

3800

Dillon Harkin  
212 Weston Street, Panania  
20<sup>th</sup> November 2011

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP\_0229-Cronulla Sharks Concept Plan

I, Dillon Harkin, am strongly in favour of the Cronulla Sharks Development Proposition.

This development proposition will not only largely benefit myself, but also benefit the community through the residential and revitalised club development.

The residential development will support 700 new dwellings in a range of size and affordability to provide greater options for people to be able to afford to live in the Shire. This will attract many people towards the area.

The revitalised club development will benefit not only me but also the wider community. The development will secure a family environment and a great place for entertainment and outdoor eating with city views.

Yours sincerely,



Dillon Harkin

3801

Thursday 24th November 2011.

Daniel Bazzano  
12/ 1 Shirley Road  
MIRANDA NSW 2228

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP 0229- Cronulla Sharks Concept Plan

I am definitely for the Sharks development concept.

As a long time resident who loves the area this is a win win.

Over the years I have seen the Sutherland area grow & grow.

As a Sydney resident I have seen the city grow & grow.

There's just not the land anymore to build out.

The residential part makes sense, it will help with housing that the area desperately needs in an area that will not have an impact on the local area to which the same amount of buildings will have if spread throughout a number of surrounding suburbs.

I am no real estate expert but you can safely assume that the sale of all the units will happen.

There seems to be such a demand in the area for this sort of thing.

To put it another way. The same amount of units being built in the area but say with 3 blocks in Cronulla, 5 in Caringbah & more in Miranda.

This will create more of a congested appearance in those areas.

And without state of the art buildings & community feel.

This to me does not make as much sense as the proposal in the area chosen.

Wanting the proposal to be fully approved.

Yours Sincerely,  
Daniel Bazzano



Friday 11th November 2011.

Adam Goode  
18 Old Rush Rd  
YARRAMURRAH NSW 2233

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Ref: MP\_0229- Cronulla Sharks Concept Plan

I am in favour of all aspects of the development.

A large number of affordable new dwellings in an area the desperately needs it.

A large number of jobs both for the construction & ongoing for the area.

A well thought out convenient retail/ shopping area that offers not only grocery shopping but medical & social outlets as well.

The congestion of traffic has been highlighted & well thought out to minimise impact.

Regards

A handwritten signature in dark ink, appearing to read 'Adam Goode', written over a light blue grid background.

Adam Goode

Matthew McInnes  
63 Denton Park Drive  
Rutherford 2320  
23<sup>rd</sup> November, 2011.

Department of Planning and Infrastructure  
PO Box 39  
Sydney 2001  
Ref: MP\_0229 – Cronulla Sharks Concept Plan

Dear Sir / Madam,

I am writing to offer my full support for the residential & commercial development proposed by the Cronulla Sharks & their partners, which is now open for public review & comment.

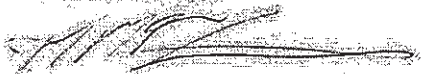
As a former resident of the Sutherland Shire (& still a Sharks football club supporter), I can identify with the area & therefore thoroughly believe this proposal offers great (& much needed facilities) including:

- 700 units in a prime location close to other infrastructure (i.e near employment centres);
- A shopping precinct in a much under-serviced part of Sydney, considering the local population;
- Entertainment precinct for the children & young adults to keep them off the streets & doing active / social pastimes, instead of stuck in front of a TV or games console;
- Improved facilities for the local junior league that shall be accessible to local schoolchildren;
- A managed access for people to enjoy the mangroves beside Botany Bay, that won't be damaging to them.

With minimal other housing / residents at the doorstep & therefore not directly affected, there could not be a better place to build this complex. Combining this with the hundreds of local jobs during construction & thereafter for ever & a day, it seems such a win-win.

Therefore please let common sense prevail & approve this development. Thank you.

Yours Sincerely,



Matt McInnes



3604

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Lisa Hansen

18/92-96 Glencoe St

Sutherland, NSW 2234

21/11/2011

Ref: MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter in regards to the development proposed by the Cronulla Sharks Club and I'm pledging my full support!

I have lived in the shire for over 25 years and would love to see such a development approved. I'm currently in the renting market and would like nothing better than to be able to afford my own unit in the area that I love!

We all know the Sutherland Shire is known for its riches of flora and fauna, and I see this concept that is being proposed to not only improve it but embrace it as well.

The area is in desperate need of more shopping areas to choose from beside Westfield's and the current Cronulla Mall, both congested during the busy periods.

I'm not even a Sharks supporter but can see this development would help the area to grow by providing housing and only improve the area during game days. I would hate to see this great opportunity go to waste.

Yours Sincerely

  
Lisa Hansen

Department of Planning and Infrastructure

Scott Latino

GPO Box 39

16 Nemesia Ave, Caringbah

SYDNEY NSW 2001

NSW 2229

18/11/2011

Ref: MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

This letter is in regards to the housing development proposed by the Cronulla Sharks Club. I vote Yes! This is a must for the area.

I am 30 years of age and have lived in the Caringbah area my whole life. Due to financial reasons I am currently living in a granny flat with my wife, which is located at my parents address when they renovated their house. We are currently saving for a deposit for a place of our own, which in Sydney's current real estate climate is near impossible! I and would love to live at this new proposed development.

The concept plan looks fantastic and to live in such a new developed area would be a dream. To have housing, transport, parks and a shopping complex all in the one area is a winner for me. This combined with a new and improved leagues club and better game day experience excites me the most. I have been a member of the leagues club since the age of 18 and was taken to the football by my parents since I was born.

