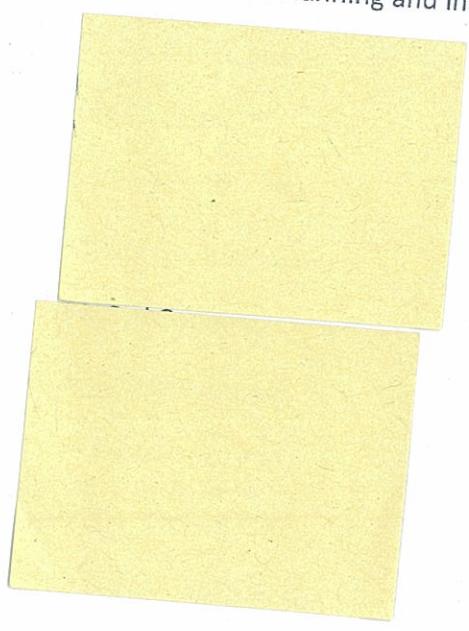


2794

Date 20/10/11

Major Projects Assessment

Department of Planning and Infrastructure



Dear Sir,

I am making a submission on the Cronulla Sutherland Leagues Club's (Sharks) redevelopment proposal MP 10 0229. As a long-time member of the Club, I find I cannot support this massive over development by the Sharks. My submission contains my reasons for not supporting this application.

I have supplied a Political Donation Disclosure Statement.

I ask that you do not post my personal details on the Department's web site.

The emotive argument that it will save the Sharks, who are in financial difficulties through their own mismanagement, is not grounds for approval. Any decision in relation to this application should be based on sound planning guidelines and principles.

If approved as submitted this application sets a dangerous precedent for the foreshore of Botany Bay and the Sutherland Shire.

The Sharks claim to be a unifying force. I find this somewhat of an over statement considering a large part of their financial problems can be traced back to the lack of patronage at the Leagues Club and lack of fans at Home Games.

The Sharks have stated in the press that they are losing money on home games due to low attendance. I question the Sharks support when a ground with a capacity of 20,000 can only attract a crowd of 6,000, comprised of Sharks and opposition fans – hardly a unifying force.

The Sharks are quoted as saying if they fold, there would be no control over what use the St. George Bank or other future land holder would use this site for. This is misleading; any future owner would be bound by the current zonings, 6A Private Recreation. The zoning doesn't change because the Sharks fold and a new owner takes over.

Playing Fields

The Director – General's Requirements (D.G.R's) ask that the loss of active open space be addressed.

The D.G.R.'s require the Sharks to provide equivalent grounds and Club House for the Cronulla, Caringbah Junior Ruby League Football Club. The Sharks have provided a letter from the Mr Ibrahim – Principle of Cronulla High School to support the use of the School grounds to replace the loss of the Shark's junior fields, (Copy A). This is not a binding letter.

I have provided an email from Mr Ibrahim dated 11/10/11 which states there is no agreement between Cronulla High School or the Department of Education with the Sharks for the use of the school's fields, (Copy B).

Also provided is a letter from Hugo Harmstorf A/Deputy Director-General Finance and Infrastructure – Education & Communities dated 17/8/11, stating that there is no agreement between the Department of Education and Communities and the Sharks Development Consortia for the use of the Cronulla High School site (Copy C).

The application by the Shark's shows a proposed joint Club House with the Cronulla Water Polo Club. These plans show a club house containing bars – presumably licenced. It is doubtful that the Department of Education & Communities would allow licenced premises on their property as the consumption of alcohol is not permitted on their property, refer to letter from Hugo Harmstorf A/Deputy Director-General, Finance and Infrastructure – Department of Education & Communities dated 14/11/11 (Copy C1). This Club House and parking would require consent from Sutherland Shire Council and the current design would have problems receiving consent in relation to access from Captain Cook Drive to the car park

Should agreement be reached between Cronulla High School, the Department of Education & Communities and the Sharks, there will still be a net loss of 2 playing fields as Cronulla High Schools fields are existing not new fields and are currently used after school hours for OZ-Tag in Terms 1 and 4 . Also as per Mr Ibrahim's letter (Copy B) Sutherland Shire Council are extremely keen to use these fields.

I believe for the spirit of the D.G.R's to be met, the Sharks should establish 2 new fields and club house for the Cronulla, Caringbah Junior Ruby Leagues Football Club, not take over existing fields as there is a current shortage of fields now. This has led to Sutherland Shire Council taking over management of many school grounds for after school hours use e.g. Woollooware High School.

Height, Bulk and Scale

The proposed Shopping Centre on the Eastern side of the existing Shark's Club is a block wall development. The current vista looking north from Woollooware Rd. is blocked out except for a small corridor; this destroys the visual vista of this part of North Woollooware and is out of character for this low rise residential area.

The proposed 700 unit development to the West of Shark Park is totally out of character for this open space, low rise residential area. Both this and the Shopping Centre bear no similarity with the surrounding area and will be nothing more than visual pollution.

The unit development has nearly the same number of residences as the village of Kurnell, i.e. Kurnell 800-900, Sharks 700 on two football fields. The unit development has the potential to develop into a Ghetto taking into consideration the size of the units and the number.

The photos supplied with the application, taken from Castlewood Ave South Woollooware were taken from the Eastern end of Castlewood Ave. and look diagonally across the Sharks site and do not give a true impression of the effect on the visual amenity. From viewing Volume 2 Appendixes, Appendix X Report 2, photo view 11 A Castlewood Ave. and zooming in it appears that the plant rooms/ lift rooms add between 1.5 to 2 extra floors to the towers, bringing the largest tower to 18 storeys not 16 storeys as quoted in the Application.

The photos C & D, supplied by me are taken from half way along Castlewood Ave and in a straight line with the unit development. I have drawn an approximate size of the unit development on them which provide a true impression of the effect on the visual amenity. The photos A & B are taken from the Application and are view 11 A from the Eastern end of Castlewood Ave. South Woollooware and I have used these for my reference points.

A combined development of the size proposed on both sites will have a negative effect on the mangroves adjoining the sites.

Traffic

The current traffic at peak times in the area is approaching saturation point as reported in McLaren Traffic Engineering Report, key Caringbah intersections are already at over saturation point. Key intersections to the West of the Leagues Club are already at or above capacity.

Most notable Captain Cook Drive, Gannons Rd. roundabout, Captain Cook Drive, Taren Point Rd. (signalised intersection). With the addition of the traffic from the Australand and Breen developments at Wanda plus this development, 700 units, major shopping centre, medical centre, amusement activities, the club and game day, the traffic will end up being a grid lock situation.

Ben Fairfax is reported in the St.George and Sutherland Leader 25/10/11 as saying the proposed bus route would reduce the reliance on cars. This bus route is not confirmed re: Copy G letter from Department of Transport. The relocation of the Training Fields to Cronulla High School would reduce traffic. The relocation is not confirmed Copy B email from Mr Ibrahim, Principle Cronulla High School and Copy C from Hugo Harmstorf A/Deputy Director – General Finance & Infrastructure Department of Education & Communities.

If agreement is reached in relation to the relocation of the Training Fields to Cronulla High School, this will not reduce traffic greatly on Captain Cook Drive as most people would still travel on Captain Cook Drive as this would be the most direct route.

Parking

The parking arrangements at the proposed development and the proposed Satellite parking arrangements do not meet the needs of this proposed development.

Game Day Parking

The fields to the West of Shark Park under the 1973 consent were required to be used for game day parking on an unrestricted basis (yet the Sharks charge to park here). These fields have an approximate capacity of 1100 vehicles. The Sharks application states that only 511 vehicles are allowed to park here. This is 589 vehicles short of what the consent requires.

The parking on the Eastern side of the Sharks Club under the 1973 consent is for 532 vehicles and that no major events be held at the club on game days, this has been carried in subsequent consents e.g. 94/1805, 95/0465 and 95/1171. This parking is also required to be on an unrestricted basis at all times for employees and visitors vehicles. The Sharks only allow members and V.I.P.'s parking, this is not unrestricted.

The Sutherland Shire Council (S.S.C.) condition in relation to game day parking and major events would require the shopping centre and various restaurants to close on game days.

This is not the position taken in the Sharks application and this will lead to a shortage in parking.

Since the original consent in 1973 the Club and the Stadium have expanded leading to an increase in demand for car parking. A S.S.C. report File No. LP/03/332127 date 1/8/11 (copy D) concludes that 3000 spaces are required for game day parking, more than double the current provision on site.

Satellite Parking

The Sharks application states that only 511 car parking spaces need to be replaced. Adopting S.S.C. report LP/03/332127 (copy D) the figure would be 1134.

S.S.C. meeting minutes 8/8/11, EAP027-12 Cronulla Sharks Redevelopment – Game Day Parking Proposal, File No. LP/03/332127 (Copy E), resolved that the Sharks be advised that Council will not agree to the use of Woollooware High School, Seymour Shaw or Wanda public car parks for game day parking.

The Sharks have no parking agreements with Cronulla High School email Copy B or Woollooware High School email Copy F.

The Sharks do not say if they have agreements with the following to use their car parking as satellite car parking,

Menai Market place, Miranda R.S.L., Sutherland United Services Club, Gymea Trade's, Taren Point Bowling Club, the R.T.A. and State Rail.

