

1400

Josh Skurowski
45/159 Princes Highway
St Peters 2044.

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Ref: MP_0229 - Cronulla Sharks Concept Plan

To whom it may concern,


I would like to take this opportunity to declare my support for the Cronulla Sharks Concept Plan.

As a bird watching enthusiast, the current neglect of the mangroves behind the proposed development saddens me enormously. This precious ecosystem is treated like a dumping ground by local industry, while the stormwater run-off from the golf course is loaded with pollutants.

Meanwhile, the council neglect of the boardwalk borders on criminal. This development promises to not only add environmental safeguards against the reckless industrial vandalism outlined above, but will also open up the foreshore area for all of the public to enjoy.

I strongly recommend that you approve this proposal.

Best regards,



Josh Skurowski

Please withhold my name and address.

Sheree Bourke
36 Lincoln Cres
Bonnet Bay NSW 2226

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Ref: MP_0229 - Cronulla Sharks Concept Plan

I genuinely believe that this development will bring great benefits to the Shire.

The Sharks Leagues club has provided a wealth of community support over its long history, and to risk the loss of this local asset would be unforgivable.

With the construction of this development, there are many in the area who would benefit:

- Local sporting clubs and associations, who would receive upgraded facilities and increased financial support.
- Children, who would enjoy the benefit of the new play equipment and green spaces.
- Local residents, who will have better access to retail and medical facilities.
- The Cronulla football club, who will continue to serve as the heart and soul of the Sutherland Shire.

I urge you to approve this development in full.

Yours sincerely,



Sheree Bourke

Paul Morgan
55 Yanderra Ave
BANGOR NSW 2234

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Ref: MP_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

I strongly support this development.

I read recently in the Leader that this development would provide up to 1500 new jobs in the area, 500 of which would be ongoing. This boost to the local economy is exactly what the district needs. The provision of a new retail precinct will also add much needed facilities and ease the burden on nearby Cronulla mall and Miranda Westfields, which are currently an overcrowded mess on most weekends.

Best regards,


Paul Morgan

Wayne Davis
14 Oyster Bay Road
Oyster Bay 2225
0404087492

Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001.

Ref: MP_0229-Cronulla Sharks Concept Plan.

I wish to lodge a submission in support of the proposed development at The Sharks. I have followed this proposal with interest as a long time Sutherland Shire resident. I support the residential development because I understand it will bring employment opportunities and it will supply additional affordable housing to the area. I find this residential development particularly interesting as it may very well fit my needs for housing as I intend to relocate to this part of the Sutherland Shire in the future.

In addition, I support the retail development because Cronulla shopping centre is hopelessly insufficient to cope with the present demand. I believe this new retail centre will supply an easily accessible, modern shopping complex that will provide jobs for many locals. As well, the proposed medical centre will be a welcome addition to the limited medical services currently in the area.

I support this proposal because I believe it will improve the standard of living in the Sutherland Shire. It will bring new residential opportunities, improved retail shopping and medical facilities and all without any major impact on existing residents. All this with the added bonus of ensuring the financial future of the Cronulla Sharks. Financial security will allow the club to support youth sport programs throughout the Sutherland Shire, as they have always desired to do.

Yours Sincerely,



Wayne Davis.

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

6 November 2011

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

Barry Hornery

C/O 18 Maroubra Road

Pagewood, NSW, 2230

93141476



2035

1405

Graeme Lanham
173 Parraweena rd
Miranda NSW 2228

8/11/11

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

Ref: MP_0229 – Cronulla Sharks Concept Plan

Dear Mr Woodland

I am writing regarding the Concept Plan proposed by Cronulla Sharks and wish to express my full support for the development.

The proposed development promises improved infrastructure such as a medical centre, shopping centre, child care, picnic areas, playgrounds and a revitalised leagues club and entertainment precinct.

The proposal outlines environmental benefits arising from the incorporation of world leading environmental practices, in particular with regard to the health and protection of the vital mangroves ecosystem located on the Botany Bay foreshore.

Other community benefits arising from the proposed development include:

- The creation of 1500 new jobs;
- Supermarkets, medical facilities and child care in one convenient location;
- Relocation of existing sporting fields to new, state-of-the-art facilities;
- Improved public transport via a new dedicated public bus service to the precinct;
- Easier access to sporting events via Park and Ride arrangements from satellite parking locations which, subject to patronage, could reduce traffic congestion during Sharks game days; and
- Increased community support and commitment from local residents and fans of the Cronulla Sharks football team.

Yours sincerely,



Graeme Lanham

1406

Daniel Towey
2/465 The Boulevard
Kirrawee NSW 2232
9th November, 2011

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Ref: Concept Plan for the Cronulla Sharks Development, 461 Captain Cook Drive,
Woollooware (MP 10_0229)

I am writing to you in **support** of the proposed development on Captain Cook Drive, Woollooware (MP10_0229). I truly believe the development will be beneficial to the local community for the following reasons:

- The development aims to construct 700 dwellings. These dwellings are designed to be suitable for a broad range of demographics and lifestyles. With the Sutherland Shire's population decreasing in recent times (2006 Census) it is important for the area to attract new residents and hold on to the people that already live here. It is particularly important that first-home buyers can afford to live in the area as this is one of the demographics that has seen its numbers decrease in the area in recent times. These apartments can attract new residents, particularly first time home owners to the area.
- The development will provide up to 1500 new jobs, which will obviously benefit the local economy and thus lead to untold benefits to the local community.
- The developers are offering to provide the Sutherland Shire with new sporting ovals and facilities. A large percentage of the Sutherland Shire's residents play social and competitive sport. Therefore, this development is offering to provide facilities for a large number of local residents. These facilities are needed and will not come at a cost to residents.
- The development aims to protect the local environment. The mangroves on Woollooware Bay will not be harmed. In fact, it is the aim of the development to improve the quality of the water that runs into the mangroves from neighbouring golf courses. With the closest residential neighbours being over 300 metres away, the development will not be an imposing factor on the local community.

I trust these opinions will be considered when the final decision on the development is being made.

