

1640

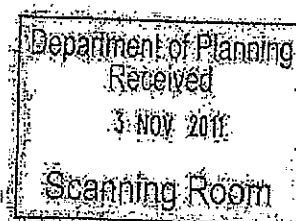


2<sup>nd</sup> November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001



REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

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

I support the proposal for the following reasons:

- The RESIDENTIAL component will provide 700 new dwellings in a range of size and affordability to provide greater options for people to be able to afford to live in the Shire, 15 minutes walk from the beach;
- The RETAIL precinct will deliver full convenience access for locals they currently have to drive to get - supermarkets, medical facilities, child care - will all be available in one convenient location;
- 1500 new JOBS will be created;
- Generous OPEN SPACE and Playground facilities which allow disabled kids and able bodied kids to play together will be built in the Shire for the first time;
- EXISTING FIELDS will be relocated and JUNIOR SPORT will be given brand new state-of-the-art facilities which are well in advance of what they currently use;
- The REVITALISED CLUB will be a place for the entire Shire to enjoy family entertainment and outdoor eating with views to the city, whether or not they follow the NRL;

- 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;
- 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;
- 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;
- 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;
- A new FAMILY ENTERTAINMENT PRECINCT providing a safe, fun and educational centre for the children and youth of the Sutherland Shire;
- First class MEDICAL FACILITIES including day surgery, general practitioners and specialist medical practices for all the community including the sporting elite.

Yours sincerely,

1641

30 October 2011

Mr. Adam Dransfield  
3/103 Ewos Parade  
Cronulla, NSW 2230

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**MP0229: CRONULLA SHARKS CONCEPT PLAN**

I write in support of the abovementioned concept plan.

For the record, while I am a Cronulla resident, I am a fan of the Newcastle Knights. As such, my support of the proposed development is not based on the benefits it would bring to the Cronulla Sharks Football Club, but rather the benefits it would bring to the local community as a whole. From the information I have seen, these benefits would include:

- An increase in affordable housing. Particularly 1 and 2 bedroom units, that will attract both the young first home buyers and older people looking to downsize (of which the area has plenty of both). Having recently purchased a 2 bedroom unit in the area after two years searching, I am well aware of the lack of properties for young people.
- The establishment of a new retail, entertainment and services centre. At the moment, all of these facilities are located in central/south Cronulla or even further afield in suburbs like Caringbah and Miranda. The north of Cronulla has been starved of any decent facilities in this respect.
- The creation of 1,500 jobs. This will be a major boost for the local economy. I worked in retail for 5 years while undertaking university study and the prospect of being able to work in casual employment close to home will benefit many young locals.
- New junior league facilities. Having worked with the junior league as part of my sports management university degree, I am pleased that part of this proposal will see new facilities created for the Cronulla Caringbah club.

Regards,



Mr. Adam Dransfield

1642

Dimi Bebedellis  
5 Victor Avenue, Picnic Point  
2<sup>nd</sup> November 2011

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP\_0229-Cronulla Sharks Concept Plan

I, Dimi Bebedellis, am strongly in favour of the Cronulla Sharks Development Proposition.

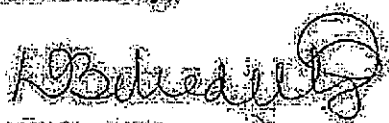
This development proposition will provide many great new things for the Shire and wider community, including a residential development, retail development and employment opportunities.

The residential development will provide 700 new dwellings in a range of size and affordability to provide greater options for people to be able to live in the Shire, a 15 minute walk from the beach. I personally would love to move into one of the housing developments in the near future.

One major factor that catches my eye is the retail development. The retail development will deliver full-convenience access for both locals and people of the wider community. With the retail development there will be supermarkets, medical facilities, child care and many more outlets.

Finally, within the development 1500 new jobs will be created. This employment boost will raise the economic status of the surrounding areas of the development.

Yours sincerely,



Dimi Bebedellis

1643

Russell Ward  
3/263 Sylvania Rd  
Gymea Bay NSW 2227  
2nd November 2011/2011

Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

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

I wish to advise the Department of Planning and Infrastructure that I fully support the proposed development at the above address. My decision to support this development is based on the reasons that are as follows:

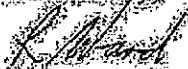
I am a local resident and it is clear to me that the Sutherland Shire is in need of affordable and quality apartments that are suitable for young families and retirees. This development proposes to build such apartments, which would go a long way to solving the current housing shortage the Sutherland Shire faces. The need for housing in the area is only going to increase in the future too, as the Sutherland Shire's population is expected to grow by at least 5% over the next 20 years. This will require the construction of over 14,000 dwellings. The 700 planned dwellings in this development will be integral if this number is to be reached.

I also support this development as I believe it is suited to the local environment. In the Sutherland Shire Council's *Annual Report of 2009/10*, Woolooware was named as a key suburb for development in order to increase local housing supply. A draft housing strategy also released by the local council in 2008 also suggests that the suburb of Woolooware is suitable for high density development.

As someone who has previously lived in Woolooware and Cronulla, I also feel that the proposed retail space will also have significant benefits for the local community. Cronulla and Woolooware are in desperate need of a quality supermarket. As a large percentage of the local community are part of the baby boomer generation, the medical facilities that are also planned will be necessary for the area in the years to come.

Thank you for reading my letter of support for this development.

Yours Sincerely,



Russell Ward

1644

November 1<sup>st</sup> 2011

Department of Planning and Infrastructure

GPO box 39

Sydney 2001

Ref: MP\_0229: Cronulla Sharks Concept Plan

To whom it may concern:

After seeing the Cronulla Sharks concept plan that is currently on display, I wish to lodge my support for the development.

I have lived in the shire for over 40 years and raised a family of four, all of whom are now settling down and raising families of their own.

Unfortunately with the lack of affordable housing available it is becoming difficult for young families to remain in the Shire if they wish to become home owners.

I am in favor of developments such as the one proposed by the Cronulla Sharks who will not only provide affordable housing but also incorporate that with proposed medical, sporting and retail facilities as well. Especially if it means my children and grandchildren can remain living within the Shire.

Also the creation of an extra 1500 jobs in the area can only be a good thing for job seekers who would otherwise have to travel out of the Shire on overcrowded public transport.

I hope you will approve this plan.

Yours faithfully,



Anne McGregor

3/218 Burraneer Bay Rd

Caringbah 2229

1645

November 1<sup>st</sup> 2011

Department of Planning and Infrastructure

GPO box 39

Sydney 2001

Ref: MP\_0229 Cronulla Sharks Concept Plan

To whom it may concern

After seeing the Cronulla Sharks concept plan that is currently on display, I wish to lodge my support for the development.

I have lived in the shire for over 40 years and raised a family of four, all of whom are now settling down and raising families of their own.

Unfortunately with the lack of affordable housing available it is becoming difficult for young families to remain in the Shire if they wish to become home owners.

I am in favor of developments such as the one proposed by the Cronulla Sharks who will not only provide affordable housing but also incorporate that with proposed medical, sporting and retail facilities as well. Especially if it means my children and grandchildren can remain living within the Shire.

Also the creation of an extra 1500 jobs in the area can only be a good thing for job seekers who would otherwise have to travel out of the Shire on overcrowded public transport.

I hope you will approve this plan.

Yours faithfully

  
Trevor McGregor

3/218 Burraneer Bay Rd

Caringbah 2229

1646

D.E. Johnston  
19 Green St.,  
Woollooware  
NSW 2230.  
31<sup>st</sup> October 2011.

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

Dear Michael,

I would like to voice my opposition to the planned "Sharks" development. There are a number of reasons concerning my objection; the impact of high-density living on the roads, schools and the community generally. Because of the lack of public transport and the state of the roads one only has to look at Gannons Road, all the way through to Burraneer, week-day mornings, afternoons, Saturdays and Sundays, the road traffic is appalling, not only that road but all of the roads in the district.

One of the most dangerous points on Gannons road is the tunnel under the railway, it is very narrow for pedestrians (barely one person wide) it is also a bottleneck for road traffic. A separate tunnel should be built for pedestrians to access the playing fields and shops there on the Kingsway which may allow the widening of the road.

One further point is that if cars are driven from the new complex to the trains there is very little parking available now. The roads are choked with commuter parking in and around Caringbah and Woollooware Railway stations. Denman Avenue Woollooware is a very dangerous road to drive along as it is narrow especially with cars parked on both sides of the road.

Captain Cook Drive is another road that is only two lanes wide between the Woollooware road and Cronulla roundabouts. There is very little room for widening except into the mangroves. The present road is less than a metre above the high tide which also flows underneath it in places. A development already underway at Greenhills Wanda will add to the pressure already on the roads.

As for the use of Woollooware High School playing fields for parking on Sharks match days, I would not like to see the effects of hundreds of cars, and a little rain! These fields are also only a metre or so above sea level with tidal water flowing around them.

All of the above brings me back to the development itself.

I would consider the height of the tower blocks (up to sixteen storeys) totallying seven hundred units and the accompanying shops and facilities a degradation of the environment. My understanding is that there are no other buildings any where near that height in the Sutherland Shire. Residential Tower blocks with similar appearances are, Burke Road, hill Cronulla, Blues Point Tower on Sydney Harbour and the High-rise units of Street Surry Hills, all are a blight on the community and have the inherent problems associated with High-rise living, of being an eyesore and totally out of character with there surroundings.

Once again, I strongly object to the "Sharks" development.

Thank you

Yours faithfully

*D.E. Johnston*  
D.E. Johnston

COPY TO MR MARK SPEARMAN SC MP  
MEMBER FOR CRONULLA





PCU027637

1647

2 November 2011

Mr. Mark Nickson  
1A Holly Street  
Caringbah, NSW, 2229

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**REF: MP\_0229 - CRONULLA SHARKS CONCEPT PLAN**

I am writing in support for the Cronulla Sharks Concept Plan now on public display.

