

9/6/6

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

Sid and Toni Sirris
sirris@optusnet.com.au
22 Cook Street, Woollooware 2230

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

qbb
dup

Dear Michael

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966
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Dear Michael

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

Reason for Objection – Loss of Sporting Fields

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

I object to the Sharks building on the fields currently used for Junior Rugby League and Training. These fields were purchased from the Council on the proviso that they would always be used for this purpose.

The Sutherland Shire has minimal land designated for kids sport and outdoor activity. Current playing fields all over the Shire are used to maximum capacity for Soccer, Rugby League, Oz Tag, and Cricket, making open spaces even more valuable. It is madness to allow fields to be taken away.

This land is badly needed to provide future generations with fields to maintain healthy habits, community spirit in amateur sport. Its hypocritical of The Sharks Club to say they are doing this for the community, when they are taking so much away.

The Developers are justifying their position by saying sporting fields will be reallocated at Cronulla High School, yet I note that the NSW Education Department has reached NO agreement on this point. Nor should our Public Schools have land access negotiated by developers for their own gain.

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Yours sincerely

Jennifer Bezett
jlbezett3@hotmail.com.au
53 Denman Avenue
WOOLLOOWARE NSW 2230

967
dup

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).

Reason for Objection - General Parking

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

Where will the residents of these 700 units park? The proposition includes just over 1.2 parking spots per unit, however as this complex is not in walking distance of a train station the average car ownership will be one car per person, per dwelling. This would be result in **2 - 4 cars per unit**.

There is no parking on Captain Cook Drive or Gannons Rd and this would force cars to park not only in surrounding residential streets, but the public car parks for the surrounding soccer and rugby league fields, Solander and Captain Cook, impacting on local parents & sporting teams taking their kids to both weeknight training as well as weekend games.

We are a community passionate about sport. The Sutherland Shire has a very high participation in of Junior Soccer, Rugby League, Softball and Oztag. All these codes use these fields.

The impact of the enormous amount of cars from this development would impact significantly on the access and enjoyment of these community games.

I strongly believe that this development would be at the detriment of our local environment and community, and I ask that the views expressed in this letter be noted when planning decisions are made.

Yours sincerely

Jennifer Bezett
jlbezett3@hotmail.com.au
43 Denman Avenue
WOOLLOOWARE NSW 2230

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Director, Metropolitan & Regional Projects South
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968

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Yours sincerely

av. & aa taubman
jean26@internode.on.net
unit 4, 40-42 yathong road caringbah 2229

9/6/11

From: Denise Van Veen <denvy66@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 11:21 am 7/11/2011
Subject: Cronulla Sharks Development

