

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 on public exhibition, and open for public debate.

It would be a monumental mistake by the 'powers that be', if this proposal is not approved. Whilst I do not currently live in the Shire, I am a regular visitor each year for both work and personal reasons, and would love to see this development add more appeal to the most liveable part of Sydney.

The obvious and most practical reason why I support this proposal is because it will provide quality additional housing opportunities in the Sutherland Shire for people of all demographics. Whilst some developments cater only for one type of potential investor, this proposal would more than meet the needs of young people, families and retirees alike. Surely, in a time of housing and land shortages, in the wider Sydney area, this reason alone would hold the most significance.

In a time of economic and social uncertainty, this proposal would be major 'shot in the arm' for the region's prosperity. In the short term, hundreds, if not more jobs, will be created. Along with training opportunities provided, this development will have a massive flow on affect for decades to come. One does not need to be an economist, politician, or urban planner to see that this will enhance the Shire's appeal to further investment and infrastructure. On a personal note, it would also offer families another option for retail and entertainment - two things which are not exactly 'jewels' in the Shire's crown at present.

I have faith in this proposal, the common sense of those in power, and the developers. I only hope that the vocal minority's narrow views on this matter are given the little attention they deserve.

Thank you for your time.



3481

Mark Brown - Submission Details for June Hockey

From: June Hockey <ept@bigpond.net.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 1/12/2011 9:43 PM
Subject: Submission Details for June Hockey
CC: <assessments@planning.nsw.gov.au>

☒ Department of Planning

Disclosable Political Donation: no

Name: June Hockey
Email: ept@bigpond.net.au

Address:
11B Castelnau St, Caringbah

, NSW
2229

Content:
I would like to offer my full support to this developement proposal.

In general the Sutherland Shire over recent years has lacked progression and a forward vision for the future.

I believe this developement offers the youth of the Sutherland Shire and the greater area an ability to buy very good quality housing, employment and precinct that can be used and utilised.

It offers much needed progression in an area that is rapidly regressing.

IP Address: cpe-58-168-69-25.lns3.ken.bigpond.net.au - 58.168.69.25
Submission: Online Submission from June Hockey (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24010

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

June Hockey

E : ept@bigpond.net.au

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

Mark Brown - Submission Details for Mark Hockey

From: Mark Hockey <ept@bigpond.net.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 1/12/2011 9:34 PM
Subject: Submission Details for Mark Hockey
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Mark Hockey
Email: ept@bigpond.net.au

Address:
11b Castelnau Caringbah
, NSW

Content:

I would like to support the developement for these reasons

Much needed employment to the local and wider community

Affordable high level housing for all ages

More options for retail for the local area

The general concept of the entire retail

and Financial Stabily for an importamnt community based sporting club.

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

Submission: Online Submission from Mark Hockey (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24006

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

Mark Hockey

E : ept@bigpond.net.au

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3483

Mark Brown - Submission Details for Linda Parkes

From: Linda Parkes <parkeslindah@yahoo.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 1/12/2011 12:28 PM
Subject: Submission Details for Linda Parkes
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Linda Parkes
Email: parkeslindah@yahoo.com.au

Address:
5 Sabugal Rd

Engadine, NSW
2233

Content:

I strongly object to this enormous over development. Sixteen stories is far too high. Traffic in the area is already very busy.

The Sutherland Shire needs to keep open spaces we do not need any more retail or leisure centres.

IP Address: - 210.8.51.74

Submission: Online Submission from Linda Parkes (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23943

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

Linda Parkes

E : parkeslindah@yahoo.com.au

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Mark Brown - Submission Details for mike lennon

From: mike lennon <mlennon@reedgroup.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 1/12/2011 11:25 AM
Subject: Submission Details for mike lennon
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: mike lennon
Email: mlennon@reedgroup.com.au

Address:
18a kamira rd

lilli pilli, NSW
2229

Content:

As a local resident and past league club member I am in strong opposition to the proposed development. The current infrastructure struggles to support the existing residents. Loss of open / playing area and restricted views. I do not see the benefits of the development. Running the club in a efficient manner would provide the funding to make the club viable, not selling off playing area for developments.

IP Address: proxy41.messagelabs.net - 117.120.16.134
Submission: Online Submission from mike lennon (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23934

Submission for Job: #448 5 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks
https://majorprojects.affinitylive.com?action=view_job&id=4485

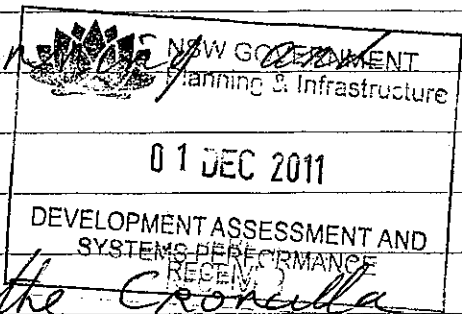
Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://majorprojects.affinitylive.com?action=view_site&id=1913

mike lennon

E : mlennon@reedgroup.com.au

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

Department of Planning & Infrastructure



The proposal for the Cronulla Sutherland (Sharks) Development is ensure the sharks club will be financial security and for the club future.

The development proposed are in three (3) components.

- ① Residential
- ② Retail
- ③ Club and Leisure.