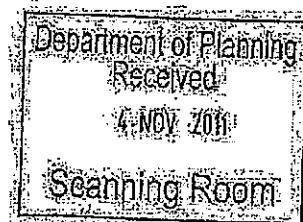
Despite being a Shire resident for almost 15 years, I am an avid supporter of South Sydney. Therefore, I primarily base my support of the proposed development on the many perceived benefits it will bring to the community.

One of the major benefits this proposal will bring to the Shire is quality but affordable housing. My partner and I have just purchased a 2 bedroom unit in Gymea after living in Caringbah. At the time of this purchase, we searched for a place in the Cronulla / Woolooware area, as well as in Caringbah (where I grew up and my family still reside), but found suitable properties extremely difficult to find in these areas. In addition, the few we did inspect in these areas were way out of any young, professional couple's budget. We were extremely lucky to find our place in Gymea and were almost forced out of the Shire by the current lack of suitable housing.

For this reason, I welcome an increase in affordable housing in North Woolooware and would give serious consideration to purchasing a property here down the track. I think the creation of these dwellings is necessary to give young locals the chance to stay in the area where they were brought up and where their families likely still live.

Sincerely,

  
Mr. Mark Nickson



1648

J. Dziedzicak  
48. Tompson Rd  
Revesby NSW 2212

02.11.11

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP 0229 Cronulla Sharks Concept Plan

I would like to support the Redevelopment at the Cronulla Sharks. The presentations I witnessed at recent local community events by the consortium have been impressive.

I would like to see the Sutherland Shire would be moving forward in this direction. By accommodating needs of this development for the retail sector and support of local sports groups. It would further enhance the identity of the Sutherland Shire.

I feel the redevelopment is a great initiative undertaken by the Cronulla Sharks and overwhelmingly support its cause for the local community.

Yours sincerely,



Joan Dziedzicak

1649

Liam Rogers  
9/1-5 Sunnyside Ave, Nth Caringbah 2229  
02 Nov 2011

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001  
Ref: MP 0229 - Cronulla Sharks Concept Plan

I am in favour of the abovementioned Sharks Development Plan.

As a local resident and due to be getting married in January 2012, I will be looking to build a family in the near future in this area thus affordable housing and employment are essential. As property owners, fortunate enough to own property in North Caringbah and work within the Sutherland Shire, my fiance and I will be looking to expand our property portfolio as we expand our family.

Property aside, the retail component of this plan outlines enormous benefits for local residents including North Caringbah, Woollooware, North Cronulla and Kurnell. The addition of a nearby shopping and medical centre provides obvious benefits however there must also be some potential for ease of traffic congestion throughout the South Caringbah and Cronulla regions. With the proposed retail section of the development, 4 suburbs will no longer be forced to task their weekly shopping at Woolworths and Coles in Caringbah South. The planned medical centre will provide further facilities to the local population outside of the currently congested areas of Caringbah South and Miranda.

Entertainment facilities and parkland nearby for a growing family will be a great bonus to all this. I look forward to the correct decision being made and enjoying the fruits of such thoroughly well planned and proposed improvement to my home region.

Yours sincerely,

Liam Rogers

Nth Caringbah Resident and Property Owner

1650

Andrew Deylin

16 Honeysuckle St

Jannali

NSW 2226

04-11-11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

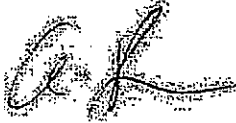
Ref: MP-0229-Cronulla Sharks Concept Plan

I would like to put forward my support for the Redevelopment at the Cronulla Sharks. After seeing the recent plans for the Redevelopment I feel this is a positive step forward for the Sutherland Shire.

From the recent plans, there seems to be catering for the needs of the Mangroves and a reduction in environmental impacts with closely monitored practices. The Implementation of good environmental practices in the development plans is a positive step, especially for the natural surrounds of the Woolcoware shores.

I feel the redevelopment is a great initiative undertaken by the Cronulla Sharks and further support its progress.

Yours sincerely,



Andrew Deylin

1651

Peter Stojkoski

35 Corea Sylvania

NSW 2224

02.11.11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP 0229-Cronulla Sharks Concept Plan

I would like to put forward my support for the Redevelopment at the Cronulla Sharks. After seeing the recent plans for the Redevelopment I am totally in favour of this.

I have recently moved to the Sutherland Shire with my family and the prospect of the Cronulla Sharks establishing a strong redevelopment that would further support junior sports would be beneficial for myself and younger siblings.

I feel the redevelopment would a great thing for the Sutherland Shire.

Yours sincerely,



Peter Stojkoski

1652

Mark Wilkinson  
3 Robert St  
Tenambit 2323  
1<sup>st</sup> November, 2011

Department of Planning and Infrastructure  
PO Box 39  
Sydney 2001  
Ref: MP 0229 - Cronulla Sharks Concept Plan

Dear Sir / Madam,

I am writing to advise you of my full support for the residential & shopping precinct proposed by the Cronulla Sharks & their partners, which is now open for public submission.

I am a Sharks football club supporter due to me being a former resident of the Sutherland Shire and still a regular visitor. Facilities in that part of southern Sydney are definitely lacking considering the population explosion. Within this proposed development, there are 700 apartments in the well designed village which are complimented by a shopping centre, medical centre and children's entertainment area. It will no doubt be a wonderful addition & asset to the area.

The housing situation in eastern Sydney is going to benefit greatly from this development and of course employment for many people is going to be available during and after construction. This helps solve what seems a very pressing matter, judging by the story in the "Agenda" liftout in the Sunday Telegraph on 30<sup>th</sup> October.

With minimal existing properties directly affected, it seems such a win-win proposal, so please fully approve this development. Thank you.

Yours Sincerely,



Mark Wilkinson

1653

18B Mundakal Avenue,  
Kirrawee, NSW 2232

November 4, 2011.

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

Dear Sir,

Ref: MP 0229 - Cronulla Sharks Concept Plan.

As a long standing Shire resident I support the proposed Cronulla Sharks development as I think this will have many benefits for the Shire.

A great deal of thought and consultation has gone into the planning of this development to give the Shire and it's residents an opportunity to have affordable housing, a boost to businesses in the Shire and additional employment.

The club also supports many local charities.

Yours faithfully,

  
KERRY DEMPSTER

1654

Dita Tesoriero  
37 Bruce Avenue, Panania  
1<sup>st</sup> November 2011

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP 10229-Cronulla Sharks Concept Plan

I, Dita Tesoriero, am strongly in favour of the Cronulla Sharks Development Proposition.

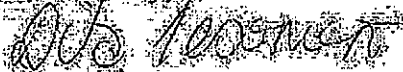
Many things in this development proposition catch my eye. One of the main points that catch my eye is the residential and retail proposition.

The residential will provide 700 new dwellings in a range of size and affordability to provide greater options for people to be able to live in the Shire. I personally would love to live in one of these dwellings. This feature is great for growing families as they will be able to afford a place to live.

The retail development will deliver full convenience access for locals and people of the wider community with many different outlets occupied within the development.

Also finally, within the development 1500 new jobs will be created. This will greatly boost the economic status of the areas surrounding the development.

Yours sincerely,



Dita Tesoriero



1655

Glen Violantzis  
1 Penrose Avenue, East Hills  
29<sup>th</sup> October 2011

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP\_0229-Cronulla Sharks Concept Plan

I, Glen Violantzis, am strongly in favour of the Cronulla Sharks Development Proposition.

This development proposition will benefit me largely as 1500 new jobs will be created. As a Year 12 student completing the HSC, I will be looking for employment very shortly and the development proposition offers employment upon its completion.

Also as I play junior rugby league in the Shire district myself and the entire community will be benefited as existing fields will be relocated and junior sports will be given brand new, state of the art facilities.

Yours sincerely,



Glen Violantzis

1656

**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

Rebecca Melville  
becmelville@hotmail.com  
7/43-45 Ewos Pde  
Cronulla NSW 2230

1657

**From:** richard watkins <rwatono1@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 2:30 pm 4/11/2011  
**Subject:** PROPOSED SHARKS DEVELOPMENT

MR Woodland

As a Sutherland Shire resident and life member of Cronulla Sharks Leagues club I would to lodge a submission to this selfish proposal by the Cronulla Sharks Club. This development gives nothing to the community other than problems such as lack of parking to gain maximum density and trying to push the problem on to the local community witch already suffers from parking and traffic problems, the three sets of proposed traffic lights will only add to the congestion. With 500 less car spaces than they have now I think would be a disaster. This land was given to the club by Sutherland Council to be used for sporting and recreational purposes not to be sold off for the benefit of a poorly managed club. The use of Shark Park would be limmited by the close proximity of residential units because of noise, also the developers decision to leave the high tension power lines where they are approximatley 25 metres from the proposed unit blocks and directly over the proposed playground, an article published in the British medical journal June 2005 states researchers found that living within 650 ft of these power lines had a 70% greater risk of causing leukemia in children than living 2000ft away. I believe a more sustainable development such as sports oriented would be acceptable but with the development at Wanda and the industrial estates at Kurnell we are losing all our green space. I think this development will become a white elephant because of its location just as the club has.

Regards Richard Watkins of 8 Arcadia Ave Woollooware NSW 2230

**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 – 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

Richard Watkins  
richard501@optusnet.com.au  
8 Arcadia Ave Woollooware NSW 2230

**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 – Traffic Congestion**

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.

A traffic study included in the EA submitted by the developers, found the project would generate 1249 two-way vehicle movements an hour during the Friday afternoon peak period and 1060 vehicle movements during the Saturday afternoon peak period.

