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## Cronulla Sutherland Leagues Club Development Proposal

I object to the above development on the following grounds.

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

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

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

Anonymous

Mr Michael Woodland  
Director, Metropolitan & Regional Projects South  
Major Projects Assessment, Department of Planning & Infrastructure  
GPO Box39  
Re: Objection to concept plan for the Cronulla Sharks Development  
Woolooware. (MP 10\_0229).

**Objection- building on a floodplain**

The Shark's development is on a floodplain. Locals are aware that the area is prone to flooding in heavy storms and during king tides. My children had to be evacuated once from Woolooware High school due to flooding during rainy weather. With climate change it is predicted that we will see an increase in severe storms. Allowing this development would create huge problems in trying to protect it in the future from floodwaters. As it is also next to a tidal river, this development would also be affected by sea level rises in the future. The Victorian government has begun a strategy of allowing only relocatable homes to be built in such areas. In the NSW Government's Metropolitan Strategy, the document titled ENVIRONMENT, HERITAGE AND RESOURCES SOUTH KEY DIRECTIONS it states on page 125 that "the Government's Flood Prone land Policy is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property and **to reduce private and public losses resulting from floods.**" Why allow a development that will increase such losses?

The document also states "Floodplain risk management assessment needs to be undertaken strategically through the development of studies and plans, which consider the flooding implications for existing and proposed development." **There is no evidence in the DA that these studies have been undertaken.**

**Objection- proximity to mangroves.**

The plan allows only a 30 metre buffer zone to the mangroves. The recommended minimum is 50 m. The development does not pass on these grounds.

The plan also does not adequately show how it will deal with runoff. Since the area will no longer be a playing field but will have hard surfaces, there will be more runoff into the bay, which will affect the water quality of the Towra Point Aquatic Reserve.

The plan to cater for stormwater is also inadequate

**Objection- affects on Towra Point Nature Reserve- an**

**internationally listed wetland under the RAMSAR Convention**

The Towra Point Nature Reserve is an important breeding site for migratory birds. The scale of this development will increase the lighting and noise levels to this nearby area. This has the potential to disrupt breeding and needs an independent study to be done.

The area of water directly in front of the development is part of the Towra Point Aquatic Reserve, which goes up to the mean high water mark. The map provided in the DA is misleading as it suggests that there is a gap between the Again, an independent assessment needs to be done on the impact on this environmentally important area.

The site of the development is an old tip that was used in times when hazardous material was allowed to be dumped. What provisions have been made to ensure that when this material is disturbed it will not erode into the bay where it will affect the Towra Reserves?

**Objection-distance from public transport**

The minimum distance that residents of the development have to walk to public transport is 1.6 km to Woollooware Station. It has been the Government's policy to have major developments such as this within 800m of public transport to reduce use of cars and reduce the need for parking. Since there is no plan by the Dept of Transport to provide a bus service to the station, there will be a huge problem around Woollooware Station which already has every parking space utilised.

**Objection- impact of 450 homes at Greenhills not yet known**

A new development Greenhills has just started being built. It is less than 2km from the Sharks' development. The 450 new homes there will impact on traffic as well as on parking as this development is 3km from a railway station. Residents there will not want to negotiate the traffic to Cronulla Railway and are more likely to go to Woollooware Station, which is closer. This will already place a burden on this area without any further developments.

**Objection- can local schools cope?**

As mentioned, the new Greenhills development will bring 450 families to the area. Woollooware Public School is the closest public school to both developments. It will not be able to cope with the influx of new students. Has an assessment of this been done?

**Objection- out of character with the local area**

The high-density nature of the residential development is completely out of character with the local area that is mostly single dwellings.

**Objection- no need for more retail**

There are currently 3 **major** supermarkets within 3.5 km of the Shark's proposed retail complex. These are at Caringbah and Taren Point. There are also 2 smaller supermarkets at Cronulla. Miranda also has a large Coles supermarket as well as all of the shops in the Westfield Centre. People travelling home from any direction pass by a supermarket and so are well catered for.

Medical facilities are well supplied at Miranda, which is less than 10 minutes drive away, or 5 minutes on the train.

There are 16 local shops in Wills Rd at Woollooware which service the local community with a butcher, chemist, grocer, newsagent, bottle shop, takeaway food, gift shop, clothing, café, hairdressers, beautician, physiotherapist, doctor, accountant and Chinese restaurant. The community does not need any more shops.

The Sharks' retail complex will have a detrimental economic impact on these shops that are socially important to the local residents.

**Out of area submissions**

When I speak with local residents in North Woollooware, which is the closest suburb to the development, it is rare to find people who support this development. While there are a number of submissions supporting it on the Dept of Planning website, many of them come from either the other end of the Sutherland Shire, other parts of Sydney, in other towns in NSW or even in **another state**. These people cannot possibly grasp what effect this development will have on the daily lives of local residents and should not carry any weight in this decision

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**Mark Brown - MP 10\_0229 - CONCEPT PLAN – MIXED USE DEVELOPMENT, CRONULLA SHARKS**

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**From:** "ElectorateOffice Cronulla" <ElectorateOffice.Cronulla@parliament.nsw.gov.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 5/12/2011 2:42 PM  
**Subject:** MP 10\_0229 - CONCEPT PLAN – MIXED USE DEVELOPMENT, CRONULLA SHARKS  
**CC:** "Mark Egelstaff" <Mark.Egelstaff@parliament.nsw.gov.au>, <mark.brown@planning.nsw.gov.au>  
**Attachments:** 2011-12-05 Sharks development submission.pdf; 2011-12-05 Sharks development submission appendix - stat dec.pdf; 2011-12-05 Political Donations Disclosure Statement to Minister or the D-G.pdf

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Please see attached.

**Mark Speakman SC MP**  
**Member for Cronulla**

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To: Mr Michael Woodland  
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**MP 10\_0229 - CONCEPT PLAN –  
 MIXED USE DEVELOPMENT, CRONULLA SHARKS  
 SUBMISSION BY MARK SPEAKMAN, MP FOR CRONULLA**

**1 Executive summary**

- 1.1 I oppose the gross overdevelopment around Shark Park currently proposed by the Cronulla Sutherland Leagues Club and developer consortium.
- 1.2 The size of the currently proposed development is completely out of character with the Sutherland Shire.
- 1.3 The Planning Assessment Commission should reject the current proposal not least because of the following reasons:
  - (a) The residential proposal in particular is far too dense and far too high.
  - (b) There are no plans for public transport; any future public transport is speculative and its frequency and extent unknown.
  - (c) Nowhere else has such large scale intense development been approved except near frequent public transport or on the city fringe.
  - (d) The proposed development is nowhere near an existing centre.
  - (e) The proposed development is entirely unsuitable as a new centre.
  - (f) The proposed apartments lack appropriate amenity, including in terms of size, solar access and car parking.
  - (g) In those circumstances, if it approved the development the PAC runs the real risk of being complicit in the creation of a future slum or ghetto.
- 1.4 Had someone like Meriton Apartments alone submitted this proposal, the almost universal reaction would have been incredulity and outrage. We cannot here, because the development consortium includes the licensed club

associated with the local professional football team, explicitly or in an unspoken or even unconscious way apply different criteria to the current proposal and take leave of our collective commonsense.

- 1.5 Sydney's housing stock needs to increase and some residents will like having extra retail facilities, so there may be scope for a far more modest overall development – but even then, only if those issues identified by Sutherland Shire Council and NSW government agencies as being unaddressed were now satisfactorily addressed by the proponents.

## 2 General comments

- 2.1 There is widespread and legitimate community concern about the loss of open space and playing fields on the western side of Shark Park if development proceeds there, particularly:
  - (a) after the hard-won battle to secure additional playing fields with the Australand/Breen developments on the Kurnell peninsula, and
  - (b) given the shortage of playing fields in the Sutherland Shire (explained in the Sutherland Shire Council submissions under the sub-heading "Loss of Sporting Field").
- 2.2 If, despite:
  - (a) these concerns, and
  - (b) the loss of the opportunity for a net increase in available sporting facilities for the community (as explained in the Sutherland Shire Council submissions under the sub-heading "Loss of Sporting Field"),
 the Planning Assessment Commission nevertheless determines to rezone the open space for residential development, there is no justification for a development as dense or as high as that proposed.
- 2.3 I support the thrust of the submissions made by Sutherland Shire Council under the subheadings "Summary", "Proposed New Centre", "Suitability of the Locations for a New Centre", "Built Form and Urban Design", "Visual Impacts", "Architectural Merit" (including "Residential Development" and "Retail / Club"), "Public Domain, Landscaping and Open Space", "Transport and Accessibility", "Traffic and Carparking", "Game Day Parking" and "Conclusion".