I cannot see how the satellite parking requirement can be met due to the points I have raised. If the Sharks can develop suitable satellite car parking what happens if various sites are cancelled in the future and who pays for the use of these sites and the buses.

Units Parking

The Sharks have submitted a reduced parking plan from S.S.C. and R.T.A. rates.

Sharks		S.S.C. and R.T.A.
1 bed unit	1 car space	1 car space
2 bed unit	1 car space	2 car spaces
3 bed unit	2 car space	2 car spaces
Visitor	1 car space per 8 unit's	1 car space per 5 units
	Also used as wash bay	medium density
Sharks total 858 car spaces		S.S.C. total 1534 car spaces

This will lead to a massive shortage of parking resulting in residents using visitor parking as is the case in many developments – resulting in conflicts.

Residents overflow parking into the club- retail centre reducing available parking there. There is no mention in the application on how this will be controlled.

Residents overflow parking into parking at Solander and Captain Cook Fields, it is suggested in the application that four hour parking after 6 P.M. to stop this. S.S.C. parking inspectors do not normally work after 6 P.M. and it will not stop overflow parking during the day and conflict with those people using the fields all year round. Restrictions would have to be four hours 24 /7 and is S.S.C. willing to agree to this and enforce it. Who is going to pay for this – existing rate payers?

Another suggestion is boom gates controlled by the Building Manager, this would require S.S.C. approval. No guarantee that the Building Manager would maintain this long term and does not address the overflow problem during the day.

The Sharks put the point of view that a reduction in car parking is justified due to the close proximity of Woollooware Station.

This is incorrect, having lived at 8 Woollooware Rd. for approximately twenty five years, I know it takes a minimum of ten minutes of brisk uphill walking to the station add to this the extra distance to the unit development (1.6 Km to Woollooware Station) and a reasonably fit person would take 15 to 20 minutes to walk to the station. There is limited parking at the station.

The possible reintroduction of Bus Services, no definite time table has been given by the Department of Transport.

Warren Finnan Principal Manager, Bus and Ferry network Development from N.S.W. Transport letter Copy G. states that it cannot commit funding or resources at this time but it will consider it as part of its four year growth plan.

Given the N.S.W. Government lack of funding for new rail lines and motorways the likelihood of funding for new bus routes is not good.

From the Concept Plan – The Site

Various distances of travel are quoted; I have checked these and my measurements vary considerable, from the Concept Plan, which affects the use of Public Transport.

Concept Plan		My Measurements	
Units site to Woollooware Station	1 km	Woollooware Station	1.6km
Units site to Caringbah	1.5 km	Caringbah Station	2.3 km
Units site to Cronulla	2 km	Cronulla Station	3.2 km
		(measurements taken using vehicle trip metre)	
Units site to C.B.D.	20 km	C.B.D. - G.P.O. via Southern Cross Drive	28.2 km
		C.B.D. – G.P.O. via Princess Highway	24.4 km
		C.B.D. – G.P.O. via Princess Highway & Southern Cross Drive	31.2 km
		(measurement taken from Google Maps)	

An example of people, even those in 1 bed units needing 2 car spaces.

If my wife and I shared a 1 bed unit we would need 2 car spaces because we both need a car for work.

My wife works as a Casual Teacher, she can receive a phone call at any time in the morning to work at any school in the Sutherland Shire or St. George area she needs a car to get to work. Public transport will not fit her requirements.

My work requires me to work 12 hour day and night Shift. Day shift commencing at 5A.M. at Sydney Airport. The first train to leave Woollooware Station leaves at 3.55 A.M. and arrives at the Airport Station at 5.11 A.M. if it runs on time, this trip takes 1hour and 16minutes and cost \$32.00 return. On day shift my drive to work takes a maximum of 25 minutes and does not cost \$32.00 return, I spend approximately \$ 40.00 a week on fuel.

Many people find themselves in the same position now days with the ever increasing part time and casual employment.

From the above points I cannot accept the Sharks argument for reduced parking in the unit development.

Shopping Complex Parking

I feel that the parking for the Shopping Centre, Club Complex is insufficient for the demands, considering the existing parking is 532 spaces increasing to 651 a total increase of 119 spaces to cover the needs of supermarkets, medical centre, day surgery, the club , bowling alleys etc.

In Conclusion

I request that this application be rejected in its entirety because it completely out of character with the local area, the largest building is the Sharks Club at four storeys. The zonings for this area are Public Recreation, Local Housing and Private Recreation A & B.

The Sharks have not meet the D.G.R.'s in that the height and bulk of the development, game day parking, parking for the unit and commercial developments, transport and the loss of the two playing fields, have not been addressed.

Yours Faithfully



on letters p

from

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Political Donations Disclosure Statement to Minister or the Director-General

if you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details					
Name of person making this disclosure	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)				
[Redacted]	[Redacted] 20/11/11				
You are a [Redacted]	OR You are a P [Redacted]				
Relevant person making this declaration or by other relevant person	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation	
* If you are the applicant or a relevant planning application state below any reportable political donations that you know, or have made over the 'relevant period' (see glossary on page 2). If the donor is a company, state below any reportable political donations that you know, or have made over the 'relevant period'.	I HAVE MADE NO	POLITICAL DONATIONS			
* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.					

Please list all reportable political donations—additional space is provided overleaf if required.

By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.

Signature(s) and Date
[Redacted Signature] 20/11/11

Name(s)
Sydney

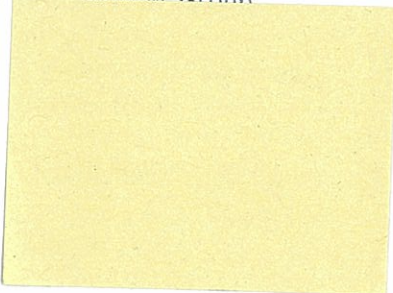
COPY

CRONULLA HIGH SCHOOL



June 3, 2011

Bluestone Capital Ventures No.1 Pty Ltd
c/- Parkview Group



Re: Relocation of Sporting Fields to Cronulla High School

I refer to the recent discussions between Ben Fairfax – Bluestone Property Solutions, Matt Crews – Parkview and the school regarding the relocation of the Cronulla Caringbah JRLFC to the existing Cronulla High School fields.

As you are aware, the School has an existing agreement with the Cronulla Sutherland Water Polo Club Inc. to allow them the use of part of the Cronulla High School fields for a new water polo facility. This facility will need to be allowed for in any future design for rugby league sporting facilities.

Subject to the final design being agreed and approval from the NSW Department of Education and Cronulla Sutherland Water Polo Club Inc., Cronulla High School welcomes the opportunity to have its existing fields upgraded and to have Cronulla Caringbah JRLFC and the Cronulla Sharks play or train on the fields.

Please contact the undersigned if you require anything further.

Yours Sincerely



Captain Cook Drive, Cronulla • PO Box 1067 Cronulla 2230

Ph: 9523 4017 Fax: 9523 0909 Email: cronulla-h.school@det.nsw.edu.au

Copy B

From: School, Cronulla-h <cronulla-h.school@det.nsw.edu.au>
Sent: Tuesday, 11 October 2011 11:08 AM
To: [REDACTED]
Subject: FW: Attention- Mr Ibrahim- Principal

Dear [REDACTED]

In relation to question 1, when approached by the Sharks Development I pointed out to them that the Department had given Cronulla Water Polo Club permission to build a complex providing they could come up with the funding and a viable business plan. I indicated that I believed that there would still be enough land to relocate the existing fields but that they would need to speak with Cronulla Water Polo which they have done and there seems to be some agreement that both proposals could work together.

In relation to question 2, no the Sharks Development does not have consent to use the school's playing fields and existing parking facilities on game day and major events. The only thing discussed was that the newly built car park on Captain Cook Drive to accommodate the water polo could be used if this facility was ever built. There will be no consent to parking on the school's playing fields and existing parking facilities and in fact this has not even been brought up.

In relation to question 3, only Cronulla Water Polo has an agreement with the Department at this stage. This agreement is due to run out at the end of June 2012 but Cronulla Water Polo have asked for an extension which I believe is going to be granted. The Sharks Development would have to approach the Department either independently or jointly with Cronulla Water Polo.

In relation to question 4, as I have already said I believe that there is enough room for both proposals but at this stage only the Water Polo has an agreement with the Department.

If the Water Polo proposal was to fall over, Council are also extremely keen to get their hands on our ovals as they need more playing fields.

Cheers

Tony

From: [REDACTED]
Sent: Monday, 10 October 2011 3:54 PM
To: School, Cronulla-h
Subject: Attention- Mr Ibrahim- Principal

Dear Mr Ibrahim,

Thank you for taking the time to discuss the Cronulla Sharks Development use of the school's playing fields and parking facilities. Could you please confirm in writing the main points of our discussion.

1. Does the Sharks Development have Cronulla High School's consent to upgrade the school's fields and use them for the training of their junior teams?
2. Does the Sharks Development have Cronulla High School's consent to use the school's playing fields or existing parking facilities to offset the development's lack of parking for game days and nights and major events?
3. Does the Sharks Development have the Department of Education's consent to use Cronulla High's grounds for the above two reasons?
4. What affect does the Water Polo Club have in regards to the use of the school's land and the Sharks



Education &
Communities

██████████
North Cronulla Precinct Committee

██████████
CRONULLA NSW 2230

RML 11/3571

Dear ██████████

I refer to an issue you raised on 11 July 2011 through the public forum question form provided during the Sutherland Shire Community Cabinet Community Forum regarding developers for the Cronulla Sharks NRL club wanting to relocate playing fields to Cronulla High School. Your issue was addressed to the Minister for Education, The Hon Adrian Piccoli MP, and the Minister has asked me to reply on his behalf.