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.

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?

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

**Richard Watkins**  
**richard501@optusnet.com.au**

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

Dear Michael

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(MP 10\_0229).

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**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

Richard Watkins  
richard501@optusnet.com.au  
8 Arcadia ave Woollooware NSW 2230

**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

Richard Watkins  
richard501@optusnet.com.au  
8 Arcadia Ave Woollooware NSW 2230

**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,

Richard Watkins  
richard501@optusnet.com.au  
8 Arcadia Ave Woollooware NSW 2230



1658

**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 – 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

**Mrs Beverly Underdown**  
**underdown@internode.on.net**  
**23 Edinburgh Crescent**  
**Woollooware**  
**NSW 2230**

**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 – Traffic Congestion**

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.

A traffic study included in the EA submitted by the developers, found the project would generate 1249 two-way vehicle movements an hour during the Friday afternoon peak period and 1060 vehicle movements during the Saturday afternoon peak period.

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.

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?

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

**Mrs Beverly Underdown**  
**underdown@internode.on.net**

**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

Mrs Beverly Underdown  
underdown@internode.on.net  
23 Edinburgh Crescent  
Woollooware NSW 2230

1659

**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

Zulma Bareiss  
zulmab@tpg.com.au  
1/25 Bando Rd  
CRONULLA NSW 2230

1660

**From:** "  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 11:47 am 4/11/2011  
**Subject:** Cronulla Sharks Development

F  
Na  
for 10 20 10000 2000  
Drive  
Ci 230, N  
Woolaware.  
Application No. MP 10\_0229

Att. Mark brown

In reply to your correspondence relating to the subject matter dated 30 September 2011, we support the concept of the proposal as displayed at the various exhibition establishments in the Sutherland Shire with the following provisions.

The height of all residential buildings be reduced to 4 storeys and the number of buildings be reduced to 4 to provide more open space and vehicle parking. It is our opinion the present proposal for the residential section is not in keeping with other residential buildings in the immediate area.

The reason we support the application is the Cronulla Sharks play an important roll in the Sutherland Shire in regards Junior Rugby League, junior and senior sport as well as the Cronulla Sutherland NRL, Toyota Cup, NSW Cup and junior representative rugby league football teams. The proposal will ensure continued funding for these teams also for other sports played by males and females in the Sutherland Shire.

We have no affiliation with any political party or given any donation to the same.

We do not want our names made available to the Proponent, interested public authorities or on the Department's website.

1661

**From:** Mark Mitchell <mitchong@bigpond.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**CC:** <dirvine@sharks.com.au>  
**Date:** 10:23 am 4/11/2011  
**Subject:** Proposed Sharks Development

To whom it may concern, My name is Mark Mitchell of 13 Matson Crescent Yowie Bay. My family moved from Coogee to the shire in 1961, a time when The Boulevard was a dirt road and our car travelled on the Taren Point punt.

To date, I have lived in the Shire for 50 years and love it dearly. As my property is on the heritage list which I have restored over a 22 year period, I am sensitive to development in the Shire. I was congratulated by council on my

restoration technique and was a member of the Yowie Bay estuary management committee to ensure our immediate waterway was restored. I have worked for Qantas for 28 years, an "ICONIC BRAND" that we could do last week.

Although on a smaller scale, Sharks can become an "ICONIC BRAND" with the advantage of this exciting development.

MY ONLY WORRY IS WHILST WE PROCRASTINATE OVER THIS DEVELOPMENT, ANOTHER DAY GOES BY WITHOUT US ENJOYING IT ! .....

sincerely, Mark Mitchell 0419424136.

1662

From: "Johogan" <johogan@tpg.com.au>  
To: <plan\_comment@planning.nsw.gov.au>  
Date: 9:51 am 4/11/2011  
Subject: FW: Sharks Email

To whom it may concern

Submission via Email: 4 November 2011

<!--[if !supportEmptyParas]--> <!--[endif]-->

Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

Department of Planning and Infrastructure

Cronulla Sharks Development

Application reference number (MP10\_0229);

<!--[if !supportEmptyParas]--> <!--[endif]-->

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.

<!--[if !supportEmptyParas]--> <!--[endif]-->

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

<!--[if !supportEmptyParas]--> <!--[endif]-->

<!--[if !supportLists]--> <!--[endif]-->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.

<!--[if !supportLists]--> <!--[endif]-->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.

<!--[if !supportLists]--> <!--[endif]-->Scale of the planned development is too large

<!--[if !supportLists]--> <!--[endif]-->It does not conform to its surroundings

<!--[if !supportLists]--> <!--[endif]-->Massive increased traffic due to scale of the development will choke the area

<!--[if !supportLists]--> <!--[endif]-->Unprecedented uptake of public transport has been assumed to improve traffic results

<!--[if !supportLists]--> <!--[endif]-->Not enough access and  
egress for this amount of people on one road

<!--[if !supportLists]--> <!--[endif]-->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.

<!--[if !supportLists]--> <!--[endif]-->Safety of people on Captain  
Cook Drive (both driving and pedestrian) will be compromised due to amount  
of traffic

<!--[if !supportEmptyParas]--> <!--[endif]-->

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.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Yours Sincerely,

<!--[if !supportEmptyParas]--> <!--[endif]-->

Jo Hogan

10 Meldrum Avenue

Miranda

NSW 2228



1663

**Mark Brown - Submission Details for Susan Vaughan**

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**From:** Susan Vaughan <mvaughan48@optusnet.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 2:25 PM  
**Subject:** Submission Details for Susan Vaughan  
**CC:** <assessments@planning.nsw.gov.au>

---

**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Susan Vaughan  
**Email:** mvaughan48@optusnet.com.au

**Address:**  
23 Flinders Rd

woolloomare, NSW  
2230

**Content:**

I object to the Cronulla sharks developement as it is a very large developement additional to the 400 new residences at Greenhills nearby that there already no plans for additional schools roads parking increased hospital facilities and increased traffic for with out the new developement at the sharks. This is also a low rise beach side community not over crowded high rise city it is totally out of keeping with any other building deveolopement in the area. We really do not need anymore shopping areas in the local community. Parking and traffic near the beach at weekends and holiday times is already extremeley over crowded. I love my sport but if the sharks club cannot find another way to solve their finacial problems i would prefer not to have a local football club

**IP Address:** c122-108-131-74.mirnd3.nsw.optusnet.com.au - 122.108.131.74  
**Submission:** Online Submission from Susan Vaughan (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22670](https://majorprojects.affinitylive.com?action=view_diary&id=22670)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Susan Vaughan**

**E :** mvaughan48@optusnet.com.au

---

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1665

**Mark Brown - Submission Details for Ed Bullock**

---

**From:** Ed Bullock <shedme@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 2:22 PM  
**Subject:** Submission Details for Ed Bullock  
**CC:** <assessments@planning.nsw.gov.au>

---

**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Ed Bullock  
**Email:** shedme@hotmail.com

**Address:**  
51 banbal rd

engadine, NSW  
2233

**Content:**

Of course this has to be good for the shire. There is not a decent shopping centre in Cronulla [ie: woolworths] and only one parking area which you can never get into because of the traffic. This developement will take that pressure away from those that live there and those who wish to visit. It will also make first class amenities for the young sportspeople in the area when these are built. Look how many jobs this will create, not only initially, it will be ongoing for alot of the shires young and older alike. It is not often an opportunity like this comes along so I think the NSW government should get right behind this project, as really, in the long run this developement can only help many, many people and should not be condemned for the wishes of a few.

**IP Address:** ctx33.caltex.com.au - 203.0.35.33  
**Submission:** Online Submission from Ed Bullock (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22668](https://majorprojects.affinitylive.com?action=view_diary&id=22668)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Ed Bullock**

**E :** shedme@hotmail.com

---

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1665

## Mark Brown - Submission Details for Melanie Thomas

---

**From:** Melanie Thomas <melwolfhart@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 1:37 PM  
**Subject:** Submission Details for Melanie Thomas  
**CC:** <assessments@planning.nsw.gov.au>  
**Attachments:** Sharks development.pdf

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Infrastructure**

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Disclosable Political Donation: no

Name: Melanie Thomas  
Email: melwolfhart@hotmail.com

Address:  
23 Woollooware Rd

Woollooware, NSW  
2230

Content:  
See attached letter

IP Address: c58-107-239-115.mirnd3.nsw.optusnet.com.au - 58.107.239.115  
Submission: Online Submission from Melanie Thomas (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22662](https://majorprojects.affinitylive.com?action=view_diary&id=22662)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Melanie Thomas**

E : melwolfhart@hotmail.com

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Melanie Thomas  
23 Woollooware Rd  
Woollooware NSW 2230

Thursday, 3 November 2011

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

Dear Sir,

I oppose the proposed Sharks development.

- Traffic - I am extremely concerned about the additional traffic generated by residents of the new apartment complex, their visitors and those going to and from the shopping complex. Local roads will not cope and with two schools in the North Woollooware area, extra traffic will be dangerous for children.
- Transport and parking - This development is too far from a train station. Residents in the apartments will drive to Woollooware or Caringbah station where parking is already inadequate. Shoppers will forgo the train completely and drive to the new retail complex. Is there enough parking to cater for all these extra residents, their visitors and shoppers? Game day parking will be even more of a nightmare, and I strongly object to using school premises for car parking.
- Playing fields - With open space at a premium and the government so avidly espousing the benefits of an active healthy lifestyle for our young people, I am amazed that Sharks will be allowed to develop the playing fields. As far as I am aware, there are no alternative playing fields available so where are the children and adults of our community going to play sport?
- Local schools - Woollooware Public School is already at capacity. Woollooware High School has over 1000 students. These schools are large enough - where will residents of the new apartment complex send their children?
- Out of character - The North Woollooware area is a quiet community. Effectively doubling the population of this area, and cramming the extra people all within several tower block apartments is not in keeping with the area.
- Height limits - There are too many apartments and the buildings are too tall and too close together. This type of development is not permitted in Cronulla, why should it be in the

middle of medium and low density Woollooware? Other buildings along the bay have been limited to two stories.