- 2.4 Elsewhere in its submissions, Sutherland Shire Council raises issues about "Flora and Fauna", "Flooding, Drainage & Stormwater", "Exposure to Electro Magnetic Fields", "Contamination", "Acid Sulfate Soils" and "Community Services". The issues raised must be satisfactorily addressed before *any* development is approved.

### 3 **No appropriate public transport**

- 3.1 There is, and very likely will be, no appropriate public transport for a development of the size and intensity proposed.
- 3.2 Woollooware railway station is about a 1.6km walk from the middle of the proposed residential component on the western side of Shark Park. According to Google maps, this is about a 21 minute walk. (The middle of the residential component would be about 2.2km from the next nearest railway station at Caringbah. According to Google maps, this is about a 29 minute walk. Note that distances given in, for example, the submissions by Sutherland Shire Council tend to refer to distances from the proposed retail etc component on the eastern side of Shark Park.)
- 3.3 The provision of bus transport is speculative. Transport for NSW says that it "currently does not have any plans to provide a new bus service as suggested by the proponent"<sup>1</sup>. If (and it is "if") there is any future bus service, its frequency and extent are unknown. In these circumstances it would be reckless for the PAC to approve the development sought.
- 3.4 Nowhere else in Sydney is such density proposed except near major public transport or on the city fringe.

### 4 **Incompatibility with Metropolitan Plan for Sydney 2036**

- 4.1 The proposal, especially the height and density of the proposed residential development, is completely incompatible with the *Metropolitan Plan for Sydney 2036* ("the *Metropolitan Plan*").
- 4.2 The *Metropolitan Plan* states that it "will address the challenges facing Sydney through an integrated, long-term planning framework based on" "strategic directions and key policy settings" which include the following (emphasis added):

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<sup>1</sup> Letter Mohini Nair (TfNSW) to Michael Woodland (Department of Planning & Infrastructure ) dated 25 November 2011

"Increase the proportion of homes within **30 minutes** by public transport of jobs in a Major Centre, ensuring more jobs are located closer to home"<sup>2</sup>

and:

"Build at least **80%** of all new homes within the walking catchments of existing and planned centres of all sizes **with good public transport**"<sup>3</sup>

- 4.3 The *Metropolitan Plan* describes the "walking catchments" for different types of centres<sup>4</sup>. For "town centres", the "walking catchment" is about 800 metres<sup>5</sup>. For "villages", the "walking catchment" is about 400-600 metres<sup>6</sup>.

- 4.4 The *Metropolitan Plan* contains a series of "strategic directions". Each "strategic direction" has a series of "objectives". Each objective has a series of related actions.

- 4.5 Strategic direction B in the *Metropolitan Plan* is "GROWING AND RENEWING CENTRES"<sup>7</sup>. Objective B1 is "TO FOCUS ACTIVITY IN ACCESSIBLE CENTRES"<sup>8</sup>. Action B1.3 is as follows<sup>9</sup>:

"Aim to locate **80 per cent** of all new housing within the walking catchments of existing and planned centres of all sizes with **good public transport**"

- 4.6 Action B1.3 is detailed as follows (emphasis added)<sup>10</sup>:

"The Metropolitan Plan aims to focus the bulk of new housing development in or near centres with **good public transport** or where expanded public transport services are **planned**. Transport corridors with capacity also provide the opportunity for centres to grow and new centres to emerge.

The Plan aims to locate 80 per cent of new housing within the walking catchments of centres to 2036. The focus will be on all types of centres (refer Appendix 4) including the numerous Local Centres **with access to public transport** and infrastructure that have experienced low levels of renewal over the past 10 years..."

- 4.7 Strategic direction C in the *Metropolitan Plan* is "Transport for a connected city"<sup>11</sup>. The first of three key performance indicators is as follows<sup>12</sup>:

<sup>2</sup> *Metropolitan Plan for Sydney 2036* page 6; see also page 14

<sup>3</sup> *Metropolitan Plan for Sydney 2036* page 6; see also page 14

<sup>4</sup> *Metropolitan Plan for Sydney 2036* page 59

<sup>5</sup> *Metropolitan Plan for Sydney 2036* page 59

<sup>6</sup> *Metropolitan Plan for Sydney 2036* page 59

<sup>7</sup> *Metropolitan Plan for Sydney 2036* page 57

<sup>8</sup> *Metropolitan Plan for Sydney 2036* page 62

<sup>9</sup> *Metropolitan Plan for Sydney 2036* page 65

<sup>10</sup> *Metropolitan Plan for Sydney 2036* page 65

<sup>11</sup> *Metropolitan Plan for Sydney 2036* page 81

"Increase the percentage of the population living within 30 minutes by public transport of a city or major centre in Metropolitan Sydney"

4.8 Strategic direction D in the *Metropolitan Plan* is "Housing Sydney's Population"<sup>13</sup>.

4.9 The introduction to that strategic direction states<sup>14</sup> (emphasis added):

"The location of new housing is a valuable opportunity to address issues such as congestion, health, urban renewal, social and economic participation, public amenity and choice. A key action of this Plan is the aim to locate **80 per cent** of all new housing within walking distance of centres of all sizes with **good public transport** (refer to Action B1.3 in *Growing and Renewing Centres*)."

4.10 And<sup>15</sup> (emphasis added):

"Areas with high accessibility and amenity are better suited for higher density living. The areas within walking distance of shops, services and public transport are termed centres - the size of the walking catchment and scale of a centre will vary. Each centre is unique and local councils will ultimately set height and design requirements; however, as a broad policy approach:

- all centres would have a minimum level of medium density, with low density reserved for heritage or physically constrained areas
- smaller local centres are suited to **low-medium rise medium density housing**; and
- larger local and Strategic Centres such as towns, Major Centres and regional cities are suited to medium-high rise medium-high density, with some **low rise medium density in the outer parts of the walking catchment**"

4.11 And<sup>16</sup> (emphasis added):

"If new high density residential development is proposed outside the walking catchment of an existing centre, a new centre may be created with a matching level of services, amenities and **public transport** servicing (refer to *Growing and Renewing Centres* Actions B3.1 and B3.6...)."

4.12 Appendices 4<sup>17</sup> and 5<sup>18</sup> to the *Metropolitan Plan* list a hierarchy of centres. In southern Sydney:

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<sup>12</sup> *Metropolitan Plan for Sydney 2036* page 248; see also page 247

<sup>13</sup> *Metropolitan Plan for Sydney 2036* page 105

<sup>14</sup> *Metropolitan Plan for Sydney 2036* page 107

<sup>15</sup> *Metropolitan Plan for Sydney 2036* page 107

<sup>16</sup> *Metropolitan Plan for Sydney 2036* page 107

<sup>17</sup> *Metropolitan Plan for Sydney 2036* page 256

<sup>18</sup> *Metropolitan Plan for Sydney 2036* page 260

- (a) the only *existing* "Major Centre" is Hurstville, and
- (b) the only *planned* "Major Centre" is Kogarah.

4.13 The development proposal flies in the face of the *Metropolitan Plan*, for any one or more of the following four reasons:

- (a) Any new housing created will not be within the walking catchment of existing and planned centres of all sizes with **good public transport**:
  - (i) Whether or not new housing would be within the walking catchment of any new retail centre at the site (if that were categorised as a "centre"), that new retail centre would not be a centre with "good public transport". This is so even if it subsequently transpires that some kind of bus service is provided to the site.
  - (ii) Caringbah and Cronulla "town centres"<sup>19</sup> could be regarded as having "good public transport" for present purposes, but the development site is not within the 800 metres<sup>20</sup> walking catchment of either of those centres.
  - (iii) The new housing may well be only marginally within the walking catchment of any new retail centre at the site. The walking (or driving) distance between the middle of the residential development and the retail etc development seems to be about 500-600 metres on Google maps. If the new retail etc development is classed as a village (if there will be fewer than 50 outlets<sup>21</sup>), the new housing would be around the periphery of the walking catchment of 400-600 metres.
- (b) The development is not within **30 minutes by public transport** of a city or major centre in Metropolitan Sydney. This is because it is not within 30 minutes by public transport of the Sydney CBD, Hurstville or Kogarah (or any other city or major centre) when commuting time from the site to a Sutherland Shire railway station is included (eg walking to Woolooware station or even if a bus service to there or Caringbah or Miranda is provided). The development will decrease, not increase, the percentage of the population living within 30 minutes by public transport

<sup>19</sup> *Metropolitan Plan for Sydney 2036* page 59

<sup>20</sup> *Metropolitan Plan for Sydney 2036* page 59

<sup>21</sup> See criteria for town centres and villages in *Metropolitan Plan for Sydney 2036* page 259

of a city or major centre in Metropolitan Sydney. It is therefore a socially inequitable proposal<sup>22</sup>.

