

3201

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 of 700 home units is significantly larger than any other existing development in the Sutherland Shire. There is nothing of this size located this far from public transport and this high-density development will completely change the look, feel and landscape of the area.

**Reason for Objection – Traffic Congestion**

The surrounding roads could not cope with the additional traffic generated by 700 units, a Shopping Centre, & an expanded club. Gannons Rd & Captain Cook Drive, key access roads to Cronulla & Kurnell, are already severely congested at peak times, resulting in lengthy delays. There is no room for the expansion of these roads.

**Reason for Objection – Insufficient Parking**

Where will the residents of these 700 units park? The proposition includes just over 1.2 parking spots per unit. The high rise complex is not in walking distance of a train station, therefore the average car ownership will be one car per person, per dwelling resulting in 2 to 4 cars per unit. Excess cars will park not only in surrounding residential streets, but the public car parks for the surrounding soccer and rugby league fields, Solander and Captain Cook.

**Reason for Objection - Game Day Parking - Loss of 540 Car Spots**

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 with buses to transport fans to the game. The extended travel times with buses, and the hassle, will turn supporters away and make it almost impossible for families with young children. I object to local schools playing fields being used to support private business advancing development plans. The loss of 540 spots impacts on local residents of North Caringbah, Woollooware, and North Cronulla with game day cars in residential streets, on peoples' front lawns etc, adding to the already congested parking situation caused by the additional 700 units.

**Reason for Objection – Environmental**

This development is next to sensitive mangroves on the foreshore of Botany Bay not far from Towra Nature Reserve at Towra Point which has half of Sydney's remaining mangroves - **the city's most significant wetland**. This habitat is a staging post for 30 migratory bird species and there are many Aboriginal sites here. There is a real threat of irreparable damage being caused to this sensitive bay environment.

I ask that the objections expressed in this letter be noted during the planning process. I request that the voices of local people be considered before submissions from those not living in the Sutherland Shire.

Suburb CARINGBAH Postcode 2229  
Date 1.12.11 Phone \_\_\_\_\_

al information published on the website  
le political donations.

Ms Geraldine O'Brien  
9 Blackshaw Avenue  
MORTDALE NSW 2223

1 December 2011

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

SYDNEY NSW 2001

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

Dear Mr Woodland

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

I am a young high school student who has lived in the Sutherland Shire all my life. I intend one day to have a family of my own and plan to stay in the Shire forever. I love my local area and am very happy about what this development can bring to my area in particular the construction of housing creating lots of new jobs for local residents.

My family live only 5 minutes away from Toyota Stadium so the prospect of new open spaces and playgrounds to play in together with new entertainment facilities that my family and friends can enjoy is very exciting!

The proposal will not only strengthen the beauty and diversity of our local area but attract more families and young people to the area creating a very attractive future for us all.

Yours sincerely



MS GERALDINE O'BRIEN

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

Dear Mr Woodland

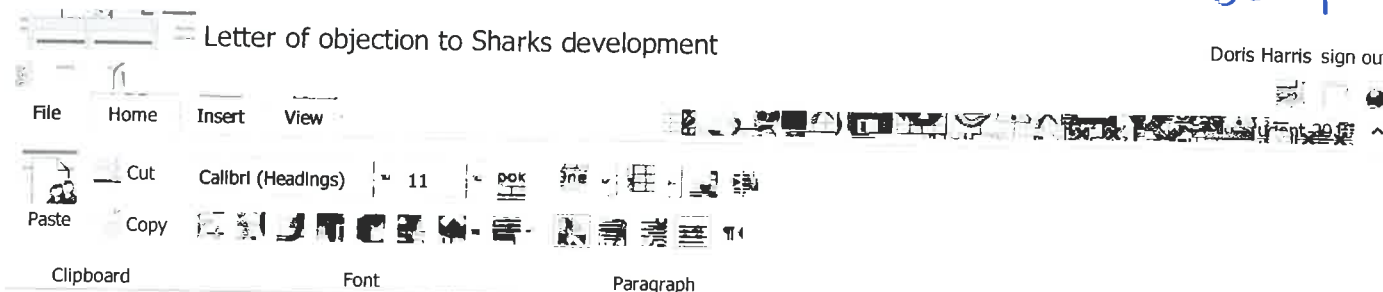
I wish to object to the Sharks Redevelopment, Captain Cook Drive, Woollooware