Regards,



Daniel Towey

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

Dear Mr Woodland

Re: Application to develop land around Shark Park by a consortium of the Cronulla Sutherland Leagues Club and Private Developers.

Thankyou very much for your time in accepting and reading our submission about the proposed development around Shark Park.

We understand the Sharks are a part of our community but not at the expense of an over burdening development this will bring. My wife and I share the widespread community concerns about this development. The quality of life of the local community must come first. We have lived and raised our children in the Woollooware area since 1977 using the open space playing fields for our children's sporting activities as they were growing up.

Our concerns about this major development are as follows:

- Loss of the open space playing fields for the current sporting clubs using them now.
- Loss of the open space playing fields for families to enjoy family activities that we enjoyed with our children that the local parks provided.
- The total concentration of over whelming traffic that will be created in an area that now has frustrating traffic congestion weekdays and weekends. Local people are being affected now in there day to day travelling.
- The proposal for 700 units, in 8 towers, ranging in height from 8 to 16 storeys is adding to the Green Hills development proposal of extra people in an suburban ambience, with open space, is completely out of character with the shire.
- The residential proposal in particular is far too dense, far too high and will generate to much burden on roads and other services available to the

present community.

- The current proposal would set a dangerous precedent for overdevelopment else where in the shire.
- The proposed large retail shopping centre will affect the small business owners that are currently set up in the area.

We wish our views will be taken into account by the PAC when assessing these important concerns that we have as long time residents of the Sutherland Shire.

Yours sincerely

Neil & Jennifer Webb.

1 Robinson Street
Woollooware NSW 2230.

To NSW Department of Planning and Infrastructure

Date 11-11-11

RE Application No MP 10-0229

461 Captain Cook Drive Woollooware

Proponent Bluestone Capitol Ventures

Dear Director General

Thank you for your notification concerning the Sharks proposed development at Woollooware. I am the current manager of this hostel at 2 Hill Street Woollooware and a life long shire resident.

I have spoken to the other 8 permanent residents of this home and encouraged them to write their own submissions on this matter. The general opinion however is clearly an opposition to the Cronulla Sharks Leagues club proposal. I speak for myself in my own opposition for the following reasons.

Any residential building on that site would be unsuitable and spoil the character of the existing sports fields and open space. It must be remembered that the two junior sports fields in question are built over an old tip site which itself is sitting on the swamp. The toxic gases and poisonous fibres which would be disturbed by any building would create an unhealthy environment. The site is adjacent to sensitive mangroves and a National Park strip along the shoreline.

Apart from the natural environmental problems that would be created by building any high rise in this position, they would be added to with traffic and parking chaos. The current infrastructure does not cope with the current traffic and parking needs.

There would be little opposition to proposals to improve the existing club premises but the proposal to build a large commercial venture on the existing parking site on the eastern side of the leagues club would also create more traffic and parking headaches.

Currently on game days with even a modest crowd of 7 or 8 thousand fans there are traffic and parking management problems. So one can imagine what it would be like to have a whole new suburb and shopping centre surrounding the football stadium and just down the road another new suburb of Greenhills with about 450 new homes.

The Sharks have been very sneaky in putting up this proposal under the pretence of saving the Sharks football team. This has muddied the waters and fooled many of the poor fans into supporting this ridiculous proposal.

So the Sharks should decide what they want to be; a football club or a development consortium. Either way they should not be allowed to despoil what is left of a unique open space environment which is the gateway to the birthplace of Australia at

Kurnell.

Yours Faithfully

Andrew Redman, 2 Hill Street Woollooware

PH0424321998

5 Glandore Street

Woollooware NSW 2230

9th November 2011

Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment, Dept of Planning and Infrastructure

GPO Box39

Sydney NSW2001

Dear Sir

I wish to voice my objection to the proposed Cronulla Sharks Club development, which would see a series of residential buildings of varying heights, 7 stories to 16 stories high. This development will consist of some 700 units plus shops and cinemas. There should have been greater discussion with the people most affected, that is, Council, nearby residents as well all residents living in the Cronulla peninsula, and in the Shire before any decision was made.

Let us be clear we are not talking about the Cronulla Sharks Football Club, as with money from sponsorship, NRL and game revenue they should be able to exist in their own right, which is the strategy the Cronulla Sharks Club is using to gain football fans support by making it appear that the football club is what this development is about and without it they will fold.

We are talking about a huge development, taller than any building in the shire, which could set a precedent for future development throughout the shire.

This development is on a site which is environmentally sensitive due to its closeness to Botany Bay, wetlands and mangroves which are part of a very sensitive Towra Point Aquatic reserve, the Toward Point Nature Reserve, Taren Point Wetlands and Oyster leases. This reserve acts as breeding grounds for fish and birds, includes important remnant terrestrial vegetation in particular large stands of vulnerable Posidonia Seagrass and Mangroves which are vital as nursery habitats for a large variety of juvenile fish, invertebrates, as well as creating wildlife habitats.

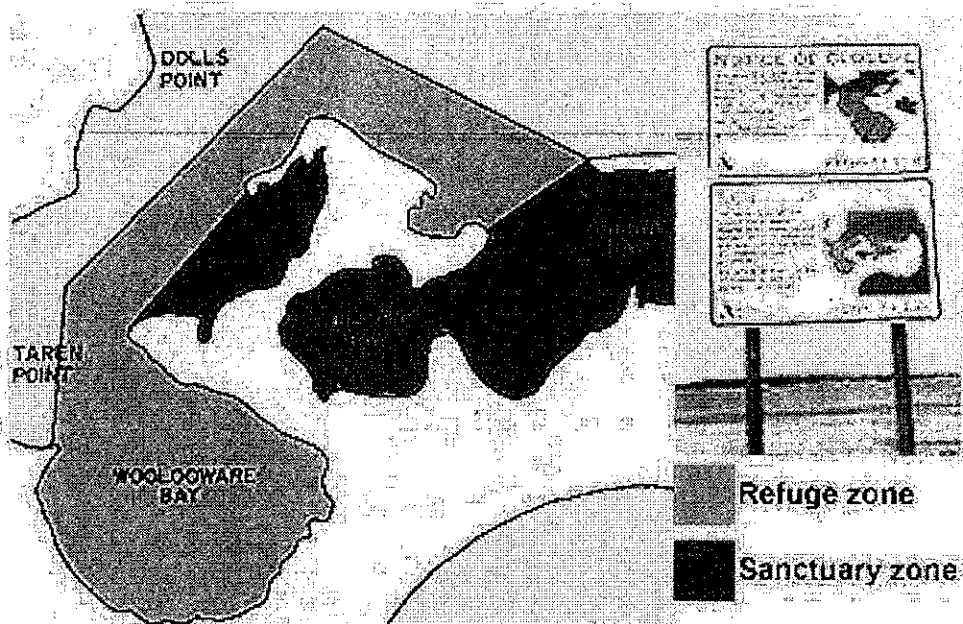
In the Environmental Assessment Report for Cronulla Sharks Redevelopment Section 6.0 page ix, it states "that the minister is not able to exercise these powers where the site is located within an

