


**MP 10\_0229 MOD 6 - Concept Plan - Mixed Use Development, Cronulla Sharks**  
**MP 10\_0230 MOD 3 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks**

This is my objection to the proposed increases to the already approved development. When will it stop? Shire residents' concerns and objections were ignored in the 2012 PAC/Dept of Planning approval of the scheme, and now that approval, with its reduction from that originally proposed, is being ignored by the proponent in having sought an increased number of units in the Mod 3 Application, and an increase in retail and parking area in these two applications now on exhibition.

Flooding the planning system with multiple applications increases the risk of inconsistency in the assessment process, with five separate applications yet to be determined.

The Department of Planning Website indicates that the number of applications for the Sharks is approximately double for that of the Kirrawee Brickpit, a development of comparable size.



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Local Government - **AI**

Site Type - **AI**

Assessment Type - **AI**

Status - **AI**

Decider - **AI**

**Date Determined**


From:  to:

(Leave blank for any dates)

### Search Results

|   |                                 |
|---|---------------------------------|
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0230 MOD 3 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks | EA Exhibition                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0229 MOD 6 - Concept Plan - Mixed Use Development, Cronulla Sharks                 | EA Exhibition                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0229 MOD 5 - Modification to Concept Plan - Mixed Use Development, Cronulla Sharks | Proponent Reviewing Submissions |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0229 MOD 3 - Modification to Concept Plan - Mixed Use Development, Cronulla Sharks | Recommendation Made             |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0230 MOD 2 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks | Assessment                      |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0229 MOD 4 - Concept Plan - Mixed Use Development, Cronulla Sharks                 | Determination                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>Modification 1 to MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks     | Determination                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0230 MOD1 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks  | Determination                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0230 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks       | Determination                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks                       | Determination                   |
| Cronulla Sutherland Leagues Club - 461 Captain Cook Drive<br>Modification 2 to MP 10_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks     | On Hold (Prepare SEARs)         |

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kirrawee

Local Government - All

Site Type - All

Assessment Type - All

Status - All

Decider - All

Date Determined

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to:

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Search

Search Results

Kirrawee Brick Pit

MP 10\_0076 MOD 3 - Mixed Use Development, Kirrawee Brick Pit, Kirrawee

Determination

Kirrawee Brick Pit

MP 10\_0076 (MOD 4) - Mixed Use Development, Kirrawee Brick Pit, Kirrawee

Determination

Kirrawee Brick Pit

MP 10\_0076 MOD 2 - Mixed Use Development, Kirrawee Brick Pit, Kirrawee

Determination

Kirrawee Brick Pit

MP10\_0076 MOD 1 - Mixed Use Development, Kirrawee Brick Pit

Determination

Kirrawee Brick Pit

MP 10\_0076 - Mixed Use Development, Kirrawee Brick Pit, Kirrawee

Determination

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Mod 6

## Mod 3 Stage 1



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Site Type - All

Assessment Type - All

Status - All

Decider - All

Date Determined

From: to: (Leave blank for any dates)

Search

Cronulla Sutherland Leagues Club - 461 Captain Cook Drive

MP 10\_0229 MOD 6 - Concept Plan - Mixed Use Development, Cronulla Sharks

EA Exhibition

Concurrent modification to Concept Approval MP10\_0229 and Project Approval MP10\_0230 relating to amendments to the Retail/Club building within the eastern precinct of Woolloore Bay Town Centre.

Other assessments against this site:

- MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks (Part3A)
- MP 10\_0230 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks (Part3A)
- MP 10\_0230 MOD1 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks (Part3AMod)
- Modification 1 to MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks (Part3AMod)
- MP 10\_0230 MOD 2 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks (Part3AMod)
- Modification 2 to MP 10\_0229 - Concept Plan - Mixed Use Development, Cronulla Sharks (Part3AMod)
- MP 10\_0229 MOD 4 - Concept Plan - Mixed Use Development, Cronulla Sharks (Part3AMod)
- MP 10\_0229 MOD 3 - Modification to Concept Plan - Mixed Use Development, Cronulla Sharks (Part3AMod)
- MP 10\_0229 MOD 5 - Modification to Concept Plan - Mixed Use Development, Cronulla Sharks (Part3AMod)
- MP 10\_0230 MOD 3 - Project Application Stage 1 - Retail / Club Precinct, Cronulla Sharks (Part3AMod)

Attachments & Resources

Application and Declaration (10)

00 Section 75W Modification Report 18Feb2016.pdf (7.627 MB)

01 Appendix A\_ Proposed Modifications to Conditions.pdf (129.7 KB)

02 Appendix B\_ Architectural Package\_ Part 1.pdf (8.901 MB)

03 Appendix B - Architectural Package - Part 2.pdf (6.940 MB)

04 Appendix C\_ Landscape Statement and Plans.pdf (8.425 MB)

05 Appendix D\_ Traffic and Parking Management Plan.pdf (8.120 MB)

06 Appendix E\_ Flood Statement.pdf (6.066 MB)

07 Appendix F\_ Review of Noise, Light and Bird Strike Potential.pdf (1.574 MB)

08 Appendix G\_ BCA Capability Statement.pdf (131.3 KB)

09 Appendix H\_ Fire Engineering Statement.pdf (108.1 KB)

Submissions (2)

RMS Submission.pdf (191.4 KB)

TfNSW submission.pdf (33.92 KB)

Key dates and other information

Job Status

EA Exhibition

Project is currently on public exhibition and opportunity for public submissions is available

Assessment Type

Part3AMod

Project Type

Residential, Commercial & Retail

Application Number

MP 10\_0229 MOD 6

Exhibition Start

02/03/2016

Exhibition End

16/03/2016

I have summarised planning issues of concern as below. The short exhibition period of only two weeks has made a more comprehensive submission impossible.

