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Central and North Mir

its' Association Incorporated
anda 2228

1.12.2011

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

CRONULLA SHARKS LEAGUES CLUB CONCEPT PLAN
461 CAPTAIN COOK DRIVE WOOLLOOWARE
MP 10 0229

I request that all identification details and address be removed from this submission before publication on the internet.

The proposal should be refused for the following reasons:

The proposal is totally inappropriate for the location which is adjacent to an area of high environmental sensitivity.

It would have an adverse environmental impact on the adjoining Towra Point Aquatic Reserve, Towra Point Nature Reserve and the mangrove forest and coastal salt marsh linking Towra Point Nature Reserve and Shore Bird Reserve.

Construction works would disturb and release toxic contaminants from the former tip which would leach into the marine environment through the mangrove forest and saltmarsh.

Acid sulphate soils would be exposed and leachate containing sulphuric acid could kill fish and destroy bird foraging habitats.

It is not possible to construct a development of such size without excavation and disturbance of the site for works such as removal of concrete and bitumen, driving of piles and installation of drainage pipes and stormwater drainage structures.

Following construction, there could be long term adverse environmental impacts from polluted stormwater run off.

The completed development would contain very large areas of hard surface which would generate large amounts of concentrated run off being discharged rapidly through stormwater pipes.

There is insufficient vegetated area to filter contaminants from stormwater before discharge into Woollooware Bay.

The proposed 30 metre setback from the mangroves is insufficient and does not comply with the requirement of a minimum 40 setback.

Comparison of the photos of the existing site with the proposed plan indicates that a large area of the mangroves adjacent to the playing field would be removed. This is opposed.

If the development is approved, Australia is likely to be in breach of international obligations under the RAMSAR Treaty. Towra Point Nature Reserve is a RAMSAR listed wetland of local, national and international importance. Australia is obliged to protect and preserve it for migratory species and as a breeding habitat for significant species.

It does not provide detailed assessments of potential adverse environmental impacts on the mangrove, foreshore and aquatic habitats and migratory birds and species which use these habitats.

There would be adverse noise impacts on species inhabiting the reserve during construction. After construction there would be adverse impacts from noise, light spillage and litter.

The proposal is excessive in bulk, height and scale and is an overdevelopment of the site.

The proposed heights of the residential buildings are too high and exceed building heights permitted in other Shire centres.

It is out of character with the scale of low density development in the surrounding area.

It is out of character with the environmentally sensitive surrounding area.

It would have an adverse visual impact when viewed from Woollooware Bay and Captain Cook Drive.

The proposal has too much hard surface area and no deep soil area for planting trees of sufficient height to reduce the visual impact of the proposal.

It creates a new centre of excessive scale and building height in an inappropriate, environmentally sensitive waterfront location.

Approval of the proposal would set an undesirable precedent that could allow new centres of such excessive scale and height to be developed in other environmentally sensitive locations, including waterfront areas, across Sutherland Shire.

It is an inappropriate location for a new retail centre.

It would have an adverse impact on the economic viability of Cronulla and Caringbah centres by diverting shoppers to the proposed new retail centre.

It would be an entirely car based centre with no direct public transport access. The proposed location is contrary to State Government planning policy to concentrate retail facilities close to public transport to reduce dependency on cars.

There is no bus service which directly services the site. There is no arrangement in place for a direct bus service.

If a direct bus service were to be introduced in the future, it is likely to run at infrequent intervals similar to the two nearest existing bus routes. The experience so far across Sutherland Shire is that bus services which run infrequently are poorly patronised.

The local road system would not be able to cope with the increased vehicle movements and traffic congestion.

Any widening of Captain Cook Drive which encroached into the area currently occupied by the shared pedestrian path/cycleway, the playing fields and golf course on the southern side of Captain Cook Drive is opposed.

The following locations for Sharks game day parking are opposed:

Parking spaces around Seymour Shaw Park are used extensively seven days a week for parking by sporting groups for game days and training.

Parking of cars on the playing fields at Woollooware High School would damage playing surfaces and watering infrastructure installed by Sutherland Shire Council. Restoration of playing surfaces damaged by car parking would be ongoing and at considerable additional cost to council and the community.

Woollooware High School playing fields are used extensively by sporting groups.

Parking spaces at Wanda Beach are intended for community use to provide access to the beach. This access would be denied if these spaces were monopolised for Sharks parking.

The proposed rezoning of the western playing fields from open space to permit residential development is opposed. It would not be in the public interest.

Sutherland Shire Council sold the land to the Sharks for the purpose of playing fields, not as a future residential and commercial development site.

Development of the playing fields for residential units would result in a net loss of sporting fields available to the community.

There is an existing acute shortage of sporting fields in Sutherland Shire and demand for them will continue to increase in the future because of increased population.

The proposed relocation of the Junior Rugby League football Club and Sharks seniors training to the Cronulla High School playing fields is opposed.

It would not be in the public interest and would set an undesirable precedent.

The relocation would alienate public (state owned) land at Cronulla High School to facilitate development on the western playing fields for private financial gain.

It would alienate public land which otherwise could have been available to community sporting groups.

To alleviate the shortage of sporting fields in Sutherland Shire, Sutherland Shire Council intended to negotiate an agreement with Cronulla High School for community use of their fields similar to the agreement with Woollooware High School.

The proposal to build a facility for the Junior Rugby League Football Club at Cronulla High School is opposed. It is not in the public interest and would set an undesirable precedent.

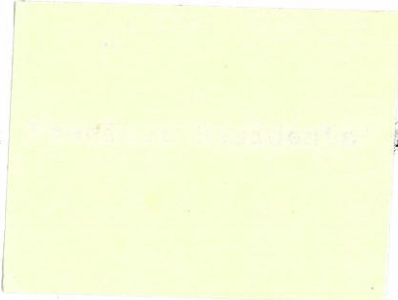
A permanent structure should not be permitted to be built on Department of Education land. It would alienate public land which may be needed in the future for educational uses to cater for an increased school population.

It is inappropriate to permit a building which proposes to serve alcohol on Department of Education land.

The Department of Education has not agreed to the proposed facility or to the proposed allocation of Cronulla High School fields to the Junior Rugby League Football Club and Sharks Seniors training.



and North Miranda



Association

439

Mark Brown - SSEC Submission Sharks Development

From: Dave Burgess <easternquoll@hotmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 6/12/2011 6:12 PM
Subject: SSEC Submission Sharks Development
Attachments: Submission_02Dec2011.pdf

Dear Mark,

As promised yesterday the Sutherland Shire Environment Centre's submission on the Sharks development is attached.

Kind regards,

David Burgess
Natural Areas Campaigner



Sutherland Shire Environment Centre

Suite 7 Durban Court, Old Princes Hwy, Sutherland NSW 2232
PO Box 589 Sutherland NSW 1499 | 02 9545 3077 | office@ssec.org.au
www.ssec.org.au | ABN: 96 127 431 611

2 December 2011



SUBMISSION ON CONCEPT PLAN – MIXED USE DEVELOPMENT, CRONULLA SHARKS (MP10_0229)

Sutherland Shire Environment Centre (SSEC) welcomes the opportunity to make a submission on the Cronulla Sharks development. SSEC has been active on this issue for a number of years in regard to previous attempts to develop the site.

SSEC supports the ongoing presence of the Cronulla Sharks rugby league team in the Sutherland Shire. However the sustainability of a football club should not compromise sensible planning outcomes and the proposed development is inappropriate on a number of levels.

SSEC opposes the development for the following reasons:

- scale of the development
- foreshore impacts and entirely inadequate protection of mangrove and foreshore ecological communities
- development in flood prone land
- lack of public transport and traffic impacts
- inconsistency with local planning strategies and surrounding zonings
- failure to provide affordable housing
- the motivations of the proponent for attempting to gain approval for such a high impact development

We believe the proponent has done little and in some cases failed to address these concerns and urge the Government to reject the proposal.

SCALE OF THE DEVELOPMENT

Although Sutherland Shire Council's (SSC) 2000 LEP imposes a 15m height restriction upon the site, eight up to 14-storey towers are proposed to rise more than 50m above Woollooware Bay and its surrounding foreshore – the tallest buildings in the Sutherland Shire. The density of development proposed in this location goes against numerous local and state planning policies.

