

4701

Mark Brown - MP10_0229 MIXED USE DEVELOPMENT CRONULLA SHARKS

From: "Brett Brown" <Brett@inghamplanning.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 29/11/2011 7:39 PM
Subject: MP10_0229 MIXED USE DEVELOPMENT CRONULLA SHARKS
Attachments: ingham objection.pdf

Hi Mark please find attached our submission regarding the above.

Regards

Brett Brown
Director, Ingham Planning Pty Ltd
p 941691111 f 94169799 m0409911868



Our ref: 11171

29 November 2011

Director General
Department of Planning and Infrastructure

By email

Attention: Mark Brown

Dear Sir

RE: OBJECTION TO MP10_0229 MIXED USE DEVELOPMENT CRONULLA SHARKS

We act on behalf of the Westfield Limited, Westfield Retail Trust and DEXUS Property Group, owners of the Westfield Miranda Shopping Centre and other shopping complexes in major retail centres throughout metropolitan Sydney.

We have reviewed the exhibited Environmental Assessment and conclude that the proposal has serious deficiencies and is an inappropriate development. Our main concerns are:

1. The Concept Plan includes land (owned by Sutherland Council) that was not part of the original application and therefore not part of the 'declared' project;
2. The proposal is inconsistent with the Sydney Metropolitan Plan and the Draft South Subregion Strategy
3. The proposal is contrary to the provisions of Sutherland LEP 2006 and LEP 2000
4. The proposal is inconsistent with the draft Centres Policy
5. The visual impact and size of the proposed development is excessive
6. The poor accessibility of the site for a development of such a large scale
7. The traffic and parking impacts of the development.

Before addressing these points in detail, we provide some specific comments about the proposal. The proposed retail component is significant, providing up to 13,900sqm of retail floor space. However, even if the club use is excluded, there are other ancillary uses including a medical centre and 'leisure' uses (such as restaurants) that will assist in making the site a destination that will attract visitors from a wide area. The combined floor space of these uses including the retail floor space is 18,750sqm. Given this, it is quite misleading for the submitted documentation to describe the proposal as a 'neighbourhood' centre as it would, if approved, be the 4th largest centre in Sutherland¹, smaller only than Miranda (the subregional Centre), Caringbah (only 1.3km

¹ Statement of Evidence, *Restifa Partners Pty Ltd v Sutherland Shire Council and Ors*, Brian Haratsis, Macroplan, Dec 2008

from the site) and Southgate at Sylvania. Cronulla retail area and mall is also a shopping area in close proximity to the site.

1. **The Concept Plan includes land (owned by Sutherland Council) that was not part of the original application and therefore not part of the 'declared' project;**

The EA for the concept plan describes the land to which the application relates as follows:

"The Cronulla Sutherland Leagues Club site is legally described as Lot 11 DP 526492 and Lot 20 DP 529644 and is known as 461 Captain Cook Drive, Woollooware. Three lots owned by Sutherland Shire Council (being Lot 21 DP 529644, Lot 1 DP 711486 and Lot 1 DP 501920) are also included within the proposed scheme."

These lots are shown in the extract from the EA at **Figure 1**.

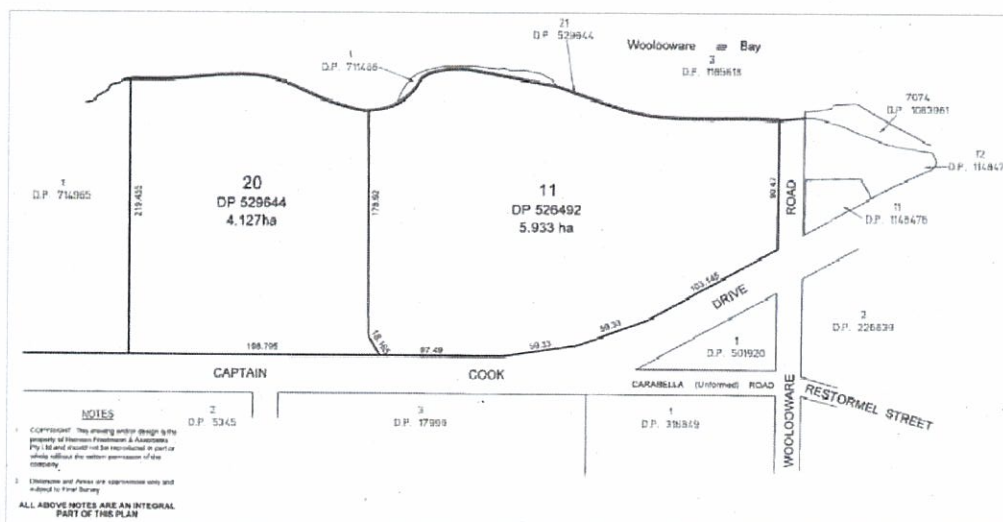


Figure 13 – Site Cadastral Plan

Figure 1 – Land forming part of application

However the Part 3A application form and the accompanying documentation submitted with the original application do not refer to the 3 lots owned by Sutherland Council. Accordingly the declaration of the proposal as a Major Project on 21 February 2011 does not include this land.

On 13 May 2011, the new State Government repealed Part 3A and put in place transitional provisions to allow projects declared before 8 April 2011 to continue to be processed under Part 3A. Whilst the Project was declared before this date, the Council owned land was not part of the Project to which the declaration relates. Therefore, this

land is not protected by the transitional provisions and as such it cannot form part of the project site and cannot form part of any approval granted.

2. **The proposal is inconsistent with the Sydney Metropolitan Plan and the Draft South Subregion Strategy**

The relevant strategic planning documents have a very strong focus on 'centres' and their access to good transport services. There is much emphasis on revitalising and growing existing centres, the vast majority of which have been established along the city's main transport corridors. In the context of Sutherland LGA, this can be seen in **Figure 2** where all of the larger centres (Major/Town/Village) in the area (with the exception of Menai) are located along the railway line which forms a central 'spine' through the main part of the Shire. Smaller 'neighbourhood' centres are scattered in the northern area that are more distant from the main corridor. The proposal constitutes a 'new centre' which is not significantly distant from this main corridor, being only around 1.3-1.4kms from both Caringbah and Cronulla and less than 1km from Woollooware.

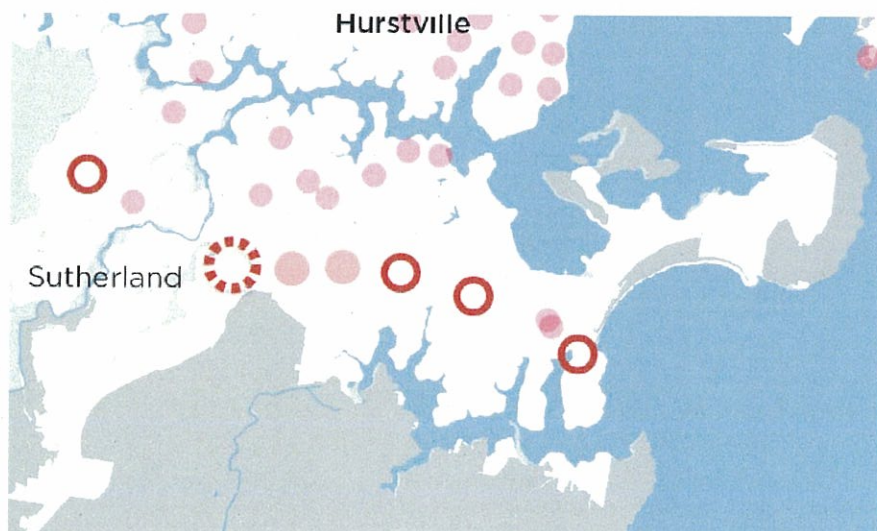


Figure 2 – extract of 'Centres' map from the Metropolitan Plan showing Sutherland LGA

The application describes the proposed retail facility as a 'neighbourhood' centre. The Metropolitan Plan describes neighbourhood centres as follows:

"Neighbourhood Centres

A Neighbourhood Centre is the smallest recognised centre type in this hierarchy. It is a small group of shops, typically focussed on a bus stop.