- (c) The proposed retail etc development is really a **stand-alone** shopping centre. But the *Metropolitan Plan* says that it "does not provide for the establishment of new stand-alone shopping centres"<sup>23</sup>. The proposed residential development does not take the proposed retail etc development outside the category of a "new stand-alone shopping centre": first, the retail etc development is not integrated with the residential development, the middle of which is about 500-600 metres away by foot or car; and secondly, there will not be the "4,500-9,500 dwellings within the walking catchment of the centre" which is typical for a town centre<sup>24</sup>.
- (d) If the retail etc development is characterised as a new town centre or a new village (and for this argument it does not matter which), the broad policy approach for strategic direction D, as noted above, is that:
  - (i) "smaller local centres are suited to low-medium rise medium density housing", and
  - (ii) "larger local and Strategic Centres such as towns, Major Centres and regional cities are suited to medium-high rise medium-high density, with some low rise medium density in the outer parts of the walking catchment".

If the retail etc development is characterised as a "smaller local centre", then the appropriate development is only "low-medium rise medium density housing".

If instead the retail etc development is characterised as a "larger local and Strategic [Centre] such as [a town]", the proposed residential development will be in the outer parts of the walking catchment and therefore should be no more than "low rise medium density".

<sup>22</sup> Compare measure of fairness in *Metropolitan Plan for Sydney 2036* page 247

<sup>23</sup> Compare measure of fairness in *Metropolitan Plan for Sydney 2036* page 259

<sup>24</sup> Compare measure of fairness in *Metropolitan Plan for Sydney 2036* page 259

## 5 Sutherland Shire housing target

- 5.1 The 2031 housing target for Sutherland is currently 10,100<sup>25</sup>.
- 5.2 The proposed development is not needed to meet that target. Sutherland Shire Council says it is satisfied that "the housing targets specified in the Draft South Subregion Subregional Strategy (10,100 new dwellings Dec 2007) can accommodated within the defined radii of existing centres, as required by the Draft South Subregion Subregional Strategy".
- 5.3 In any event, this is best dealt with in the Council's forthcoming new LEP.

## 6 Additional comments on traffic

- 6.1 The material submitted by the proponent deliberately<sup>26</sup> fails to analyse the traffic impact at two major intersections viz Captain Cook Drive / Taren Point Road and Captain Cook Drive / Gannons Road.
- 6.2 As the submission by Sutherland Shire Council notes, "the proposed development will result in a significant impact on existing key intersections on the surrounding arterial road network that are already operating at poor levels of service", in particular the intersections of:
  - (a) The Kingsway and Gannons Road,
  - (b) Captain Cook Drive and Taren Point Road, and
  - (c) Gannons Road and Captain Cook Drive.
- 6.3 As the submission by Sutherland Shire Council notes, "[s]ite constraints limit the ability to improve these intersections without significant expense."
- 6.4 If any development is approved, the proponents should be required to pay for upgrades at these intersections.

## 7 A potential ghetto

- 7.1 There is a real chance that the proposed residential development will become a "ghetto", ie an area beset with social problems because of its concentrated population in a development which is an undesirable place to live through the combination of one or more of the following factors:

<sup>25</sup> Sydney South Subregional Strategy at pages B84, B85  
<http://www.metroplansydney.nsw.gov.au/Subregions/SouthSubregion.aspx>

<sup>26</sup> Environmental Assessment page 85

- (a) There is no public transport.
- (b) The development is very dense.
- (c) The minimum apartment sizes are small. These sizes might "pass" on the city fringe, but not in an outer suburban location away from public transport and amenities (If some residential development is approved, the Planning Assessment Commission should mandate larger minimum sizes than those proposed eg 90 square metres for two bedroom apartments instead of 75 square metres.)
- (d) Garaging is inadequate. One garage per 2 bedroom unit is inadequate when there is no public transport. Few of the residents would be working at the retail etc development on the other side of Shark Park. So for most working couples, one garage will not suffice.
- (e) Visitor parking is inadequate (see Sutherland Shire Council submissions), particularly when there is no additional substantial off-street parking.
- (f) Solar access is often poor (see Sutherland Shire Council submissions).
- (g) The residential component is not integrated with the retail etc component, which is 500-600 metres away. So the residents will not have easily available amenities very close to them. They will probably have to drive back from supermarkets at the retail etc development with all their shopping, creating more traffic.
- (h) The residential development fronts unattractive high voltage electricity lines and towers.

## **8 Calculation of the floor space ratio (FSR)**

- 8.1 So that the density of the residential component is properly comparable with the density of other developments around Sydney, the following points should be kept in mind in assessing the floor space ratio (FSR).
- 8.2 First, a separate FSR should be calculated for the residential component. An FSR over the whole site is meaningless. Sutherland Shire Council has calculated this FSR at 2.3:1.
- 8.3 Second, to assess the impact, visual and otherwise, of the bulk of the proposed residential development, any calculation of the FSR should be

adjusted to include the floor space occupied by the double story car parking etc podium. Commonly car parking is underground, but not so here. So to compare the bulk of this development with others that typically have below ground parking, the car parking area here should be included.

8.4 Third, while the FSR for the residential component could be compared with the FSRs of other "master planned estates", when comparing the FSR for the residential component with existing stand alone buildings elsewhere, the FSR should be adjusted to exclude space to be dedicated as public land for roads, footpaths etc. The FSR of existing stand alone buildings would not include such surrounding public land.

8.5 Fourth, the FSR should not include space under high voltage electricity lines and pylons, which could not be used for building anyway.

## 9 **Environmental and heritage impact, including on mangrove wetlands**

9.1 There is no excuse for taking any shortcuts in protecting the sensitive environment in the vicinity of the proposed development.

9.2 No development should be approved unless the approval mandates the measures identified in:

- (a) the letter from the Department of Primary Industries to the Department of Planning and Infrastructure dated 18 November 2011,
- (b) the letter from the Office of Water to the Department of Planning and Infrastructure dated 21 November 2011, and
- (c) the letter from the Office of Environment and Heritage to the Department of Planning and Infrastructure dated 22 November 2011.

9.3 In particular:

- (a) the minimum core riparian buffer zone along Woollooware Bay must be 40 metres<sup>27</sup> (which is already a compromise from the Department of Primary Industries' usual requirement of a 50 metre buffer zone<sup>28</sup>),
- (b) there should also be an additional vegetated buffer of 10 metres<sup>29</sup>, and

<sup>27</sup> Letter from the Department of Primary Industries to the Department of Planning and Infrastructure dated 18 November 2011, letter from the Office of Water to the Department of Planning and Infrastructure dated 21 November 2011

<sup>28</sup> Letter from the Department of Primary Industries to the Department of Planning and Infrastructure dated 18 November 2011

- (c) any new development associated with the proposal should be outside the riparian zone<sup>30</sup>.