- This land was gifted to the football club for sporting fields. It is absolutely against the spirit of the gifted land to redevelop it into high-rise units and retail.
- Low density housing is one thing, but the planned high rise and high density is visually abhorrent for this area.
- Thousands of new residents will use a vast amount of extra water and electricity. Has the extra water and electricity the new residents will need been accounted for and the grid been upgraded?
- Has the extra burden on plumbing infrastructure been accounted for and been upgraded?
- What about public transport? New trains and buses will be needed for the thousands of extra residents.
- The extra burden on the roads has not been accounted for. This development should not even be considered until the present traffic congestion in the Shire is addressed. Failure of successive governments over half a century neglecting to build the F6 through the Shire has made roads slow and congested with motorists simply trying to go east to west and west to east, clashing with motorists trying to travel from north to south and south to north at every intersection along the Princes Hwy and Taren Point Road and roads that link these two. It is unbelievable that the current long-time residents have been waiting for over 50 years for the F6, and despite various levels of government constantly approving more increase in housing density and the population growing, the F6, required to service these increases in population, is still not built.
- Travelling over Captain Cook Bridge even now, at certain times in the afternoon, the whole bridge is full of cars at a standstill right back to Sans Souci with traffic waiting to travel south. Similarly, the morning finds Taren Point Road crawling, with feeder roads banked back waiting for several changes of lights to join main roads.

3204

## Letter of objection to Sharks development

Doris Harris sign out



**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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### Reason for Objection – Traffic Congestion

The surrounding roads could not cope with the additional traffic generated by 700 units, a Shopping Centre, & an expanded Captain Cook Drive, key access roads to Cronulla & Kurnell, are already severely congested at peak times, resulting in no room for the expansion of these roads.

### Reason for Objection – Insufficient Parking

Where will the residents of these 700 units park? The proposition includes just over 1.2 parking spots per unit. The high walking distance of a train station, therefore the average car ownership will be one car per person, per dwelling resulting in Excess cars will park not only in surrounding residential streets, but the public car parks for the surrounding soccer and rugby Solander and Captain Cook.

### Reason for Objection - Game Day Parking - Loss of 540 Car Spots

Families and Fans enjoy the local atmosphere of parking close to the stadium and walking to the field. I object to the proposal and the proposal of mass parking at Wanda beach with buses to transport fans to the game. The extended travel times and hassle, will turn supporters away and make it almost impossible for families with young children. I object to local schools to support private business advancing development plans. The loss of 540 spots impacts on local residents of North Cronulla and North Cronulla with game day cars in residential streets, on peoples' front lawns etc, adding to the already congested by the additional 700 units.

### Reason for Objection – Environmental

This development is next to sensitive mangroves on the foreshore of Botany Bay not far from Towra Nature Reserve at half of Sydney's remaining mangroves - **the city's most significant wetland**. This habitat is a staging post for 30 migratory there are many Aboriginal sites here. There is a real threat of irreparable damage being caused to this sensitive bay environment.

**I ask that the objections expressed in this letter be noted during the planning process. I request that the voices of those considered before submissions from those not living in the Sutherland Shire.**

Yours sincerely,

Name DORIS HARRIS

Address 139 WILKINSON BLVD Suburb CRONULLA Postcode 2230

Scott West  
36 Short Street  
Oyster Bay NSW 2225  
29<sup>th</sup> November 2011

Major Project Assessments  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

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

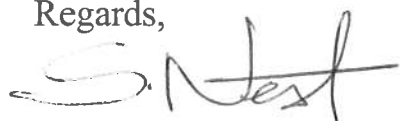
I wish to make it known that I **support** the proposed development on Captain Cook Drive, Woollooware.