environmental sensitive area of state significance, OR IS A SENSITIVE COASTAL location. *The site is not considered to be either.*" The last statement leaves me wondering, IN WHOSE OPINION, as I am sure that there is many who would disagree with this statement. The Sharks EAP states that the aquatic park is 1.8 metres NW of the site, this is not quite true, as the site consists of two zones, the refuge zone and the sanctuary zone and the whole aquatic reserve with these two zones includes the whole of Woollooware Bay and covers an area of over 500 hectares. *Refer to Diagram below.*

The NSW Office of Environment and Heritage state that *"Towra Point Aquatic Reserve as well as Taren Point Nature Reserve was listed as Wetland of International importance, and is the largest and most botanically diverse estuarine wetland complex remaining in the Sydney region."* This whole area is known as *Towra International Wetlands.*

I would say in light of this information, that the area is an extremely sensitive recognized international area, by RAMSAR, and should be classified as a "sensitive area of state significance" and also "a sensitive coastal region."

DETAILS TOWRA POINT AQUATIC RESERVE



I also refer to Document -Management of the Towra Point Aquatic Reserve By NSW Fisheries, by A.K.Smith & D.A.Pollard Conservation Management Branch 2009 where it states: *"The Towra Point Aquatic Reserve is a very valuable component of the NSW Fisheries conservation program because it is the largest estuarine Aquatic Reserve in NSW. However because the reserve is surrounded by industry and a large urban population it is constantly threatened and is slowly degraded by direct and indirect pressures."*

I believe the buffer between the bay and the proposed built area, should be set by the NSW Fisheries and The NSW Office of Water in consultation. Not set by the developers and the Cronulla Sharks Club.

The land they want to build on is an old tip, and no one knows the full extent of toxicity in the subsoil, but it has tested positive for asbestos, cyanide, methane gas and lead. By disturbing and excavating this land there is danger that acid sulfate and other toxins could be released into the mangroves and Botany Bay and the Towra International Wetlands, which it will have a devastating effect on fish, crabs, and other aquatic life. Can the developers and the club guarantee that during the construction or in some year's time, that no toxic ground water or other problems will occur as a result of this development in the aquatic park and wetlands, and are they prepared to take responsibility in writing and cover the full cost of any problems that may occur.

I refer to information on your website ASSMAC Assessment Guidelines page 3 re acid sulfate soils, where it states "acid sulfate soils can have considerable effects on engineering and landscape works (including affecting the type of concrete or steel required, the design of roads, buildings, embankment and drainage system, extractive materials specifications, maintenance programs for drains, water and sewerage pipelines and other structures." And "the conservation of biodiversity and protection of wetlands and shallow freshwater aquifer systems (in relation to the degradation of habitat of water quality, killing or disease of fish and other aquatic organisms)", additionally it states "In some high risk instances the only cost effective strategy may be to avoid disturbing acid sulfate soils."

I believe that the Dept of Planning, has laws prohibiting the building on this type of ground, ie tips and reclaimed lands. *I refer you to further information on your website, Former Tempe Tip Site Preliminary Environmental Assessment page 5 where it states "the majority of the site is highly constrained as it was the former "Tempe Tip". There are on-going obligations for council to test containment levels on this land. The former tip use of this large part of the site presents a significant constraint to development for any use other than commercial industrial and for development requiring excavation."*

Further on page 22 of the same document it states "A substantial part of the site's 9.984 Ha comprises council owned land, which constituted the former Tempe Tip. As with landfill across the state, the Tempe tip site carries the legacy of toxic land outcomes produced by poor environmental management practices of the past. A secondary, but significant, factor is the instability of the land". "The fact is whilst the area of the site owned by the council is quite large, two lots that add to 5.45 Ha) the combined problems of toxicity and instability make it a difficult commercial proposition. The number of uses the land can be put to is extremely limited". Surely the same high standards should be applied when further discussion on this application occurs.

I am also of the belief that the land or some of the land in question needs to be rezoned so that this development can proceed, is this just another formality under this type of development application.

I do not wish to see the Cronulla Sharks Club fail, BUT granting approval for a development of this magnitude must not be to the detriment of the whole of the Cronulla Peninsula, Kurnell and the Shire by

creating massive problems with traffic, parking, behavior, roads and infrastructure. This development application in its present form will create a nightmare for residents living within a 3 kilometre radius of the club. Surely residents living in this area should be shown some consideration in this matter, as to me it all seems to be about the Cronulla Sharks Club, and developers. If management of the Cronulla Sharks Club had been prudent then they would not be in this position, and to expect shire residents to suffer the consequences of this huge oversized development because of poor management over many years is unfair on shire residents.

It must be remembered, once this is approved we are left with this over huge development which will be an eye sore on the area. Some reasonable alternative needs to be found and agreed upon by all parties.

Many of us living in the area assumed, that the development of the area in question, would be the 5 storey 138 unit seniors living development, which included a 150 room hotel, a 2617square metre supermarket and retail shops, including 750 square metre extension to the club, which was approved by Sutherland Shire Council on 21st August 2009. This development was approx the same height as the existing club premises, and I feel this was more in line with what residents deemed a more suitable type of development, and already has council approval.

