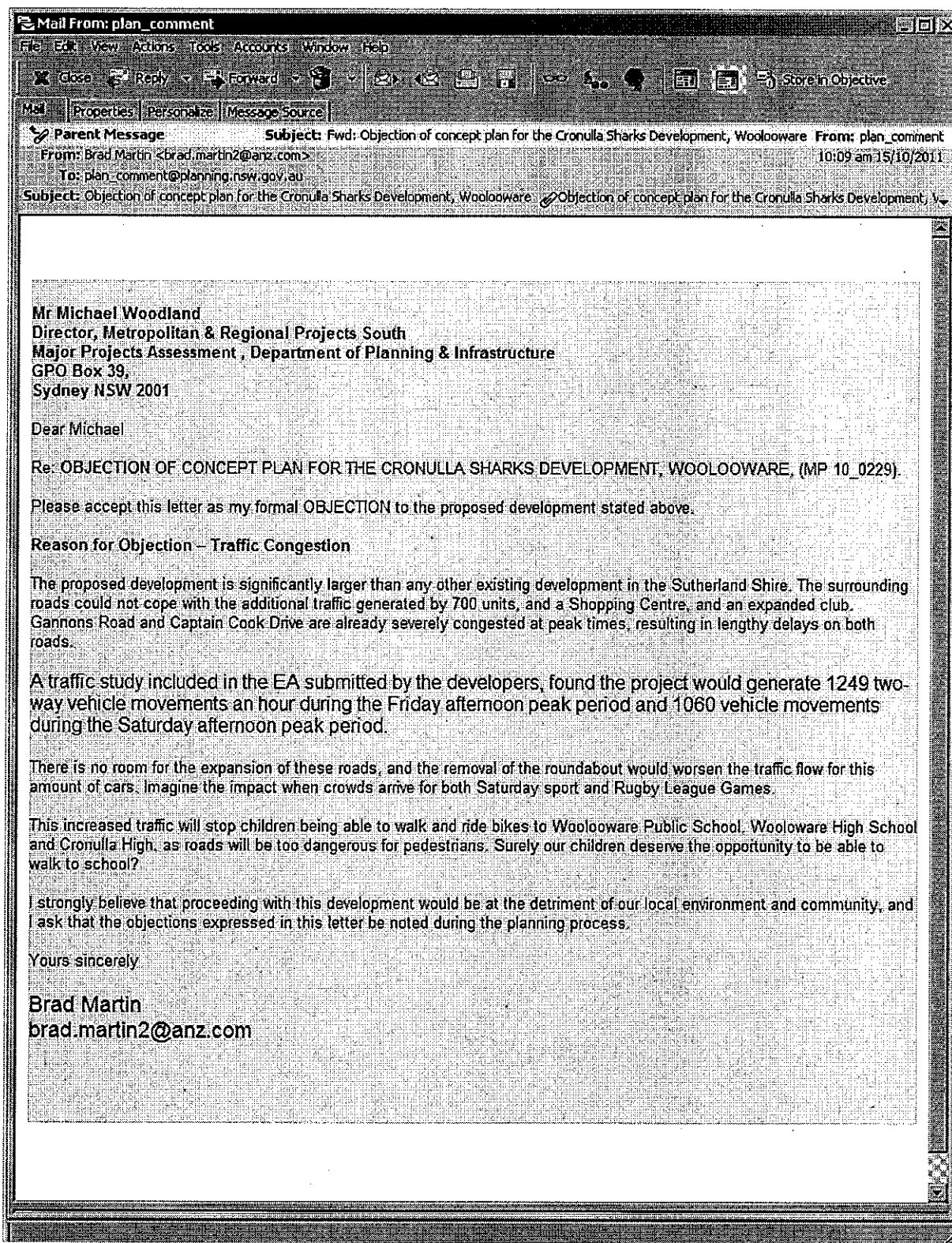
Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks
https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: #19 13 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com?action=view_site&id=1913

