

From: Tanya Kennedy <tanya.kennedy@maxemployment.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:42 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,

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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Sincerely,

Tanya Kennedy
397 Catherine Field Rd, Catherine Field
Mon 05th Dec, 2011 09:41 am

From: Gordon Swain <swain.residence@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:41 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Gordon Swain
112 Kurrajong Ave Kingswood Park
Mon 05th Dec,2011 09:40 am

From: Bric Swain <swain.residence@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:40 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Bric Swain
112 Kurrajong Ave Kingswood Park
Mon 05th Dec,2011 09:39 am

From: Terry Mortimer <terry.mortimer@cnh.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:39 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Terry Mortimer
4 Trinity Drive Cambridge Gardens 2747
Mon 05th Dec,2011 09:39 am

From: Anthony Chapple <anthony_Chapple@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:38 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Anthony Chapple
24 Valley View Crescent Werrington Downs
Mon 05th Dec, 2011 09:38 am

From: Mark Grainger <grainger01@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:38 am 5/12/2011
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Mark Grainger
9 Spoonbill Ave Woronora Heights
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24 Valley View Crescent Werrington Downs 2747
Mon 05th Dec, 2011 09:38 am

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Sincerely,

Amanda Evans
263 Loftus Avenue, Loftus NSW 2232
Mon 05th Dec, 2011 09:37 am

From: Tara Watchorn <parra_eels_godess69@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:37 am 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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Sincerely,

Tara Watchorn
2/85 Maxwell St South Penrith
Mon 05th Dec,2011 09:37 am

4642

Mark Brown - Submission Details for Ian Sinclair

From: [REDACTED]
 To: [REDACTED]
 Date: [REDACTED]
 Subject: [REDACTED]
 CC: [REDACTED]
 Attachments: [REDACTED]



**Planning &
Infrastructure**

Disclosable Political Donation: no

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam

Please see attached submission from the North Cronulla and Woolooware Precinct Committee.

Regards

Ian Sinclair

IP Address: - 123.200.223.208

Submission: Online Submission from Ian Sinclair (object)

https://majorprojects.affinitylive.com?action=view_diary&id=24181

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

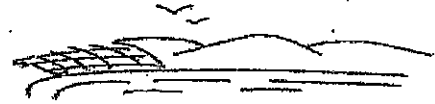
https://majorprojects.affinitylive.com?action=view_site&id=1913

[REDACTED]

[REDACTED]

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

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY: P.O. BOX 165
CRONULLA 2230

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

Dear Sir

Re: Objection of Concept Plan for the Cronulla Sharks Development, Woollooware, (MP 10_0229)

Many Residents of the Cronulla, Woollooware and Caringbah are concerned about the above proposed development and object to the proposed development.

Residents appreciate that this is a concept plan however, it does not provide sufficient detail to give assurances that issues will be resolved. If approved this is a green light of acceptance of the elements raised, regardless if they have met basic expectations. The suggestion that matters will be further examined latter is not satisfactory as residents need assurances in many areas prior to progressing past this concept stage.

Objections and concerns relate to the following;

Biodiversity

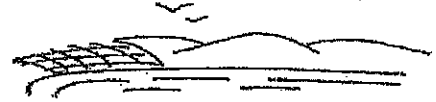
The concept plan does not adequately address and has not given sufficient consideration of the impacts of the development on the biodiversity of the internationally recognised Towra Point Wetlands that it adjoins. The analysis that has been provided acknowledges that further assessment will be required. The outcomes of such assessments should be detailed before any consideration of further approval is undertaken.

Towra Point Aquatic Reserve/Riparian Buffer Zone

The main EAR has no acknowledgment that the proposed development site directly adjoins a "sensitive coastal area" and coastal wetland. NSW DPIE expert staff have identified inaccuracies in the document relating to mapping of boundaries. It is unacceptable that inaccurate information is provided when it relates to such important issues.

The inaccuracies impact on the Riparian Buffer Zone. The proposal only has a 30 meter transitional buffer zone to the mangroves wetlands, it is a requirement that there is 50 meter buffer zone for area that have natural features that are to be preserved and with an increase to 100 meter buffer zone in relation to ecologically sensitive areas. The plan has located pathways inside the riparian areas buffer zones which is inconsistent with activities that are permitted in this zone.

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY : P.O. BOX 165
CRONULLA 2230

The purpose of the buffer zones are to protect sensitive areas from the impacts of development (run off, waste, people etc). The proposed development is of such a scale that an internationally recognised area such as Towra Point Aquatic Reserve must be considered as requiring the highest level of protection.

Acid Sulphate Soils

The DGR required that an Acid Sulphate Soils Management Plan be prepared. A management plan has not been provided. It is inappropriate to defer such a plan till after concept plan approval.

Appropriate assessment of the proposal can only be based on such information.

Residents are concerned about the disturbance of the buried land fill as the area to the west of Shark Park is an old tip site.

While the proposed constructions will not have underground component, there will be considerable disturbance of land that may be contaminated ground during the construction of footings for the buildings that are up to 16 stories high.

Flood Area

The area is low lying and is an area that is identified as land that may be affected by flood. It has been inundated in recent years. Will this development be one that comes under threat during storm events? It should not be the case that residential development is permitted in this area.

Water/Sewerage

The Cronulla Sewerage Treatment Plant has an identified capacity. This proposal is not part of the Sutherland Shire Councils Housing Strategy. It would be a further 700 dwellings that would put additional unplanned strain on the current limited existing infrastructure.

Water mains, sewer pipe lines would need to be increased to meet necessary capacity.

The commercial element of the proposal does not address the likely requirement to be part of the sewerage catchment and waste water reuse scheme. The impact of the whole development of residential, reinvigorated club and commercial needs to have a detailed plan and costing and who would fund infrastructure enhancements needed to support the development.

Loss of sporting fields

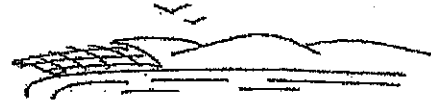
The concept plan has proposed that the users of the Sharks Junior Rugby League fields that will be relocated to Cronulla High School grounds. However, no agreement has been reached with the Department of Education in relation to this. Relocation of the fields is a critical element of the plan. The concept plan has no alternatives identified and unless agreement is reached the relocation will not proceed. Would this mean the users miss out?

Regardless of the prospect of relocation to other existing sports fields there is a net loss of open space and sports fields. It is unreasonable that the private sports activity that is currently undertaken on the Sharks fields (zoned private sports/recreation) is to be relocated to public land.

The 10 new sporting fields that are being created by another development are viewed by the Sutherland Shire Council as important additions to current sporting fields not replacements.

Sutherland Shire Council has confirmed that none of the fields in this new development (Australand/Breen) have been allocated to replace the lost fields.

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY : P.O. BOX 166
CRONULLA 2230

An audit of playing fields by Sutherland Shire Council has indicated that there is already a shortage of playing fields in the shire. The loss of fields is unacceptable.

The concept plan indicates that club house and club activities will be relocated to the grounds at Cronulla High School. The concept plans for the new club house has bar and function areas. The Department of Education has provided advice that, under no circumstances would it support the serving of alcohol on school grounds. The concept plan provides no detail of what the limitations of relocation of club buildings to public land would entail, instead it provides plans that may not be permitted on the intended land. The inability to have a bar /serve alcohol in the club facility would not replicate existing functionality of the current club facilities. It would be unacceptable to work to change the Department of Education's position on this issue as the serving of alcohol on school grounds would never be acceptable.

Sporting Precinct

The area around the proposed development is identified as a sporting precinct with many residents enjoying the sporting facilities surrounding Shark Park. Residents are very concerned that the development will have an adverse impact on the diverse use of the other sporting fields due to increased traffic, time it takes to get in and out, overflow parking from high density residential and retail etc. This could lead to diminished use of the other sporting fields and compromise viability of these important public assets. The development may also lead to increased pressure on other fields in the shire as users relocate. The concept plan places reliance on the surrounding open space to support the intense development of its own site.

Traffic

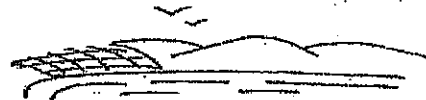
Residents are very concerned about the impact of the additional traffic that the development will have. Ultimately the development will lead to increased traffic volumes. The area is already gridlocked at peak hour and during the summer. Most of the roads in the area are single lane. To widen roads would potentially mean cutting into sports fields or resident land which would be an unacceptable impact on private or public land to support a gross over development.

While traffic studies that feed the area have been undertaken the issues and impact on the local roads have not been satisfactorily addressed. The concept plan looks at ways to manage the traffic effects with the addition of multiple sets of traffic lights to control movement of vehicles into and out of the development. This may enable egress to the site but it would not be an improvement on current overall traffic flow.

Summer time Traffic

Current road infrastructure struggles with traffic on summer days now. Addition of high rise development, destination club/entertainment area and retail will make movement in the area even worse than it is now at the end of a busy summer day. The area generally is subject to increasing development as old building stock is replaced with new higher density buildings. These are all adding incrementally to the overall impact on traffic. Sutherland Shire Council planning takes these developments into its planning considerations, where as this development does not fit with any of the council's planning.

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY : P.O. BOX 185
CRONULLA 2230

Parking

• Residential Component

The concept proposes 700 units within a number of towers.

Concept plan only provides one quarter of the standard visitor parking spaces, which is 88 deficient on current DCP policy and units are deficient in over 200 parking spaces. With these deficiencies in parking residents and visitors will be likely to park in the surrounding streets or in the nearby parking areas that are for the adjacent sports fields. This is unacceptable outcome and it unfairly impacts on residents and public attending sports fields.

• Commercial and Club Parking

Provision of 651 car park spaces have been provided within the new commercial facility and revitalised club. While this number is generally in line with the needs of the proposed commercial facility it does not meet the needs of the commercial facility and the club. The concept plan proposes that the club will become a destination, presumably this will mean visitors will attend at all times of the day, not only in the evening when some of the commercial activity closes. The food supermarket will have to be open extended hours if it is to be competitive. The club currently has over 500 parking spaces for club patrons in its eastern car park. With a revitalised club the combination of commercial and club activity will generate more parking than is provided for. The concept plan appears to be grossly deficient in parking to support the commercial and club development.

• Game Day Parking

The concept of remote parking and shuttle service has not been adequately addressed in the concept plan. The areas identified have not been fully scoped and no assurances have been provided to support the plan. Sutherland Shire Council has unanimously rejected the applicant's suggestion that their game day patron park in council beach front car parks. The club currently has 540 car park spaces on the western side of the field spaces for its customers, it is a retrograde step and poor planning to permit a development that is required to provide parking for its customers to remove this from the equation and deflect this to public spaces. The concept plan proposes some parking (via control measures) could be within the residential area of the development. The concept plan details that there will be only 43 street parking places in the residential component. It is poor planning to suggest that this option would provide any value to management of game day parking.

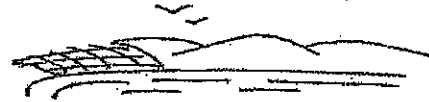
Shuttle bus services from other areas will impact on the overall traffic not only around the club but in the areas game patrons park. If 5,000 people park remotely this would require around 100 buses or 100 trips at 50 people per bus trip. The idea of this is likely to drive club patrons away from the games!

Residents have major concerns about the mixture of football games, other sporting events, commercial and residential all in a very limited and poorly serviced area.