Neighbourhood Centre criteria

- *Comprise a few shops and services, such as a corner shop, petrol station/convenience store, café and newsagent.*

- Typically contain up to 1,000 dwellings within the walking catchment of the centre, including some medium density housing such as townhouses and villas.
- May have childcare centres, schools and other compatible activities located close together.
- Are serviced by local and/or strategic bus networks.
- Have a walking catchment radius of approximately 150–200 metres."

A neighbourhood centre as described above may be appropriate on the site if the proposed residential component proceeds. Such a centre is consistent with the size of the centre already granted development consent. However, despite this term being used to describe the development, clearly a centre of some 18,750sqm of floor space is well beyond being a neighbourhood centre. In fact it will be one of the larger centres in Sutherland LGA, smaller only than Miranda (the subregional centre) and Caringbah (only 1.3km from the site). In the Land and Environment Court judgement of *Warriewood Properties Pty Ltd v Pittwater Council [2010] NSWLEC215* the notion that a supermarket does not fit within the accepted role of a 'neighbourhood centre' was supported.

The proposal is similar in size to a 'town centre', however it does not meet the other criteria for such centres described in the Metropolitan Plan and in particular it:

- is well removed from a significant number of dwellings (apart from those proposed);
- has no access to public transport; and
- does not provide any community facilities or 'public' aspects.

The proposed centre is properly characterised as a very large 'stand alone' centre, which is described in the Metropolitan Plan as follows:

"Stand-alone Shopping Centres

The Metropolitan Plan does not provide for the establishment of new stand-alone shopping centres. Existing stand-alone shopping centres are typically internalised, privately owned centres away from other commercial areas, containing many of the attributes of a Town Centre without housing or open space. Through a process of good local planning, existing stand-alone shopping centres may have potential to be converted into more traditional Town Centres over time."

The Plan does not provide for these type of centres because they are widely acknowledged as being inappropriate and inefficient (see discussion of Department of Planning and Infrastructure document 'Draft Centres Policy' below). For this reason, the Plan focuses on consolidating existing centres and planning for new centres in appropriate locations. This 'new' centre is not part of any strategic planning exercise undertaken by either the Council or the State Government. The existing planning framework is considerable and detailed and takes into account the demands created by the need for growth in both dwellings and employment generating uses. Specifically the draft South Subregion Strategy identifies where the growth in Sutherland commercial centres will occur:

"The future role of Marrickville Metro, Sutherland, Miranda and Caringbah, Canterbury, New Canterbury Road and Woollooware may change over the next 25 years. Currently, Marrickville Metro is identified as a Village. There may be potential for retail/commercial floor space increases in addition to provision of higher density housing within the locality to achieve Town Centre status....."

Caringbah and Miranda Town Centres have potential to grow over the next 25 years....."

The application seeks to simplify this issue by focussing the discussion on the demand for retail floor space. There is little if any justification of the appropriateness of this location for such floor space and the amount of floor space in terms of the retail hierarchy. This is despite the submission of a specific report titled "Potential for Retail Development", which again focuses on the demand for retail floor space. This lack of consideration of the core issue means that the application fails to satisfy the Director-General's Requirement (DGR) to *'examine whether there is sufficient strategic justification for the proposal and address how the proposal would support the aims / objectives of relevant State and regional strategies for the locality'*.

In any event, as noted above the existing strategic planning framework already identifies the most appropriate locations for meeting current and future demands. Particularly noteworthy is the reference in the subregional strategy to Woollooware which is a small centre with a railway station located directly to the south of the site, less than 1km away.

Whilst there is a need to plan for increased demand for shopping centres, this needs to be done in a coordinated and well considered manner and certainly not on an ad hoc basis by individual land owners seeking to maximise land value.

3. The proposal is contrary to the provisions of Sutherland LEP 2006 and LEP 2000

The proposal is inconsistent with the provisions of these Plans in a number of ways.

Retail Hierarchy

LEP 2006 establishes a very clear hierarchy for its commercial centres. This hierarchy is comprised of Zone 8 Urban Centre, Zone 9 Local Centre and Zone 10 Neighbourhood Centre. Generally the larger shopping areas ie those with supermarkets, are within the Urban Centre zones. There are few supermarkets in the Local Centre zones and none (that we are aware of) in the Neighbourhood Centre zone. Therefore the proposal which constitutes a large shopping centre, accommodating almost 18,750sqm of retail and related floor space (large enough for 4 or 5 normal size supermarkets), is far from being 'neighbourhood centre' as described in the documentation.

The implications of creating a new urban or 'town' centre in Sutherland, apart from a basic analysis of economic impact, have not been considered. As discussed above, the

proposal is contrary to the proper planning process laid out in the relevant strategic planning framework. Further, the characteristics of the site in terms of its location, proximity to significant residential development and access to services and transport, are, in our view, the reasons why it has not already been identified in either the Council's or State government's strategic plans and why it should now not be considered an appropriate location for a major retail facility.

The zoning of the land

The eastern part of the subject site is zoned 6(b) Private Recreation under Sutherland LEP 2000 and the western part is zoned Public Open Space Bushland under Sutherland LEP 2006 along some of the foreshore areas, with the remainder being Private Recreation (see **Figure 3**).

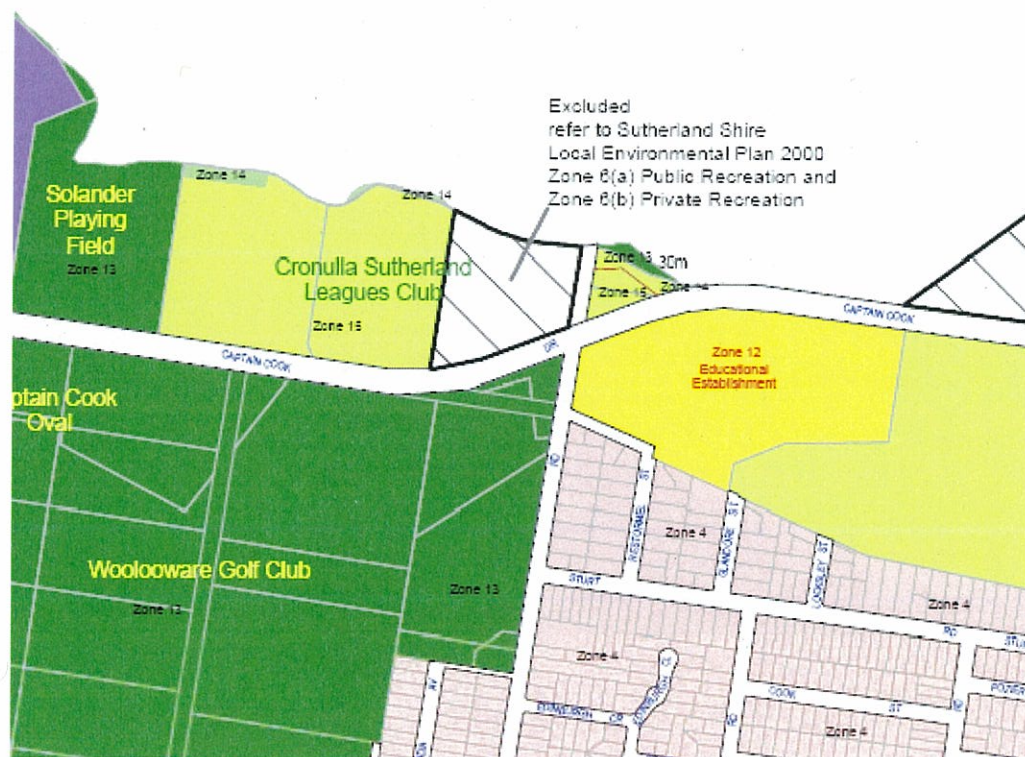


Figure 3 – Zoning

The objectives of the Private Recreation zone under LEP 2006 are:

- (a) *to identify areas of privately owned land for recreational purposes to meet local and regional community needs, such as bowling clubs, golf courses and tennis courts,*
- (b) *to allow development that is of a scale and density that reflects the nature of the recreational use of the zone,*

- (c) *to allow buildings to be erected that are of a height, scale, density and nature compatible with the surrounding urban form and natural setting of the zone."*

Therefore the intent of the zone is clear and limited in scope. The proposal represents a massive redevelopment including large scale retailing and residential development and is highly inconsistent with the objectives of the zoning of the land.