The Sutherland Shire is in dire need of such a new development. It should be a no-brainer to be approved!

Yours Sincerely

  
Scott Latino

Department of Planning and Infrastructure  
GPO Box 35  
SYDNEY NSW 2001

Anneke Kelly  
3 Dawes Pl, Barden Ridge  
NSW 2234  
18/11/2011

Ref: MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter to show my Full Support for the current residential and retail development proposed by the Cronulla Sharks on Captain Cook Drive.

I have lived in the Sutherland Shire my whole life. I have been lucky enough to grow up in the area and I also now have two children of my own who enjoy living in this beautiful area.

Due to financial constraints and rising house prices, we have been restricted in buying property in the area that we love. With this proposed development brings new opportunities to purchase housing in the area, which I've always wanted to do.

Having gone through the plans, not only will individuals advantage but the wider community of the Sutherland Shire will also gain from such a development. It also provides a better shopping option for local residents, provide new recreational parks and improve the current leagues club, which is way overdue.

This is a must for our area, and hope that see that as well.

Yours Sincerely

  
Anneke Kelly

Department of Planning and Infrastructure

Leonie Latino

GPO Box 39

16 Nemesis Ave, Caringbah

SYDNEY NSW 2001

NSW 2229

18/11/2011

Ref: MP\_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

This letter is in regards to the housing development proposed by the Cronulla Sharks in Caringbah, and I support it whole heartedly.

I have been a Caringbah resident for over 50 years and a leagues club member since its inception in 1967. I have children of my own that have grown up in the area and now they have children of their own. I would hate to see them miss an opportunity to reside in the area and along with that, see the great icon of the Sutherland Shire, the Cronulla Sharks fold along with it.

After recently seeing the public display of the proposed development, I am very impressed to what the developers have come up with. The current state of playing fields and mangroves boardwalk, have been left to die by our current local council. This not only would be improved and well-kept after by the development with the environment and local community in mind.

Without this going ahead, along with the Cronulla Sharks, would see the Shire never improve or allow growth and see future generations, like my grandchildren suffer the consequences of the older generation unwilling to change.

This should be an over-whelming yes from the State Government, and the Department of Planning.

Yours Sincerely



Leonie Latino



Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Christopher Kelly

3 Dawes Pl, Barden Ridge

NSW 2234

18/11/2011

Ref: MP\_0229 -- Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter to voice my Full Support for the current residential and retail development proposed by the Cronulla Sharks on Captain Cook Drive.

I am 30 years of age and a third generation Sutherland Shire resident, who has have lived in the Sutherland Shire my whole life. I have been lucky enough to grow up in the area, complete my education and now have my career with the NSW Police Force, all based in the Shire. I also now have two children of my own who enjoy living in this beautiful area.

Due to financial constraints and rising house prices, we have been restricted in buying property in the area that we love. With this proposed development brings new opportunities to purchase housing and brings the house median price in the local area to a reachable goal for first home buyers, a major problem that the people of New South Wales are facing.

Having gone through the plans, not only will individuals advantage but the wider community of the Sutherland Shire will also prosper from such a development with more shopping options available, an influx of employment opportunities and more transport options created as well as a widened road that is required for the area. It will also benefit the Cronulla Sharks, which hand will input major funds to local sporting clubs and charities, upgrade the current leagues club and keep the icon of a professional sports team, the Cronulla Sharks in the Sutherland Shire.

I implore you to listen to the broader community and realise what a fantastic opportunity this will bring not only to the people of the Sutherland Shire but New South Wales.

Yours Sincerely



Christopher Kelly

360C

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Casey Latino

16 Nemesia Ave, Caringbah

NSW 2229

18/11/2011

Ref: MP\_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

This letter is in regards to the housing development proposed by the Cronulla Sharks Club. I am throwing my full support behind

I have lived in the Sutherland Shire my whole life. Due to financial reasons I am currently living in a granny flat with my husband, which is located at my in-laws address when they renovated their house. We are currently saving for a deposit for a place of our own, which is near impossible these days. I and would love to live at this new proposed development.

The concept plan looks amazing and to live in such a new developed area would be a dream. To have housing, transport, parks and a shopping complex all in the one area would be amazing! The convenience would be amazing and to see such a new developed area would bring the area alive. This along with the Cronulla Sharks playing in our backyard wants me to move in right now!

The Sutherland Shire is such a fantastic area, let's keep the local residents wanting and able to stay here!

Yours Sincerely



Casey Latino



Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Tamara Hansen

18/92-96 Glencoe St

Sutherland, NSW 2232

21/11/2011

Ref: MP\_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter in regards to the development proposed by the Cronulla Sharks Club and I'm pledging my full support behind the project.

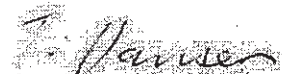
I have lived in the shire for over 20 years and want to continue to live here and be able to afford to do so. I am currently renting but would love to live in this proposed development.

Who wouldn't want to live so close to the beach and a stone's throw from a shopping complex!!

From seeing the public display, I believe this will benefit the whole community by providing better transport options, a new medical centre and an entertainment hub that myself and friends would enjoy.

I'm not a Sharks supporter, but a supporter of this fantastic development!