Public Transport

The area is not well serviced by public transport. The concept plan indicates that support for additional public transport to service the development has been gained. The proposed development as identified by the Sutherland Shire Council report is not in an area where it can grow as a centre. The closest train station (Woolooware) is 1.4 km away. This station has virtually no commuter

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY : P.O. BOX 166
CRONULLA 2230

parking and is located within a residential area, not within a retail/commercial area as many stations are. Cronulla, Caringbah and Miranda stations are at between 2.4 km and 5km away, again with very limited or no commuter parking. Studies have demonstrated that people are not included to walk further than approximately 800 meters to transport, as such the residents and patrons of the commercial/club are likely to drive if public transport is not frequent and closer to the development.

It has been that public transport use and need will come as a result of the development, like other high density developments in the inner city areas (i.e. Waterloo). This development is not the same as these as it is an isolated development, not part of a much larger scale development where the residential population is far greater than will be available. Therefore public transport usage will be constrained.

High Density Residential development

Residents of the Sutherland Shire select the area as it offers a mix of residential housing types that reflect the expectations of the type of people that want to live in the area. The character of the Sutherland Shire is not 'inner city'. The demographic/expectations of residents in the inner city areas is likely to be different to Sutherland Shire residents. Resident of inner city expect closer proximity to city, city entertainment, reduced travel, limited need for personal transport etc. It is unrealistic to expect to create inner city population on this site which is not 'inner city' and does not provide the amenities of the city close by.

To implant a development in isolation that reflects high density living adjacent to a low density area is out of character. The concept plan seeks a 1.65 FSR which is higher than Sutherland Shire Council has in its DCP. The consequence of the increased FSR and density of the development is low solar access to many of the units.

The height and scale of the proposed development is inappropriate for the area. All the buildings sit on a two story plinth of car parking. This plinth severely impacts on the visual impact of the buildings at ground level. The opportunity to provide articulated facades at ground level is limited.

Landscaping of the site is limited due to site coverage. Relief and softening of the built area is largely restricted to planted areas on top of the car park, which will not be visible from street level outside the development. In an area adjacent to protected wet lands and other sporting fields it is totally inappropriate to locate a development that is unsympathetic to the environment that it shares.

While the concept plan does not shy away from the density of the development and considers it to be appropriate, a Sutherland Shire Council report states that to create a dense environment in isolation is poor from a planning perspective.

Retail development

As the club already has approval to develop the eastern car park for low density living and convention areas many residents accept that this area of the club will be redeveloped in some way. However to undertake the scale of redevelopment as proposed and build 700 units on the opposite side of the club changes the general acceptance of the plan. The addition of retail in this area is inappropriate as the roadways surrounding the area are all local roads, except for the road in front of

NORTH CRONULLA PRECINCT COMMITTEE



SECRETARY : P.O. BOX 165
CRONULLA 2230

the club. Even this road is single lane just past the proposed retail development and revitalised club. If the development requires changes to surrounding residential roads it is unacceptable to destroy amenity of the area for this development. Residents are concerned that overflow parking will spill into the surrounding streets and limit residents parking.

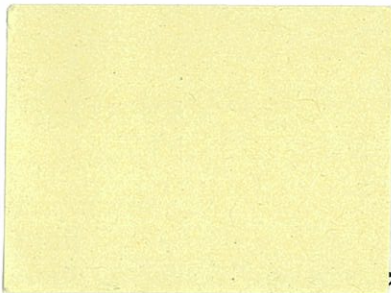
Club Redevelopment

The concept plan details how the club will be redeveloped and how it is intended to become a destination, a place that more patrons will want to attend to be entertained throughout the day. If this is the case where will these people park? The commercial area patrons will use all the proposed parking.

The residential component proposed for the western side of the Sharks Sports ground (on the sports field and car park) should be dismissed as it is totally inappropriate for the area.

The proposed development of the club and commercial centre should be critically reviewed to ensure that whatever form of development takes place is appropriate and consistent with community expectations.

Yours faithfully



Residents Precinct Committee

Note, I do not want my name or any personal information published on the web site.

I declare that I have not made any reportable political donations

4643
(Part 1)

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

Dear Michael

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

Reason for Objection – Loss of Sporting Fields

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

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

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

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

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

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

Yours sincerely

Tony Thomas
tonythandyman@optusnet.com.au
7 Marsh Avenue
Woollooware NSW 2230

4643
(Part 2)

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

Tony Thomas
tonythandyman@optusnet.com.au

4643
(Part 3)

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

Tony Thomas
tonythandyman@optusnet.com.au
7 Marsh Avenue
Woollooware NSW 2230

4643
(Par 4)

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

Dear Michael

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

Reason for Objection - General Parking

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

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

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

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

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

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

Yours sincerely

Tony Thomas
tonythandyman@optusnet.com.au
7 Marsh Avenue
Woollooware NSW 2230

4643
(Part 5)

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 - Game Day Parking - Loss of 540 Car Spots

The Sharks football games have long been a favourite outing for Sutherland Shire residents. Families and Fans enjoy the local atmosphere of parking close to the stadium and walking to the field. I object to the proposition of offsite parking, and the proposal of mass parking at Wanda beach and buses used to transport you to and from your car. The extended travel times with buses, the hassle, and no doubt extra cost for families will turn the average sharks supporter away. This would be almost impossible for families with young children.

If buses are not used, the impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. Cars would be forced to park in residential streets, on peoples front lawns etc, creating added impact to the already congested situation caused by the units.

I also object to local schools playing fields being used for the purposes of private business advancing development plans. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport, not parking!

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,

Tony Thomas
tonythandyman@optusnet.com.au
7 Marsh Avenue
Woollooware NSW 2230

4644
(Part 1)

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

Dear Michael

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Yours sincerely

Spike O'Hagan
spikesshack@iprimus.com.au

4644
(Part 2)

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,**
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Reason for Objection – Loss of Sporting Fields

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Yours sincerely

Spike O'Hagan
spikesshack@iprimus.com.au
46 Dampier St,
Kurnell,
NW
2231

4644
(Part 3)

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).

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Yours sincerely,

Spike O'Hagan
spikesshack@iprimus.com.au
46 Dampier St,
Kurnell,
NSW
2231

From: Craig Stratton <c.stratton@dodo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:18 pm 4/12/2011
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.

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,

Craig Stratton
10 Yeates St, Harlaxton, QLD 4350
Sun 04th Dec, 2011 05:18 pm

From: Shane Black <sbl79416@bigpond.net.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:16 pm 4/12/2011
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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Sincerely,

Shane Black
145 Nambour-Mapleton Rd, Nambour, QLD 4560
Sun 04th Dec, 2011 05:16 pm

From: William Smith <wsmit71@eq.edu.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:14 pm 4/12/2011
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.

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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,

William Smith
22 Blenheim St, Chermside West, QLD 4032
Sun 04th Dec, 2011 05:13 pm

From: Brendan Taggart <brendaaaaan@live.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5:13 pm 4/12/2011
Subject: Cronulla Sharks Development Plans - in Favour

Brendan Taggart

South Cronulla (address withheld for personal reasons)

To whom it may concern,

I am in favour of the Cronulla Sharks Development plans. I am a single father of a young son and I believe the state of the art playground being built on the site of the Sharks Development is of great benefit to us.

At current we live around ten or so minutes drive from the Cronulla Sharks Leagues Club, so it is certainly a close option for my son to play and meet other children his own age. Our local park is fine, although it is often over run with kids, and teens who use it as their place to "hang out" and "chill"

I believe we need a new place for kids to play. A place JUST for kids to play and these plans present a fantastic opportunity to enable this.

I am also in favour of the plans for the work being created. At current I work part time in an effort to balance family and work however I am looking to move into full time work close to home in the next year or so as my parents are moving close enough to be able to help out with babysitting.

The plans will have a very positive impact on not only my future but also that of my son.

Yours sincerely

Brendan Taggart

From: Mark Morris <shalom37@netspace.net.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:12 pm 4/12/2011
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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Sincerely,

Mark Morris
5 Foxglove Crt, Springfield, QLD 4300
Sun 04th Dec, 2011 05:12 pm

From: Laurel Morris <shalom37@netspace.net.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:11 pm 4/12/2011
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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Sincerely,

Laurel Morris
5 Foxglove Crt, Springfield, QLD 4300
Sun 04th Dec, 2011 05:10 pm

From: Bryan Smith <bsmit535@eq.edu.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:07 pm 4/12/2011
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,

Bryan Smith
22 Blenheim St, Chermside West, QLD 4032
Sun 04th Dec, 2011 05:07 pm

4652

From: Matthew Collins <collins_955@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:06 pm 4/12/2011
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,

Matthew Collins
93 Vega Street Revesby 2212
Sun 04th Dec, 2011 05:05 pm

From: Murray Smith <wilbrydan@optusnet.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:04 pm 4/12/2011
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,

Murray Smith
36/13 Springfield College Drive, Springfield, QLD 4300
Sun 04th Dec,2011 05:01 pm

From: John Eco <johneco1@live.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:57 pm 4/12/2011
Subject: MP 10_0229 – Concept Plan – Mixed Use Development, Cronulla Sharks

John Eco

Caringbah, NSW, 2227

Re: Cronulla Sharks Development - In Favour

Good afternoon,

I just read the closing of submissions for thoughts on the Cronulla Sharks plans was tomorrow so I just wanted to throw my opinion in whilst I still can.

Personally I strongly support the development. I am a 21 year old mechanic with strong ties to the local community. I grew up in Caringbah and now rent a unit close to the family home. I Love the area and hope to be able to one day soon buy property in the Caringbah area.

My aim is to raise a family, enroll my kids in local schools and remain close to work. The development plans may assist me in being able to do this. As someone who has lived in the Shire all my life, I know how people think. Once you have a house in the Shire, you do not often move out. This is my plan but it also makes it incredibly difficult to obtain housing in the area.

700 new units will assist me by providing 700 options when it comes to housing. Although I may not be in a strong enough financial position to purchase a unit, odds are that a few of these units will be purchased and then rented out, allowing me to move into a larger unit (hopefully 2, 3 bedroom) until I am financially able.

My current unit is smallish and with my girlfriend moving in soon, we will be looking for a larger place in the year or two when my lease runs out.

Also, I would like to see the playground installed on the site as kids are in my future and I want them to be able to enjoy a brand new, safe, clean and well designed playground

Yours sincerely

Joh Eco

4655

04/12/11



Exhibition of Concept Plan for the Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP 10_0229)

Please do not publish or pass on to third parties my name, address and email address Thank you.

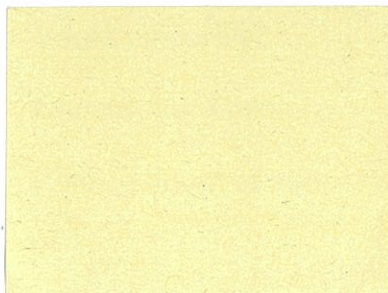
Dear Sir/Madam,

I am opposed to the planned development in any shape or form. The reason being the unacceptable impact it would have on traffic flow, which is already a big problem during peak hours and on match days, particularly on Gannons Road/Kingsway, Captain Cook Drive/Boulevard/Taren Point Road. It would come on top of two other massive developments, Greenhills Beach and the old Caringbah High School site.

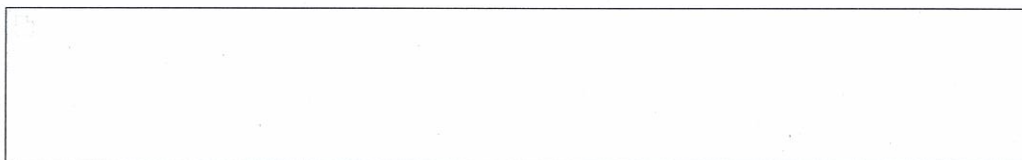
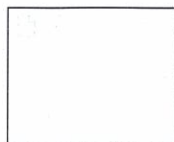
The increased traffic intensity would also lead to more noise and air pollution, which would have a particularly severe health effect on school students of the High Schools and Public Schools in the vicinity.