The permitted uses in the Private Recreation zone in both LEP's are similar and limited, reflecting the zone objectives. These uses do not include retail, commercial or residential development.

However pursuant to Clause 65 of LEP 2000, other uses are permitted on that part of the site containing the existing Leagues Club. These uses include *"conference/convention centre, seniors housing, hotel, motel, residential flats or ancillary shops."* None of these uses are proposed on this part of the site and the proposed shops are certainly not ancillary to these or any other uses. They are of a size and location that can be described as a large stand-alone shopping centre and go well beyond anything that has been envisaged for the site. This being the case, it is considered that the detailed controls for the permitted uses contained in Schedule 8 of the LEP are of little relevance. What is relevant is Clause 66 of LEP 2000, which states:

"66 What special considerations apply to development in open space zones?
Before granting consent for development of land in open space zones, the consent authority must be satisfied that the proposal adequately addresses:

- (a) *the need for the proposed development, and*
- (b) *the impact of the proposed development on the existing or likely future use of the land, and*
- (c) *the need to retain the land for its existing or likely future use, and*
- (d) *the impact of the proposed development on surrounding residential areas and business centres, and*
- (e) *the impact of the proposed development on traffic movements and parking requirements, and*
- (f) *the impact of the proposed development on existing pedestrian movements within the recreation area concerned, and*
- (g) *the visual impact of the proposed development on that recreation area, and*
- (h) *the visual impact of any proposed advertising on that recreation area."*

The above provisions reflect the unique role of open space zones. Only in exceptional circumstances would major development be appropriate. In the case of Sharks, given the regional nature of the facility, it is reasonable to expect major development not normally considered to be consistent with an open space zoning. In this case impacts on surrounding areas are to be expected, particularly at peak times. The special circumstances of this particular open space are acknowledged through the provisions of Clause 65 and Schedule 8. However as noted above these provisions do not extend to allowing a major shopping centre. Further, it is noted that they only apply to the 'Leagues Club' part of the site.

The provisions of Clause 66 are addressed as follows:

(a) *the need for the proposed development*

The application focuses on the need for retail floor space but, as previously noted, it says little about the strategic implications of meeting these demands in this location. There are many ways retail demand (if it does exist) could be satisfied and the most appropriate way is through the strategic planning process. These types of issues would have been considered in the strategic planning that has been undertaken for the area by Council and the Department of Planning and Infrastructure (DoPI). The approach taken has been to reinforce and promote growth of existing centres. Therefore the framework for addressing the 'need' for growth is already established. A large stand-alone shopping centre is not 'needed' at Sharks or anywhere else in Sutherland. This statement is supported by the judgement of the Land Environment Court in *Restifa Partners Pty Ltd v Sutherland Shire Council and Ors* where a similar mixed use proposal at the Brick Pits site in Kirrawee was rejected. In this regard the judgment notes:

234 There is clearly an undersupply of retail floorspace within the region and a need for further supermarkets. The key question is whether Kirrawee is the appropriate location for such a large supermarket. We have concluded that LEP 2006 and DCP 2006 define a hierarchy of centres and that, in this hierarchy, retailing has a specific role to play. Kirrawee is intended to remain a local centre and retailing is to serve the needs of the local population. The Brick Pit site is intended to provide predominantly residential development with a commercial component and to a lesser extent retail supporting the needs of the new population and creating an active live/work environment. In our opinion, Kirrawee Town Centre together with the development of the Brick Pit site is envisaged to remain a local centre.

Given that the Kirrawee Brick Pits site, which was adjacent to an existing centre and a railway station, was considered an inappropriate location for a large supermarket, then the only logical conclusion that can be reached about the proposed 18,750sqm of retail and related floor space in an isolated location without public transport, is that it is even more inappropriate and should be similarly rejected.

(b) *the impact of the proposed development on the existing or likely future use of the land*

The proposal will totally change the nature of the existing use. Being a sports club, the existing use is closely linked to the open space nature of the site. The proposed uses

which will be totally separate from the traditional use of the land will make the open space zoning redundant and make it very unlikely that it will ever be used for genuine open space purposes in the future. Due to its relative isolation, the site is ideal for its current use which has significant potential for adverse impacts on surrounding areas. Changing the use from a regional sporting facility to what is effectively a private town will limit its future use for the purposes intended by the open space zoning.

(c) the need to retain the land for its existing or likely future use

As noted above, because it has a uniquely isolated location it is important that the land be retained for use as a major regional sports facility.

(d) the impact of the proposed development on surrounding residential areas and business centres

The adjacent residential areas will be mostly affected by significantly increased traffic. Business centres will also be adversely affected. Whilst some impacts would be acceptable from a development within the existing planning framework, such impacts from a stand-alone shopping centre are not acceptable. Existing business owners base their investment decisions on the reasonable expectation that development will occur within the existing planning framework, or, at the very least that where changes to this framework are proposed, that there will be appropriate and thorough strategic justification under the proper processes.

Many of the impacts from the proposal including traffic could be reduced if it were located within the existing retail hierarchy.

(e) the impact of the proposed development on traffic movements and parking requirements

The traffic and parking impacts of the sporting use of the site are considerable and will only be exacerbated by the significant additional development proposed.

(f) the impact of the proposed development on existing pedestrian movements within the recreation area concerned,

Pedestrian issues relating to the sporting use of the site are considerable and will only be exacerbated by the significant additional development proposed.

(g) the visual impact of the proposed development on that recreation area,

The proposal will have considerable visual impacts and be contrary to the nature of the open space zoning.

(h) the visual impact of any proposed advertising on that recreation area."

Whilst some advertising could be expected in relation the existing use, the introduction of a major shopping centre will result in a proliferation of advertising that is contrary to the open space zoning.

4. The proposal is inconsistent with the draft Centres Policy

This Policy was released in April 2009 and followed the ACCC's report on competition in the retail sector. The official government News Release on the draft Policy stated:

"Thursday 9 April

NEW PLAN FOR GREATER COMMERCIAL COMPETITION AND VIBRANT CENTRES
Planning Minister, Kristina Keneally, today put forward a plan which is designed to promote investment and jobs in the retail and commercial development industry.

Once finalised, after public and industry feedback and a formal submissions period, the policy will ensure the supply of commercial land exceeds the market's demand, encouraging competition by allowing space for new businesses to open. It will also help stop uncontrolled sprawl of retail centres, a mistake which could cost Sydney alone an average of \$1 billion per year over the next 20 years."

In our view, the proposal represents an example of the 'uncontrolled sprawl of retail centres' that this Policy is design to stop. Whilst the draft Policy has not been finalised, its principles have been carried through into the Metropolitan Plan and Subregional Strategies. Further DoPI has specified clear targets for Council's to address the need for growth in commercial and retail floor space. How this need is to be met is the subject of process of detailed analysis and strategic planning that will result in changes to the existing planning framework in the form of rezoning of land and/or increasing densities. This is most appropriate and efficient way of addressing growth issues, not by approving proposals put forward by individual land owners in inappropriate locations. The proper process includes ample opportunities for such land owners to be involve and many owners ultimately benefit from the land use changes that are undertaken. However this process allows a more balanced consideration of the overall public benefit of good planning policy. The Part 3A process does not and it is clear from the submitted documentation that addressing the broader issues of creating a new 'town' in Sutherland has been avoided.

