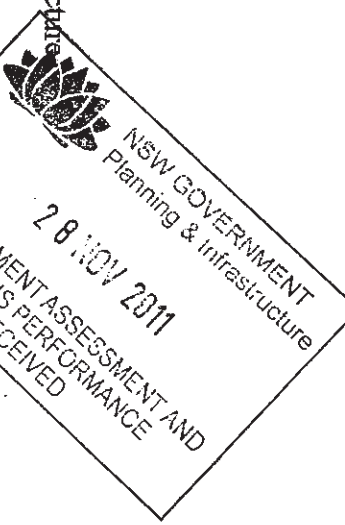


3640



To The NSW Department of Planning and Infrastructure
Major Projects Division
Concerning Application No MP 10-0229
461 Captain Cook Drive Woolooware
Cronulla Leagues Club Proposal.
24-11-11

Dear Director General

I have to convey to you my strongest objection to this proposal to build 700 high rise units on the Junior Playing fields. This is utter madness. That whole area should remain as open space playing fields which has always been the intention from when before the site was transferred to the Cronulla Sharks. The Sharks board have used the sympathy card of "saving the Sharks" in order to impose this disaster upon the residents of the Cronulla peninsular. Those fields are used intensively throughout the year for many events and cannot be replaced. Apart from parking and traffic congestion the environmental damage would be immense. Surely however the Planning Pannell will not be unduly influenced in their determination with this notion of saving a football club.

I am a fan of the Sharks and go to most home games. I would point out to you that of the 18000 club members only about 350 turned up to the Save The Sharks Rally last Sunday 20 th November and many of those were opponents to the project and many were from other suburbs out of the shire which was confirmed by the article in the local paper The Leader on Tuesday 22nd.

There is no doubt that the existing club premises need some major upgrading. This is the gateway to the Cronulla / Kurnell peninsular and could be promoted as a resort/ conference style of project with perhaps some specialty type shops which would suit the area. As for a full size commercial shopping centre this would be out of place and create more problems for the community and the Sharks. The footy club would simply be swallowed up by this. In any case it is doubtful that the Cronulla Sharks football team will survive in this location for much longer which is a sad thought but a reality of the modern game.

So please register my objection to this proposal.

Regards

John Assarapin
10 Kurramatta Place
Cronulla 2230

A handwritten signature in black ink, appearing to be "John Assarapin", written over a horizontal line.

3641

DN11/0008

RECEIVED

21 NOV 2011

36/10, Macray Street,

Caringbah

NS10 2229

21.11.2011

Department of Planning
Sutherland Shire Council

Re: Proposed Sharks Development:

Dear Sirs,

I wish to formally protest about the proposed Sharks Development, which is composed of character with that area.

The proposed development should be restricted to a maximum of 3 storeys.

There is inadequate public transport & no convenient railway station. Road access is limited to Russey Captain Cook Drive on Alameda Road, the latter is already inadequate because of the two lane bridge under the railway.

The proposed shopping centre is of doubtful value is needed in the area and is further add to the congestion.

Tower blocks would impact on the water views of the area and decrease property values.

While I fully support the council's policy to build units adjacent to the rail station, the ratio of garages/car spaces

abundantly inadequate. One has only to look
Hlers Street, Chapman Street, Lygma; Bonhse
Coringola, to name a few examples, to see that
they are constantly congested with parked cars.
Most people who use public transport for work
have a car for recreational activities, while others
have vehicles which are rented to see
needs. Many units are occupied by unskilled
people who have a car each because they
do not know a shared social/work life.

Please take all these facts into account
when considering the proposed development
and insist on a reduced scale.