I believe the proposed residential development offers current and future Sutherland Shire residents a chance to purchase or rent affordable housing. As someone who has recently moved back into the area, I have experienced the difficulties of finding suitable and affordable housing. The proposal of 700 apartments will give many young families an opportunity to live in a great area. These apartments will also help the Sutherland Shire to reach the target of having over 14,000 new dwellings constructed in the next 20 years, in order to manage the population growth that Sydney will continue to experience.

The development will also help to improve the local economy. Many jobs will be created during and after construction. The Sutherland Shire Council has noted in several reports (including SDC004-09) that a failure to deliver growth in housing will lead to a decrease in the population, particularly those in the 35-49 and 5-11 age groups (i.e. members of young families). As a result, the local economy will suffer. Without developments such as the one on Captain Cook Drive, young families will be forced to move out of the area in order to find housing that is more obtainable, financially. Therefore, the failure to approve this development will directly harm the local economy.

I truly believe this development offers the Sutherland Shire so much and for this reason support the proposal.

Regards,

A handwritten signature in black ink, appearing to read 'S. West', written over a horizontal line.

Scott West

3206

Miss Ashleigh McDonald  
25 Frobisher Avenue  
CARINGBAH NSW 2229

28 November 2011

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

SYDNEY NSW 2001

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

Dear Mr Woodland

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I am a young high school student who has lived in the Sutherland Shire all my life. I intend one day to have a family of my own and plan to stay in the Shire forever. I love my local area and am very happy about what this development can bring to my area in particular the construction of housing creating lots of new jobs for local residents.

My family live only 5 minutes away from Toyota Stadium so the prospect of new open spaces and playgrounds to play in together with new entertainment facilities that my family and friends can enjoy is very exciting!

The proposal will not only strengthen the beauty and diversity of our local area but attract more families and young people to the area creating a very attractive future for us all.

Yours sincerely



MISS ASHLEIGH McDONALD

Mrs Kylee McDonald  
25 Frobisher Avenue  
CARINGBAH NSW 2229

28 November 2011

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

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

Dear Mr Woodland

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

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

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

Other community benefits arising from the proposed development include:

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

Yours sincerely



MRS KYLEE McDONALD



3209

7C 1-3 Mr Donald Street  
Cairnville. 2230 NSW.  
1st December 2011.

Mr. Michael Woodland

Director, Metropolitan & Regional Projects South  
Major Projects Assessment, Department of Planning & Infrastructure

G.P.O. Box 39

Sydney N.S.W. 2001.

Dear Sir,

We object to this application

Reason : totally out of character to the local Area

Native Bird breeding grounds (Wetlands)

No other high rise buildings landscape it this Area.

this building Application do not blind in and - is Bad-Planning.

for a Flat Area. A - Eye-Sore.

Mr (Pete John Dobson) the Author

(Hedden Jean Dobson)



3209  
~~3214~~

PLEASE READ AND SUPPORT YOUR OBJECTION

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

MUST BE SENT by 5/12/11

or

Write - Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment, Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE:

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**Reason for Objection – Traffic Congestion**

**TRAFFIC CONGESTION**

1 - Access to the Cronulla Peninsular is already at gridlock during peak season. Eloura Road - Gerrale Street provide the main access between the peninsular and Captain Cook Drive. This is a 2 lane road system with no possibility for widening. The same applies for Croydon Road, this is access to the council carpark which is not able to meet seasonal demand despite a recent extension. Any increase in traffic will cause undue stress on local residents and significantly adversely impact on the quality of life through noise pollution.

Increased noise levels will lead to a decline in housing prices.

2- 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. Gannons Road and Captain Cook Drive are already at gridlock in peak times!

There is no room for expanding these roads – they are surrounded by schools, Sporting Fields, and Mangrove Ecosystems. The proposed installations of 3 sets of traffic lights along Captain Cook Drive would mean absolute standstill every morning and afternoon.

All this, with another new suburb being created at the back of Wanda right now.