The land was given to the Club by Sutherland Shire Council at minimal cost to the Club. It was meant to be used "as Private Open Space" not as a money spinner (http://www.ssec.org.au/our_environment/issues_campaigns/sharks/site.htm). The Club should honour the contractual arrangement with Sutherland Shire Council at the time.

Having had a look at the Department's website, it is quite interesting to read all the expressions of strong support for the project from far flung areas in NSW and interstate. Easy to support it, if the effects are only suffered by locals.



venty years)



[Return to Issues and Campaign](#)

[Introduction: football or](#)

[The Proposal, and why it keeps](#)

[The Site: how Council and](#)

[Five strong objections to](#)

[Why Council and Government can't](#)

[Latest news and information](#)

How Council and Community Helped Sharks Acquire the Site

The Sharks "650 proposal" of two years ago - the selling of half of the playing-field area - prompted questions:

- How did the Sharks' Club acquire such extensive fields in the 1960s?
- Why has no other Shire sports club been so lucky since?

In the 1960s the popularity of League as a winter sport was rising and inclined Shire councillors to favour the Sharks Club in the search for suitable fields. Sites were considered at Caringbah and Sutherland. However, with the population of the Shire less than half of what it is today, the search soon focused on an extensive unoccupied area at Woollooware, where Captain Cook Drive (only opened in the 1950s) passes close to Woollooware Bay.

For many years that area had been the Shire's dump for rubbish of all sorts, largely builders' waste but also putrescible garbage, hazardous chemicals, heavy metals, and asbestos. Like other Sydney dumps up to 1970, it lacked supervision and kept no record of what was deposited. The area had only been thought suitable as a site for location of industry.

Lengthy negotiations followed. Council considered a 1965 proposal from the Sharks to occupy part of the tip site and locate upon it a first grade Rugby League field. In 1966 Council contributed \$40,000 to develop what was suggested should be called "Endeavour Field". Through 1966 and 1967 a discussion continued on how much the Sharks Club would contribute.

When the Sharks proposed about \$100,000, the offer was rejected as far too little by Council's Finance Committee. But politics came to the rescue. Shire President (mayor) Arthur Gietzelt (1966-71) and other councillors intervened to support the Sharks' bid and to offer easy stages of repayment. A triumph. The jubilant Club in April 1968 managed to pay the \$100,000 in full.

A later report by a Council officer estimated that the agreed site - 10 hectares of the larger dump area, generously providing for a home ground, two junior grounds, two carparks and club premises - would have brought between \$600,000 and \$650,000 if it had then been sold to industry.

Clearly, Council had bailed out the young Club.

Not surprisingly, sports other than Rugby League had taken a keen interest throughout the period of negotiation, in particular Sutherland Shire Soccer Club. But soccer was then not nearly as strong as it is today. It could not match the Sharks' tender.

There was also talk at the time of treating the entire area as a multi-sports centre; but organised backing for such a far-sighted proposal did not crystallise. The Sharks Club had gained a playing-fields advantage which has remained the envy of all other codes.

[Top of Page](#)

Interview with Shire Mayor who made the present playing fields available to the Sharks in 1968



"I was Shire President [now *Mayor*] nine times in the 1961-71 era," says Arthur Gietzelt, who later became a Senator and Minister for Veterans Affairs in the Federal Government and who now lives in Caringbah. He was awarded the Order of Australia for services to local government.

The young Sharks Club urged Council in 1965 to give it a 10-year tenure of Caringbah Oval for its home and training centre (near the Kingsway-President Avenue junction). I rejected this as certain to cause traffic chaos for a popular spectator sport.

Instead, I thought of the Council-owned tip land near Woollooware Bay. My Shire Engineer Bill Wood assured me he could compact 20-odd acres safely for playing fields. So I recommended to Council that we forego any profit and capital-gain and sell to the Club a site worth at least half a million dollars for - if I remember rightly - only ninety thousand dollars.

So the Club got a marvellous site, for a nominal sum, and it was zoned 'Private Open Space', which I believe it remains to this day. I sold it in good faith, and doubt if there has ever been a Council more sympathetic to sport than that one I had the pleasure to lead. A 'gentleman's agreement' like that should not be broken because time and leaders have changed. It is a breach of faith to use the area for high rise development and super profits.

I signed a contract together with Shire Clerk Athol Hill that incorporated Council's decision that the junior fields would be kept in operation. It doesn't say much for Council's competence that they cannot find that contract signed back in 1968.

I appeal to the Club's leaders to reconsider... After all, the Club knew the zoning was restrictive. The contractual arrangements should be respected."

[Interviews: 1 September 2001, 7 February 2003]

[Top of Page](#)

[Home](#) | [Intro](#) | [Proposal](#) | [Site](#) | [Objections](#) | [Implications](#) | [News](#)

From: "Neil Iffland" <niffland@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 11:59 am 4/12/2011
Subject: Submission Cronulla Sharks Development
Attachments: L Sharks development.doc

Please find attached my submission regarding project MP 10_0229.

Please confirm receipt.

Thanks / Neil Iffland

Neil Iffland
12 Seaforth Ave
WOOLLOOWARE NSW 2230

2 DecemberR 2011

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

Dear Sir / Madam

RE Cronulla Sharks Development MP 10_0229

I am writing regarding the above named project.

I strongly object to the project for the following reasons:-

The Cronulla area in general & the town centre & beach areas in particular already have very serious traffic flow & parking problems. The availability of parking in central Cronulla is moderately inadequate midweek & extremely inadequate on weekends. This project & the resulting new residents in the area will exacerbate the existing issues.

There are also existing serious traffic flow problems in Woollooware in the vicinity of the project during peak hours. This project will also exacerbate these problems.

This project breaks existing Sutherland Council height limit & development rules.

A project of this nature can in no way be justified to financially assist a sporting club from self inflicted financial problems.

This project will result in a loss of sporting fields used by the local community & donated to the Club by Council for community use.

Regards

Neil Iffland

4657

From: Graeme Cole <colecomm1@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 11:38 am 4/12/2011
Subject: Submission - MP 10-0229 - the Sharks development on Captain Cook Drive, Woollooware, NSW.
Attachments: SharksDevelopment.Submission.GC.02.12.11.doc

Dear Director,

Thank you for giving the people of the Sutherland Shire the opportunity to comment on the proposed development
MP 10-0229 - the Sharks development on Captain Cook Drive, Woollooware, NSW.

In the attached document you will find my submission which addresses issues relating to community, economic, transport impacts, and ROI efficacy and public costs.

Warmest regards,

Yours Sincerely,

GRAEME COLE
colecomm1@hotmail.com
02 9526-7475

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

RE: Application No MP 10-0229
461 Captain Cook Drive, Woollooware NSW
Cronulla Leagues Club Development

2 December, 2011

Dear Director,

Introduction

The development proposal MP 10-0229 is the most significant retail and residential development to be proposed in the Sutherland Shire and in particular for the communities of Woollooware, Cronulla and Caringbah. The long-term deleterious impact on the Sutherland Shire community should also not be discounted or ignored. I would advise that decisions regarding the development be removed from the emotional and passionate campaign that has been mounted by the Cronulla-Sutherland Leagues and Football Clubs and be assessed on the basis of its community impact, its environmental impact, transport impact and its long-term economic impact based upon the nexus public expenditure and ROI efficacy.

Community Impact

The current proposal touts both a residential development of 700 high rise units and large scale retail development on existing Leagues Club property and adjacent playing fields. The applicants have promoted the development as an opportunity to "create a new community". There are two serious flaws in this argument. Firstly there are strong communities in existence in North Cronulla, North Woollooware and North Caringbah. Residents already enjoy access to good shops and retail, schools, community and sporting groups and local churches. In essence there is strong pre-existing social cohesion and common mind.

Secondly the community that will be created will be one seemingly centred upon a Leagues Club and retail. The current community is a peoples' culture which has developed and evolved over the past 120 years. The proposal is a-historical to the existing community and is an insensitive and culturally juxtaposed development in an area which draws upon its strong sense of connectedness and environmental beauty.

The scale and size of the proposal is an imposition on the quality of life of people who already live, work and conduct business in the area. An influx of several thousand residents and motor vehicles will put unrelenting pressure on transport infrastructure, local schools (which are at capacity or near capacity), the quality of existing shopping precincts, local roads and traffic flow.

While the applicants have proposed sporting infrastructure and the movement of sporting fields and resources to nearby schools this mindset is symptomatic of an ideology which places sport at the centre of life. The logical extension of this world view is that the *quid pro quo* for the sanctioning of the proposed development (and therefore survival of the rugby leagues and football clubs) is a sporting "benefit" to the community – new sporting fields and facilities. However quality of life and a sense of community is not defined and determined by sport or even by the size of retail 'choice'. However this is the paradigm which has been marketed, applied and foisted upon the existing community. More importantly the proposal to move the current sporting fields to Cronulla High School is problematic: this part of the proposal has not been agreed to by the NSW Department of Education.

Environmental Impact

The proposed development will include 700 high rise units with up to 16 storeys high. The current open space provides a beautiful vista across Botany Bay and sense of openness and space. Local eco-systems will be disrupted and the plan to build high rise next to existing power lines will bring its own costly infrastructure problems in the future, particularly when maintenance or replacement needs to take place. The high rise development will completely change the look, feel and tone of the area. Air quality in the 'basin' area of Captain Cook Drive and surrounds will decline, particularly during winter. It is during the cooler months when fog and mist combine during still evenings and mornings to create an inversion layer trapping carbon monoxide and unburned hydrocarbons. Carbon monoxide levels will also increase at the intersection of Gannons Road and the Kingsway where air pollution has been previously measured at consistently unacceptable levels and among the highest in Sydney.

The proposed development must also be seen within the context of the Greenhills Beach development to the east and the proposed development of 240 units, 13 townhouses and 16 villas upon a 29.7 hectare area at Willarong Road north Caringbah – the former site of the Caringbah High School junior school. Traffic is already congested along Willarong Road north and Cawarra Roads during morning peak and after school hours. Trucks from the Breen/Greenhills development already choke Captain Cook Drive and Taren Point Drive and this conga line of congestion will increase if the proposal goes ahead.

Transport and Road Impact

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.

For those people who wish to drive to the nearest railways station the outlook is grim with only:

- 18 public car parking spaces available at Woollooware Railway Station
- 15 public car parking places available at Cronulla Railway Station
- 0 public car parking spaces available at Caringbah Railway Station

Parking has already reached crisis point around these railway stations with streets overcrowded with parked cars from the early morning.

Traffic congestion in the North Caringbah, North Cronulla and North Woollooware area is already problematic, particularly in peak hour periods. Major congestion currently exists along Gannons Road, North Caringbah, Woollooware Road north, Woollooware, and Cawarra Road, North Caringbah. The roundabout at the intersection of Captain Cook Drive and Gannons Road is dangerous for both motorists but especially for children crossing Gannons Road. Many children from the Caringbah North area cross this intersection to attend Woollooware and Cronulla High Schools. The bike track on the southern side of Captain Cook Drive also draws families and even under current conditions the crossing of Gannons Road is hazardous.

During game day, fans will park in residential streets in North Woollooware and North Caringbah due to the loss of parking near the ground. These suburbs are already under stress on game day. Cronulla residents should also be concerned about the proposal to bus people to the ground from parking at local high schools. Emergency services are already concerned about access to Cronulla, South Caringbah, Burraneer and Kurnell during game day. The proposed development and associated parking problems will only exacerbate this situation. This will be particularly problematic for the high number of elderly people who live in these communities.