### Traffic

I have made a number of submissions regarding traffic, against the applicant's denying any responsibility for upgrading intersections, particularly at Gannon's Road and Captain Cook Drive, with no account taken of pedestrian safety at this intersection.

The applicant and the various determination reports refer to acquiescence by the RMS in the acceptability of traffic impact. However the Sutherland Shire Council, not the RMS, is responsible for managing traffic in the streets of North Woollooware. The Council's concerns in its submission to the original Concept Plan about increased traffic have been disregarded, with the applicant having not modelled these local streets that will bear the brunt of increased traffic, second only to Captain Cook Drive itself, but with inversely proportional smaller vehicle carrying capacity.

The Council's submission to the Concept Plan had also raised concerns about underestimation of traffic from the Applicant's use of traffic generation values for high density developments as if the Sharks were close to a major transport hub as opposed to a questionable shuttle bus service. I have also made this point in previous submissions.

Like in previous applications, the Applicant is attempting to justify the Mod 6 and/or Mod 3 Stage 1 by claiming minimal incremental impact. This is not an appropriate manner to assess traffic impact where even small increases at intersections that are saturated or near saturation will result in exponential increases in traffic delays. Moreover previous approvals based on acceptance of the Applicant's omission of vital traffic studies of local streets should not be used as a benchmark of approval for incremental increase. The total impact should now be modelled, using realistic traffic generation figures based on the development's remoteness from a substantive transport hub.

Such consideration of the impact on the local streets in North Woollooware would be consistent with advice by the same traffic consultant McLaren in a report for Sutherland Council that "There thus needs to be a lot more work on external traffic impacts" for the Kirrawee Brickpit development:

#### M<sup>C</sup>LAREN TRAFFIC ENGINEERING

component of the subject development and not due to the impact of the operating Bunnings development. The external traffic impact assessment needs to be extended to include the impacts on the northern Waratah Street precinct including its intersections with Oak Rd, Bath Rd & the Princes Hwy. In addition the junction of Hotham Road with both President Avenue and The Kingsway needs to be included.

- There thus needs to be a lot more work on external traffic impacts. This should also include approved / operational development sites to the north off Oak Road, being Bunnings and the concrete plant. The analysis of Highway intersections should be undertaken using the SCATES program, taking into account signal co-ordination issues. Background growth along the highway will need to be included in consultation with the RTA.

### Visual Impact

The applicant has casually proposed a roof for Level 4 car park which would be equivalent to half a storey increase with consequent increased visual impact. However a greater threat is that the roof itself could become an extra car park level to accommodate parking needs for some future application for even more development.

Alternatively it may be a "Plan B" for when their under-provision of parking, as highlighted by Sutherland Shire Council and many submitters to the various proponent applications, becomes proven by overflow parking in local streets as a demonstration of the failure of the development assessment system to prevent inappropriate development such as the Sharks enclave. The proposed reshuffle of parking between levels 3 and 4 would sneak in another 24 car parking spots but this will not be enough.

### RAMSAR Wetland

The Mod 6 and Mod 3 Stage 1 applications have implications for substandard riparian setback and inappropriate usage applied for in Mod 5. Although the applicant has submitted piecemeal applications the Department / Planning and Assessment Commission determination of all applications must be coordinated to ensure that one determination does not prejudice appropriate assessment of another application.

### Fire Statement

The fire statement goes no further than for the Stage 1 application for the retail precinct in the hope of a “performance based fire engineering” solution to overcome the problem of long emergency escape routes.

In the intervening three years, the applicant should have now been able to furnish more details of this solution, if not a complete design, for proper assessment. Lack of any details suggests that there is possibly an underlying problem that cannot be viable fixed, and will require compromising public safety.

A Grade 2 supply rather the apparent Grade 3 may not be mandated\* for the retail precinct less than 25 m height, but would be reassuring, particularly for the large compartment area of the supermarket to be protected.

*\* The Sprinkler Code states that a Grade 3 supply shall not be used to supply sprinkler systems protecting a building greater than 25 m effective height. This is relevant to the residential precinct for which I have unsuccessfully searched for a fire statement in previous applications, but an exhaustive search by opening all documents without an identifying name was not possible in the short time frame of the exhibition.*

### Electromagnetic Radiation

The potential risks to public health have been shrugged off without any documented medical opinion sought by the assessment authorities such as may have had recommended that the site be less developed with greater setback from the powerlines (however not for a recreation area but as vegetated buffer zone).

I am not aware of any documentation in the Department’s website about progress in reverse phasing the powerlines.

James Maclachlan, Jannali, 16 March 2016.