I can advise that the Department of Education and Communities has made no commitment to the Sharks Development Consortia at this time for the relocation of their playing fields to the Cronulla High School site.

I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Harmstorf'.

Hugo Harmstorf
A/Deputy Director-General
Finance and Infrastructure
17 August 2011

Section 14

SECTION 14

SECTION 14



Education &
Communities

C L

00011/250576

Dear Mr.

I write in response to your letter of 17 October 2011, to which you attached concept drawings for a water polo facility and a junior rugby league football club facility in the grounds of Cronulla High School.

The Cronulla Sharks Redevelopment plan (MP10 0229), from which the concept drawings are taken, is concerned with a proposed development at Woollooware, some distance away from Cronulla High School. The Environmental Assessment Report for the Woollooware development makes clear (p 90) that any proposed ancillary development at Cronulla High School would require a separate development application to be lodged with Sutherland Shire Council. In addition, I would like to assure you that any planning application for a proposed development on public school grounds would in the first instance require an approval from the Department of Education and Communities.

I understand that your central concern with the concept plans is that they envisage buildings at Cronulla High School that incorporate bar facilities. In response to your question about the Department's policy regarding alcohol on public school grounds, the Department's policy is that no alcohol is to be present on school grounds. This policy will be clearly conveyed by the Department to any party that may be considering or proposing a development on public school grounds.

Thank you for raising these matters, and I hope this response is of assistance.

Yours sincerely

Hugo Hamstorf
A/Deputy Director-General, Finance and Infrastructure
14 November 2011

(copy 1)

Environment and Planning

01/08/2011 EAP027-12

Cronulla Sharks Redevelopment - Game Day Parking Proposal

File Number: LP/03/332127

Director: General Manager

Councillor Comment:

✓ Report Item

REPORT IN BRIEF

The proponents for the redevelopment of Sharks have submitted a proposal for game day parking including the use of council owned or managed facilities.

It is suggested that Woollooware High School playing fields and Seymour Shaw playing fields are not suitable and that further consultation should be undertaken with residents regarding the use of carparking facilities at Wanda.

REPORT IN FULL

Introduction

Council is in receipt of the attached proposal which deals with 'Game Day Parking'. This is an issue which must be addressed as part of the Director General's requirements for the Sharks Development proposal.

This report only deals with the proposal to use Council facilities and seeks Council's decision as to whether the proposed facilities should be made available in the event of the development proposal proceeding. The full game day parking proposal will be commented on as part of Council's formal response to the Development Application.

The general concept is to replace 511 on site formalised parking spaces to other locations and introduce a shuttle bus service for "13 peak events per year.....80%on a Friday or Saturday evening.....20% Saturday or Sunday afternoon. It is assumed these events refer to NRL fixtures and do not include other occasions Toyota Stadium (Shark Park) is used.

Nominated council owned or managed sites are:

- Woollooware High School playing fields
- Wanda Beach (night games only)
 - adjacent to Don Lucas Reserve
 - Mitchell Road north
- Seymour Shaw playing fields

Woollooware High School

The proposal states:

"Previous discussions and agreements with the school principal indicated that the Woollooware High School grounds could be used for peak event parking.

It is understood that Council may be denying this use on the assumed basis that traffic will use Woollooware Road North for access IN & OUT of the school grounds, and due to damage of the grounds particularly during wet weather.

However the proposal is to access the school grounds directly from Captain Cook Drive under a Traffic Control Plan, and on wet weather days alternative parking would be identified.

The eastern playing fields will be used as an informal parking area. It has been estimated that there is space for at least 500 parking spaces at this location under a parking management plan. Visitors parking in this area would be able to walk to the game, a 600-700m walk along well formed pedestrian paths with signalised crossings across Captain Cook Drive at the proposed new signalised intersection of Woollooware Road North / Captain Cook Drive."

Council has a licence agreement for community sporting use of the playing fields at Woollooware High School. The licence agreement states that Council is entitled to exclusive use of the Woollooware High School playing fields weekdays between 5.00pm and 9.00pm and on weekends from 8.00am to 7.00pm on a Saturday and from 8.00am – 5.00pm on a Sunday. In the winter sports season Woollooware High School's playing fields are allocated to Sutherland Shire Football Association for training on Mondays to Fridays from 5-9pm and competition Saturdays until 7.00pm and Sundays until 5.00pm. These times clash with the proposed use of Woollooware High School playing fields for Sharks game day parking for both night and day schedules.

In addition Council has made a significant capital investment into the playing fields at Woollooware High School. The Woollooware High School playing fields have become a high profile valuable site for community sporting use and in particular oztag, football and cricket. In addition to the floodlighting and amenities building on-site, (which were constructed at a cost of over \$300,000 to Council) Council has installed an irrigation system at a cost of over \$120,000 and conducts annual field renovations and maintenance including topsoiling, returfing, fertilising, mowing and aeration at a cost of over \$50,000 a year.

The irrigation system at Woollooware High School is in the process of being commissioned for the recycled water scheme. Recycled water will be used on the

fields daily anytime from 10.00pm – 5.00am. The use of the playing fields for carparking will not only potentially compromise the irrigation heads but the Woollooware High School's Recycled Water Management Plan recommends there are no users on site at the time of watering. This may be unavoidable if Sharks games visitors are parking on site.

There is no doubt that the use of the playing fields for carparking particularly during periods of wet weather would cause damage to the surface which would be a cost to Council to repair and a cost to sport and the school if the fields became unplayable.

The Woollooware High School playing fields are not suitable for game day parking.

Wanda Beach Parking

The proposal states:

"During peak attendance events the northern most parking areas of Wanda Beach could be used as a satellite parking area. This would be used during night games, when parking use in these areas is very minimal. There are over 400 parking spaces in this area. The shuttle bus service which picks up attendees from Cronulla High School will also drive down to Wanda Beach."

Whilst there are no available parking surveys, it is reasonable to assume that on many occasions there would be limited competing demands for parking during these times, hence sufficient capacity for satellite parking. However, it is worth noting the following:

- The NRL home and away football season generally runs from the 2nd weekend in March to 1st weekend in September.
- Daylight saving in NSW traditionally finishes the first weekend in April.
- On the 1st weekend in April the sun sets at approximately 6.50pm (with a 25 minute twilight period beyond).
- Preliminary matches are held prior to the main NRL match and also generate a need for parking.

It is therefore possible that on fine days there could be significant competing demands for any 5.30pm Saturday home games held in the first four (4) weeks of the competition. For the same reason the area is not proposed as parking for Sunday games.

Poor lighting in the Don Lucas Reserve carpark would present safety issues for people joining and leaving the shuttle bus.

Residential amenity for adjoining residents in Mitchell Road is also a possible issue, with shuttle buses returning from 9.30pm after 7.30pm night matches.

The parking at Wanda Reserve serves a broad range of users, there is potential for major activities/events to occur in the same period which may clash with some game days. This carpark along with all foreshore parking could be used but also would be in use by the community and not be available for exclusive use by the Sharks.

The views of nearby residents would be a significant consideration in this proposal.

Seymour Shaw Playing Fields

The proposal states:

"If required, parking areas around Seymour Shaw Ovals (Miranda) could be used when the ovals are not in use by sports clubs. Parking around these playing fields is contained within Council car parks as well as on street angle parking. There are approximately 300 car parking spaces associated with the Seymour Shaw playing fields."

At the times of Sharks games ie Friday night and Saturday and Sunday afternoons and evenings, the Seymour Shaw playing fields will be in use by the allocated sporting users for training and competition.

The existing carparking at Seymour Shaw is heavily utilised Saturday and Sundays in winter until 5-6pm for competition and Fridays until 9.00pm for training. The Seymour Shaw playing fields precinct is already congested in winter with users and visitors of the football fields and netball courts.

Seymour Shaw playing fields are not suitable for game day parking.

Calculation of Alternate Demand

The Director Environmental Services makes the following general comments on the demands for parking should the development proceed.

"Central to the argument presented in the consultant's study is that only 511 additional car parking spaces need to be provided because the proposed development will only displace 511 existing car spaces. This assumes that the existing game day parking is satisfactory. Inherent in that assumption is the opinion that car parking is being provided at a level which satisfies all relevant approvals."

Given that the majority of the site outside the football field is intended to be

developed/redeveloped it is more appropriate that car parking provision be considered on a holistic basis reflecting what will be required in the future. Upon redevelopment the site will operate in a vastly different manner to the current situation. Car parking should be designed for the future needs, not based on current circumstances.

Even though it is almost forty years since the Cronulla Sutherland Leagues Club and the adjacent playing field received development consent, the conditions related to parking which were attached to the consent have never been fully satisfied. The plans for the 1973 development consent showed the provision of 1250 car spaces. Despite further upgrading to the capacity of the stadium the on-site car parking requirement has not been increased. However, the club has been required to introduce traffic management systems for cars to be parked at satellite sites.