The Cronulla Sharks Club say this type of development was not suitable commercially, nor bankable, in other words it would not provide sufficient funds to cover the 12 to 14 million dollar debt, why have no figures and details been released to clarify this.

Why did the Cronulla Sharks Club waste everyone's time gaining approval on a development, not to mention the cost of Plans, EAR and the other costs involved in seeking approval for the above development. No wonder they are short of funds. Why on earth would they go through all of this when they apparently had no intention of building as it was not going to make enough money, shows extremely poor management and foresight by the Directors of the Sharks Club.

If I was running a business and was in debt to this extent, then I would have to close my business. This is not the first time the Sharks Club has tried to develop or sell off the land, with attempts in 1996, 2001, 2002 and 2003, and 2008, all of these have been a waste of the Sutherland Shire Council and Ratepayers time and resources. When all else fails call in the Developers. During these years, 1996 - 2009, poor management has caused the financial situation of the Cronulla Sharks Club, which has led to community anger. This anger stems from the fact, that back in 1968 the Cronulla Sharks club acquired the land with substantial support of Sutherland Shire Council, and from the rate payers of the whole shire, the understanding was then that it be used as open space for sporting facilities.

We as nearby residents have put up with vandalism, drunken behavior and noise till all hours of the night, since the club was opened. People leave the football and /or the Club and go through Woollooware High School grounds, and through the back gate of the school into Glandore St, or up Woollooware road where on one occasion some 50 letterboxes were destroyed. What worries me is how much worse it will become if this development is approved, with people coming and going from the club and shops as well as residents from the 700 units.

The Woollooware High School Principal, Mr Wallace, was approached about closing the back gate into Glandore St, on especially on weekends and football nights, so as to lessen these behavior and vandalism problems, but his reply to this was that he would not be game to lock the gate as the people who had been to the football and afterwards to the club, then want to go through the school as a short cut would vandalize the school if he locked the gate. Never mind that there are numerous signs stating that this is enclosed land and trespassers will be prosecuted.

Most shire roads are backed up and are unable to cope with existing traffic now. Imagine the situation if this development is approved, as in summer traffic banks up From Northies Hotel along Elouera Road to near Cronulla Golf Club, and the same occurs on the Kingsway. One major example of traffic problems is Gannons Road, which in peak hours, can be backed up from the Kingsway to the roundabout outside Toyota Australia. Within 1.5 km of this roundabout there will be 4 sets of traffic lights in about 500 to 600 metres, this development will create further congestion at the roundabout area and I would imagine traffic will back up westwards towards Cawarra Road.

The 700 units and Shopping Centre the Club wants to build, and an additional 400 to 500 homes being built at Greenhills, further large development of Industrial land on Captain Cook Drive towards Kurnell and at Kurnell itself, will also add to traffic problems in this area.

We also have the redevelopment of the old section of Caringbah High School, which I believe will be quite a large number of units 1.5 kms from Sharks development. Add to this the increasing and continuing development of high rise buildings in Cronulla, all of which will put additional strain on infrastructure, roads, sewer, etc.

I believe that each person has a democratic right is entitled to express his/her views on this matter. However, it is interesting to note, that some of the people agreeing to support this development, come from areas not even in the shire and are not affected by this development, e.g. Mosman, Qld, and even the ACT. Even shire residents who support the development, live in areas, not affected by the development such as those from Kirrawee, Menai. These people may not have the same feelings if that had to live in close proximity to this development and the problems it is going to create.

Where is car parking going to be for those living in the highrise. If they have 2 cars as most households do, the only alternative is that they will park in the streets off Woollooware Road North and this will create even further turmoil, in particular during the day when students at Woollooware High School commence parking at about 7.15 am for a 7.30 start in streets closest to the school and the proposed development. The only other alternative is to park in the car parks of the nearby sporting fields car parks, which are used nearly every night up to about 9.30 by sporting groups such as Oztag, Soccer, Football and Softball. This will stop players of these sports finding parking anywhere near the grounds leading to more parking problems. The Environmental Assessment Report statement already states that residents will be able to park in the above areas. This is typical of the arrogance shown by the Cronulla Sharks Club, again residents will suffer so that a club, which is inefficient in its management gets rewarded and we the residents continue to be penalized. The parking situation will be like football parking 7 days per week, this problem needs to be addressed and a solution found prior to approval.

I am not impressed with the Cronulla Sharks Club attitude towards local residents over the years. They have wasted some much of ratepayers money in all the development applications they have submitted, each time it becomes bigger and bigger to make more money, with absolutely no regard to the residents living in the surrounding areas. They have also played for the sympathy vote by making it seem it all about the Sharks football team, which it is not.

On football days I believe supporters will park at Wanda beach or other areas, such as school grounds, so even our school grounds will destroyed by vehicular traffic. No one will give direct answers as to exactly where the cars will park, and how all this will work. There is also talk of shuttle buses from various points in the shire, again more traffic created.

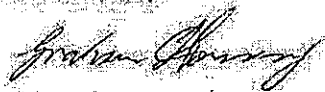
I believe approx 400-600 out of 18600 (not a very big percentage) of members voted for this development at a meeting at the sharks. I have been a member of the Cronulla Sharks Club for 40 odd years, and was not even aware of this meeting. Surely for something this large and costly and its effect on the shire, that the vote should have involved all members with a secret ballot and postal voting papers with clear details of the proposed development being supplied to each member. I feel this should now occur before any final approval is granted.

No wonder this was approved as with type of application with the Dept of Planning they are exempt from complying with most constraints. I cannot see how the Sharks development being built on land that was a tip, differs from that of the Ikea Development at Tempe, where I believe the tip area is the car park area, NOT high rise buildings.

Proceeding with the development in its present form in my opinion, would be detrimental to our local environment, there needs to be compromise by all concerned. I ask that my views be considered during the consideration of the application and planning process.

Thank you for giving me the opportunity to express my views and concerns about the Sharks Development.

Yours Sincerely



Graham Hornery

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

10 November 2011

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.

Wollie Creek style unit blocks should not be allowed on the edge of Woollooware Bay.