- Environmental concerns – This development is built on a tip, and near sensitive Towra Point Wetlands.
- Emotional blackmail – The Sharks is a business like any other. It would be great if they can see their way past their current financial troubles, but they should not get special treatment because they are our local team. Would a private developer in the same financial situation have gotten this far with this proposal? I think not.

If this development goes ahead it will be at the expense of the local community. Why should a badly run football club have the right to build this monstrosity on our doorsteps and effectively lessen the quality of life of local residents? Yes the club has rights, but so do we as individual home owners and tax payers. I urge you to consider the rights of residents in North Cronulla, North Woollooware and North Caringbah before making your decision.

Yours Faithfully,

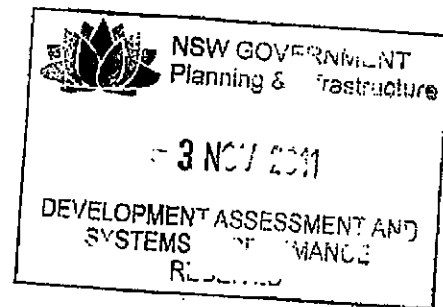
Melanie Thomas

1666 → BL  
3/11/11

Ms Elizabeth Matthews and Mr Brook Scarlett  
2/7 Wallumatta Road  
CARINGBAH NSW 2229

2 November 2011

Mr Michael Woodland  
Director  
Major Projects South  
GPO Box 39  
SYDNEY NSW 2000



Dear Mr Woodland

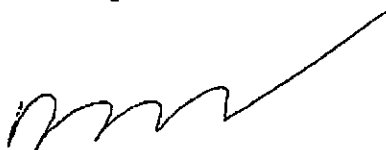
**Proposed Sharks Development Concept Plan MP10-0229**

Elizabeth and I strongly object to the proposed development. We offer the following comments in support of our objection:

1. Economic impacts on existing centres at Cronulla, North Woolooware, Caringbah and Miranda.
2. Environmental impacts on the adjacent RAMSAR wetlands, Towra Point and Aquatic Reserve.
3. Visual Amenity – the visual impact of 8 towers ranging from 13 to 16 storeys looking north towards Woolooware Bay.
4. The proposed retail and residential components are prohibited on the site.
5. The site is on a flood plain and the impact on the development, the adjacent bay and the potential for the flood pattern to alter as a consequence of the development and impact on neighbouring Woolooware and North Caringbah.
6. Loss of amenity – with 700 additional units and retail facilities the proposal has the potential to destroy the wonderful qualities the area possesses.
7. Traffic – the developer believes it is acceptable for the development to be built and the Government provide upgrades to Captain Cook Drive, the Kingsway, Denman Avenue, Gannons Road, Taren Point Road, intersections and all other infrastructure after it is built. This seems like particularly poor planning.
8. Playing fields – not only the loss of two rugby league fields but the impact on existing fields of the residents of the 700 units. Playing fields in the district are already fully utilised.
9. Isolation of the development from major public transport routes (1 kilometre uphill to Woolooware station) will promote increasing reliance on motor vehicles.
10. Game day plan to utilise playing fields at Woolooware and Cronulla High schools is highly inappropriate as it has the potential to damage the playing fields used by school children especially in wet weather.

11. Incompatibility of residential component with rugby league component. Most games now occur on Saturday nights and it is difficult to imagine how noise impact on the proposed units will be managed.
12. Game day parking is problematic now. Cars are usually parked in all back streets of North Caringbah and Woolooware for over a kilometre from the ground. With reduced onsite carparking how will the amenity of the area for existing residents be protected?

Kind regards

A handwritten signature in black ink, appearing to read 'Brook Scarlett', with a long, sweeping horizontal line extending to the right.

Brook Scarlett

1667

## Mark Brown - Submission Details for Nick Noonan

---

**From:** Nick Noonan <goonza@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 10:18 AM  
**Subject:** Submission Details for Nick Noonan  
**CC:** <assessments@planning.nsw.gov.au>

---



Planning &  
Infrastructure

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Disclosable Political Donation: no

Name: Nick Noonan  
Email: goonza@hotmail.com

Address:  
174 Burraneer Bay Road

Cronulla, NSW  
2230

**Content:**

I wish to indicate my support for the Concept Plan. Not only will the development ensure the ongoing viability of the Sharks NRL Club, it will have ongoing benefits for employment, residential and retail growth in the community.

IP Address: - 202.124.201.21

Submission: Online Submission from Nick Noonan (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22646](https://majorprojects.affinitylive.com?action=view_diary&id=22646)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Nick Noonan

E : goonza@hotmail.com

---

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1668

**Mark Brown - Submission Details for Brett Davison**

---

**From:** Brett Davison <brett.davison@teamsports.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 9:16 AM  
**Subject:** Submission Details for Brett Davison  
**CC:** <assessments@planning.nsw.gov.au>

---

**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Brett Davison  
**Email:** brett.davison@teamsports.com.au

**Address:**  
2 Virginia Ct

Bulleen, VIC  
3105

**Content:**

As a former long time resident of the Sutherland Shire I fully support the Cronulla Leagues Club development. The region has been crying out for new developments ever since I can remember and after viewing the proposals I strongly believe that this development will benefit the Shire, its residents and the Sharks football club.

Two years ago I moved down to Melbourne for work but return as often as I can to Cronulla and hope to move back here in the near future and I would seriously consider purchasing an apartment in the complex and believe that the region does need better facilities for shopping and entertainment.

I urge the NSW Government to completely support the proposal and not listen to the old negative voices who don't like change and are scared of it. Once again, the Shire needs it, the people of the Shire need it (both young and old) and it will be a big step forward in the growth of Cronulla.

**IP Address:** 60-240-62-53.tpgi.com.au - 60.240.62.53

**Submission:** Online Submission from Brett Davison (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22612](https://majorprojects.affinitylive.com?action=view_diary&id=22612)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Brett Davison**

**E :** brett.davison@teamsports.com.au

---

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1669

## Mark Brown - Submission Details for Gavin Lucas

---

**From:** Gavin Lucas <gullie1969@bigpond.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 9:10 AM  
**Subject:** Submission Details for Gavin Lucas  
**CC:** <assessments@planning.nsw.gov.au>

---



Planning &  
Infrastructure

---

Disclosable Political Donation: no

Name: Gavin Lucas  
Email: gullie1969@bigpond.com

Address:  
1 Mypolonga Avenue

GYMEA BAY, NSW  
2227

**Content:**

I believe the development SHOULD go ahead to enable one of the icons of the Shire to continue to prosper. It will generate jobs during construction and into the future, and will become a social hub for friends and families.

I for one am looking forward to its construction.

IP Address: cpe-121-217-157-157.inse2.cht.bigpond.net.au - 121.217.157.157  
Submission: Online Submission from Gavin Lucas (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22608](https://majorprojects.affinitylive.com?action=view_diary&id=22608)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Gavin Lucas

E : gullie1969@bigpond.com

---

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1670

**From:** <bellfrog1@bigpond.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 9:55 pm 3/11/2011  
**Subject:** Cronulla Sharks Concept Plan Ref: MP\_0229

To Whom It May Concern,

I have recently had a look at the plans for a major development called the Cronulla Sharks Concept plan.

The plan to create residential & commercial development in and around the Leagues club make sense on so many levels.

It create employment short and long term, the environment will also be a winner plus the economy for the Sutherland shire will also be enhanced.

The Stadium upgrades will give both residents of the shire and visitors a top grade stadium that will attract other events than just the regular NRL Season home games.

Refurbishment to the club will also give shire residents & visitors a great place to dine and be entertained even if they are not NRL supporters..

The development will also give the NRL team Cronulla Sutherland Sharks a future and a team for shire residents to follow.

If the development is stopped the team may have to move to Adelaide or even New Zealand that will be an economic tragedy and a huge loss for the Sutherland Shire.

Please except my submission as a positive to a proposal that makes great sense economically, environmentally and locally.

Greg Bell

2 Hazel Crescent Thirroul  
NSW 2515  
phone: 0242684582  
mobile: 0400715477

1671

**From:** Paul McEwan <kaylenemcewan@optusnet.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 9:49 pm 3/11/2011  
**Subject:** Cronulla Sharks Development Application reference number (MP10\_0229);

Department of Planning and Infrastructure

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

The development has many aspects that will result in a reduction in the amenity of the local area as outlined below:

- The traffic increase has been optimistically estimated and no measure of impact has been submitted for 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. This uptake is unrealistic and will not eventuate. This is evidenced by the poor patronage of the leagues club due to lack of access to effective public transport.
- 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.

Yours Sincerely,

1.672

**From:** Lee Tasker <ltasker1810@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 8:36 pm 3/11/2011  
**Subject:** Cronulla Sharks Development

Emailed to plan\_comment@planning.nsw.gov.au;

Submission via Email: 3 November 2011

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 for 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.