Mr Michael Woodland Director, Metropolitan & Regional Projects Southmajor Projects Assessment, Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001,
As a resident of Kirkwood Road, Nth Cronulla and also as a member of Cronulla Sharks Leagues Club, I am writing to you in objection to the development plans for the site at Cronulla Leagues Club. My major concern is both the size and density of this project and also the unmanageable grid lock traffic it will produce. I cannot understand why the development has to be of such an overbearing height and density. This is way overboard compared to the other developments in this area and does not aesthetically complement the surrounding areas. As I have lived and grown up in the Wanda area since 1954 when our house in Superba Ave used to back on to the sand hills, I have a great attachment to this area and would hate to see it spoiled. I remember that this land was reclaimed swamp and also the tips that were originally there until they were filled to capacity. I was always led to believe that because of this no residential area could ever be built there and that is why only the club, golf courses and schools have been built there to the present day. Why should this have changed. If this area was meant to be for recreational use and given to the club for that purpose they should not be able to take that away for the sake of a football team. Once we lose this green area of the shire we will never be able to get it back. Also I would hate to think what would happen if this development was then to become a precedent for other developments. I have no objection to the development of the retail area on the eastern side of the club as long as it is not an eyesore and includes sufficient green space and parking as part of the upgrade of the club. But the residential part of the application should be rejected especially on this filled land. What happens if this land sinks in the future. The club should be able to fund their football team etc with the retail side of the development. My other major concern is the amount of extra traffic and parking problems this development will generate. You only have to try and drive down Captain Cook Drive in peak hours during the week and also on weekends, especially during a football game day or a sunny summer weekend to see how gridlocked the traffic already is. You are often at a standstill way before even reaching Gannons Road sometimes as far back as Taren Point Rd. With the development of 400 houses at Greenhills Beach and the supposed 700 units at Sharks the increase in traffic volume will be unmanageable and unbearable for all residents in both Caringbah and Cronulla. Our roads cannot cope with this amount of extra traffic. I continually have parking problems outside my residence already. I live 3 houses from Cronulla High School and have cars park on my lawn and school kids drop litter during the week. Buses use our street as part of the school route and unless you park your car half up the rounded kerb one lane of traffic can not get through. Many a time I have seen cars go up my driveway, along the pedestrian path (while students are using it) and down my neighbour's drive just to get through the grid lock. The intersection at Bate Bay Drive and Elouera Rd is more than often at a standstill and extends way up the hill from school traffic and beach traffic most days of the week. The parking on game days reaches as far as Cronulla High School already. Where are all the cars going to park if the streets are already clogged with the extra resident cars from the new development. It will be a nightmare!! Also consider the amount of extra trucks that will bring building materials and tradesman along Captain Cook Drive with the already Australand and Breen developments in progress. Already i have witnessed dangerous near collisions with the trucks on a deadline. This road is suffering irreparable damage. Who is responsible for fixing this problem?? This third development will mean even more trucks clogging and wrecking our only road that leads to Kurnell and Wanda Beach. I know i am lucky in living in such a great area of the shire and am passionate that this area does not get spoiled or over

developed by greedy developers who are only after a quick buck and will leave behind irreversible damage to the shire. I have accepted 400 new homes being built on my doorstep but cannot accept that this Cronulla Sharks development is necessary and in the best interest to the residents already calling the Shire their home. One NRL football team does not warrant 700 units in a development of that magnitude.

Yours Sincerely, Denise Van Veen 5 Kirkwood Road, Cronulla Ph: 95015352 0408802030

970

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 - Game Day Parking - Loss of 540 Car Spots

The Sharks football games have long been a favourite outing for Sutherland Shire residents. Families and Fans enjoy the local atmosphere of parking close to the stadium and walking to the field. I object to the proposition of offsite parking, and the proposal of mass parking at Wanda beach and buses used to transport you to and from your car. The extended travel times with buses, the hassle, and no doubt extra cost for families will turn the average sharks supporter away. This would be almost impossible for families with young children.

If buses are not used, the impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. Cars would be forced to park in residential streets, on peoples front lawns etc, creating added impact to the already congested situation caused by the units.

I also object to local schools playing fields being used for the purposes of private business advancing development plans. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport, not parking!

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,

vanderlaan
rudolfvan@optusnet.com.au
2 bate bay road
cronulla nsw 2230

970
dup

Mr Michael Woodland
Director, Metropolitan & Regional Projects South
Major Projects Assessment , Department of Planning & Infrastructure
GPO Box 39,
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vanderlaan
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971

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Yours sincerely

Kim Coulter
kimcoulter@bigpond.com.au
8 Superba Avenue
Cronulla NSW 2230

972

From: Mel Bowden <mbowden83@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
CC: <cssc1000@gmail.com>, <dan_nic_hols@hotmail.com>
Date: 1:47 pm 7/11/2011
Subject: Cronulla Sharks Development Plan - In Support

Melanie Bowden
11 Ellesmere Road,
Gymea Bay NSW 2227

To whom it may concern,

As a local resident and Licensed Real Estate Agent, I wish to express that I am in full support of the Cronulla Sharks Development plan.

The lack of housing in the Sutherland Shire is approaching critical levels. A large percentage of the Sutherland Shire is looking to move into housing of their own from their parents place or from share houses and there simply are not enough units, apartments and houses to cope with the overwhelming demand.