Yours sincerely

Name:

Address:

Email:

*P.J. Dobson*

*Peter John Dobson*

*1-3 McDonald Street, Cronulla, NSW*

*pjh@dobson & big pond.com*

*H.S. Dobson*

*Heather Jean Dobson*

NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
YOUR OPINION IS COUNTED

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Suburb CRONULLA

Date 28-11-2011

**All information published on the website**  
 le political donations.

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Suburb CRONULLA

Date 28 NOV 2011 Phone

M

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Suburb CRONULLA Postcode 2230

Date 2/12/11

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Suburb

Caringbah

Date

2-12-11

Phone

**I information published on the website**  
**e political donations.**

3210 -  
3215

Sofia Potente  
153 Dowling Street  
Woolloomooloo  
2011

December 1, 2011

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

Ref: MP 0229 – Cronulla Sharks Concept Plan.

To Whom It May Concern:

I would like to send in my letter of support for the Development Plan.

I believe that building 700 new homes in the Sutherland Shire is a great idea and it will enable many people of all ages to invest and buy their first homes.

The community will grow and provide new opportunities for the people who live in the Sutherland Shire.

Thank you



S.Potente



## PLEASE READ AND SUPPORT YOUR OBJECTION

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)MUST BE SENT by 5/12/11

or

Write - Mr Michael Woodland

Director, Metropolitan &amp; Regional Projects South

Major Projects Assessment, Department of Planning &amp; Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE:

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1 - Access to the Cronulla Peninsular is already at gridlock during peak season. Eloura Road - Gerrale Street provide the main access between the peninsular and Captain Cook Drive. This is a 2 lane road system with no possibility for widening. The same applies for Croydon Road, this is access to the council carpark which is not able to meet seasonal demand despite a recent extension. Any increase in traffic will cause undue stress on local residents and significantly adversely impact on the quality of life through noise pollution.

Increased noise levels will lead to a decline in housing prices.

2- 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. Gannons Road and Captain Cook Drive are already at gridlock in peak times!

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There is no room for expanding these roads – they are surrounded by schools, Sporting Fields, and Mangrove Ecosystems. The proposed installations of 3 sets of traffic lights along Captain Cook Drive would mean absolute standstill every morning and afternoon.

**All this, with another new suburb being created at the back of Wanda right now.**

Yours sincerely

Name:

Jennifer Holdsworth

Address:

8/1 McDonald ST Cronulla

Email:

jennyh54@hotmail.com

NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
YOUR OPINION IS COUNTED

32187

PLEASE READ AND SUPPORT YOUR OBJECTION

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

MUST BE SENT by 5/12/11

or

Write - Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment , Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE:

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**

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Yours sincerely

Name:

*Jean Foster*

Address:

*403. CECIL - 20 Gerrale St CRONULLA.*

Email:

*NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
YOUR OPINION IS COUNTED*

To The NSW Department of Planning and Infrastructure  
Major Projects Division  
Concerning Application No MP 10-0229  
461 Captain Cook Drive Woollooware  
Cronulla Leagues Club Proposal.  
24-11-11

Dear Director General

I have to convey to you my strongest objection to this proposal to build 700 high rise units on the Junior Playing fields. This is utter madness. That whole area should remain as open space playing fields which has always been the intention from when before the site was transferred to the Cronulla Sharks. The Sharks board have used the sympathy card of "saving the Sharks" in order to impose this disaster upon the residents of the Cronulla peninsular. Those fields are used intensively throughout the year for many events and cannot be replaced. Apart from parking and traffic congestion the environmental damage would be immense. Surely however the Planning Pannell will not be unduly influenced in their determination with this notion of saving a football club.

I am a fan of the Sharks and go to most home games. I would point out to you that of the 18000 club members only about 350 turned up to the Save The Sharks Rally last Sunday 20 th November and many of those were opponents to the project and many were from other suburbs out of the shire which was confirmed by the article in the local paper The Leader on Tuesday 22<sup>nd</sup>.

There is no doubt that the existing club premises need some major upgrading. This is the gateway to the Cronulla / Kurnell peninsular and could be promoted as a resort/ conference style of project with perhaps some specialty type shops which would suit the area. As for a full size commercial shopping centre this would be out of place and create more problems for the community and the Sharks. The footy club would simply be swallowed up by this. In any case it is doubtful that the Cronulla Sharks football team will survive in this location for much longer which is a sad thought but a reality of the modern game.

So please register my objection to this proposal.