When the original proposal was evaluated Council recognised that all available parking would be required to satisfy demands on game day. To ensure that there was no competing demand for parking a condition was attached to the consent stipulating that no major function could be conducted within the club at the same time as a sporting event.

This requirement has been carried through in subsequent consents. Development consent 95/0465, for instance, which approved alterations to the premises, includes condition 13.

"No major function within the Club shall coincide with the use of Caltex Field. This condition is imposed on the basis that the car parking assessments presented are based on the Club's current practice of avoiding such coinciding events."

Car Parking to Satisfy Demand

Within the traffic study provided by the applicant it is stated that 650 car spaces will be provided in the eastern section of the site where there is currently 532 car spaces. These spaces are to serve the various uses in this portion of the site such as the club, retailers and hospitality areas.

Under the existing conditions of consent these car spaces are required for game day parking. This would require the shopping centre to close and the various restaurants not open during the period of a football game. The consultant's report comments that:

"During weekend games some parts of the retail development will still operate and require parking, however, many parts of the retail development will be closed at night and as such much of this on site parking will be available to spectators for night games."

A practical evaluation of this proposition is required. Even though it may be for

only 13 events per year, a shopping centre will have no intention to close because a football game is being conducted. A few shops which are usually closed in the evening or at other non-peak times will not be open but the significant generators of traffic will want to remain open (eg supermarket, liquor store).

On game days spectators will be actively discouraged from parking within the eastern section of the site. Areas immediately adjacent to the Club premises will be available for club patrons and employees but there would be insufficient capacity for spectators. At this time it is preferable to accept the reality that 1134 car spaces will need to be provided at satellite sites.

Formulating a Comprehensive Solution

At present the on-site parking spaces satisfy only a portion of the demand. No assessment has been provided by the applicant. It is only possible to estimate. However, for a crowd of 16,000 and assuming 75% of spectators travel by car with 4 persons per car, there would be a need for 3000 car parking spaces. This is more than double the current provision on site.

Given that the car parking demand generated by the football stadium on game day is now considerably greater than it was in 1973 and that the site will not be capable of providing any significant level of car parking a more comprehensive review of car parking supply is warranted. The applicant should be requested to undertake a more comprehensive study with more realistic assumptions based on the future operations of the site, so that an accurate forecast is available of the number of car parking spaces which will need to be provided at satellite sites.

Even based on historical consents the applicant will need to locate 1134 car spaces rather than the 511 car spaces currently nominated."

Report Recommendation:

1. That the proponents for the Cronulla Sharks redevelopment be advised that council will not agree to use of Woollooware High School playing fields and Seymour Shaw playing fields for game day parking.
2. That during the exhibition period for the proposal nearby residents be asked for comment on the proposal to use carparking areas at Wanda for game day parking.

Copy E

MinuteNumber: 127

Council Meeting Date: 22/08/11

22/08/2011

Council Meeting Minutes - 8/08/11

088

EAP027-12 Cronulla Sharks Redevelopment - Game
Day Parking Proposal
File Number: LP/03/332127

RESOLVED: (Capsis/Schreiber)

1. That EAP027-12 and CCL001-12 be considered in conjunction.
2. That the proponents for the Cronulla Sharks redevelopment be advised that council will not agree to use of Woollooware High School playing fields and Seymour Shaw playing fields and Wanda public car park for game day parking.

A Division was requested on the Resolution and the following votes were recorded:

In Favour of the Resolution were the Mayor, Councillor Blight, together with Councillors Boorman, Buttigieg, Capsis, Forshaw, Gibbons, Hargrave, Johns, Kelly, McCallum, Provan, Schreiber, Simpson, Towell and Walton.

The decision was unanimous.

copy

From: Wallace, Jeff <Jeff.Wallace@det.nsw.edu.au>
Sent: Tuesday, 11 October 2011 8:33 AM
To: [REDACTED]
Subject: RE: The Principal- Mr Wallace

No, they don't.

Sutherland Council has an 8+8 year lease on the playing fields. They in turn give them to various community sporting groups.

Various community users book the hall.

J. Wallace

From: School, Woollooware-h
Sent: Tuesday, October 11, 2011 8:08 AM
To: Wallace, Jeff
Subject: FW: The Principal- Mr Wallace

From: [REDACTED]
Sent: Monday, 10 October 2011 4:30 PM
To: School, Woollooware-h
Subject: The Principal- Mr Wallace

Dear Mr Wallace,

Could you please confirm whether Cronulla Sharks leagues Club has permission to use any of the school grounds (fields or existing teachers' parking) for game days/nights and special events?

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

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.

2011-2012

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100

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Transport

18 August 2011

ment

/ 1225

I am writing in reference to recent discussions with the Department of Transport (DoT) and the Department of Planning and Infrastructure held during May 2011 with regard to the proposed Cronulla Sharks development at Woollooware.

It is understood that the proposed development, situated at the Sharks Leagues Club site on Captain Cook Drive, will entail residential, retail, commercial and leisure facilities, many of which will generate potential public transport trips to and from the site, across the majority of the day.

Bus services in the vicinity of the proposed development are provided by State Transit and Veolia Transport, under contract to DoT. These services provide regular links to Miranda, Cronulla, Sutherland, Kogarah and Rockdale.

Route 477, operated by State Transit, provides regular services seven days a week between Miranda and Rockdale via Taren Point and Kogarah. Services operate every 30 minutes on weekdays and Saturdays and every 60 minutes on Sundays. Route 969, operated by Veolia Transport, provides regular services seven days a week between Sutherland, Miranda and Cronulla, via Caringbah and North Caringbah. Services operate every 60 minutes on weekdays and Saturdays and every 120 minutes on Sundays.

While these local bus services operate in the general vicinity of the proposed Sharks Leagues Club development, the closest bus service (route 969) is approximately 300 metres walking distance from the site.

The DoT does not support previously suggested diversions of local bus services to service the proposed development, as the diversions required on either route 477 or 969 would result in significant additional travel time for existing patrons, and would detract from the attractiveness of these routes in terms of directness and travel time.

To this end, the introduction of a new bus service, connecting the proposed

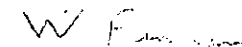
development on Captain Cook Drive with major destinations such as Cronulla, Caringbah and Miranda, is supported in principle, rather than any diversion to existing local bus routes. However, the DoT cannot commit funding or resources to a new service serving the proposed development under current funding constraints at this stage.

However, planning for a potential new bus service serving the proposed development will be considered by DoT as part of its rolling four-year growth bus funding allocation in coming years. The exact nature of the route, including destinations served, frequencies and hours of operation, would be considered at that time.

In the interim, the proponent may wish to consider the introduction of a temporary shuttle bus, linking the proposed development with the closest railway station (eg Woollooware), until such time as a public bus service is introduced.

Should you require further information, please do not hesitate to contact Adrian Dessanti from my office on 8202 3646 or adrian.dessanti@transport.nsw.gov.au.

Yours sincerely



Warren Finnane

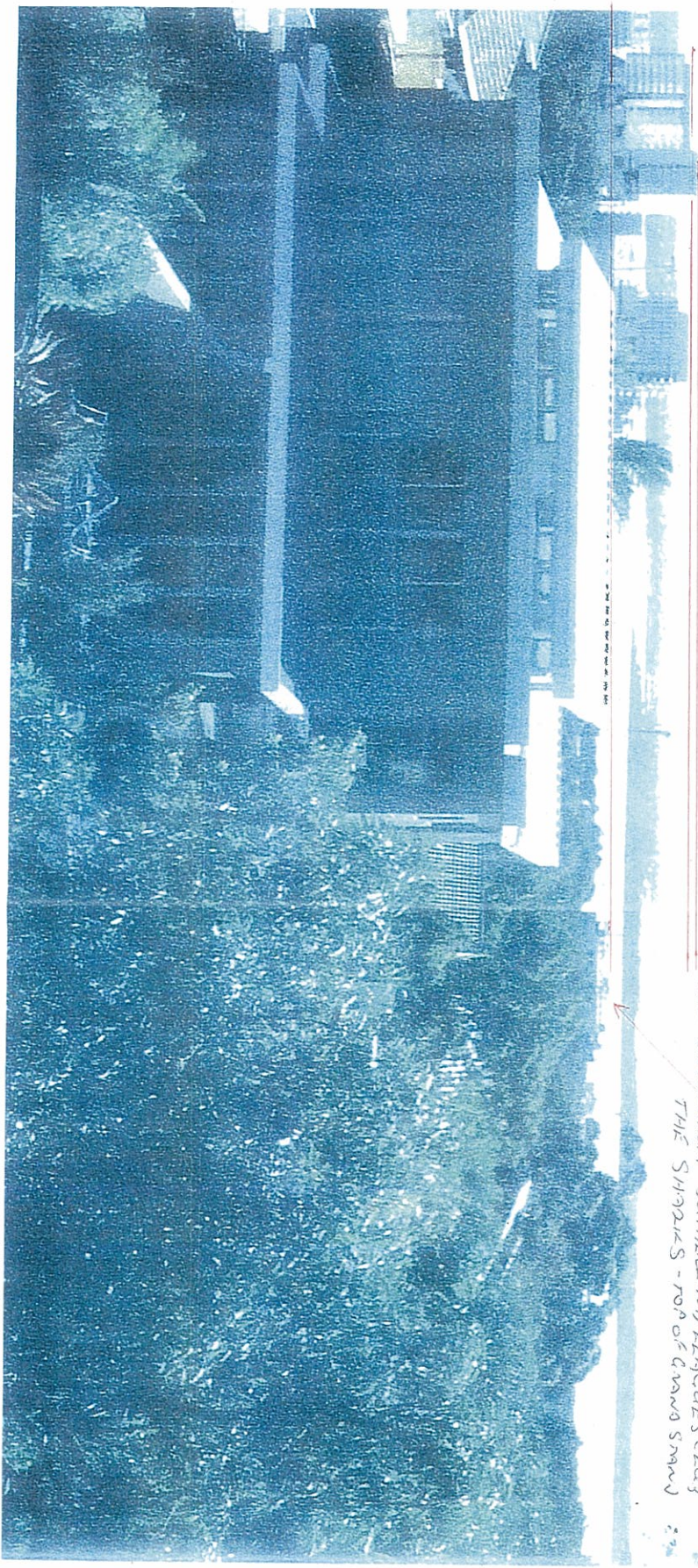
Principal Manager, Bus and Ferry Network Development