I have read many articles about the projected housing demand in the next few years. The Shire is growing, more and more people are looking to move into the most beautiful part of Sydney and we need the housing to cope with this. I have read that housing in Sydney is in extremely high demand and where better to develop than the picturesque Cronulla?

On a personal note, many of my friends would benefit from extra housing in the crowded market place. I want to see those friends able to live in the area they grew up, in new and affordable housing.

I heard people were commenting negatively on the size of the housing development. Cronulla already has many high rise buildings housing young families. I would much rather live in a large unit on level 6 than in a cramped uncomfortable town house on the ground floor.

People want to bring up the increased traffic? Have these people ever driven in the city? Have they ever driven through Hurstville, Kogarah, or anywhere in Sydney? The traffic in Cronulla is an absolute treat and I honestly don't believe a few hundred more cars will turn us into a over crowded city.

Personally I would gladly sit in an extra two minutes traffic each morning to ensure all of my friends find themselves in comfortable and affordable housing.

Regards
Melanie Bowden
0409 000 300

973

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

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Yours sincerely

Shannon Maher
mahersk@bigpond.net.au

974

Mark Brown - Submission Details for Chris Jones

From: Chris Jones <chris.jones905@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 10:53 PM
Subject: Submission Details for Chris Jones
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Chris Jones
Email: chris.jones905@gmail.com

Address:
6 Gladioli Avenue

Terranora, NSW
2486

Content:

Having reviewed the proposed development, I applaud the design and planning which has been undertaken in this project. Having lived in the Shire for over 20 years only to be forced to purchase a residence outside of the Shire due to the price and lack of property in the area, I know first hand the difficulties young families face in their attempt to remain in the area in which they have grown up.

This development is not only an initial step in addressing housing shortages in the Shire, it is commendable on its delivery of jobs for local residents. It's retail and entertainment plans deliver much needed outlets for young and older residents alike.

I understand concerns raised by some opponents regarding both the proposed height / density of the development and claims of traffic congestion. I believe the design of the residential component and the location directly across from the golf course, minimises any significant impact upon nearby residents and absolutely brings life to an area which has otherwise been marred by industrial over development in my opinion.

Traffic concerns appear to be suitably addressed in the development proposal, with traffic flow controlled through the installation of traffic lights and planned bus runs for residents and visitors to the retail and club zones.

I certainly support the plans for development of what is currently wasted space in the area and in particular a well thought out development which addresses a number of critical needs in the Sutherland Shire.

IP Address: - 101.162.179.28

Submission: Online Submission from Chris Jones (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22867

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

Chris Jones

E : chris.jones905@gmail.com

975

From: <brettlyn@optusnet.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 6:22 pm 7/11/2011
Subject: Proposed Sharks Development

Dear Mark,

Find it hard to believe that this development can be seriously considered.

The last time Sutherland Council knocked back a proposal it was for approx. 400 units (700 this time!) & all the same considerations should prevent this development being approved this time around.

We also have the added pressure of the Greenhill's development to add further weight to preventing this looming traffic disaster.

Can understand on one hand the State government using an independent planning body to enable sensible high density housing. The problem is that such developments should be targeted to locations adjacent railway stations to ease traffic congestion & pollution.

No matter how the Sharks football club & their completely one eyed support base try to wrap this proposal it is essentially a desperate bid to save a under performing club that will be increasingly falling behind in a national competition.

Kind regards ... Brett Watson

976

Mark Brown - Submission Details for Beryl Stenhouse

From: Beryl Stenhouse <bistenhouse@yahoo.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 4:34 PM
Subject: Submission Details for Beryl Stenhouse
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Beryl Stenhouse
Email: bistenhouse@yahoo.com

Address:
84 Burraneer Bay Road

Burraneer, NSW
2230

Content:

This proposed development is far too big for its site. The increase in traffic is unacceptable, as is the loss of playing fields. It is a gross overdevelopment of a relatively small site to prop up a football team which should be able to survive without wrecking the suburb.