5. Other issues

Whilst the focus of our concern relates to the proposed retail centre, there are a number of other aspects of the proposal that have the potential for significant adverse impacts. These include:

The amount and scale of residential development proposed – 8 buildings of 8-16 storeys accommodating over 700 dwellings are proposed. Development of this scale is not permitted in the majority of Sutherland's urban centres let alone an isolated and sensitive location such as this. Such large scale development is out of keeping with the

natural and scenic qualities of the area and as noted previously also out of keeping with the objectives of the open space zoning which aim to maintain the open, undeveloped character of the site and locality.

The lack of accessibility – the site is isolated from the main public transport corridor which runs through the central part of the Sutherland LGA and includes train and bus services. There is presently no public transport to the site and although a bus service is a possibility if the development proceeds, it is not guaranteed and is still not considered to be adequate for a development of the scale proposed.

Further because the site is bound by water to the north, has much surrounding open space and playing fields south, east and west, and adjoins the sparsely populated areas of the Kurnell peninsula and is several hundred metres from the low density residential areas of Woollooware to the southeast, the potential for convenient walking and cycling trips to the centre is minimal. It has a very undeveloped catchment and for this reason it is unlikely to be seen as a 'town centre' for the local population. It will be, as described by the Metropolitan Plan, a 'stand-alone shopping centre', privately owned and very heavily reliant on car trips for accessibility.

Traffic and Parking - being in such a poorly serviced location means that the site will attract a significant amount of vehicular traffic and require a vast amount of parking. This, combined with the regional sporting use of the site which already creates significant adverse impacts on 'Game Day', will result in a significant loss of amenity for all those that use the road network in the vicinity of the site.

CONCLUSION

As indicated in the judgment relating to the Kirrawee Brick Pits site, it has been acknowledged that there is a demand for retail floor space in Sutherland. This was never disputed and was not a key issue in the proceedings. The key issue was that the proposal was not consistent with established the retail hierarchy outlined in the existing strategic planning framework. The subject proposal is similarly, if not even more, inconsistent with this framework.

However, despite this, the application focuses on the issue of the 'need' for retail floor space - we suspect because there is very little other justification that can be offered. The only other relevant discussion in the proponent's submission is a very cursory consideration of the Metropolitan Plan and draft South Subregion Strategy. Our more detailed consideration of this issue clearly shows that:

- a) the existing strategic planning framework outlines a distinct hierarchy of centres in Sutherland and that the site is not part of this hierarchy;
- b) the framework identifies that there will be increased demand for non-residential floor space and refers to specific existing centres where growth is most appropriately accommodated. The subject site is not identified and in fact no new centres are identified;

- c) despite the description in the proponent's submission of the retail facility being a 'neighbourhood centre', the proposed 18,750sqm of retail and related floor space, is of a size equivalent of a 'town centre' but with none of the related positive aspects such as access to transport, significant residential densities and a strong 'public' domain. It is privately owned 'stand-alone' centre of a nature that is prohibited by the Metropolitan Plan;
- d) creation of what would be the 4th largest centre in Sutherland in an isolated location is highly inconsistent with the strategic planning for the area that has been undertaken by both the local Council and State government. The application fails to consider the broader impacts of the proposal in this regard and does not satisfy the Director General's Requirements in relation to this issue.

The proposal also has significant adverse impacts in relation to other issues as discussed.

Further we are of the view that as the original application did not include the Council land, this land cannot now be included as part of the Concept Plan.

In view of the above, we request that the application be refused. Please do not hesitate to contact the undersigned if you wish to discuss this matter.

Yours faithfully



Brett Brown, Director
Ingham Planning Pty Ltd

4702

From: Nathan Waugh <nathan.waugh@sydmec.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:36 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

Sincerely,

Nathan Waugh
22/1 Ocean Grove Avenue Cronulla 2230
Mon 05th Dec, 2011 09:35 am

4703

From: Greg Page <gpage1@optusnet.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:34 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Greg Page
265 Taren Point Road Caringbah
Mon 05th Dec, 2011 09:33 am

4707

From: Michael Blore <blore_10@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:34 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

Mr Michael Woodland
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Major Projects Assessment , Department of Planning & Infrastructure
GPO Box 39,
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Retail: The retail precinct will provide much needed conveniences to local residents including supermarkets, medical facilities, child care, entertainment and dining.

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

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

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

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

Sincerely,

Michael Blore
571 Burrendong Way, Orange, NSW, Australia, 2800
Mon 05th Dec, 2011 09:33 am

4705

From: Jason dillow <Glenn.dillow@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:31 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Jason dillow
28 balook crescent Bradbury
Mon 05th Dec,2011 09:31 am

4706

From: Owen brophy <owen_danger@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:31 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

Sincerely,

Owen brophy
41, 486-496 president ave kirrawee, 2232
Mon 05th Dec, 2011 09:30 am

4707

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

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

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

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

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

Yours sincerely

Chris Durante
cdurante@loreto.nsw.edu.au
37 Kirkwood Rd
Cronulla
2230

4709

From: Lisa Moore <glmoore24@bigpond.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:30 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Lisa Moore
24 Bulberry Place Engadine
Mon 05th Dec,2011 09:29 am

4709

From: Root User <root@localhost.lisdev.net>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:29 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael;

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

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

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

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

Sincerely,

Scott wykes
"cornwall" bushrangers ck wellington
Mon 05th Dec,2011 09:28 am

4710

From: Shayne Godfrey <shaynegodfrey@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:28 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

Sincerely,

Shayne Godfrey
5/29 Burraneer Bay Road Cronulla
Mon 05th Dec,2011 09:28 am

4711

From: Trisha Mann <trish.mann77@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:28 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

Sincerely,

Trisha Mann
21 Avenel Road Gympie
Mon 05th Dec, 2011 09:27 am

ATR

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

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

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

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

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

Yours sincerely

Philip Short
phsasso@optusnet.com.au
14 Castlewood Ave Woollooware

47B

From: lizzy lodge <merlizzy@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9:03 am 5/12/2011
Subject: Cronulla Sharks Development MP10_0229
Attachments: sharks development objection.pdf

Dear Sirs Please find attached my comments relative to teh subject development proposal Many thanks.....Lizzy Lodge

47B

6 Gardenia Street
Cronulla NSW 2230

4 December 2011

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

Dear Mr Woodland

Objection to Concept Plan for the Cronulla Sharks Development 461 Captain Cook Drive Woollooware (MP 10_0229)

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

My objection is made on the following grounds:

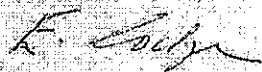
- **Playing fields** - I object to the "Sharks" being permitted to build on the fields currently used for junior rugby league and other sporting pursuits. These fields were purchased from Sutherland Shire Council, at reduced cost many years ago on the understanding they would be maintained as open space for sport and recreation purposes. Sutherland Shire has minimal land designated for sport and outdoor activity. Current playing fields all over the Shire are used to maximum capacity by a variety of sports 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 and the community spirit amateur sport fosters. Apparently, the developers claim to have sporting fields to be reallocated at Cronulla High School, yet I do not believe the NSW Education Department has reached agreement on this.
- **Traffic congestion** - the proposed development is significantly larger than any other existing development in the Sutherland Shire. Simply, the existing road infrastructure would be unable to cope with additional traffic generated by 700 units, a shopping centre and expanded club. The opportunity to widen Gannons Road was lost during the recent duplication of the Cronulla to Sutherland rail line. The rail bridge is already a major bottleneck most times of the day. There is no room for the expansion of the major arterial roads around the proposed development. In addition to the proposed development there are already some 500 to 600 homes to be built at the Greenhills Beach and Shearwater estates - the residents from which will also have to be accommodated on the existing road infrastructure. The amount of congestion on game days is unthinkable.
- **Inadequate parking** - the proposed development includes just over 1.2 parking spots per unit, however as this complex is not in easy walking distance of a railway station the average car ownership could be one car per person, per dwelling. This could easily result in 2 - 4 cars per unit. There is no parking available on Captain Cook Drive or Gannons or Woollooware Roads and this would force cars to park not only in surrounding residential streets but also in the public car parks for the nearby soccer, softball and rugby league fields, Solander and Captain Cook. This will impact severely upon local parents and sporting teams using these remaining facilities for weeknight

training and weekend games. The impact of the enormous amount of cars requiring additional parking from this development would impact significantly on the access and enjoyment by all.