Some of the components

- ① Residential comprise 700 new dwellings, New Landscaped, Public Park Beside the Foreshore, Link to Boardwalks along the mangroves
- ② Full line supermarket a food court, modern new Restaurants and outdoor Dining, Medical Centre/Day Surgery including G.P. dentistry - physiotherapy.
- ③ Two Levels of convenient car parking for around 650 cars with easy access to Retail Centre and the Club.
- ③ New Zone Licensed Premises Relocation to the upper two levels of existing building open terrace on the northern facade with views to Botany Bay and the City

Direct access to the Toyota
Stadium.

This will help
create a new Village Neighbourhood
Centre which will provide much
needed local shopping and
services, together with increased
opportunities for local jobs
and ~~the~~ transport, while becoming
financially self sufficient and
continuing to play a vibrant
role in the life of the local
community.

N. DOBSON

UNIT 10 1-9 OXLEY AVE
SANNALI

02-9528-8736

Dept of PLANNING INFRASTRUCTURE

REF MP10 0229 CROMULLA SHARKS
CONCEPT PLAN

3486

2 Cook St

Woollooware 2230

30/11/11

Re Cronulla Sharks Development, 461 Captain Cook Drive Woollooware

Application No MP10_0229

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

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

Yours Sincerely,



Ben Lee



Florence Lee

3487 ①

Submission to Department of planning and Infrastructure.
Major Projects Assessment
Date 29-11-11

From George Capsis OAM
10 Restormel Street Cronulla 2230

Objection to proposed development by Bluestone Capital Ventures , Cronulla Sharks Development , 481 Captain Cook Drive Woolooware MP10 0229.

Dear Director

My strong objection to this proposed rezoning and development is based on the following details.

ORIGINAL ZONING for Tip site and Flood zone.

Even before this land was transferred to the Sutherland council it was zoned open space by the then equivalent of the department of planning with the implied intention to remain playing fields. The fact that this was a tip back in the days when there were no restrictions on what was dumped there should invoke caution. At one stage this site was owned by the Australian Chemical Company. Who then would know what is dumped there? I know personally that old fibro{asbestos} is sitting under the ground. I used to play on this site when it was a tip and saw such material dumped there.

FLOOD ZONE

It is a fact that this area floods every few years. There are photographs which show flood water up to the top of street signs. These facts alone have caused previous planning authorities to not allow residential development on this site which is now the home ground for the Cronulla Caringbah Junior Rugby League Club. Climate Change is currently a big issue on the East Coast where the state government has forced local councils to carry out extensive studies on flooding. The devastation of the recent Brisbane Floods should be a timely warning to us.

ENVIRONMENTAL SENSITIVITY.

It is on record that NSW Fisheries had prepared a scathing report opposing a previous proposal to build a smaller residential development on this site. This report exposed the potential danger to fish and weed in the shallow bay from human contamination. This is also a sensitive area due to migratory birds. It is meters from a declared national park belt which extends around to the Kurnell peninsular. Such a large development would be a visual pollution on the current landscape and despoil the open character of the district.

PARKING AND TRAFFIC

I am no expert in the field of traffic and parking except that I use the roads and current parking facilities. How would the club possibly hope to replace the current parking available to it now which is still never enough? How many vehicles would a 700 block of units generate? The small parking area across the road adjacent to the playing fields would no doubt be taken up by overflow parking from such a big building proposal, There is NO parking available along Captain Cook drive and this would

2

mean that vehicles would clog what little street parking there is in a few local streets hundreds of meters away which would greatly disadvantage the local residents who are already inconvenienced by crowds during game days.

The current parking and playing fields are used extensively throughout the year for all sorts of events including the Easter Show, Australia day and a plethora of events down at Cronulla. The Sharks junior playing fields are used to accommodate overflow parking during game days. The proposed commercial building construction on the existing Leagues Club parking area would also add stress to what is left of the parking.

Traffic flow would also be severely restricted by such a proposal. Already roads are clogged during peak times. The peak hour now begins around 239 PM. Imagine the chaos generated with three new sets of traffic lights and the addition of the traffic to be generated by the new suburb of Greenhills Estate with another 450 or so homes just up the road. Recent emergencies at Kurnell have exposed an inadequate road system. When if ever will the two lane restricted part of Captain Cook drive be expanded? The developers have no intention of carrying out such infrastructure. Public transport is non existent and it is doubtful that a new bus service would be adequate. The Woollooware railway station is over a kilometre away. Woollooware Cronulla and Kurnell are on a narrow peninsular and already suffering from stress of overdevelopment.

PLAYING FIELDS

The Sutherland shire is still very short of playing fields even with ten fields to be added at Kurnell over the next ten years. The club and developers have stated publicly that no development would take place if the Junior club could not be relocated. To this point the club and developers have not secured an adequate replacement. They continue to make misleading statements about this matter. For example they claim that a deal has been struck with Cronulla High school, but documents show that the department of education has made no such commitment. Open space is precious and should be preserved for future generations.