Yours Sincerely,

Darren Tasker

6 Girrilang Rd

Cronulla NSW 2230

1673

**From:** Sharon Drake <sharonedrake@yahoo.com.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 8:34 pm 3/11/2011  
**Subject:** MP\_0229 – CRONULLA SHARKS CONCEPT PLAN

Sharon Drake  
159 Karimbla Road  
MIRANDA NSW 2228

Department of Planning  
and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

REF: MP\_0229 – CRONULLA SHARKS  
CONCEPT PLAN

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

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

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

Yours sincerely,  
Sharon Drake

1674

**From:** <endeavourpropertyservices@yahoo.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 5:36 pm 3/11/2011  
**Subject:** Sharks Development MP 10\_0229 Concept Plan - mixed use Development

To

I would like to express my support towards the Sharks Development Plan.  
As a Shire resident of 40 Years and a small business owner in the area I believe the area needs this Project.

The retail and Medical Centre is badly needed for the Cronulla, Woollooware and Kurnell areas.  
I believe this will lighten the traffic load on areas such as Caringbah and Miranda which is the only shopping alternative for people from Cronulla, Woollooware and Kurnell at the moment. A new bus route will also help traffic.

Affordable housing\ Rental Properties are also badly needed in not only Sydney but the Sutherland Shire area. The NSW Government have stated that Sydney needs more affordable housing for the future and I agree totally.

I think the local economy will benefit greatly from the development and will have a flow on effect for many years to come.

I've been to 2 information nights put on by the club and the building companies involved and found it to be one of the most open and transparent developments I've ever seen. Its ticked all the boxes and been very well planned in my eyes.

On the club side of things I think it will very much benefit a club that has for years had an important standing in the community and will allow it to raise its community support helping many organisations that would normally do it tough.

Yours Sincerely

Craig Dempster  
Endeavour Property Services

5, 736-738 Kingsway Gympie 2227

0424294321  
Sent via BlackBerry® from Vodafone



1675

**From:** Irene Thompson JP <IThompsonJP@sharks.com.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 4:49 pm 3/11/2011  
**Subject:** CRONULLA SHARKS REDEVELOPMENT - MY SUPPORT

I would like to register my support for the proposed development currently on public exhibition for the redevelopment of the land owned by Cronulla Sharks.

I have worked for the Leagues Club for nearly 10 years. I am a staunch supporter of the Football Club and over the years I have billeted 7 young country boys who came to play for the Sharks.

The development - albeit to save the future of the Leagues Club and Football Club - will benefit the surrounding schools, local sporting clubs and improve the access to the Mangroves. Not to mention creating good jobs for up and coming school leavers and the local community in general.

I believe this proposal is in the best interest of the Sutherland Shire.

Regards,  
Irene Thompson JP  
Leagues Club Accounts  
[cid:image001.jpg@01CC9306.E31D3210]  
T: 02 9523 0222 | D: 02 9527 8209 | M: | F: 02 9544 1497 |  
www.sharkies.com.au<<http://www.sharkies.com.au>>

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—  
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1676

From: Noah Park <noshibby@gmail.com>  
To: <plan\_comment@planning.nsw.gov.au>  
Date: 2:57 pm 3/11/2011  
Subject: SUPPORT FOR MP 10\_0229 -Development at Cronulla Sharks

SUPPORT FOR MP 10\_0229 -Development at Cronulla Sharks\*\*\*\*

\*\* \*\*

To Whom it may concern:\*\*\*\*

\*\*\*\*

I am writing to express my SUPPORT for the development planned for the current site of the Sharks Football Club carpark and playing fields.\*\*\*\*

\*\* \*\*

I have lived in the Sutherland Shire all my life and I am enrolled at Kirrawee High.\*\*\*\*

\*\* \*\*

The development will provide facilities for many other sports, not just rugby league. I have played many sports locally including soccer, AFL, basketball, tennis and Oztag as well as surfing and boxing.\*\*\*\*

\*\* \*\*

The information I've read shows that about 1500 new jobs will be brought to the area which also brings more money into the Shire.\*\*\*\*

\*\* \*\*

More housing in a part of the Shire that is close to the beach and has water views is really good. Hopefully it will still be affordable because there are a lot of people like me who would like to stay in the area. I would not be able to buy a house because they're too expensive but a unit such as one of these would be a good way to start owning property in the Sutherland Shire.\*\*\*\*

\*\* \*\*

The plan will also bring additional buses to the northern beaches of Cronulla which are harder to get to by public transport. The buses are helpful on game days when there are more people trying to get into that area, because they don't block up parking space and are much more efficient. The parking and traffic strategies in the plan sound well thought out.\*\*\*\*

\*\* \*\*

At the moment, the area is just used by the football club. From the plans it looks like the whole area will be open to the wider community of the Sutherland Shire. It looks like a good place to go and meet people and socialise.\*\*\*\*

\*\* \*\*

The thing about the Sutherland Shire is that people from all over the Shire

to use its facilities and features. Just like the beach, the estuaries, Miranda Fair or Sutherland Leisure and Entertainment Centres, this development will be a destination for people to go for entertainment and social life.\*\*\*\*

\*\* \*\*

One area of the information that I really like is the plan to clean up the mangrove area by installing a filtration system for the stormwater and golf course runoff so it can be run into the bay as clean water.\*\*\*\*

\*\* \*\*

There are many advantages to what this development provides but the biggest will be that it will bring community together and help make sport and healthy living a bigger focus in Sutherland Shire people's lives.\*\*\*\*

\*\* \*\*

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

\*\* \*\*

I am not a donor or member of any political parties. \*\*\*\*

\*\* \*\*

Sincerely\*\*\*\*

\*\* \*\*

\*\* \*\*

Noah Park\*\*\*\*

3 November 2011\*\*\*\*

\*\* \*\*

High school student, \*\*\*\*Kirrawee\*\* \*\*High school\*\*\*\*\*

44 Hall Drive Menai NSW 2234

1677

**Mark Brown - Submission Details for Timothy Hamilton**

---

**From:** Timothy Hamilton <timh@firstlogistics.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 8:29 AM  
**Subject:** Submission Details for Timothy Hamilton  
**CC:** <assessments@planning.nsw.gov.au>

---

**Planning & Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Timothy Hamilton  
**Email:** timh@firstlogistics.com.au

**Address:**  
4/10 Arthur St

Cronulla, NSW  
2230

**Content:**  
Copy of Letter sent to Mr. Speakman representing my veiws

I am sure you have recieved so many emails, and letters about the shark park development. I am 24, and newly married. My wife and I have just purchased a property in Cronulla. I believe I have the obvious concern of what will the new development do for housing prices? After seeing what has happened in the northern beaches after they over flooded their market I have concern about Cronulla. Also, in regards to a new shopping center, is Miranda Westfield- one of the largest shopping centers in the southern hemisphere not enough for us, not to mention the woolies and coles at carlingbah, only a 5 minute drive away from home. Like most I just do not see a n eed for more shops and more housing- Cronulla is a beautiful area that should be protected from over populating. With all the development in Sutherland and Miranda, is this not enough to keep up with the shires housing needs? I do not think to save a foot ball club is enough reason to over populate an area. Thanks for you time Mr Speakman, it is appreciated

**IP Address:** firstl.lnk.telstra.net - 165.228.2.186  
**Submission:** Online Submission from Timothy Hamilton (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22604](https://majorprojects.affinitylive.com?action=view_diary&id=22604)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 C captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Timothy Hamilton**

**E :** timh@firstlogistics.com.au

---

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1678

**Mark Brown - MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks**

---

**From:** "LEE, Trevor" <TLee@ambulance.nsw.gov.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 8:26 AM  
**Subject:** MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

---

Hi Mark,

Sorry to bother you but the official website has security issues when submitting.

Name: Trevor Lee  
Address: 6/13 Wallumatta Road Caringbah 2229  
Email: tdlee@optusnet.com.au

I oppose development of this nature. This plan is huge and is definitely out of character for a residential area. The Sharks must look at other ways of rectifying their financial issues. This quick fix option will stop traffic movement within the Kurnell, Cronulla, Woolooware and Caringbah precent especially within the north of these suburbs.

Environmentally speaking, it could mark the end of the mangroves that line Woolooware Bay.

As time goes on, my fear is that the immediate area will look like the high rise ghettos of inner Sydney and the beauty that now surrounds the playing fields will be gone forever.

Pease don't let this environmental disaster proceed.

Regards

**Trevor Lee**

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Please Note:

The Ambulance Service of New South Wales has enabled e-mail filtering and monitoring.  
Please refer to our Internet Usage Policy.

1679

**Mark Brown - Submission Details for Gary Ziems**

---

**From:** Gary Ziems <ziemsgarry@yahoo.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 8:09 AM  
**Subject:** Submission Details for Gary Ziems  
**CC:** <assessments@planning.nsw.gov.au>

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**Planning &  
Infrastructure**

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Disclosable Political Donation: no

**Name:** Gary Ziems  
**Email:** ziemsgarry@yahoo.com.au

**Address:**  
 1 /80

Pagewood, NSW  
 2035

**Content:**

Born & bred in the Shire. Been a Sharkies fan since they came into the competition in 67.  
 Love every aspect of the plan.  
 New development- jobs - nothing else close so I can't see it affecting other retail outlets in the Shire.  
 To a great extent the development should be self supporting.  
 Plenty of open space - playgrounds for the kids - more access to the wetlands.  
 Finally -some money to ensure the future of the Sharkies.  
 It would be a sad day indeed if a sporting power house like the Shire didn't have it's own football team.  
 So for gods sake stop stuffing around & do it!!!!!!