Yours faithfully
Tom Gillies

(Shire resident for 48 years)

3642

FW: STOP OVER DEVELOPMENT - Oppose Shark Leagues Club Development

Request

ssc to: Environmental Records Group

21/11/2011 09:22 AM

Sent by: Susan McLaren

For your attention

— Forwarded by Susan McLaren/SSC on 21/11/2011 09:22 AM —



Rosanna Commisso
<roscom43@gmail.com>
20/11/2011 12:41 PM

To ssc@ssc.nsw.gov.au, christher@fairfaxmedia.com.au,
information@planning.nsw.gov.au,
plen_comment@planning.nsw.gov.au,
cronulla@parliament.nsw.gov.au,
infoonsharks@straight-talk.com.au,
mark.brown@planning.nsw.gov.au,
electorateoffice.cronulla@parliament.nsw.gov.au,
sharon.armstrong@lpma.nsw.gov.au,
info@supportthesharksdevelopment.com.au,
kjohns@ssc.nsw.gov.au, kschreiber@ssc.nsw.gov.au,
scott.morrison.mp@aph.gov.au, sharks@sharks.com.au,
enquiries@pview.com.au, info@winstonlangley.com.au,
LEdmonds@capcorp.com.au, PDornaghy@sharks.com.au,
MBrennan@sharks.com.au, sales@obsurseriesrealty.com.au,
amartinez@fairfaxmedia.com.au, office@sssec.org.au,
stopthesharksdevelopment@hotmail.com, jon@doig.net,
sutherlandcan@yahoo.co.uk, ghock@ozemail.com.au,
geapsis@ssc.nsw.gov.au, cprovart@ssc.nsw.gov.au,
pblight@ssc.nsw.gov.au, lkelly@ssc.nsw.gov.au,
mhargrave@ssc.nsw.gov.au, cmccallum@ssc.nsw.gov.au,
mbuttlieg@ssc.nsw.gov.au, hboorman@ssc.nsw.gov.au,
jforshaw@ssc.nsw.gov.au, bwalton@ssc.nsw.gov.au,
mglbbons@ssc.nsw.gov.au, stevestimpson@ssc.nsw.gov.au,
ptowell@ssc.nsw.gov.au

cc

Subject STOP OVER DEVELOPMENT - Oppose Shark Leagues
Club Development Request

Dear Sir / Madam

As a Cronulla local resident and ratepayer, I strongly oppose the new Shark Leagues Club Development for the following reasons:

Destruction of Kurnell

The Proposal would set a disastrous precedent, opening historic Kurnell Peninsula to large-scale residential development which Council and community has long and successfully resisted. Sandmining, industrial, residential activities and the Council's 1930s decisions have already damaged much of the fragile environment of this most historic area. Are the developers happy to go down in history as having completing destroyed this historical area?

Source of Traffic Problems

The new development would worsen the traffic problems of Woolooware-North Cronulla-Kurnell. Residents are already experiencing horrendous traffic problems during peak hours in and out of the shire. The development would create an unmanageable situation.

Are the developers prepared to invest money in improving the roads out of the Shire into the city to address the problems the development will create?

Precedent for Other Major Developments

The development will create a precedent for other major developments. Residents already have to deal with the new Greenhills Australand project, without any new infrastructure. When will it stop?

Environmental Damage

The Sharks' development - including five high-rise buildings on the edge of Woollooware Bay would be the largest single residential development in the Shire's history, and in the process inflict environmental damage on Woollooware Bay and Botany Bay. The National Parks Association has warned: "The site is in an area of extreme environmental sensitivity, bordering as it does a significant mangrove foreshore and the Taren Point wetlands and Towra Point Aquatic Reserve". Are the developers paying attention to the warnings they are being given, or is their sole focus monetary gain?

In addition, Sutherland Council's Environmental Services Report of 20 January says: "For several years Council has been urging the NSW Government to have greater regard for the environmental sensitivity of the Kurnell Peninsula and Botany Bay. The NSW Government has responded by initiating several reviews and studies intended to establish new policies that guarantee the future of the area. [The Sharks] development of the site to the scale proposed would be contrary to the direction currently being pursued by Council and the NSW Government." (p.4)

Contradicts Council's LEP

The development plan goes against the 'People's Local Environment Plan' intended to arrest overdevelopment - and it therefore contradicts Council's intention."