IP Address: 152.69.70.115.static.exetel.com.au - 115.70.69.152
Submission: Online Submission from Beryl Stenhouse (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22853

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

Beryl Stenhouse

E : bistenhouse@yahoo.com

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

977

Mark Brown - Submission Details for Jack Moroney

From: Jack Moroney <jack.moroney@colliers.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 4:13 PM
Subject: Submission Details for Jack Moroney
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Jack Moroney
 Email: jack.moroney@colliers.com

Address:
 49 Parthenia Street

Dolans Bay, NSW
 2229

Content:
 Good Afternoon,

As a life long resident of the Sutherland Shire I am writing to support the proposed development at 461 Captain Cook Drive.

This area is crying out for the following:

Additional retail development, Cronulla and Caringbah are a traffic nightmare. This development is on a major road (I think speed limit is circa 70 km per hour on Captain Cook Drive) meaning people can access east into Cronulla and West back into Caringbah causing minimal disturbance to the nearby residential dwellings. If it was in the middle of a built up area, why isn't the speed limit 50km's per hour.

The residential development will provide the area with new dwellings at a price affordable to those who have grown up in the area their entire life. Growth is part and parcel of life, with the established areas of Cronulla, Woolaware and Caringbah at capacity I believe this is the best alternative to accommodate a growing population in the local area. This will preserve the other established areas and prevent their zoning changing (dual occupancy), allowing a mixture of housing affordability within the area. With the adjoining retail precinct residents in this development will not need to enter Caringbah and Cronulla they will have the convenience at their doorstep.

If they do need to go the established local areas the improvement in public transport (bus service) to complement the development will minimize the additional number of cars on the road along with an existing train line which is within walking distance. If you lived in this development you could easily access Cronulla, Miranda, ect from a regular bus service which will get cars off the road. If I lived at this development I would definitely use the bus service, not having to find a park in Cronulla would be a dream and a regular service would allow you to get dropped off at home safely.

The Sharks only play 12 games (I think) a year at Shark Park the impact on the local area is 3% of their year for a few hours, the ground has been there a number of years prior to many residents. Currently most of the cars are parked in the residential streets anyway, having a drop of area away from the residents will minimize congestion.

The playing fields are always going to assist the area into the future, where have we seen new fields established east of Menai (20 minute drive to Barden Ridge) in the last 10 years ? I cannot remember any. Again the fields are centrally located but away from traffic and I think this will work well in promoting kids been outside instead of inside into the future.

The population is always growing (fact of life) both in the local area and in Sydney, in my view I would much rather see a development of this size in an area of the shire which is not established. The size (economies of scale) will be supported by the existing (train) and proposed (bus service) public transport. I would rather see this development proceed than see already congested established areas have more development built. If this development is not approved, where else will development take place in the future ? This is an opportunity to cater for the future in the local area without having a significant impact on our day to day lives (traffic) while also providing us with additional

choice (retail and recreational) away from the congestion of Cronulla and other areas.

As a long time resident and someone who loves the local area and lifestyle we get to lead I hope my thoughts are taken on board.

Regards

Jack

IP Address: - 203.18.181. 1

Submission: Online Submission from Jack Moroney (support)

https://majorprojects.affinitylive.com?action=view_diary&id=22848

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

Jack Moroney

E : jack.moroney@colliers.com

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Mark Brown - Submission Details for Geoff Hogbin

From: Geoff Hogbin <geoff.hogbin@ddservice.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 1:44 PM
Subject: Submission Details for Geoff Hogbin
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Geoff Hogbin
 Email: geoff.hogbin@ddservice.com.au

Address:
 17 Sturt Rd

Cronulla, NSW
 2230

Content:

I strongly oppose the application for the following reasons:

- * The development is out of character with the local environment, to large, no supporting infrastructure & a drain on existing limited water & sewerage capabilities.
- * Limited transport, creating excessive vehicle movements in a limited corridor & dangerous for pedestrian & bike transport.
- * Insufficient parking not just residents but visitor parking, currently the club alone has insufficient spaces at peak times. People in the Shire do not want to travel past the ground to ride back, they will fill the local streets. Spaces also fill when sport is held on the Solander playing fields.
- * Scope for environmental disaster building so close to the waterways cannot prevent seepage into the bay & mangroves.
- * The development will not put the Sharks Leagues in the black, history tells us the management is not capable & I am a member. The footie team will have to amalgamate in a few years any way (probably with Souths), so the emotive argument about a local team is not a real issue.
- * The area was virtually gifted to the club & now they along with a private company seek to take advantage of that grant, this needs to be looked at closely regarding levels of corruption & misuse of that gift, especially regarding future appointments to either organisation.
- * Engineering wise the ground is refill & there will be a number of variations (costs) required to build on that site which are not covered currently.
- * The high rise & shopping complex will become ghost towns & a slum given its location, remoteness from transport & residences, this is not consistent with development in our council area & a horrible precedent for future development.

IP Address: ddserv1.lnk.telstra.net - 203.45.201.149
 Submission: Online Submission from Geoff Hogbin (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=22837

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

Geoff Hogbin

E : geoff.hogbin@ddservice.com.au

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Mark Brown - Submission Details for Blake Heuchan

From: Blake Heuchan <Blake.Heuchan@fahcsia.gov.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 1:05 PM
Subject: Submission Details for Blake Heuchan
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Blake Heuchan
 Email: Blake.Heuchan@fahcsia.gov.au

Address:
 14 Elouera Court

Jerrabomberra, NSW
 2619

Content:
 I think the development should be approved for the following reasons:

- * Desperately needed housing availability. I was forced to move out of the Sutherland Shire, and away from my family, because I could not find available housing.
- * Local employment for Shire residents. This is highly desired, particularly for working families given the jobs will be construction. Currently Shire working families miss significant work life balance benefits.
- * This will provide much needed shopping, medical and entertaining facilities for those residents nearby. Contrary to mis-information, I believe this development will ease traffic congestion around the areas of Caringbah and Miranda which are currently the only options available for these amenities.
- * Should this be approved, the developers will upgrade local school facilities that are normally the responsibility of State Government.

IP Address: - 203.217.150.69
 Submission: Online Submission from Blake Heuchan (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22835

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

Blake Heuchan

E : Blake.Heuchan@fahcsia.gov.au

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980

Mark Brown - Submission Details for Cameron Burns

From: Cameron Burns <crashden1@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 12:02 PM
Subject: Submission Details for Cameron Burns
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Cameron Burns
 Email: crashden1@gmail.com

Address:
 32 Drake Ave

Caringbah, NSW
 2229

Content:

Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
 Department of Planning and Infrastructure
 Cronulla Sharks Development

Application reference number (MP10_0229);

This submission is to object to the proposal made by Bluestone Capital Ventures No1 Pty Ltd which is currently before the NSW Government for approval.

The development has many concerning factors but the key issues can be outlined as below:

- The traffic increase has been optimistically estimated and no measure of impact has been submitted Capt Cook Drv / Taren Pt Rd intersection for peak AM.
 - Even at the submitted peak hour rates traffic increases are 100%+ with only 2x intersections planned and these have been prioritized for the development patrons, not passing traffic.
 - Scale of the planned development is too large
 - It does not conform to its surroundings
 - Massive increased traffic due to scale of the development will choke the area
 - Unprecedented uptake of public transport has been assumed to improve traffic results
 - Not enough access and egress for this amount of people on one road
 - Sharing the road with residents at the expanded Greenhills and Kurnell areas will create chaos as this development outweighs traffic expansion due to the Kurnell peninsular by 4 to 1.
 - Safety of people on Captain Cook Drive (both driving and pedestrian) will be compromised due to amount of traffic
- Sutherland Council are opposing the development, the Cronulla Sharks are compromised by their financial situation, there is no local value in this development other than for the developer. It therefore does not meet State Significance criteria under Part 3a and represents the very reason why this legislation was removed.