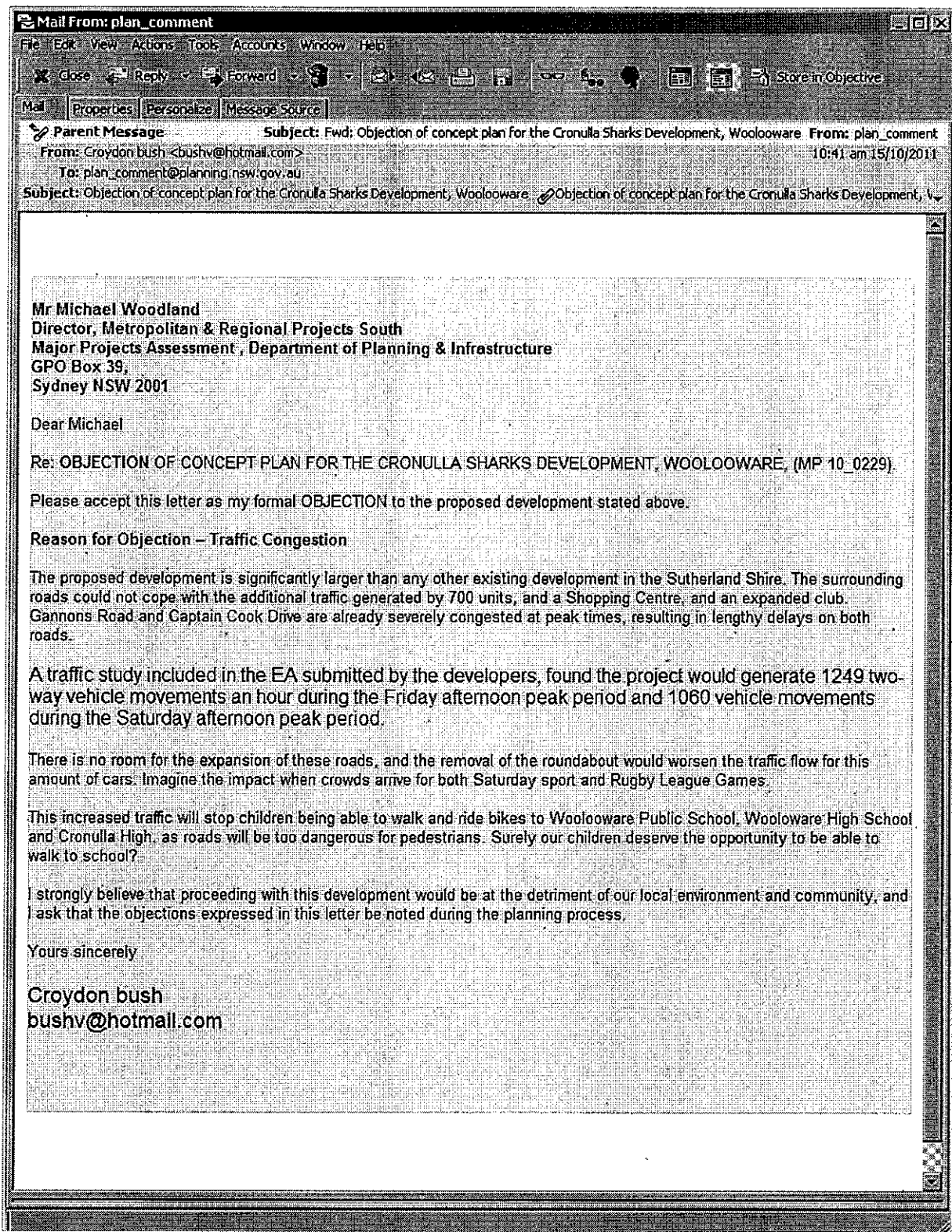
SCOTT WALKER

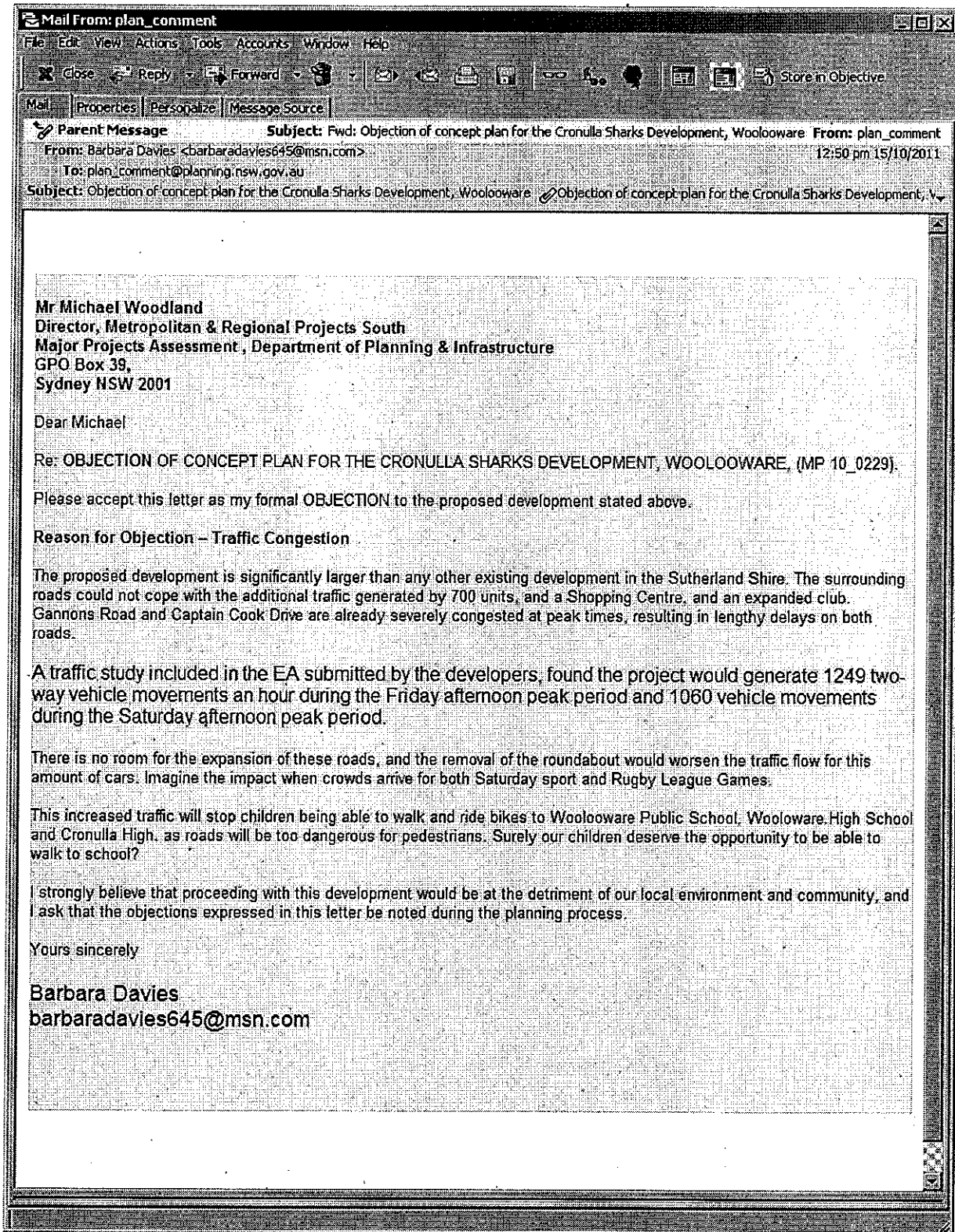
E : sjwalker1975@yahoo.com.au

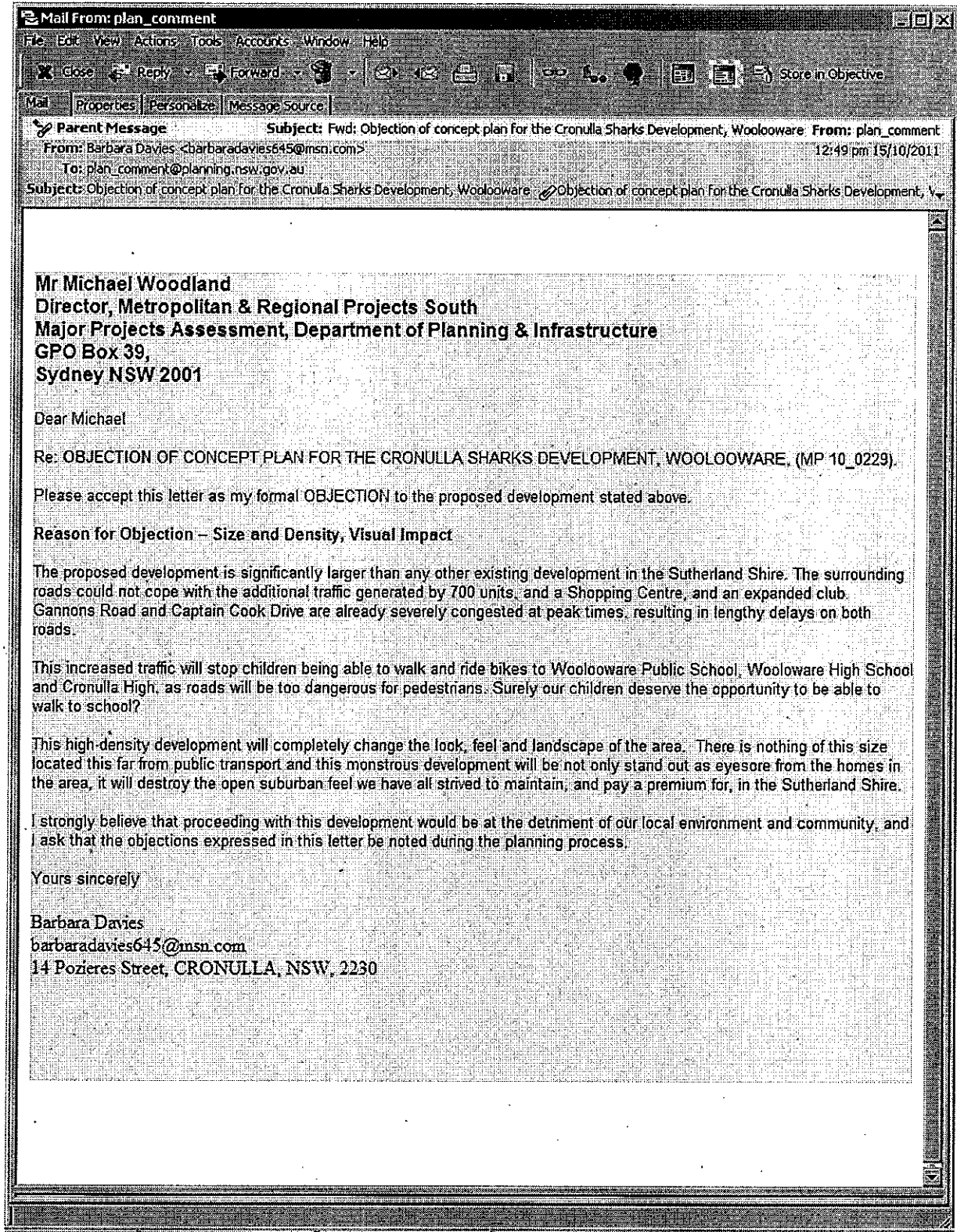
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Mr Michael Woodland
Director, Metropolitan & Regional Projects South
Major Projects Assessment, Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2001

Dear Michael

Re: OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS DEVELOPMENT, WOOLLOOWARE, (MP 10_0229).

Please accept this letter as my formal OBJECTION to the proposed development stated above.

Reason for Objection – Size and Density, Visual Impact

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This increased traffic will stop children being able to walk and ride bikes to Woollooware Public School, Woollooware High School and Cronulla High, as roads will be too dangerous for pedestrians. Surely our children deserve the opportunity to be able to walk to school?

This high-density development will completely change the look, feel and landscape of the area. There is nothing of this size located this far from public transport and this monstrous development will be not only stand out as eyesore from the homes in the area, it will destroy the open suburban feel we have all strived to maintain, and pay a premium for, in the Sutherland Shire.

I strongly believe that proceeding with this development would be at the detriment of our local environment and community, and I ask that the objections expressed in this letter be noted during the planning process.

Yours sincerely

Barbara Davies
barbaradavies645@msn.com
14 Pozieres Street, CRONULLA, NSW, 2230

From: "Jason & Nicole" <jasonico@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 12:49 pm 15/10/2011
Subject: MP 10_0229