The flow on effect will also create greater traffic movements along Denman Avenue to the east and west which until now has provided ad hoc traffic stress relief during peak hour movements and on game day. However with greater traffic movements south along Gannons Road the pressure on movements turning west along Denman Avenue will grow, increasing flows on nearby streets and to the Caringbah shopping precinct which is already suffering traffic stress. Gannons Road in evening peak hour is banked from the traffic lights at the Kingsway all the way back to Captain Cook Drive. The increased traffic from the proposed development will only worsen this dire situation. Again, emergency services have found it difficult to navigate this section of road during a call out or crisis.

Economic impact, social cost and ROI

The Sutherland Shire already has one of the lowest unemployment rates in Sydney. The unemployment rate for the area is 3.8% which is significantly lower than the 6.5% for the rest of southern Sydney. The annual labour force growth rate is 8.6%. The applicants have mooted that the development will be a fillip for the local economy. The Sutherland Shire already is the powerhouse of employment and growth in southern Sydney. To propose that the development will be an economic 'saviour' is misleading and spurious. The hospitality and tourism sector have grown because of the marketability of the Sutherland Shire's natural beauty and open spaces and existing hospitality, retail and tourism business. The Shire stands as a sentinel against the ugly over-developments in other Sydney LGAs. This development will debase this long-held position and forever spoil the Shire '**brand**'. The Sutherland Shire does not need to sacrifice its most marketable assets of family friendly, natural beauty, serene suburban life and open spaces on the altar of a quick fix, myopic and hideous development.

While the proposal touts economic benefits the long-term cost to Sutherland Shire residents will be enormous. The flow on impact of widened roads and traffic changes, the cost to business of longer trip times and 'sitting in traffic' must also be considered given that four in ten Sutherland Shire residents work in the Shire, especially in the industrial and business park areas of Taren Point and Kurnell. Other public costs which incurred include:

- Road infrastructure
- Road deterioration and maintenance
- Slowed traffic flows and efficacy of doing business
- Greater public parking at places like railway stations
- Impact on schools – parking and increased traffic congestion & more students
- Damage of Sutherland Shire 'brand' and its impact on tourism, business
- Damage to existing retail businesses
- Anti-social behavior and the cost of policing and security
- Disruption and cost to local eco-systems and increased levels of air pollution
- Slower response rates for emergency and policing services due to greater

These are the costs which are not being assessed and will soon be lost in the short-term, emotive debate, although they will be carried in the long-term by Sutherland Shire residents. These public costs will negate the benefits of the current proposal. The question of short-term benefits must be matched by a more important long-term question: *who will pay in the decades to come?* As infrastructure costs increase, roads deteriorate and pollution increases, residents will be left waiting as State, Federal and local governments debate authority and funding, taxes and rate increases. A private development will always have a public cost and in the case of the proposed development MP 10-0229 it will be large and long-term. Our children will be left holding this public cost 'gifted' to us by the developers.

GRAEME COLE
3 Booyong Ave
Caringbah
NSW 2229
02 9526-7475

From: [REDACTED] <[REDACTED]@gmail.com>
To: [REDACTED] <[REDACTED]@nsw.gov.au>
Date: [REDACTED]
Subject: [REDACTED] PLAN OF THE CRONULLA SHARKS -
DEVELOPMENT [REDACTED] (9)

Hello,

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

After having viewed the proposal I feel that the development will provide a much needed boost to Cronulla. This proposal highlights how sorely lacking the area is, including retail and medical facilities, modern residential and additional entertainment options. The developers have really taken into consideration the requirements of the area and planned accordingly.

It would be a real shame if this was not approved as it will leave the community left wanting.

Thank you very much

[REDACTED] Miranda 2228 NSW
([REDACTED] field)

From: Ryan Duncan <Donna2tour@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:35 am 4/12/2011
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.

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.

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.

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

Sincerely,

Ryan Duncan
15 balboa st Kurnell 2231
Sun 04th Dec, 2011 08:34 am

4660

Mark Brown - Cronulla Sutherland Leagues Club Development Application

From: "John and Anne Tourrier" <tourrier@fishead.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 12:37 PM
Subject: Cronulla Sutherland Leagues Club Development Application

To Mr Mark Brown,
Department of Planning and Infrastructure

Dear Sir,

Please accept this submission which I make against the Cronulla Sutherland Leagues Club Development Application.

This development should be refused for the following reasons:

1. Does not align with Department of Planning Coastal Planning Guideline, August 2010, <http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=VYjmQirQIAk%3d&tabid=177&language=en-US> in particular the following principles:

Principle 3 – Avoid intensifying land use in coastal risk areas through appropriate strategic and land use planning.

Principle 4 – Consider options to reduce land use intensity in coastal risk areas where feasible.

2. Impact of 700 dwellings on the Ramsar listed Towra Nature Reserve – species protected under international agreements and the EPBC Act.
3. Acid Sulphate Soils - there is no plan to address the problem.
4. Building heights exceed LEP limits, inadequate provision for parking, visual impact on shoreline.
5. Drainage and run-off issues not addressed and of particular significance.

with regards,
John Tourrier
9/23 Anniversary St
Botany

4661

Mark Brown - Submission Details for Jeff Steer

From: Jeff Steer <jeff.steer@toyota.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 12:51 PM
Subject: Submission Details for Jeff Steer
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Jeff Steer
Email: jeff.steer@toyota.com.au

Address:
Crn Captain Cook Drive and Gannons Road

Caringbah, NSW
2229

Content:
New South Wales Government
Department of Planning and Infrastructure

Attention Mark Brown.

Sir,

As the Asset Protection Supervisor employed by the Toyota Motor Corporation Australia Limited at our Captain Cook Drive and Gannons Road site, responsible for the safety and security of persons entering and leaving our site I believe it is necessary in the interest of their safety and our business operations to provide comment on the current and potential traffic impacts at the roundabout. Those comments are not suggesting the support or otherwise of the proposed Cronulla Sharks Development at 461 Captain Cook Drive, Woolooware.

The roundabout at the Corner of Captain Cook Drive and Gannons Road has been the subject of various assessments including a SIDRA intersection analysis tool based on current conditions and predicted conditions and it is recognised the roundabout is currently at or above capacity at peak periods in particular during the Friday PM period. Other intersections in the locality are also experiencing significant delays and as a consequence entry and exit from our site via the roundabout at peak periods in the morning and afternoons is difficult and near misses and staff complaint are a common event. Thankfully no serious accident has occurred at this stage.

Some years prior at my request Mr. Tom Praseuth, the then Road Network Officer attached to the Traffic Management Services of the former Roads and Traffic Authority carried out an assessment of the roundabout and although agreeing at the time the roundabout was difficult for vehicles entering/leaving our site, would not support the installation of Traffic Control lights however recommended that signs be erected each side of the roundabout warning heavy vehicles to reduce speed to prevent overturning. Those signs were later installed.

I have had the opportunity of reading a summary prepared by Sutherland Shire Council Officers dated 28 November, 2011 concerning the current conditions as they exist at the roundabout. Also taking into consideration additional traffic generated from other developments including the Greenhills Project and a further housing development planned in Willarong Road, Caringbah following the sale of surplus land by the Caringbah High School, I support the Council Officers recommendation that traffic lights and other traffic volume and flow controls should be installed at the roundabout. This will not only provide a safe means of entry and exit from our site but a means to reduce existing delays at the roundabout in particular the eastern approach.

I have considered the reduction of the current speed limit in both directions to the roundabout and perhaps changing the direction of the one way laneway from Solander Avenue however I believe the only alternative is the installation of traffic lights which can be programmed to operate in peak periods.

As I have already indicated traffic conditions at the roundabout is currently at or near capacity and requires immediate attention irrespective of the proposed Cronulla Sharks Development

and I seek the support of the Department of Planning and Infrastructure concerning the traffic light proposal.

Yours sincerely

Jeff Steer
Asset Protection Supervisor
Toyota Motor Corporation Australia Limited

IP Address: toyotau2.toyota.com.au - 203.53.49.245
Submission: Online Submission from Jeff Steer (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=24174

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

Jeff Steer

E : jeff.steer@toyota.com.au

Powered by AffinityLive: Work. Smarter.

From: Bo Eriksson <bo_297@msn.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 3:03 am 4/12/2011
Subject: Cronulla Sharks Development 461 Captain Cook Drive Woollooware-Application
Number. MP10_0229-OBJECT TO THE PROJECT

Application Number: MP10_0229
OBJECT TO THE PROJECT

Objections to Cronulla Sharks Development

As a resident of Cronulla I object to the proposed development plan by the Cronulla Sharks club .

I do not believe their current financial predicament warrants such an extensive development.

I object to the building plans on two sports fields west of the main stadium
- these two fields are needed for the community
- they cannot be relocated.

Teams can be relocated, but fields once they are built upon are gone forever.

There is a desperate shortage of fields in the shire, and are so necessary for the wellbeing of our youth for fitness, and enjoyment of team sports.

I believe these two fields were originally for the use of development teams for the Sharks. There should not be such high density buildings - 14-16 stories high is over development and traffic problems alone are reasons for its refusal.

Already there is a large development taking place in the neighbourhood by Australand and Breen.

If this Sharks development goes ahead it will change the face of Cronulla forever to its detriment. The traffic problems will be horrific .

Captain Cook Drive and Taren Point Road are already very congested and this will just compound this problem. The visual impact alone is reason to negate the plans and will not enhance the area .

Cronulla is one of the few places in Sydney where people can enjoy the open space, where there are no parking meters at the beach - all this will change if these plans are approved.

There is not enough infrastructure and the primary and secondary schools will become overcrowded - the area will be overpopulated with all the social problems it brings.

Will the sewerage system be able to cope with the extra loading put upon it? Please NSW Planning, in your wisdom do not approve this development for the sake of this and future generations living in the area

Mathew Bo Eriksson

35 Mitchell Road
Cronulla 2230

From: "Michelle Ford MBE" <michelle@marqueesport.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 12:21 am 4/12/2011
Subject: Cronulla SharksDevelopment 461 Captain Cook Drive Woollooware Application
 Number. MP10_0229 OBJECT TO THE PROJECT

Application Number: MP10_0229
 OBJECT TO THE PROJECT

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As a resident of Cronulla I object to the proposed development plan by the Cronulla Sharks club .I do not believe their current financial predicament warrants such an extensive development.

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There is not enough infrastructure and the primary and secondary schools will become overcrowded -the area will be overpopulated with all the social problems it brings. Will the sewerage system be able to cope with the extra loading put upon it?

Please NSW Planning. in your wisdom do not approve this development for the sake of this and future generations living in the area

Michelle Ford-Eriksson

35 Mitchell Road .Cronulla 2230

From: "Fergus Haycock" <fandm.haycock@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 11:39 pm 3/12/2011
Subject: Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware
Attachments: Haycock 041211.pdf

Application No. MP10_0229

Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware

We attach our submission, dated 4 December 2011, in regard to the above development application.

Fergus and Marion Haycock

44 Denman Avenue

Woollooware 2230

02 9527 2590

0419 832 348

4 December 2011

Submission in respect of the Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware

Names: Fergus and Marion Haycock

Address: 44 Denman Avenue
Woollooware
NSW 2230

Application name: Cronulla Sharks Development

Application number: MP 10_0229

We advise that we object to the above project.