- **Size and visual impact** – the proposed development is high-density in nature and 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 an eyesore from the homes in the area, it will destroy the open suburban feel of the Sutherland Shire.
- **Public transport** – there are no plans, as far as I am aware, for an increase in rail capacity on the Cronulla to City line. The developers promise a bus service to and from Woolooware railway station, but no increase in rail capacity will mean more crowding on already over-crowded and infrequent and inadequate public transport services.
- **Mangrove protection/pollution** – to my mind there is an insufficient buffer zone between the delicate mangroves that line Woolooware Bay and that are immediately adjacent to the proposed development. The site earmarked for the commercial development was, for many years, a Council tip – I wonder what toxins and other contaminants will be uncovered when this existing car park is dug up, particularly if there is heavy rain during the period of construction. There are also viable oyster farming operations relatively close to the proposed development that could be adversely impacted from the proposed development.
- **Future of Cronulla Sharks Football Team** - there is no guarantee the financially strapped Cronulla Sharks Football Team will survive even if the proposed development goes ahead. The financial viability of a football team should not be a planning issue or consideration.

After considerable thought, I strongly believe that proceeding with this development would prove a detriment to the local environment and community, and I ask that the objections expressed in this letter be taken into account during the planning process.

Yours sincerely



Elizabeth Lodge

4714

From: John Callaghan <jcalla@bigpond.com>
To: plan_comment@planning.nsw.gov.au
Date: 12/12/2011
Subject: Cronulla - Cronulla Sharks Development MP- 0229

Mr Michael Wood
Director, Metropolitan & Regional Projects South
Department of Planning & Infrastructure

Email : plan_comment@planning.nsw.gov.au

OBJECTION

CONCEPT PLAN FOR CRONULLA SHARKS DEVELOPMENT - MP- 0229

Objection to Proposal - General Grounds

I object to this project on the basis that the size and scale of the development is out context for this location ; it will create adverse parking and traffic problems ; environmental values are not protected ; adverse public health issues arise; and, the posited financial viability of the Sharks Club ought not over-ride the general community interest.

Reasons for Objection

1.Size and Density .

This development is clearly too big for this site and is grossly out of context in this location. The concept plans and model on public display, downplay the scale of the development and the way it would intrude on the surrounding green space , recreational values and nearby homes.

The residential tower blocks would interrupt the north- facing vista to the Bay and the City which is enjoyed by residents in suburbs from Cronulla to Miranda. This proposal is a threat to the character of a large portion of the Shire and its impact thus extends beyond the immediate precinct.

2.Traffic and Parking.

It is inevitable that extra traffic generated by the residential and commercial complex will put strains on the sole access road (Captain Cook Drive) with the result that the many residents of Kurnell , Cronulla and Woolooware dependent on this road will be denied safe , predictable journeys .

Parking allocated by the developers is at the bottom end of what is mandated in planning codes. In comparable developments, residents tend to have 2 to 3 times the number of cars than the 1.2 vehicle/unit ratio allowed in the proposal. Because the Sharks site is "land-locked" by the main road and the Bay, there is no local solution for overflow parking.

A worrying outcome is the fact that it will be difficult for the public sports fields adjacent to the new complex to function because patronage depends on available parking that would now be taken by the new unit dwellers.

No solution has been put forward for game day parking for home matches or other big events. Public transport options are yet to be arranged .On these points ,the proponents are relying on pre-emptive schemes not agreed to by the respective agencies.

3.Environmental Values.

The development is likely to adversely compromise the unique mangrove growth in Woollooware Bay.

4.Public Health and Welfare.

The proponents appear to pay little regard to the danger to public health from putting a residential complex on reclaimed land with a high water table, and, close to high tension electricity cables.

In addition, there is likely to be significant noise from the high impact "pile- driving " during construction of foundations , which , because the project is planned to proceed in "stages", will be felt by residents for up to 8 years.

Placing high density residential next to sporting facilities is bound to generate personal complaints and friction, and curtail the more intensive usage sought by the Sharks .

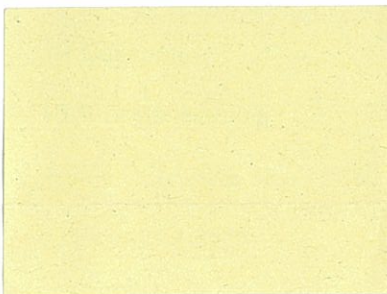
5.The Public Interest .

Originally, the Cronulla football club was allocated this land in the expectation it would be available in perpetuity for community recreation and enjoyment. The Sharks have no moral right to alienate this land from the community and it is not in the public interest that government authorities should condone such action by consenting to the proposal.

It is by no means certain that the Sharks club will be saved by the proposal . So far as I am aware, the club's detailed business plan has not been released for critical scrutiny . Moreover, because the Sharks is a commercial business franchise within the NRL organisation , in reality the club's future is contingent on factors beyond this present initiative. Therefore , it is private business interests (ie Bluestone and "Sharks Inc ") which stand to benefit from the development , not the community. In any event the viability of the Club ought not be a material factor when assessing the proposal.

CONFIDENTIALITY

Please note that I do not consent for my name to be made available to the Proponent , nor to other interested public authorities , nor on the website of the Department of Planning & Infrastructure and not in any other public forum.



4718

From: "Alix O'Neil" <axd@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:49 am 5/12/2011
Subject: Exhibition of Concept Plan for the Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware MP10_0229
Attachments: Sharks Development 2011.docx

Please find attach my submission objecting to the Cronulla Shark Development MP10_0229

Regards

Alix O'Neil

27 Drake Avenue

Caringbah 2229

NSW

Over Development in the Shire – Proposed Cronulla Sharks
Development MP 10 0229

Dear Mr Woodland,

I am writing to object to the proposed development of Cronulla Sharks.

I think this high density development is totally inappropriate, especially when there are no other buildings of its kind in this area.

This land was given to Sharks to benefit the community as a sporting facility and should remain for this purpose. Not to profit the minority at the expense of the majority.

The roads leading into the Cronulla peninsular are already at grid lock. Captain Cook Drive / Gannon's road / Kingsway were the last bastion to avoid the Caringbah traffic and are becoming increasingly more congested daily.

The fact that the Gannon's road and Denman Avenue intersection was not improved whilst the railway was being expanded was a total lack of forward planning and another example of ineffective leadership for our community.

We do not need the extra burden of the Sharks high density development plus the added traffic that will be created by the already approved Greenhill's Beach development. The statement by the Sharks development spokesperson stating that this will be rectified by traffic lights and a cycle way is an indicative of their total lack of concern for the broader community.

It is stated that there will be a shopping centre in this development. We do not need this; there is a shopping centre at The Kingsway/

Hay lane in Caringbah that is a ghost town. Money would be better spent invigorating an area that has already been developed.

The money gained by Sharks from their proposed development is a short term fix, if that, for their financial difficulties.

The community does not want The Shire ruined by this type of development.

Yours Sincerely,

Alix O'Neil

27 Drake Avenue,

Caringbah 2229.

4716

From: "Robert Peile" <robert@mainbrace.org>
To: <plan_comment@planning.nsw.gov.au>
Date: 8:36 am 5/12/2011
Subject: Objection to Concept Plan for the Cronulla Sharks Development 461 Captain Cook Drive Woolooware (MP 10_0229)
Attachments: sharks development objection.pdf

Please find attached my letter in respect of the above.