SUPPORT AND OBJECTIONS

The proponents claim that there is a great deal of support for this project. However it is clear that these are Sharkies fans many of whom are from interstate and even overseas. They have been convinced that this project is the only way to save the struggling Sharks NRL team. The membership of the Cronulla Leagues club is about 18 thousand people. Yet only three or four hundred have bothered to turn up to meetings to decide such an important and costly project. At a recent rally only about 350 people turned up and a number of those were opponents of the project, refer to storey in local paper, As a Sharkes supporter myself I would hate to see the club fold up. However we surely do not make sound planning decisions on such grounds as to save the Sharkes. There are other ways to save the club. What the supporters are not considering is the implications of a Toyota Stadium squashed in between two large buildings with no parking on game days. This would destroy the club.

MR Kelly

To his credit Mr Kelly the previous planning minister when he accepted this under part 3A at the last minute stated that he had concerns about the size and scale of this project. Furthermore he had concerns about the affect of a new large scale commercial development on the existing shopping in the district. This is surely to be considered.

(3)

The existing shops and medical centres would feel a great deal of commercial pressure from this project.

Captain Cook drive is the entry way to the jewel of the Shire. The beaches at Cronulla the waterways, the birthplace of Australia at Kurnell. This fact should also be taken into consideration before any further building pollution is added to the environment.

I have also supplied some documents to support my arguments; a letter of support from a well known environmentalist Mr Walsh; a portion of the contract for sale from the archives, and a letter from Mr Kelly to the Mayor of the Sutherland Shire.

Regards



Reverend George Capsis OAM
10 Restormel Street Cronulla 2230

A. K. Walshe 4476

(4)

R D Walshe 22 Mitchell Avenue Jannali NSW 2226 Ph (02) 9528 0444
Fax (02) 9528 4445

17 March 2011

Councillor George Capsis
Sutherland Shire Council

Dear Councillor Capsis

Serious dangers from Sharks' development and loss of playing fields

There can be no doubt you are on the side of the angels in your firm opposition to this irresponsible *high-rise development proposal* which will not only concrete over dedicated playing fields but will pollute adjacent Woollooware Bay, while ignoring warnings that tsunami-flooding will predictably in time occur.

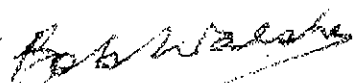
Not surprisingly, the front-page photo of the *Leader* (March 15th) shows you have support from a number of representative community persons, including ex-councillor George Hurley who has always been a voice for reason and moderation along with his keen involvement in sport.

I have written to Council's Planning Department saying that this proposal is more than unacceptable – it is dangerous:

1. *Because* the site is located on a flood plain (sufficiently proved by the 1974 flood which raged through to Captain Cook Drive). Storms and tsunamis are an ever-latent threat, e.g. an earthquake off New Zealand can send a tsunami in our direction – and of all natural disasters a tsunami has proved to be most difficult to provide/plan against.
2. *Because* fragile Woollooware Bay, adjacent to this development, is the largest and shallowest of Botany Bay's sub-bays, and its seagrasses are a vital fish-nursery (fingerlings). It will certainly be polluted by this development.
3. *Because* the development would surely bring an unmanageable population of people, dogs, cats, etc., causing a predictable spillover of pollution into the fragile Bay.

Add to all this your community concerns about traffic congestion, if not "chaos", concerns for the international mangrove wetlands, and of course the concerns for lost playing fields – and you are right to speak of a "monster".

Yours sincerely

Bob Walshe
Shire historian and environmentalist, with a longtime interest in Kurnell.

"B"

5

This is the annexure marked "B" referred to in the Contract for Sale made between THE COUNCIL OF THE SHIRE OF SUTHERLAND of the one part and ORONULLA-CARINGBAM LEAGUES CLUB LIMITED of the other part and dated 1967.

1. The land is sold subject to the drainage easement in favour of the Vendor which will be created by the Deposited Plan of the said land and which is shown on the plan hereunto annexed marked "A".
2. The Purchaser will pipe the existing open drains upon the subject land to the satisfaction of the Shire Engineer.
3. In the event of the Purchaser desiring to re-sell the whole or any part of the said land, it shall give the Vendor the first offer of purchasing the same at a price which shall be the improved capital value of the said land at the date of the said offer as determined by the Valuer General.
4. The Vendor agrees to arrange for the subject land to be zoned as "open space private recreation" under its Local Planning Scheme.
5. Within one month of the date of this contract the Purchaser shall enter into a Deed of Covenant with the Vendor as follows:-
 - (a) That within 12 months it will construct a full size playing field upon the subject land and will make the same available for Junior League football matches other than when a major sporting fixture is being held on the main playing field on the adjoining lot 11 in Deposited Plan No. 526492.
 - (b) That when a major sporting fixture is being held on the said main playing field it will make the playing field to be constructed upon the subject land available for use for the parking of vehicles.
 - (c) That the Vendor will at its own expense turf the said playing field when constructed by the said Purchaser.
6. The land is sold subject to the easement for transmission line 120 feet wide as shown upon the plan annexed hereto marked "A", and the vendor reserves its rights to payment of compensation for the resumption of such easement, and the purchaser will sign all such documents as may be required by the vendor in respect of such claim for compensation and the settlement thereof.

Vendor.

Purchaser.



Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Minister of the Government in the Legislative Council
Member of the House of the Legislative Council

Our Ref: MP10_0229 &
MP10_0230

Councillor Phil Blight
Mayor
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Councillor Blight,

MAJOR PROJECT REQUEST: 401 CAPTAIN COOK DRIVE, WOODLAND
(CRONULLA SHARKS SITE) - MP10_229 & MP10_0230

I refer to correspondence received from Bluestone Capital Ventures No. 1 Pty Ltd on behalf of the Cronulla Sutherland League Club seeking the Minister's opinion on whether a mixed use proposal at the above site is a Major Project pursuant to State Environmental Planning Policy (Major Projects) 2005 (MP SEPP 2005), and requesting the submission of a Concept Plan be authorised.

I am writing to advise that I have formed the opinion that the proposal meets the non-discretionary criteria for a Major Project under Group 5, Clause 13, Schedule 1 of the State Environmental Planning Policy (Major Development) 2005 and is therefore a project to which Part 3A of the Act applies for the purposes of Section 75B of the Act. I have also authorised the submission of a Concept Plan under section 75M of the Act.

I understand the important role of the Cronulla Sharks Rugby League Club in the local community, and I am generally supportive of the expansion to current operations on the Club's site and opportunities for redevelopment of the site for a broader range of landuses. However, in forming the opinion to declare the project, I have advised the Proponent that I consider that the amount of retail floorspace being proposed will create a new centre within the Metropolitan hierarchy. This outcome will require careful consideration within the context of the locality and the potential for adverse impacts on nearby established retail centres. Further, having regard to the expansion of uses and density on site, access to public transport will also need to be carefully addressed.

Finally, I have advised the Proponent that the height of the residential component will require further justification and careful consideration through the assessment process.

I have asked the Department of Planning to work closely with Sutherland Shire Council in the assessment of this project and to ensure that Council's views are fully considered.

Should you have any further enquiries regarding this Project, I have arranged for Michael Woodland, Director, Metropolitan & Regional Projects South to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours Sincerely,

Tony Kelly MLC
Minister for Planning

Level 14, Government Multipurpose Tower
1 Farrer Place, Sydney NSW 1580
T (02) 9223 1500 F (02) 9223 1510

Room 609 Parliament House
Macquarie Street, Sydney NSW 2000
T (02) 92 00 2528 F (02) 92 00 2530

From: Mat Egan <mat_egan@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 11:16 am 30/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Mat Egan
24 Dandarbong Avenue Bangor NSW 2234
Wed 30th Nov, 2011 11:15 am

Re: Rejection of Proposal 461 Captain Cook Drive, Woollooware NSW.
(Application Reference # MP10 0229)

30.11.2011

To whom it may concern.

I Renee Gray, of 6/12 Elizabeth Place Cronulla, send this letter to reject the council of Sutherland Shire's proposal of the development of the site of 461 Captain Cook Drive Woollooware.

Currently in the suburb of Cronulla, there is a 3 storey new development height cap, ensuring that the area is not over developed for our future generations. This development proposal is suggesting that the units within the site of 461 Captain Cook drive could be as high as 16 Floors. Developers in the precinct of Cronulla must respect the height limitations that council have set for the area to remain sustainable, I do not therefore understand why it would be in the communities best interest to allow permission for the adjacent suburb to erect up to an additional 13 floors to the allowable height of the buildings erected in the neighbouring suburb of Cronulla. The 3 floor standard has obviously been set in the suburb of Cronulla for a reason.

The Sutherland shire enjoys a lack of intensive development and supports successful suburban population as to keep a neighbourly feel within the community. I feel that this current proposal would contradict all the previous efforts to sustain a community based environment within our Shire.

The proposed development also directly adjoins the mangroves of Botany Bay. Botany Bay is an important part of Australia's modern History and has many industrial sites to contend with upon its shores already. I can not imagine that an estimate of 700 additional residence upon its shores would help the sustainability of the local mangroves and Fauna that reside here. With an additional 700 residence in such a small precinct, in such close proximity to the water way, there is always going to be a negative impact on the surrounding ecology.

The Captain Cook bridge between the hours of 4-7pm weeknights is currently experiencing large amounts of traffic congestion, which would significantly increase with the addition of 700 new residence. The on flow from this would be possible over-population of our local schools in Woollooware, Caringbah and Cronulla to accommodate the influx of children that would reside amongst within the development.

To my knowledge, the proposed development is to save a localized football club. I think it is extreme and highly inappropriate to suggest that this development go ahead and damage/jeopardize the lifestyle of an entire community all for a sinking football club. The community has a right to be upset and disappointed, as football clubs are supposed to be all about the community, and in this instance the football club that have submit this proposal have failed to add the local community to the equation, and have simply been concentrating on the bottom line.

We are not the Gold coast, and therefore, should not be allowing a project of this size to go ahead and in turn, create precedence in the area of such oversized proportions.

Yours Sincerely,

Renee Gray.

Cronulla Resident.

34910

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

Jessica Montgomery
jessica@thecreativecompany.com.au
33-37 Gannons Road, Caringbah, NSW, 2229

3490

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

Dear Michael

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

Reason for Objection - General Parking

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

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

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

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

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

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

Yours sincerely

Jessica Montgomery
jessica@thecreativecompany.com.au
33-37 Gannons Road, Caringbah, NSW, 2229

3490

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

Jessica Montgomery
jessica@thecreativecompany.com.au

~~3490~~
3491

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

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Yours sincerely

ryan montgomery
ryan_monty11@hotmail.com
unti 10, 33-37 Gannons rd Caringbah 2229

33491
~~33491~~

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

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(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

Ryan Montgomery
ryan_monty11@hotmail.com
Unit 10, 33-37 Gannons Rd Caringbah 2229

~~3491~~
3491

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

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Yours sincerely

Ryan Montgomery
ryan_monty11@hotmail.com

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

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Yours sincerely

C Bruce
crb14@tpg.com.au
28 Yathong Road
Caringbah NSW 2229

Adam Burke
18 Yarra Vista Court
YARRAWARRAH NSW 2233

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

SUPPORT for MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

I am writing to offer my SUPPORT for the Sharks Development.