Yours Sincerely



Tamara Hansen

Department of Planning and Infrastructure

Vicki Hansen

GPO Box 39

3 Dawes Pl, Bardon Ridge

SYDNEY NSW 2001

NSW 2234

21/11/2011

Ref: MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter in regards to the development proposed by the Cronulla Sharks which I fully support!

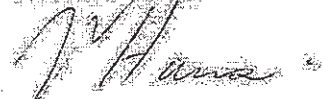
I have grown to love this area and it's a place where my children have grown up and now grandchildren.

Having seen the plans on, and I was quite impressed, I see the advantages as the following:

- New housing opportunities for young families and retirees
- New shopping complex
- Improved dining and eating options
- Recreational parks for children and the disabled
- A medical centre
- An upgrade to the current leagues club
- Improvement to the current transport system and roads

This is something that the Sutherland Shire area requires and should be approved without any doubt. I hope to take advantage of this fantastic project!

Yours Sincerely



Vicki Hansen

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Elio Latino

16 Nemesia Ave, Caringbah

NSW 2229

20/11/2011

Ref: MP\_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

This letter is in regards to the housing development proposed by the Cronulla Sharks in Caringbah, and I support it.

I have been a Caringbah resident for over 50 years and I have children of my own that have grown up in the area and now some grandchildren. I would hate to see them miss an opportunity to reside in the area and along with that, see the great icon of the Sutherland Shire, the Cronulla Sharks fold along with it.

After recently seeing the public display of the proposed development, I am very impressed to what the developers have come up with. It would see a great improvement to the current state in which it is in. The positives are as I see: A new shopping complex, a brand new medical facility, an improvement to the current leagues club, upgrading of parks and current environment and most importantly, and improvement to the current roads and public transport system.

This should be an over-whelming yes from the State Government, and the Department of Planning.

Yours Sincerely



Elio Latino

361

Leanne Barsley  
3/171 Kings Rd  
New Lambton 2305  
24<sup>th</sup> November, 2011.

Department of Planning and Infrastructure  
PO Box 39  
Sydney 2001  
Ref: MP\_0229 – Cronulla Sharks Concept Plan

Dear Sir / Madam,


I understand that the residential & shopping centre development proposed by the Cronulla Sharks & their partners, is now open for public comment. I wish to convey my full support for this proposal.

As a former resident of the Sutherland Shire (& Cronulla Sharks supporter), I am excited by the prospect of such a thoughtfully designed residential, entertainment & shopping precinct being proposed for that location. I am looking forward to the opportunity of visiting my freinds & being able to spend some shopping hours in the vicinity of their homes, which is not possible now with the limited number of shopping centres in the Sutherland Shire.

It is a great concept that 700 additional families will able to be housed in such a sort after location, so close to the beach, Botany Bay & other facilities, particularly those that the shopping centre component will offer. I understand there is some resistance to the development, notably the height of the residential buildings. I do not think that it is wise to downsize the height of them, as there is only 1 chance to accommodate so many families in the area, so if anything I believe it should be built higher. Whilst I sympathise with some residents, it is not too close to existing home's, therefore progress should not be halted.

The developers have also considered other benefits such as new & improved school facilities in lieu of the loss of the 2 sporting fields, close access to the mangroves that won't harm them & managed traffic flow. Therefore with all things considered, I see no reason why this project should not be approved, so please give it a tick of approval. Thank you.

Yours Sincerely,

  
Leanne Barsley

Department of Planning and Infrastructure

Dane Hansen

GPO Box 39

3 Dawes Pl, Bardon Ridge

SYDNEY NSW 2001

NSW 2234

21/11/2011

Ref: MP\_0229 - Cronulla Sharks Concept Plan

To whom it may concern,

I am writing this letter in regards to the development proposed by the Cronulla Sharks Club and I'm in full support!

I'm currently working full time and living at home. I'm looking to purchase property in the near future and see this as perfect timing to buy in the area and continue to live in the Sutherland Shire. From seeing the recent display of the proposed development, it seems like a great place to live with short walking distance to new shops and entertainment. It also provides affordable living so close to the beach and local amenities.

I'm not even a Sharks supporter but can see this development would help the area to grow by providing housing and only improve the area that is currently unused to it potential

Yours Sincerely



Dane Hansen



3615

PLEASE READ AND SUPPORT YOUR OBJECTION

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

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, WOOLGOWARE, (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,

*R. M. Stevenson J.P.*

Name:

*ROBERT M. STEVENSON*

Address:

*16 LAYCOCK AVE CRONULLA N.S.W. 2230*

Email:

*[Redacted]*

NB

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



3616.

wendy

---

From: "wendy" <princessathome@bigpond.com>  
To: <plan-comment@planning.nsw.gov.au>  
Sent: Friday, 11 November 2011 3:12 PM  
Subject: Cronulla Sharks Development

*email address was not correct*

From Wendy Wales

6/14 St. Andrews Place Cronulla 2230

Concept Plan for Cronulla Sharks Development MP10 0229

I object to the Development. Reasons are listed below.

1. Traffic flow around Gannons Road and Captain Cook Drive has become a nightmare at certain times during the week and especially on the weekends when the Toyota stadium is in use. More development will cause more problems.
2. We do not need more residential, retail, medical or leisure centres on this site as we have more than enough in the surrounding suburbs.
3. I do not object to the upgrade of the stadium and club and the parking facilities. In fact if the club glassed in the wall that faced Botany Bay it may encourage more people to visit the club. I noticed this had been included in the upgrade proposal display in the Cronulla community centre.