Regards

John Assarapin  
10 Kurramatta Place  
Cronulla 2230



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

1 December 2011

Dear Michael

Re: **Objection** of concept plan for the Cronulla Sharks Development, Woollooware, (MP 10\_0229).

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

**Reason for Objection – Environmentally Fragile Environment, Overdevelopment, Traffic and Loss of Playing Fields**

1. **Environmentally Fragile Environment**- The area where the proposed development is to take place is an environmentally sensitive mangrove ecosystem. It is foreshore bordering the Taren Point wetlands including the Towra Point Aquatic Reserve. This is an internationally recognized wetland where migratory birds come to nest and roost. Mangroves are breeding grounds for fish, nurseries for baby fish and are considered the lungs of the earth as they filter the air. Any development let alone one of this size and scale will have negative impacts on the surrounding environment.

A particular area of concern for the Aquatic reserve and mangroves is acid poison which occurs due to soil disturbance from development.

Overdevelopment leads to a decline in nature with some of the impacts including pollution from an increase in detergents, pesticides, fertilizers, weeds, pet excrement and litter. There is also the pollution that will be caused by increased vehicle use including air and storm water pollution.

Development on or near fragile environments especially waterfronts need to be avoided or at least limited to two storey's which is what most sustainable councils and governments are aiming for.

2. **Overdevelopment**- This development is too dense and too high and will completely change the look, feel and landscape of the area. The proposed development are an eyesore that is out of character for this natural environment. The high scale, high visibility of the proposed development conflicts with the rest of the neighbourhood. The scale of the development is inappropriate so close to the waterfront, which can be deemed a fragile environment.

A development of this size should be near a major transport hub or route of which this area is neither. It is 1.6 kilometres from the nearest station and is therefore inappropriate as development of such a scale should be concentrated near rail centres.

3. **Traffic**- As noted above the location from the nearest railway station is 1.6 kilometers which will result in a reliance on vehicles which will therefore mean more traffic. Bus frequency is already an issue in the Sutherland Shire and will continue to be so with this type of development. This area already experiences high traffic levels especially around the areas of Gannons Road and Captain Cook Drive, including gridlock during peak hours. This large increase in traffic will increase air pollution and storm water pollution in the area as well.

4. **Loss of Playing Fields**- These playing fields were designated for junior sport and not development. 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.

2 Cook St

Woollooware 2230

30/11/11

Re Cronulla Sharks Development, 461 Captain Cook Drive Woollooware

Application No MP10\_0229

We live near the Sharks Club and object to this project for the following reasons :

1. This has long been a recreation area and residential and commercial development is incompatible with this. It will also reduce the area available for recreational activities.
2. The proposed size of this development is so gross as to be offensive.
3. A lot more activity and traffic will be generated – even now we are subjected to vandalism on match nights - some of our pot plants have been stolen on such nights.
4. We used to use this area as our rubbish tip some years ago and find it hard to imagine big buildings on a reclaimed rubbish tip – there is the possibility of subsidence.
5. From the Report 2.7 Soils/Contamination we note that there is ongoing release of methane gas and that some asbestos has been discovered and we doubt that development should be allowed with this present .
6. We worry that there will be damage to the mangroves and run-off into Botany Bay.
7. We don't need extra people living here – our roads are already at stresspoint - Captain Cook Drive and Gannons Road would become gridlock - more traffic lights would only add to this.
8. We already have more than sufficient shops and restaurants.
9. Parking is difficult now and would only become worse.
10. The real objective of this development - to bring the Leagues Club out of its debt problems - is not sufficient to cause this amount of disruption to our Shire.

Yours Sincerely,



Ben Lee



Florence Lee

Marry Manley

40 Short Street Oyster Bay

11/11/11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP\_0229 – Cronulla Sharks Concept Plan

*I write this in support of the sharkies development'*

*As the mother of a young child I can see the need in the area for more family style entertainment which this project has planned to create*

*I am also happy that the developers have not forgotten the local community and have demonstrated that local traffic will only be affected in a minor way and the surrounding wetlands will be improved by added filtration to the run off from local fields etc that flow through the area*

*This gets a big yes from me*

Your sincerely,

A handwritten signature in dark ink, appearing to read 'Mary Manley', with a long, sweeping horizontal stroke extending to the right.