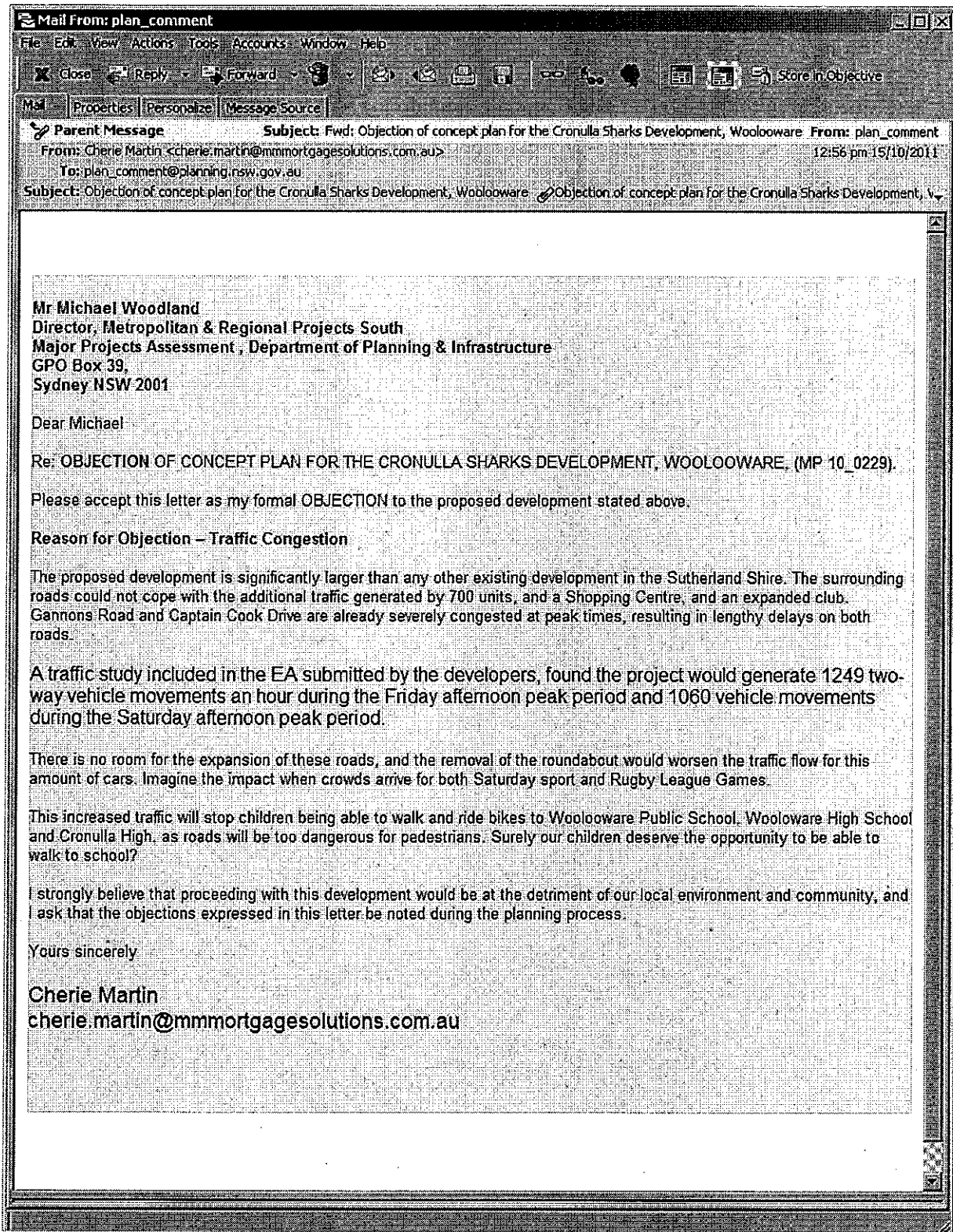
To whom it may concern

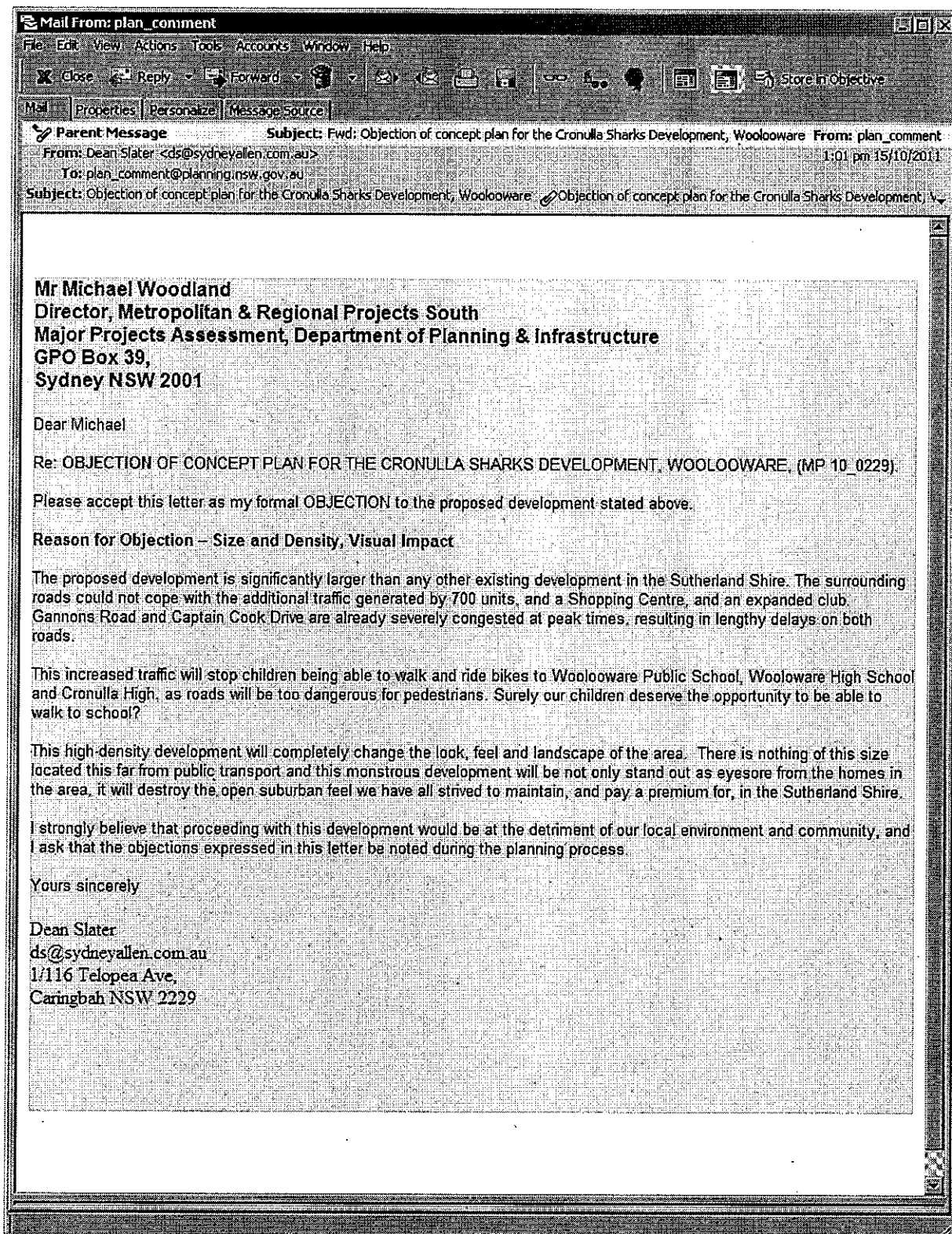
I am lodging my official support of this plan as i feel as though the area is clearly in need of a development like is being planned, my reasons for this are many but most importantly it will provide for the community another option to go and shop and be entertained as the current options in Cronulla, Caringbah and Miranda are at capacity, the other main reason is the affordable housing that it will offer is well overdue for the area and the by product of that is the chance for my children will be able to afford to live in the same area that they grew up in.

I hope that this is approved and we as a community can look forward to the many benefits that this will offer us.

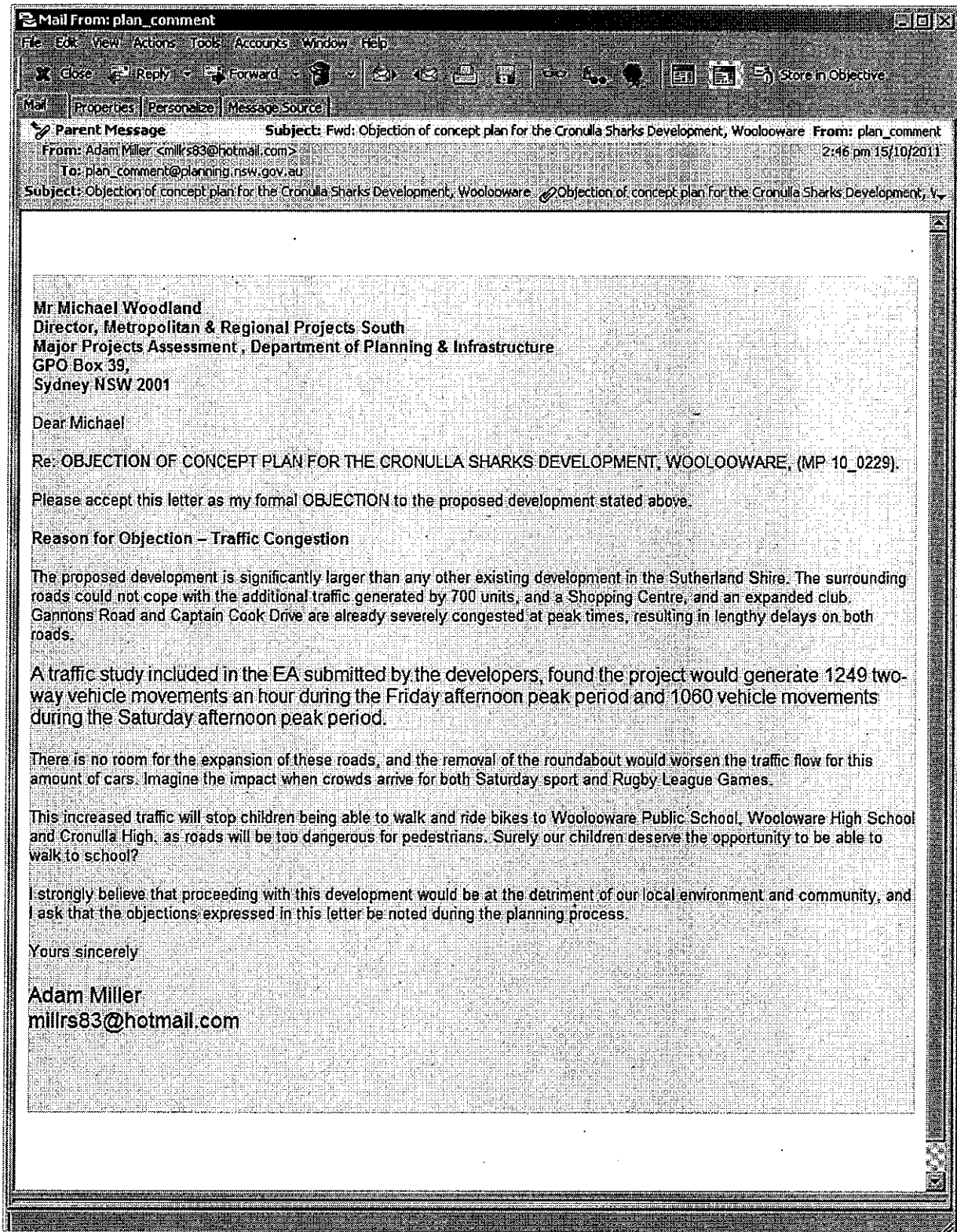
Kind Regards

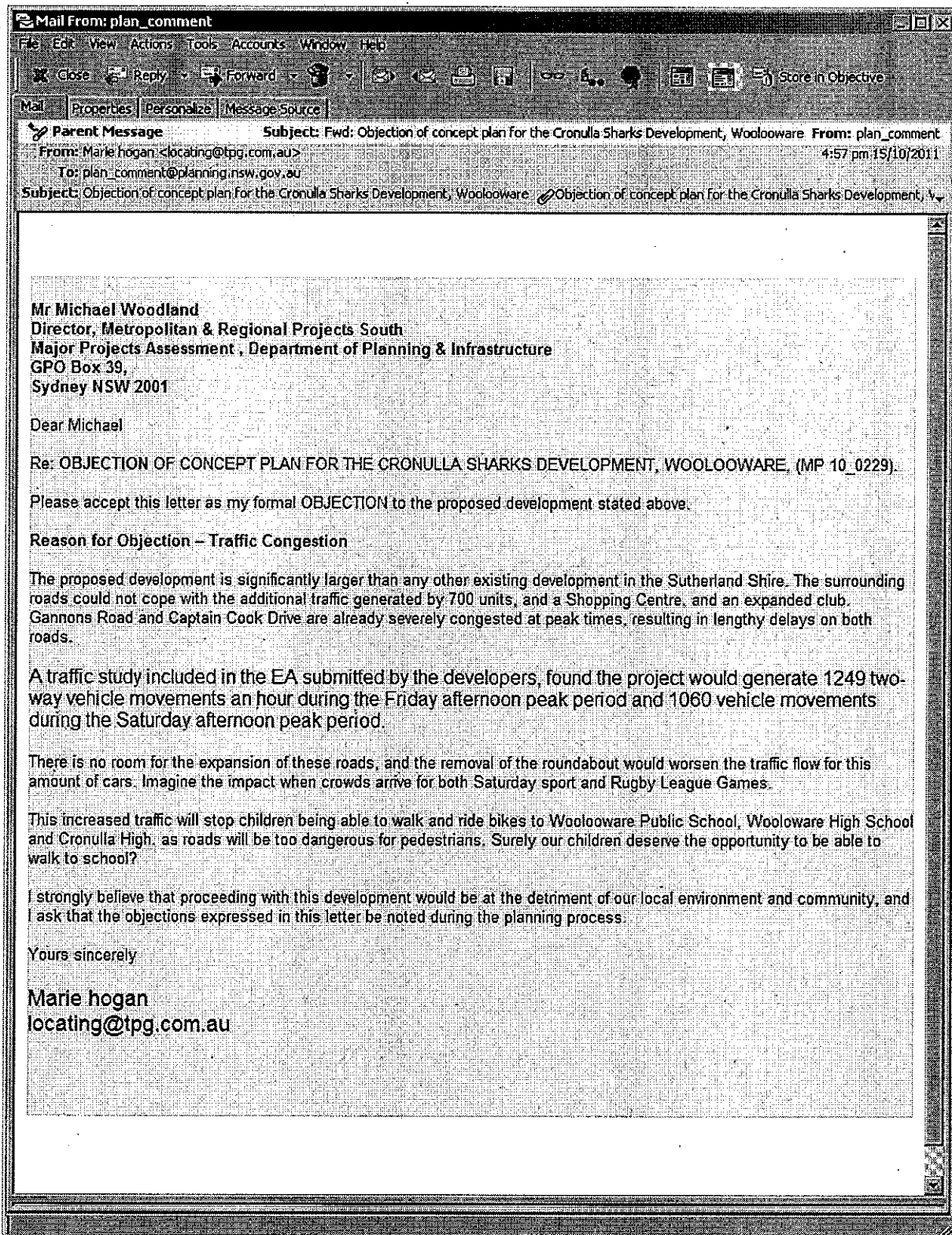
Nicole Hawes
23/440 Port Hacking Rd
Caringbah NSW 2229





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(91)

From: "Matthew Irvine (Mobile)" <irvine2795@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 5:25 pm 15/10/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

Dear Sirs and Mesdames,

RE: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

I write to offer my SUPPORT for the proposed Cronulla Sharks site development, to be considered under the NSW Part 3A process.