Yours sincerely
Ron Macauley
64 Hume Road
Cronulla, NSW, 2230
9501 5490
fuzzmacauley@optusnet.com.au

486 Grawley Pde
Miranda 2228
Sydney NSW

Date: 25/10/11

1411

Att: Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am writing my support towards the Cronulla development plan, I believe the amount of jobs that will become available will be a huge boost for the residents of the Sutherland Shire.

I myself have been applying for new employment positions around the Shire close to home and there are very few available.

This would be a great development to build up the Sutherland Shire community.

Cheyne McFarlane - Child

C.M.

70 Sherstone Rd
Riverwood 2210
Sydney, NSW

Date: 25/10/11

Att: Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001

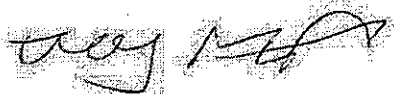
REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am writing to support the Sutherland
Shire development plan.

The number of employment opportunities
will be increased and allow young
adults like myself to seek a variety
of employment experiences.

This development is a must for the
Shire to continue its growth and
survival.

Yours Sincerely,
Troy McFarlane



70 Shenstone Rd
Riverwood, 2210.
Sydney, NSW.

Date: 28/10/11

Aft. Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am writing to show my full support of the development plan.

I grew up living in Caringbah and continually stay with family in Sutherland.

I am concerned with the lack of affordable housing within the area. I would love to see my children be able to afford their own home there one day.

Not only will the housing accommodate so many, the number of employment opportunities will increase and be easier for people to explore employment opportunities.

Yours Sincerely

Alexandra McFarlane

A. McFarlane

45 Ultimo St
Caringbah South NSW 2229
14 November 2011

Secretary
Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Proposed Project: Cronulla Sharks Development (MP10_0229)

Dear Sir/Madam,

We wish to make a submission in respect of the proposed Cronulla Sharks Development located at 461 Captain Cook Drive, Woollooware.

Name and Address: Greg and Amalia Swords
45 Ultimo St
Caringbah South

Name of Application: Cronulla Sharks Development

Application Number: MP10_0229

Support/Oppose Proposal: We object to the proposal.

Reasons for Objection

The proposed development is detrimental to the quality of life in the Sutherland Shire;
It will severely undermine the peaceful lifestyle and ambiance of the area;
It will adversely affect the environmental and ecological nature of the area;
It will create intolerable traffic levels;
It will result in the loss of amenities, particularly recreational sporting fields;
It will set a dangerous precedent of overdevelopment in the Shire.

Proposed Development Not Suitable

The proposed development includes some 8 residential buildings most of which reach a height of 10 to 16, storeys with 700 units. Being next to the waterfront, it is akin to the development that has occurred on the Gold Coast in Queensland. This is certainly not in keeping with the development that has taken place in the rest of the Sutherland Shire. For appropriate foreshore development, it is generally accepted that the most appropriate is for two or three story development near the foreshore with a graduated increase the further inland, up to a level of 8 or 9 storeys. For there to be several buildings over 9 storeys high peaking to 16 is not in keeping with the ambiance of the area, much too high with resulting component too dense.

The sheer scale and magnitude of the development will bring tremendous overcrowding with its resulting social problems, injurious to the lifestyle and quality of life that the residents of the area and the Shire in general have sustained and enjoyed.

Adverse Effect to the Natural Environment

The development will have detrimental impact on what little remains of the area that used to have vast natural surroundings of trees, bushes, mangrove swamps and majestic sandhills.

The development goes against what the world needs at the moment, to lessen our carbon footprint on the environment. We need to protect what is left of our natural surroundings instead of turning every space into vast jungle of concrete buildings and shopping areas.

The area around Quibray Bay/Woollooware Bay includes some natural environmental areas that assist in maintaining a good balance with development. The loss of the sandhills in the Kurnell peninsula did nothing to assist the environmental balance. The proposal in 1965 to build an airport at Towra Point was eventually defeated and this was mainly because of the environmental effects all around Quibray Bay/Woollooware Bay. The wetlands around the bay are "the most significant wetlands in the Sydney Region, but is also important at a national and international level as well" (Towra Point Nature Reserve website). The wetlands are also home to various migratory birds.

For the proposed development to take place would have an adverse effect on the wetlands around the bay, be it the buildings including their height, the runoff that would occur from the development and the traffic that would be generated in the area.

Intolerable Traffic Levels

The road system on and around the proposed development is confined, and very limited, with little opportunity for expansion. There is no public transport available and the railway station is some distance away.

Therefore, the only real transport option for those persons residing at the proposed development, should it go ahead, is by motor vehicle. With 700 units, the development will add an intolerable level of traffic on the limited road system. The proposed shopping centre will attract people from outside the area, further adding to traffic congestion. At present, there is also considerable industrial traffic in the area.

To top it all, the traffic situation will be absurd when it comes to the Cronulla rugby league team playing home games at "Shark Park". Already on days when home games are played, traffic in that area is a nightmare. Local residents who do not attend the home games know that they should stay away from that area, because of the

traffic nightmare. To add the number of residents to that area, together with the shopping centre activity, would mean traffic gridlock for many hours on those days when home matches are played.

Loss of Amenities

There are currently football fields located where the proposed development is to take place. It would be an injustice to those people who utilize those fields to lose them to this development. There are no proposals to replace those fields, with the only suggestion made to utilize some of the sporting fields at the local high schools instead. Any loss of open space would be a retrograde step.

What we need in the Shire are more recreational facilities to enhance a healthy lifestyle for our residents. e.g more parks and playgrounds for our children and future generations.

Overdevelopment

The proposed development, if approved, would set a dangerous precedent for overdevelopment in the Shire, again a major blow to the Shire's quality of life.

Conclusion

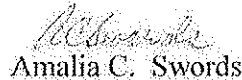
We are totally opposed to this proposed development for the reasons outlined above.

We have been residents of the Sutherland Shire for many years, myself since 1950 while my wife has lived here since 1971. To allow a development such as this to proceed would be at the expense of the quality of life of us residents and indeed a great disservice to the Sutherland Shire as a whole.

Yours faithfully



Greg D. Swords



Amalia C. Swords

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

13 November 2011

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.