Many thanks.....Robert Peile

4716

PO Box 855
Cronulla NSW 2230

4 December 2011

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

Dear Mr Woodland

Objection to Concept Plan for the Cronulla Sharks Development 461 Captain Cook Drive Woollooware (MP 10_0229)

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

My objection is made on the following grounds:

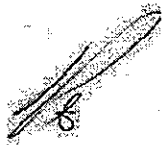
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- **Inadequate parking** - the proposed development includes just over 1.2 parking spots per unit, however as this complex is not in easy walking distance of a railway station the average car ownership could be one car per person, per dwelling. This could easily result in 2 - 4 cars per unit. There is no parking available on Captain Cook Drive or Gannons or Woollooware Roads and this would force cars to park not only in surrounding residential streets but also in the public car parks for the nearby soccer, softball and rugby league fields, Solander and Captain Cook. This will impact severely upon local parents and sporting teams using these remaining facilities for weeknight

training and weekend games. The impact of the enormous amount of cars requiring additional parking from this development would impact significantly on the access and enjoyment by all.

- **Size and visual impact** – the proposed development is high-density in nature and 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 an eyesore from the homes in the area, it will destroy the open suburban feel of the Sutherland Shire.
- **Public transport** – there are no plans, as far as I am aware, for an increase in rail capacity on the Cronulla to City line. The developers promise a bus service to and from Woolooware railway station, but no increase in rail capacity will mean more crowding on already over-crowded and infrequent and inadequate public transport services.
- **Mangrove protection/pollution** – to my mind there is an insufficient buffer zone between the delicate mangroves that line Woolooware Bay and that are immediately adjacent to the proposed development. The site earmarked for the commercial development was, for many years, a Council tip – I wonder what toxins and other contaminants will be uncovered when this existing car park is dug up, particularly if there is heavy rain during the period of construction. There are also viable oyster farming operations relatively close to the proposed development that could be adversely impacted from the proposed development.
- **Future of Cronulla Sharks Football Team** - there is no guarantee the financially strapped Cronulla Sharks Football Team will survive even if the proposed development goes ahead. The financial viability of a football team should not be a planning issue or consideration.

After considerable thought, I strongly believe that proceeding with this development would prove a detriment to the local environment and community, and I ask that the objections expressed in this letter be taken into account during the planning process.

Yours sincerely



Robert Peile
3 John Davey Avenue Cronulla NSW 2230

4717

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

peter Johns
gunthernorman@hotmail.com

4718

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

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

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

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

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

Yours sincerely

Brendon Snow
snowy@gmail.com
14/32 wallamutta Rd Caringbah NSW 2229

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

4719

Dear Michael

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

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

Reason for Objection – Size and Density, Visual Impact

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

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

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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

Andrew Hill
hilly
28 carrabella rd, Caringbah NSW 2229

4720

From: John Doran <johndoran24@optushome.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:26 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

John Doran
1 Marcus Place
Frenchs Forest
NSW 2086
Mon 05th Dec,2011 09:26 am

4721

From: Nicholas Williams <nik_williams87@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:23 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

Sincerely,

Nicholas williams
69 wingham road
Taree nsw 2430
Mon 05th Dec,2011 09:22 am

4722

From: Danielle Atchison <Danielle_Atchison@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:22 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

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Sincerely,

Danielle Atchison
69 wingham road
Taree nsw 2430
Mon 05th Dec,2011 09:21 am

4723

From: Louise Hunt <louisehunt62@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:04 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

Sincerely,

Louise Hunt
3C 17-21 Sunnyside Avenue, Caringbah, 2229

Mon 05th Dec, 2011 09:04 am

4724

From: Nicholas Potter <nicholasepotter@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:02 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

Sincerely,

Nicholas Potter
1/16 Ocean Grove Avenue, Cronulla 2230

Mon 05th Dec,2011 09:01 am

4725

From: Jason Piggott <jason.piggott@oportocom.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:40 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

Sincerely,

Jason Piggott
395 President Avenue
KIRRAWEE NSW 2232
Mon 05th Dec, 2011 08:39 am

4726

From: Bernard Hunt <bermar61@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:33 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

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

Sincerely,

Bernard Hunt
79/188 Church road, Taigum, Brisbane. Queensland
Mon 05th Dec, 2011 08:33 am

4727

From: Celeste McGrath <celeste.mcgrath@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:31 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

Sincerely,

Celeste McGrath
142 Prince Charles Parade Kurnell NSW 2231
Mon 05th Dec,2011 08:31 am

4729

From: Anne Flisher <aflisher@tpg.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:29 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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Sincerely,

Anne Flisher
11 Tasman Street Kurnell NSW 2231
Mon 05th Dec,2011 08:29 am

47 29

From: Amanda Cescutti <ac_sharky@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:14 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Amanda Cescutti
14 Malabar Street, Canley Vale, NSW 2166
Mon 05th Dec, 2011 08:13 am

4730

From: Timothy Clark <timothy_clark@flightcentre.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:43 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

Sincerely,

Timothy Clark
174 Ewos Parade Cronulla
Mon 05th Dec, 2011 07:43 am

4731

From: Val Kent <Valandpaulkent@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:42 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

Sincerely,

Val Kent
21 Byron Place Illawong 2234
Mon 05th Dec, 2011 07:42 am

4732

From: Stephen Park <Scooba.Steve1@Gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:33 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

Sincerely,

Stephen Park
30 Myrtle St,
Loftus NSW
2232

Mon 05th Dec,2011 07:32 am

4733

From: Pam Cooke <pam.graham@bigpond.com>
To: <information@planning.nsw.gov.au>
Date: 8:26 am 5/12/2011
Subject: OBJECTION OF CONCEPT PLAN FOR THE CRONULLA SHARLS
DEVELOPMENT (MP 10_0229)

> Attention Mr. Michael Woodland

>

> Dear Michael

>

> Please accept this email as my formal objection to the above

> mentioned proposed development.

>

> Reasons for objection -Loss of open space and traffic congestion.

>

> Pamela Cooke

> 5/1-5 Gerrale Street

> CRONULLA NSW 2230

>

> Email address: pam.graham@bigpondcom

>

>

Graham Cooke
5/1-5 Gerrale Street
CRONULLA NSW 2230

4734

Att Michael woodland
Director, metropolitan & regional projects south
GPO box 39
Sydney nsw 2001

Projects shark development

I object to sharks residential development based on following

1/ junior football grounds

The sharks leagues club has found no alternative site for junior football {refer education department letters} contrary to sharks statements

2 / There are 500 residences in the directly affected area of north Cronulla the intension to increase this by an additional 700 is irresponsible as the social problems will greatly increase in Cronulla , Caringbah area

3/ The area is too close to Towra wetlands to meet the Criteria for 3a rezoning

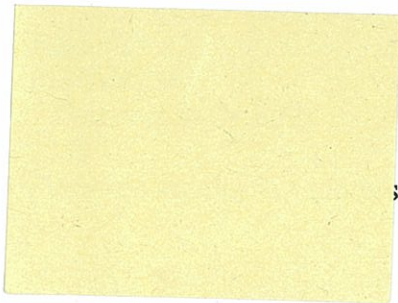
4/ The Transport Department has given sharks no undertakings for buses in area contrary to sharks statements

5/ The Rta have made no overall undertakings to modify surrounding area roads to cope with additional traffic (contrary to sharks statements)

6/ In flood times the existing Cronulla pumping station is pumping approximately 50% primary sewerage into Towra wetlands and ocean , Cronulla has approximately 1600 residences an extra 700 units plus shopping centre would make this unbearable

7/ the architects , consultants and sharks contrary to their statements have not consulted with community or council and have based their design on areas such as Victoria park Sydney which in no way matches Cronullas needs (I am a consulting engineer and find there presentations very incomplete)

8/ the sharks say they are only responsible for the concept plan and not making it work, In this situation because of complex external influences this attitude does not work



Mark Brown - Submission Details for cherie nolan

From: cherie nolan <nolan64@optusnet.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 8:40 AM
Subject: Submission Details for cherie nolan
CC: <assessments@planning.nsw.gov.au>

4735



Disclosable Political Donation: no

Name: cherie nolan
Email: nolan64@optusnet.com.au

Address:
59

caringbah, NSW
2229

Content:

I strong object to the new development. Too much over development will have a huge impact on our roads into and out of the shire. The Shire residents should also be advised that 10% of this development housing will go towards Department of Housing, which has not been disclosed to the tax paying residents.