The landscape values of Botany Bay and particularly its less developed southern shoreline have long been prioritised in both state and local planning documents. The proposal vastly oversteps guidelines established in the Visual Values and Guidelines for Botany Bay Report (Department of Planning and Infrastructure 2004) and the amenity of the surrounding low density residents will be severely impacted.

If approved, future growth of the centre would be limited. The siting of the adjacent high school, golf course, playing fields and industrial land will all restrict its future growth capacity. It will never achieve the full functionality required of a growth centre yet heavily impact upon the viability of other centres within the Sutherland Shire.

FORESHORE IMPACTS AND INADEQUATE PROTECTION OF MANGROVE AND FORESHORE ECOLOGICAL COMMUNITIES

The proposed development fails to protect the adjoining foreshore land and therefore the Towra Bay Aquatic Reserve. Despite being warned of these issues very early in the assessment process the proponent's effort to alter the proposal to achieve adequate foreshore protection has been negligible. No attempt has been made to provide a suitable buffer between the shopping centre and the mangrove community.

The current 40m buffer was developed by SSC in response to the Visual Values and Guidelines for Botany Bay Report and other foreshore studies and established in the 2006 Local Environmental Plan (LEP). It does not allow for paths or cycleways yet the proponent seeks to establish a number of large structures within this area including the main pedestrian link between the commercial and residential area, another park, barbecue area, pool and a Foreshore Park. The commercial and leagues club elements of the development reduce this buffer to 30m yet provide no justification for doing so.

Despite the proponent being required within the DGRs to establish no adverse impacts upon the RAMSAR listed Towra Point Nature Reserve there is an appalling lack of detail in the proposal as to how it will achieve this. The lack of proper addressing of impacts upon migratory bird populations is particularly concerning and the issue of time constraints being the reason for this is one

that would set an extremely poor precedent in terms of future planning outcomes. It is entirely unacceptable that the proponent suggests that this and other outcomes affecting ecological communities and biodiversity will be addressed at "design stage". It is highly likely this will be inadequate given the acknowledged state of the developer's finances.

The EA contains no detail about abatement or mitigation measures that will be undertaken to prevent impacts to Towra Bay Aquatic Reserve. In addition to this biodiversity studies are limited to the site which is highly degraded and do not examine the biodiversity of the immediately adjacent areas which are highly intact. This allows the proponent to say that landscaping will result in improved biodiversity outcomes when it is the impact to the adjacent high conservation value communities that are clearly the main issue.

Another issue is the development's own proposed riparian zone where the plans show that in some areas (such as by the proposed food court) there is no intention of planting it with vegetation. It is inappropriate for the proponent to justify their incursions into the riparian zone by comparison with less protected areas on the Woollooware Bay foreshore. Low environmental standards from previous eras are not a valid reason to maintain them in contemporary times, particularly given the stressed state of Botany Bay.

SSEC has concluded this represents a serious failure to meet the requirements of the DGRs and recommend that the project only be considered if it adequately addresses its impacts prior to "design stage", returns to development being constrained outside the 40m buffer zone (including all landscaping), provides detailed reports into light and noise impacts on Towra Bay Aquatic Reserve, and carries out extensive studies on migratory bird impacts as required in the DGRs.

DEVELOPMENT ON FLOOD PRONE LAND & LAND PRONE TO SEA LEVEL RISE

The development proposal does not properly address the significant issue of flooding. Significant flooding has previously occurred on the site both as a result of localised rainfall in the Woollooware bay catchment and also as a result of major flooding in the Lower Georges River. Yet the EA ignores data and information provided in the Lower Georges River Flood Risk Management Study & Plan.

Studies by both state and local government show that the proposed development will be impacted by sea level rises induced by climate change. However the EA relies upon an allowance of 0.41 metres derived from consultant's reports for previous development applications. The proponent should readdress this by using current predictions and NSW Government benchmarks (900mm by 2100)

LACK OF PUBLIC TRANSPORT AND TRAFFIC IMPACTS

The proposed development will put more cars on the roads. Historically, high density development in the Sutherland Shire has been encouraged along the railway line. This development however lies almost 1.5km away from Woollooware Railway Station in an area where public transport currently has no presence whatsoever.

There are no reliable commitments from State government that additional bus services will be provided in the future. No consideration has been made of the impact of commuter parking by residents at nearby railway stations.

INCONSISTENCY WITH LOCAL & STATE PLANNING STRATEGIES

The project is inconsistent with local planning objectives including the SSC's Strategic Plan, Sutherland Shire LEP 2000 and Sutherland Shire LEP 2006. Although the site of the leagues club was excluded from the 2006 LEP to allow for a more modest development proposal the current project has stepped well beyond this and ignores requirements in the 2000 LEP (which still apply) for a height restriction of 15m, the 40m foreshore buffer and prohibition on subdivision.

The proposed development essentially comprises a new centre. This is entirely inconsistent with the 2009 DOPI Draft Centres Policy that indicates stand-alone developments that comprise a new centre on out of centre sites will not be approved. It also contradicts objectives set out in the Metropolitan Strategy and the Draft South Subregion Subregional Strategy.

If proposed, out of centre sites must be rigorously assessed against a number of criteria including public transport, integration with surrounding land use and community, environmental impacts and flooding. **It is SSEC's position that this proposal demonstrably fails against all of these.**

FAILURE TO PROVIDE AFFORDABLE & APPROPRIATE HOUSING

The Draft South Subregion Subregional Strategy proposes 10,000 future dwellings for the region. It has long been established that these can be accommodated within the existing centres of Sutherland Shire – a requirement set out within the Strategy. None of the residences proposed as part of this project are more than 3-bedroom and none of the proposed housing is directed toward an aging population. The solar power access within development proposal also fails to meet the SEPP 65 standards that are required of other developments in the Sutherland Shire.

MOTIVATIONS OF THE PROPONENT

It is known that the Leagues Club has often objected to limitations placed on development of the site by the Minister with the intent that any development that did occur was of benefit to the club itself and not other interests. SSEC

believes that the proponent has not proceeded with a smaller Development Application that previously went before Sutherland Shire Council in 2009 based on the future viability of the club and to resolve ongoing issues of debt. This is not a sound basis to approve a high impact development.

If approved, the proposal will turn a low density urban environment into high density one and become the worst example of overdevelopment in the Sutherland Shire in a location where there is no public transport. It will do so against the objectives of numerous NSW Government and SSC policies and strategies, while risking the integrity of highly sensitive and stressed environments such as Woollooware Bay, Towra Point Aquatic Reserve and Towra Point Nature Reserve.

The proposal fails to apply a reasonable buffer to protect these wetland areas and in fact seeks to lower the existing buffer.

CONCLUSIONS & RECOMMENDATIONS

- The EA in its current form is deficient and the development proposal should be rejected.
- The EA fails to meet DGRs requirements regarding environmental impacts on the foreshore of Woollooware Bay, Towra Point Aquatic Reserve and Towra Point Nature Reserve.
- Any future proposal should properly address impacts on these areas by adequately addressing environmental impacts prior to "design stage".
- Any future proposal must constrain all development outside the 40m buffer zone. Any future proposal must provide detailed reports into light and noise impacts on Towra Bay Aquatic Reserve, and carries out extensive studies on migratory bird impacts as required in the DGRs.
- Any future proposal must take into account current flood studies and current benchmarks regarding sea level rises brought about by climate change.
- Any future proposal must stay within existing height restrictions while giving consideration to affordable housing and housing for the aged.
- The Woollooware Bay foreshore is an inappropriate place for a high density centre with little growth potential, would suffer from a lack of public transport, increased traffic flows and should remain low density.
- Future high density development proposals within the Sutherland Shire be contained within existing centres.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Gormley', with a stylized, flowing script.

Jenni Gormley, Chairperson

440

From: "Russell Lloyd" <rj.lloyd@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9:21 am 6/12/2011
Subject: Sharks Development Objection
Attachments: Sharks Development.doc

Please see attached letter.

Russell J (Rusty) Lloyd.

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

Dear Michael

SHARKS DEVELOPMENT OBJECTON

Reason for Objections –

- **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!

- **Parking Generally**

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 all other users of the area.

- **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 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.

- **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?

- **Environmental and Ecological Issues**

I also consider that the development is likely to have a detrimental impact on the fragile ecology of Woollooware Bay and create the possible loss of biodiversity.