Yours faithfully,

Wendy Wales

24/11/2011

3007

MR KEVIN FARMER

17 CHURCH ST

WOOLLOO WARE

SYDNEY

Cronulla Sharks Development

461 Captain Cook Dr Woollooware

Application No MF 10 0229

OBJECT

### Sharks doubts

The Sharks club was offered the option to amalgamate with another NRL club when things were tough in the past and they declined.

This year they looked at amalgamating with the Gympie Trade Union Club (Tradies).

Now with an \$11 million debt, they want to subject us, the residents of this wonderful shire, to massive overdevelopment of land granted to them for sport and recreation.

Yes, the road fronting this mammoth overdevelopment will be upgraded.

We all know that all the other main feeder roads into and out of the shire in business hours, and more so at weekends, are choked.

The club says it will be like introducing a new suburb to the shire. We do not have the infrastructure to cope as it is with existing suburbs and their growth. Why should we suffer because of the incompetence of past boardroom decisions?

Brian  
Gympie Bay

This clip out of the paper states my feelings  
Yours Sincerely  
Kevin Farmer



3018

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

Dear Michael

Re: **OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS DEVELOPMENT, WOOLLOOWARE, (MP 10\_0229).**  
Please accept this letter as my formal **OBJECTION** to the proposed development stated above.

**Reason for Objection – Size and Density, Visual Impact**

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

**Reason for Objection – Traffic Congestion**

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

**Reason for Objection – Insufficient Parking**

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

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

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

**Reason for Objection – Environmental**

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

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

Suburb Cronulla

Date 26.11.11 Phone

to neto au

Details to be withheld

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



3619

November 14, 2011

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

Attn: Mr Mark Brown – Planning Department NSW Govt.

Dear Mr Brown,

Re: Application No: MP 10 0229  
Cronulla Sharks Development

As your department name describes – this project is a **major** development.

This major development, and projects like it, are not wanted or needed in the Sutherland Shire.

There are definitely adequate shopping facilities, (considering that Miranda Fair is one of the largest shopping centres in the southern hemisphere) and there is also an abundance of medical and leisure centres for anyone needing them.

There is also another project planned for the Kurnell peninsular which will create more than enough traffic, parking and general over-crowding in this area.

I believe up-grading of all of our major infrastructure is required, even before more land is opened for single dwellings to be erected. Don't even mention the de-sal plant.

It is only logical that over-crowding leads to more crime, violence, garbage, alcoholism, drug (use & sale), and not only over-crowding in home situations, but over-crowding in our local schools, on our beaches, in our restaurants, in child-care centres, in after school care centres and on our roads.

This area is mostly single dwelling blocks, with a small number of high-rise accommodation around the beach-front - to build a monster ghetto, and use the excuse that it will "save" a leagues club, is ludicrous, and any government that allows this sort of monstrosity to sprout in a family orientated situation, needs to be ousted.

The only winner in this farce will be the developer – and when they have destroyed our beautiful beach-side suburb – they will go on to the next plan of destruction if the government lets this project go ahead.

I live within a kilometre from this proposed ghetto and I feel strongly that my lifestyle will be negatively affected.

Please let me make this clear to you – I DO NOT WANT THIS PROJECT TO BE ERECTED AT ALL.

I don't want a smaller version built, I don't want the club extended, I don't want another huge shopping centre, I don't need to fight my way through heavy traffic to get to a hospital or work.

If this has to be built – build it at your doorstep, not mine.

I would also appreciate my name and contact details to be withheld from anyone outside your department.

Yours faithfully,

*[Redacted signature area]*

30

Mr Michael Woodland  
 Director, Metropolitan & Regional Projects South  
 GPO Box 39  
 Sydney NSW 2001

**Re: Objection to MP 10\_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks**

Dear Michael

I request that my name be withheld.

I declare that I have not made a disclosable political donation

**I strongly OBJECT** to the Sharks development proposal on the following grounds:

#### **Size**

The scale of this high rise development is out of keeping and has nothing in common with the low density Woollooware locality. Developments of this size should be restricted to commercial centres and transport hubs.

My understanding is that the nearby Taren Point industrial area has a two story height limit. The Sharks development should be subjected to the same size limitations as its neighbours.

#### **Traffic**

Roads into and out of the Woollooware area have insufficient carrying capacity to cope with increased residential traffic and anticipated bus traffic. Connecting roads towards The Kingsway, such as Gannons Road and Woollooware Rd/Denman Avenue, are too small to be developed further to cope with increased traffic.

Traffic into and out of this area comes to a standstill on game days. Bad enough for a sports field, it could be disastrous for a residential development, particularly if emergency service vehicles are trying to get in.

#### **Transport**

The nearest transport hub, Woollooware Railway Station is over one kilometre away, too far for most people to walk. There is insufficient parking space at Woollooware Station to cope with the increased demand that a high density development of this size would generate.

#### **Environment**

The development is too close to the foreshore and the Ramsar listed Towra Point Nature Reserve and Taren Point wetlands. Soil disturbance during the construction phase, and runoff and other pollutants once it is completed, will have a detrimental effect on the wetlands.

#### **Aesthetics**

To put it bluntly, the mass of closely packed, concrete bunkers rising above the surrounding open space and low density neighbours will be a bloody eyesore. Viewed from land or the bay, the buildings will dominate the generally low rise skyline.