Mary Manley

Gary Rist

9Axinite place

Eaglevale 2258

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP\_0229 – Cronulla Sharks Concept Plan

I am writing to you in support of the proposal as a frequent visitor to the area

I support the proposal because it will bring new shops and services, such as a supermarket, greengrocer, chemist, into a very fitting location in the Shire. The parking will also make it easy for people to get there.

My step son currently lives in north Cronulla and needs to travel to Caringbah, Miranda etc in order to do his shipping

I can only imagine how convenient it would be if the whole area had shopping facilities closer to home

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gary Rist', written in a cursive style.



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 of 700 home units is significantly larger than any other existing development in the Sutherland Shire. There is nothing of this size located this far from public transport and this high-density development will completely change the look, feel and landscape of the area.

**Reason for Objection – Traffic Congestion**

The surrounding roads could not cope with the additional traffic generated by 700 units, a Shopping Centre, & an expanded club. Gannons Rd & Captain Cook Drive, key access roads to Cronulla & Kurnell, are already severely congested at peak times, resulting in lengthy delays. There is no room for the expansion of these roads.

**Reason for Objection – Insufficient Parking**

Where will the residents of these 700 units park? The proposition includes just over 1.2 parking spots per unit. The high rise complex is not in walking distance of a train station, therefore the average car ownership will be one car per person, per dwelling resulting in 2 to 4 cars per unit. Excess cars will park not only in surrounding residential streets, but the public car parks for the surrounding soccer and rugby league fields, Solander and Captain Cook.

**Reason for Objection - Game Day Parking - Loss of 540 Car Spots**

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 with buses to transport fans to the game. The extended travel times with buses, and the hassle, will turn supporters away and make it almost impossible for families with young children. I object to local schools playing fields being used to support private business advancing development plans. The loss of 540 spots impacts on local residents of North Caringbah, Woollooware, and North Cronulla with game day cars in residential streets, on peoples' front lawns etc, adding to the already congested parking situation caused by the additional 700 units.

**Reason for Objection – Environmental**

This development is next to sensitive mangroves on the foreshore of Botany Bay not far from Towra Nature Reserve at Towra Point which has half of Sydney's remaining mangroves - **the city's most significant wetland**. This habitat is a staging post for 30 migratory bird species and there are many Aboriginal sites here. There is a real threat of irreparable damage being caused to this sensitive bay environment.

This development is totally inappropriate for the area. I struggle to comprehend that the amenity of entire suburbs are being threatened for the interests of a Rugby League Club. The same club which is apparently struggling financially has just paid \$700,000 for one player. This proposed development is an affront to all the residents and families of North Caringbah, Woollooware and Cronulla. The area cannot cope with a development of this scale – it is that simple.

**I ask that the objections expressed in this letter be noted during the planning process. I request that the voices of local people be considered before submissions from those not living in the Sutherland Shire.**

Yours sincerely,

Suburb Woollooware  
 Date 4.12.11 Phone \_\_\_\_\_

Email

rginbroadband.com.au

**Note I**

**personal information published on the website**

**I decla**

**portable political donations.**

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

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4/ Suburb Woollooware

Date 4.12.11 Phone

Email

**Note**

I decl

originbroadband.com.au

personal information published on the website

portable political donations.

Sent by email . 5/12/11 11:30 am to 3225  
plan.comment@planning.nsw.gov.au

5 December 2011

21 Mitchell Rd  
Cronulla NSW 2230  
Tel: 02 9527 6024 Mob 0438 373620

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

Dear Michael

**My objections to the Sharks Project Concept Plan MP10\_0229 are several as below.**

**OBJECTION TO RESIDENTS LIVING CLOSE TO HIGH VOLTAGE LINES**

I am very concerned about the high voltage electricity transmission lines which run between the mangroves and the proposed development. Occupants of units with windows and balconies at the height of the transmission wires are particularly at risk of health consequences of the highly dangerous electro magnetic field. High winds can induce static electricity which has dangers for permanent occupants living close to 132kVa lines.