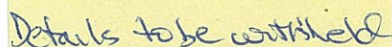
The reasons for objecting are:

- a) During the construction phase it is expected that construction traffic will use Woollooware Road North and Denman Avenue for accessing the site. The Woollooware area was subjected to considerable heavy construction traffic during the Cronulla Rail Duplication and as a result we do not want the disruptions and noise caused by further construction traffic. This is, after all, a residential area with a cross section of the community living in it. There are many young families with small children and also older people and retirees who do not want the increased danger that such traffic would cause. Should the development proceed we would want construction traffic banned from accessing the Woollooware residential area - that is Woollooware Road North and Denman Avenue would not be used for construction and supply vehicles accessing the site.
- b) The additional 700 people will increase traffic volumes through the Woollooware area particularly on Woollooware Road North, Denman Avenue and Sturt, Franklin and Kurnell Roads causing similar problems to those raised in Point a) above.
- c) It would be expected that a considerable portion of these additional residents will work in the City and will therefore travel from Woollooware Station and want to park there. This will further exacerbate the parking problems on Denman Avenue. Residents within 100m of the railway station experience problems exiting and entering their driveways due to the current level of street parking; this will only worsen with this proposed development.
- d) From viewing the plans there appears to be many unit blocks of varying heights from 2 to 14 storeys. It is not what could be called an attractive development. It seems to be an exercise in cramming as many people into the available space to and thus maximising income for the Cronulla Sharks to help them out of their self imposed debt. With the standard of Cronulla Sharks management which resulted in their financial problems what guarantee is there that this development will solve these problems?

Signed

Fergus and Marion Haycock

4665

Details to be withheld

Exhibition of Concept Plan for the Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware (MP 10 0229)

I DO NOT WANT MY PERSONAL DETAILS TO BE MADE AVAILABLE TO THE PROPONENT AND ANY OTHER INTERESTED PUBLIC OR PRIVATE AUTHORITIES, NEITHER ON THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE OR ANY OTHER WEBSITE OR PUBLICATION OR TO ANY THIRD PARTY

I object strongly to the project, even in a trimmed down version.
The reasons are as follows:

1. Traffic chaos would be inevitable. I read that a bus service is planned. Buses though would be stuck in traffic together with other vehicles. There is no space for a designated bus lane.

Not only would residents, customers and clients to the shopping, medical and childcare facilities in the planned development have to rely on cars (or buses) to get in and out of the location. On top of that, the estimated 1500 workers the project would attract, would have to travel to and from work.

Already now, without the additional traffic to be expected after completion of the Greenhills Beach Housing Estate and the residential development on the previous Caringbah High School site, nearby roads are chock a block at peak hour.

Such an extremely extensive residential and commercial complex like the Sharks Development should only be built adjacent to a railway station and then only if there was enough capacity to transport all residents and workers by train. To build this development in the proposed location is in my opinion completely irresponsible.

2. The increased traffic would produce unacceptable air pollution. Students of three High Schools (Woollooware, Caringbah and Endeavour HS) would be exposed to even more fumes and particles (<http://www.smh.com.au/news/national/car-fumes-driving-us-to-early-grave/2005/07/29/1122144024506.html>). Children and youth are particularly vulnerable because they breathe in more polluted air for their body weight. This Sharks Project is not worth risking innocent young people's health and wellbeing.
3. The visual impact is appalling. Looking at the model of the development at Cronulla Central exposes its ugliness. It seems to grow out of the ground in massive proportions without connection to the immediate surroundings. The impression is: It does not belong there.
4. Where are the facilities to cope with such a sharp increase in the population in the area (including Greenhills Beach and Caringbah HS site)? Hospitals and schools in the area have hardly extra capacities.

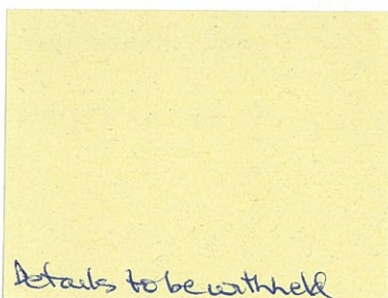
I was always fond of the Sharkies. But I can't help but feel resentment towards them. Because they are unable to manage their financial affairs the Community is supposed to bear this horrible development. If they have to raise money why don't they do fund raisers, a lottery or merge with another club?

Apart from that, to build this massive complex is totally amoral. The land was given to the Sharks for a steal by Sutherland Shire Council back in 1968 for the purpose of using it as playing fields. I used to shout "Go, you Sharkies", now I shout "Go away, you Sharkies". I prefer that to have this Development planted into our Community.

Even the Sharks know this project is unacceptable, that is why they sugarcoat it by including a childcare centre for disabled children and a medical centre.

Finally, I would like to express my disappointment in the new NSW Government for waving this plan through to this stage.

I read comments, that this submission process is just tokenism, that if a project has come that far, it will be approved, because there is supposed to be bias towards developers. I hope this is not the case.



4666

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

Marie Podesta
albmarn@optusnet.com.au
34 Castlewood Avenue
Woollooware NSW 2230

From: [redacted] <[redacted]@[redacted].com>
To: [redacted] <[redacted]@[redacted].gov.au>
Date: 6/1/2010
Subject: [redacted] FOR THE CRONULLA SHARKS -
DEVELOPMENT, [redacted] & MP 10_0230)

Details to be withheld

Hello,

I would like to show support of the Cronulla Sharks Concept Plan (MP 10_0229 & MP 10_0230). I believe that this development will provide working opportunities for people of the Sutherland Shire, both in construction and in operation of the various retail facilities. Additionally, the retail complex will alleviate the strain on Caringbah shopping center and service the rapidly growing population in Cronulla, Kurnell and the soon to be completed Green Hills Beach. Thank you very much.

[redacted] randa 2228
([redacted] ddress be withheld)

4668
(Part 1)

From: anne <shallowspace9@yahoo.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6:09 pm 3/12/2011
Subject: Objection to the Sharks Development

Dear Mr
Woodland

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.

I am a local
resident, having lived in the Sutherland Shire for over 40 years, having grown
up in Cronulla, and having had a son who
played at all of the local sporting fields.

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. If we wanted to live in an inner city
environment, we would live in the inner city. We don't want that. We want to
live in 'The Shire', with its open, airy feel. We don't want that spoiled,
simply to keep a football club going.

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. This will affect
travel to and from both Cronulla and Kurnell. Consider how difficult it will be

to travel along either Captain Cook Drive, or Kingsway, during summer. Consider also how this will impact upon parking in Cronulla, as that is the area that people flock to on summer weekends. Parking is already very difficult to obtain. That will be further compounded by all of these hundreds of people looking for a local place by the beach to go to for a cup of coffee.

There is no room for the expansion of these roads, and the removal of the roundabout on Captain Cook Drive would worsen the traffic flow for this amount of cars.

The proposition includes just over 1.2 parking spots per apartment, however as this complex is not in walking distance of a train station the average car ownership will be one car per person, per dwelling. This would be result in a minimum of 2 cars / unit.

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

Consider also the effect that climate change and rising water levels could have upon this development. The land on which it is to be built is reclaimed. It was swampland. That land, and the high schools and golf courses all have pools of water sit on them after heavy rain. That, combined with rising water levels that have been predicted, could have serious effects upon such a development that is right on the edge of Botany Bay.

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,

Anne Silver

4668
(Part 2)

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

Anne Silver
shallowspace9@hotmail.com

From: mark erdaide <markerdaide@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:24 pm 3/12/2011
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.

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,

mark erdaide
67-465/479 the boulevard kirrawee 2232
Sat 03rd Dec, 2011 05:24 pm

4670

Re MP 10_0229

Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware.

Dear Sir/Madam,

With regard to the above mentioned proposal, I object to the proposed project for the following reasons:

1. The height of the proposed buildings are disproportional to the surrounding existing housing and low rise buildings of Nth Caringbah, Nth Woollooware and Nth Cronulla. Although I do not support development on the site, if any is to be approved it should be restricted to three levels above ground level.
2. The land is zoned for park and sports fields and no new buildings should be built.
3. The number of proposed residences and the proposed shopping centre will dramatically increase the volume of traffic on Captain Cook drive, Gannon's road, Woollooware rd and Taren pt rd and other local roads. In particular the intersection at Captain Cook drive and Taren pt rd is already congested and this increase will make it unbearable. A roadway should be built from Gannon's rd to Taren pt bridge directly through Taren point along resolution drive with a fly over onto Taren pt bridge, this would then separate the Cronulla traffic from needing to use the Captain Cook drive and Taren pt rd intersection.
4. Gannons rd is already congested due to the narrow rail bridge which is not due to be widened for at least ten years. Any development must include the widening of the Gannon's rd rail bridge prior to the development occupation.
5. The current pedestrian island/crossing at Gannon's road adjacent to the Captain Cook drive roundabout is used by school children from Caringbah nth who walk and cycle to Woollooware High school, the crossing is not safe and an increase of traffic will make it very dangerous for children crossing the road, a pedestrian bridge should be built across Gannon's road at this location.
6. Traffic noise, pollution and emissions from vehicles frequenting the proposed shops will have a negative impact on the students at Woollooware High school.
7. Construction noise, dust and emissions from vehicles and construction equipment will have a negative impact on the students studying at Woollooware High school.
8. Vehicle parking for pick up and drop off at Woollooware High school is already stretched and this development will reduce this parking.
9. Soccer is played by children at Solander ovals, Captain Cook oval and Woollooware High school on Saturdays from 8am to 5pm. There is limited parking at these locations and sharks football games

should not be played during these times.

10. Will there be any additional traffic lights installed as part of this development? If so they will also cause additional traffic delays to through traffic.

11. There are a number of other major developments within the area at various stages including the Greenhill's site and the Caringbah High school site. The impacts on the community from all these developments must be looked at as a whole and not as isolated projects.

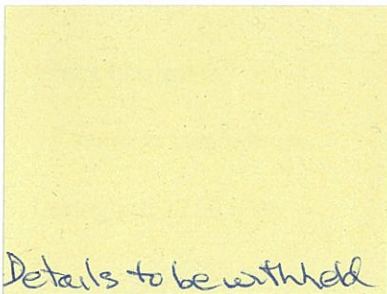
12. The proposed development is not close to the railway and therefore residents would be inclined to use the vehicles when commuting to work or drive their vehicles to either Woollooware or Caringbah railway stations which have very small car parks. Any development must include additional parking at these railway stations.

13. All proposed residences should have at least two parking spaces and a communal visitor parking area should also be allowed one space per proposed residence, in order to discourage residents and visitors from using the limited car parking at Solander and Captain Cook Ovals.

I do not want my name to be made available to the Proponent, these authorities, or on the Department's website.

I declare I have made no reportable political donations in the last two years.

Yours faithfully



Details to be withheld

4671
(Part 1)

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

Dear Michael

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

Reason for Objection - General Parking

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

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

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

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

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

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

Yours sincerely

John Aitken
jeaitken@gmail.com
44 Buchanan Ave,
Bonnet Bay,
NSW
2226

4671
(Part 2)

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 - Game Day Parking - Loss of 540 Car Spots

The Sharks football games have long been a favourite outing for Sutherland Shire residents. Families and Fans enjoy the local atmosphere of parking close to the stadium and walking to the field. I object to the proposition of offsite parking, and the proposal of mass parking at Wanda beach and buses used to transport you to and from your car. The extended travel times with buses, the hassle, and no doubt extra cost for families will turn the average sharks supporter away. This would be almost impossible for families with young children.

If buses are not used, the impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. Cars would be forced to park in residential streets, on peoples front lawns etc, creating added impact to the already congested situation caused by the units.

I also object to local schools playing fields being used for the purposes of private business advancing development plans. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport, not parking!