## 10 The future of the Sharks

- 10.1 I am keen for the Cronulla Sutherland Leagues Club to solve its financial problems. However, although I said publicly on 31 October 2011 and 20 November 2011 that I have seen no documents showing that there needs a development as big as the current proposal in order to solve those problems, there is still no explanation for any need for such a size in order to solve those problems. Indeed, instead the club chairman was reported recently in *The Sydney Morning Herald* as describing the development as being "the ice-cream for our club"<sup>31</sup>.
- 10.2 In any event, solving the Leagues Club's problems must not be at the expense of the amenity and quality of life of local residents or for that matter the amenity and quality of life of prospective residents of any new development.
- 10.3 There is nothing to show that the Sharks *football club's* survival depends on the Leagues Club's survival. There is nothing to show how much the Sharks football club depends on sponsorship and how much it depends on support from the Leagues Club. Many football clubs flourish without a licensed club eg Sydney Swans, Melbourne Storm.
- 10.4 There is nothing to show that the Sharks have any commitment that they will be in the NRL for any period. There is a risk that if the development went ahead, the Sharks could still be dropped from the NRL or moved to another location (eg the central coast) because of poor gate takings, poor TV ratings or a strategic need for an NRL team somewhere else in Australia. If the Cronulla Sutherland Leagues Club wishes to say that the development will result in the Cronulla Sharks continuing, the club must produce a written irrevocable guarantee from the NRL (and the club's own guarantee) that the Sharks will remain an NRL team based at Cronulla for a minimum of say 10 years.

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<sup>29</sup> Letter from the Office of Water to the Department of Planning and Infrastructure dated 21 November 2011

<sup>30</sup> Letter from the Office of Water to the Department of Planning and Infrastructure dated 21 November 2011

<sup>31</sup> <http://www.smh.com.au/rugby-league/league-news/hardbitten-sharks-boss-has-compromise-in-mind-20111013-1ln6f.html>

## 11 Community opinion

- 11.1 Public opinion in the Cronulla electorate is overwhelmingly against the current proposal.
- 11.2 In October I posted a survey to all households in North Cronulla, North Woollooware and much of North Caringbah with at least one person with an electoral roll address<sup>32</sup>. As at 31 October 2011, about 19% of respondents supported the current proposal, about 14% supported only the retail etc component and about 67% opposed the current development<sup>33</sup>.
- 11.3 Apart from the survey, almost all other correspondence received in the electorate office from anywhere in the Cronulla electorate as at 31 October 2011 in relation to the "Sharks development" has been in opposition to it<sup>34</sup>.
- 11.4 Since 1 November 2011 (after I made a public statement about the proposed development), about 82% of all correspondence received in the electorate office from anywhere in the Cronulla electorate has been in opposition to the current proposal, about 11% in support of the current proposal and about 7% in support of the retail etc component only<sup>35</sup>.
- 11.5 Any on line polling carries no weight. On line polling is notoriously unreliable<sup>36</sup>. People can vote more than once, anonymously and from outside the local area.
- 11.6 I have not had time to "audit" the plethora of submissions received by the Department of Planning and Infrastructure. However, in surveying some of them I have noticed that many in favour of the development are from far outside the local area (even interstate), perhaps as part of a campaign to "boost the numbers" claimed to be supporting the development. Where they merely follow a standard form, such submissions should be given no weight.

5 December 2011



Mark Speakman  
MP for Cronulla

<sup>32</sup> Appendix - statutory declaration of Mark Egelstaff made 5 December 2011 paras 2-6

<sup>33</sup> Appendix - statutory declaration of Mark Egelstaff made 5 December 2011 para 8

<sup>34</sup> Appendix - statutory declaration of Mark Egelstaff made 5 December 2011 para 9

<sup>35</sup> Appendix - statutory declaration of Mark Egelstaff made 5 December 2011 para 10

<sup>36</sup> For example <http://bit.ly/s1nrdV>, <http://bbc.in/slaOKA> and parts of <http://bit.ly/cBydT3>

**APPENDIX TO  
MP 10\_0229 - CONCEPT PLAN –  
MIXED USE DEVELOPMENT, CRONULLA SHARKS  
SUBMISSION BY MARK SPEAKMAN, MP FOR CRONULLA**

On 5 December 2011, I, MARK EGELSTAFF, of 347 Port Hacking Road, Caringbah, New South Wales, do solemnly and sincerely declare:

1. I am the office manager at the electorate office of Mark Speakman, MP for Cronulla.
2. On 2 September 2011, the electorate office received approval from the Finance & Members' Services division within the Department of Parliamentary Services of the Parliament of New South Wales to produce a publication to be distributed to a subset of Cronulla constituents. The approved publication was a one page letter substantially identical with the eventual letter in the form of annexure "A" and enclosed survey substantially identical with annexure "B".
3. Under parliamentary guidelines, publications must *"advise constituents of issues affecting the electorate"* and must not *"be issued on behalf of any other Member of Parliament, person or group, such as a charity, lobby or special interest group"* or *"contain or be distributed with any materials which are of an electioneering or political campaigning nature"*.
4. In early October 2011, after the environmental assessment for the "Sharks development" went on public exhibition, I used a street map to identify all the individual streets of the suburbs of Caringbah, Woollooware and Cronulla bounded to the north by Captain Cook Drive, to the west by Cawarra Road and to the south by the Cronulla-Sutherland train line. The areas of these suburbs are locally referred to as North Caringbah, North Woollooware and North Cronulla; however these are not distinct or official boundaries.
5. The electorate office has access to an electronic edition of the electoral roll which is updated on a regular basis using information from the Australian Electoral Commission. Using this electronic roll I selected all the streets identified from the geographic areas mentioned above. I then used the Microsoft Word mail merge facility to import data to create personalised letters in the form of annexure "A" with enclosures in the form of annexure "B", to each household in that area which had at least one person with an address on the electoral roll.
6. These letters were printed in this office with an equal number of surveys and inserted into envelopes and were delivered to Australia Post. These items were lodged on 6 and 7 October 2011 at the Taren Point Business Centre of

Australia Post. Receipts and lodgement documentation are available to confirm these details.

7. Completed surveys were received at the electorate office via mail (to the PO Box), email, fax and hand delivery.
8. As at 31 October 2011 responses had been received as follows:
  - (a) "I support the current Sharks proposal" – 78 people (19.2%)
  - (b) "I oppose the current Sharks proposal" – 271 people (66.7%)
  - (c) "I approve of the Sharks retail etc development only" – 56 people (13.8%)
  - (d) "I approve of the Sharks residential development only" – 1 person (0.3%)
9. Apart from the survey, almost all other correspondence received in the electorate office from anywhere in the Cronulla electorate as at 31 October 2011 in relation to the "Sharks development" has been in opposition to it.
10. Since 1 November 2011, about 82% of all correspondence received in the electorate office from anywhere in the Cronulla electorate has been in opposition to the current proposal, about 11% in support of the current proposal and about 7% in support of the retail etc component only.

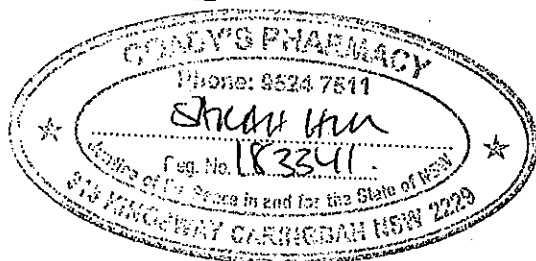
And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

DECLARED AT  
CARINGBAH NSW

Before me:

*[Signature]*

*[Signature]*  
05/12/11



05/12/2011



# Mark Speakman sc MP

Member for Cronulla



7 October 2011

11 A 11

«AddressBarCode»

«SalutationEnvelope»

«AddressLine1»

«AddressLine2»

«AddressLine3»

Dear «SalutationLetter»

The proposed development at Shark Park is open for public submissions until 5 December 2011. Plans and details can be viewed at:

- Department of Planning Information Centre, 23-33 Bridge Street, Sydney
- Sutherland Shire Council, 4-20 Eton Street, Sutherland
- Cronulla Central, 38-60 Croydon Street, Cronulla (model available at this location)

or online at <http://bit.ly/qGVdkb>

An expert panel from the Planning Assessment Commission (and not the NSW Government or Sutherland Shire Council) will determine the application.

The proposal is for a mix of new retail, commercial and residential buildings, as well as a redevelopment of the existing Cronulla-Sutherland Leagues Club.

The proposed retail, service and leisure centre would be on the eastern side of the main ground. I understand that it would be approximately twice the size of the Caringbah Village shopping centre. It would include a supermarket, other grocery outlets, medical facilities, retail shops and parking for 650 cars.

The residential development would be on the two playing fields to the west of the main ground and the car park in front of those two playing fields. It would have about 700 units, which would roughly double the number of residences in north Woollooware. The units would be in 8 buildings from 8 to 16 storeys (including a 2 storey podium).