### **History of ownership**

The local council and the community it represents sold the land to the football club for a fraction of its real value back in the 1960's in support of a new and developing local sporting club, on the understanding that it would be used as a sporting facility. The Sharks should not be allowed to turn around and sell it for profit.

### **Viability of the Sharks**

It is common knowledge that the Sharks are in financial difficulty. The club has put a lot of local media effort into convincing shire residents that the development is necessary for the future of the Sharks and all their 'good work'. The financial mess the club finds themselves in is their own making. The shire should not have to suffer over-development of this scale to bail the club out.

It is my view that much of the local support is coming from people who have been sold the idea that the Sharks need the cash for their survival. I believe that local support for the development on its own merits would be much thinner on the ground. This could be tested by examining how much community support was given to other similarly large residential developments in the shire, if there's ever been one.

### **Conclusion**

This ugly, inappropriate over-development will set a precedent for future residential projects in the shire. The development conflicts with many of the Council's policies and the new People's Local Environment Plan. The development also conflicts with good urban design, with insufficient open space between the buildings.

On all the grounds I've listed above, this development must be rejected.

Respectfully,  
Peter Thompson  
Chairman, Sharks FC

Dear Sir,

Details to be withheld

I am writing to express my opposition to the development proposed by the Sharks Rugby League Club and a development consortium for the construction of a residential/commercial complex on the site of the Club and adjoining lands.

The attached detailed submission reflects my views on the proposal. If the State Government gives the OK for this development it will do a grave disservice to Sutherland Shire residents in general and to the ratepayers of Cronulla, Woollooware, Caringbah, Taren Point and Kurnell in particular.

The local newspaper has reported on the results of surveys conducted by our local MP, Mr Speakman, which indicated that 60% of respondents in these areas are totally opposed to this development. The minority supporting the proposals obviously reflect the views of supporters of the Football Club prepared to put that interest ahead of the more important interests of the broader community.

Yours faithfully,  
[Signature]  
[Name]  
[Address]  
[Postcode]

is to remain confidential in public records



### Submission re Proposed Sharks Development

The proposed development at the Shark's Leagues Club and adjoining grounds is totally unacceptable for the following reasons:

- It is a Gold Coast style development completely out of balance and character with the Sutherland Shire and in particular with the quiet backwaters where it is proposed to be positioned.
- The residential component includes three buildings 15 to 16 storeys high and another eight with heights ranging from 8 to 11 storeys.
- To put this in context, the tallest buildings in Cronulla CBD are Northies Hotel and the Rydge Hotel, both about 12 storeys high, and the Cecil apartment building which is about 14 storeys. Add another 3-4 storeys to each and transport them to the Shark's site along with another 8 high rise buildings of similar size and you have a nightmare for local residents, sports fans and visitors alike.
- If this goes ahead it will establish standards for development unheard of for the Shire and other similar suburban areas of Sydney and the Queensland "white shoe brigade" will move down to the Shire in their hundreds to take advantage.
- The development will also result in a substantial decrease in parking facilities for Sharkies' patrons including football game attendees, mainly as a result of space taken up by the residential and commercial development and incorporation of the existing football park and adjoining parking spaces into these developments. The suggested answer to this, parking in school grounds and beach parking sites and transporting patrons by buses (neither of which appears to have been agreed to by the relevant authorities) appears impractical at best if not bordering on the ridiculous.
- There appear to be no associated plans to substantially improve road access to/ from the grounds or to and from Cronulla and Kurnell. On a busy day, trying to get in and out of Cronulla from other parts of the Shire and local access for Cronulla and Kurnell residents is already a major problem, so much so that the Council is engaging traffic wardens on such days at ratepayers expense. How much worse will this get with the development of a Gold Coast style residential development and the suggested establishment of a new public transport service from Miranda to Cronulla station via Burraneer Bay Road
- The local Federal and State members of Parliament, as well as the Mayor of Sutherland Council and some other councillors have correctly indicated that the financial wellbeing of the local football team should not take precedence over acceptable development standards for the Shire. If there was no such connection with the football club, who in their right minds would argue on behalf of this totally inappropriate development for the Sutherland Shire? (Answer: the developers)
- This raises the other question: How can publicly owned land donated for the benefit of the community for use as a sporting field (the junior league fields etc.) subsequently be allowed to be developed for the financial benefit of the developers and what is in reality a commercial enterprise, the Sharkies. Where do the general community fit in? They lose sporting fields and in their place gain a totally inappropriate commercial development which only benefits the Sharkies

and fans. If the sporting fields are to be lost, why should not the whole Sutherland Shire community, the ratepayers in general, benefit financially? Damien Irvine was quoted fairly recently as describing the financial benefits to the football team as being the "ice cream" rather than the essential component of the Shark's future financial viability. Shouldn't this "ice cream", probably more commonly known as the "icing on the cake", be more appropriately shared by all Shire ratepayers who have all been slugged recently with an extra levy to pay for the necessities?

If, notwithstanding this broader argument, it is deemed that the development should proceed, this should be on the following conditions:

- the scale needs to be reduced substantially, with the height of commercial and residential buildings no higher than the existing club height, which is consistent with similar residences at the nearby Woollooware Shores estate and the nearby Fitness First building. It is also consistent with the standards applicable generally throughout the Shire outside the central business districts.
- If this significant change is made, the proposed shopping facility is probably no longer justified as existing facilities at Miranda, Caringbah and Taren Point should more than suffice for the near future and can be expanded if justified by demand. If the shopping facility is deleted from the project, additional badly needed parking spaces can be freed up.
- It should be a condition of the development that more satisfactory arrangements be made in respect of road access and parking facilities.