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,

John Aitken
jeaitken@gmail.com
44 Buchanan Ave,
Bonnet Bay,
NSW
2226

From: "John and Angela" <john.angela@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:03 pm 3/12/2011
Subject: Ref: MP_0229 - Cronulla Sharks Concept Plan

Ref: MP_0229 - Cronulla Sharks Concept Plan

I am writing to advise that I strongly support the proposed development of the Sharks Club and adjacent land.

I have been a resident of the Sutherland Shire for approximately 35 years and of this, 17 years have been at Woollooware within walking distance to the club.

I have been open minded in my consideration of the proposal and have attended all of the information sessions held at the Sharks Club. I am now quite convinced that it is a very well thought out proposal which will bring numerous benefits to residents of the surrounding suburbs as well as the Sutherland Shire as a whole.

My main reasons for supporting the proposal are as follows:

1. Shopping Facilities

The proposed retail facilities will be a great benefit to Woollooware residents who currently have to drive to Caringbah or Taren Point to shop. The retail facilities will also service Kurnell and Cronulla residents who often have to travel to Caringbah to shop due to the limited shopping centre parking spaces at Cronulla due to beach-goers. Parking is also very limited at the major Caringbah supermarkets and stores are very crowded.

2. Medical Facilities

I am very impressed with the prospect of the medical centre offering an extensive array of medical services, all in the one location. I have been suffering from a chronic medical problem for the last 16 years and require ongoing treatment such as blood tests, physio and MRI, etc. I currently receive a lot of these services at the medical precinct adjacent to Miranda Fair where parking is extremely difficult.

3. Increase in Employment Opportunities

The development will be a major boost for employment in the area, generating a lot of new jobs in construction, retail, hospitality, medical services, etc. I am particularly impressed with the Sharks' initiative of partnering with the local High Schools to provide traineeships and apprenticeships

4. Entertainment

I am excited about the modernisation of the club and particularly the new outdoor Club Deck where you have a few drinks while looking out over Botany Bay and the city. I also am impressed with the prospect of it being turned into a family focused entertainment facility.

5. Playground for Handicapped children

I have a handicapped grandson who has great difficulty with playground equipment designed for normal young children. The handicapped playground will be of great benefit

6. Local Traffic/Transport

As with all developments of this nature, traffic flow is an obvious consideration. Having reviewed the Concept Plan Application, I am quite comfortable with the estimated "minor increase in delays at the Captain Cook Drive/ Woollooware Road intersection (by approximately 8 seconds during the Saturday noon peak)".

Also the proposed new bus route will be well patronised, not only be the residents of the development, but many other excising residents

7. Game Day Parking

I usually attend about 5-6 home games per year where we usually have to park up to 1 kilometre away and walk. The Park and Ride concept is a great idea and will free up the gridlock that often occurs in the local backstreets after a home game

In closing, I am very excited about the prospect of the proposed development and am quite confident that that it will become an iconic social, residential, retail and sporting destination for the residents of the Sutherland Shire.

I would be very happy to discuss my support further should you wish

Yours sincerely

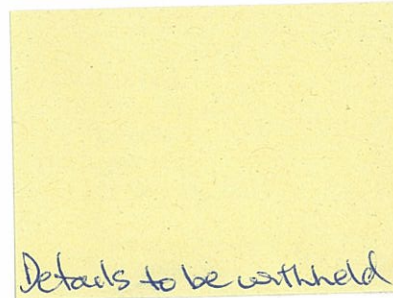
John Egan

12 Fairs Ave

Woollooware NSW 2230

3 December 2011

4673



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

Refer: Mark Brown

Dear Sir,

Application No: MP 10_0229
Application Name: Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware

I am writing in **objection** to the gross overdevelopment proposed at the above site.

The whole surrounding neighbourhood is designated as low density housing and consists of single dwelling homes. A development of 700 units in 16 storey blocks is not in keeping with the existing housing environment of the neighbourhood or the Shire.

Apart from the obvious traffic, parking, drain on local facilities and impact on the environment I would like to bring to your attention that we already suffer from power shortages in the area. Due to power loss from overload, in the late afternoon in particular 5.30pm the power drops, my frypan will stop cooking and the temperature drops so low that it is merely warming the food, turning it onto its highest setting will then permit it to cook slowly but not at its full capabilities. Voltage sag is also a common occurrence when the lights flicker intermittently.

The Woollooware and North Caringbah area bus service is already inadequate as it runs at best hourly but often at 2 hourly intervals as these same buses are used to service the schools. Yet the club claims diverting this service will be sufficient to service the development. This bus service does not go to Woollooware Station and there is already a shortage of all day parking at both Woollooware and Caringbah Stations.

The developer already admits it is providing insufficient parking with a ratio of only 1 visitor parking spot to every 8 units, not the normal 1 in 5. Thirty five of the eighty eight visitor spots are designated car washing bays and therefore will not be always available to the visitors. They have also claimed that all the 1 and 2 bedroom units will only have 1 car. Living in an area with insufficient transport, it is obvious that the majority of units will have at least 2 cars and due to the lack of parking provisions it is obvious the excess cars would resort to parking opposite in Captain Cook Oval (on the Southern Side of Captain Cook Drive). Thereby taking parking from the community.

With the lack of parking for games and other events more cars will resort to parking in local streets, causing more inconvenience and vandalism to the neighbours. I have already lost 4 letter boxes and

part of my paling fence to football vandalism. After games we are often disturbed late of a night by them shouting when returning from the club. This problem will be exacerbated for everyone. Due to the shortage of parking supporters already resort to partially parking over drives, preventing you from getting into your property.

The runoff from the development has been deliberately been designed on a slope encouraging the water to run onto Captain Cook Drive or the wetlands. This is the lower catchment area and is already prone to flooding.

With such dense living arrangements, people will become more easily disgruntled and with such close proximity to the club more disturbances will occur therefore greater policing will be required.

I am concerned for my family's safety when leaving our street as the suggested separate left hand turn bypass onto Captain Cook Drive, when heading west towards Caringbah, is very dangerous as the mainstream of traffic will already be travelling at 70 km/h. The present 90 degree turn is far safer as we have better visibility.

Already I experience difficulty parking in Cronulla shopping centre and am now walking to the shops far more often due to this problem and as a consequence restricts the amount of shopping I can purchase. Currently the traffic problems are so bad that the council has hired private traffic officers to direct the traffic at weekends and busy periods as there is often gridlock. How on earth is this shopping and beach precinct expected to cope with this proposed sharks development as these residents too will want to join in on the café lifestyle, the beach etc.

Such over development will lower the standard of living and the amenities for the residents as there is insufficient structure to cope in surrounding areas.

Details to be withheld

Details to be withheld

ilable to the Proponent, other interested public authorities, or

Application: Cronulla Sharks Development, 461 Captain Cook Drive, Woollooware
 Application No: MP 10_0229

To Whom It May Concern,

I object to the Cronulla Sharks Development on the following grounds.

The extra traffic generated by such a huge development, keeping in mind that most units will have at least 2 cars which would generate more than 2800 car movements per day, will add to the traffic congestion already being experienced in the area. The traffic has already reached an oversaturation point and is above capacity. An example being Captain Cook Drive and Gannons Road Roundabout where I find it is extremely difficult to come out of a morning. Also Captain Cook Drive in the section leading west towards Cawarra Road in spite of draining works, still experiences flooding in wet weather which is a further hazard. The worst spots are Gannons Road and Denman Avenue and Gannons Road and The Kingsway intersections which experience huge delays during peak hours and on weekends due to the huge amount of traffic already in the area and the fact that there are no alternate routes.

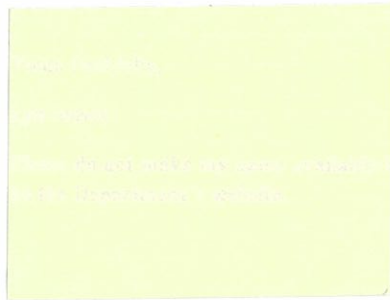
The traffic studies supplied in the Proposal (Volume 1 - Appendix I Traffic Management and Accessibility Plan - Annexure A) were not taken at the true peak hours. They focused on periods during lunchtime where most people would have reached their lunchtime destination and times that did not include the school peak hour or the morning work peak hour rush. Also this was done at a time of year (1st and 2nd April 2011) when there would be little beach traffic. They are by no means a true reflection of the current traffic volumes.

The Club claims the playing fields are not used by the public. This has been achieved by the Club in recent years, as opposition to the development grew, by fencing the carpark and playing fields to prevent the locals from using it as they had for decades for such activities as Frisbee, practising for the school cross country races, ball games, kite flying and the hall of a night for community activities such as dancing, Christmas concerts and other party activities. The land was made available to the Sharks on the proviso it was made available to the public.

Parking at Woollooware and Caringbah Stations is at a premium already. Where are all the train travellers from the Development going to park? As walking to the stations from this location is not practical.

Cronulla beach area and the shopping centre is already experiencing huge traffic and parking problems which is indicative by the fact the Council has hired private traffic controllers to police the area.

This development would be a huge drain on our already over taxed facilities and there is insufficient infrastructure to support such an influx of new residents. This in turn would have an adverse effect on the current residents lifestyle and amenities and would have a negative impact upon the wetlands.



to the Proponent, other interested public authorities, or

From: [REDACTED] <[REDACTED]@hotmail.com>
To: [REDACTED] <[REDACTED].gov.au>
Date: [REDACTED]
Subject: Cronulla Sutherland Sharks Development

To Whom It May Concern;

RE: Support for MP 10_0229 Concept Plan - Cronulla Sutherland Sharks Development

I am writing this email to show my support for the Cronulla Sutherland Sharks development application and the benefits such a development will provide the Sutherland Shire community. What this will provide to the community can not be denied, 1500 new jobs and sustainable living will be a massive boost to the local economy and wider community, as the population continues to grow, the demand for extra jobs and infrastructure need to be taken into account to allow the Sutherland Shire to grow and move into the future. I have complete faith in the consortium that they have covered all aspects of this development to allow the approval of the DA.

Denying the approval of such an important development would be a body blow to the residents and this can not be overlooked.

Please withhold my details from being published with my submission

[REDACTED]

Details to be withheld

From: Alexandra Gaudet <alexandragaudet@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 10:14 am 3/12/2011
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.

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.

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,

Alexandra Gaudet
6 Nullabor Place Yarrawarra 2233
Sat 03rd Dec, 2011 10:12 am

From: Catherine Garbutt <cathy.garbutt@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:20 am 3/12/2011
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.

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.

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,

Catherine Garbutt
15 Louise St JANNALI NSW 2226
Sat 03rd Dec, 2011 09:20 am

From: Tory Brustolin <tory.brustolin@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 1:26 am 3/12/2011
Subject: REF: MP0229: CRONULLA SHARKS CONCEPT PLAN

To whom this may concern,

I am extremely local to the proposed development and support it wholeheartedly.

I have had a look at the many documents associated with this proposal online and feel that all potential negative aspects of this developments have and will be addressed by both the developers and the Cronulla Sharks. It is clear that the proposed development will have many positive benefits for the local community as well as the wider community of the Sutherland Shire.

Personally, I am tired of having to drive 10 minutes away for weekly shopping purposes. To be able to simply walk down my road for all retail needs as well as medical services will be fantastic and something I truly welcome. Similarly, the creation of a family orientated entertainment hub along with outdoor dining that takes advantage of the bay views towards the city will prove to be popular in the area.

The creation of residential units is also something that is needed not only in the Shire, but all over Sydney. I feel that the proposed site offers the perfect opportunity for the area to make our contribution to this shortage. It will have little, if any, impact on existing residences due to it being located hundreds of metres away from these properties. I will shortly be in the market for a 2 bedroom unit and would love to be able to purchase a unit in the area I was born and raised.