I am glad the submission is going through the Part 3A process and not being left to the decision makers of the Sutherland Shire Council who have a proven record of being incompetent, anti development and do not judge submissions on their merit. This is why the infrastructure in the shire is now completely lacking.

The fact that the Deputy Mayor is actively campaigning against this development based on his own personal reasons yet is using his position on the council to do so shows there is no impartiality in their decision making. Certain councillors are against this development for stated reasons, yet they then ignore these same reasons to somehow approve a 9 story development just up the road. The hypocrisy!

Here is a development that is trying to fix the councils failings in adequately providing the needed infrastructure for the North Cronulla region. In 2008 the council adopted the Draft Housing Strategy (Council Report SDC004-09), guided by the NSW Government's Draft South Subregional Strategy and Metropolitan Strategy for Sydney to 2036. This overall strategy was further embellished and established throughout the Sutherland Shire Council Annual Report 2009/10 and the SSC State of the Shire Report 2007/08 and its subsequent updates. The Council adopted a long-term policy promoting the need for further mixed-use, high-density development within the Shire.

The reports driving this policy highlight the following issues that were key drivers behind this need for new development:

- To maintain growth in business and employment, the Sutherland Shire needs to increase its population by at least 5% over the next 20 years, requiring at least an additional 14,070 new dwellings in the area. *(This development is a prime example of a large project being able to provide a portion of this requirement coupled with its own supporting infrastructure.)*
- The Sutherland Shire Local Government Area also faces the problem of an ageing population and needs to attract more young residents to drive the area's stagnating local economy. The Department of Housing recommends this be achieved through building more one and two bedroom apartments, to attract younger families. *(This is the type of units this development proposes)*

- The Sutherland Shire currently exceeds the average area of open space per capita by over 13 sqm, with an average of 41 sqm per capita, compared to the 28sqm per capita average for the rest of Sydney.
- The 2009/2010 Annual Report targeted ten suburbs as key local districts for development; Caringbah and Woollooware are two of these. *{Where this development will be built}*
- These reports also suggested four levers to increase the local housing supply:
 - Change zonings to high density
 - Change floor space ratios
 - Increase height limits
 - Remove barriers to development*{The four things this development is requesting}*
- In the Draft Housing Strategy, the suburb of Woollooware {Where the Sharks redevelopment will occur} was identified as having 'development potential overlooking the golf course, with no significant environmental constraints and a potential for views,' and noted to be suitable for high density development. *{Both are reasons the antagonists are using against and yet the Sutherland Council has already deemed that these are reasons it should happen}*
- The suburb of Caringbah, which begins just 300 metres from the proposed Sharks re-development, was identified in the NSW Metro strategy as having the potential for 'additional mixed use and high density residential developments' whilst the State of the Shire report notes it is suitable for 'increased development, improved retail choice and a medical cluster'. *{Exactly what this development is}*

The concept that this development promotes, has all of these criteria in mind. Obviously the development must conform to the environmental and planning regulations of the various agencies and I'm sure the developers are able to make any adjustments necessary to ensure the development can proceed. They have a proven track record of doing so.

The development is too important to the region. It has been planned to meet current council planning requirements. It is wanted by the majority. Even those against, are in favour of the retail section and at least some residential! I drove along Captain Cook drive tonight in peak hour and experienced no traffic problems, certainly not like those in Sutherland along the highway.

Based on this, I implore you to make this development work for the benefit of the local community and not let a development, which has actively tried to involve the community and be built for its benefit and not purely for profit, be dismissed because of a noisy minority for their own selfish reasons.

Yours Sincerely,



Adam Burke

From: Naomi Elenitsas <elenitsas@bigpond.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:53 pm 29/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Naomi Elenitsas
35-39 Bellbird Drive Greenbank qld 4124
Tue 29th Nov,2011 09:53 pm

From: Jason Elenitsas <jasonelenitsas@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:51 pm 29/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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Sincerely,

Jason Elenitsas
35-39 Bellbird Drive Greenbank Qld 4124
Tue 29th Nov, 2011 09:50 pm

Paul Mellor
122 Yathong Rd
Caringbah, NSW, 2229

29/11/11

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

Ref: MP_0229 – Cronulla Sharks Concept Plan

Dear Mr Woodland

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

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

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

Other community benefits arising from the proposed development include:

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

Yours sincerely,

Paul Mellor

3497

From: craig naylor <office@urbangreen.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:29 pm 29/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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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.

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

Sincerely,

craig naylor
46 kitchener st caringbah nsw 22229
Tue 29th Nov, 2011 08:29 pm

3498

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

Eduardo Ramirez
edemramirez@gmail.com

3499

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

Dear Michael

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(MP 10_0229).