Mark Winser  
Unit 2/18-20 Waterloo Street  
Narrabeen NSW 2101

29/11/2011

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 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;

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,



Dean Bell  
2 Gillham Ave  
Caringbah NSW 2229

29 Nov 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 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,

Dean Bell



3824

**From:** "Chesworth O'Neill" <ibnscott@optusnet.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 12:47 am 29/11/2011  
**Subject:** Cronulla Sharks development

Dear Mr Brown

I would like to show my support for the new Sharks development at Cronulla which is currently under consideration. I have lived in the Sutherland Shire all of my life and believe that such a development in this area would greatly benefit the community in many ways. It would offer a dedicated bus service and much needed community facilities. A fantastic community centre is planned and will be incorporated in this development and with many single parent families and isolated residents, especially in the township of Kurnell, a community facility such as this virtually on their door step will be able to offer much needed services. A shopping centre for this area in the Shire is also greatly needed as the closest adequate centre is Westfield at Miranda, which can be overwhelming for more elderly residents to access.

As a worker in community services in The Shire, I acknowledge the huge demand for some more affordable housing. We are currently seeing rental properties which are attracting so many applicants that one can only view the property through open house inspections and there is so much competition that families are often searching for decent, liveable properties to rent for months.

I also believe that this development will create in excess of 1500 jobs for local residents.

This is a chance to have a great new community evolve in an area that is greatly under serviced and under utilised. I believe that The Shire's attraction can only benefit from this development.

Kind regards

Elizabeth O'Neill

0422467488

**From:** Matt Nichols <bandbreakers@yahoo.com>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**CC:** "BCCcsc1000@gmail.com" <BCCcsc1000@gmail.com>, "dan\_nic\_hols@hotmail.c..."  
**Date:** 11:23 pm 28/11/2011  
**Subject:** Sharks Development

100 Arcadia Ave,  
Gymea Bay 2227

Sydney NSW

To whom it may concern,

For reasons I will now outline, I am in favour of the Cronulla Sharks redevelopment proposal.

I attended Kirrawee High School a few years ago and use to play for the school football side. We use to hate playing against Cronulla High School not due to the fact they were a great side but due to the fact their ground and facilities were subpar.

I have many friends who played in the Cronulla High School team and they would often complain about the uneven surface and the general decline in quality of the once great oval. The Sharks Development has promised to upgrade Cronulla High School's grounds and develop them to act as the Cronulla Sharks junior rugby league club's home ground.

This is an exciting prospect as an upgraded field as well as improved facilities would improve not only the Sharks Junior club but the competition in general. Parents would be far more likely to choose football over soccer if the ground was as pristine as it promises to be. Top facilities would mean better injury treatment for kids who were hurt, yet another reason parents would be more willing to let their kids play football.

Until recently I have played junior football and I loved it. It introduced me to many of my current friends and has provided me with many great memories. I want other kids to be able to enjoy the same interactions I have. Team building, cooperation and respect are learned in the game of Rugby League and any measures that can be taken to increase the numbers of players in the junior comps should be taken.

I want my nephew to be able to enjoy improved fields, safety measures and injury treatment should he chose to play football. I believe this development of the playing fields will provide all that and more.

Yours sincerely,

Matthew Nichols

**From:** [REDACTED]  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 11:15 pm 28/11/2011  
**Subject:** APPROVAL OF CONCEPT PLAN FOR THE CRONULLA SHARKS -  
DEVELOPMENT, WOOLLOOWARE, (MP 10\_0229 & MP 10\_0230)

To whom it may concern,

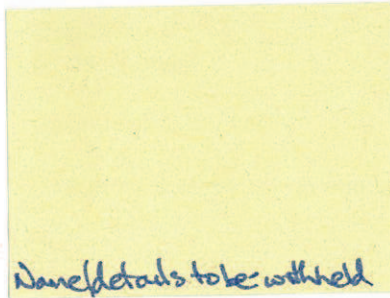
I would like to voice my approval of the Cronulla Sharks Concept Plan (MP 10\_0229 & MP 10\_0230).

I've lived in the Sutherland Shire for over 70 years and I have seen many changes in that time. Changes, which in one form or another have contributed to making the Sutherland Shire the wonderful place it is today.

I won't pretend to know the final outcome of this development or the effect it will have. However after looking at the proposal in it's current form, I can see many benefits for the local community in addition to fulfilling the needs that future communities (such as Green Hills Beach) will require.

I feel that this project is just another step towards keeping the Sutherland Shire fresh, modern and in keeping with the times.

Thank you very much



r address be withheld)

Name/details to be withheld

**From:** Heidi Avis <Heidiho076@gmail.com>  
**To:** NSW Planning Comments <plan\_comment@planning.nsw.gov.au>  
**Date:** 8:29 pm 28/11/2011  
**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,

Heidi Avis  
71 gannons rd caringbah 2229  
Mon 28th Nov,2011 08:29 pm



3528

**From:** Blaise Habgood <Blaise.Habgood@randstad.com.sg>  
**To:** "plan\_comment@planning.nsw.gov.au" <plan\_comment@planning.nsw.gov.au>  
**Date:** 8:17 pm 28/11/2011  
**Subject:** Ref: MP\_0229 - Cronulla Sharks Concept Plan

Dear Sir/Madam,

I'm writing this email in support of the Shark Development plan in its entirety.