IP Address: - 202.50.49.8

Submission: Online Submission from Cameron Burns (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22828

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

Cameron Burns

E : crashden1@gmail.com

Mark Brown - Submission Details for David Linquist

From: David Linquist <linquistfamily@yahoo.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 11:08 AM
Subject: Submission Details for David Linquist
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: David Linquist
Email: linquistfamily@yahoo.com.au

Address:
66 Moreton Rd

Illawong, NSW
2234

Content:

Fantastic opportunity for me and my young family,
Jobs, housing, entertainment all within walking distance if a rail service. Great location near beaches etc, This would be a great place to live. It has been well documented the need for the Sutherland Shire to increase the volume of housing by 14,000 homes. This would be a great start and would also even out the distribution of housing across a wider geographical area.

IP Address: 218-214-3-21.people.net.au - 218.214.3.21

Submission: Online Submission from David Linquist (support)

https://majorprojects.affinitylive.com?action=view_diary&id=22805

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

David Linquist

E : linquistfamily@yahoo.com.au

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Mark Brown - Submission Details for GARY HODSDON

From: GARY HODSDON <garyhodsdon@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 10:40 AM
Subject: Submission Details for GARY HODSDON
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: GARY HODSDON
Email: garyhodsdon@hotmail.com

Address:
1/2 WOLLYBUTT ROAD

ENGADINE, NSW
2233

Content:

IP Address: cpe-121-216-112-97.inse2.ken.bigpond.net.au - 121.216.112.97
Submission: Online Submission from GARY HODSDON (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22801

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

GARY HODSDON

E : garyhodsdon@hotmail.com

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Mark Brown - Submission Details for Leigh JOHNSTON

From: Leigh JOHNSTON <leighjohnston@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 10:17 AM
Subject: Submission Details for Leigh JOHNSTON
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Leigh JOHNSTON
Email: leighjohnston@hotmail.com

Address:
82 Christiansen Blvd

Moorebank, NSW
2170

Content:
I support the proposal and think it would be a good family entertainment venue.

IP Address: - 166.64.1.2
Submission: Online Submission from Leigh JOHNSTON (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22794

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

Leigh JOHNSTON

E : leighjohnston@hotmail.com

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Mark Brown - Submission Details for Brad DAWES

From: Brad DAWES <dawes02@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 8:59 AM
Subject: Submission Details for Brad DAWES
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Brad DAWES
Email: dawes02@hotmail.com

Address:
7/15 Lee St

Randwick, NSW
2031

Content:

This venue will be a great tourist attraction for the Sutherland Shire! I would definitely come out to visit the entertainment and sporting venues.

IP Address: - 166.64.1.2

Submission: Online Submission from Brad DAWES (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22784

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

Brad DAWES

E : dawes02@hotmail.com

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Mark Brown - Submission Details for Paul MADIRAZZA

From: Paul MADIRAZZA <madi1pau@police.nsw.gov.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 8:48 AM
Subject: Submission Details for Paul MADIRAZZA
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Paul MADIRAZZA
Email: madi1pau@police.nsw.gov.au

Address:
5 Hillview St

Sans Souci, NSW
2219

Content:

As a father with a young family looking to move into the Sutherland Shire, this development provides everything we would be looking for in shopping and services as well as providing a great venue for family entertainment.

IP Address: - 166.64.3.2

Submission: Online Submission from Paul MADIRAZZA (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22782

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

Paul MADIRAZZA

E : madi1pau@police.nsw.gov.au

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Mark Brown - Submission Details for Greg DOWNING

From: Greg DOWNING <downo22@hotmail.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 8:36 AM
Subject: Submission Details for Greg DOWNING
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Greg DOWNING
Email: downo22@hotmail.com.au

Address:
77 Matson Cres

Miranda, NSW
2228

Content:

This looks great! Extra entertainment venues and shopping facilities are badly needed in this area. Not too mention the addition of more affordable housing in the area. Looks great!