Summary

I strongly consider that the development as proposed is a gross overdevelopment of the site which will have adverse impacts on the economic, social, and environmental well being of the whole of the Caringbah/Woollooware/Cronulla area.

A handwritten signature in black ink, appearing to read 'R. J. Lloyd', is written over a rectangular area of the document. The signature is stylized and somewhat cursive.

Russell J Lloyd
1/6 Sturt Road
Woollooware NSW 2230

4441

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 Pal
tpa20628@bigpond.net.au
39 Yathong Road
Caringbah NSW 2229

442

From: Terry Welch <terry.welch1@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 1:31 pm 6/12/2011
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,

Terry Welch
93 Caxton St Petrie Terrace, Brisbane, 4000
Tue 06th Dec, 2011 01:30 pm

443

From: Adelmo Barbera <juventus26@optusnet.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:02 am 6/12/2011
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,

Adelmo Barbera
55 Angus Crescent Yagoona NSW 2199
Tue 06th Dec,2011 07:01 am

4444

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

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

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Sincerely,

Erin McClelland
5/55 Kingsway, Cronulla. NSW. 2230
Mon 05th Dec, 2011 10:38 pm

4445

From: Stefanie Clare olsen <solsen88_@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 10:32 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Stefanie Clare Olsen
136 Prince Street Orange
Mon 05th Dec, 2011 10:31 pm

4446

From: Michael Williams <michaeljw84@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 10:28 pm 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
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Sincerely,

Michael Williams
28 Locke St
Raglan NSW 2795
Mon 05th Dec, 2011 10:27 pm

4447

From: Jeff Gibson <joandjeff@optusnet.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 9:56 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

Mr Michael Woodland
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Sincerely,

Jeff Gibson
21 Vista Street Caringbah South
Mon 05th Dec,2011 09:55 pm

4448

From: Elliot Watkins <ellwatto@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:20 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

Mr Michael Woodland
Director, Metropolitan & Regional Projects South
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Sincerely,

Elliot Watkins
128 Nicholson's Parade Cronulla
Mon 05th Dec, 2011 08:20 pm

From: Chris Giovenco <Chris_giovenco@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:19 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Sincerely,

Chris Giovenco
11 Bonniedoon Rd
Woolooware, NSW, 2230
Mon 05th Dec, 2011 08:18 pm

From: Karlie Foster <karlie_foster81@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 8:13 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

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

Sincerely,

Karlie Foster
3/ 37 Bay View Street Lavender Bay NSW 2060 Australia
Mon 05th Dec, 2011 08:12 pm

4451

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

M Grant
mdg1@optusnet.com.au
36 Elouera Rd Cronulla NSW 2230

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

M Grant
mdg1@optusnet.com.au
36 Elouera Rd Cronulla NSW 2230

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

M Grant
mdg1@optusnet.com.au
36 Elouera Rd Cronulla NSW 2230

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GPO Box 39,
Sydney NSW 2001

Dear Michael

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(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

M Grant
mdg1@optusnet.com.au

4452

From: Mitch Harris <mitchell_harris_is@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:43 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

Sincerely,

Mitch Harris
6 Highland drive Bowral
Mon 05th Dec,2011 07:42 pm

4453

From: Sharon Jory <sharonjory@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:28 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

Mr Michael Woodland
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Sincerely,

Sharon Jory
14 Watgum Place Alford's Point, 2234
Mon 05th Dec, 2011 07:27 pm

4454

From: Samantha Montgomery <samanthamontgomery@live.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:26 pm 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
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Sincerely,

Samantha Montgomery
3 alder grove Menai, 2234
Mon 05th Dec,2011 07:25 pm

4455

From: blake henderson <up_the_sharkies@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:22 pm 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,
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Sincerely,

blake henderson
3 parkview circle
Mon 05th Dec,2011 07:21 pm

4456

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,

Mitchell Grant
mdgrant@optusnet.com.au
36 Elouera Rd Cronulla nsw 2230

4457

From: paul robson <robsonpaul@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:08 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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.

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

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

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

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

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

Sincerely,

paul robson
104 norman avenue
norman park
qld 4170
Mon 05th Dec, 2011 07:07 pm

4658

From: Gregory Keith Klaus <gregkklaus@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 7:06 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

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

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

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

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,

Gregory Keith Klaus
33 Crookhaven Drive
Greenwell Point
2540

Mon 05th Dec,2011 07:06 pm

4459

From: stuart coombes <stu_pak@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 6:53 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

Sincerely,

stuart coombes
9b cannons rd caringbah
Mon 05th Dec,2011 06:51 pm

4460

From: Christopher Christie <chris.christie_05@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 6:43 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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,

Christopher Christie
43 Crammond Ave BUNDEENA NSW 2230
Mon 05th Dec, 2011 06:43 pm

4461

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

Marcus Bow
joka@exemail.com.au

4462

From: Jane Markisson <janemarkisson@gmail.com>
To: <Plan_comment@planning.nsw.gov.au>
Date: 5:42 pm 5/12/2011
Subject: Sharks Development MP 10_0229 Submission

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

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

Dear Mr Woodland,

Please accept this letter as my expression of support for the proposed Sharks development.

Rarely do you see a development that has been so thoroughly thought out as this one. I've seen the model at Cronulla Central and have read the documentation at both infoonsharks.com.au and at the DOP website.

All my initial concerns about the development were soon answered.

I believe that the Sutherland Shire does need a more (and a greater variety of) housing.

The development will also create a new social, entertainment and economic centre that will provide modern facilities to an area that has traditionally remained under utilised and under serviced.

I'd rather see high density living built in places like this which are already a part of the urban environment. It is better to build housing in places like this than to further encroach on our precious agricultural land and bushland.

The proposed development is also reported to create an estimated 1500 new jobs and many of those will be taken by local residents and that will reduce the reliance on commuting and will improve the quality of life for local workers.

The landscaping concepts shown in the proposal look good and seem to be sympathetic to the local mangrove environment.

I believe it is also important for the Cronulla Sharks to continue to be a representative of the Sutherland Shire as it does create a sense of community and belonging to many people in the area.

This proposal looks good on its own merits and it also meets the overall State planning objectives.

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

Thank you.

Jane Markisson
8 Parramatta Street
Cronulla NSW 2230

4463

From: Jay Michael westwood <Jay-w@live.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:19 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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

Sincerely,

Jay Michael westwood
10/5 wood lane cronulla
Mon 05th Dec,2011 05:19 pm

4464

From: "Eileen Hayse" <Eileen.Hayse@worldtravel.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5:17 pm 5/12/2011
Subject: **** CRONULLA SHARKS CONCEPT PLAN
Attachments: enviro.gif

EILEEN HAYSE

7705/177 Mitchell Road

Alexandria

5 December, 2011

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

As a Sydney resident for many years, I am very excited about the benefits this development will bring to the Sutherland Shire.

I have friends that live locally in this area and far from Toyota Stadium so the prospect of new open spaces and new playground facilities together with the convenience of a new exciting retail, entertainment and dining facilities in Sydney's south is a fantastic initiative for so many to enjoy.

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

Yours Sincerely,

Eileen Hayse

Please consider the environment before printing this e-mail

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445

From: Graeme Lanham <renown17@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 5:16 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

Sincerely,

Graeme Lanham
173 Parraweena rd miranda
Mon 05th Dec,2011 05:15 pm

4466

From: Luke Zanardo <turtle12345@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:57 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

Sincerely,

Luke Zanardo
13/67 Warrangarree Drive Woronora Heights 2233
Mon 05th Dec,2011 04:57 pm

4467

From: Anthony Ramsey <cichlid1@tpg.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:57 pm 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):

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

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

Sincerely,

Anthony Ramsey
28 Moyran Pde
Grays Point NSW
2232
Mon 05th Dec, 2011 04:57 pm

4868

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001



REF: MP_0229 – CRONULLA SHARKS CONCEPT PLAN

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

I support the proposal because the new facilities for the Cronulla Caringbah Junior Rugby League Football Club at Cronulla High School will be very positive for junior sport in the Sutherland Shire. The new water polo facilities for the Cronulla Sutherland Water Polo Club will also be great.

These new facilities are important because they will help encourage people to be more active and will also develop and nurture junior sporting talent across the Shire.