While not currently a resident of the Sutherland Shire, I was born at Sutherland Hospital (not far from the site of the proposed development) and I spend a considerable amount of time in the area visiting friends, relatives (who are ageing) and attending sporting fixtures and social functions in the 'Sharks' precinct.

I have every intention of investing in this development, by purchasing one of the residential units on offer as part of this development. In the short to mid-term this unit would be offered on the open rental market, which will help ease pressure in this already-stressed sector of the market. In the longer term, I hope that my mother (current age 66) will move from her current abode in a nearby suburb and spend her retirement living in this apartment, instead of the large family home she currently occupies alone. Ideally, my mother will also invest in a unit within this development, meaning that my unit will continue to be available to help service the over-crowded rental market.

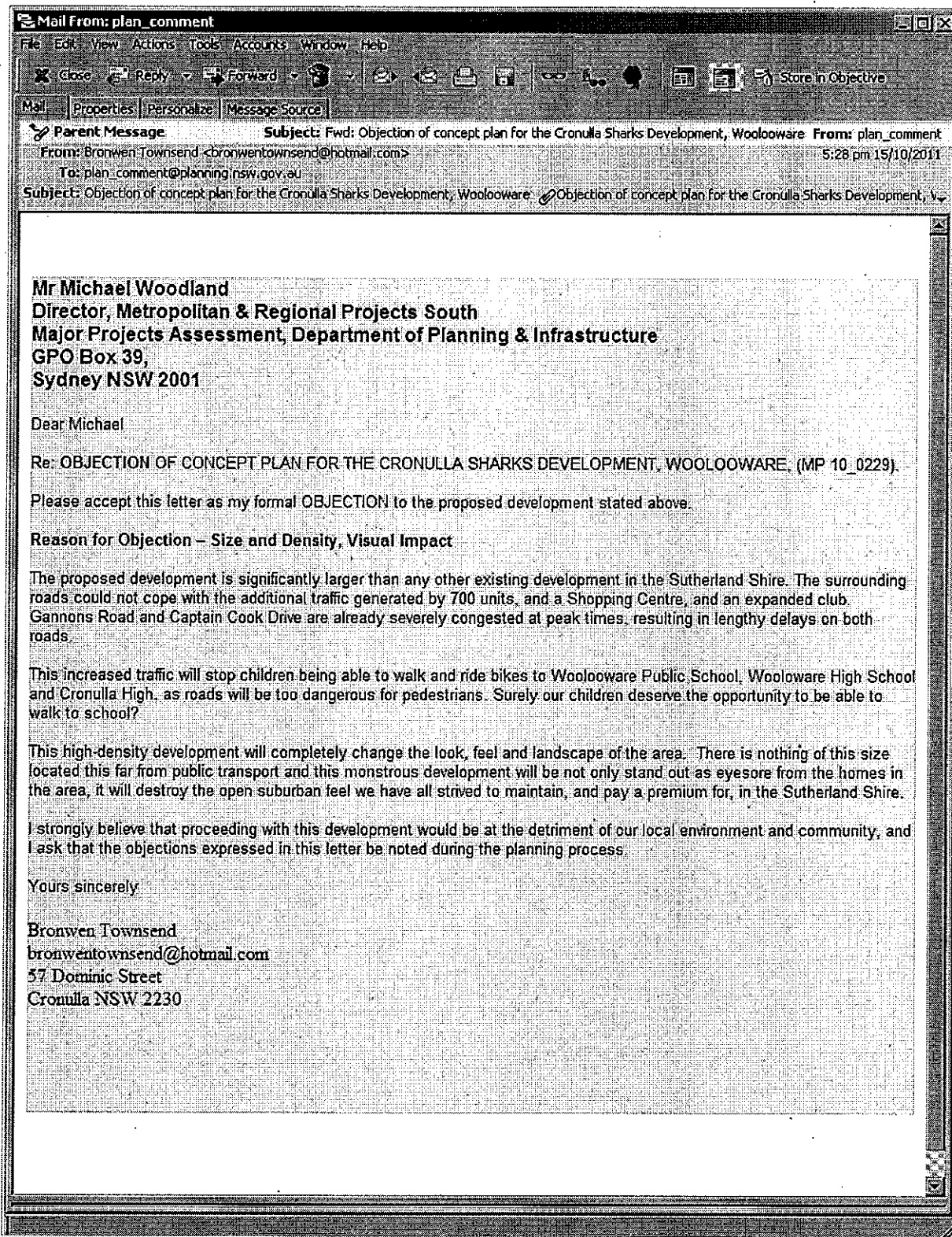
I am attracted to this particular development due to the ideal location, the easy access to major services and the sensible retail precinct being planned for the Eastern side of the site.

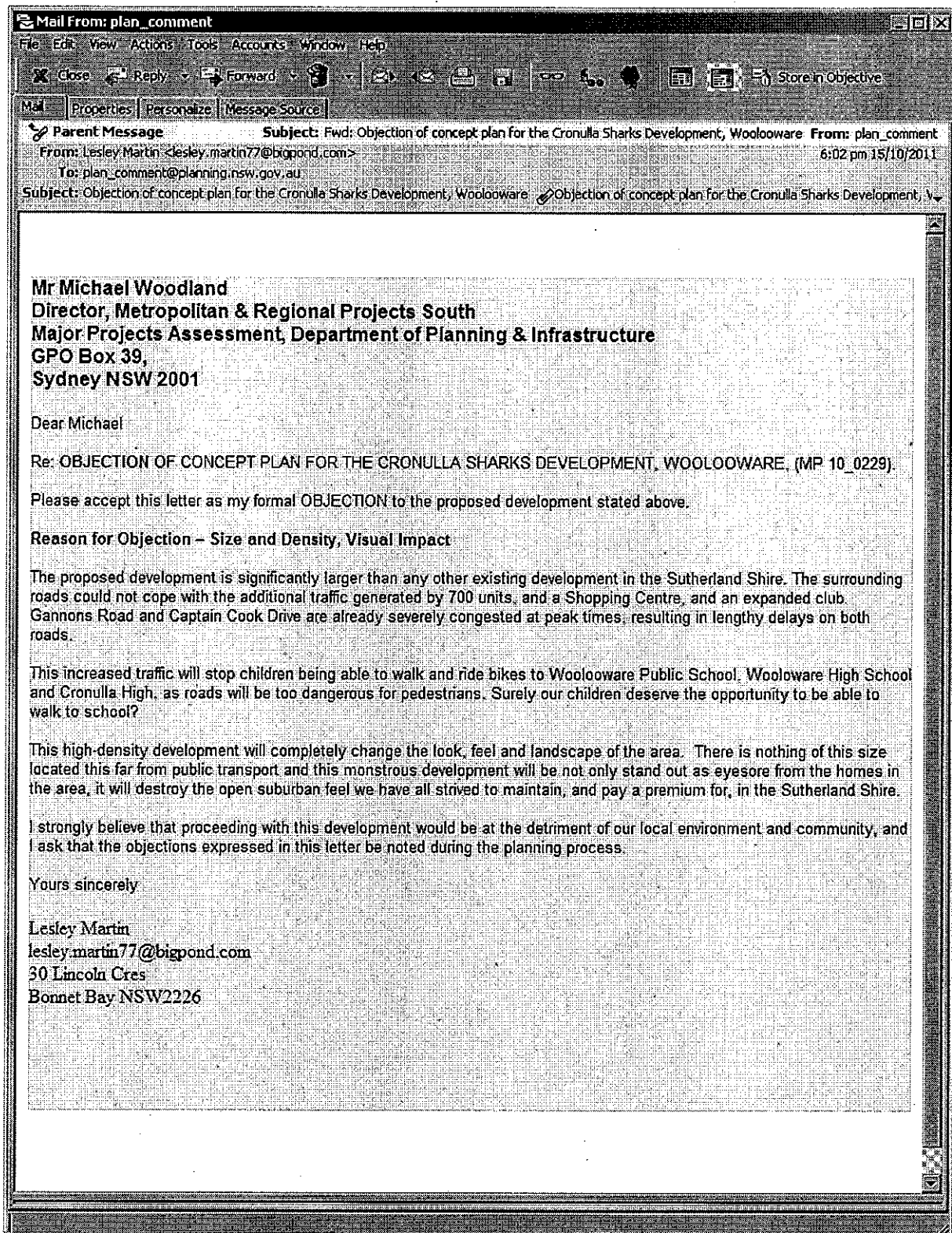
Given that this development addresses many key areas of Local and State planning 'visions' for Southern Sydney, I cannot possibly see how it could be knocked back. Please ensure it is approved so that I can invest, which will help struggling renters seeking suitable accommodation in the Shire. In the bigger picture, this will help governments meet their stated goals for urban density and diversity in the area.

I can be contacted if any additional information is required.