IP Address: - 166.64.1.2

Submission: Online Submission from Greg DOWNING (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22778

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

Greg DOWNING.

E : downo22@hotmail.com.au

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987

Mark Brown - Submission Details for Ben SWEENEY

From: Ben SWEENEY <benmsweeney@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 7/11/2011 8:29 AM
Subject: Submission Details for Ben SWEENEY
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Ben SWEENEY
Email: benmsweeney@hotmail.com

Address:
Brewollia Cres

Loftus, NSW
2232

Content:
This development will provide much needed jobs, entertainment and affordable residential accommodation to the area.

IP Address: - 166.64.3.2
Submission: Online Submission from Ben SWEENEY (support)
https://majorprojects.affinitylive.com?action=view_diary&id=22776

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

Ben SWEENEY

E : benmsweeney@hotmail.com

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986

From: <brad.boardman@au.redbull.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6:26 am 7/11/2011
Subject: Sharks Development

Brad Boardman

4/125 Eloura Rd Cronulla NSW 2230

To whom it may concern,

I was extremely surprised to hear the local member's opinion that the majority of local residents do not support the Cronulla Sharks retail and housing development. I was certainly not part of his survey, nor were my friends or family, all of whom strongly support the development taking place.

Woolooware Station has recently been upgraded and would be more than able to cope with any increase in passengers created by the housing.

I drive from Cronulla every day and I do not believe the flow of traffic will be effected anywhere near as much as Mr. Speakman has indicated it would. Independent studies have shown the increase in traffic will be minimal, and even if it isn't, you can add an extra five or ten minutes to my drive each day if it means more housing in the area.

Demand for housing in the Shire has never been stringer. Where are these housings going to come from? This proposed development is a definite step in the right direction.

The area is not currently over populated in fact I'd say it is currently going to waste. The site has so much potential I just hope that it is given a chance to realize and eventuate

Yours sincerely

Brad Boardman

Brad Boardman | Striker
Red Bull Australia Pty Limited
T: M:

www.redbull.com.au

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contains
information which
is confidential
to Red Bull
Australia Pty

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From: Brett Taylor <taipeibat@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:33 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

Re: Support of MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.

Dear Michael,

Please accept this letter as my formal SUPPORT of the proposed development for the following reason(s):

Park and Ride: Game day patrons will enjoy efficient and safe Park and Ride arrangements that are similar to those in place in most stadiums for big events around Australia.

Community: The Sharks community support will increase, with a commitment to sharing the success of the club and the team with a wide range of local sporting and community groups.

Please include these advantages when making your decision about the approval of the mixed-use development proposal for the Cronulla Sharks land.

Sincerely,

Brett Taylor
8 Tiri Road, Milford, New Zealand
Thu 10th Nov, 2011 07:31 pm

990

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

rung asheewa
jixmich@tpg.com.au
210 prince charles parade kurnell n.s.w. 22310418 238 128

991

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.

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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

jix michels
jixmich@tpg.com.au
210 prince charles parade kurenell n.s.w.2231

From: Luke Fuller <l_fuller@me.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:30 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

Re: Support of MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.

Dear Michael,

Please accept this letter as my formal SUPPORT of the proposed development for the following reason(s):

Housing: The residential component will provide 700 new dwellings in a range of size and affordability, which I believe is badly needed in the Shire, and will assist in reducing further urban sprawl.

Retail: The retail precinct will provide much needed conveniences to local residents including supermarkets, medical facilities, child care, entertainment and dining.

Jobs: 1500+ new jobs will be created. Local jobs in the Shire allows for a reduced need to commute and greater quality of life for people of varying age.

Park: The open space and playground facilities which allow disabled kids and able-bodied kids to play together will benefit the Shire greatly and be one of a kind.