Yours sincerely,



Details to be withheld



I request that my name be withheld

4479

From: Andrew Eisenhauer <sanchandbron@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:45 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

Sincerely,

Andrew Eisenhauer
5/28 Yarrabee Avenue

Bangor NSW 2234

Mon 05th Dec, 2011 04:44 pm

4470

From: Malcolm Ingram <Harbourcityfencing@bigpond.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:44 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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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,

Malcolm Ingram
20 Mailey Cct Rouse Hill
Mon 05th Dec,2011 04:43 pm

4471

From: "george capsis" <georgecapsis@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:33 pm 5/12/2011
Subject: NSW Government
Attachments: NSW Government.doc

Dear Planning ...attached is my objection...hopefully, proper counsel and commonsense decision making will preside over this. Many thanks from Gail Capsis

4571

NSW Government
Planning and Infrastructure
Exhibition of Environmental Assessment Re: Cronulla Sharks Development

Application No: MP 10_0229

461 Captain Cook Drive Woollooware

Submission: I firmly object to this project.

Dear Sir/Madam,

I firmly object to this project moving ahead for very commonsense and environmental reasons. It would be confirmed by all that this venture would upset and eventually eliminate the end of many species of bird and aquatic creatures so necessary for migratory and populous purposes...keeping the species alive and stress free. We are here to live and care for the Earth and environment. NOT to dominate and destroy. We will pay high penalties for abdicating from this rule.

This area of Woollooware has limited infrastructure for such high density living. There is an enormous populous of vehicular traffic due to the associations of 3 Schools. There is a Primary School within a couple of blocks of this development, there are two high schools also that will be affected by the high volume of noise and traffic associated with this development project, should it go ahead. There are also Pre-Schools here. There are adjoining and busy playing fields that are used weekends and also evenings. The schools have various evening social events plus the Sharks Leagues Club have their own volume of traffic of which not all park within the facility of the Club. Should there be a Shopping centre development as part of this equation then we will have traffic chaos backup for miles around as people attempt to avoid the small main arterial that is the ONLY road to Kurnell. That leaves us with the major difficulty left for Fire\Fighters/Police/Ambulance who will no doubt encounter major obstacles to get quickly to any emergency. Don't forget the Caltex Oil Refinery...should a major alert be encountered...what happens then. We have had this in the past. Do not forget the very large volume of trucks as this development progresses plus we also have the Breen development underway with volumes of all sorts of traffic proceeding along Captain Cook Drive toward Kurnell. This will be an army of huge trucks and vehicles. Imagine the major accidents that will create even more chaos. Of course, we must not forget to peek further west and back along Captain Cook Drive through to Willarong Road where there is another major development with the green light. Why subject our small streets to such a high volume of chaos noise and traffic? This is NOT a commercial area but it may as well be. Our rates should be reduced as we already have buses and large trucks making access in our own street. Then of course there is the summer period and thousands will be flocking to our beaches from everywhere. Where will they park? You cannot park now! Please, I urge you, look at this proposal and see for yourselves what it is really about. It's not about "saving" the Sharks, it is more about creating an environmental disaster for what!!

Many thanks for the opportunity. From Gail Capsis

4472

From: "Carrie Tange" <Carrie.Tange@worldtravel.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:27 pm 5/12/2011
Subject: MP 0229 - Concept Plan - Cronulla Sharks
Attachments: wtp_logo_new.gif; awards-tms-lge.gif; virtuoso_new.gif; travelscene_amex.gif; enviro.gif

Miss Carrie Tange

10/8 <x-apple-data-detectors://6/> Gosport Street
CRONULLA <x-apple-data-detectors://6/> NSW 2230

5th December, 2011

To Whom It May Concern,
I wish to lodge my support for the Cronulla Sharks Concept Plan that is currently on public exhibition.

As a local resident for 32 years, I am very excited about the benefits this development will bring to our Shire. I went to high school across the road to where the planned development is to take place and to see the changes happen gradually with the service station and then Fitness First being built has been fantastic as it's such an open and wasted area of the Sutherland Shire that I feel will benefit greatly from this development.

My partner and I live only 2 minutes from Toyota Stadium so the prospect of new open spaces and new playground facilities for in the future when we have children together and for the children who live in the area now with also the convenience of new retail, entertainment and dining facilities is a fantastic initiative for so many to enjoy plus also giving the area much needed employment and real estate to the area.

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

Kind regards,

Carrie-Ellen Tange

Carrie Tange
Receptionist / Administration Assistant
carrie.tange@worldtravel.com.au
BTTB Awards 2009 Winner - Travel Management Services
World Travel Professionals
Level 1 Ligate House
409 New South Head Road

4473

From: Malcolm Scott <malscott65@hotmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:25 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

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

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

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

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

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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,

Malcolm Scott
7 Amethyst Street Bayview Heights QLD 4868
Mon 05th Dec,2011 04:25 pm

4474

From: Matthew Sweeney <Sweeney@mattbuild.com.au>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:25 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

Sincerely,

Matthew Sweeney
147 President ave, Miranda 2228
Mon 05th Dec,2011 04:24 pm

4475

From: Ray Simpson <rayandheidi@gmail.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:15 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

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

Sincerely,

Ray Simpson
78 Rowan Crescent, Merewether, NSW 2291
Mon 05th Dec, 2011 04:14 pm

From: Malachy McNally <malmcnally@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:11 pm 5/12/2011
Subject: MP0229-CONCEPT PLAN-CRONULLA SHARKS

4476

Mr M McNally
29 Parthenia St
DOLANS BAY NSW 2229

5th December 2011

RE: MP0229 - CONCEPT PLAN - CRONULLA SHARKS

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

As a local resident for 48 years and the father of 2 children and 3 grandchildren, I am very excited about the benefits this development will bring to our Shire.

My family live only 10 minutes from Toyota Stadium so the prospect of new open spaces and new playground facilities together with the convenience of new retail, entertainment and dining facilities is a fantastic initiative for so many to enjoy.

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

Yours Sincerely,

MR MALACHY MCNALLY

4477

From: "Niall and Carleen Fox" <niallandcarleen@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 4:03 pm 5/12/2011
Subject: MP0229- CONCEPT PLAN - CRONULLA SHARKS

Carleen Fox
29 Parthenia St
Dolans Bay NSW 2229

5th December 2011

RE: MP0229 - CONCEPT PLAN - CRONULLA SHARKS

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

As a local resident for 36 years and a mum of 3 children, I am very excited about the benefits this development will bring to our Shire.

My family live only 10 minutes from Toyota Stadium so the prospect of new open spaces and new playground facilities together with the convenience of new retail, entertainment and dining facilities is a fantastic initiative for so many to enjoy.

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

Yours Sincerely,

MRS CARLEEN FOX

4470

From: Joel Leslie <joel.leslie@aus.fujixerox.com>
To: NSW Planning Comments <plan_comment@planning.nsw.gov.au>
Date: 4:01 pm 5/12/2011
Subject: I support 'MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks.'

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

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

Dear Michael,

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

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

Sincerely,

Joel Leslie
14 Ardua Place Engadine
Mon 05th Dec, 2011 04:00 pm

Mark Brown - Submission Details for James Maclachlan

From: James Maclachlan <jamiemaclachlan@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 10:29 PM
Subject: Submission Details for James Maclachlan
CC: <assessments@planning.nsw.gov.au>
Attachments: Submission.pdf

4479



Planning &
Infrastructure

Disclosable Political Donation: no

Name: James Maclachlan
Email: jamiemaclachlan@gmail.com

Address:
140 Georges River Rd

Jannali, NSW
2226

Content:
Submission is attached

IP Address: cpe-121-218-33-103.inse4.ken.bigpond.net.au - 121.218.33.103
Submission: Online Submission from James Maclachlan (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=24216

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

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

James Maclachlan

E : jamiemaclachlan@gmail.com

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

From: Mr James Maclachlan
140 Georges River Road
Jannali 2226
5th December 2011

To: The Director General
New South Wales Department of Planning

Dear Sir or madam,

Re: Proposed Sharks Development

I would not be directly or greatly affected by the Sharks Development if it proceeded and therefore feel as though I am not in a position to formally object to it. Although there are compelling reasons to save the Sharks from bankruptcy, this in itself is not a justification for approval, which should be based on urban planning merits alone.