VIEW 11A - CASNEWOOD AVE (LOOKING NORTH)



THE
CAONULLA SUMMERLAND LEAGUES
CLUB - THE SHALLES-700 OF
Grand Strand

VIEW 11A - CASTLEWOOD AVE (LOOKING NORTH)



THE CAONUKIA - SUMMITLAND LEAGUES (LUG THE SHADERS - TOP OF GRAND STAIR)

VIEW FROM 30 CASTLEWOOD AVE. WOOLSWORTH

C

THE COOMBLA - SUNSHINE
HISSELS CLUB - THE SHARKS
TOP OF GRAND STAIRS

BUNDINGS A

C

F





View from 30 Casselwood Ave Woodhouse

1

Buildings A

G

E

THE Crown - Sunbelt
Leaves Club - The Sign
Top of Grandstand





2795

Mark Brown - Submission Details for Deanne Buxton

From: Deanne Buxton <deanne_b@optusnet.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 2/12/2011 10:28 AM
Subject: Submission Details for Deanne Buxton
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Deanne Buxton
Email: deanne_b@optusnet.com.au

Address:
24 Glassop Street

Caringbah, NSW
2229

Content:

I am writing to you to inform you of my opposition to the Sharks development for the following reasons:

The size of the development is too large for the location. The location for this massive development is not near existing public transport. The proposed bus service will not stop people getting in their cars and parking near the train stations, I do not want my street to become a car park. The site is over 1 kilometre from Woollooware railway station and is therefore not within reasonable walking distance. Large scale developments should only be considered near railway stations. There is already a huge shortage of all day parking around Caringbah and Woollooware stations and this development will add large amounts of cars that will park all day in our streets.

The Woollooware foreshore is a beautiful area and I believe that this development will completely detract from its surroundings, creating an eyesore.

Why should the people that live in this area have to pay for the long term financial mismanagement of the Sharks Football club?

IP Address: c122-108-128-47.mirnd3.nsw.optusnet.com.au - 122.108.128.47
Submission: Online Submission from Deanne Buxton (object)
https://majorprojects.affinitylive.com?action=view_diary&id=24027

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

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

Deanne Buxton

E : deanne_b@optusnet.com.au

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

2796

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

23 November 2011

Dear Michael (name and address not for publication)
No donations



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.

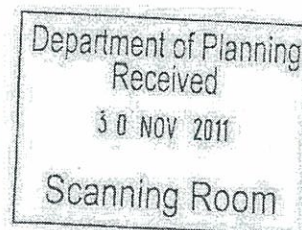
Yours sincerely

Name....

Address..

Date.....

Signed...



2796

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

23 November 2011

Dear Michael (name and address not for publication)

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

Name.....

Address...

Date.....

Signed.....

2796

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

23 November 2011

Dear Michael (name and address not for publication)
No political donations

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

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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
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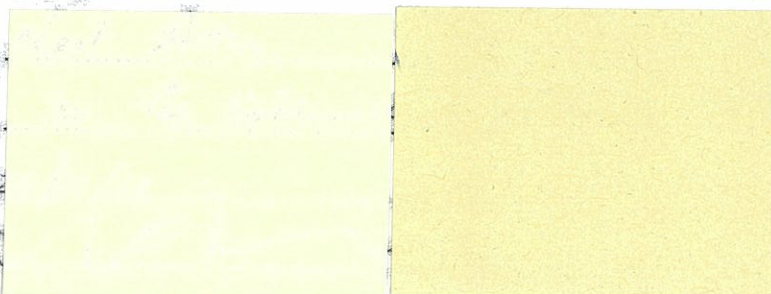
Yours sincerely

Name.....

Address.....

Date.....

Signed.....



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

23 November 2011

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No donations

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Yours sincerely

Name.....

Address.....

Date.....

Signed.....

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

23 November 2011

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No political donations

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our local environment and community, and I ask that the objections expressed in this
letter be noted during the planning process.

Yours sincerely

Name.....

Address.....

Date.....

Signed.....

2797

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

23 November 2011

Dear Michael (name and address not for publication)

Re: **OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS
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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

Name.....

Address.....

Date.....

Signed.....

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

25 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 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.

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.

(page 1)

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?

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, 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.

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!

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. Even though Towra Point is only 300 hectares or so, it 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 as the Junior Ovals are on an uncontrolled tip site from the 1950s and 1960s. When the land is excavated who knows what dangerous toxins and poisonous debris may find its way into the mangroves and bay area through direct run-off or leaching.

Pollution such as papers, plastic containers, cans, bottles, plastic bags, petrols and oils from parked cars and also the occasional shopping trolley will no doubt find its way into the mangroves and bay due to rain run-off, wind or deliberate dumping. Imagine how much rubbish will be produced by 700 units and a large shopping centre?

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,

Note I do not want my name or any personal information made available to the Proponent or published on the Department's website.

Name 
Address  ST.



I declare that I have not made any reportable political donations in any form, in relation to this development.



2799

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**

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 stage 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.

Yours sincerely,

Name

Address

Signed

Email

Note I do not want my name or any personal information published on the website

I declare that I have not made any reportable political donations.

2800

Tony Wade

8/16-20 Lewis Street, Cronulla

25th November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 – Cronulla Sharks Concept Plan

Living in South Cronulla I believe I will be direct affected by the Cronulla Sharks Development plans. I am in the favour of the plans being given the go ahead.

As a father my main concerns are for my kids. Both my children are extremely active and would much rather swing off things or chase a football around than pick up a remote and I would like to encourage this to continue.

Two specific parts of the plans will assist me to achieve this:

- Rezoned, improved sporting grounds with wide open spaces
- New state of the art children's playground

Although I absolutely love Cronulla I am very jealous of other areas of Sydney that have access to open spaces where kids can play. Between weekend sports and the closing of school fields and of course the incredible crowds on the beaches, we simply do not have anywhere to take the kids to play. Three words caught my eye: Wide. Open. Spaces.

My daughter is almost at an age where a new playground would be the perfect addition so I feel lucky enough to be close enough to the plays to fully enjoy them upon completion

Yours sincerely,

T. Wade

Tony Wade

2801

Amanda Russell

19 Joffre Street, Gymea

5th November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

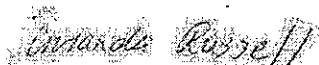
Ref: MP_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

As a former student at Woollooware High school and a life time of living in the Sutherland Shire, I feel it is my duty to vocalise my support for the Cronulla Sharks Development Project. First and foremost the added bus route will have an unexpected positive effect on students, especially senior students. In years eleven and twelve I use to finish high school at one o'clock. Living in Gymea, nowhere near the train station, I was forced to rely on a train and a bus, and would often not arrive home until three o'clock, losing all the time we're supposed to enjoy having started early. The new bus routes being suggested would have made it a lot more convenient as I would imagine they would pass Miranda Fair, where my connecting bus use to leave from. This would at least cut out the walk and wait for the train.

As it stands my fiancé and I are set to benefit from the development in the form of the many units being built on the site. We will be looking to move out of my fiancé's family home in the not too distant future and I read that 750 new unit/apartments will be built. It is a dream of ours to raise a family in Cronulla and the new units would be less than fifteen minute walk from the fabulous Cronulla Beaches. Both my fiancé and I work full time and we have saved quite a nestegg, but finding suitable living in the area is still hard to come by. We want to raise a family in the future so we are looking for somewhere that will be affordable to us now but will also be large enough to raise a family. 750 new opportunities to find that dream unit are reason enough to take the short time to lodge my support.

Yours sincerely,



Amanda Russell

2802

Blake Evans

28 Frobisher Avenue, Caringbah

23rd November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 – Cronulla Sharks Concept Plan

When those living in the household mentioned they had send their submissions in containing their thoughts on the Cronulla Sharks development I also wanted to show my excitement and support toward the development proceeding.

I am originally from down the coast and have alternated between there and Caringbah for many years. I have decided I would stay in the Sutherland area in the past few weeks so I believe the plans are a vital part of my being able to do so.