Like some other locals in the area, traffic was the major concern I had. However, I have had a look at the traffic report prepared by McLaren which has assessed any increases in traffic or potential delays as 'minimal' or 'minor' in peak times. From my experience, the main problem with traffic in the area occurs at Gannons Rd where it meets both the Kingsway and Denman Ave. Personally, I continue my journey straight on Captain Cook Rd up to Woollooware Rd and the traffic is flowing along this route. My route is the same which will be taken by any residents of the proposed units.

I feel that it would be detrimental to the community to not allow these developments go ahead as it could potentially cause the Cronulla Sharks to cease to exist as an entity in the Shire. The local area for many decades has benefited greatly from the presence of the club and has a lot to lose should the Sharks be forced to fold.

Lastly, I am pleased that the developers have committed to opening part of the land for a public park and are increasing the current cycleway by 500 metres. I often jog along this route and look forward to the extension. Thank you for considering my thoughts on the development.

Regards,

Tory Brustolin
31 Woollooware Road
Woollooware, NSW, 2230

4679

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

Mrs. Renness Holmes
rennieholmes@hotmail.com
2 Hampshire Street
Cronulla, NSW 2230

From: Mick Tunbridge <micktunbridge@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:51 pm 2/12/2011
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.

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,

Mick Tunbridge
16 Trickett St. Holt A.C.T.
Fri 02nd Dec,2011 09:50 pm

4681
(Part 1)

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 - Game Day Parking - Loss of 540 Car Spots

The Sharks football games have long been a favourite outing for Sutherland Shire residents. Families and Fans enjoy the local atmosphere of parking close to the stadium and walking to the field. I object to the proposition of offsite parking, and the proposal of mass parking at Wanda beach and buses used to transport you to and from your car. The extended travel times with buses, the hassle, and no doubt extra cost for families will turn the average sharks supporter away. This would be almost impossible for families with young children.

If buses are not used, the impact on local residents of North Caringbah, Woollooware, and North Cronulla would be unacceptable. Cars would be forced to park in residential streets, on peoples front lawns etc, creating added impact to the already congested situation caused by the units.

I also object to local schools playing fields being used for the purposes of private business advancing development plans. This is a dangerous precedent. We rely on our school sporting facilities to be kept in good condition for sport, not parking!

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,

Elizabeth Aitken
elizabeth.j.aitken@gmail.com
44 Buchanan Avenue,
Bonnet Bay,
NSW
2226

4681.
(Part 2)

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

Dear Michael

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

Reason for Objection - General Parking

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

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

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

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

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

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

Yours sincerely

Elizabeth Aitken
elizabeth.j.aitken@gmail.com
44 Buchanan Avenue,
Bonnet Bay,
NSW
2226

From: Melinda Henry <melvak481@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:58 pm 2/12/2011
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.

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.

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

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

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

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

Sincerely,

Melinda Henry
75/88 John Street Pyrmont NSW
Fri 02nd Dec, 2011 04:57 pm

From: Jason Platt <jason.platt@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:54 pm 2/12/2011
Subject: Ref: MP_0229 – Cronulla Sharks Concept Plan

To Whom it may concern.

I am writing to you to show my support for the development tha has been proposed by the Cronulla Sharks.

As a resident of the Cronulla area as a renter for more than ten years now, I have been looking to buy in the area for quite a while now but have failed to find anything that is affordable. The proposed residential units look to be the only affordable option in Cronulla for a young man such as myself.

Having facilities such as a medical centre and supermarkets just a short stroll down the road would make a lot easier as well, as the current supermarkets in Cronulla are too small to be servicing such a large community.

I am also an avid fisherman and have taken considerable interest in the plan to clean up the waters in and around the mangroves. These waters are currently used as a dumping ground for local business and the golf course. The cleaning up of these mangroves can only benefit the wildlife in the area.

I wish to thank you for taking the time to review my letter

Regards

Jason Platt
4/14 Gunnamatta Rd, Cronulla 2230

From: [redacted] <[redacted]@optusnet.com.au>
To: [redacted] <[redacted]@v.gov.au>
Date: [redacted]
Subject: [redacted] units in Woollooware

MY NAME AND ADDRESS IS NOT TO BE MADE AVAILABLE FOR ANYONE TO ACCESS OR
PUBLICISE [redacted]

My name is [redacted], Woollooware, 2230. I am objecting
to the extent [redacted] 229.

I strongly object to the high rise development adjacent to the Cronulla
Sharks development at Woollooware.

The high rise is being built on tidal waters that immediately back on to the
second largest and most vital mangrove swamp in NSW. The shopping centre
will contribute a great deal of rubbish and chemicals that will spill
directly into the mangroves. To build such a dense, overcrowded complex on
the other side of the shopping centre will create too much of a negative
impact on these vital mangroves. Everyone's rubbish and cleaning agents will
pour immediately into the mangroves. The illegal number of car spaces made
available for the residents and visitors, the already overcrowded access
roads and unsightly image of concrete right on the water's edge are other
important damaging considerations for the area.

The drainage of the land will be a major problem as the tip was reclaimed
land built on a tidal, flat foreshore. It is still tidal! The mangroves will
be very damaged not just by the obvious pollution emptying into it! It has a
mass of concrete covering too much of the surface area! Is drainage no
longer a consideration to councils?

The Cronulla Sharks can gain revenue from the shopping centre and a shorter
smaller group of units that have less an impact on such a vital and
ecologically valued mangrove area.

Please reduce the height and size of the development.

[redacted]
Details to be withheld

From: Robert moylan <Robbiemoylan@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:21 pm 2/12/2011
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.

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,

Robert moylan
78killarney ave blacktown
Fri 02nd Dec,2011 04:20 pm

From: "Grant Dempster" <grant@krystol.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:11 pm 2/12/2011
Subject: MP_0229- Cronulla Sharks Concept Plan

To Whom it may concern,

I have been a resident and lived in the shire all of my life and would like to voice my support for the new development at Cronulla Sharks.

With the Sutherland shire rapidly becoming a sort after area to settle down and start a family it is becoming more crucial to our local community that the infrastructure and entertainment factor is there to accommodate the growing number of people in the area.

Having a young family and spending a large amount of time at Cronulla and going to the leagues club to watch the sharks to have another option to shop and use the proposed parklands would be a great advantage to people of all ages and only benefit the surrounding area.

Also in the way of employment and a large portion of the Cronulla area being young people this would only benefit and give the chance for employment for a large number of people during and after construction.

Being a local resident we look forward to the update and response of this development.

Grant Dempster 4 whites avenue Caringbah south.

Regards

Grant Dempster

Sales Manager

Krystol Group Pty Ltd

Krystol group logo email

Ph: 02 9522 6133

Fax: 02 9522 9199

Mobile: 0406 684 596

<mailto:aaaran@krystol.com.au> grant@krystol.com.au

<http://www.krystol.com.au/> www.krystol.com.au

This email/ information contained is expressly for the intended reciever and if third parties not mentioned in this transmittal recieve this information by mistake, it is to be returned and then deleted immediately, all the information contained is formed on opinion only and is not intended to disrupt or effect other parties business by mistake.

QP Please think of the environment before printing this email.

From: Tony Moylan <tonymoylan@msn.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 3:47 pm 2/12/2011
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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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,

Tony Moylan
36/334 Woodstock Ave., Mount Druitt
Fri 02nd Dec,2011 03:46 pm

From: Carolyn Whyte <carolynwhyte@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 3:30 pm 2/12/2011
Subject: FW: Cronulla Sharks Development

Re: Cronulla Sharks Development,
461 Captain Cook Drive, Woollooware.
MP 10_0229

To whom it may concern,

I wish to state that I object to the project.

My concerns are:

1. Over populating the area
 - a) Sharks development
 - b) Greenhills Beach land release
2. Traffic flow is already heavy
 - a) under the railway bridge at Gannons Road and Denman Ave
 - b) eastward and westward on Captain Cook Drive.
 - c) event days, off site parking will be chaotic
3. Increasing the population of the area without increasing community facilities
 - a) primary school within close proximity
 - b) public transport
4. Environmental concerns
 - a) the balance of nature on the foreshore
 - b) flood zone
 - c) rising sea levels
5. The height of the buildings
 - a) an eyesore
 - b) inappropriate size for the area

Regards,
Carolyn Whyte
13 High Street
Cronulla, 2230
0415 889 935

From: Carey Beebe <cb@hpschd.nu>
To: <plan_comment@planning.nsw.gov.au>
Date: 9:07 pm 1/12/2011
Subject: MP10_0229 Concept Plan Objection

Dear Mr Woodland

I have perused and considered much of the documentation related to this proposal and wish to register my strong objection on several grounds.

In my opinion, this mega-city type of development is completely out of place in Australia and without precedent in the Shire. It appears to be solely motivated by the greed of the Sharks Club, optimistically expecting huge profits by expanding well beyond its core business activity into large-scale property development on a completely unsuitable site.

There are no residential zones in the areas to the north of Captain Cook drive for the several kilometres where the road runs close to the mangroves and shoreline, nor should there be. Single dwellings and a few villas comprize the housing mix in surrounding neighbourhoods to the south of the proposed site. There is no high density living in the area, nor is it appropriate.

The proposed development area is environmentally sensitive and many environmental issues appear to have been discounted or ill-considered in the proposal. In recent years we have seen the approval and establishment of a large fitness centre and even a petrol station on the northern side of Captain Cook drive adjacent to the mangroves. These should never have been allowed in this sensitive area adjacent to Towra Point, and the proposed development nearby can only create further pressure and damage to these important natural resources on the south of Botany Bay.

The proposal brings loss of open space and serious deterioration of amenity for all Shire residents. The proposed onsite parking is completely insufficient for the number of vehicles likely to be required by so many new residents living away from the railway line. Accordingly, the increase in traffic load is probably underestimated. The vastly increased traffic congestion at peak times cannot be ameliorated by the addition of a few new sets of traffic lights or a roundabout. Anyone who traverses the Shire at peak times is well aware of the heavy traffic on all arterial roads and a good number of smaller feeder roads. The huge population increase caused by this overdevelopment with seven hundred proposed apartments will only make this far worse.

Residents closer to the site will be more seriously affected. High density living is not suitable away from transport hubs, and building heights of up to sixteen stories for the site is ridiculous, no matter how artistically arranged. When multiple highrise buildings are cramped on the site, the result will be a residential ghetto with vastly increased noise, crime and loss of amenity for all nearby.

I declare that I have never made any political donations, nor do I intend to.

I urge that the application for this undesired development be refused.

Sincerely

Carey Beebe

=====

C Ô T E d' A Z U R

=====

Executive of the Owners Corporation
Strata Plan 50785
1 McDonald Street, Cronulla NSW 2230
Telephone (02) 9544 0203
Facsimile (02) 9544 3704
www.cronulla.com/cote

Major Projects Assessment
Dept. of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Email: plan_comment@planning.nsw.gov.au

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Details to be withheld

Retail centre: I feel that the retail centre provides a real **THREAT** to the **VIABILITY OF LOCAL SHOPS**. The large retail centre planned provides facilities that include supermarkets, pharmacies, specialty retail shops such as clothing and restaurants. Local shops in both Cronulla and Woollooware are going to be put under severe pressure by the addition of a shopping centre at the Sharks site. This shopping centre is going to include substantial parking facilities and is several storeys high providing space for many shops and restaurants. This will place the local shops in Woollooware, Gannons Road, Caringbah North and Cronulla (including shops in Cronulla Street complex) under unwanted pressure

In recent years local business have struggled to keep afloat due to pressing economic times. The government should be doing all it can to support local businesses, not approving developments that draw locals away from existing shops and into this new shopping centre, essentially providing a distraction to all types of local businesses, to the detriment of small corner shops and other specialty retail/ restaurants in the region.