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
leigh cunliffe
1/32 hume rd cronulla
cronulla, nsw, 2230
0414525059
lipse2230@gmail.com

MP 10-0229

Cronulla Sharks Development
461 Captain Cook Drive Woollooware
I have made no political donations ever.

OBJECTION

* Please withhold my name & address from publication.
I object to the proposed development due to its height and density which is grossly out of keeping and sympathy with the surrounding areas of recreational use.

It was the original intent of council that the western portion of land be used for sporting fields and carpark as a condition of its sale to the Sharks, as is the case now.

The proposed development shows a contemptuous and unfeeling disregard for this obligation.

Being located next to mangroves the plan appears not to take into account any anticipated sea level rise over coming years.

The overblown height and number of towers will cast unsightly shadows within and without the proposed project.

With an unreasonable 700 units and retail the traffic flow will be even more a crush.

The Sharks and developer in conjunction with Planning and Infrastructure urgently need to over-haul these plans or have the Sharks find a less violent way of financing the club's future. I'm a fan and its my local I wish them well. Thank You.

1417

Mark Brown - Submission Details for Greg Collins

From: Greg Collins <gregcollins78@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 16/11/2011 9:58 AM
Subject: Submission Details for Greg Collins
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Greg Collins
Email: gregcollins78@hotmail.com

Address:
2 Foveaux Terrace

Baulkham Hills, NSW
2153

Content:
I wholeheartedly support this development plan.

IP Address: cpe-144-131-137-140.static.nsw.bigpond.net.au - 144.131.137.140
Submission: Online Submission from Greg Collins (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23193

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 Collins

E : gregcollins78@hotmail.com

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

From: Sven Parker <sven.parker@y7mail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:09 am 16/11/2011
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,

Sven Parker
12 Plover Street Grays Point NSW 2232
Wed 16th Nov, 2011 09:08 am

From: Damian Powell <damo@whitelinesdesigns.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:03 am 16/11/2011
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.

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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,

Damian Powell
3 Anne Street,
Wagga Wagga, NSW 2650
Wed 16th Nov, 2011 09:02 am

From: Nathan Sargent <Nsargent85@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:27 am 16/11/2011
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,

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Sincerely,

Nathan Sargent
9/10-14 Warburton Street, Gympie, NSW 2227
Wed 16th Nov, 2011 08:26 am

From: Grant Ingram <Grantos8@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:25 am 16/11/2011
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.

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Sincerely,

Grant Ingram
43 drake ave, caringbah 2229
Wed 16th Nov,2011 08:24 am

From: Shelley Constantoulas <sconstantoulas@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:19 am 16/11/2011
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,

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Sincerely,

Shelley Constantoulas
36 Llewellyn St, Marrickville, NSW, 2024
Wed 16th Nov, 2011 08:19 am

1423

From: Stefan Constantoulas <stefan@b-entertained.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:18 am 16/11/2011
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,

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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,

Stefan Constantoulas
36 Llewellyn St Marrickville NSW 2204
Wed 16th Nov, 2011 08:17 am

From: Steve Mason <smason@heatcraft.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:07 am 16/11/2011
Subject: Ref: MP_0229 ? Cronulla Sharks Concept Plan
Attachments: development letter-deb.docx

Debbie Mason
388 Kingsway
Caringbah, NSW. 2229
November 16, 2011

Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001
Ref: MP_0229 ? Cronulla Sharks Concept Plan

To Whom this may concern,

I am writing this letter to show my FULL support to the development proposal currently on display for Cronulla Sharks.

As a mother and wife of a young family these are the reasons why I am in full support of this great opportunity. My husband and I will be looking to buy in the area as we are currently renting and want to own our home, and the chance to buy affordable housing that would suit our lifestyle will be very welcoming as there is not much around the shire where I grew up and want to raise my family.

The retail aspect will also provide much needed conveniences for the area including new jobs for locals in all sorts of areas including retail and hospitality. The open space and playground that is proposed is ideal for my family as I have a young son who loves playing in the park and we will be having more kids in the future and living in close quarters to a park like that where we don't have to cross busy roads would be ideal for us.

There are many more reasons that this development should go through, and not being a sharks supporter, but a resident of the shire, I understand how much the sharks put back into the community through sponsorships and the like, and with a strong sharks team financially, that means that they are able to provide more funding for all sporting teams, not just the junior league, which leads to better facilities for the community to use as a whole.

I hope you take this into account when making your decision on this important development for the future of my children in the shire.

Regards

Deborah Mason.

1425

From: Lachlan Burnet <lachlan72@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:50 am 16/11/2011
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.

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

Sincerely,

Lachlan Burnet
128/2 City View Rd, Pennant Hills. 2120.
Wed 16th Nov, 2011 07:50 am

1426

From: Dale paxton <Dale1123@tpg.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 12:13 am 16/11/2011
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.

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Sincerely,

Dale paxton
127 boat harbor drive
Wed 16th Nov, 2011 12:13 am

From: bobkaye <bobkaye@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 11:11 pm 15/11/2011
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.

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,

bobkaye
8/10 Pocketstone Court Morayfield
Tue 15th Nov,2011 11:10 pm

From: "Matt Heenan" <mattsmail1@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 10:08 pm 15/11/2011
Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 - Cronulla Sharks Concept Plan

Dear Minister,

I should preface my comments by declaring that I am member of the Cronulla Sutherland leagues Club.

May I first indicate that I am strongly in favour of the above described development proposed for the Cronulla Sharks site at Woolpooware. I have digested all available literature and examined the plans and model. I have also attempted to take an unbiased appreciation of both sides of the argument as depicted in the local media.

I am a parent and have been actively involved in junior sports (Rugby League, Cricket, Soccer, Water Polo, Little Athletics and Nippers). It is pure fantasy to suggest that any form of Government will foster these sporting outlets for our children. It is only the community based clubs that enable these junior sports organisations to survive. Indeed, Sutherland Council is now charging junior sports clubs rent to use these facilities. Without the Sharkies, the Tradies and the like, Elouera Surf Club would have been sold to developers, the Sylvania Athletic track turned into a Marina, and many of the numerous Junior Rugby League clubs would not exist thus depriving our youth of sporting opportunity. If the Sharks go, so will junior league and the associated sports clubs associated with the licensed club. This cannot be a good thing.