**IP Address:** - 57.70.8.3

**Submission:** Online Submission from Gary Ziems (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22602](https://majorprojects.affinitylive.com?action=view_diary&id=22602)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Gary Ziems**

**E :** ziemsgarry@yahoo.com.au

---

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1680

## Mark Brown - Submission Details for Pat Curran

---

**From:** Pat Curran <pat@curranplumbing.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 7:27 AM  
**Subject:** Submission Details for Pat Curran  
**CC:** <assessments@planning.nsw.gov.au>

---



Planning &  
Infrastructure

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Disclosable Political Donation: no

Name: Pat Curran  
Email: pat@curranplumbing.com.au

Address:  
Unit 3, 5 Gesham Way

Bomaderry, NSW  
2541

**Content:**

I am in total support of this project that the sharks and partners have proposed. This project will provide jobs and have a positive impact to the Sutherland Shire

IP Address: pdcrr2.lnk.telstra.net - 120.151.237.9  
Submission: Online Submission from Pat Curran (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22600](https://majorprojects.affinitylive.com?action=view_diary&id=22600)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Pat Curran**

E : pat@curranplumbing.com.au

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## Mark Brown - Submission Details for Julie Bleeker

1681

**From:** Julie Bleeker <jbleeker@ingham.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 4/11/2011 7:16 AM  
**Subject:** Submission Details for Julie Bleeker  
**CC:** <assessments@planning.nsw.gov.au>



Planning &  
Infrastructure

Disclosable Political Donation: no

Name: Julie Bleeker  
Email: jbleeker@ingham.com.au

Address:  
96 Coates Park Road

Cobbitty, NSW  
2570

Content:  
Great for whole community.

IP Address: inham11.lnk.telstra.net - 165.228.103.54  
Submission: Online Submission from Julie Bleeker (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22598](https://majorprojects.affinitylive.com?action=view_diary&id=22598)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Julie Bleeker

E : jbleeker@ingham.com.au

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1682

**Mark Brown - Submission Details for Jacquelyn Brownson**

---

From: Jacquelyn Brownson <jbrownson@optusnet.com.au>  
To: <mark.brown@planning.nsw.gov.au>  
Date: 3/11/2011 8:39 PM  
Subject: Submission Details for Jacquelyn Brownson  
CC: <assessments@planning.nsw.gov.au>

---



Planning &  
Infrastructure

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Disclosable Political Donation: no

Name: Jacquelyn Brownson  
Email: jbrownson@optusnet.com.au

Address:  
14 Short Street

Woollooware, NSW  
2230

**Content:**

I live quite close to Shark Park and at present the roads around Gannons Road are terrible around 5 p.m. each weekday afternoon. I do not believe that they can widen the road underneath the railway and as such, really no major development can occur until this happens. Also I do not believe that the height of any development should be higher than 4 storeys. By going higher than this brings a lot more traffic, and I am frightened that the area may become a type of Redfern highrise development which can't be good for the Sharks or the surrounding areas. I am very happy for a development to go ahead which is going to improve the area but the scale and size of this development seems to be excessive and not in tune with current development applications for the Shire. Even in the middle of Cronulla there are height restrictions.

IP Address: c58-107-249-4.mirnd3.nsw.optusnet.com.au - 58.107.249.4  
Submission: Online Submission from Jacquelyn Brownson (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22590](https://majorprojects.affinitylive.com?action=view_diary&id=22590)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Jacquelyn Brownson

E : jbrownson@optusnet.com.au

---

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**Mark Brown - Submission Details for [REDACTED]**

**From:** [REDACTED]  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 7:38 PM  
**Subject:** [REDACTED]  
**CC:** <assessments@planning.nsw.gov.au>



**Planning &  
Infrastructure**

Disclosable Political Donation: no

**Name:** [REDACTED]

**Email:** [REDACTED]

**Address:**  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Content:**

To Whom It May Concern,

Thank you firstly for opening up communication around the Sharks proposals. As a local resident to the plan, I am nervous about the concept, and would like to use my message to persuade against it.

My concern involves the transport, infrastructure capacity and use of the land.

With the Toyota plant, sharks games, industry at Kurnell and current sporting activities, the area has come quite congested. The plan sits on a road which is the main artery for much of the neighbourhood. Adding hundreds of new cars will make the area much more congested.

I understand the shopping centre is on the proposal, and can understand why this is important. However, the proposed facilities will not cater that many more people and other CBDs will be required. Other CBDs wouldn't cope with the increase.

Other than school land, Cronulla has no other sporting fields for soccer/footy. It's a popular area Cronulla, it's near the ocean however we must secure community land and protect from over development. It's important that we foster healthy lifestyles via sporting fields.

Lastly, the population in the shire is declining for stereotypically high density house residence. For the negative effects socially, and the lack of positives - is it worth it?

The Sharks are in a poor financial position. The proposed far exceeds a reasonable response to their situation, a more mild and modest proposal would be better received. I like the club and appreciate it's place in the Sutherland Shire but not at this cost.

Kind regards,  
[REDACTED]

IP Address: d122-109-81-123.riv5.nsw.optusnet.com.au - 122.109.81.123

Submission: Online Submission from [REDACTED] (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=22587](https://majorprojects.affinitylive.com?action=view_diary&id=22587)

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

[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

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

[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

1684

## Mark Brown - Submission Details for David Howard

---

**From:** David Howard <howiz73@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 6:52 PM  
**Subject:** Submission Details for David Howard  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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Disclosable Political Donation: no

Name: David Howard  
Email: howiz73@hotmail.com

Address:  
11 Taywood Street

Wooloware, NSW  
2230

Content:  
Major concerns about future traffic created by development on roads and trains to all areas.

IP Address: - 109.117.195.95  
Submission: Online Submission from David Howard (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22583](https://majorprojects.affinitylive.com?action=view_diary&id=22583)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

David Howard

E : howiz73@hotmail.com

---

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1685

**Mark Brown - Submission Details for Karen Tamsitt**

---

**From:** Karen Tamsitt <tamsitt@bigpond.net.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 5:10 PM  
**Subject:** Submission Details for Karen Tamsitt  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning & Infrastructure**

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Disclosable Political Donation: no

**Name:** Karen Tamsitt  
**Email:** tamsitt@bigpond.net.au

**Address:**  
 110 The Boulevard

Caringbah, NSW  
 2229

**Content:**  
 I support developing the Sharks site, but am against some of the content of the development.

I believe that an additional 700 homes, as well as those at Greenhills Beach will have an enormous impact on traffic in the area. I know that there will be a public transport (bus) arrangement, but the reality of living in The Shire is that we all drive to the many places we attend, because of the limited bus/train network, and the many places that are outside the bus/train routes.

During the construction of the desalination plant at Kurnell there were many more traffic jams along Captain Cook Drive and the Boulevard, and you only need to stand on Taren Point Road during peak hour on any day to see the current traffic congestion. The additional homes (and people travelling to work outside of The Shire) MUST have an impact on traffic.

I am also concerned about the height of the new housing developments, and would prefer a plan that offered less housing, and lower buildings.

The open space plan looks wonderful

**IP Address:** cpe-60-229-15-123.ins4.ken.bigpond.net.au - 60.229.15.123  
**Submission:** Online Submission from Karen Tamsitt (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22576](https://majorprojects.affinitylive.com?action=view_diary&id=22576)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive [https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Karen Tamsitt**

**E :** tamsitt@bigpond.net.au

---

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1686

## Mark Brown - Submission Details for lynn wootten

---

**From:** lynn wootten <lynnpw@aapt.net.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 5:08 PM  
**Subject:** Submission Details for lynn wootten  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** lynn wootten  
**Email:** lynnpw@aapt.net.au

**Address:**  
1

Bundeena, NSW  
2230

**Content:**  
I agree to this proposal and think it to be a great asset and benefit to the community

**IP Address:** c-59-101-30-142.hay.connect.net.au - 59.101.30.142  
**Submission:** Online Submission from lynn wootten (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22574](https://majorprojects.affinitylive.com?action=view_diary&id=22574)

**Submission for Job:** #4485 MP 10\_Q229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

lynn wootten

E : lynnpw@aapt.net.au

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1687

## Mark Brown - Submission Details for Callum Hockey

---

**From:** Callum Hockey <callum.hockey@bigpond.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 4:11 PM  
**Subject:** Submission Details for Callum Hockey  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Callum Hockey  
**Email:** callum.hockey@bigpond.com

**Address:**  
16/9-13 Burraneer Bay Rd

Cronulla, NSW  
2230

**Content:**  
This is a great opportunity for the area in which I live in.

I am passionate about Cronulla and so excited by this development.

It creates long and short term employment, provides much needed amenities and services and offers a high class affordable housing.

It also possibly gives a sustainable financial longevity to the Sharks football club which is so important to people across the entire Sutherland Shire and beyond.

I would love my kids to grow up in a progressive area which this development represents.

**IP Address:** cpe-58-168-69-25.ins3.ken.bigpond.net.au - 58.168.69.25

**Submission:** Online Submission from Callum Hockey (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22568](https://majorprojects.affinitylive.com?action=view_diary&id=22568)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Callum Hockey**

**E :** callum.hockey@bigpond.com

---

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1688

## Mark Brown - Submission Details for Sharon Jones

---

**From:** Sharon Jones <sajones00@hotmail.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 3:52 PM  
**Subject:** Submission Details for Sharon Jones  
**CC:** <assessments@planning.nsw.gov.au>

---



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**Disclosable Political Donation:** no

**Name:** Sharon Jones  
**Email:** sajones00@hotmail.com.au

**Address:**  
Unit 9/76-78 Auburn Street (nee Frobisher Avenue, Caringbah)

Sutherland, NSW  
2232

**Content:**  
The development proposal of 16 storeys, 700 units is TOO big for "The Shire".

There is no consideration for the marsh land area, pollution and transport problems...just over development of the area!!!!

The development proposal looks like Wolli Creek.....just greed!!! What next if 16 storeys, 700 unit developments are allowed into South Caringbah, Woolooware, Cronulla, "The Shire"????

