

REVIEW OF ENVIRONMENTAL FACTORS

CRONULLA PLAZA RENEWAL
STAGE 2B

AUGUST 2023

WANDSWORTH
SUTHER



Document Control

Project Name:	Cronulla Plaza Renewal Stage 2B
Project Number:	156110
Authorised Representative	Phillip Sorbello (or delegate)
Project Manager:	Joe Grant
Asset Manager:	Sarah Northup
Prepared By:	Lauren Perkins – SSC Open Space Assets Technician Mark Naylor – Strategic Development Co-ordinator
Reviewed By:	Jeremy Morgan – Senior Manager, Asset Strategy and Delivery
Approved By:	Jeremy Morgan – Senior Manager, Asset Strategy and Delivery
Version:	v2

Acknowledgement of Country

We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.



DECLARATION

This Review of Environmental Factors (REF) has been prepared by Sutherland Shire Council (Council) and assesses the potential environmental impacts of Council's proposed renewal of the Cronulla Plaza Stage 2B at Cronulla St, Cronulla (the proposal).

This REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP).

This REF provides a true and fair review of the proposal in relation to its likely impact on the environment. It addresses to the fullest extent possible, all the factors listed in section 171(2) of the EP&A Regulation and the relevant requirements of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

On the basis of the information presented in this document it is concluded that by adopting the recommended mitigation measures it is unlikely there would be any significant environmental impacts associated with the proposal. Accordingly, an Environmental Impact Statement (EIS) is not required.

Author Lauren Perkins
Position Open Space Assets Technician
 Asset Strategy and Delivery, Sutherland Shire Council
Date August 2023

Author Mark Naylor
Position Strategic Development Co-ordinator
 Asset Strategy and Delivery, Sutherland Shire Council
Date August 2023

EXECUTIVE SUMMARY

This Review of Environmental Factors (REF) has been prepared by Sutherland Shire Council (Council) and assesses the potential environmental impacts of Council's proposed renewal of the Cronulla Plaza Stage 2B in Cronulla St, Cronulla (the proposal).

The REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP).

Purpose of the REF

The purpose of this REF is to:

- describe the proposal
- document an assessment of the impacts of the proposal on the environment
- detail measures to be implemented to mitigate impacts

The assessment contained in the REF document will assist Council to fulfil duties to assess the environmental impacts of the proposal under section 5.5 of the EP&A Act and determine whether the proposal can proceed subject to any mitigation measures.

Site and locality

The site of the proposal is the Cronulla Plaza in Cronulla St, within the Cronulla town centre.

The Cronulla town centre is a regionally important lifestyle hub and the Sutherland Shire's main visitor destination. Cronulla St, including the plaza, is the main shopping, dining and commercial strip.

The town centre is well activated. However, the plaza has limited organic activation - the percentage of businesses trading in the evenings or outdoors is low compared with other similar places.

The plaza is surrounded by commercial and high-density residential development and is flanked by local heritage items (Cronulla Theatre and adjoining building, Cronulla Post Office and the former Commonwealth Bank).

The site has no significant environmental issues. However, the existing trees on the site are in poor health and there is low to moderate likelihood of land contamination being present.

The proposal

The proposal is the renewal of the Cronulla Plaza, extending from Purley Pl in the south to 1-7 Cronulla St (IGA building) in the north. The proposal corresponds with Stage 2B in Council's Cronulla Town Centre Renewal Project and comprises demolition, construction and operation.

The proposal involves the demolition of all existing structures, comprehensive tree removal and the construction and operation of a completely new pedestrian plaza. The renewed plaza adopts a space allocation plan which restructures the use of the plaza to improve pedestrian amenity and accessibility.

Two (2) playspaces are proposed – one located at the northern end of the site opposite the IGA building, the other at the southern end of the site near Ocean Grove Ave. The playspaces are complementary and have been designed so that together they depict a diving whale.

The need for the proposal

The proposed renewal of the Cronulla Plaza responds to the need of the Cronulla town centre to be supported strategically as a vital local centre as reflected in the relevant strategic planning framework.

The proposed renewal also addresses local needs (identified in community surveys in 2020) to protect its fine grain shopping experience, offer better place activation at day and night, and to de-clutter its appearance and improve its visual character.

Planning framework

The REF establishes the permissibility of the proposal under section 2.73(3) of the T&I SEPP and demonstrates that it is consistent with relevant legislation, environmental planning instruments, strategic planning documents and council policies.

Consultation

There are no mandatory consultation requirements relevant under the T&I SEPP. Nevertheless, Council has consulted with the community at important points during the development of the proposal.

Recent feedback from the community has been positive and support from plaza businesses has generally been strong.

Alongside this support concerns have been raised regarding the playspaces, pedestrian access, tree removal and the degree of consultation. Council is engaging further with stakeholders to address these concerns.

Environmental impact assessment

The REF assesses of the nature and extent of the impact of the proposal and finds that:

- the extent and nature of potential impacts are negligible to minor, and will not have significant adverse effects on the locality, community and the environment
- potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards

Mitigation measures are proposed for implementation prior to and during the construction process, as well as during the operation phase. See Section 9.

Conclusion

The REF concludes that the proposal is unlikely to significantly affect the environment, and therefore an EIS is not required.

The REF concludes that the potential impacts identified can be reasonably mitigated and recommends that the proposal may proceed subject to the implementation of the mitigation measures stipulated in Section 9 of the REF.