I am concerned about the precedent that approval of such a large development might set for the whole shire, particularly since the application includes exaggerated claims to its merits. I object to the Applicants' attempt to deny responsibility for remedial works.

Objection or support of the development is principally a matter for the immediate neighbours in particular and of the adjoining suburbs that will be affected by traffic. It is understandable that there will be a range of responses to:

1. the visual impact of the development,
2. dangers from resulting increased traffic,
3. air and noise pollution resulting increased traffic impacting on their health,
4. mechanical noise from the new buildings.

Shopkeepers in adjoining suburbs would also have just cause for concern about the economic impact of the new retail centre on their trade.

Accordingly before any approval to proceed is given, the Planning Department must ensure that the views of those most affected are weighted according to the intensity of the proposed impact on them and not merely by a crude basis of numbers for and against it. For example, the impact, including that on health and safety, of the development proceeding on the neighbouring residents would occur 365 days per year, In contrast, the impact on its supporters by refusal of the proposal may result only on the loss of a few days entertainment each year.

The matters of concern in the application are as follows:

1. The Applicant claims that approval of such a large development is necessary to solve of the club financial problems.
2. Dismissive assessment of visual impact by presenting selective views.

3. The traffic study has insufficient documentation to enable assessment of whether the conclusions are soundly based. Anomalies in some of traffic readings raise concern about the accuracy of the modelling on which it depends. Impacts are not described for other nearby intersections. The applicant disowns any responsibility for contributing to remedying adverse traffic impacts at key intersections.
4. Inadequate noise impact assessment, noteworthy in comparison to that for the Kirrawee Brickpit development done by the same Noise Consultant.
5. Misleading claims that the development fulfils the criteria for a growth centre by quoting 1 km distance that fails to take account of the further 500 m to the proposed residential part of the site, and exaggerating the likelihood that a feeder bus route would be approved.
6. Electromagnetic Radiation. The applicant proposes to house a couple of thousand people very close to high tension powerlines against the mounting body of evidence about the health dangers. The Consultants report does not adequately take into account the dangers of the electric field to people when outside buildings. Calculations are simplistic and underestimate the magnetic field, and an attempt to relate a week's exposure to a so-called safe limit does is irrelevant to residential occupation of the site.
7. The ecological study indicated only 3 hours of fieldwork in contrast the necessity to be completed over a range of climatic conditions and during a number of seasons.

More detailed discussion of these points follows.

1. Club's financial problems

The Director General requirements included requiring an assurance that the Clubs community commitments would continue. The response by the applicant seems to be more along the lines that approval is necessary to solve the clubs financial problems. This claim is irrelevant to urban planning and cannot be allowed to influence the outcome of the approval process. It is puzzling that the Club is proposed to shrink and yet maintain its community support.

2. Dismissive assessment of visual impact

The height and bulk are out of character with the present open space.

I am concerned that rather than remediate the site, the applicant propose merely to build over it. The carpark then being above ground level raises the building envelope, which having set a precedent, other developers may seek the same height, even where basement carparking is possible. Also There is no building set back on Captain Cook Drive to relieve the visual impact, which sets a precedent for bad urban design.

The report has selectively chosen viewpoints distant, e.g. from Captain Cook Bridge, from and/or obscured between the viewpoint and the Sharks development so that the buildings look less significant

Another example, Figure 41 showing a view from Castlewood Ave



is accompanied by a defence of the project that:

“This viewpoint also demonstrates the insignificant visual impact of the Concept Plan scheme development in comparison to the more immediate visual intrusions posed by existing development within the foreground.”

This view nevertheless indicates that the light-coloured flat roof of the intervening house is generally in line with and below the mangrove tree-line on the foreshore of Woollooware Bay such that most of the waterway would presently be visible.

However the proposed development buildings will intrude into the view of the most significant expanse of water extending to the channel between Woollooware Bay and onto Botany Bay, and also break into the skyline, and thereby spoil the whole experience of this water view. This is clearly indicated in the picture extract below similarly focussing onto the expanse of water as would a person seeking the water view.



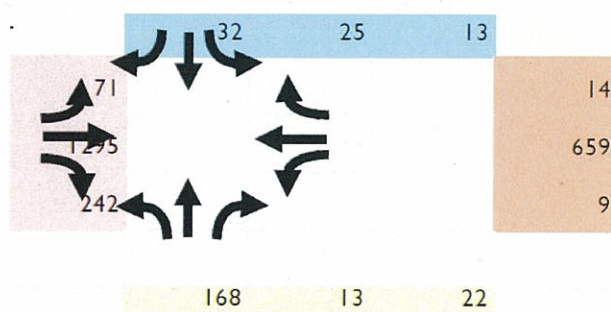
Therefore the visual impact of the proposed development on this view is not so “insignificant”.

This viewpoint is at the very edge of the basin whence northerly water views can be obtained, and is therefore not a “typical” view. A more typical view suffering greater impact would be in Woollooware North or even on the Kingsway immediately north of Castlewood Ave such as from the dwelling with the light-coloured flat roof.

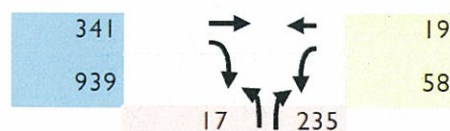
3. Traffic Study

There a number of inconsistencies in traffic counts between intersections between which there is a straight piece of road and which cannot be explained away by traffic leaving/entering the road from/to private property or on-street parking. The following significant instances were found for the Friday evening peak period on 1st April 2011. I have not analysed the Saturday midday peak case.

1. Captain Cook Drive Woollooware Road Annexure A Sheet 10 of 12



Captain Cook Drive / Elouera Rd Annexure A Sheet 7 of 12



For westbound traffic on Captain Cook Drive between these two intersections, these diagrams in the Traffic Study report indicate that:

- **19 vph** from Captain Cook Drive east of the intersection with Elouera Rd, plus **17 vph** turning left from Elouera Rd, totalling **36 vph**, enter Captain Cook Drive westbound,

but that:

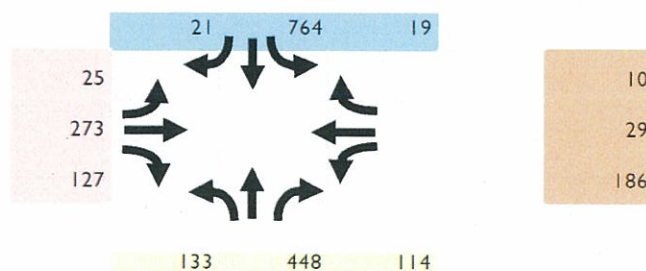
- **14 + 659 + 9 = 682 vph** enter the intersection with Woollooware Rd,

which is a discrepancy of **646 vph**, which is a significant extreme anomaly.

Apart from that for power line, roadside, or golf course maintenance vehicles, there is no vehicle entry or exit points between these two intersections. Nor could the occasional pulling up by the roadside or occasional 360° turns at the roundabouts account for this extent of anomaly.

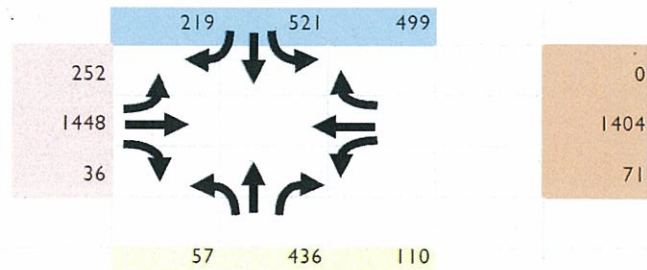
Much of this extreme anomaly appears to derive from the **19 vph** and **17 vph** intersection-entering values at the Captain Cook Drive/ Elouera Rd intersection that are far too low and should have been questioned at the outset and the monitoring redone. However these obviously anomalous readings have been included in the report such that the integrity of the whole traffic study becomes dubious.

2. Gannons Rd & Denman Av Annexure A Sheet 7 of 12



Captain Cook Drive / Elouera Rd

Annexure A Sheet 7 of 12



For southbound traffic Gannons Rd on between these two intersections, these diagrams in the Traffic Study report indicate that:

- **127 vph** from Denman Ave west of the intersection of Gannons Rd with Denman Ave, plus **764 vph** travelling straight ahead from north of this intersection, plus **186 vph** turning left from Denman Ave, totalling **1077 vph**, entering Gannons Rd southbound,

but that:

- **219 + 521 + 499 = 1239 vph** enter the intersection with The Kingsway,

which is a discrepancy of **162 vph**, much less than the aforementioned extreme anomaly but still significant.