**OBJECTION ROAD CONGESTION and LACK OF PARKING**

The road congestion is critical now for Captain Cook Drive which will soon have the added burden of the Australand Breen development of 450 homes plus the 10 playing fields. Another 2,000 people mainly driving cars on a single lane road will totally choke this main access road to Cronulla and Kurnell. I cannot see how Captain Cook Drive can be widened with high tension wires and mangroves on one side and on the other side, more electrical lines, a golf course, water easements and a well used footpath/bike track.

With both new developments, cars will be parked everywhere around the stations. I measured it to be 1.7k kilometres to Woollooware and 2.2 ks to Caringbah and with no public transport to the area, cars will be the main mode of transport.

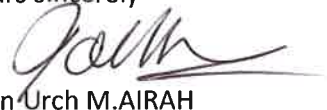
For the club to make money, it has to expand its operations and attract more people, which means more cars. The development is hundreds of car parks short according to a recent Sutherland Shire council report.

**OBJECTIONS RE POOR OUTCOMES FOR THE LOCAL COMMUNITY**

If the club is going to fail anyway due to lack of parking, it should try to amalgamate with another club now and sell the assets it can to satisfy the debts. If the bank takes over, I am sure the council will protect the playing fields by refusal to rezone, and restrict the bank to selling the clubhouse and the parking area.

There is no justification for a failing club to inflict chaos on the local area with a bad development.

Yours sincerely

  
John Nurch M.AIRAH

Email: [johnnurch@bigpond.com](mailto:johnnurch@bigpond.com)

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

5 December 2011

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### **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

John Amer  
41 captain cook drivel  
Kurnell, N.S.W., 2231  
0296689155  
mozjohn@bigpond.com

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

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**I ask that the objections expressed in this letter be noted during the planning process. I request that the voices of local people be considered before submissions from those not living in the Sutherland Shire.**

hurst

Suburb Cronulla Postcode 2230

Date 30/11/11 Phone

ism.au.

**Information published on the**  
**political donations.**



Mr Adrian Cosatto  
155 Willarong Road  
CARINGBAH NSW 2229

30 November 2011

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

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

Dear Mr Woodland

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

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

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

Other community benefits arising from the proposed development include:

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

Yours sincerely



MR ADRIAN COSATTO

Mrs Fay Cosatto  
155 Willarong Road  
CARINGBAH NSW 2229

30 November 2011

Mr Michael Woodland  
Director,  
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Yours sincerely



MRS FAY COSATTO

## PLEASE READ AND SUPPORT YOUR OBJECTION

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

MUST BE SENT by 5/12/11

or

Write - Mr Michael Woodland

Director, Metropolitan &amp; Regional Projects South

Major Projects Assessment, Department of Planning &amp; Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE:

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**Reason for Objection – Traffic Congestion**

## TRAFFIC CONGESTION

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Increased noise levels will lead to a decline in housing prices.

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**All this, with another new suburb being created at the back of Wanda right now.**

Yours sincerely

Name:

CRIBBS

Address:

10-12 Gerrale St CRONULLA 2230

Email:

—

NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
YOUR OPINION IS COUNTED

## PLEASE READ AND SUPPORT YOUR OBJECTION

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All this, with another new suburb being created at the back of Wanda right now.

Yours sincerely

Name: ALBERT A. CHAPMAN

Address: 504/20 GERRALE STREET. CRONULLA.

Email:

NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
YOUR OPINION IS COUNTED

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

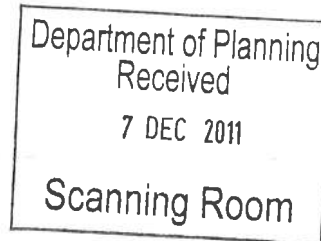


3232

29 November 2011

Dear Michael

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



**Please accept this letter as my formal OBJECTION to the proposed development stated above. ( 3 pages in total )**

**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.

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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.

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Yours sincerely,



**Note I do not want my name or any personal information published on the Department's website.**

Name \_\_\_\_\_

Address \_\_\_\_\_

**I declare \_\_\_\_\_ political donations.**



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