The 'People's LEP' has been two years in the making, at a cost of \$700,000. Scores of meetings of councillors, planners, consultants and community people have forged it. Key policies of these meetings included:

- * curb overdevelopment wherever it might be proposed;
- * allow some concentration only around main rail centres;
- * limit waterfront building height to two storeys;
- * avoid or scale down proposed waterfront development;
- * insist on spacious landscaping between multi-storey buildings;
- * site aged accommodation near shops and public transport.

The Sharks Proposal is at odds with all six of these LEP criteria. How can the results of the thorough consultation be completely disregarded when money and profit are involved?

Lack of Infrastructure

The Shire is already struggling with lack of vital services and infrastructure (eg hospitals, adequate roads, jobs, crowded and inadequate train services into the city etc), the new development will just compound the problem.

Will the developers be providing funding to increase the capacity of our current medical and hospital services to cope with the demand that will be created by a huge influx of residents? Will the developers be funding the widening of the local roads to cope with the increase in traffic? What are the developers plan to address the infrastructure needs created by such a development?

If Sharks proposes to have the local community's interests at heart, then it would not be putting forward a proposal that destroys the local environment. It would focus on retaining the local community feel of the Shire and not take a short-term view solely for profit.

The fact that the allegedly corrupt former Planning Minister Tony Kelly signed off on the Part 3A application, says it all.

I ask that the Shark's Development team think carefully about the long-term impact their selfish proposal will have on the area they profess to love!!!!



shire.pdf

3643

Mark Brown - Submission Details for Michael Ditchett

From: Michael Ditchett <mditchett@digitalcomms.com.au>
 To: <mark.brown@planning.nsw.gov.au>
 Date: 28/11/2011 3:55 PM
 Subject: Submission Details for Michael Ditchett
 CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Michael Ditchett
 Email: mditchett@digitalcomms.com.au

Address:
 68 Yathong Rd
 Caringbah, NSW
 2229

Content:

I would like to voice my strong objection to this project. As a resident only a few blocks from the proposed development with children who attend the school and play sport in the vicinity I regularly use the roads and current facilities which are already under stress.

The school class sizes are in excess of 30 or even 35 for standard subjects such as English and Maths. How more students who will form part of the new residents will be accommodated has not been considered at all.

Traffic problems are already evident particularly along Gannons road moving towards the Kingsway with existing usage. Typical of the lack of vision displayed in infrastructure planning today the rail bridge was not widened during recent major rail works when the opportunity was at hand. I have no reason or confidence to believe this will change with the new proposed development and no feasible new roadwork will ensue.

Already we have the Greenhills development approved. How can all of this be sustainable along the same axis of Captain Cook drive if the Sharks development goes ahead? Local sporting areas, parks and other facilities will be lost. These same areas on the Woollooware High School side will be almost impossible to access properly.

While I would dearly love the Sharks to be an ongoing Football club and have a competitive team there is no guarantee given past performances by management that anything will really change. This incognito bailout has no solid positive outcomes but will only be at the far greater cost of denigrating the area.

This proposal is far too dense and totally out of spec with surroundings. It's interesting to note the number of submissions supporting the development appear to be from out of town. I would like to think that the interests of the rate payers in the actual area are considered above those who aren't. I call on local members, federal and state, to stand up on behalf of us locals and let some common sense prevail.

IP Address: - 125.255.161.190

Submission: Online Submission from Michael Ditchett (object)
https://majorprojects.affinitylive.com?action=view_diany&id=23748

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

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

Michael Ditchett

E : mditchett@digitalcomms.com.au

Ref MP 10 0229 Cronulla Sharks
Concept Plan - Development

In reference to the above development
I wish to voice my opinion as follows.

- 1/ Yes residential 700 new dwellings in a beach location close to surf beach and shop.
- 2/ Retail precinct will all be made available in one convenient location & include a supermarket, large liquor retailer, fruit and vegetable grocer. A food court within centre, day surgery - dining a medical GP, physio, dental and fitness centre including 1500 jobs created - 7 up that's right 1500.
- 3/ Amazing opportunity to create approximately 1500 jobs created - 7 up that's right 1500.
- 4/ Amazing open space and playground facilities for both disabled kids & able bodied kids to play together.
- 5/ Existing fields relocated and joined sport given brand new state of art facilities.