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Yours sincerely

Emma Ramirez
edemramirez@gmail.com
16 Ingara Ave
Miranda, NSW, 2228

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

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

Reason for Objection – Traffic Congestion

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

Reason for Objection – Insufficient Parking

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

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

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

Reason for Objection – Environmental

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

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

Yours sincerely

Michael Woodland

Address: 10 North Street, Cronulla, NSW 2229

Date: Friday 29th November 2010

Phone: 02 9330 1111

Information published on the website
 political donations

From: Adam Kasa <kasawary@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:33 pm 29/11/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

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

Sincerely,

Adam Kasa
Unit 31/29 Alpha Street, Taringa, QLD, 4068
Tue 29th Nov, 2011 04:32 pm

Cronulla Sharks Development
461 Captain Cook Drive,
Woolooware.

Greg Purcell
98 Georges River Crescent
Oyster Bay, 2225

Major Projects Assessment, Dept of Planning & Infrastructure

My name: Greg Purcell

Application Number : MP 10_0229

Application name: Cronulla Sharks Development

Statement: I object to the proposal

Reason: Sydney needs to maintain the amount of green space it currently has.

The area in question is used extensively throughout the year by numerous sporting groups. I have played various sports there over the years, as have, and still do members of my family. Just to drive past and glance at people exercising and participating in sport is invigorating. To lose this facility would be very sad.

The roads simply cannot cope. Traffic in and out of Cronulla is a nightmare. Captain Cook Drive is a disgrace as it is, it is a very dangerous road with a constant flow of trucks in and out of Kurnell. To increase the volume of traffic would be absurd.

The idea of packing people into high rise buildings in this area is also totally absurd. Complexes like these don't offer residents a pleasant lifestyle.

This issue, while important to the Cronulla Sharks, is not about preserving the football team, but preserving our environment.

Greg Purcell

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

Dear Michael

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Reason for Objection – Size and Density, Visual Impact

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

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

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

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

Yours sincerely

Jennifer Hokldsworth
jennyh54@hotmail.com
8/1 mcdonald street cronulla 2230

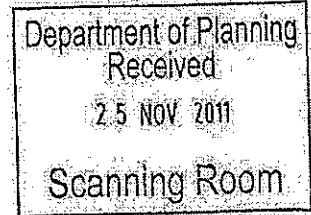
3504

20/11/11



7 Harley Street
Sylvania 2224

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



REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development because it's a great chance for the community and am interested in investing property in the new complexes that will be built.

I attended the information night and am happy that the developers will be improving the quality of the local wetlands.

Yours Sincerely
Rus Collins

A handwritten signature in black ink, appearing to read "Rus Collins". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

20/11/11

Unit 19/13-17 Oleander
Parade
Caringbah 2229

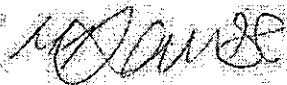
Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I am in support of the development because I believe the amount of housing will benefit the Shire immensely and am looking forward to investing in property in the near future.

I

Yours Sincerely



Holly Dowse

*Jack Zuber**16 Cooper Road**Gymea Bay 2227*

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

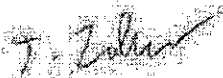
I wish to lodge my SUPPORT for the Cronulla Sharks Concept Plan that is currently on public exhibition.

I support the proposal because it will provide enormous social benefits for the Sutherland Shire. It will help create jobs and training opportunities, strengthen the local economy, contribute to a more diverse and sustainable community and provide housing opportunities for people in all stages of their life.

The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



Jack Zuber

Greg Zuber
16 Cooperbrook Ave.
Gymea Bay, 2227

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,

G. Zuber
Greg Zuber

Anne Zuber

16 Corporation Ave.

Gymer Op 2227

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 – CRONULLA SHARKS CONCEPT PLAN

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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,

A. Zuber

Anne Zuber

187 Gympie Bay Rd
Gympie Bay 2227

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 – CRONULLA SHARKS CONCEPT PLAN

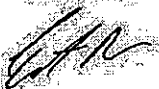
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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



Grant Allen

Jeremy Moors
23.11.11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of its ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



72 Moyvan Pde. Grays Pt. 2232

Matthew Zuber
16 Copernicus Ave
Gymea Bay.

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

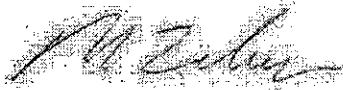
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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



Matthew Zuber

20/11/11

43 Georges River Road
Janali NSW
2226

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I believe that the Sharks development is imperative for not only the Sharks Leagues Club, but also the local community. With Sydney's current housing shortage and increased pressures in the greater Sydney area to deliver, this development would improve the local community, not only alleviating current pressures on the current infrastructure and retail sectors, but in overall bolster the supply of medium to high density housing. Without the proposed plans, which also address any possibly impact to the existing community, growth of the greater Sutherland Shire will severely impeded moving forward.

Yours Sincerely



Orlando Zakaria

20/11/11

72 7th ave
jannali
2226

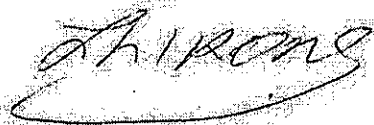
Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I support this development

Having children I hope tat they can buy property and remain innthe shire
this development will provide affordable housing for the local area

Yours Sincerely
zaharias lironis



20/11/11

Greg Straw
19 Traonga Prade
Caringbah
2229

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in support of the development due to the redevelopment of the club and the great area it will create in the for the community.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Greg Straw', with a long horizontal line extending to the left.