I've enclosed a survey with this letter, in case you would like to let me know your thoughts on the proposed development.

Yours sincerely

Mark Speakman

Shirley  
JV #18 3341

Phone: (02) 9526 8377 Fax: (02) 9526 8928 Mail: PO Box 1006, Caringbah NSW 1495

Electorate Office: Shop 3, 347-357 Port Hacking Road, Caringbah NSW 2229 Email: [cronulla@parliament.nsw.gov.au](mailto:cronulla@parliament.nsw.gov.au)

"B"

October 2011

## SHARKS DEVELOPMENT SURVEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I support the current Sharks proposal ☐

I oppose the current Sharks proposal ☐

I approve of the Sharks retail etc development only ☐

I approve of the Sharks residential development only ☐

Other (please enter comments below) ☐

Any other comments

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Please return by:

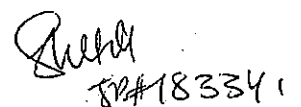
Email – [Cronulla@parliament.nsw.gov.au](mailto:Cronulla@parliament.nsw.gov.au)

Fax – 9526 8928

Mail – PO Box 1006, Caringbah NSW 1495

Office: Shop 3, 347-357 Port Hacking Road, Caringbah NSW 2229

Printed and authorised by Mark Speakman SC MP  
Shop 3, 347-357 Port Hacking Road, Caringbah NSW 2229  
using parliamentary entitlements



## Political Donations Disclosure Statement to Minister or the Director-General

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

### Disclosure statement details

Name of person making this disclosure  <b>MARK SPEAKMAN</b>		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)  <b>MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks</b>		
<p>Your interest in the planning application (circle relevant option below)</p> <p>You are the APPLICANT <b>YES</b> / <b>NO</b> OR</p> <p>You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION <b>YES</b> / <b>NO</b></p> <p><b>Reportable political donations made by person making this declaration or by other relevant persons</b></p> <p>* State below any reportable political donations <i>you have made over the 'relevant period'</i>. If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p>				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Mark Speakman	347-357 Port Hacking Road Caringbah 2229	Liberal Party of Australia (NSW Division)	3 Dec 2011	\$40
Mark Speakman	As above	As above	Nov 2011	\$200
Mark Speakman	As above	As above	Oct 2011	\$200

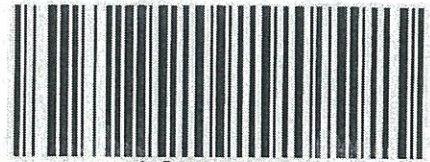
Mark Speakman	As above	As above	Sep 2011	\$200
Mark Speakman	As above	As above	Aug 2011	\$200
Mark Speakman	As above	As above	Aug 2011	\$75
Mark Speakman	As above	As above	Jul 2011	\$200
Mark Speakman	As above	As above	30 Jun 2011	\$400
Mark Speakman	As above	As above	Jun 2011	\$200
Mark Speakman	As above	As above	May 2011	\$200
Mark Speakman	As above	As above	Apr 2011	\$200
Mark Speakman	As above	As above	24 Feb 2011	\$50
Mark Speakman	As above	As above	16 Feb 2011	\$975
Mark Speakman	As above	As above	25 Jan 2011	\$100
Mark Speakman	As above	As above	19 Jan 2011	\$1,855
Mark Speakman	As above	As above	31 Dec 2010	\$10,000
Mark Speakman	As above	As above	25 Nov 2010	\$150
Mark Speakman	As above	As above	25 Nov 2010	\$80
Mark Speakman	As above	As above	3 Nov 2010	\$240
Mark Speakman	As above	As above	25 Aug 2010	\$125
Mark Speakman	As above	As above	24 Aug 2010	\$1,000
Mark Speakman	As above	As above	29 Jul 2010	\$160
Mark Speakman	As above	As above	29 Jul 2010	\$1,000
Mark Speakman	As above	As above	2 July 2010	\$82
Mark Speakman	As above	As above	16 Feb 2010	\$180
Mark Speakman	As above	As above	21 Dec 2009	\$1,650

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

*Mark Speakman*

5 December 2011  
MARK SPEAKMAN  
MP FOR CRONULLA

3673.



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



To the Major Projects Officer

Re Full Objection to CPA No. MP 10 0229 at 461  
Captain Cook Drive Woollooware NSW

Do not release my name to the proponent, these  
authorities involved or any other interested public  
authorities or on the Department's website

I fully object to this massive overdevelopment proposed  
adjacent to the tidal waterfront of Woollooware Bay and  
the Towra Point Aquatic Reserve. The proposal is  
totally at odds with this low key locality which includes  
golf courses, playing fields, ovals and high schools.  
This is Sutherland Shire's key recreational area for  
sporting facilities and an essential area to promote  
healthy lifestyles. This club must not be permitted  
to change the original essence of the area for  
general sporting facilities into a massive high rise  
concrete ghetto at odds with the adjacent natural  
Woollooware Bay.

I object also to the excessive high rise towers which  
contradicts Sutherland Council's limit of two storeys  
for waterfront development. The proposal would create  
huge traffic problems with increased off site parking  
and contradicts the great atmosphere of the surrounding  
natural and built environment.

The proposal is in a flood prone area and the warnings  
by climate change experts of rising sea levels must be  
given serious consideration. High rise development  
should not be permitted in this area which is close  
to the Sydney airport to the north which requires  
more safe flying tolerances to cope with increased  
demand - see increased aircraft activity over Sutherland  
Shire as shown on the aircraft tracking maps provided  
by AIRSERVICES AUSTRALIA.



Department of Planning  
Received  
2 DEC 2011  
Scanning Room

3674

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



Dear MPA officer

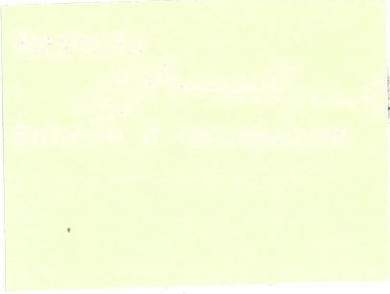
SUBJECT: TOTAL OBJECTION to CONCEPT PLAN APPLICATION  
NO. MP 10 0229 at 461 Captain Cook Drive  
Woollooware NSW

I do not want my name to be made available to the  
proponent, those authorities or other interested public  
authorities or on the Department's website.

Please register my total rejection to this proposal  
which is obviously a massive overdevelopment on an  
extremely low waterfront site affected by tidal  
flooding. The proposal would present continual drainage,  
sewerage and infrastructure problems and costs to  
taxpayers and ratepayers. Just look at the significant  
continuing costs to ratepayers/taxpayers for seawall  
replacement/maintenance and canal development clearing  
in Sutherland Shire alone due to inappropriate waterfront  
overdevelopment! I understand that appropriate waterfront  
development is now limited to two storeys and this  
proposal should be no exception. Professor Ross Garnaut  
the Federal Government's climate change advisor reported  
in March 2011 "that major cities - particularly Sydney are  
shown to be much more under immediate threat from sea  
level rises and that Sydney will suffer major sea level  
inundation once a year instead of every 100 years" etc.

My objections also include the significant environmental  
impact this will have on the locality with the excessive  
height levels, exacerbated car parking problems partic-  
ularly off site parking and the consequent traffic chaos.  
This poor planning choice is also in a very poor public  
transport area. The proposal is a high rise concrete  
ghetto totally at odds with the adjacent natural mangrove  
waterfront.

The shire needs more playing fields, not less and the  
proposal is at odds with the club's original charter to  
encourage general community based sporting facilities and  
involvement for healthy lifestyles and development!



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

23 November 2011

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



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

Name.

Address

Date...

Signed



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

23 November 2011

Dear Michael (name and address not for publication)

Re: **OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS  
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**Reason for Objection – Loss of Sporting Fields**

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

I object to the Sharks building on the fields currently used for Junior Rugby League and Training. These fields were purchased from the Council on the proviso that they would always be used for this purpose.

The Sutherland Shire has minimal land designated for kids sport and outdoor activity. Current playing fields all over the Shire are used to maximum capacity for Soccer, Rugby League, Oz Tag, and Cricket, making open spaces even more valuable. It is madness to allow fields to be taken away.

This land is badly needed to provide future generations with fields to maintain healthy habits, community spirit in amateur sport. Its hypocritical of The Sharks Club to say they are doing this for the community, when they are taking so much away.