I can only see good coming from the project - increased employment opportunities, increased tourist revenue, and increased economic growth for the shire. The development of improved, state-of-the art medical, shopping and social facilities, which will surely aid our senior citizens, can only be viewed as most beneficial. These are huge advantages to not only the near local residents but the wider community also. I am aware that opponents to the project point to congested roads but the infrastructure must surely follow. It is up to the Governments (Federal, State, and Local) to improve the dismal road networks of the Shire. The construction of the much promised F6 would take an enormous load of the roads of the Shire.

I would hate to think what would be built on the site if St George Bank was to foreclose. It is ludicrous to suggest that a benevolent organisation

would turn it into park land. I'm sure the zoning would be overturned and we would see the continuation of the heavy industry of North Caringbah and Kurnell joining in the middle where Shark Park once stood. I do not want to see that in our Shire.

If I can elaborate or expand on any of the issues I have raised, please let me know.

Regards,

Matt Heenan

31 Violet Street, Miranda

0433 637774

From: "Suzie & Andrew" <suzie_andrew@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9:27 pm 15/11/2011
Subject: I SUPPORT THE DEVELOPMENT!

The Cronulla Sharks have the most passionate supporters in the NRL.

I may live in Melbourne but I have lived and visit Sydney many times.

The development will be so good for this particular club and will add more memberships, jobs, retail, money for big business and the government with more land rates. oh gosh I could write forever here.

I can see many happy faces with:

- . Housing: people can buy !
- . Retail: more money!
- . Jobs: wow! Barry o'Farrell will be happy with more jobs out there in the Shire!
- . Park: The Shire is very family friendly
- . Playing Fields: The Sharks have to train at the local high school!
- . 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:
- . Traffic: Oh gosh! Captain Cook Parade will be better!
- . Park and Ride:
- . Community: a premiership for Cronulla Sutherland!
- . Family:
- . Medical:
- . Public Transport: yes, I agree, while it is a short walk from Woollooware, it would be nice to have an even shorter walk!
- . Environmental Care:

Suzie & Andrew

1430

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

Tom Douglas
tomdouglas54@yahoo.com
2/45 Caronia Ave Cronulla

1431

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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There is no room for the expansion of these roads, and the removal of the roundabout would worsen the traffic flow for this amount of cars. Imagine the impact when crowds arrive for both Saturday sport and Rugby League Games.

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Yours sincerely

Carol Barter
carolbarter@bigpond.com

1432

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

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Yours sincerely

Ulrich Kuehn
croyview@bigpond.com.au
Ulrich Kuehn 3 Castlewood Ave Woollooware

1433

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

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Yours sincerely

Oliver Huggett
olihuggett@gmail.com
3 Grosvenor Cres
CRONULLA NSW 2230

1434

**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

Kirstie Parker
kirstie.p@hotmail.com
13 Green St
Cronulla NSW 2230

1435

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

drew kelly
drew_2230@hotmail.com
2 darook park road cronulla

1435

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

drew kelly
drew_2230@hotmail.com`

1436

From: "Rob Braham" <r.braham@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:30 pm 15/11/2011
Subject: OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS DEVELOPMENT, WOOLLOOWARE

Mr Michael Woodland

Director,

Metropolitan & Regional Projects South

Major Projects Assessment ,

Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

Dear Sir,

(1) The proposed development at Shark Park is flawed in many respects despite the constant "hard sell" from the club and developers to the contrary.

(2) The only considerations are profit for the developers and the supposed ongoing (although dubious) viability and continuity of the NRL club.

(3) There has been absolutely no consideration given to the increased traffic on the already overcrowded roads and it does not consider the additional traffic which will already using those facilities from developments already under construction nearer the coast.

(4) Additional traffic lights required for development access will also increase congestion.

(5) No apparent provision for additional infrastructure is provide which will be required and eventually be provided by the shire at rate payers expense and inconvenience.

(6) The supposed proposal for playing fields is at best dubious and unlikely to be a community benefit despite what we are being told.

(7) There is no consideration for how this affects the community as a whole. Once the development is complete they just move on to the next project for profit, with absolutely no care, concern or ongoing support for the issues left for us the community of the Shire to sort out.

(8) Public transport is poor in the area and so is public parking. Should this proposal go ahead the increased traffic will make the situation worse. Planning for such eventualities has already been abysmal and the residents should not be subjected to further abuse and lack of consideration.

(9) Forget the supposed increase in revenue, jobs, profit and highly unlikely longevity of the club and for once, consider residents of the area.

Robyn Collyer-Braham

9 Boronia Street

Cronulla

NSW 2230

Rob Braham

Mobile: +61 409 309 413 Fax: +61 2 9527 6755 Email:
r.braham@optusnet.com.au

1437

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).

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Yours sincerely

Robyn Collyer-Braham
r.braham@optusnet.com.au

1438

From: "Steve Urquhart" <surquhart@nmetrics.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:48 pm 15/11/2011
Subject: Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

I totally support the plan.

8 Kurnell Road

Cronulla

Steve Urquhart

Stephen Urquhart

Director

<<http://www.nmetrics.com.au/>> Description: Description:
signatureLOGOemail.jpg

<<http://www.facebook.com/pages/Nmetrics/171330672880231>> Description:
facebookemailicon <<http://twitter.com/nmetrics>> Description:
twitter_logoemail icon <<http://www.youtube.com/user/nMetricsVids>>
Description: youtubeemailicon
<<http://www.linkedin.com/company/nmetrics>> Description: LinkedInEmailicon
<<http://nmetricsdave.blogspot.com/>> Description: blogger_logoEmailIcon

Unit 215, 30-40 Harcourt Parade

Rosebery NSW 2018, Australia

p: +612 8338 1988

m: +61 416 037 090

f: +612 9700 9071

1439

From: Susan Tierney <susanmtierney@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:13 pm 15/11/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

I support this application because it will bring both short and long term economic benefits to the local community. I acknowledge that I am not a resident of the area however even someone without ties to area recognise that in the tough times ahead of all Australians this development will be a tremendous boost to the area and its residents. Also whilst not a resident of the area the amenities offered by this development are a great encouragement to myself and others to become regular visitors to the area.