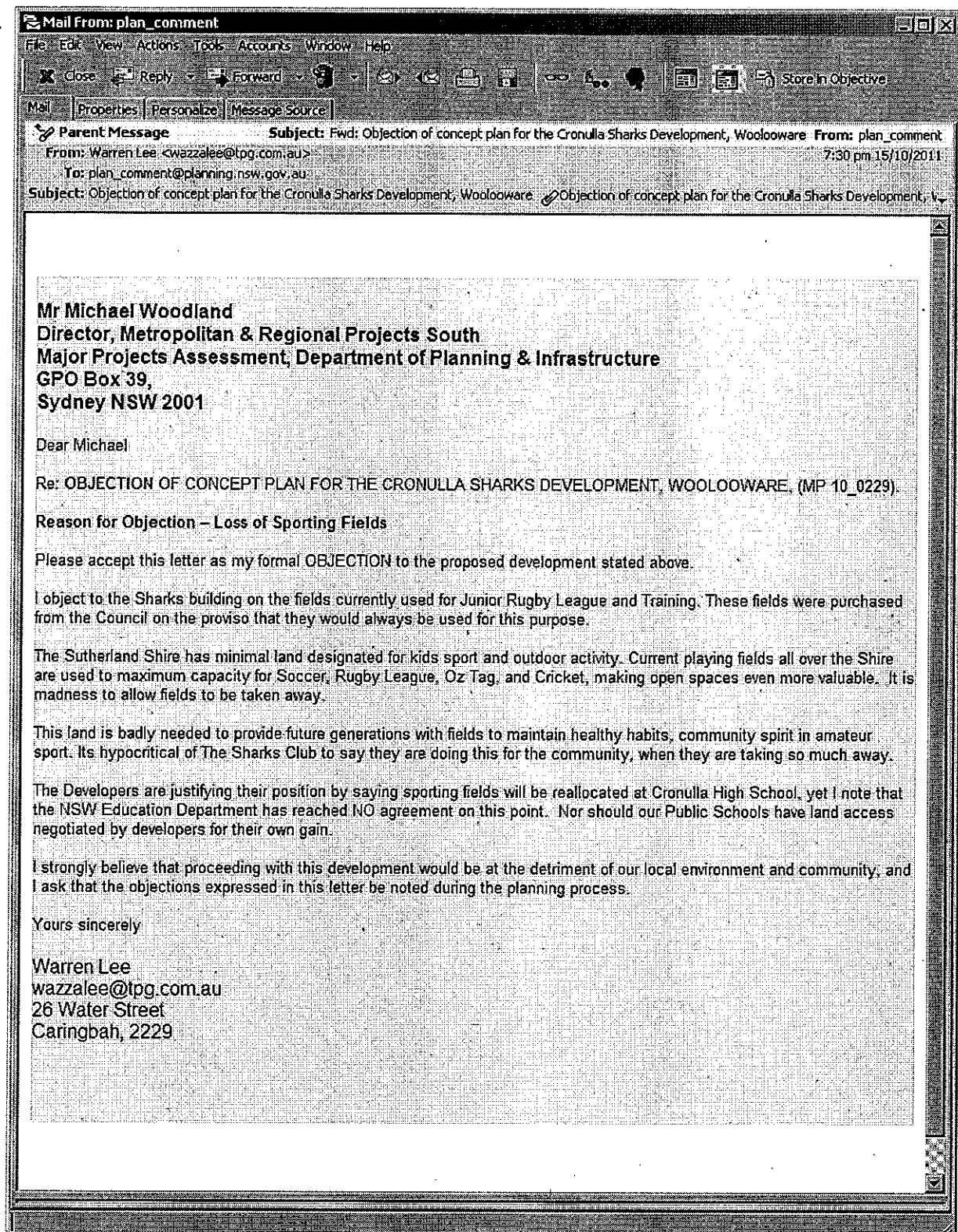
Best regards,

Matthew Irvine
'Araluen'
69 Samuel Way
The Lagoon NSW 2795
irvine2795@bigpond.com
Ph. 0416 046 136

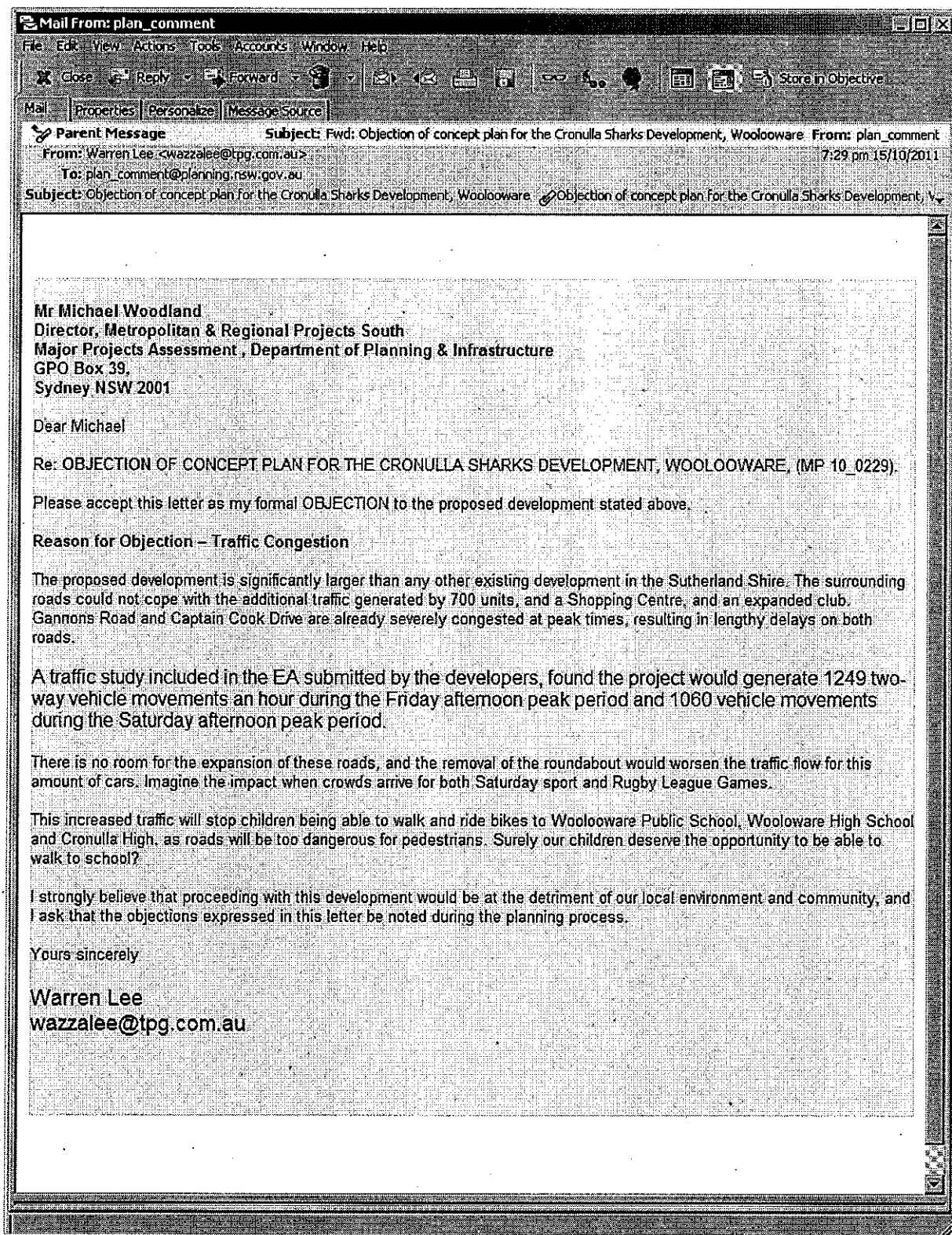




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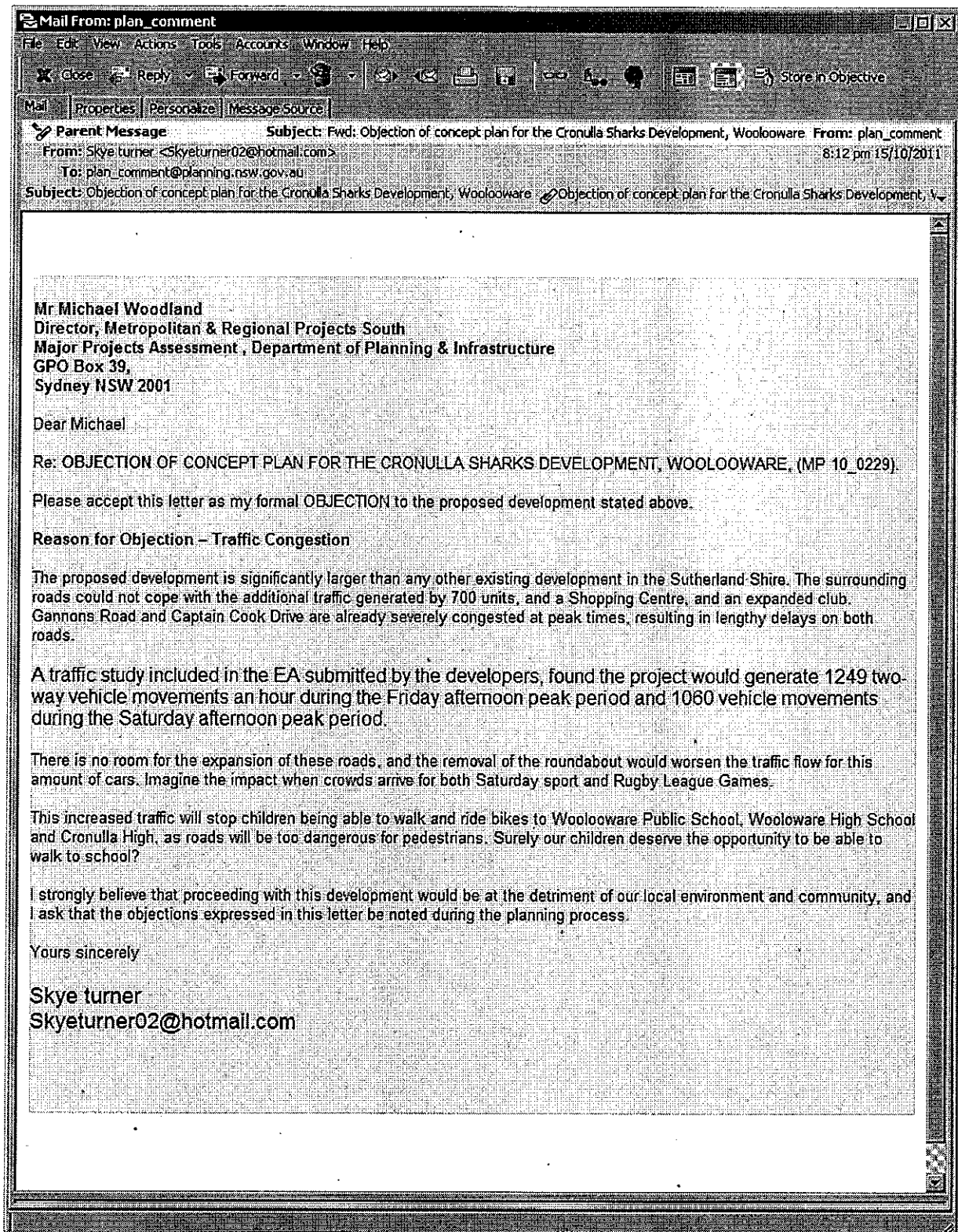