6) Reinstated club will have a spectacular entertainment and outdoor eating areas.

7) Mangroves will benefit by protecting and improve their health and protect them via board walks and educational facilities.
8) Traffic has been assessed and a new bus service with start and new sets of traffic lights and a roundabout will be introduced.

9) Game day patrons will enjoy efficient and safe park and ride arrangements.

10) Sharks Community Support will increase with a genuine commitment to sharing the success of the club and team with a wide range of local sporting and community groups.

11) A new family entertainment precinct including putt putt golf and child minding facilities.

12) First class medical facilities including GPs, day surgery, dental, physiotherapy.

13) Some growth in the area, will be good for the project of the development will fit in nicely in that part of Woolsway and will be a great fit in nicely.

The idea of the development was initiated by the then president of the club Barry Pearce about early 2000,

Please if you have never visited the Cronulla leagues club may I suggest you visit the club soon and see for yourself the land that we wish to develop. The staff at this club are exceptional the food service and entertained are just as good!

Not to forget the football club which joined the NRL in 1967 and still to this day have not won a grand final, it would grand if this development could take place and possibly put our football team up in the final 4.

I have lived in the Sutherland Shire for about 5 yrs and worked in the area about 15 yrs this is my home and Cronulla my club and football team!

(C.A.Papas)

Page 4

With thanks

Aphrodite Papas (Miss
Unit 10 | 1-9

Jannal! @xley Ave

or NSU 2226

P.O. Box 779 Jannal! NSU
2226

Thank you for taking the time to
read my response.

3648

Mark Brown - Submission Details for Colin Chapman

From: Colin Chapman <colchapman@nti.com.au>
To: <mark.brown@planning.nsw.gov.au>
Date: 28/11/2011 2:03 PM
Subject: Submission Details for Colin Chapman
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Colin Chapman
Email: colchapman@nti.com.au

Address:
 13/57-63 Wyanbah rd
 Cronulla, NSW
 2230

Content:
 In years to come this will be an important community asset.

IP Address: - 202.83.74.130
Submission: Online Submission from Colin Chapman (support)
https://maiorprojects.affinitylive.com?action=view_diary&id=23738
Submission for Job: #4485 MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks
https://maiorprojects.affinitylive.com?action=view_job&id=4485
Site: #1913 Cronulla Sutherland Leagues Club - 461 Captain Cook Drive
https://maiorprojects.affinitylive.com?action=view_site&id=1913

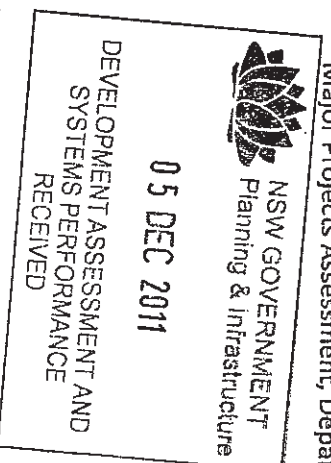
Colin Chapman

E : colchapman@nti.com.au

3046.

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.

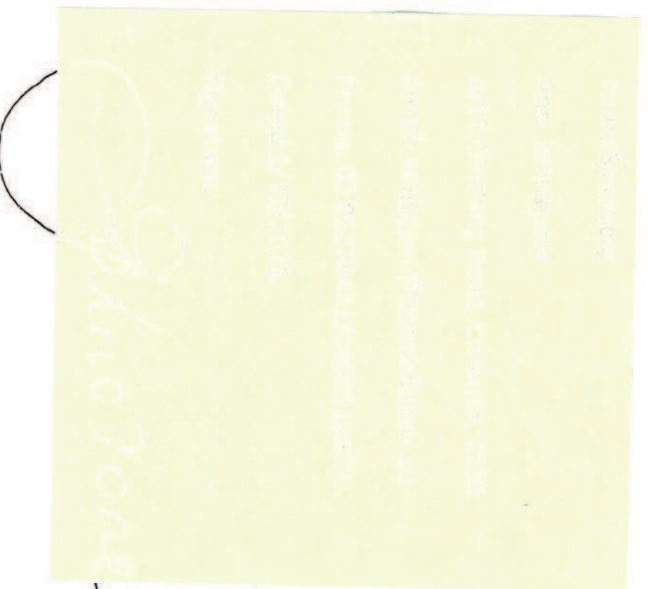
Reasons for OBJECTION:

1. **Size, Density and Visual Impact** - (Reason for Objection): The proposed development at the Sharks complex consisting of 700 units and involving up to 16 storeys will be the largest of any existing developments in the Sutherland Shire area. At present there is no public transport or existing infrastructure for a development of this size. The look and magnitude of this complex will not fit with the urban appearance of the existing community.
2. **Traffic Congestion** - (Reason for Objection): The existing road network along Captain Cook Drive will not cope with the increase of trucks and traffic generated by 700 units. Already we have up to 400 truck/double bogey transporting rubble and excavation material daily to the sandmining at Rocla and landfill, an inconvenience we have tolerated for 35years. It is single lane road with no possibility of extension. The project is to take longer than 8 years and the community will be inconvenienced 6 days a week with an already congested road works. Let alone a Shopping Complex, medical facility and entertainment, Gannons Rd and its feeding streets are already severely congested at peak times, resulting in lengthy delays.
3. **Insufficient Parking** - (Reason for Objection): Where are these new residents of 700 units to park? The proposal states approx. 1.2 parking spots per unit. The complex is not within walking distance to either train or bus station, therefore the average car ownership will be one car per person, per dwelling resulting in 2-4 cars per unit. The excess cars will not only park in the surrounding residential streets but in the public car parks allocated for the areas remaining sporting /soccer/rugby league fields at Solander and Captain Cook.
4. **Game day Parking** - (Reason for Objection): Families and Fans have always enjoyed 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 venues suggested by the Consortium but not approved at Wanda Beach, Bellingara Netball fields, Woollooware and

Cronulla High with buses transporting fans to the game. This will impact on the supporters of the Sharks football club and make it almost impossible for families with young children to afford. I object to local schools playing fields being used to support private business advancing development plans. The loss of approx 540 parking spots impacts on local residents in the North Caringbah, Woolooware and North Cronulla area on game day with cars parking on people lawns and in the surrounding residential areas, adding to an already congested parking situation caused by an additional 700 units.

5. **Environmental - (Reason for Objection):** This development is next to a sensitive mangrove system on the foreshores of Botany Bay, not far from Towra Nature Reserve, Towra Point, which has half of Sydney's remaining mangroves - THE CITY'S MOST SIGNIFICANT WETLANDS. There is approx 30 migratory bird species in this habitat and there are many Aboriginal sites existing here. Irreparable damage could occur to this sensitive bay environment.

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

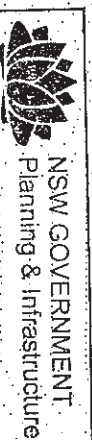


NOTE: I do not want my name or any personal information published in the website.

3647

1/129 Gerrale Street
Cronulla NSW 2230

4 December 2011



05 DEC 2011

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED

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

Dear Mr Woodland

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

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

My objection is made on the following grounds:

- **Playing fields** - I object to the "Sharks" being permitted to build on the fields currently used for junior rugby league and other sporting pursuits. These fields were purchased from Sutherland Shire Council, at reduced cost many years ago on the understanding they would be maintained as open space for sport and recreation purposes. Sutherland Shire has minimal land designated for sport and outdoor activity. Current playing fields all over the Shire are used to maximum capacity by a variety of sports making open spaces even more valuable. It is madness to allow fields to be taken away. This land is badly needed to provide future generations with fields to maintain healthy habits and the community spirit amateur sport fosters. Apparently, the developers claim to have sporting fields to be reallocated at Cronulla High School, yet I do not believe the NSW Education Department has reached agreement on this.