Traffic entering or leaving from the handful of dwellings on the west side of Gannon's Road and minimal on-street parking, could account for this extent of anomaly.

Section 6.1 Consultation with NSW Department of Transport

under "Create New Bus Route" heading states:

"Table 8 of this report shows that the total Friday PM peak hour traffic generation to the shopping centre component of the development is about 1,460 two way vehicles per hour."

However Section 8.2 Traffic Generation includes the statement on page 30 under Table 8:

"Thus the external additional traffic generation reduces to some **1,284** additional vehicle trips (707 in; 577 out) beyond the immediate influence of the driveways serving the on-site parking provision for the Friday evening period (i.e. $0.8 \times (1,463 - 130 \text{ [retail centre]}) = 1,066$ plus 218 residential precinct = 1,284)."

Thus the Consultant in its inconsistency has done both:

1. Reduced traffic figures to reduce perceived traffic impact,
2. Padded the anticipated public transport patronage in order to boost the justification that the development proposal meets strategic transport objectives.

Against the 10% figure diversion for public transport it is notable that Table 5 shows a maximum bus patronage level of 5% which is for Westfield and the figure for Kareela is zero.

Section 8.6 Residential Amenity states:

"In terms of residential amenity consideration, it is evident that Woollooware Road North currently accommodates peak hour volumes in excess of the maximum level set by the RTA. However, it must be stressed that these limiting values (developed by the RTA) are for roads purely within residential precincts, typical of the new estates being planned in new urban release areas.

Woollooware Road North provides access to a nearby rail station and abuts a recreational area. Thus RTA limiting values should not be strictly applied in this instance, but gives a guide as to when existing roads may require some form of treatment (either directly or indirectly)."

From the measured existing 203 vph northbound and 276 southbound = 479 vph, the development would add an extra 188 vph northbound and 154 southbound = 342 vph, which is a significant increase of 71%.

I had to calculate this because it is not shown anywhere in the report, despite the Section 8.6 foreshadowing that "some form of treatment" would be required. The most acute problems from the extra traffic would be expected at the uncontrolled tee intersection of Denman Ave and Woollooware Rd but nothing is acknowledged in the Consultant's report, and therefore is another responsibility denied by the applicant, in this matter by omission

Section 9.4 Gannons Rd Roundabout versus Signals states:

The RTA suggests that Gannons Road roundabout requires an upgrade to signals. It is noted that this upgrade to signals is needed regardless of this development, as it currently operates at a LoS F during the PM peak period which represents an unsatisfactory performance. As such it is not deemed to be the responsibility of this development to fund the upgrade of this intersection, if it is needed in any event and in view of recent approvals for residential commercial activity within the Kurnell peninsula.

and

The Concept Plan Application under Potential Traffic Impact states:

A number of key intersections to the west of the subject site are currently at or above capacity, most notably the Captain Cook Drive/ Gannons Road roundabout and the Captain Cook Drive/ Taren Point Road signalised intersection to the west of the site, at both of which vehicles experience an average delay of more than 2 minutes during the Friday PM peak period. It is anticipated that recently approved residential developments on the Kurnell Peninsula are likely to further worsen this situation. Under the proposed Concept Plan scheme the Level of Service at these intersections during the Friday PM peak the Level of Service will remain at F, however it is likely that there will be some impact on average delays at these intersections. The poor existing level of service and oversaturation of these intersections is symptomatic of existing issues and broader peak traffic issues within the regional road network, particularly at the Kingsway. These issues are required to be addressed in the short-to-medium term irrespective of the proposed development, and as such is not a matter for consideration in the assessment of this proposal.

I object to these denials by the applicant of any responsibility to contribute to remedying the impact of the development.

The traffic study presents no diagram of traffic flows and SIDRA outputs only for for the new intersections at the site. The traffic study therefore lacks transparency.

4 Inadequate noise impact assessment

Section 6.1 ADDITIONAL TRAFFIC NOISE ON LOCAL STREETS, first sentence of second paragraph states:

The predicted worst case noise increases on each of the streets surrounding the development are summarised in the following table.

However the table lists only one street, Carabella St which is impacted by traffic noise from Captain Cook Drive so that the proportional, and hence decibel increase, would be minimal anyway.

None of the surrounding Streets such as Woollooware Road, Restormel St, Sturt Road, or even Denman Ave is listed.

This approach is inconsistent with a previous study by the same Consultant for the Kirrawee brick pit where they dismissed any analysis of main road, The Princes Highway, as indicated by the statement: "Any noise generated by vehicles using the Princes Highway driveway will be negligible compared to the traffic noise already on the highway."

which was reasonable but contrasts where the only presenting results for the Sharks development are for a similar situation (disguised by quoting from an adjacent St rather than Captain Cook Drive).

Furthermore, the Brick Pit analysis states:

"Traffic noise on Flora Street and Oak Road, however, should be assessed."

Similarly, side streets near the Sharks site such as Woollooware Road, Restormel St, and Sturt Road near would be directly impacted by extra traffic, and the northern end of Woollooware Road would be affected by reflected traffic noise in Captain cook Drive caused by the new buildings of the proposed development. Extra traffic light control will result in more stopping and starting of traffic, with its relatively large ratio of earth-moving trucks.

None of this has been addressed in the report.

6 ADDITIONAL TRAFFIC NOISE GENERATION ASSESSMENT states:

"The proposed development includes carpark (*sic*) a below ground carpark within the site which will potentially provide for up to 750 cars (residential parking)..."

My understanding is that all carparking will be above ground because of the contaminated site. It is not clear whether the erroneous assumption of below ground parking affects the noise assessment or not.

4 Misleading claims that the development fulfils the criteria for a growth centre

Section 3.14 referring to State Environmental Planning Policy No. 66 states

The SEPP 66: Integrating Land Use and Transport policy has since been withdrawn. However it included a set of guidelines incorporating Accessible Development Principles which still remain applicable.

The Accessible Development Principles are:

1. Develop concentrated centres of housing, employment, services and public facilities with an acceptable walking distance (400 to 1,000m) of major public transport nodes, such as railway stations and high frequency bus routes with at least a 15 minute frequency at peak times;

The consultant's statement under Executive Summary:

"Woollooware Railway Station is located 1 kilometre to the south west of the site."

This again indicates the misleading and essentially irrelevant distance of a point on the site rather than the substantive residential area. The amateurish mistake of indicating the wrong direction of Woollooware station throws doubt on the validity of the report for more complex issues.

Section 2.8 **Public Transport Services** reiterates:

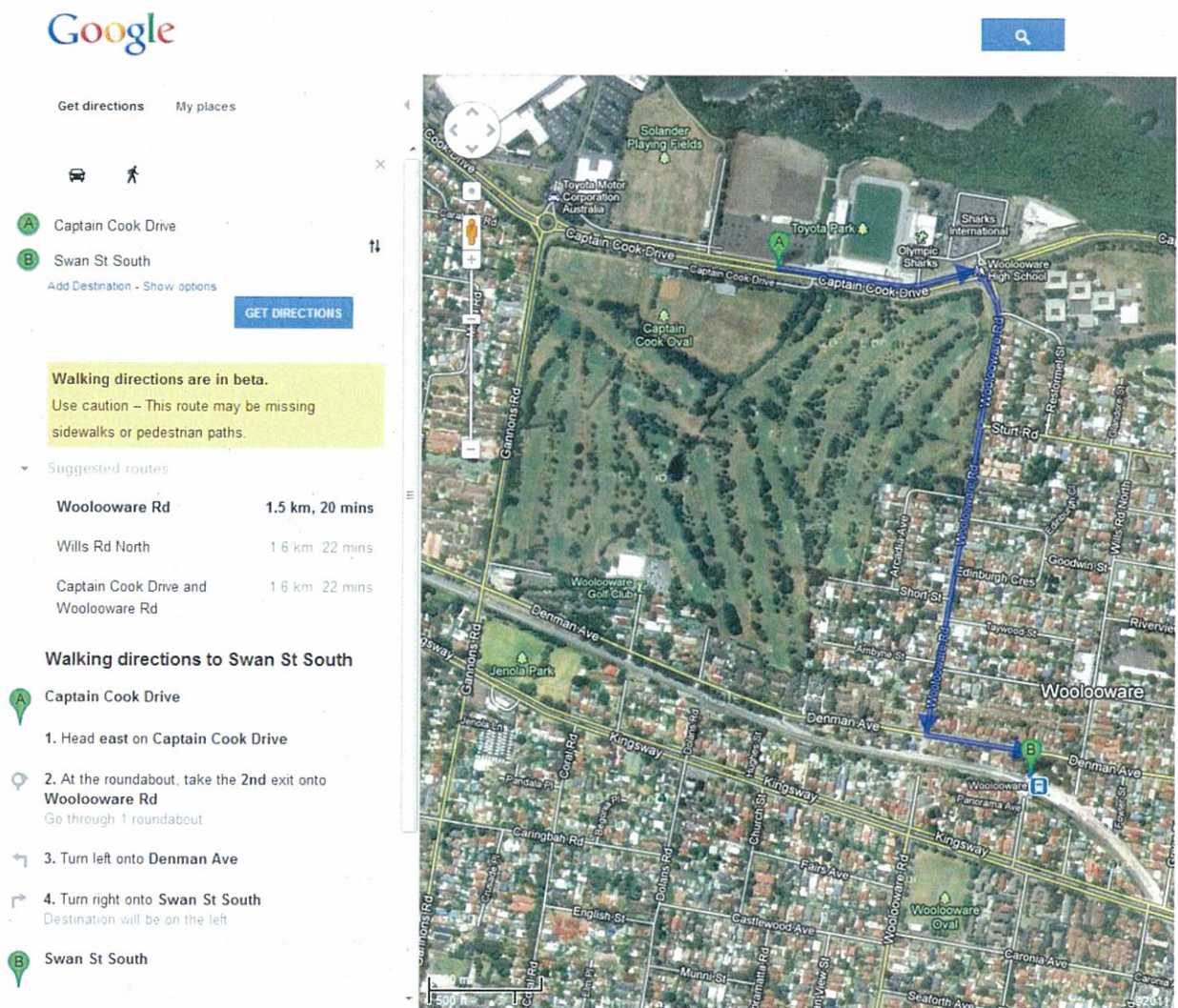
"The site is located within a one (1) kilometre walking distance from the football field to Woollooware Railway Station."

The Net Community Benefit Test quotes on page 4 that:

"In addition, Woollooware Station is located approximately 15 minutes walking distance

to the south via Woollooware Road and Denman Avenue, both of which have good existing pedestrian facilities."

Although the figure of 1 km is quoted often, it is not applicable to the proposed residential part of the development. Google maps indicate that the walking distance is 1.5 km from the location of the proposed entrance to the residential development, with a walking time of 20 minutes. The 15 minutes claimed would be a very brisk walk of 6km/h which is possible but the average would be 5 km/h or less.



Note that although the destination is shown as “Swan St South”, it (Point B) is nevertheless right on top of the railway Station as indicated above

Therefore the development site does not meet this principal criterion for a growth centre.

The Applicant’s attempt to create a new bus route does not satisfy a growth centre’s aim to be near a train station or a major bus route because the proposal is for a feeder bus route only. Such a service may prove to be unviable because It would serve only a single site to which the intervening open space and low density development between it and the train service and established commercial centres would not add any significant patronage. The Department’s letter on the matter is no guarantee that a new bus route would be forthcoming, and they recommend the applicant proved a shuttle bus service in the interim, which is not mentioned in the Consultant’s report.

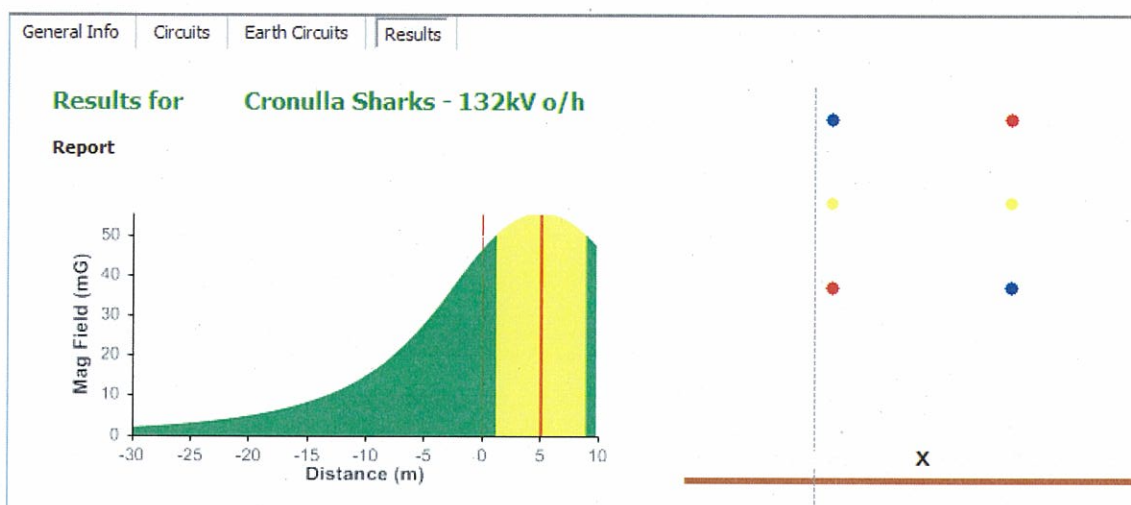
6 Electromagnetic Radiation

The Magshield Products Electromagnetic Radiation report states in Section 2 on page 2:

“Each power line is constructed from three vertically spaced three twin wires where each pair of twin wires represents one phase of one power line. The two power lines are erected on either side of the support tower (see Fig.2 below).

The twin wire phases of each circuit are installed one above the other on towers with 3.96m vertical distance between each phase.”

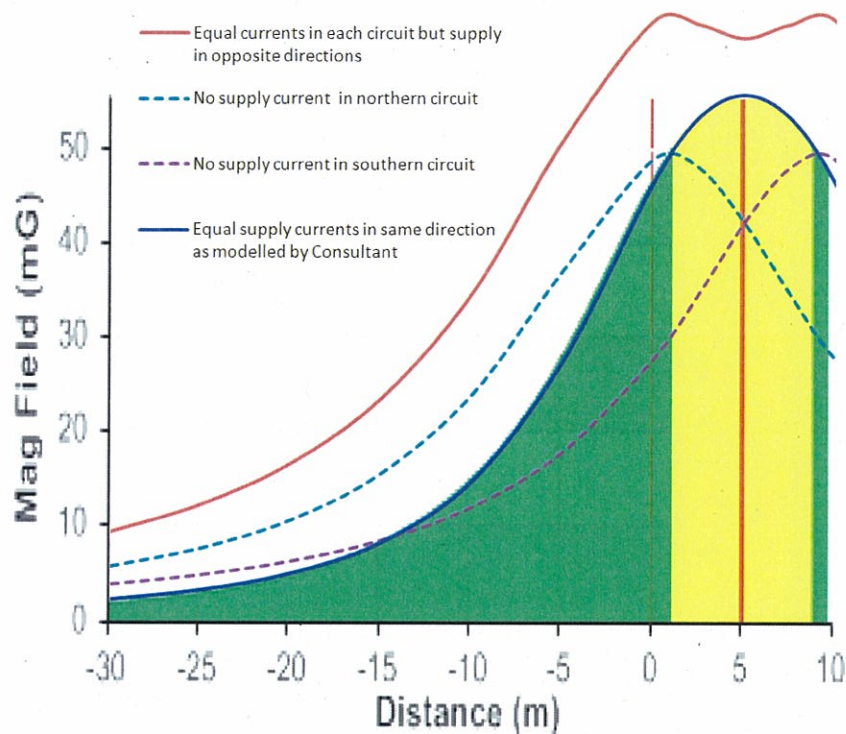
However the diagram in Section page 2 (*Requires colour to see. Middle yellow wires are difficult to see*)



shows that the top and bottom phases of one side/circuit have been reversed.

