



MAJOR EXPANSION OF CRONULLA SHARKS' DEVELOPMENT GETS GO-AHEAD

19 April 2018

Major changes to the Cronulla Sharks' residential and retail development in Sydney's south have been green-lighted by the state's Independent Planning Commission.

The Sharks' development partner, Bluestone Property Solutions Pty Ltd, sought permission from the Department of Planning and Environment to modify the concept plans for the Woollooware Bay Town Centre project to include:

- an indicative additional 244 apartments in five new residential towers above the town centre
- more retail space, including an upgraded Sharks Leagues Club with large north-facing terrace
- a new 75-room hotel
- the establishment of a Centre of Excellence adjoining the Andrew Ettingshausen Stand within Southern Cross Group Stadium
- an indicative extra 400 car parking spaces and 77 bicycle parking spaces, and
- revised landscape designs

The Department referred the matter to the independent Commission for determination in March this year after receiving objections from Sutherland Shire Council and residents.

IPC Chair Mary O'Kane appointed a three-member panel, comprising Mr Peter Duncan AM, Dr Maurice Evans and Mr Paul Forward, to determine the modification request.

They met with the applicant and Department, and held a public meeting in Cronulla to listen to the community's views on the proposed changes to the development. Council declined an invitation to meet with the Commission to discuss the proposal.

Residents' concerns primarily relate to density, built form and urban design, car parking and traffic impacts, and potential damage to the Ramsar wetlands adjacent to the site.

The Commission scrutinised the Department's assessment report, information provided by the proponent, local council and other government agencies, and carefully considered the issues raised by the local community.

It has today approved the modification application subject to conditions. In making its determination, the Commission concluded the proposed modification does not fundamentally change the essential nature of the development and it remains in the public interest.

The Commission supported the Department's assessment of key issues and was satisfied with its conclusions, including that:

- there is sufficient capacity of the site to accommodate the increase in housing without causing adverse impacts on the immediate surrounding area
- it provides for an increase in housing supply, including a variety of housing typologies; as well as a new town centre
- the site is serviced by public transport
- provision of parking for Stage 1 is in line with the objectives of *A Plan for Growing Sydney, draft Greater Sydney Region Plan*, which encourages the reduction for car parking provisions within urban areas, and
- it will provide a public benefit of 12 affordable housing and 10 first-time owners units

Last month, a separate panel of the Independent Planning Commission ruled on another modification request for the Woollooware development.

That application sought to amend the Riparian Setback of the Concept Plan approval to exclude the 'Family Hill' area within the Stadium from the riparian corridor, and make changes to the previously approved landscape plans to include non-riparian uses within the riparian corridor, such as a children's playground and shared pedestrian and bicycle paths.

On 23 March, the Commission determined to grant conditional consent to the modification request – finding that:

- there should be no non-riparian uses within the inner vegetated riparian zone (VRZ)
- shared pathways, viewing platforms are supported within the outer VRZ subject to offsetting
- the accessible children's playground is not supported in the proposed location within the riparian corridor and underneath high voltage power lines. The proponent shall consider alternative sites outside of the riparian corridor and the Ausgrid easement, and
- turf areas proposed are not supported in the riparian corridor.

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