The Developers are justifying their position by saying sporting fields will be reallocated at Cronulla High School, yet I note that the NSW Education Department has reached NO agreement on this point. Nor should our Public Schools have land access negotiated by developers for their own gain.

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Yours sincerely

Name

Address

Date

Signature

WINGGAI

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

23 November 2011

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No political donations

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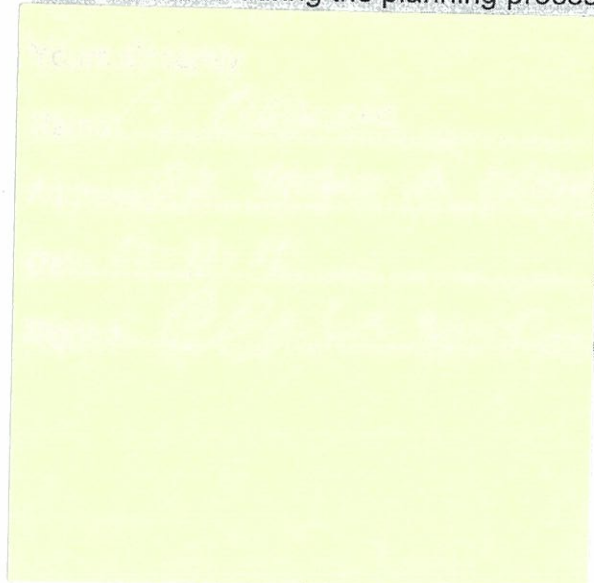
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3679

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

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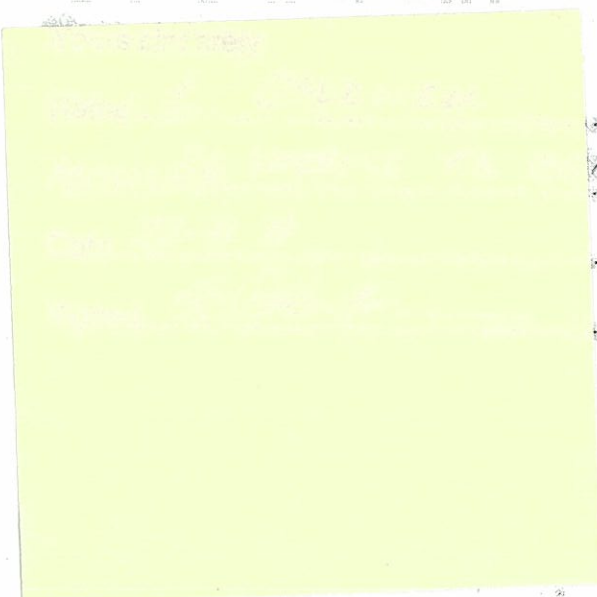
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R. V. B. A. H.  
.....  
.....  
.....

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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No political donations

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Yours sincerely

Name.  
Address  
Date...  
Signed



10/11/11

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

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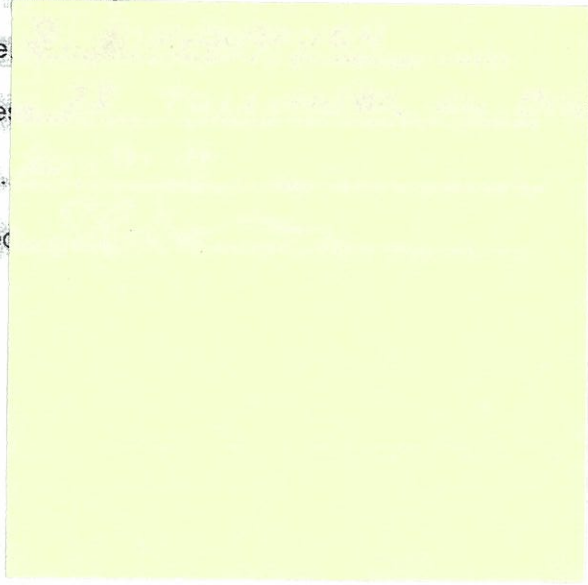
Yours sincerely

Name

Address

Date

Signed



NOLA

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

23 November 2011

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No political donations

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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.

Your sincere,

James

CRONULLA

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

Dear Michael

Re: **OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARKS DEVELOPMENT, WOOLLOOWARE, (MP 10\_0229).**  
 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, and an expanded club. Gannons Road and Captain Cook Drive are already severely congested at peak times, resulting in lengthy delays on both roads. 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, 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 situation caused by the 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.

30  
 3

3684

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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230  
12

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

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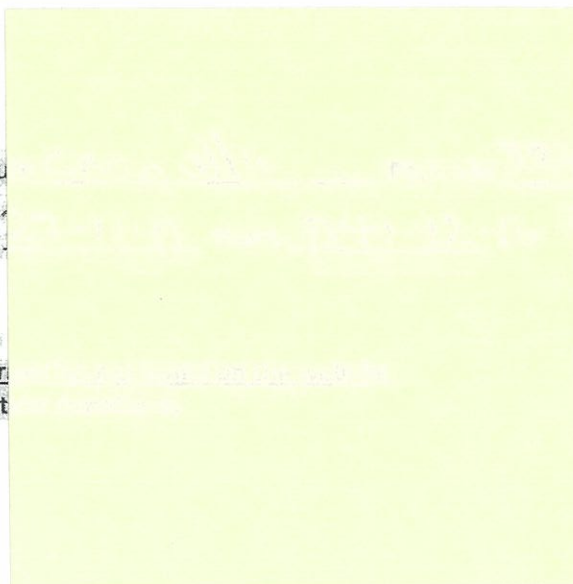
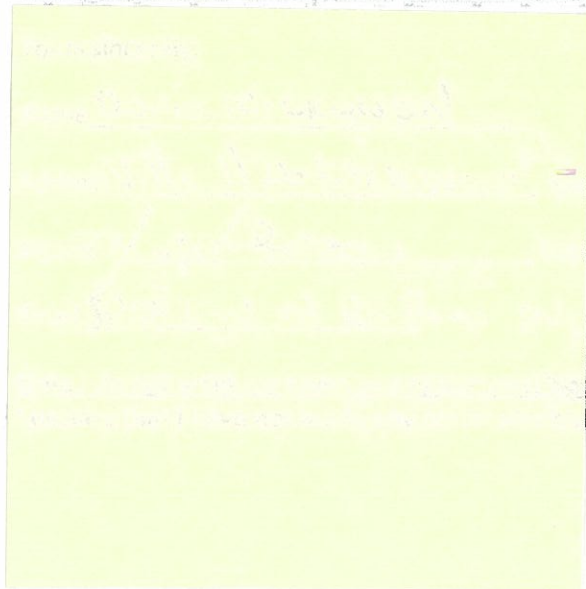
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365

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

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30

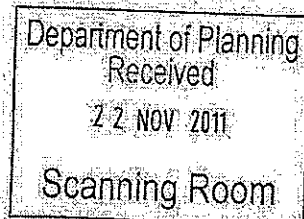
9.



3087

Bill Mitchell  
2/278-280 Port Hacking Road  
Miranda 2228

18<sup>th</sup> November 2011



To Whom It May Concern:

This letter is to show my support for the Development Plan on public exhibition.

I have grown up living in Miranda and am pleased to see the prospect of a development like this taking place in our community.

I am moving to Orange for work and would love to hopefully invest in one of the 700 houses that are to be built.

This is a great chance for all to own their first home or investment property.

B. Mitchell

Master Jacob Byrne  
483 Woollooware Road  
WOOLLOOWARE NSW 2230

29 November 2011

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

SYDNEY NSW 2001

Ref: MP\_0229 – Cronulla Sharks Concept Plan

Dear Mr Woodland


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

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

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

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

Yours sincerely



MASTER JACOB BYRNE

368a

Mr Dennis Tokic  
23A Castlenau Street  
CARINGBAH NSW 2229

29 November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment  
Department of Planning & Infrastructure  
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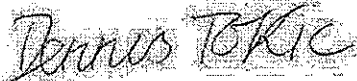
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The proposal outlines environmental benefits arising from the incorporation of world leading environmental practices, in particular with regards to the health and protection of the vital mangroves ecosystem located on the Botany Bay foreshore.