- **Traffic congestion** - the proposed development is significantly larger than any other existing development in the Sutherland Shire. Simply, the existing road infrastructure would be unable to cope with additional traffic generated by 700 units, a shopping centre and expanded club. The opportunity to widen Gannons Road was lost during the recent duplication of the Cronulla to Sutherland rail line. The rail bridge is already a major bottleneck most times of the day. There is no room for the expansion of the major arterial roads around the proposed development. In addition to the proposed development there are already some 500 to 600 homes to be built at the Greenhills Beach and Shearwater estates - the residents from which will also have to be accommodated on the existing road infrastructure. The amount of congestion on game days is unthinkable.

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

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

- **Size and visual impact** – the proposed development is high-density in nature and will completely change the look, feel and landscape of the area. There is nothing of this size located this far from public transport and this monstrous development will be not only stand out as an eyesore from the homes in the area, it will destroy the open suburban feel of the Sutherland Shire.

- **Public transport** – there are no plans, as far as I am aware, for an increase in rail capacity on the Cronulla to City line. The developers promise a bus service to and from Woolooware railway station, but no increase in rail capacity will mean more crowding on already over-crowded and infrequent and inadequate public transport services.

- **Mangrove protection/pollution** – to my mind there is an insufficient buffer zone between the delicate mangroves that line Woolooware Bay and that are immediately adjacent to the proposed development. The site earmarked for the commercial development was, for many years, a Council tip – I wonder what toxins and other contaminants will be uncovered when this existing car park is dug up, particularly if there is heavy rain during the period of construction. There are also viable oyster farming operations relatively close to the proposed development that could be adversely impacted from the proposed development.

- **Future of Cronulla Sharks Football Team** - there is no guarantee the financially strapped Cronulla Sharks Football Team will survive even if the proposed development goes ahead. The financial viability of a football team should not be a planning issue or consideration.

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

Yours sincerely



Sandy Curran

2/48 Caringbah Road
Caringbah NSW 2229

4 December 2011

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



NSW GOVERNMENT
Planning & Infrastructure

05 DEC 2011

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED

Dear Mr Woodland

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

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

My objection is made on the following grounds:

- **Playing fields** - I object to the "Sharks" being permitted to build on the fields currently used for junior rugby league and other sporting pursuits. These fields were purchased from Sutherland Shire Council, at reduced cost many years ago on the understanding they would be maintained as open space for sport and recreation purposes. Sutherland Shire has minimal land designated for sport and outdoor activity. Current playing fields all over the Shire are used to maximum capacity by a variety of sports making open spaces even more valuable. It is madness to allow fields to be taken away. This land is badly needed to provide future generations with fields to maintain healthy habits and the community spirit amateur sport fosters. Apparently, the developers claim to have sporting fields to be reallocated at Cronulla High School, yet I do not believe the NSW Education Department has reached agreement on this.

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

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

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- **Future of Cronulla Sharks Football Team** – there is no guarantee the financially strapped Cronulla Sharks Football Team will survive even if the proposed development goes ahead. The financial viability of a football team should not be a planning issue or consideration.

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

Yours sincerely



Erika Peile

3649.

Submission to N.S.W. Dept. Planning and Infrastructure

Re Cronulla Shores Development.

Application No. M2P Capt. Cook Drive
100229.We Daphne and William Kelly
of 40/83 Gerald St Cronulla. 2230object to above project.Reasons 1. development will use up considerablegreen space adjoining mangrove area2. Almost at mean level, possible
further flooding3. More congestion, cars and people
Cronulla area already gridlocked4. Streets' land area was one
? crown land and was meant mainly
for sport and open playing areas5. A large percentage of Shire residents
do not necessarily support Roughly
agree or their financial problemsMARTIN,
5/12/11.