IP Address: c58-107-233-187.mirnd3.nsw.optusnet.com.au - 58.107.233.187

Submission: Online Submission from cherie nolan (object)
https://majorprojects.affinitylive.com?action=view_diary&id=24161

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

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

cherie nolan

E : nolan64@optusnet.com.au

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

Mark Brown - Submission Details for Gayle Ashby

From: Gayle Ashby <gashby2010@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 7:48 AM
Subject: Submission Details for Gayle Ashby
CC: <assessments@planning.nsw.gov.au>

\$736



Disclosable Political Donation: no

Name: Gayle Ashby
Email: gashby2010@gmail.com

Address:
19 Wills Rd

Woollooware, NSW
2230

Content:

I object to this development on the grounds of the increase it will mean in traffic on the already congested roads of Captain Cook Drive and Taren Point Roads - major arteries in Sutherland Shire. I object on the grounds of increased traffic in suburban streets of Woollooware Rd, Sturt Rd and Wills Rd which will become major traffic thoroughfares. We already have the approved housing development of Greenhills Beach which will add hundreds of commuters to the already busy roads and another development proposed at the site of Caringbah High school. The present system of roads and rail transport can only cope with so much. The morning and afternoon peak will be a traffic jam of cars trying to access Taren Point Rd.

IP Address: 122-148-33-136.static.dsl.dodo.com.au - 122.148.33.136

Submission: Online Submission from Gayle Ashby (object)
https://majorprojects.affinitylive.com?action=view_diary&id=24156

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

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

Gayle Ashby

E : gashby2010@gmail.com

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4737

From: "Brendan FitzPatrick" <brendan@ultraverse.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 11:37 pm 4/12/2011
Subject: Support of MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.

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

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

Dear Mr Woodland,

Please accept this letter as my formal SUPPORT of the proposed development. This well-thought-out development will provide 700 new homes that will range in their size and purchase price, something that is urgently needed in the Shire, where poor housing affordability has led to an unevenly skewed population of ageing residents.

The community focus of the development is obvious throughout the concept plan, from the public access to this non-gated, inclusive community, to the extensive facilities offered to residents and non-residents alike.

The retail precinct will provide much-needed facilities to local residents, including supermarkets and smaller shops, medical facilities, child care, entertainment and food outlets.

The proposed development will also create an estimated 1500 new jobs, many of which will be taken by local residents, reducing the commuting pressure and improving quality of life for local workers.

The development includes thoughtfully planned public parklands and playground facilities that will encourage both disabled and able-bodied children to play together. Public BBQ facilities shore-side and a public access road will allow everyone access to this lovely site.

The playing fields owned by the Cronulla Sharks that have been generously shared with junior sports participants for over forty years, will be relocated and significantly upgraded, and will provide far better facilities.

Renovations to the current Leagues club will provide a place for Shire residents to enjoy family entertainment and will include outdoor eating facilities with views to the city across a riparian vista.

The mangroves that border the current site, which are currently at risk from the choked and poorly maintained drainage systems which include unfiltered run-off from the neighbouring Council-owned golf-course will benefit from vanguard environmental practices such as bio-swales and multi-level filtration and enviro-friendly sea walls.

The development's planned introduction of positive rehabilitation of the Woollooware Bay micro-environment will have a positive knock-on effect on that currently much-neglected area, and the attractions of the local environment will be shared with visitors who will enjoy boardwalk-protected public access to the shoreline.

Independent assessment by expert traffic engineers which has been included in the proposal has assessed the traffic impact from the redevelopment as minimal, with Transport NSW also giving in-principle commitment to a new dedicated public bus service to the area with the new population from the redevelopment.

The additional bus services introduced with the development will bring much-needed access to the northern Cronulla beaches to non-car owners who in the past have found it more difficult to enjoy Elouera and Wanda beaches.

Twelve times a year, patrons attending home-games of the Cronulla-Sutherland Sharks will enjoy efficient and safe Park and Ride arrangements similar to those in place in most stadiums for big events around Australia.

For the duration of the discussion regarding this project, the small number of neighbouring residents who oppose this development have argued that planners should disregard the fact that part of the reason the development is proposed is to secure the financial future of the Cronulla Sharks. However, this is an important aspect of this development - and one that has spurred the Sharks' joint venture partners to come up with a hugely community focused proposal.

The Cronulla Sharks are an iconic community group - the only national sports team in this local government area - and one that has generated substantial income from tourism as supporters from other NRL clubs across Australia and New Zealand travel to attend games.

Despite financial pressures, the Cronulla Sutherland Leagues Club remains the only large venue in the Sutherland Shire capable of hosting popular touring acts and other staged events.

The Sharks already invest substantially in their community; with financial security will come an increase in their already generous levels of local support, and they are committed to sharing the success of the club and the team with a wide range of local sporting and community groups.

This proposal not only looks good on its own merits - it also satisfies overall State planning objectives, which have been (albeit somewhat reluctantly) endorsed by Sutherland Shire Council.

Despite Council's recalcitrant compliance with State planning aims, it's disappointing that political motivations have coloured their submission on this proposal.

In 2008, Sutherland Shire Council then-Mayor Lorraine Kelly adopted the Draft Housing Strategy (Council Report SDC004-09), guided by the NSW Government's Draft South Subregional Strategy and Metropolitan Strategy for Sydney to 2036.

This overall strategy was further embellished and established throughout the Sutherland Shire Council Annual Report 2009/10 and the SSC State of the Shire Report 2007/08 and its subsequent updates.

Through these carefully-considered reports, Council adopted a long-term policy direction promoting the need for further mixed-use, high-density development within the Shire.

The reports driving this policy highlighted the a number of issues that were key drivers behind this need for new development.

First, that maintaining growth in business and employment required that the Sutherland Shire increase its population by at least 5% over the next 20 years, which involves the creation of an estimated 14,000 additional dwellings in the area.

The Sutherland Shire Local Government Area also faces the problem of an ageing population and needs to attract more young residents to drive the area's stagnating local economy - something that the Department of Housing recommended be achieved through building more one and two bedroom apartments, to attract younger families.

And finally, the Sutherland Shire currently exceeds the average area of open space per capita by over 13 sqm, with an average of 41 sqm per capita, compared to the 28sqm per capita average for the rest of Sydney.

The 2009/2010 Annual Report targeted ten suburbs as key local districts for development, with Caringbah and Woolooware two of these.

Both of these reports identified four levers to increase the local housing supply. These were changing zonings to high density, changing floor space ratios, increasing height limits and removing barriers to development.

It is surprising that the Council's own submission shows no comprehension of the relevance that these fundamental changes to SSC Housing Policy have to the proposed Cronulla Sharks Leagues Club Re-development.

In the Draft Housing Strategy, the suburb of Woolooware (where the Sharks redevelopment will occur) was identified as having 'development potential overlooking the golf course, with no significant environmental constraints and a potential for views,' and noted to be suitable for high density development.