**IP Address:** 111-220-207-190.wbroadband.net.au - 111.220.207.190  
**Submission:** Online Submission from Sharon Jones (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22564](https://majorprojects.affinitylive.com?action=view_diary&id=22564)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Sharon Jones**

**E :** sajones00@hotmail.com.au

---

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1689

## Mark Brown - Submission Details for Jeff Hall

---

**From:** Jeff Hall <jhall@creditcorp.com.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 3:49 PM  
**Subject:** Submission Details for Jeff Hall  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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Disclosable Political Donation: no

Name: Jeff Hall  
Email: jhall@creditcorp.com.au

Address:  
53/137-143 Willarong Rd

Caringbah, NSW  
2229

Content:

I fully support the proposal that the Cronulla Sharks have put forth for the benefit of the community.

This is nothing more than clear advancement for the Sutherland Shire and as an individual who intends on remaining part of the Sutherland Shire for a long time to come I hope that this proposal is accepted.

Yours sincerely

Jeff Hall

IP Address: mail.creditcorp.com.au - 119.225.68.226  
Submission: Online Submission from Jeff Hall (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22562](https://majorprojects.affinitylive.com?action=view_diary&id=22562)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Jeff Hall

E : jhall@creditcorp.com.au

---

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**Mark Brown - Submission Details for Nathan Eikenhout**

---

**From:** Nathan Eikenhout <dutchie1983@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 3:49 PM  
**Subject:** Submission Details for Nathan Eikenhout  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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**Disclosable Political Donation:** no

**Name:** Nathan Eikenhout  
**Email:** dutchie1983@hotmail.com

**Address:**  
388 Kingsway

Caringbah, NSW  
2229

**Content:**  
I fully support the development

It is great for the entire Shire community and will be beneficial for myself when the units are finished so that I can look to invest in the Shire and continue living here.

Cheers

**IP Address:** - 203.47.147.42  
**Submission:** Online Submission from Nathan Eikenhout (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22560](https://majorprojects.affinitylive.com?action=view_diary&id=22560)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)

**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Nathan Eikenhout**

**E :** dutchie1983@hotmail.com

---

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**Mark Brown - Submission Details for Matthew Skinner**

1691

From: Matthew Skinner <megsnmatt@optusnet.com.au>  
 To: <mark.brown@planning.nsw.gov.au>  
 Date: 3/11/2011 3:44 PM  
 Subject: Submission Details for Matthew Skinner  
 CC: <assessments@planning.nsw.gov.au>



**Planning &  
Infrastructure**

Disclosable Political Donation: no

Name: Matthew Skinner  
 Email: megsmatt@optusnet.com.au

Address:  
 39 Sturt Road

Cronulla , NSW  
 2030

**Content:**

As a local resident - I feel that the club has over extended it's own need to develop the area without looking into the impact of the local (adjoining) area. Poor consideration for the amount of traffic this development will in itself generate with no thought of traffic and parking during game days. The club and developers need to address the major objection that many people have in the local area and I know that it is traffic and parking congestion. For example - with the increase in residential dwellings where are all those vehicle to park?? When those people move into the area and many will use public transport (Woolooware or Caringbah RWS) where is the increase in parking for these areas?? Captain Cook Drive will alr eady see an increase in vehicle movements with the Green Hills development and increase Industry in the Kuinell area - this will further put pressure on an already strained traffic route. It is not all about the club and their inability to properly manage the leagues and football clubs - there needs to be balance and at this stage the local community needs far outweigh the needs of the cronulla sharks.

IP Address: pa114-73-95-145.pa.nsw.optusnet.com.au - 114.73.95.145

Submission: Online Submission from Matthew Skinner (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22558](https://majorprojects.affinitylive.com?action=view_diary&id=22558)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Matthew Skinner**

E : megsmatt@optusnet.com.au

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1692

## Mark Brown - Submission Details for byron hurst

---

**From:** byron hurst <byron.hurst@discronulla.catholic.edu.au>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 3:32 PM  
**Subject:** Submission Details for byron hurst  
**CC:** <assessments@planning.nsw.gov.au>  
**Attachments:** Cronulla Sutherland Leagues Club Development Proposal.pdf

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Disclosable Political Donation: no

Name: byron hurst  
Email: byron.hurst@discronulla.catholic.edu.au

Address:  
2a excelsior rd

cronulla, NSW  
2230

Content:  
See attached file

IP Address: prx20.cn1.myschools.net - 113.29.215.151  
Submission: Online Submission from byron hurst (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22550](https://majorprojects.affinitylive.com?action=view_diary&id=22550)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

byron hurst

E : byron.hurst@discronulla.catholic.edu.au

---

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## Cronulla Sutherland Leagues Club Development Proposal

I object to the above development on the following grounds.

1. The proponents are seeking a development of a scale and bulk well beyond any thing currently in the Sutherland Shire or along the foreshores of Botany Bay. The principal argument to support such a variation is that the project is intended to rescue the financial situation of the local NRL club. This approach seeks to exploit popular sentiment for the football team as justification for the size of the project. The public campaign to promote the project has focused on the team captain and the threat of the loss of the team. None of this provides planning grounds for such large variations on precedent. The proposed Australand and Breen developments to the east are of a scale more in keeping with the sensitivity of the site.
2. The surrounding context is of internationally protected wetlands (Ramsar Treaty), recreational open space and waterways. Further away is low density residential and low rise light industrial. The proposal is in stark contrast and of a scale more suitable to Green Square or Zetland redevelopment zones. To the west of Woollooware Bay towards Taren Pt there is a more appropriate precedent recently set at the Woollooware Shores Development for over 55s. At 5 stories and with generous setbacks, it is at a scale harmonious with the wetlands and surrounding landuse.
3. The development will set a precedent for Botany Bay Foreshores that is inappropriate for the flat dune and wetland character of the Bay. Apart from the 2 capes the Bay has a very horizontal landscape character. The proposal is vertical and bulky. The only building remotely like it is the Brighton Hotel which is at least adjusted to site by its ziggurat form. The proposal is of rectilinear box like structures that in no way respect the region and its landscape characteristics. The surrounding sites will use the Sharks as a precedent with the possibility that a wall of development will grow up on the southern shoreline.
4. The size and form of the development is only appropriate for nodes around urban transport. Wolli Creek and Green Square work because the railway is a short walk. Woollooware station is remote from the site and has no provision for parking the commuter vehicles the development would generate. The development would be car dependent regardless of the token bus service which has been promised.
5. The land fill nature of the site with the possibility of contaminants forces additional height and bulk to accommodate above ground parking. This generates unattractive buildings and a carscaped street scene which is pedestrian unfriendly.
6. The area is subject to flooding and vulnerable to sealevel rise. This may result in calls for expensive remediation works at public expense.
7. The retail/multi use proposal for the car park will create a car dependent retail quarter. Such development should be confined to the town centres with rail connections such as Caringbah and Miranda. Already a large car dependent retail zone exists at nearby Taren Point. The development

would detract from the viability of the existing rail linked centres (which have recently been upgraded to dual lines at great public cost).

8. The precedent set by the residential development acts as an incentive for future boards of a possibly amalgamated and relocated club to sell the existing club and stadium for redevelopment and to play home matches at stadia such as Homebush which offer incentives. These facilities are currently expensive to maintain and have been constructed with large amounts of public money.
9. Traffic generated by the development is likely to further exacerbate the peak hour problems experienced at Gannons Rd and Cronulla Central. The cumulative traffic impact of the Sharks proposal and residential and recreational proposals by Breen Holdings, Australand and Besmaw P.L. need to be considered in an independent traffic analysis

1693



**Fw: Cronulla Sharks Development**  
Councillor Carol Provan to: Records Management Group  
Sent by: Sue Moss

02/11/2011 04:52 PM

Pls register

Councillor Carol Provan  
Mayor  
Sutherland Shire Council  
Locked Bag 17  
Sutherland 1499  
Phone: 02 9710 0360  
Fax: 02 9710 0270

— Forwarded by Sue Moss/SSC on 02/11/2011 04:51 PM —



**Cronulla Sharks Development**

Wayne Egan to: cprovan

02/11/2011 11:57 AM

Wayne Egan  
47 Flinders Rd  
Cronulla NSW 2230

Dear Ms Provan

As our Mayor I wish to bring to your attention my objections to the proposed Sharkies Development. It is excessive for the Shire and overdevelopment of this grand size will never be an "asset" to our community.

I am not aware of your position on this matter but considered it appropriate that you know that my family and I am are just some of many Caringbah/Woollooware/Cronulla residents who oppose the Cronulla Sharks plan.

Cheers  
Wayne Egan

**From:** Wayne Egan [mailto:egan1952@bigpond.com]  
**Sent:** Friday, 7 October 2011 2:45 PM  
**To:** 'plan\_comment@planning.nsw.gov.au'  
**Cc:** 'gcapsis@ssc.nsw.gov.au'  
**Subject:** Application MP 10\_0299 Cronulla Sharks Development

Wayne Egan  
47 Flinders Rd  
Cronulla NSW 2230

Dear Sir

I wish to lodge my objection to the proposed Cronulla Sharks Development. My reasons are

1. The size of the development will have a direct adverse impact on street parking in Flinders Rd it which is already difficult; with 700 additional unit dwellings there will be a significant number of people who due to the distance from the station will simply drive their

cars to the nearest station, Woollooware Station, to travel to work etc further causing parking congestion to the already problematic issue.

2. Parking and traffic management will be an absolute joke on game days for any resident living within walking distance of Shark Park

3. The size of the development and ensuring traffic changes to Captain Cook Drive will impact on the through peak hour traffic to and from South Cronulla etc with increased traffic in the streets such as Sturt Rd, Flinders Rd and Denman Ave. These street already have a percentage of "rat runners" which is barely tolerable.