Mr Michael Woodland

Director, Metropolitan & Regional Projects South

Major Projects Assessment, Department of Planning & Infrastructure

GPO Box 39,

Sydney NSW 2001

3650

Dear Michael

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

Reason for Objection – Size and Density, Visual Impact

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

Reason for Objection – Traffic Congestion

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

Reason for Objection – Insufficient Parking

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

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

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Suburb BERRIGEE Postcode 2230

Date 5/12/11 Phone _____

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3651

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

Dear Michael

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

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3682

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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Suburb Cronulla
Date 3.12.11 Phone

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3653

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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Suburb Cronulla

Date 3.12.11 Phone 9

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3654

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

25 November 2011

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

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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
Michael Woodland

3655

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

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No political donations

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

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

Yours sincerely

Name
Address
Date
Signature

Cyma Bay 2227.

3656

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

Dear Michael

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Suburb Botany Bay Postcode 2229
ite 25/12/11 Phone _____

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3657

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

25 November 2011

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Yours sincerely



Cronulla

3658

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

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Suburb

Woollooware

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Date

29/11/11

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3659

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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Suburb Caringbah Sth Postcode 2229
Date 1/12/11 Phone _____

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3660.

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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Suburb KIRRAWEE

Date 1/12/11 Phon _____

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3081

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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Suburb Gymer

Date 2.12.11 Phon

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3062

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

Dear Michael

DEVELOPMENT, WOOLLOOWARE, (MP 10_0229).

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Suburb PARARAH

Date 2/12/11 Phc

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3663

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

Dear Michael

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

Reason for Objection – Traffic Congestion

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

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

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

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

Reason for Objection – Environmental

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

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

Suburb

Gannons

Date

1/12/11

Phone

Information published on the
political donations.

3664

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.

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Suburb Kurnell

ate 1-12-11 Phone

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3465

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

Suburb Carlingbah

Date 02.12.11 Phone _____

cm. au

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a political donations.

3060

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

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

3667

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

25 November 2011

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

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

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

Reason for Objection – 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.



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

Dear Michael

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

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The proposed development of 700 home units is significantly larger than any other existing development in the Sutherland Shire. There is nothing of this size located this far from public transport and this high-density development will completely change the look, feel and landscape of the area. Essentially a "toaster rack" look does not become the surrounds.

The height of the buildings at eight (8) and sixteen (16) floors is objectionable itself. I suggest that building heights be no higher than the existing clubhouse and stadium stands. If this is allowed Botany Bay foreshore will be forested with multi high storied buildings.

Reason for Objection – Traffic Congestion

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

Captain Cook Drive MUST be widened to 6 lanes from Gannons Road to Eloura Road in order to cope with the expected traffic.

A new road access road be situated behind Toyota links with all the Sharks facilities. The access road serves as truck access for building and later, an alternate road servicing the Sharks facilities.

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

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The excavation, drilling of foundations shall cause major pollution problems. Without accurate knowledge of the "tip fill" containing asbestos and other undesirable substances runoff. This impacts both the population and the fragile mangrove.

Expect claims caused be the contaminants being dredged up by the development . Warning: Any claims shall be leveled at both those who approve the development and Cronulla Sutherland Leagues Club.

Reason for Objection – Sheer Volume of Development

The amount of development in concurrent time is quite abhorrent with more than 1,500 dwellings in the development application process. The development includes: Sharks, Willarong Road (Caringbah High School), Australand Green Hills Beach Estate), Breen (Sheer Water Estate), North Cronulla (Mitchell Road/Prince Street), Kirrawee Development (Brick Pit) and more...

NB I have received word that Breen have retracted their development.

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

~~Handwritten signature~~
3064

Gary Manley

40 Short Street Oyster Bay

11/11/11

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Ref: MP_0229 – Cronulla Sharks Concept Plan

I am writing in favour of the shark's development

As the father of a young boy I recognize the importance sport plays in the lives of today's youth

With the sharks able to provide more funding to local sports this can only be seen as a benefit to my family

I am also pleased by the prospect of affordable housing for my children who are of age to start buying there own homes and starting families of their own

Its also hearting to see the developers have considered the local environment and are committed to improving the wetlands close by the intended site

Yours sincerely,

Gary Manley