Other reasons for objection

- ☒ 16 storey development out of character with the region
- ☒ Serious traffic and parking issues
- ☒ Blatant disregard to planning legislation eg 40m riparian setback

* ENVIRONMENTAL ISSUES.

MUST BE SUBMITTED BY email or post by the 5th December.

4961

Major Projects Assessment

Dept. of

GPO Box

Sydney

Email:

applicat

I, *Details to be withheld*

Cronulla..... have reviewed the proposed development at 461 Captain Cook Drive Cronulla (**do not want contact details made available**). I feel that the development does not support the local community and is out of character with the area. I need to state that I am a dedicated Sharks supporter and a life member of the League's Club, but I am also a concerned local resident ^{who} ~~that~~ would rather see the site developed differently, eg such as the development that I understand is already approved.

Thus I object to the proposed development for the following reasons:

1. Retail centre: I feel that the retail centre provides a **THREAT** to the **VIABILITY OF LOCAL SHOPS**. The government should be doing all it can to support local businesses, not approving developments that draw locals away from existing shops and into this new shopping centre, **essentially providing a distraction to all types of local businesses, to the detriment of small corner shops and other specialty retail/ restaurants in the region.**

2. Environmental issues

Wetlands: The proposal places the RAMSAR wetland and migratory birds of the region at threat. The proposal is going to take over 10yrs to construct, this will place local communities under threat from noise ^{and} vibration that they may never recover from.

Riparian Zone: the blatant disregard to the health and safety of the waterways has been shown by the lack of the developer to understand and implement the 40m- 50m setback from the riparian zone. The construction of BBQs, play areas and allowing public access to these areas is in contrast with State and local government regulations

and policies. Without these 'green spaces' within the riparian zone (which is not allowed) the development would not have adequate space for over 600 residents, and these residents would be forced to use local playing fields that are already overcrowded. The riparian zone is there to protect the local environment and water quality, an issue important in this environmentally sensitive zone as oysters are also grown in the region.

ASS / contamination/ land stability: The development does not adequately investigate ASS and contamination issues. How is primarily the building of the 16 storey development as well as the reconstruction of habitat and planting vegetation going to occur with no excavation? The site is reclaimed land from a council tip, possibly sinking- are we going to end up with the 'leaning tower of Cronulla'?

Water quality and storm water: Issues of water quality and storm water for the site seemed to have been 'brushed over'. These issues are vital for the sensitive nature of both Towra Point Aquatic reserve and the RAMSAR wetland. There are serious concerns that the development will alter natural flow, contribute to sedimentation and be of detriment to water quality.

Flora and Fauna Surveys: There is a lack of understanding for the need to provide adequate flora and fauna assessment for this project. Water birds utilise the region and surveys should have been completed to know the extent of the use of the site. It is also possible that threatened frog species utilised the site, as well as flying fox, this needs more attention.

Floodplain/ sea level rise: The development is situated on unstable ground in a floodplain- hardly an appropriate site for such a large-scale development.

3. Local Amenity values

It is argued that the proposed development is totally out of character with the local region. A 16 storey development in an area that is currently open space, with no developments in the immediate area more than 3 storey's high pose a major threat to the local landscape and detract from the aesthetics of the region. The foreshore of Botany Bay is not the appropriate site for this development.

4: Traffic and parking

Traffic in the region is already a problem, with Captain Cook Drive providing a major thoroughfare for heavy vehicles to Kurnell. The region already faces traffic issues, especially when adjacent fields are utilised on weekends and week days. To see this one just has to drive along the road from 4pm-7pm any day of the week when oz-tag is on. The addition of hundreds more residents vehicles on the road as well as the removal of areas where people park (the current car park on the western site is used daily to park for kids sports) is going to create huge traffic issues.

Local residents such as myself are worried about the increase of traffic and loss of parking at the site.

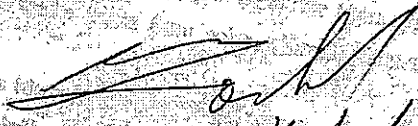
5. Match day parking

Currently, local streets in Caringbah North and Woolgoolah North are used by football fans to park on game days. With the removal of the car park facility and oval on the west of Shark park (which serves as overflow parking), this will be further exacerbated. The local streets and residents will be negatively impacted by this.

6. Conversion of open space to multistorey residential

Would like this issue addressed- how can the government justify supporting this proposal which converts an open playing field to a high density residential development.

Local residents, regardless of what team they support **DO NOT WANT** this development. It will provide an eye sore, create traffic chaos, and increased shadowing in the region, at the expense of the environment.


Edward Koschel

4692

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

Valerie Hollis
valstanh@optusnet.com.au
9A Smarts Crescent, Burraneer 2230

4693

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

Dear Michael

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

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

Reason for Objection – Traffic Congestion

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

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

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

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

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

Yours sincerely

Stanley W Hollis
valstanh@optusnet.com.au

From: ceajhay ritchie <cbr99@live.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:04 pm 4/12/2011
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.

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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,

ceajhay ritchie
142 hoare st manunda QLD
Sun 04th Dec,2011 08:03 pm

4695

From: Sharni Carroll <sharni_emma@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 7:07 pm 4/12/2011
Subject: MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks

To Whom It May Concern,

I am writing to you to show my support for the proposed development for the Cronulla Sharks site.

I have inspected the proposed development and believe it to be a win/win situation for the area and it's residents.

The potential to create hundreds of jobs is just what the Cronulla area needs, along with the benefit of having a shopping centre alternative to Westfield Miranda which on any given day can be a nightmare to get around.

I also have to admire the playgrounds and parks that have been included in this development plan. Not only are they great to help the environment thrive in the immediate area but they are a first of their kind in the Shire. Providing play equipment that is accessible for both able bodied and disabled children to play on is an outstanding idea.

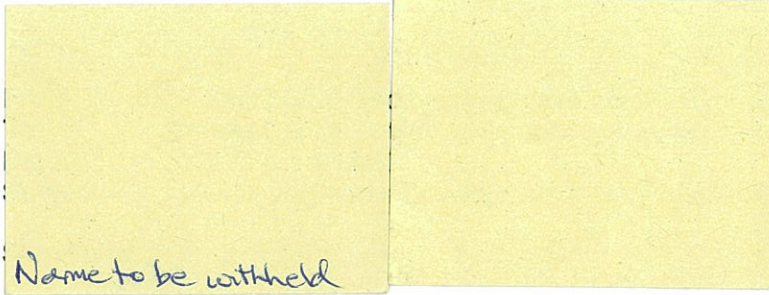
I am also currently looking to purchase a property around the Shire and have found it to be extremely expensive. Therefore I was happy to find out that there will be affordable housing being built within this plan. This will be a golden opportunity for me to purchase in the area.

I thank you for reading my comments on this proposal.

Regards

Sharni Carroll

5 Biloela Place Gymea Bay, NSW



avour Of The Plans

Name to be withheld

Arcadia Avenue, Gymea Bay (I do not wish for my address to be displayed if possible. Gymea is fine)

Subject: Cronulla Sharks Development Plans

Status: In Favour

To whom it may concern,

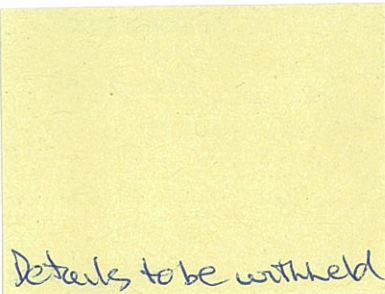
As a local resident of the Sutherland Shire for the past 5 years I want to voice my support for the plans to develop the Cronulla Sharks.

I am not a Sharks fan, in fact I have no interest in rugby league at all. My support comes due to the magnificent opportunities presented to local residents including:

- 700 new units to be created: My daughter is at an age where she will be looking to move out soon. I want her to have the best chance to rent or buy an updated and affordable unit

- 1500 jobs being created: My son is turning 13 this year, and will be at an age where work will be something he may look for by the time the plans are finished. I would like the extra jobs to be available to him

As you can see, the timing of the plans could not be better for me and my family. I hope they are passed and my children are given the chance to benefit from the above



Details to be withheld

From: "Jayne Wollacott" <jayne_woollacott@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6:28 pm 4/12/2011
Subject: Cronulla Sharks Development Proposal

To whom it may concern

Regarding the development of the surrounding area to the Cronulla Leagues Club

How is it that a football club can dictate on what happens to the surrounding area of the club purely because the land was cheap when made available to purchase a long time ago.

We live in a road in close proximity to the club. Over the past 16 years of residing here there has been a noticeable increase of traffic, including trucks down our road which is no doubt due to the increase in density of population within the Sutherland shire. We have been informed that development at Green Hills and Caringbah is likely to go ahead. As it is for a local it is extremely hard to park a car and visit Cronulla on a warm day.

I am aware that this is bringing attention to other development plans, but each new development is going to have a major accumulative effect on the community.

Cronulla Leagues Club are always full of good intentions. We have been informed that security management would be made for a local game but this is now proven to be sparse and there is always remnants of drink bottles discarded along the street following a game. On contacting the club we have been informed in the past that the litter would be cleaned up, to no avail. I am aware that people need to be more responsible for there actions but as they are not then the club needs to be held accountable.

Such a large development will open up similar proposals put forward to council turning what is a beautiful part of the shire into another Wolli Creek. Show me any recent structure built that has been standing for several years and it already shows tell tale signs of disrepair. Over population brings with it many problems. Despite the facilities there will be additional stress to the local community facilities for example local schools, Parking and traffic. At present it can already take over 3 minutes at 5.30pm to cross the island by the Sharks club at a dash.

The community should not suffer just so the sharks can save there own debt crisis. Either they should improve their game or make more use of the club facilities.
I and my family completely oppose this development.

Regards
The Woollacott family

From: Jason Maval
To: [redacted]
Date: 25/04/2011
Subject: MP 11 021a - Cronulla Plan - Mixed Use Development - Cronulla Sharks

Jason Maval
First Avenue Gymn Day if possible can my address please be kept off record

To whom it may concern

I'm sorry to the lateness of my submission but I wanted to pass on my thoughts on the Cronulla Sharks plans to redevelop the leagues club and surrounding areas.

First up, I am in support of the plans. I believe the 700 new units being created will benefit both myself and my friends and I also believe the positive effect felt on the community due to the 1500 new jobs being created will be substantial.

I drive a taxi in the Sutherland area for a new taxi company. Times are tough at the moment and our business is not immune. Saturday Nights are obviously our busiest time so I often work Saturday Night. During the past 6 or so months I have noticed a steady decrease in the numbers of people using taxis. This has lead to loss of shifts and potentially jobs within the business.

700 units worth of people means 700 units of potential customers for our service, something we obviously need. I am sure other businesses, especially locally will benefit greatly from the increase in numbers of people living in the area, especially close to the nightclubs of Cronulla.

On a person note the development may save not only my job but create others within our company. (as well as the 1500 being created on the site itself)

Thanks for your time

[redacted]

Details to be withheld

From: David Scorer <dbvhscott@yahoo.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:25 pm 4/12/2011
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.

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.

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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,

David Scorer
58 Hume St, North Toowoomba, QLD 4350
Sun 04th Dec, 2011 05:25 pm

From: Adam Cretier <adamtc44@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:22 pm 4/12/2011
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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Sincerely,

Adam Cretier
48 Glen Rd, Toowong, QLD 4066
Sun 04th Dec, 2011 05:22 pm