As I am certain you are fully aware quality units are hard to come by in Cronulla and Caringbah. Many unit blocks are run down and filthy. Landlords have no need to fix them up as there are so many people looking for places that owners can simply sit back and charge whatever they wish.

New unit blocks in the area are a must if we are going to continue to grow and develop as a community.

I inspected a shoebox of a unit earlier today. It was tiny and completely run down. The owner wanted \$330 a week for it. When I enquired about taking some time to think it over, a polite way to say I wasn't interested, the real estate agent flashed 4 applications for the unit.

The local housing market is becoming run down and overprices. We need unit blocks and we need this development.

Yours sincerely,



Blake Evans

2803

Jack Shaw

45 First Avenue, Gympie Bay

10th November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

The Cronulla Sharks Development plan is something I believe in whole heartedly. I was asked by a friend to take a look at the information on offer both for and against the Development and I would like to address a few points quickly.

On the anti-development site it mentions that the site is nowhere near public transport. Woollooware Station is within a short walk of less than ten minutes. Buses run past quite frequently on their way to Kurnell and from Miranda. I believe the site is in a fantastic spot to access public transport. A ten minute walk is absolutely nothing in terms of distance.

I also heard that new bus routes would be added to and from the site of the development around the Shire. I believe this will help students at Woollooware High and those wishing to attend Cronulla Sharks homes games.

Secondly it is mentioned on the Anti-Development site that kids will be unable to walk to school with the increase in traffic. I believe the added traffic lights will more than counter this and I would just like to point out that schools in the city are surrounded by far much more traffic than Woollooware High would encounter.

Also mentioned is the fact that the drive home will be slower in the mornings and afternoons. 1500 new jobs for members of the community and 700 new homes being built ... I'll leave home for work an extra five minutes early if it means 1500 local residents gain employment.

I see nothing but positives here. Captain Cook road needs to be upgraded and I believe an extra five minutes drive each day is a small price to pay to put 1500 in work and 700 houses on the market.

Thank you for taking the time to read my comments

Yours sincerely,

J. Shaw

Jack Shaw

2804

Peter Mortimer

1/1C Berrille Road, Narwee

1st November 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

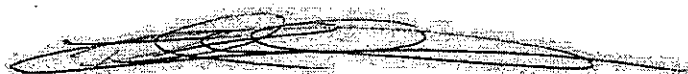
Good afternoon, my name is Peter and I have recently moved to Narwee from my unit in The Sutherland Shire (Menai) I am writing to show my unwavering support behind the proposed Cronulla Sharks development, in particular the 700+ new living establishments that will be created upon completion of the renovations.

I lived in a share house until recently with a couple and their children. I was looking for a unit in the Sutherland Shire for well over 3 months before I decided to look outside the Shire for housing. A week later and I was signing papers. The reason I left the Shire is simple ... Housing prices are too high. I went to an open house on short notice and was stunned to see 13 people there inspecting the unit. This was a common trend at every unit I inspected. There are too many people looking for units that it has sent prices through the roof.

I wish the development had started 3 years ago and was now completed, as if this was the case, I would still be able to afford to live in the Sutherland Shire. I will be looking to move back at the completion of the 700 living areas, hopefully in a better financial position than I left the Shire in. I am now living in a unit the size of the share house for half the price I was paying. I am now able to put money away to hopefully move back to the shire, but in the current environment where demand far outweighs supply, I feel I will be sucked into an unwanted bidding war.

I will be putting my name on any list that is created by the development of these units/apartments as affordable living in the Shire is somewhat of a dream right now. There is light at the end of the tunnel in the form of the Cronulla Sharks development. I look forward to being able to afford to move back into the Shire.

Yours sincerely



Peter Mortimer

2805

200 Prince Charles Parade
KURNELL NSW 2231

27 November 2011

Mr Michael Woodland
Director
Metropolitan & Regional Projects South
Major Projects Assessment, Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2011

PLEASE TAKE THE TIME TO READ MY CONCERNS

**Re: Objection of Concept Plan for the Cronulla Sharks Development
Woolooware (MP10_0229).**

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

Reasons for Objection - Traffic Chaos for Kurnell Residents:

As a Kurnell resident I must very strongly **OBJECT** to the above Cronulla Sharks Development proposal and hope that someone in Government will wake up and listen to what is happening to the Kurnell residents who will be devastatingly affected by this outrageous proposed development.

The residents affected will be the village of Kurnell (a couple of thousand people), as well as residents of Wanda, Cronulla, Woolooware and Caringbah. This is thousands and thousands of people.

As a resident of Kurnell we are already disadvantaged by the amount of trucks using Captain Cook Drive. We have estimated at least 1,500 truck movements every week (Monday to Friday). Kurnell has only one road in and one road out and that road is Captain Cook Drive. Also because of the trucks the damage to the road is dangerous in parts and there is no overtaking lane along Captain Cook Drive from Cronulla to the roundabout on the corner of Captain Cook Drive and Woolooware Road South. There could have been an overtaking lane but this is now a bike lane.

The Sutherland Shire Council in its wisdom upgraded a section of Captain Cook Drive in 2011 that was perfectly ok and safe and have neglected parts of Captain Cook Drive that are dangerous with potholes or one part of the road where after heavy rain the water covers one lane of the road and driving out of Kurnell you have to go onto the wrong side of the road to avoid the water. And cars travelling into Kurnell would be unexpectedly surprised to find cars in their lane trying to avoid the excessive water on the road. Very dangerous and volatile situation.

Where are the Council staff who are supposed to keep an eye on these sort of problems. Where is our local councillor ???? Certainly not travelling into Kurnell along Captain Cook Drive.

All of the above problems will be further exasperated with the new subdivision called "Greenhills Beach". This is a 450 houseblock development on Captain Cook Drive, next to Cronulla High School (**STAGE ONE ONLY**). The extra cars from this development will be significant and once again greatly affect the forgotten residents of Kurnell as well as the residents of Wanda, Cronulla and Woollooware.

ADDED to the above development called "Greenhills Beach" is this ludicrous proposed very high-density development by the Cronulla Sharks, Woollooware. If this development goes ahead, even at a fraction of what they are proposing, then the residents of Kurnell, Wanda, Cronulla, Woollooware who travel along Captain Cook Drive passing the Cronulla Leagues Club will be subject to an extra 1249 two-way vehicle movements an hour during the Friday afternoon peak period and 1060 vehicle movements during the Saturday afternoon peak period.

REMEMBER this increase in traffic is on top of the 1,000 or more cars that will be generated from the new development on Captain Cook Drive, called "Greenhills Beach".

AS WELL as the above new development at "Greenhills Beach" plus the Sharks proposed development there is also **BREEN** who will also be proposing a new development along Captain Cook Drive - **REMEMBERING THAT CAPTAIN COOK DRIVE IS ONLY ONE LANE IN AND ONE LANE OUT OF KURNELL and is in TERRIBLE CONDITION**.

SCHOOLS

There are two (2) high schools along Captain Cook Road (Cronulla High and Woollooware High). Safety will be a real issue for the children walking and riding bikes to school. With the amount of trucks and cars along this sensitive road it will be highly dangerous for pedestrians and bike riders.

The above impacts on the communities who use Captain Cook Drive will also worsen with the traffic flow for this amount of cars. Imagine the impact when crowds arrive for:

- Saturday/Sunday sport
- Rugby Leagues Games
- Cycling events which occur from Wanda to Cronulla
- Cycling events that occur between Cronulla and Kurnell
- Sutherland to Surf

- Visitors from all over the Shire/Sydney to the beaches from Wanda to Cronulla.
- Visitors from all over the Shire/Sydney to the beaches and parks at Kurnell.
- Hundreds of cars converging on Kurnell for the Nippers when surf conditions at Cronulla/Elouera/Wanda are too rough for the nippers.

WANDA CARPARK

The Sharks have proposed to use Wanda Carpark which has 540 car spots for their game day parking. On any given day this carpark is full up with local and visitors going surfing, swimming etc. Where on earth are these people going to park - in the residential streets, on people lawns, across their driveways in frustration. This is a very dangerous precedent and would create added impact to the already congested situation.

The proposed development by the Cronulla Sharks Football club will be detrimental to the area. This is such a massive development it will ruin the lives of thousands of people all because someone or a group of people cannot run the Sharks Leagues Club efficiently. Because of this the livelihood and safety of thousands of people will be shattered by their greed.

I implore the Department of Planning and Infrastructure to reject the concept plan for the Cronulla Sharks Development, Woollooware for all the above issues and many more which will arise.

Yours faithfully



(Mrs) P E Wyatt

2806

Mr Tony Buchanan
35 The Crescent
Woronora NSW 2232

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

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 TONY BUCHANAN

2807

Master Ryan Buchanan
35 The Crescent
Woronora NSW 2232

28 November 2011

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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My family live close to 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



MASTER RYAN BUCHANAN

2807

Mrs Kerrie Buchanan
35 The Crescent
Woronora NSW 2232

28 November 2011

Mr Michael Woodland
Director,
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Major Projects Assessment,
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Yours sincerely



MRS KERRIE BUCHANAN

2808

Master Travis Buchanan
35 The Crescent
Woronora NSW 2232

28 November 2011

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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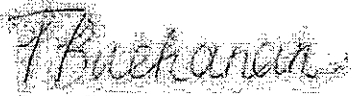
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Yours sincerely



MASTER TRAVIS BUCHANAN

2809

Mr Wayne Shaw
5 Silverwater Crescent
MIRANDA NSW 2228

25 November 2011

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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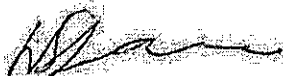
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- Increased community support and commitment from local residents and fans of the Cronulla Sharks football team.