Greg Straw

3815

20/11/11

5/4-6 Combara Ave
Caringbah 2229

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development, being a nurse I recognise the need for improved medical facilities in the local area.

I would also like to see more affordable housing for my children to be able to invest in these in the near future.

Yours Sincerely



Robyn Rowe-Smithurst

3516

20/11/11

11 Kullu Place
Engadine 2233

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development because of the job opportunities it will provide me.
I would also like to see more affordable housing in the Sutherland Shire.

Yours Sincerely

Sharmayne Wright



2c
3S(7

20/11/11

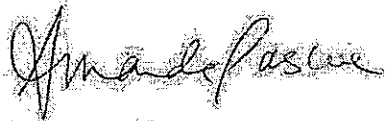
Amanda Pascoe
100 Marco Ave
Resvby 2212

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I am in support for this development because of the Jobs created and the new community area that the leagues club will be developing.

Yours sincerely,



Amanda Pascoe

20/11/11

19 san remo ave
gymea
2227

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I support this development

I am hopefully that in the future I can save enough for a deposit to buy a unit of my own and this project will bring to the area

after attending the info nights I am pleased that the developers have considered the local community in its plans

Yours Sincerely
Jeff Lindsell



Elaine & Ray Garner.

We wish for the new development to go ahead as it will make more jobs for the Shore, it is something we really need.

We have followed the Sharks since 1967, Long Live the Sharks & Pass the development.

El Garner

7/12 The Esplanade
Cronulla. 2230

Club members / season seat members

Calisha Allsworth

7/31 Doncaster Avenue, Kensington

16th 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,

Until recently I was unaware of the Cronulla Sharks development. Whilst talking to a friend who lives close he mentioned it. I decided to look through the plans. I was so impressed I would like to support it.

I am engaged to be married and have only recently moved to Sydney. My partner is travelling up mid next year so the plans line up perfectly with our time line of purchasing our first apartment together.

Property prices in Sydney are ridiculously high at the moment so any influx of apartments can only help to quell these price increases. The surroundings of the proposed plans look enticing. I love the mangroves and was happy to read that they will be further protected and existing boardwalks upgraded.

The Sutherland Shire looks as though it would be a perfect place to raise a child. The family friendly areas set aside are of particular interest personally as anywhere we eventually decide to start a family really needs to be family friendly. I know from living in the city just how hard it is to find a park to keep kids entertained. Reading through the plans I also noticed that there will be a brand new playground built on the site. Hopefully it follows the design plan of the new Darling Harbour playground as nothing makes you feel better than watching kids with smiles on their faces, and I strongly believe the park will achieve just that.

Yours sincerely,


Calisha Allsworth

20/11/11


138 Acacia Road
Kirrawee NSW
2232

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I support the development because I believe the facilities will be a great improvement for the Sutherland Shire enabling residents local access to first class amenities and affordable housing in turn bringing the community up to modern standards.

Yours Sincerely



Warren Hutchinson

3522

GREG HALLMAN
3/27 Cronulla Shire
Sutherland

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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

I support the proposal because it will provide enormous social benefits for the Sutherland Shire. It will help create jobs and training opportunities, strengthen the local economy, contribute to a more diverse and sustainable community and provide housing opportunities for people in all stages of their life.

The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



GREG HALLMAN

Stewart Murray-Prior
2 Bayham Pl
Gymea Bay

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Murray', with a long horizontal flourish extending to the right.

20/11/11

Leanne Bruce
28 Gundain Road
KIRRAWEE NSW 2232

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I am in support for this development because of the 700 new affordable housing opportunities

Yours sincerely,

Sam G.

Leanne Bruce

3525.

GREG DAVEN
27/162-164 PINE HICKING RD
SYLVANIA 2229

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



G.L. DAVEN

20/11/11

1/171 The Kingsway
Woollooware NSW
2230Department of Planning and Infrastructure
PO BOX 39
SYDNEY, NSW 2001REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I believe that the Sharks development is crucial for not only the Sharks Leagues Club, but also the Sutherland Shire. This development will not only alleviating current pressures on the current infrastructure and retail sectors, but will also provide the medium to high density housing necessary to for sustaining the growth of Sydney and the Sutherland Shire. Without the support of the Sharks' Development, you will hinder the growth and development of both Sydney and the Sutherland Shire. Contrary to belief portrayed by the media, as a local resident of Woollooware for over 10 years, with family of over 25 years, we all wholeheartedly support this plan to move the area forward, to ensure we keep up with the changing times of today.

Yours Sincerely

Geoff King

A handwritten signature in dark ink, appearing to read 'Geoff King', with a large, stylized flourish extending from the bottom right.