My enquiries to Ausgrid revealed that the configuration is “reverse phase”, which corresponds to the consultant’s calculation. However, the spokesman said that the two circuits are separate from each other and their currents will not be exactly the same. He said that after a new supply from la Perouse is installed that that the currents could occasionally be in opposite directions. He said he was unable to give any data for how much the variations could be and how often differing operational modes may occur.

The consultant’s calculation with the two circuits supplying on the same direction with exactly the same current in each is an idealised simplification that would underestimate the magnetic field because of the magnetic fields are largely reduced by the opposing phase currents. In the extreme case of opposing supply in each circuit, the calculated magnetic field at a distance of 30 m and 1m would be 4½ times as large for as that for the idealised equal supply in same direction scenario calculated by the consultant, shown on following graph, showing also the increase in the magnetic field when each circuit is shut down so that the magnetic field balancing is lost.



Clearly the operations are much more complex than the simple results from the consultant suggest and a whole range of values straddling the consultant's values would have to be time averaged. Field readings should also be taken as well in an attempt to quantify the risk to public health, not only for the proposed development but for existing uses, particularly the health risk on the 'family hill' during football games.

Extending calculations for varying height scenarios confirmed the trend for greater magnetic fields for variations from the idealised case.

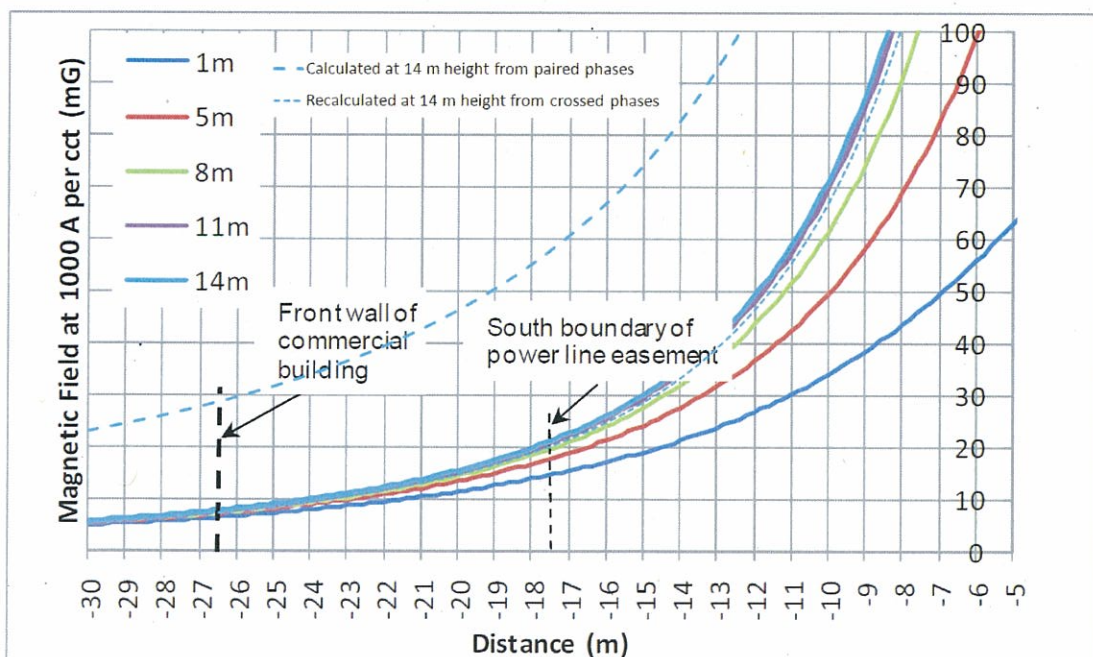


Fig.5 Magnetic field profiles across the power line easement for different heights above the natural ground and for the present electrical load of 445 A per circuit.

Note that the Figure 5 annotation is a second instance of a preceding similar figure 5 in the Consultant's Report. Whereas the Consultant's plotted lines are consistent with the 1000 A calculation (albeit erroneously for swapped phases), the title of the chart

erroneously refers to 445A case. The reference to "paired phases" corresponds to the worst case scenario of opposed supply with reverse phase operation. The other two cases of zero current on each circuit have not been calculated.

Section 3.3 of the Consultant's report concludes on page 11:

If a child in a childcare centre or an expecting mother at work are exposed to 10 mG during 8 hours a day, then their time weighted average exposure level (TWA) over the entire week is less than 4 mG. This is calculated on the basis that statistically the average EMF exposure level for the majority of urbane population is less than 2 mG.

$$EMF_{TWA} = \frac{(10mG \times 8hours + 2mG \times 16hours) \times 5days + 2mG \times 24hours \times 2days}{24hours \times 7days} = 3.9mG$$

Section 5, Conclusions and Recommendations, concludes on page 12:

Based on our modelling and calculations we can also conclude that the derived magnetic field exposure levels in the proposed commercial and residential tenancies that would be located near the power line easement are below the time-weighted average level of 4 mG and, hence, pose no confirmed health risk for continuous occupancy of the premises by children.

It appears that the intention of the report is to link the 3.9 mG time weighted exposure derived in Section 3.3 to (being less than) the time weighted average of 4 mG. However the assumption of Section 3.3 of only 8 hours exposure @ 10mG per working day at the development site with the remainder @ 2mG away from the site, and the statement of "continuous occupancy" in Section 5, are clearly contradictory.

Continuous occupancy would be relevant to the residential component of the development such that the something like 10 mG figure would be applicable which is 2½ times the 4 mG limit.

There is mounting scientific evidence that even the 4 mg limit is too high, for example the book "The Force" in Chapter 3 quotes numerous examples, only a small fraction quoted herein:

- on page 28 - Australian and UK researchers joint study on leukaemia rates in Tasmania : "...every year spent living close to powerlines increased the risk of developing disease by 7%.
- On page 28 "Children exposed to 2 mG in the United States had nearly double the risk of leukaemia and those exposed to 4 to 5 mG had over 6 times the risk". Reference 11
- On page 33 that the BioInitiative Report of the International Agency for Research on Cancer "... recommended a limit of 1mG for locations near powerlines and 2 mG for all other new buildings. It also recommended a limit of 1 mG for areas that will be occupied by children or pregnant women."

7 Ecological Impacts

The last paragraph on page 20 of Section 4.2 FIELD INVESTIGATION states:

Generally, field surveys should be completed over a range of climatic conditions and during a number of seasons to optimise the potential for species to be recorded at a site. Fieldwork for the current, as well as previous studies, were conducted in winter, a time when the majority of migratory shorebird species are breeding in the northern hemisphere, and the detection of frogs and reptiles would also be limited.

Accordingly the report has admitted that the ecological study is incomplete.

Therefore the assembly patterns and movements of migratory birds have not been observed such that may have allowed some estimate of how the height and bulk of the development will:

1. cause the breeding migratory birds and their chicks to impact windows
2. obstruct the birds' circling flight patterns as they "land" and take off.
3. provide vantage opportunities for predatory birds as their prey try to negotiate around or between the towers, fully exposed to attack. Such high rise vantage is not a feature of the natural ecosystem of low rise foliage on the foreshore next to mangrove areas, and will thus impact on the natural predator-prey balance.

460

Mark Brown - Submission Details for brett cooper

From: brett cooper <bacoop2002@yahoo.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 5/12/2011 10:05 PM
Subject: Submission Details for brett cooper
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: brett cooper
Email: bacoop2002@yahoo.com

Address:
11/4 ocean street

cronulla, NSW
2230

Content:
I wish to voice my opposition to the Shark Park development.

I believe the size of the development is excessive in the extreme.

16 and 8 storey buildings in an otherwise low rise recreational and residential area would be totally out of character for this area and a horrible eyesore.

I also believe that this development, in combination with the new Greenhills development will generate far too much traffic for the road system to handle.

I have been a resident of the North Cronulla area all of my 49 years and think excessive development in this area will be detrimental to community.

I am sure a much smaller development would be sufficient to alleviate the Shark's Leagues clubs financial difficulties.

I also note that the majority of submissions in support of the development appear to come from residents either outside of this area or from parts of the shire that won't really be affected by it.

thankyou.

IP Address: 110-175-6-114.static.tpgi.com.au - 110.175.6.114
Submission: Online Submission from brett cooper (object)
https://majorprojects.affinitylive.com?action=view_diary&id=24214

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

brett cooper

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