Yours sincerely



MR WAYNE SHAW

2810

Mrs Jane Shaw
5 Silverwater Crescent
MIRANDA NSW 2228

25 November 2011

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

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Yours sincerely,



MRS JANE SHAW

2811

Master Jacob Shaw
5 Silverwater Crescent
MIRANDA NSW 2228

24 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

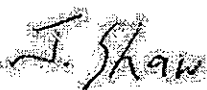
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The proposal will not only strengthen the beauty and diversity of our local area but attract more families and young people to the area creating a very attractive future for us all.

Yours sincerely



MASTER JACOB SHAW

2812

Master Ben Shaw
5 Silverwater Crescent
MIRANDA NSW 2228

24 November 2011

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

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Yours sincerely



MASTER BEN SHAW

2813

Mr Simon Moffat
113 Burraneer Bay Road
BURRANEER NSW 2230

28 November 2011

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

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Yours sincerely



MR SIMON MOFFAT

28 14

Mrs Sandra Reilly
5 Turuga Place
BANGOR NSW 2234

28 November 2011

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

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Yours sincerely



MRS SANDRA REILLY

Mr Craig Pickering
2245 Glengallon Way
HOPE ISLAND QLD 2245

28 November 2011

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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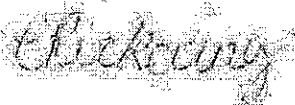
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Yours sincerely



MR CRAIG PICKERING

2816

Mrs Patricia Pickering
2245 Glengallon Way
HOPE ISLAND QLD 2245

28 November 2011

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

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Yours sincerely



MRS PATRICIA PICKERING

2817

Miss Brittany Pickering
2245 Glengallon Way
HOPE ISLAND QLD 4212

28 November 2011

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

SYDNEY NSW 2001

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Yours sincerely



MISS BRITTANY PICKERING

2818

Miss Alexis Pickering
2245 Glengallon Way
HOPE ISLAND QLD 4212

28 November 2011

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

SYDNEY NSW 2001

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Yours sincerely



MISS ALEXIS PICKERING

PLEASE READ AND SUPPORT YOUR OBJECTION

Email: 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****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: *STEVEN MAGUIRE*Address: *38/31-33 Gerrale St. Cronulla*Email: *STERMAGUIRE@yahoo.com*

2820

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

24 November 2011

Dear Sir

RE: OBJECTION TO CRONULLA SHARKS DEVELOPMENT PROPOSAL, (MP 10_0229).

While I understand we live in a new era where we must look to higher density housing to meet future housing needs, I believe we also have a responsibility to ensure we do so in keeping with sound urban planning principles. Effective high density development should draw people together around services and infrastructure and be in keeping the surrounding area. In regard to the Sharks proposal, I question the judgment of placing the largest development in the Sutherland Shire on the fringe of quite, low density neighborhoods relatively isolated from existing services and infrastructure.

I am a Sharks supporter, attend the games, and see great benefit of the Sharks club in the local area. However as a local resident, I am quite shocked by the scale of the Sharks proposal. The high rise and high density nature of the development it is not in keeping with the natural environment and the open nature of our neighborhood. A development of that size will overpower the surrounding area from an architectural perspective, and place a strain on the local infrastructures and services (roads, public transport, parking, schools).

We purchased our house at a premium in the Woollooware six years ago principally due to the relatively quiet and isolated nature of the area. The Sharks development as currently planned would irreversibly change the nature and landscape of our neighborhood.

I am not opposed to development per se on the Sharks site; however my concern is that the current proposal is too heavily geared towards the commercial outcome for the developer and the Sharks, without the appropriate regard to the boarder public interest.

I would ask that in reviewing the Sharks proposal that the long term public interest is given due consideration to ensure we are not left with a white elephant on our doorstep. If we get a development of the size proposed by the Sharks wrong, we run the risk of saddling surrounding community and environment with an urban planning disaster for decades to come. The proposed Sharks development is just too big to get wrong.

I would appreciate to be kept informed of the Assessment Committees evaluation process and response to the above concerns.

Yours sincerely,
Tony Nash
1B Taywood Street
Woollooware, NSW, 2230
0402 291 361
tonydash@gmail.com

2821

Mrs Zara Stephens
8 Marra Place
SYLVANIA NSW 2224

25 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;
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- 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 ZARA STEPHENS

2822

Mr Kevin Stephens
8 Marra Place
SYLVANIA NSW 2224

25 November 2011

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

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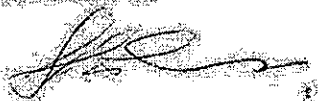
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Yours sincerely



MR KEVIN STEPHENS

2823

Master Trae Stephens
8 Marra Place
SYLVANIA NSW 2224

25 November 2011

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Director,
Metropolitan & Regional Projects South
Major Projects Assessment,
Department of Planning & Infrastructure
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My family live only 10 minutes 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



MASTER TRAE STEPHENS

2824

Miss Quartney Stephens
8 Marra Place
SYLVANIA NSW 2224

25 November 2011

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MISS QUARTNEY STEPHENS

2828
Mr Brian Jessop
4 Yowie Avenue
CARINGBAH NSW 2229

24 November 2011

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Director,
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Major Projects Assessment,
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Yours sincerely



Mr Brian Jessop

2826

Mrs Jenny Jessop
4 Yowie Avenue
CARINGBAH NSW 2229

24 November 2011

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Mrs Jenny Jessop

2827

Master Matt Jessop
4 Yowie Avenue
CARINGBAH NSW 2229

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* Yours sincerely



Master Matt Jessop

2828

Master Ben Jessop
4 Yowie Avenue
CARINGBAH NSW 2229

24 November 2011

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Master Ben Jessop

2829
Mr Gerry Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

25 November 2011

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Department of Planning & Infrastructure
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MR GERRY HASSON

2830

Mrs Michelle Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

25 November 2011

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MRS MICHELLE HASSON

Miss Nichola Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

2831

25 November 2011

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GPO Box 39

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MISS NICHOLA HASSON

2832

Miss Ashleigh Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

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MISS ASHLEIGH HASSON

Mr Patrick Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

2833

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MR PATRICK HASSON

Mr James Hasson
68 Parthenia Street
DOLANS BAY NSW 2229

2834

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MR JAMES HASSON

2888
Mr Paul Harrison
31 Valley Way
GYMEA BAY NSW 2227

24 November 2011

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MR PAUL HARRISON

2836
Mrs Jodie Harrison
31 Valley Way
GYMEA BAY NSW 2227

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MRS JODIE HARRISON

2837

Master Joshua Shiel
31 Valley Way
GYMEA NSW 2227

24 November 2011

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Master Joshua Shiel

2838

Mrs Marie Ryan
4 Tarcoola Place
ENGADINE NSW 2233

28 November 2011

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MRS MARIE RYAN

Mr Blake Ryan
4 Tarcoola Place
ENGADINE NSW 2233

2839

28 November 2011

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MR BLAKE RYAN

2840
Master Connor Hetherington
4 Tarcoola Place
ENGADINE NSW 2233

28 November 2011

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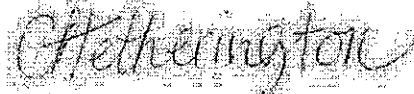
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MASTER CONNOR HETHERINGTON

2848

Bruce Wray
Taronga Parade
Caringbah NSW 2229

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

Dear Mr Woodland

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

I object to this proposal on many grounds.

The proposed development is significantly larger than any other existing development in the Sutherland Shire. The surrounding roads can 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. Its bad enough having to deal with the pollution and noise of trucks coming and going from Kurnell (which is one road access only), adding over a thousand more cars to the mix is ludicrous, our Council is unable to maintain the roads as it is.

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

Our council changes land zoning to suit their purposes because they do not want to spend money on infrastructure as it is. I am forced to pay a higher insurance loading as my property is now deemed to be in a flood zone. My area does not flood, the area in close proximity only floods due to council refusing to spend money to clean out and maintain the drains in the area, we pay rates for this type of maintenance, yet we are now paying a penalty for council's ineptness as well. Imagine what this type of build will do to the infrastructure of the area, an infrastructure which will not be maintained.

Where will the residents of these 700 units park? The proposal 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 result in 2 - 4 cars per unit.

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/Sunday sport and Rugby League Games.

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 ridiculous proposal of mass parking at Wanda beach with buses used to transport fans to and from the carpark. Who wants to add to their journeys by extended travel times on the bus, the hassle, and no doubt extra cost for families, this would be almost impossible for families with young children and will turn the average sharks supporter away. The people who came up with this suggestion have obviously never had to catch a bus FROM an event when everyone wants to leave at the same time!

Further impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. There is limited parking on Captain Cook Drive or Gannons Rd. Cars are already forced to park in surrounding residential streets or on peoples front lawns etc, on game days as it is. Keeping in mind we are not only dealing with local people driving to the games but the opposing teams fans too.

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 be used as sports fields. 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. Our Public Schools should not have land access negotiated by developers for their own gain.