Playing Fields: The existing playing fields will be relocated and significantly upgraded with brand new state of the art facilities, which is badly needed.

Club: The renovated club will provide a place for Shire residents to enjoy family entertainment and outdoor eating with views to the city in an area devoid of similar opportunities.

Mangroves: The mangroves will benefit from world-leading environmental practices which will protect and improve their health and open them to protected public access via boardwalks and educational facilities.

Traffic: The traffic impact from the redevelopment has been assessed independently as minimal and Transport NSW has given in-principle commitment to a new dedicated public bus service to the area with the new population from the redevelopment.

Park and Ride: Game day patrons will enjoy efficient and safe Park and Ride arrangements that are similar to those in place in most stadiums for big events around Australia.

Community: The Sharks community support will increase, with a commitment to sharing the success of the club and the team with a wide range of local sporting and community groups.

Family: A new family entertainment precinct providing a safe, fun and educational centre for the children and youth of the Sutherland Shire.

Medical: First class medical facilities including day surgery, general practitioners and specialist medical practices for all the community including the sporting elite.

Public Transport: The plan will bring additional buses to the northern beaches of Cronulla which are harder to get to by public transport and reduce reliance on personal vehicle use both on game days and throughout the year.

Environmental Care: The current environmental problem of fertilizer-rich stormwater from the golf course flooding the playing fields and discharging into the Bay will be resolved. The mitigation and filtration systems included will see clean water directed into the bay.

Please include these advantages when making your decision about the approval of the mixed-use development proposal for the Cronulla Sharks land.

Sincerely,

Luke Fuller
9/2 Ranken Pl Belconnen
Thu 10th Nov,2011 07:29 pm

993

From: adam snowden <adamsnowden@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:28 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

Re: Support of MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.

Dear Michael,

Please accept this letter as my formal SUPPORT of the proposed development for the following reason(s):

Housing: The residential component will provide 700 new dwellings in a range of size and affordability, which I believe is badly needed in the Shire, and will assist in reducing further urban sprawl.

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Please include these advantages when making your decision about the approval of the mixed-use development proposal for the Cronulla Sharks land.

Sincerely,

adam snowden
14 / 7-9 Illawong St Surfers Paradise Qld 4217
Thu 10th Nov,2011 07:28 pm

994

From: shona cassell <shonacas@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:27 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

Re: Support of MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.

Dear Michael,

Please accept this letter as my formal SUPPORT of the proposed development for the following reason(s):

Housing: The residential component will provide 700 new dwellings in a range of size and affordability, which I believe is badly needed in the Shire, and will assist in reducing further urban sprawl.

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Sincerely,

shona cassell
8 atherton road engadine 2233
Thu 10th Nov,2011 07:26 pm

From: Timothy Wayne Batge <timothy.batge@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:23 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Timothy Wayne Batge
11 Comstock Crt Zeehan Tasmania
Thu 10th Nov,2011 07:22 pm

From: Dean McNamara <dmj_87@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:23 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Dean McNamara
15/29 Tullimbar rd cronulla
Thu 10th Nov,2011 07:22 pm

From: Chris Bolte <chrisbolte@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:21 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Director, Metropolitan & Regional Projects South
Major Projects Assessment, Department of Planning & Infrastructure
GPO Box 39,
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Sincerely,

Chris Bolte
17 Cullen St Belmont North
Thu 10th Nov,2011 07:20 pm

From: Cheyne Piccles <cheyne@tradedrafting.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:21 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Director, Metropolitan & Regional Projects South
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Sincerely,

Cheyne Piccles
4 Selwa Place Kareela, NSW 2232
Thu 10th Nov, 2011 07:20 pm

From: Aaron Page <ampage84@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:17 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Aaron Page
10 Jingara Place Sylvania
Thu 10th Nov, 2011 07:16 pm

From: Steve Randall <diamondsteve@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:17 pm 10/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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21 Michie Street, Wanniassa, ACT, 2903
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