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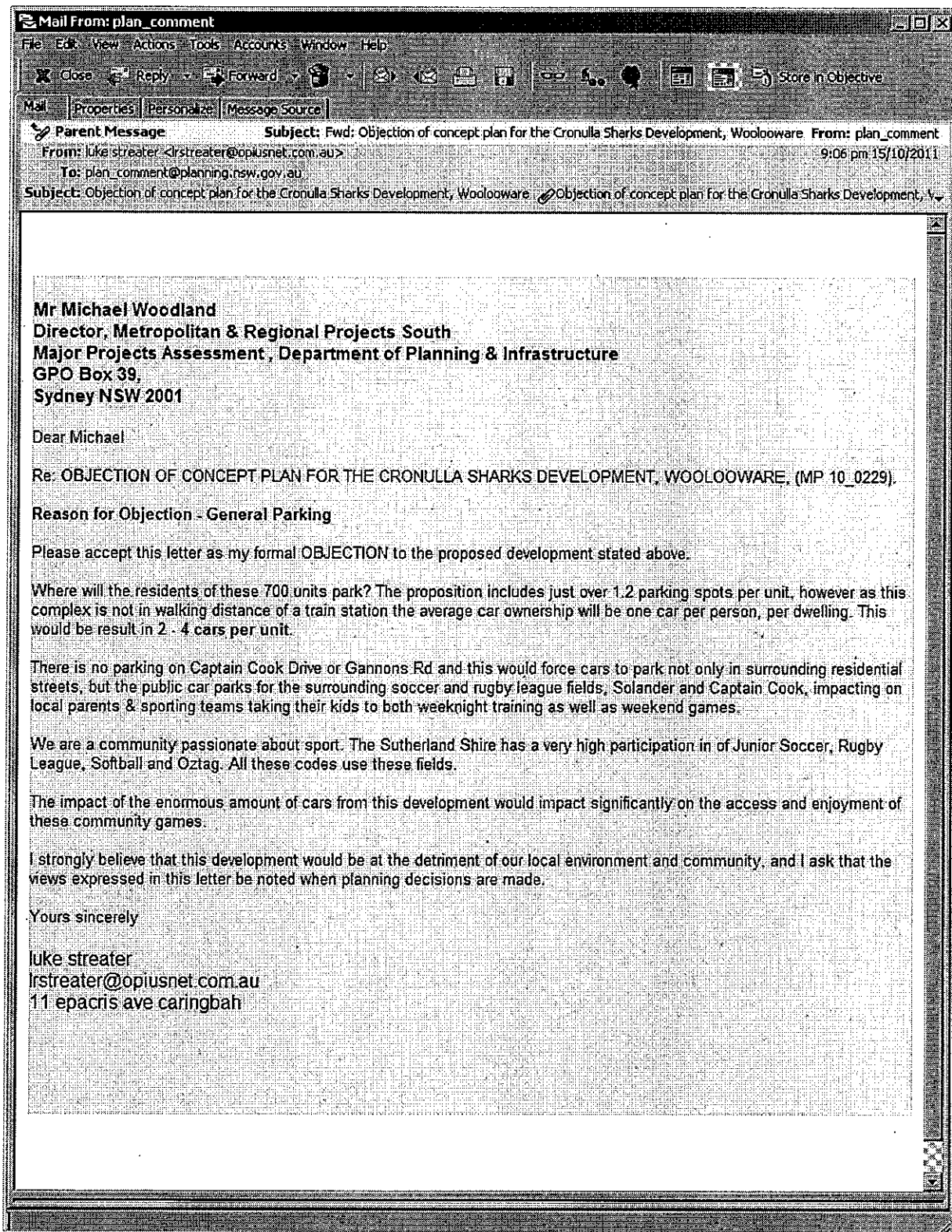


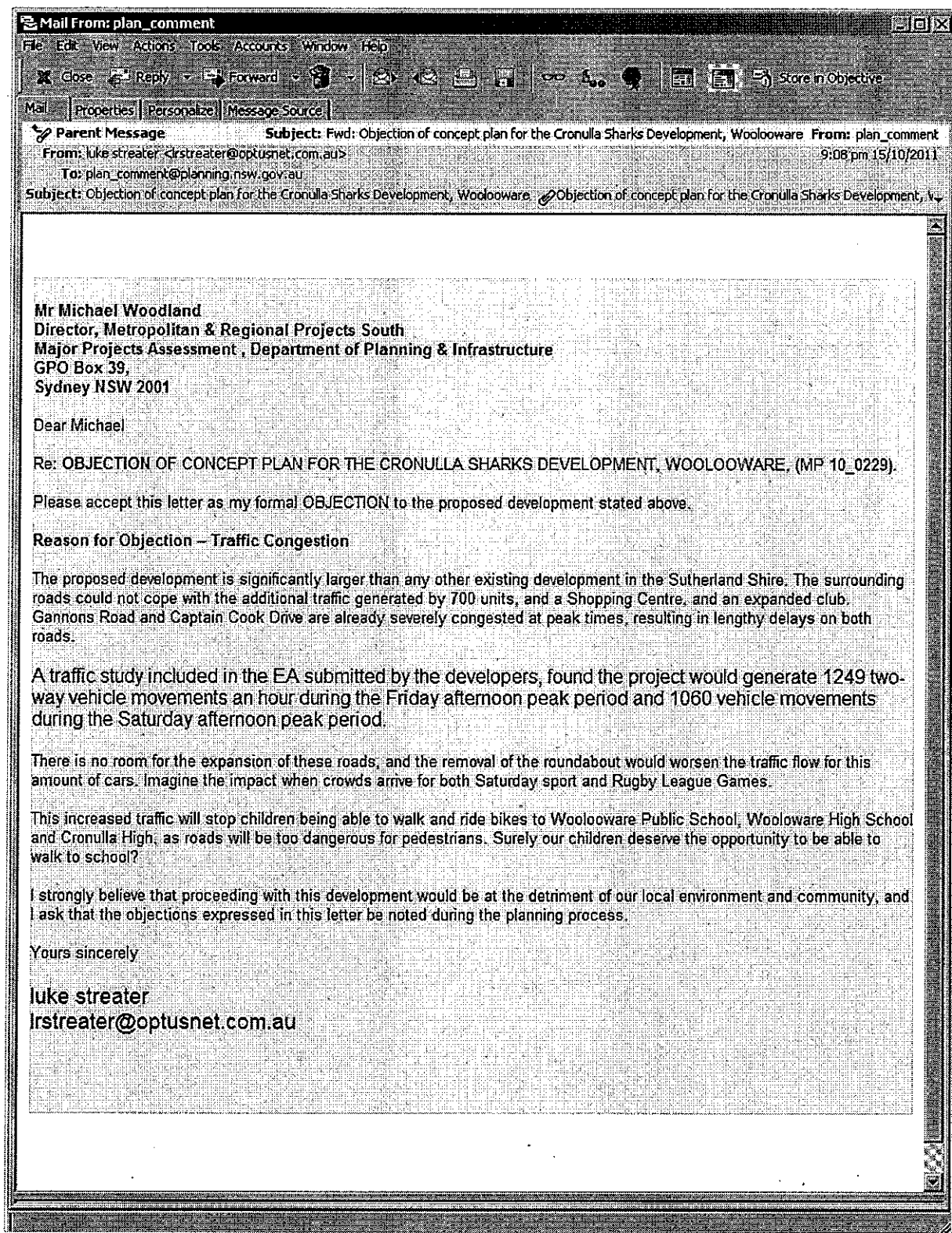
The image is a screenshot of an email client window. The title bar at the top reads "Mail From: plan_comment". Below the title bar is a menu bar with "File", "Edit", "View", "Actions", "Tools", "Accounts", "Window", and "Help". A toolbar contains icons for "Close", "Reply", "Forward", and "Store in Objective". Below the toolbar is a tabbed interface with "Mail", "Properties", "Personalize", and "Message Source" tabs. The "Mail" tab is active, showing a "Parent Message" header. The "Subject" is "Fwd: Objection of concept plan for the Cronulla Sharks Development, Woollooware". The "From" is "plan_comment" and the "To" is "plan_comment@planning.nsw.gov.au". The "Subject" is repeated at the bottom of the header. The body of the email is a letter from Mr Michael Woodland, Director of Metropolitan & Regional Projects South, Major Projects Assessment, Department of Planning & Infrastructure. The letter expresses a formal objection to the proposed development at Cronulla Sharks Development, Woollooware, based on size and density, visual impact, and traffic concerns. The letter is signed by Damian Bryant.