We are a community passionate about sport. The Sutherland Shire has a very high participation in soccer, rugby league, softball, oztag, hockey and cricket not only for juniors but for all ages. 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 as it is 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, and amateur sport.

The public car parks for the surrounding fields, Solander and Captain Cook, are currently used by fans on game days and also by local sporting teams and parents taking their kids to both weeknight training as well as weekend games. Should this development go ahead, the impact of the enormous increase in cars from this development on the access and enjoyment of these community games would be significant. The sporting community would be unable to find parking.

I also object to the local schools playing fields being used for the purposes of private business i.e parking. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport and for the kids, not parking! Imagine the legal issues that could arise from such a decision should someone be injured, albeit a player of weekend sport or a child during PE, due to car damage fields. Again I am amazed that some idiot has had the

audacity to suggest this, one car driving on wet grass causes damage hundreds of cars would ruin the field for everyone.

Lastly, the increased traffic will stop children being able to walk and ride bikes to and from Woollooware Public School, Woollooware High School and Cronulla High, as roads will be too dangerous for pedestrians not to mention the impact of the increase in pollution not only to those students and/or teachers but also to the surrounding environment and ecosystems.

Its hypocritical of the Sharks Club to say they are doing this for the community. This development may benefit the Sharks Leagues Club but at what price to the community.

Yours sincerely,



Bruce Wray

2843

Mr Alan Noyes
34 Wentworth Street
CARINGBAH NSW 2229

25 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 ALAN NOYES

2843

Mrs Lea Noyes
34 Wentworth Street
CARINGBAH NSW 2229

25 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

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- 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 LEA NOYES

Mr Tokerau Raru
34 Wentworth Street
CARINGBAH NSW 2229

2844

25 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

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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.

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- Increased community support and commitment from local residents and fans of the Cronulla Sharks football team.

Yours sincerely



MR TOKERAU RARU

2845

Master Jordan Giovenco
34 Wentworth Street
CARINGBAH NSW 2229

26 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.

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 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



MASTER JORDAN GIOVENCO

2846

Miss Mikayla Giovenco
34 Wentworth Street
CARINGBAH NSW 2229

26 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

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Yours sincerely

Mikayla Giovenco

MISS MIKAYLA GIOVENCO

PS47

Miss Alana Giovenco
34 Wentworth Street
CARINGBAH NSW 2229

26 November 2011

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

SYDNEY NSW 2001

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Yours sincerely



MISS ALANA GIOVENCO

2848

Jodi Wray
Taronga Parade
Caringbah NSW 2229

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

Dear Mr Woodland

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

I object to this proposal on many grounds.

The proposed development is significantly larger than any other existing development in the Sutherland Shire. The surrounding roads can 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. Its bad enough having to deal with the pollution and noise of trucks coming and going from Kurnell (which is one road access only), adding over a thousand more cars to the mix is ludicrous, our Council is unable to maintain the roads as it is.

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

Our council changes land zoning to suit their purposes because they do not want to spend money on infrastructure as it is. I am forced to pay a higher insurance loading as my property is now deemed to be in a flood zone. My area does not flood, the area in close proximity only floods due to council refusing to spend money to clean out and maintain the drains in the area, we pay rates for this type of maintenance, yet we are now paying a penalty for council's ineptness as well. Imagine what this type of build will do to the infrastructure of the area, an infrastructure which will not be maintained.

Where will the residents of these 700 units park? The proposal 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 result in 2 - 4 cars per unit.

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/Sunday sport and Rugby League Games.

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 ridiculous proposal of mass parking at Wanda beach with buses used to transport fans to and from the carpark. Who wants to add to their journeys by extended travel times on the bus, the hassle, and no doubt extra cost for families, this would be almost impossible for families with young children and will turn the average sharks supporter away. The people who came up with this suggestion have obviously never had to catch a bus FROM an event when everyone wants to leave at the same time!

Further impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. There is limited parking on Captain Cook Drive or Gannons Rd. Cars are already forced to park in surrounding residential streets or on peoples front lawns etc, on game days as it is. Keeping in mind we are not only dealing with local people driving to the games but the opposing teams fans too.

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 be used as sports fields. 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. Our Public Schools should not have land access negotiated by developers for their own gain.

We are a community passionate about sport. The Sutherland Shire has a very high participation in soccer, rugby league, softball, oztag, hockey and cricket not only for juniors but for all ages. 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 as it is, 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, and amateur sport.

The public car parks for the surrounding fields, Solander and Captain Cook, are currently used by fans on game days and also by local sporting teams and parents taking their kids to both weeknight training as well as weekend games. Should this development go ahead, the impact of the enormous increase in cars from this development on the access and enjoyment of these community games would be significant. The sporting community would be unable to find parking.

I also object to the local schools playing fields being used for the purposes of private business i.e parking. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport and for the kids, not parking! Imagine the legal issues that could arise from such a decision should someone be injured, albeit a player of weekend sport or a child during PE, due to car damage fields. Again I am amazed that some idiot has had the

audacity to suggest this, one car driving on wet grass causes damage hundreds of cars would ruin the field for everyone.

Lastly, the increased traffic will stop children being able to walk and ride bikes to and from Woolooware Public School, Woolooware High School and Cronulla High, as roads will be too dangerous for pedestrians not to mention the impact of the increase in pollution not only to those students and/or teachers but also to the surrounding environment and ecosystems.

Its hypocritical of the Sharks Club to say they are doing this for the community. This development may benefit the Sharks Leagues Club but at what price to the community.

Yours sincerely,

Jodi Wray

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

26 November 2011

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

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

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

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

Yours sincerely
Gary Buckley
5 Boronia st
Cronulla, NSW, 2230
0402957101
Gabuckley@me.com

2850

From: Tristan Robinson <robboivs@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:40 am 1/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

Sincerely,

Tristan Robinson
4/16 St Thomas St, Bronte, NSW. 2024
Thu 01st Dec, 2011 08:40 am

2851

From: Giles Tweedie <giles@digilin.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:40 am 1/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

Please include these advantages when making your decision about the approval of the mixed-use

development proposal for the Cronulla Sharks land.

Sincerely,

Giles Tweedie
162 Gannons Road Caringbah 2229
Thu 01st Dec,2011 08:40 am

From: "valley heights smash repairs" <vhsmash@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:29 am 1/12/2011
Subject: Ref: MP_0229

2852

John Spence

39 john st hazelbrook

Ref: MP_0229 - Cronulla Sharks Concept Plan

I was at the rally at the Cronulla Sharks last Sunday by accident. I was at the league's club for a catch up beer and heard the action outside to went out for a look.

I was impressed by the passion and information presented by those at the rally. I have to admit I was not overly aware of the plans until Sunday but I am now very much in favour of them.

Not twenty minutes prior to my attending the rally my friend has mentioned his son was struggling to find employment close to home.

I would like to see the 1600 jobs created for kids of the community to enable locals to work close to home. I have been lucky recently as I have been able to work close to home but as a younger member of the workforce I had to travel a fair distance to work.

Although not starting until 8 am, I had to be up at 5:15 to leave at 6:00 to be at work at 7:45. It makes your day much, MUCH, longer and can be quite frustrating when you're travelling 3+ hours a day for 7 or 8 hours of work. Now that I work closer to home my days are much shorter and therefore much enjoyable.

I want kids such as a my friend's son to be given at least the opportunity to work close to home and these plans seem to indicate this will be very possible.

Yours sincerely,

John Spence

2853

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

Craig Hempstead
localimages@optusnet.com.au
11 Arcadia Ave
Woollooware NSW 2230

2854

From: Simon Thomas <sit@ansto.gov.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:36 am 1/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

Sincerely,

Simon Thomas
14 Goondah Rd Engadine NSW 2233
Thu 01st Dec, 2011 04:34 am

2855

From: [Redacted]	To: [Redacted]
Date: [Redacted]	Subject: [Redacted]
[Redacted]	

Department of Planning and Infrastructure
GPO
Box 39
SYDNEY NSW 2001

REF: MP_0229 – CRONULLA SHARKS CONCEPT PLAN

To Whom It May Concern,

I am writing this letter to you in an effort to show my full support for the Cronulla Sharks Concept Plan that is currently up for open for public debate on public exhibition.

In the interest of the greater good – this proposal must be approved. It would be a horrible and negligent mistake if this proposal is squashed. Whilst I do not currently live in the Shire, my family and I am are regulars visitors to the Shire every year. It has been the highlight of our year for quite a while now, but the lack of quality retail and entertainment facilities is starting to have a negative impact on the region's appeal – something that I know this development will amend.

In a time when other parts of Sydney are desperately trying to stem the housing shortage, this development has the potential to correct some of those issues in this region. Not only will it appeal to young single professionals, but it will also appeal to families, investors and even retirees. This wide range of tenants would supply enormous financial benefits in both the short and long term prosperity of the district.

The proposed development would also have an enormous impact on the economic viability of the Shire. In other parts of the country, due mainly to the global economy, local councils are slowly losing their grip on their economic futures. Imagine a proposal that can guarantee both short term employment and spending, as well as an almost infinite stream of employment, opportunities and revenue for years to come. This would certainly make the region even more envied than at present.

That is what this proposal offers.

For the good of the whole community I hope that this proposal is approved.

Yours sincerely,

[Redacted Signature Block]