I am the life time Sharks fan who has recently moved to Singapore for work. On my return to Australia I will be looking to move to the Shire and hope that a development like this is allowed to go ahead to provide the infrastructure I and my future family will require. The Shire is changing and needs modernizing which is something this development will bring.

I realise there might need to be some concessions around the development but hope that for the good for the Sharks and the area it goes ahead.

Regards,

Blaise Habgood  
strategic account director - asia pacific

Randstad Pte Limited  
50 Raffles Place  
#17-02/05 Singapore Land Tower  
Singapore 048623  
T +65 6510 3664  
M +65 9653 5668  
Blaise.Habgood@randstad.com.sg  
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[cid:image001.png@01CCADC4.0EF4C7E0]<<http://www.randstad.com.sg/>>

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If you have received this email message in error please delete it and notify me. Thank you.  
<http://optout.randstad.com.au>

**From:** Jacob van zanen <register@vanzanen.com>  
**To:** NSW Planning Comments <plan\_comment@planning.nsw.gov.au>  
**Date:** 7:13 pm 28/11/2011  
**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):

**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.

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

**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.

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

Sincerely,

Jacob van zanen  
1 Monomeeth Place, 2228 Miranda NSW  
Mon 28th Nov, 2011 07:12 pm

**From:** [REDACTED]  
**To:** [REDACTED]  
**Date:** [REDACTED]  
**Subject:** Sharks Development Proposal

Michael Woodland

RE Sharks Development Proposal MP10\_0229 Concept Plan - Mixed Development, Cronulla Sharks

We are extremely concerned about this proposal and oppose it for the following reasons:

**OVERDEVELOPMENT:**

The high density, high rise development is inappropriate for this site, on the edge of Botany Bay, with four High Schools on Captain Cook Drive, the essential feeder road to Kurnell. The addition of approximately 210 families in such a confined area will have a major negative impact.

**TRAFFIC**

Already Captain Cook Drive is a very busy major road, used not only by the residents of Kurnell & Cronulla but also by hundreds of heavy industrial vehicles every day. The proposed development will add hundreds more residents, hotel guests and staff with additional vehicles. There are also proposals for further major residential developments in the immediate vicinity, such as Greenhills (already approved). This increased load will undoubtedly cause traffic gridlock and chaos, especially on Match days. In case of an emergency, it could cause serious problems in accessing hospital facilities or evacuating residents.

**PUBLIC TRANSPORT**

There is no railway station close to Shark Park so the only public transport to serve the proposed increase in population would have to be more buses - further impeding traffic flow. It should be noted that the present bus service is inadequate.

**IMPACT on SEWERAGE PLANT**

The existing Sewerage Treatment Plant is currently at capacity and requires massive holding tanks such as those at Ingalara Road in South Cronulla. We note that the Greenhills development extends to the perimeter of the Treatment Plant, making future expansion of the Plant virtually impossible. The existing tertiary treatment plant will not be able to handle the extra load imposed by the additional hotel and hundreds of dwellings, thus endangering the future of our clean beaches and putting community health at risk. The holding tanks were built some years ago to address the problem of polluted beaches. We do not want to see a return to those conditions and the accompanying health hazards.

We urge you to consider these matters when making your recommendation.

James and Judith Macdonald  
7/14 - 30 Arthur Avenue  
Cronulla 2230

**From:** sarah lane <suspectsarah@hotmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 6:46 pm 28/11/2011  
**Subject:** Sharks Development

88 Kylie Avenue Ferny Hills, QLD 4055

Ref: MP\_0229 – Cronulla Sharks Concept Plan  
To whom it may concern,

As someone who was forced to move from my house in Caringbah due to rising housing costs I believe the Cronulla Sharks housing and retail development must go ahead.

I am not saying this would have affected our chances of staying in the area but it will have a direct impact on any future decision to move back.

A community with 700 new homes, 1500 new jobs and a brand new state of the art playground is very appealing to young families such as mine.

I also read a new medical facility would be opened on the site. Family entertainment would also be designated and sporting grounds would be upgraded and improved.

Suddenly moving back into the area seems like a very appealing option especially considering the introduction of 700 new affordable Cronulla units close to the beach.

Beachside units? Check. Close to transport? Check. Close to a reputable school? Check. The development ticks all the boxes and gets my support.

Yours sincerely

Sarah Vermeulen



**From:** W S <wildebeest07@gmail.com>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 5:17 pm 28/11/2011

28 Bolaro Ave Gynea  
2227

Ref: MP\_0229 – Cronulla Sharks Concept Plan

To whom it may concern,

I've been in contact with friends both for and against the Cronulla Sharks Development and I just wanted to make it known that I am in favour of the plans.

I honestly cannot see a reason why they should be scaled back either. Sydney is crying out for new and improved housing. I read an article that said thousands of homes have to be built by 2020 or a large portion of young people within Sydney would have to look elsewhere for housing.

700 new units is a good start as I do not want to be one of those forced to look elsewhere. I grew up in the Shire and I want to stay here. Those who are against the plans due to it being an "eye sore" are completely out of touch with the needs of people, especially young people in the area.

It's fine for them to oppose it, they've got housing in the Shire. Where is my housing going to come from if this development is not allowed to proceed?