The suburb of Caringbah, which begins just 300 metres from the proposed Sharks re-development, was identified in the NSW Metrostrategy as having the potential for 'additional mixed use and high density residential developments' whilst the State of the Shire Report notes it is suitable for 'increased development, improved retail choice and a medical cluster'. These requirements would be amply satisfied by the Cronulla Sharks Re-development. The Sharks Club has gone to extraordinary lengths to consult and communicate with its community, incorporating suggestions and local priorities into an environmentally-sensitive development which offers an exciting future for the Sutherland Shire.

Numerous well-advertised public information sessions have been held at the Leagues Club and in other widely-attended public events such as the Cronulla and Gympie Spring Fairs, where all relevant information has been presented and comments and questions from all relevant stakeholders and interested parties welcomed - far exceeding the requirements for, and normal practice in, community consultation for large property developments.

It should also be noted that this development is proposed for reclaimed land that was once a rubbish tip, on two privately owned playing fields and several hectares of carpark covered in asphalt.

I see this development as a watershed in planning that will become the benchmark of future master-planned developments.

Not only does it provide much-needed variety of housing options in the Sutherland Shire, it also comes with social, civic and economic benefits that will continue to reap dividends in the local community for years to

come.

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

Sincerely,

Brendan FitzPatrick
4 Putland Close
Kirrawee NSW 2232
Brendan FitzPatrick

Mark Brown - Submission Details for Brendan FitzPatrick

From: Brendan FitzPatrick <brendan@ultraverse.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 12:06 AM
Subject: Submission Details for Brendan FitzPatrick
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Brendan FitzPatrick
Email: brendan@ultraverse.com.au

Address:
4 Putland Close

Kirrawee, NSW
2232

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

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

Dear Mr Woodland,

Please accept this letter as my formal SUPPORT of the proposed development.

This well-thought-out development will provide 700 new homes that will range in their size and purchase price, something that is urgently needed in the Shire, where poor housing affordability has led to an unevenly skewed population of ageing residents:

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Despite Council's recalcitrant compliance with State planning aims, it's disappointing that political motivations have coloured their submission on this proposal.

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This overall strategy was further embellished and established throughout the Sutherland Shire Council Annual Report 2009/10 and the SSC State of the Shire Report 2007/08 and its subsequent updates.

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The reports driving this policy highlighted the a number of issues that were key drivers behind this need for new development.

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The Sutherland Shire Local Government Area also faces the problem of an ageing population and needs to attract more young residents to drive the area's stagnating local economy - something that the Department of Housing recommended be achieved through building more one and two bedroom apartments, to attract younger families.

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whilst the State of the Shire Report notes it is suitable for 'increased development, improved retail choice and a medical cluster'.

These requirements would be amply satisfied by the Cronulla Sharks Re-development.

The Sharks Club has gone to extraordinary lengths to consult and communicate with its community, incorporating suggestions and local priorities into an environmentally-sensitive development which offers an exciting future for the Sutherland Shire.

Numerous well-advertised public information sessions have been held at the Leagues Club and in other widely-attended public events such as the Cronulla and Gympie Spring Fairs, where all relevant information has been presented and comments and questions from all relevant stakeholders and interested parties welcomed - far exceeding the requirements for, and normal practice in, community consultation for large property developments.

It should also be noted that this development is proposed for reclaimed land that was once a rubbish tip, on two privately owned playing fields and several hectares of carpark covered in asphalt.

I see this development as a watershed in planning that will become the benchmark of future master-planned developments.

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

Thank you.

IP Address: c122-108-142-98.mirnd3.nsw.optusnet.com.au - 122.108.142.98

Submission: Online Submission from Brendan FitzPatrick (support)

https://majorprojects.affinitylive.com?action=view_diary&id=24154

Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

https://majorprojects.affinitylive.com?action=view_site&id=1913

Brendan FitzPatrick

E : brendan@ultraverse.com.au

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4738



Planning &
Infrastructure

Disclosure: Potential Duplication no

Name: Stephen Tremblay
Email: stephen.tremblay@nsw.gov.au

Address:
1913 Cronulla

Subject: Cronulla

Dear Mr Woodland,

I would like to state my support for the Sharks development

I believe this development will help revitalise a neglected part of the Shire, and both retain and improve on the benefits brought to the area by the leagues club.

I live at Cronulla, and have lived in the Sutherland Shire all my life. I think the majority of people in the Shire understand that there is going to be additional population growth here, and additional traffic (though the traffic jams here are miniscule compared to anywhere else in Sydney).

Personally I would much prefer to see development in central, well-planned developments like this one, rather than piecemeal on every suburban street, or on native bushland, as will otherwise occur.

I'm not a rampant pro-development person but I think this is a good location for it. It is a vacant and cleared block, with no neighbours, and no immediate impact on anybody. The playing fields are never open to the general public - all we see are locked gates and an empty car park, which just seems a waste. The whole area feels deserted rather than a lively precinct like it could be.

I also believe it will provide a much-needed economic and employment boost for the area, with the local economy being pretty stagnant. I would look forward to the new entertainment, retail and recreation facilities. It would be nice to have a modern restaurant/bar/entertainment complex with sufficient parking. At the moment a lot of the options at Cronulla cater only for very young or old. The supermarket would also be of great benefit, as the ones at Cronulla are very small and basic.

Thank you for considering my submission. Can I please request that you withhold my name.

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

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

Mark Brown - Submission Details for Michael Noonan

From: Michael Noonan <miken97@hotmail.com>
 To: <mark.brown@planning.nsw.gov.au>
 Date: 4/12/2011 8:46 PM
 Subject: Submission Details for Michael Noonan
 CC: <assessments@planning.nsw.gov.au>

4739



Disclosable Political Donation: no

Name: Michael Noonan
 Email: miken97@hotmail.com

Address:
 9 Edinburgh Close

Woolooware, NSW
 2230

Content:

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

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

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

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

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

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

Yours sincerely
 Mike Noonan

IP Address: c122-108-128-244.mirnd3.nsw.optusnet.com.au - 122.108.128.244

Submission: Online Submission from Michael Noonan (comments)

https://majorprojects.affinitylive.com?action=view_diary&id=24148

Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

https://majorprojects.affinitylive.com?action=view_job&id=4485

Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

https://majorprojects.affinitylive.com?action=view_site&id=1913

Michael Noonan

E : miken97@hotmail.com

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Mark Brown - Submission Details for Nerida Noonan

From: Nerida Noonan <neridanoonan@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 4/12/2011 8:40 PM
Subject: Submission Details for Nerida Noonan
CC: <assessments@planning.nsw.gov.au>
Attachments: Sharks objection.pdf

4740



Disclosable Political Donation: no

Name: Nerida Noonan
 Email: neridanoonan@gmail.com

Address:
 9 Edinburgh Close

Woollooware, NSW
 2230

Content:
 I have attached my submission which objects to the Cronulla Sharks concept plan

IP Address: c122-108-128-244.mirnd3.nsw.optusnet.com.au - 122.108.128.244
 Submission: Online Submission from Nerida Noonan (object)
https://majorprojects.affinitylive.com?action=view_diary&id=24146

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

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

Nerida Noonan

E : neridanoonan@gmail.com

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4740

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
Woollooware. (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 Woollooware 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

Mark Brown - Submission Details for James Loomes

From: James Loomes <jloomes@virginbroadband.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 4/12/2011 7:49 PM
Subject: Submission Details for James Loomes
CC: <assessments@planning.nsw.gov.au>

4741



Disclosable Political Donation: no

Name: James Loomes
Email: jloomes@virginbroadband.com.au

Address:
18 Franklin Road

Cronulla, NSW
2230

Content:

This development is so out of keeping with my local area I believe that it is not possible in could be considered for approval. This development is of the scale suited to inner city and not in a low density suburb like mine. Build it adjacent to a inner city railway station and leave my playing field and open space for the community to enjoy. Please refuse this proposal as soon as possible.

IP Address: - 101.169.132.146
Submission: Online Submission from James Loomes (object) -
https://majorprojects.affinitylive.com?action=view_diary&id=24144

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

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

James Loomes

E : jloomes@virginbroadband.com.au

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