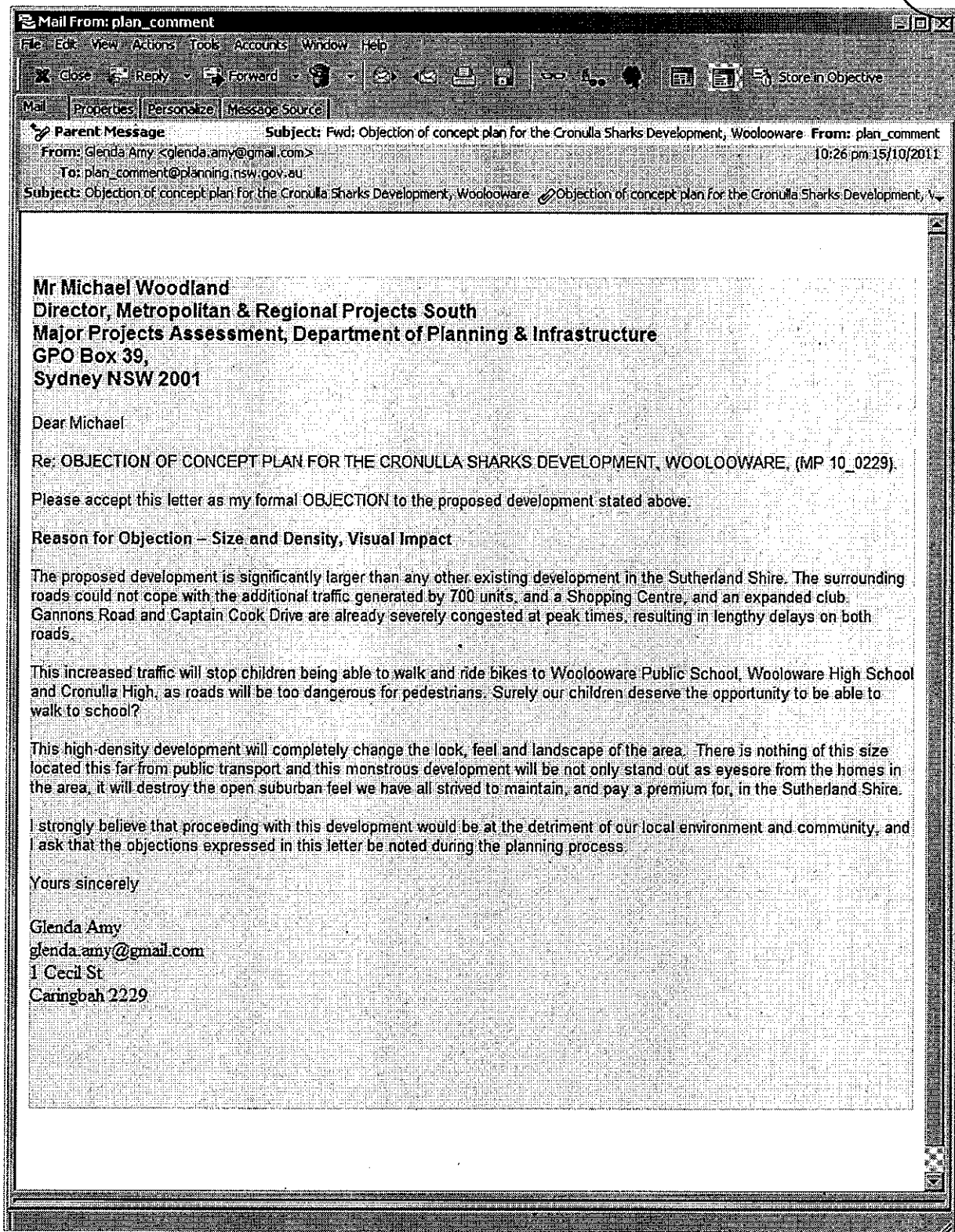
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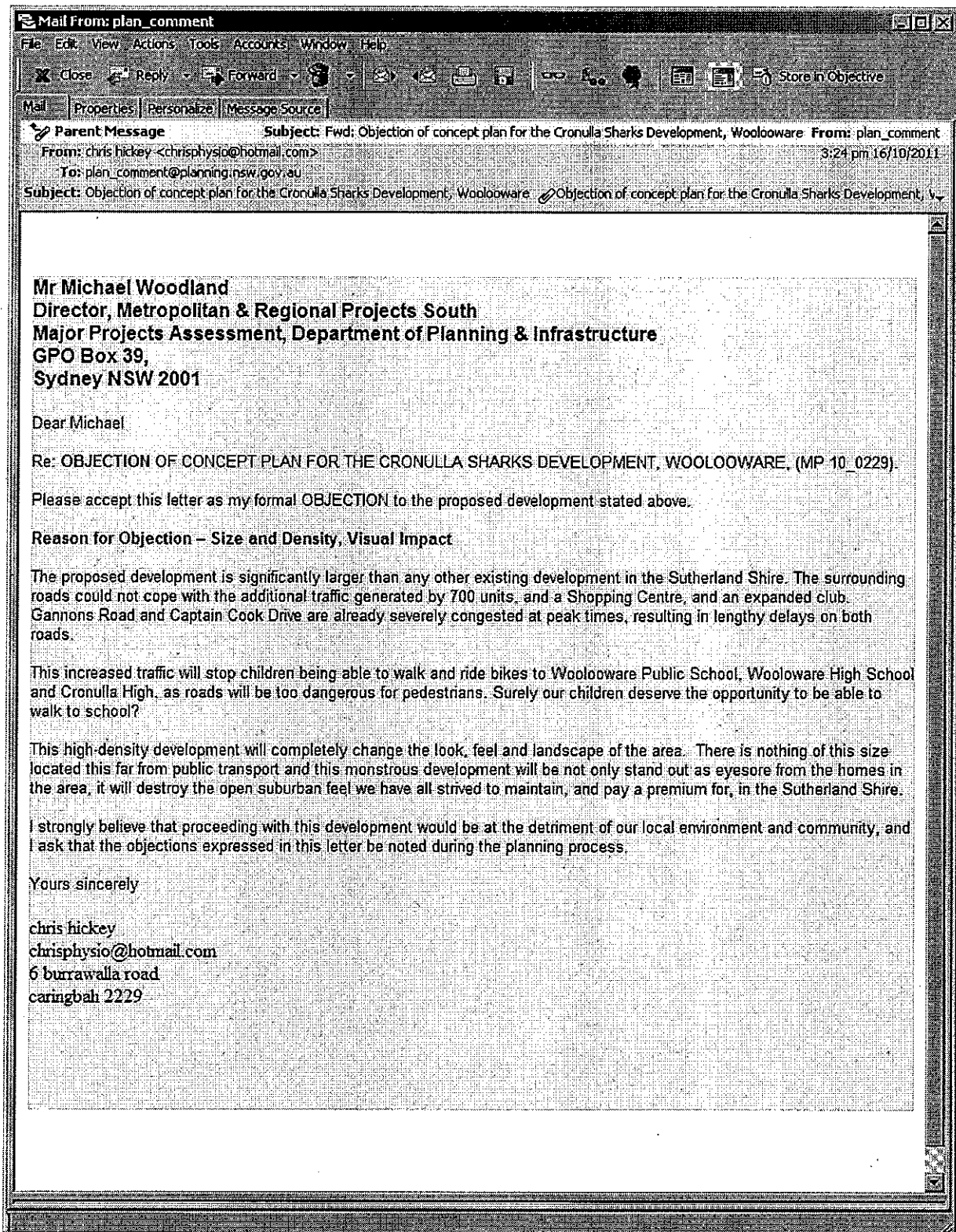
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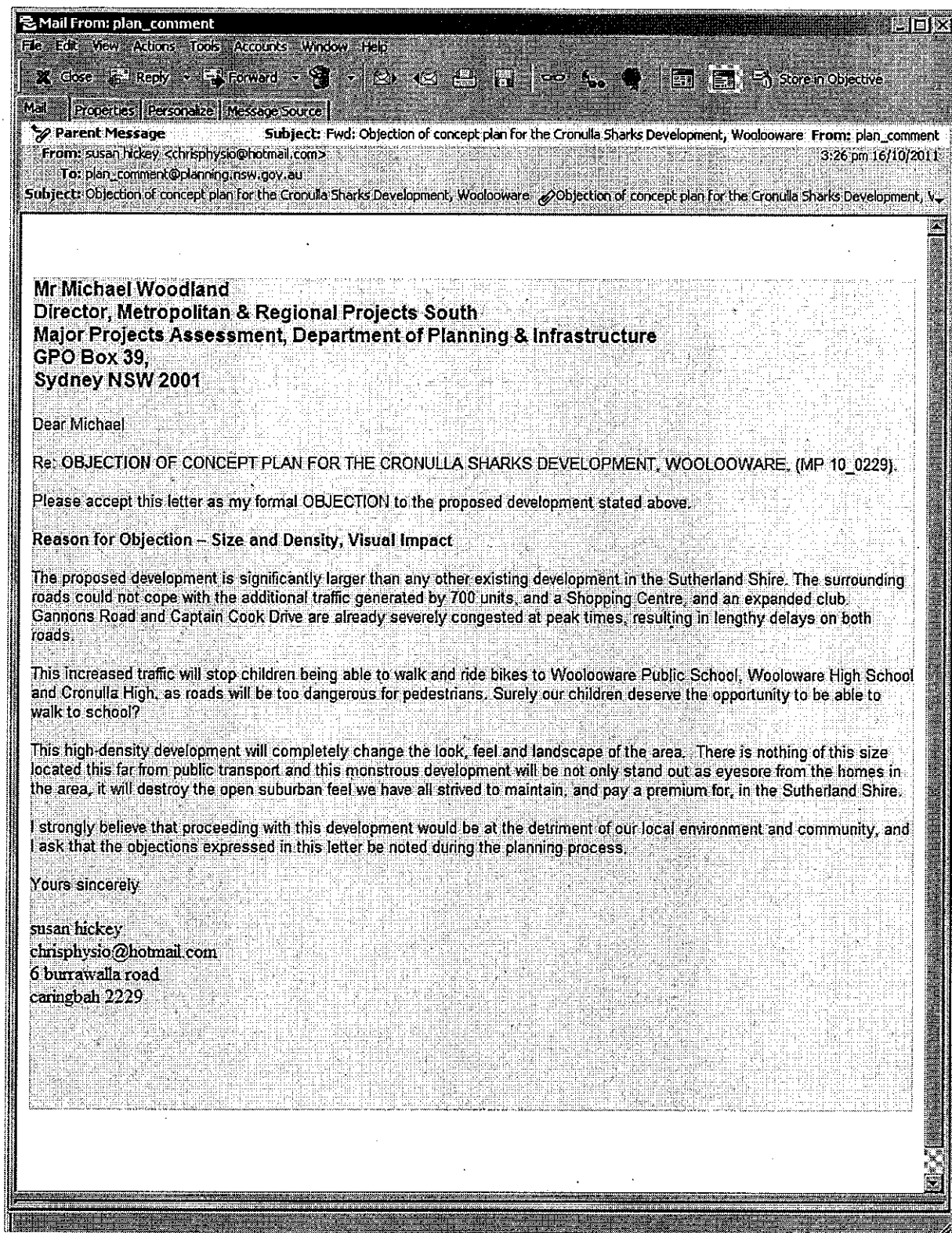




101 99



100



108

Mark Brown - Submission Details for john fitzgerald

From: john fitzgerald <tteatree@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 16/10/2011 4:10 PM
Subject: Submission Details for john fitzgerald
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: john fitzgerald
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Address:
2 taloombi st

cronulla, NSW
2230

Content:

The Sharks were invited into the Shire to provide sporting opportunities for shire residents.

To do this they were provided with low cost land and playing fields. However what we have obtained is a club that has been badly run, pays excessive wages and relies on poker machines and contributions from Fox Sports to provide a very poor engagement for shire residents.

If you looked at shire participation in sport Rugby League has been a total failure with netball, water sports, cycle, athletics, golf and even Rugby Union having a better record.

The club has shown a long term incapacity to maintain any level of financial control and is imposing on the Shire another white elephant that will not solve its problems.

I believe that the shire is already over shopped, that the project is in the wrong location, on land that should be used for sport only and is totally inappropriate in size.

The burden of traffic, parking and the eventual cost that will come from having to deal with a bankrupt developer and Rugby League Club will leave the Shire residents heavily exposed.

IP Address: cpe-60-229-54-95.lns14.ken.bigpond.net.au - 60.229.54.95

Submission: Online Submission from john fitzgerald (object)

https://majorprojects.affinitylive.com?action=view_diary&id=21682

Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

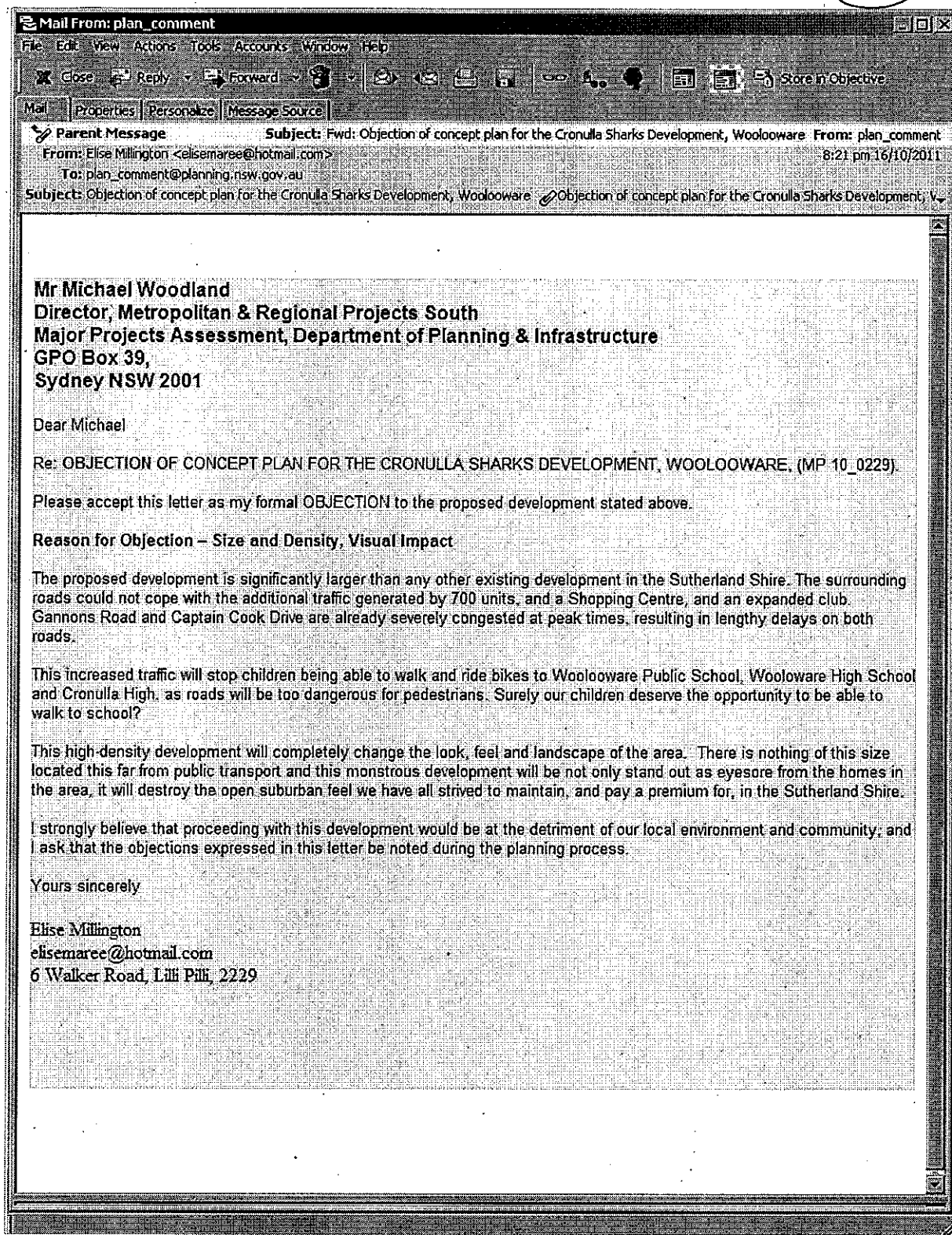
https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: # 1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