Other community benefits arising from the proposed development include:

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

Yours sincerely



MR DENNIS TOKIC

Mrs Anna Tokic  
23A Castlenau Street  
CARINGBAH NSW 2229

29 November 2011

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

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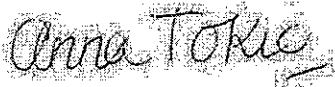
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Yours sincerely



MRS ANNA TOKIC

3691

Master James Tokic  
23A Castlenau Street  
CARINGBAH NSW 2229

29 November 2011

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

SYDNEY NSW 2001

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Yours sincerely

James Tokic

MASTER JAMES TOKIC

3092

Miss Alana Tokic  
23A Castlenau Street  
CARINGBAH NSW 2229

29 November 2011

Mr Michael Woodland  
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Yours sincerely

ATOKIC

MISS ALANA TOKIC

3693

PLEASE READ AND SUPPORT YOUR OBJECTION

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

MUST BE SENT by 5/12/11

or

Write - Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment, Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE:

Dear Michael

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Reason for Objection - Traffic Congestion

TRAFFIC CONGESTION

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

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

2- A traffic study included in the EA submitted by the developers, found the project would generate 1249 two-way vehicle movements an hour during the Friday afternoon peak period and 1060 vehicle movements during the Saturday afternoon peak period. Gannons Road and Captain Cook Drive are already at gridlock in peak times!

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

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

Yours sincerely

Name: TERRY PERLONG

Address: 80/120 GERRALE ST CRONULLA

Email:

NB NAME + ADDRESS MUST BE INCLUDED TO ENSURE  
your opinion is counted  
PS WE DONT WANT A REPEAT OF VICTORIA RD (SEE OVER)

3694

PLEASE READ AND SUPPORT YOUR OBJECTION

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Write - Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment, Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

DATE: 1 December 2011

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Name: John & Marielouise Grevelle

Address: 104/20 Gerrale Street

Email: Cronulla 2230

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

Mr Peter Cosatto  
51 Tyrrell Street  
THE HILL NSW 2300

1 December 2011

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

Ref: MP 0229 – Cronulla Sharks Concept Plan

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MR PETER COSATTO

3696

Mr Jack Cosatto  
51 Tyrrell Street  
THE HILL NSW 2300

1 December 2011

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

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MR JACK COSATTO

3697

Mrs Lynette Cosatto  
51 Tyrrell Street  
THE HILL NSW 2300

1 December 2011

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SYDNEY NSW 2001

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3698

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MR MURRAY COSATTO

Mrs Jemmah Cosatto  
2/5 Wolseley Street  
DRUMMOYNE NSW 2047

1 December 2011

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Major Projects Assessment,  
Department of Planning & Infrastructure  
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MRS JEMMAH COSATTO

3400

Master Sam Chivers  
23 Cook Street  
CARINGBAH NSW 2229

29 November 2011

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Yours sincerely



MASTER SAM CHIVERS

Mr Graham Cosatto  
2/5 Wolseley Street  
DRUMMOYNE NSW 2047

1 December 2011

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

Ref: MP\_0229 – Cronulla Sharks Concept Plan

Dear Mr Woodland

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

Yours sincerely



MR GRAHAM COSATTO

3402

Mr Malcolm King  
4 Actinotus Avenue  
CARINGBAH NSW 2229

30 November 2011

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

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Yours sincerely

  
MR MALCOLM KING

8703

Mrs Rebecca King  
4 Actinotus Avenue  
CARINGBAH NSW 2229

30 November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
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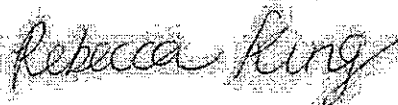
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Yours sincerely



MRS REBECCA KING

3704

Master Samuel King  
4 Actinotus Avenue  
CARINGBAH NSW 2229

30 November 2011

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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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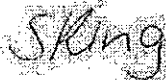
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Yours sincerely



MASTER SAMUEL KING

3708

Miss Breanna King  
4 Actinotus Avenue  
CARINGBAH NSW 2229

30 November 2011

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

Breanna King

MISS BREANNA KING

Mrs Grace Fraser  
17 Wilga Road  
CARINGBAH NSW 2229

29 November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
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Yours sincerely



MRS GRACE FRASER

3707

Mr Stuart Fraser  
17 Wilga Road  
CARINGBAH NSW 2229

29 November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
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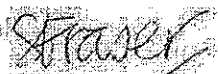
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Yours sincerely



MR STUART FRASER

3708

Master Lachlan Fraser  
17 Wilga Road  
CARINGBAH NSW 2229

29 November 2011

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Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
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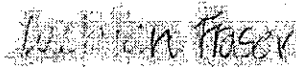
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MASTER LACHLAN FRASER

3709

Master Blake Fraser  
17 Wilga Road  
CARINGBAH NSW 2229

29 November 2011

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Metropolitan & Regional Projects South  
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Yours sincerely

Blake Fraser

MASTER BLAKE FRASER

Mrs Patricia Robbins  
34 Cambrai Avenue  
ENGADINE NSW 2233

1 December 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
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MRS PATRICIA ROBBINS

Mr Jeff Cosatto  
34 Cambrai Avenue  
ENGADINE NSW 2233

1 December 2011

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Director,  
Metropolitan & Regional Projects South  
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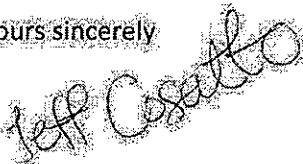
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MR JEFF COSATTO

3412

Master Dale Cosatto  
34 Cambrai Avenue  
ENGADINE NSW 2233

1 December 2011

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Metropolitan & Regional Projects South  
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MASTER DALE COSATTO

3413

Mr Matt Jones  
10 Freda Place  
HAMMONDVILLE NSW 2170

30 November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
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Yours sincerely,



MR MATT JONES

Ms Victoria Jones  
155 Willarong Road  
CARINGBAH NSW 2229

30 November 2011

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Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
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MS VICTORIA JONES

3715

Master Emerson Jones  
155 Willarong Road  
CARINGBAH NSW 2229

30 November 2011

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Yours sincerely

Emerson Jones

MASTER EMERSON JONES

3714

Rod Barber  
18/33-37 Belmont Avenue  
Wollstonecraft NSW 2065

29 November 2011

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

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Rod Barber

3717

Chris Giometti  
8/361 Edgecliff Road  
Edgecliff NSW 2027

29 November 2011

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

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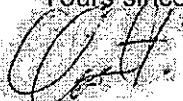
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Chris Giometti

3419

Marc Stammbach  
68 Rosebery Road  
Killara NSW 2071

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Yours sincerely,



Marc Stammbach

Stephen Lennon  
1/ 262 Bondi Road  
Bondi NSW 2026

29 November 2011

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Director,  
Metropolitan & Regional Projects South  
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Department of Planning & Infrastructure  
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Stephen Lennon

3720

Gary Leach  
64 Fowler Street,  
Claremont Meadows NSW 2747

November 29, 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment  
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Yours sincerely,



Gary Leach

Jimmy and Jane Jaggs  
14 Neotsfield Avenue  
Dangar Island NSW 2083

29 November 2011

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

Leon Grosso  
13 Rembrae Drive  
Green Point NSW 2251

29 November 2011

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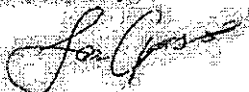
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The proposal outlines environmental benefits arising from the incorporation of world leading environmental practices, in particular with regard to the health and protection of the vital mangroves ecosystem located on the Botany Bay foreshore.

Other community benefits arising from the proposed development include:

- The creation of 1500 new jobs;
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- Easier access to sporting events via Park and Ride arrangements from satellite parking locations which, subject to patronage, could reduce traffic congestion during Sharks game days; and
- Increased community support and commitment from local residents and fans of the Cronulla Sharks football team.