Thank you

Susan Tierney

21 College Cres

Dalby Q 4405

1440

From: Christopher Tierney <cj.tierney@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:09 pm 15/11/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

After examining the redevelopment proposal I believe that it will provide much needed infrastructure which will benefit the local community. These benefits will also be multiplied by the economic advantages to local community and extra jobs.

As a interstate supporter of the sharks these added attractions to the area will entice me to visit the Sutherland shire more regularly both during the footy season and the off season.

Chris TIERNEY

21 College Cres Dalby

Qld 4405

From: "Elizabeth Tierney" <dizzielizzie_1@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:06 pm 15/11/2011
Subject: Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

I am writing to support the Sharks development application. I support it for the following reasons

- 1: It will save a great community sports club
- 2: It will have great economic benefits
- 3: It will provide great amenities
- 4: It will revitalise local flora/mangroves
- 5: It will provide much needed housing
- 6: It will create sustainable long term jobs

Thank you for taking time to read this.

Elizabeth Tierney

1/68 Vineyard St Ipswich Q 4305

1442

From: Kishore Kumar <kishore.kumar4@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:59 pm 15/11/2011
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.

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

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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,

Kishore Kumar
25 Barcelona Drive
Prestons NSW 2170
Tue 15th Nov,2011 07:58 pm

1443

From: "dave and elaine" <ehazzard23@dodo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5:55 pm 15/11/2011
Subject: Cronulla Sharks Concept Plan

Dear Dept of Planning,

The purpose of my letter is to make a brief submission in support of the Cronulla Sharks League Club application to develop land adjacent to Toyota Stadium.

I have reviewed the development proposal and believe it will benefit the residents of the Cronulla Shire and visitors alike. The development will help ensure the future of the Cronulla Sharks while providing much needed infrastructure to the local area.

As a supporter of the Sharks who visits the Shire regularly I place my full support behind the development proposal which will benefit the community while contributing to the existing local area.

Yours Sincerely,
David Hazzard
20 Nutwood Lane,
Windsor Downs,
NSW 2756

From: Patrick O'Brien <pundaaa@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 5:15 pm 15/11/2011
Subject: Sharks Development

Patrick O'Brien 7A Coral Road Woollooware NSW 2230 Sydney Australia To whom it may concern,
On Sunday I went to Darling Harbour for a day with the family. This is the first time I have seen the new children's playground and waterpark and I must say I was extremely impressed. Reading about the suggested playground for local kids in the community puts a smile on my face. This is just one of the reasons I fully support the development at the Cronulla Sharks. The building of a new playground is long overdue. More and more kids move into the area every year and it has been a long while since we have seen anything like this built. On the drive into the city I see the new playgrounds at Brighton and near the airport and I am jealous that we do not have anything like this in the local area. Obviously I am too old to enjoy the playground facilities but my little sister would absolutely love it. She is very active and loves running around and climbing on things and a state of the art playground would be a wonderful way for her to spend an afternoon. I would look forward to taking her to play with her friends after work. I would just like to mention that obviously I live close enough to the proposed development to be directly affected both positively and negatively. I'm sure there will be a slight increase in traffic but I am not overly concerned. To see my sister smile and be able to run around with her friends is well worth any increase in traffic we may incur. I read that independent studies have proven the increase will be minimal and I tend to believe that. It is hardly a traffic hot spot and I do not believe the increased traffic would be overly harmful. I look forward to seeing my little sis enjoying this new state of the art playground Yours sincerely Patrick O'Brien

From: Jason Johnston <Rochjas@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:58 pm 15/11/2011
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

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

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

Sincerely,

Jason Johnston
8 Marsden Rd Barden Ridge NSW 2234
Tue 15th Nov, 2011 04:58 pm

1446

From: "shark" <clea6599@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
CC: "michael lea" <clea6599@bigpond.net.au>
Date: 4:52 pm 15/11/2011
Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

Michael and Catherine Lea
14 Drake Ave
Caringbah NSW 229

clea6599@bigpond.net.au

(H) 9542 8110
(M) 0424 169 831

Dear Sir / Madam,

As my family have lived in our current address for over 15 years we both wish to voice our support for the development of the Cronulla Sharks Development, 461 Captain Cook Drive, Woolooware (MP 10-0229).

As the Sutherland Shire expands with an ever increasing population quality residential housing close to the beach is becoming increasingly difficult. The proposed submission is a step in the right direction. The positives far out way the negatives. Further employment, from the construction of the residential and shopping complex and thus increased employment from the completed shopping community facilities. With Greenhills subdivision being built in the near future the shopping and community facilities can only be a positive for those residents in the future.

The Shire has always been a popular place to live in, the new Sharks Development will allow an aging population to down size into quality residential living, close to the beach, and shopping and community facilities.

Yours sincerely

Michael and Catherine Lea

1447

From: "Rutter, Steve" <Stephen.Rutter@hp.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 4:44 pm 15/11/2011
Subject: 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks - Vote FOR the Sharks Development
Attachments: Picture (Device Independent Bitmap) 1.jpg

I am a current resident of the Sutherland shire.

Our family regularly attends Rugby League matches at Shark Park (season ticket holders).

My son plays in the Cronulla Sutherland district Junior Rugby League Association for Yarrawarra Tigers.

We are FOR the Sharkies development proposal.

Steve Rutter
Stephanie Rutter
Jarrod Rutter
Tamsyn Rutter

Of 16 Browallia Crescent Loftus.

Steve Rutter
HP Technology Services
Client Sales

(+61) 13 13 47 Main Switch
(+61) 0412 559 371 Mobile
stephen.rutter@hp.com <mailto:steve.rutter@hp.com>

From: Phillip Anthony McAuliffe <sponge35@msn.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 3:49 pm 15/11/2011
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,

Phillip Anthony McAuliffe
1/81-83 Manchester Road, Gympie. 2227
Tue 15th Nov, 2011 03:48 pm