4. At the Sharks information night regarding the development, the traffic consultant was very guarded and glossed over how the development will impact on local traffic claiming he did not have details of traffic flows, vehicle numbers etc it is a major concern if developers could not freely disclose such information.

5. The majority supporters of the development supporters reside well outside the effected precinct and are only concerned with financially propping up an ailing footy club. There is zero concern for Cronulla and Woollooware residents and the associated impact on the current lifestyle.

6. To use beachside parking at Wanda etc. is a naive option given a hot day and/or good surf these parking areas will be jam packed before the footy crowds arrive so where will they then park? across driveways, on lawns etc

7. The traffic management needs greater scrutiny to validate the actual impacts

8. The height proposed of 16 storeys is just pure development greed and a visual eyesore. Why stop at 16 storeys why not 20 or 30 If you are going to wreck an area might as well do a good job.

9. The height should be restricted to 7 storeys at a Maximum with a corresponding reduction in unit dwellings to a maximum of 300.

Accordingly I fail to see how Government can support this development application in the submitted format.

Regards

Wayne Egan

0419 985 880

1694



**Fw: MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks**  
Councillor Carol Provan to: Records Management Group  
Sent by: Sue Moss

31/10/2011 04:50 PM

pls register

Councillor Carol Provan  
Mayor  
Sutherland Shire Council  
Locked Bag 17  
Sutherland 1499  
Phone: 02 9710 0360  
Fax: 02 9710 0270

Forwarded by Sue Moss/SSC on 31/10/2011 04:50 PM

**RECEIVED**  
31 OCT 2011

BY: .....

**MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks**

Rob Bunt to: plan\_comment

31/10/2011 08:40 AM

cronulla, kschreiber, gcapsls, cprovan, lkelly, pblight, kjohns, mbuttigieg,  
Cc: cmccallum, mhargrave, hboorman, jforshaw, bwalton, mgibbons,  
stevesimpson, ptowell

Robert Bunt  
14/14-18 Railway Cres  
Jannali, NSW, 2226

31-Oct-2011

**To:**

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

**Copy:** Mark Speakman MP (Member for Cronulla), Sutherland Shire Councillors

**Ref:** MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,



I am in support of the Cronulla Sharks Leagues Club and developers' concept plan, and have attended briefing sessions provided by Cronulla Sharks.

As a Sutherland Shire resident who currently works outside of the shire, and is facing the prospect of relocating outside of the shire to find affordable housing, the development signals a brighter future for both jobs in the area (estimated 500 permanent roles) as well as affordable housing with the addition of approx. 700 homes, some of which would likely be added to the rental market.

Additionally, the proposed shopping district will likely ease the congestion seen in our current retail areas, Cronulla, Miranda, Caringbah, and Gymea, as well as providing increased local economic benefit.

As a Sharks member, I am also passionate about my local team, however the economic benefits outweigh the benefits solely to the team, and I would support this proposal if it bore no impact on the future of the Sharks club.

Sincerely,

Rob Bunt



**Fw: MP\_0229-CRONULLA SHARKS CONCEPT PLAN**  
Councillor Carol Provan to: Records Management Group  
Sent by: Sue Moss

31/10/2011 04:50 PM

Pls register

Councillor Carol Provan  
Mayor  
Sutherland Shire Council  
Locked Bag 17  
Sutherland 1499  
Phone: 02 9710 0360  
Fax: 02 9710 0270

— Forwarded by Sue Moss/SSC on 31/10/2011 04:49 PM —

**RECEIVED**  
31 OCT 2011

BY: \_\_\_\_\_



**Fw: MP\_0229-CRONULLA SHARKS CONCEPT PLAN**

Helen D'Arcy to: cprovan

31/10/2011 08:21 AM

Dear Ms. Provan,  
I support the Cronulla Sharks development proposal. I certainly trust that you will support it too.  
A councillor supporting the proposal would, naturally, gain my vote at the next council election whereas  
a councillor opposing the Sharks development would not.  
I think that makes my point. I thank you in anticipation of your support.

Yours Sincerely,  
Michael D'Arcy  
1/19-21 Caronia Ave.,  
Cronulla, NSW 2230  
Ph: 95230768

1696

**Mark Brown - Submission Details for Judy McNeilly**

**From:** Judy McNeilly <judymcneilly52@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 2:57 PM  
**Subject:** Submission Details for Judy McNeilly  
**CC:** <assessments@planning.nsw.gov.au>



**Planning &  
Infrastructure**

Disclosable Political Donation: no

Name: Judy McNeilly  
 Email: judymcneilly52@hotmail.com

Address:  
 8 Darook Park Road

Cronulla, NSW  
 2230

**Content:**

Our family strongly objects to the planning proposal by the Sharks Leagues Club to redevelop their site on Captain Cook Drive.

Such a gross overdevelopment of the site supposedly to save a dying leagues club - if they are in such dire financial need how can they afford to be building a \$200 million development. The residents of the Sutherland Shire will be the ones to pay in the long run because this gross development will trigger more applications for the same and the open spaces and lifestyle that we are privileged enough to have will be compromised - to save a leagues club!! Who rezoned the area for this type of development, especially the playing fields? The majority of the residents in the Shire do not want this development to go ahead - so many buildings, some up to 16 storeys high - what an absolute mess both aesthetically and environmentally. In their submission they talk about 'ecological benefits' what about the impact on Woollooware Bay and the mangroves, the overhead power lines, traffic congestion, parking - none of these seem to be ecological benefits to the area. Can they guarantee that there will be no contamination into Woollooware Bay due to disturbing such a large site?

This development should not be approved

IP Address: cpe-124-183-159-225.lns16.ken.bigpond.net.au - 124.183.159.225

Submission: Online Submission from Judy McNeilly (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22539](https://majorprojects.affinitylive.com?action=view_diary&id=22539)

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

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

**Judy McNeilly**

E : judymcneilly52@hotmail.com

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1697

**From:** Frank Cassar <Frank\_Cassar@linfox.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**CC:** "sharks@sharks.com.au" <sharks@sharks.com.au>  
**Date:** 12:32 pm 3/11/2011  
**Subject:** Support the Cronulla Development-MP\_0229 Cronulla Sharks Concept

To Whom It May Concern

I am writing in support of the Cronulla Sharks Redevelopment. I am a season ticket holder and I support the proposal as it will go a long way towards securing the future of the Cronulla Sharks. The development proposal will provide greater options for people to be able to afford to live in the Shire. This is an aspiration I share with many. The creation of 1500 new jobs is of significant importance in a tough economic period. As a parent, I strongly support the 'family entertainment precinct' which will provide a safe, fun and educational centre for children.

Regards,

Frank Cassar

54 Angophora Cct  
Mt Annan NSW 2567

1698

**From:** "Hughes, Matthew" <MATTHEW.HUGHES@det.nsw.edu.au>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**CC:** "sharks@sharks.com.au" <sharks@sharks.com.au>  
**Date:** 11:45 am 3/11/2011  
**Subject:** MP\_0229 - Cronulla Sharks Concept Plan

To Whom It May Concern

I am writing in support of the Cronulla Sharks Redevelopment. I am a season ticket holder and I support the proposal as it will go a long way towards securing the future of the club. The development proposal will provide greater options for people to be able to afford to live in the Shire. This is an aspiration I share with many. The creation of 1500 new jobs is of significant importance in a tough economic period. As a teacher, I strongly support the 'family entertainment precinct' which will provide a safe, fun and educational centre for children.

Regards,

Matt Hughes  
42A Macarthur Rd  
Elderslie  
NSW 2570

\*\*\*\*\*  
This message is intended for the addressee named and may contain  
privileged information or confidential information or both. If you  
are not the intended recipient please delete it and notify the sender.  
\*\*\*\*\*

1699

**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,

Jennifer Melville  
copiers@bigpond.com  
3 Denman Avenue, Woollooware 2230

**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 – 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

Jennifer Melville  
copiers@bigpond.com  
3 Denman Avenue, Woollooware 2230

**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 – Traffic Congestion**

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.

A traffic study included in the EA submitted by the developers, found the project would generate 1249 two-way vehicle movements an hour during the Friday afternoon peak period and 1060 vehicle movements during the Saturday afternoon peak period.

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.

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?

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

**Jennifer Melville**  
**copiers@bigpond.com**



**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

Jennifer Melville  
copiers@bigpond.com  
3 Denman Avenue, Cronulla

**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

Jenny Melville  
copiers@bigpond.com  
3 Denman Avenue, Woollooware 2230

1700

## Mark Brown - Submission Details for Timothy O'Brien

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**From:** Timothy O'Brien <tim\_obrien2@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 3/11/2011 2:23 PM  
**Subject:** Submission Details for Timothy O'Brien  
**CC:** <assessments@planning.nsw.gov.au>

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Infrastructure

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Disclosable Political Donation: no

**Name:** Timothy O'Brien  
**Email:** tim\_obrien2@hotmail.com

**Address:**  
56 Tasman Street

Kurnell, NSW  
2231

**Content:**

I am a shire resident and Sharks fan as well as a club member i am hoping that this development goes ahead. The area around Shark Park will not be impacted by increased traffic.

**IP Address:** proxy.toll.com.au - 203.11.81.236  
**Submission:** Online Submission from Timothy O'Brien (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22532](https://majorprojects.affinitylive.com?action=view_diary&id=22532)

**Submission for Job:** #4485 MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4485](https://majorprojects.affinitylive.com?action=view_job&id=4485)  
**Site:** #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive  
[https://majorprojects.affinitylive.com?action=view\\_site&id=1913](https://majorprojects.affinitylive.com?action=view_site&id=1913)

Timothy O'Brien

E : tim\_obrien2@hotmail.com

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