Yours sincerely,



Leon Grosso

James O'Reilly  
29/82 Myrtle Street  
Chippendale NSW 2008

29 November 2011

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

Ref: MP\_0229 – Cronulla Sharks Concept Plan

Dear Mr Woodland

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

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

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Yours sincerely,



James O'Reilly

3724

John Crockford  
10 Fox Valley Rd  
Wahroonga NSW 2076

30<sup>th</sup> November 2011

Mr Michael Woodland  
Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
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Yours sincerely,

  
John Crockford

Mark Wood  
8 Slessor Place  
Heathcote NSW 2233

29 November 2011

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Major Projects Assessment  
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Yours sincerely,



Mark Wood

3724

Ruth Baker  
24 Corella Crescent  
Glenmore Park NSW 2745

29 November 2011

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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,



Ruth Baker

Peter Boyes  
6 Walana Crescent  
Mona Vale NSW 2103

29.11.2011

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Director,  
Metropolitan & Regional Projects South  
Major Projects Assessment,  
Department of Planning & Infrastructure  
GPO Box 39,  
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Yours sincerely,



Peter Boyes

Julie Cross  
5 Numantia Road,  
Engadine. 2233  
0416208176

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

Ref: MP\_0229-Cronulla Sharks Concept Plan.

I have never been a member of or financially supported any political party.

I wish to inform you of my support for the proposed development at The Sharks Leagues Club and the surrounding area. I was born at Caringbah Hospital, I grew up at Gymea and I now live in Engadine where I have raised my family. The Shire is very important to me and I would never support a proposal that would cause any damage to the area that means so much to my family and me.

I have conducted as much research as I could on aspects of the proposal and I find it difficult to find any real negatives in the proposal. 1500 jobs sounds good to me, it will improve the work prospects of many school leavers as they enter the workforce. I note the local council has been critical of the 1500 new jobs because most of them will be unskilled. I think this is grossly unfair to the many hard workers who work in the retail and hospitality industries. These jobs are real jobs to the many who work in these industries and for the local council to dismiss them because they are "unskilled" is beyond contempt.

I also note that many against the proposal raise concerns about game day parking. I live near a very busy community recreation area (Cooper Street Park) and our street is often full of cars on weekends for many hours on end. As long as these cars are parked legally, I have no problem with this, I do not own the parking spot and I respect the rights of others. If residents around Toyota Stadium have legitimate concerns about parking then surely every resident who lives near a Train Station, sporting field, shopping centre or medical centre would have the same legitimate concerns. If NRL supporters park illegally then they deserve to get booked, and I understand the local council is responsible for enforcement of parking in the area. If cars are parked legally then really there is no reason for residents to complain.

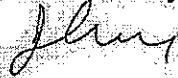
I also note negative comments claiming the proposed development is too far from Woollooware train station. I have travelled this route and my car shows the distance is approximately 1.2km. I believe this is well within a comfortable walking distance for the vast majority. I have seen a report where the local council claims all new major developments should be within 800 meters of a train station. This is clearly unworkable and unrealistic. It is unrealistic to

think you could limit all new developments in this city to sites within 800 meters of a train station.

I also have noted the local council have raised concerns about the site being a floodplain. I would like to point out this is the same council that only recently approved a development on the same site that included underground parking. The current proposal, as I understand it, is all above the ground and only requires digging to sink secure footings. I wonder how a council can approve an underground facility in one proposal and yet they raise the issue of flooding on a proposal that is totally above ground on the very same site.

I support this development because I believe it will supply much needed housing and a real boost to employment in The Sutherland Shire. This development will take the pressure off the overstressed Cronulla shopping area and will provide a modern medical centre for the community. I request you approve the development in full as proposed by The Sharks and their development partners for the benefit of all Sutherland Shire residents.

Yours Sincerely,



Julie Cross.

3729

Jamie McBride

17/247-251 Kingsway

Caringbah, NSW 2229

30/11/2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP\_0229 – Cronulla Sharks Concept Plan

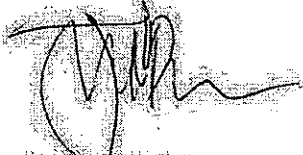
*I would first like to state that I am in full support for the Sharks development.*

*The development will bring much needed change to the area and create a substantial quantity of employment opportunities for the local community.*

*It will be a economic positive for the surrounding area and the concept's universal appeal will be a great asset for the people and the environment.*

*This is an opportunity not to be wasted*

Yours sincerely,



Jamie McBride

Michael Ericksson  
7 Sanderson Street  
CRONULLA NSW 2230

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Application No MP 10-0229  
Cronulla Sharks Development  
461 Captain Cook Drive  
Woolooware NSW

OBJECTION TO THE ABOVE

APPLICATION

REASONS ATTACHED



## Cronulla-Sutherland Leagues Club Development Tuesday 14 June 2011

Thank you for attending this community information and feedback session on the proposal to develop and revitalise the landholdings of the Cronulla Sharks Leagues Club.

Your feedback is important to us. It will help inform the finalisation of the proposal before it is submitted to the Department of Planning and Infrastructure.

How could the proposal be improved?

It would definitely be hard to improve.  
maybe by putting up a replica of the burj  
Khalifa will make our eyes even sorer. Please reconsider  
building.

What are the three things about the proposal that you like the least? Why?

1. destroying car parks means that football fans will  
have to find somewhere else to park. the roads are  
already blocked as is and after game incidents also for.

2. The playing fields will be destroyed. It is already  
hard for us to find fields. you can't just relocate.

3. That cronulla sharks can't find a better way  
of managing their four clubs than by selling  
everything that is important to the community.

What are the three things about the proposal that you like the most? Why?

1. hard to find one

Jennifer Russel

2/35 Mitchell Road

Cronulla NSW 2230

email: jj-russ@hotmail.com

Application no MP 10\_0229

Cronulla Sharks Development

461 Captain Cook Drive

WOOLLOOWARE

OBJECTION TO THIS PROJECT

REASONS ATTACHED



Jennifer Russel  
2/35 Mitchell Road Cronulla 2230  
Re Cronulla Sharks Development

Cronulla-Sutherland Leagues Club Development

Tuesday 14 June 2011

461 Captain Cook Drive Woodhouse

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Your feedback is important to us. It will help inform the finalisation of the proposal before it is submitted to the Department of Planning and Infrastructure.

How could the proposal be improved?

M.P. 10\_0229

The NRL club is being short-changed by the developer. They should have complete control over the entertainment complex as well as the retail. This is at the very least. I think this is a very short-term fix for the problem at hand and it will only postpone the inevitable. If club management cannot negotiate a better deal with developers then the club is doomed as they obviously don't have the skills necessary to run a successful corporation which is how an NRL club must be run in the 21<sup>st</sup> Century.

What are the three things about the proposal that you like the least? Why?

1. 700 units is way too many. The effect of the Astral land proposal has not yet been felt and to add two many people to an area already struggling with infrastructure is ~~incompatible~~ irresponsible.

2. The height and scale of the development is too large. Why not have a smaller development completely owned by the Sharks? i.e. develop it yourself and keep everything. You could make a much bigger profit down the track. Do you think the developers are doing this out of charity?

3. Loss of playing fields. Replacing the playing fields with offices at Cronulla high does not address the issue that there is already a shortage of fields in the shire. With 2 developments so close together there will be even more families wanting to use facilities that just aren't there.

What are the three things about the proposal that you like the most? Why?

1. I would like to see the Cronulla high field used in addition to the fields that are already at the Sharks development site.

I like that someone has thought of a way to solve the problem.

It gives me hope that they may be able to solve the financial difficulties without removing existing fields & placing increased pressure on infrastructure.

continued overleaf

NAME	ADDRESS	SIGNATURE
Jon Ford	45 Vesla St Sans Souce 2219	[Signature]
Marilyn Altherton	3 Kanni Pl Alfords Point 2234	[Signature]
Ernest Bonamy	37 Fourth Ave c/Park 2200	LB
Simon Ritchie	4 Seaforth Ave Oatley	[Signature]
<del>JOHN DAVE</del>	8 Park St [unclear]	[Signature]
Jerry Cane	33 Fourth Ave, Condon Park	[Signature]
Tom O'Keefe	150 Woods Avenue Carlton NSW 2218	[Signature]
FRANK KILLIAN	8 Bilmarr Pl Kyrenagh	[Signature]
Brian Wilkinson	19 Rosemary Ave Roselands	[Signature]
Leah Blair	704 Forest Rd, Prahran	L Blair
Lemon Mandall	33 Gravelly Rd St Hurstville	L Mandall
Rick	105	

Application no MP 10 0229  
 Cronulla Sharks Development  
 461 Captain Cook Drive  
 Woolooware NSW

We, the above object the proposed  
 development.

Reasons. Traffic chaos - no infrastructure socially bad