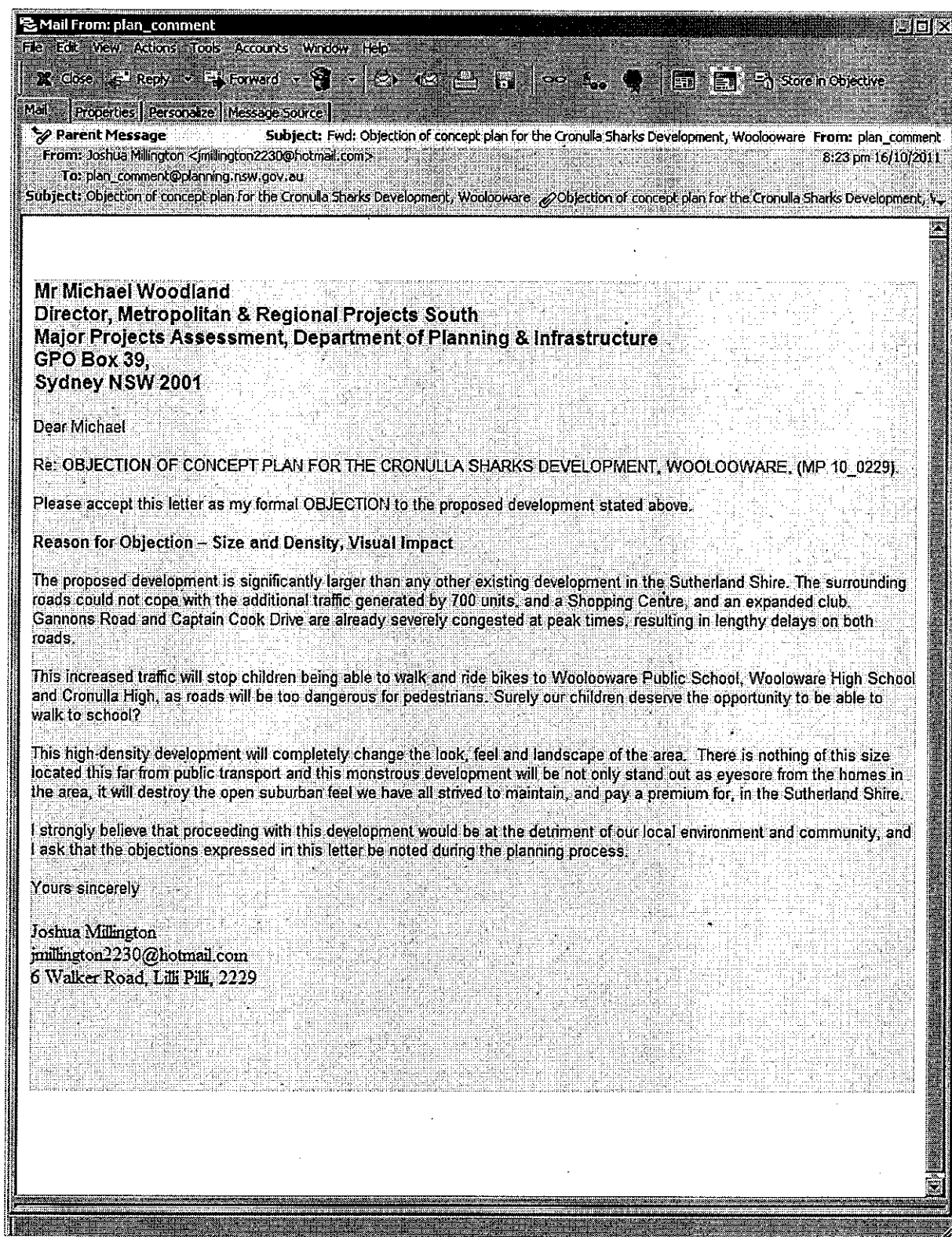
https://majorprojects.affinitylive.com?action=view_site&id=1913

john fitzgerald

E : tteatree@gmail.com



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Mark Brown - Submission Details for Charles Johnston

From: Charles Johnston <enidan_chuck@optusnet.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 16/10/2011 10:10 PM
Subject: Submission Details for Charles Johnston
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Charles Johnston
 Email: enidan_chuck@optusnet.com.au

Address:
 22 Short Street

Woollooware, NSW
 2230

Content:
 To Whom It May Concern::

RE: Sharks Development Survey

I read with significant concern the proposed Sharks Development. I remain firmly against the current Sharks development.

A number of points I raise with concern:

1. High density living proposal is not located near appropriate public infrastructure (ie trains).

This causes a number of additional issues:

- a. increased car usage;
- b. increased traffic congestion;
- c. increasingly congested roads and off street parking close to train stations. Woollooware Train station already has insufficient parking and a high level of off street parking congestion. This will worsen;
- d. need for additional public transport (ie bus services). This will also increase traffic congestion due to frequent stopping. In addition, it will be an added cost for the council/ government (& ultimately current residents/rate payers) to provide an appropriate service to meet needs specifically from this development;
- e. Shark proposal is inconsistent with Council planning to date. High density living has continued to be focused on existing infrastructure - located around Sutherland/ Gymea/ Miranda & Caringbah train stations. The Sharks development is clearly inconsistent to this. The development will create a potentially unwanted precedent for the Shire.

2. Parking & roads congestion

Can the road be widened along Captain Cook drive to two lanes (between Woollooware Rd Nth & Elouera Road.)?

The proposal provides a 30 metre buffer zone set for the retail development (ensuring an appropriate protection zone for the Bay and the proposed built area). Can and should this same buffer be maintained for the road, given traffic impact will be significant. I also note no account for the impact of the Greenhills development within the proposal.

What is the impact on the mangroves by road widening? Who will undertake this cost? Council/ Local Government and when is this likely to occur???

Surrounding roads are likely to have significantly increased traffic. Gannons road during peak hour is already at

maximum usage. (particularly increased problems due to the road narrowing down to 1 lane under the rail bridge)

Are additional pedestrian crossings suggested?

In addition, parking remains of significant concern, particularly around Woollooware station and surrounding streets (even currently). How will this be resolved?

Also, I note, no appropriate plans to deal with parking on game day.

Overall, I am concerned as a ratepayer the additional infrastructure cost to the community to enable this proposal to go through. Is the trade off, the cost/ benefit to the community appropriate?

3. Environmental impact

Increased Greenhouse emissions:

I note with amusement, the comment that the "game plan" transport plan via use of public transport will benefit the community by a reduction in greenhouse emissions. Unfortunately they forget to mention that as a result of the location, and increase transport usage (ie car) greenhouse impact will be significantly more than if the high density living was located near a railway station!

Foreshore protection zone (buffer):

The development has set a 30metre buffer between the Bay and the proposed built area. In previous submissions by NSW Fisheries and supported by environmentalists, they suggest 100 metres. Other authorities recommend 50metres.

Is the council or another authority independent to this development providing a truly independent assessment?

Release of acid poison by soil disturbance:

Due to the size of the suggested development (and expected depth required for building foundations), I remain concerned by the release of other toxic material into the bay and the effect of the surrounding environment.

Why is it that Toyota Motor Corporation when building their offices on the neighbouring site, were restricted to only two (2) levels due to the proximity to the mangroves and overhead power lines?

4. Long term impact of high density housing

I have significant concern about the potential for a "ghetto" type housing community to develop in this area.

High density housing typically attracts a socially lower class demographic group of person. Whilst the impact of this may be debated, an area providing poor public transport (I would suggest a bus service is not ideal) may isolate the community and cause high crime in the area. Plenty has been written and debated on this, but the social impact is high (refer - Urban Development Institute of Australia WA report into high density housing).

In addition, it has been noted that the population of North Woollooware is effectively doubling as a result of this development. If you assume that high density housing will attract a lower social demographic group, the implication is likely to be lasting and significant for the North Woollooware community.

To this point and the one below is there significant long term community plans from the Sharkies to elevate the potential destruction of a very community minded suburb. After all if the community is to support the Sharkies in "saving them" then surely it must be on their manifest to develop into a more "community council" type authority (covering more than just a few "sports" clinics)

6. Retail over-development

The retail development continues to expand with every new proposal.

Whilst I am supportive of a new supermarket centre, the last thing the Shire needs is another shopping centre! The chaos of Miranda (located on a train line) will only be compounded by the possibility of another retail centre, accessible principally by car!

The size &, height of the latest drawings is overwhelming!

5. Emotional Blackmail

One of the selling points of this proposal is that it will save the "beloved" local "Sharkies". Is it fair to hold the community to ransom on this point? Would community support same development proposal if it had been submitted by Lend Lease, Stockland, Westfield or other developer not associated with the Sharks?

Yours Sincerely

Charles Johnston

IP Address: c122-108-132-203.mirnd3.nsw.optusnet.com.au - 122.108.132.203

Submission: Online Submission from Charles Johnston (object)

https://majorprojects.affinitylive.com?action=view_diary&id=21684

Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

https://majorprojects.affinitylive.com?action=view_site&id=1913

Charles Johnston

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