It's fine to say these plans are not the be all and end all when it comes to housing in the Shire, but it just may have come to that point. Prices are so high that I may be forced out and further away from work and family. I do not believe this to be fair when a completely plausible solution is right in front of us

Yours sincerely  
William Simmons

**From:** Greg Oliver <grego@connexus.net.au>  
**To:** NSW Planning Comments <plan\_comment@planning.nsw.gov.au>  
**Date:** 4:53 pm 28/11/2011  
**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.

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**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.

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**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,

Greg Oliver  
10 Le Gallienne Crs  
MULGRAVE  
VIC 3170  
Mon 28th Nov, 2011 04:52 pm

**From:** Dianne FOYLE <diandbarry@optusnet.com.au>  
**To:** NSW Planning Comments <plan\_comment@planning.nsw.gov.au>  
**Date:** 4:33 pm 28/11/2011  
**Subject:** I support 'MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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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,

Dianne FOYLE  
33 Porter Rd  
ENGADINE NSW 2233  
Mon 28th Nov,2011 04:33 pm

3635

**From:**  
**To:**  
**Date:**  
**Subject:**

From: Sutherland, N. [mailto:n.sutherland@nsw.gov.au]  
To: n.sutherland@nsw.gov.au  
Date: 26/11/2011  
Subject: Cronulla Sharks Development

To whom it may  
concern,

It is a family member's birthday next Saturday. Last Thursday Night I went to Miranda with hopes of finding a present for this family member as I work 9 to 5 and find it incredibly hard to shop otherwise.

You may or may not know but the Kardashian crew was at Miranda Fair on the Thursday Night, which brought a crazy number of people to the Westfield Shopping Centre. Now let me make it perfectly clear that I do not care for the Kardashians and I certainly did not venture to Miranda Westfield to see them do whatever it is that they do.

I drove around for 45 minutes trying to find a parking spot before I gave up. 45 minutes driving around the Shire's biggest shopping centre only to head home empty handed. By the time I had driven around it was too late to head to Hurstville Westfield. I now have to travel early Saturday morning before the party due to work commitments tomorrow.

There has to be an alternative to Miranda Westfield. This is why I completely support the Cronulla Sharks Development. There simply are not adequate shopping facilities in the area to service a community of this size. I can only imagine what would happen to Miranda Westfield should a celebrity make an appearance every Thursday Night. I would certainly look to Hurstville Westfield that is for sure.

The number of young kids especially that spend their time at Miranda makes it incredibly hard to find a table to enjoy lunch. When you do find a table it feels as though people are standing over you waiting for you to finish so they can sit down. We need a second retail shopping centre. Tonight, I would have taken the ten minute drive to Cronulla, found what I was looking for and been back home well before I returned home on Thursday, frustrated and without a present for my family member.

I sincerely hope this is passed  
as I for one will be doing most of my shopping at the new complex when it is  
completed. Christmas, Fathers and Mothers Day as well as any major shopping  
holiday lead to incredible crowds at Miranda Westfield. A second retail complex  
in the area is not optional, it is a must

Thank you for reading



**From:** Barry FOYLE <diandbarry@optusnet.com.au>  
**To:** NSW Planning Comments <plan\_comment@planning.nsw.gov.au>  
**Date:** 4:32 pm 28/11/2011  
**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,

Barry FOYLE  
33 Porter Road  
ENGADINE NSW 2233  
Mon 28th Nov, 2011 04:32 pm

3037

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

Dear Michael

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

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

**Reason for Objection – Size and Density, Visual Impact**

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

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

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

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

Yours sincerely

Rebecca McGrath  
bexnmac@bigpond.net.au  
10 Carabella Road  
Caringbah NSW 2229

**From:**  
**To:**  
**Date:**  
**Subject:**

Mr Michael Wo

Name/details to be withheld

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.

Name: Ken Strangward

Name: Ken Strangward

Address: 11 Milla Rd Sutherland

Signed: Ken Strangward Date: 21

Withhold  
Address

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

---

Ken Strangward



3639.

**Mark Brown - Submission Details for Christopher Morris**

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**From:** Christopher Morris <cpm\_eng@hotmail.com>  
**To:** <mark.brown@planning.nsw.gov.au>  
**Date:** 29/11/2011 10:43 AM  
**Subject:** Submission Details for Christopher Morris  
**CC:** <assessments@planning.nsw.gov.au>

---



**Planning &  
Infrastructure**

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Disclosable Political Donation: no

Name: Christopher Morris  
 Email: cpm\_eng@hotmail.com

Address:  
 4 Yarraga Place Yowie Bay

Yowie Bay , NSW  
 2228

Content:  
 I support the eastern retail proposal

I do not support the western residential component.  
 13+ storeys is an overdevelopment of the site, the bulk and scale is too much. With this comes the number of residents this will bring, too many. The comparative number of dwellings will be equivalent to most of north Caringbah and Woolooware on a site a fraction of the area - too high a density in a suburban area.  
 An 8 storey proposal would be a suitable alternative, in keeping with similar buildings in Caringbah and Cronulla CBD's.

Part of your submission should be to see the 1970's tower at Wyanbah and Burke Rds Cronulla - this isore is clearly a palnning error in the past ...  
 Thankyou

IP Address: d58-106-233-213.riv800.nsw.optusnet.com.au - 58.106.233.213  
 Submission: Online Submission from Christopher Morris (comments)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23782](https://majorprojects.affinitylive.com?action=view_diary&id=23782)

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

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

**Christopher Morris**

E : cpm\_eng@hotmail.com

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