Michael Bartels

23.11.11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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The Shire needs more housing so that it can attract more families and young people to the area, at the same time meeting the needs of it's ageing population.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,

MICHAEL BARTELS

9130 MANCOUR ST WOOLLARHRA 2025

3528

James Murray-Prior
2 Bayhaven Pl
Gymea Bay, Sydney
19/11/11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

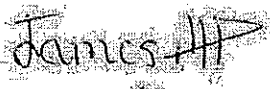
REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

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

I support the proposal because it will create opportunities for local employment and business as well as providing a sustainable community service and entertainment precinct to meet the current and future needs of the Shire.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,

James 
James Murray-Prior

Phil Cowan
82 Premier St
Gymea NSW

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

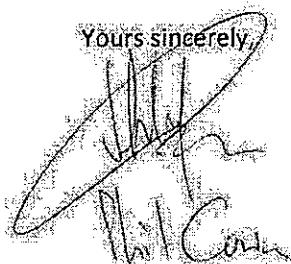
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I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,



Phil Cowan

3530

Tom Zuber
16 Cooperbrook Ave
Gymea Bay

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN


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Yours sincerely,



Tom Zuber

3531
NATALIE O'BRIEN
14 Ashmore Ave
Reylsby NSW
18/11/2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001


REF: MP_0229 – CRONULLA SHARKS CONCEPT PLAN

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I support the proposal because it will create opportunities for local employment and business as well as providing a sustainable community service and entertainment precinct to meet the current and future needs of the Shire.

I ask that the support expressed in this letter be noted during the planning process.

Yours sincerely,


NATALIE O'BRIEN
18-11-2011

20/11/11

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

This developement is essential to keep the sharks and the community and the Sutherland Shire heading into the future. Seems funny nothing much said about the large developement up the road in the sandhills which will only be for the rich. This developement is for the community and jobs

Pek Moley
60 Thurlgona Rd
Engadine, NSW
2233

3533

20/11/11

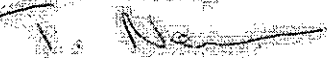
1/48 Jacaranda Road
Caringbah 2229

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development because I believe it will bring the community closer together and my family have lived in this area for a long time and would love for or grand children to grow up and invest in the affordable housing that will be provided.

Yours Sincerely



Trish Neeves

3534

20/11/11

Matt McInnes
33 Macarthur st
Sylvania 2224

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in support for this development because of the 700 new affordable housing opportunities.
Also creating 1500 new jobs is badly needed in the area.

Yours sincerely,



Matt McInnes

20/11/11

21 karamarra road
Engadine 2233

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

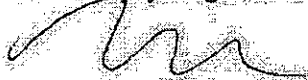
I support the development as I am 20 years old and look forward to the job opportunities it will provide

I am also hopefully that in the future I can save enough for a deposit to buy a unit of my own and this project will bring to the area

after attending the info nights I am pleased that the developers have considered the local community in its plans

I

Yours Sincerely
tamara-jayne goodwin



3536

20/11/11

1/48 Jacaranda Road
Caringbah 2229

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

REF: MP_0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development, this is a great chance for the community to come together as a whole and believe the housing will be a great chance for my grand children to invest and grow up in the Sutherland shire like myself.

Yours Sincerely



Robert Neeves

3537

20/11/11

72 7th ave
jannali
2226

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I support this development

Having children hope tat they can buy property and remain in the shire
this will give them an extra opportunity to do that

Yours Sincerely
evangelia lironis

E LIRONIS

20/11/11

John Mooney
23 Bangalee Place
Bangor
2234

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

REF: MP 0229 - CRONULLA SHARKS CONCEPT PLAN

I am in Support for this development to provide affording housing for my children.
The local area is badly in need of new infrastructure to bring the area into the modern day and
age as what we have is outdated

Yours Sincerely

John Mooney



20/11/11

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

REF. MP 0229 - CRONULLA SHARKS CONCEPT PLAN

This development is essential for the community. Large development in the Sandhills posed no problem why I pick on the sharks development which is for the community shops etc Cronulla has no large shops cause half the shopping centre is a mall and where are the people in the Sandhill development going to shop and visit the doctors please use common sense and approve this development.

Margaret Moley
60 Murlgona Rd
Engadine NSW
2232

M. Moley

3540

Carl Wood

Landscape Avenue, Forestville

9th 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,

My daughter and her young family stand to benefit from the Cronulla Sharks retail and residential redevelopment. Therefore I stand to benefit from said development.

They currently live in Cronulla in a tiny unit. Both work full time and I believe both are helped with childcare by my future brother in law's parents and we certainly help out on weekends and whenever possible. They are saving to their fullest potential to purchase a two bedroom unit in Cronulla as their son is almost at an age where he needs his own room. I hope to see the plans passed and new units built to increase the chances of them being able to purchase this two bedroom unit in Cronulla.

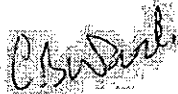
As a young couple there is no prouder day than the day you sign to purchase your first home. Many young couples these days do not have that opportunity and I am of the opinion that these new units will direct impact my daughter's chances of obtaining a unit at an affordable price.

Please consider these young couples and singles when making a decision on these plans. Without plans like these being given the go ahead, people such as my daughter will be resigned to jumping from rental unit to rental unit for many years to come. There is safety, security and most importantly stability in owning a unit.

As it stands they are at the mercy of land lords and leases. They are coming to the end of a lease and whilst they look for a larger rental unit they may be forced to move back in with us should their land lord decide she will not grant them an extension should they struggle to find a place.

These are all headaches easily solved with the purchase of a place of their own. Please keep this in mind as I am certain I am not the only concerned parent looking to support a plan that can secure the future for my daughter and her family.

Yours sincerely,



Carl Wood