CONTENTS

DECLARATION	3
EXECUTIVE SUMMARY	4
1 INTRODUCTION	10
1.1 Purpose of this report	10
1.2 Report structure.....	11
1.3 Supporting documents.....	12
2 THE SITE AND LOCALITY	13
2.1 Regional context.....	13
2.2 Local Context	13
2.3 The Site.....	15
2.4 Heritage	27
2.5 Development facing the plaza.....	27
2.6 Images of surrounding development	30
3 DESCRIPTION OF THE PROPOSAL	33
3.1 Background.....	33
3.2 Aim and objectives	34
3.3 Extent and scope of works.....	34
3.4 Design.....	35
3.5 Construction	43
3.6 Operation	43
4 THE NEED FOR THE PROPOSAL	46
4.1 The need for the proposal.....	46
4.2 Options considered.....	46
5 STATUTORY AND POLICY PLANNING FRAMEWORK	48
5.1 Environmental Planning and Assessment Act 1979	48
5.2 Environmental Planning and Assessment Regulation 2021	50
5.3 State Environmental Planning Policies.....	50
5.4 Sutherland Shire Local Environmental Plan 2015.....	51
5.5 Sutherland Shire Development Control Plan 2015	53
5.6 Other legislation	59
5.7 Council policies	61
6 CONSULTATION	63
6.1 Community.....	63
6.2 Authorities	65
7 ENVIRONMENTAL ASSESSMENT.....	66
7.1 Pedestrian movement, access and amenity.....	66
7.2 Business and residential amenity.....	68
7.3 Play amenity and safety.....	69
7.4 Visual amenity and local character.....	71
7.5 Public safety and security	73

7.6	Solar access and overshadowing.....	77
7.7	Lighting	77
7.8	Traffic and parking.....	78
7.9	Indigenous heritage	79
7.10	Non-indigenous heritage.....	80
7.11	Noise and vibration.....	81
7.12	Air quality	82
7.13	Geology and soils	83
7.14	Land contamination	84
7.15	Acid sulfate soils.....	85
7.16	Hydrology, drainage and water quality	86
7.17	Vegetation.....	87
7.18	Fauna.....	88
7.19	Waste management	89
7.20	Resource use	90
7.21	Socio-economic environment.....	90
7.22	Cumulative impacts	91
8	ENVIRONMENTAL FACTORS CHECKLIST.....	93
8.1	Section 171(2) of the EP&A Regulation	93
9	MITIGATION MEASURES	95
10	CONCLUSION.....	103
11	DETERMINATION.....	103

TABLES

Table 1: Report structure	11
Table 2: Supporting documents	12
Table 3: Paving Types	40
Table 4: Tree Planting in Stage 2B	40
Table 5: Consideration of strategic plans	49
Table 6: Consideration of State Environmental Planning Policies	50
Table 7: Consideration of Sutherland Shire Local Environmental Plan 2015.....	51
Table 8: Consideration of SSDCP 2015	53
Table 9: Consideration of other NSW legislation	59
Table 10: Consideration of commonwealth legislation	61
Table 11: Consideration of Council policies.....	62
Table 12: Checklist against section 171(2) of the EP&A Regulation	93

FIGURES

Figure 1 Regional location of the site (source: Google)	13
Figure 2 The Cronulla town centre (source: Council).....	14
Figure 3 Cronulla land use structure plan (Source: Council).....	14
Figure 4 Aerial image of the site (Source: Council).....	15
Figure 5 Site layout (Source: Council).....	16
Figure 6: Cronulla Street (Curranulla St) c1903 (source: Council).....	17

Figure 7: Cronulla Street (Curranulla St) c1927 (source: Council)	17
Figure 8: Cronulla Street prior to 1925 (source: Council)	17
Figure 9: Cronulla St in the late 1970s (source: Council)	17
Figure 10: The plaza under construction in 1988 (source: Council)	17
Figure 11: Opening of the Cronulla Bicentennial Plaza in February 1989 (source: Council)	17
Figure 12: The northern area of the plaza (source: Council)	18
Figure 13: Clock tower and toilet building (source: Council)	19
Figure 14: Toilet building and canopy over stage and seating (source: Council)	19
Figure 15: Canopy over seating area and stage (source: Council)	19
Figure 16: Kingsway footpath area at taxi stand (source: Council)	19
Figure 17: Temporary children's playground (source: Council)	19
Figure 18: Northern area – view from south (source: Council)	19
Figure 19: Clock tower and historic clock detail (source: Council)	19
Figure 20: Southern area of the plaza (source: Council)	20
Figure 21: Southern area - view from north (source: Council)	21
Figure 22: Southern area – north end (source: Council)	21
Figure 23: Southern area trees and seating (source: Council)	21
Figure 24: Southern area – view to south (source: Council)	21
Figure 25: Southern area - outdoor dining and kiosk (source: Council)	21
Figure 26: Kiosk and covered outdoor dining area (source: Council)	21
Figure 27: Southern area – view to north (source: Council)	21
Figure 28: Southern area – view to south (source: Council)	21
Figure 29: Placemaking strengths and problems (source: Placescore)	22
Figure 30: Tree Retention Value (source: Arterra)	24
Figure 31: Development surrounding the site (source: Council)	26
Figure 32: Street level businesses facing the site (adapted from Place Score)	28
Figure 33: Land rating categories of properties surrounding the site (source: Council)	29
Figure 34: Northern side of Kingsway - view to north-east (source: Google)	30
Figure 35: Northern side of Kingsway - view to north-west (source: Google)	30
Figure 36: Cronulla St/Purley PI intersection (source: Google)	30
Figure 37: Cronulla St - view south from Purley PI (source: Google)	30
Figure 38: Cronulla St (source: Google)	30
Figure 39: Cronulla St and railway station (source: Google)	30
Figure 40: Cronulla Theatre (local heritage item) (source: Google)	31
Figure 41: 8-10 Cronulla St (local heritage item) (source: Google)	31
Figure 42: Eastern side of the plaza (source: Google)	31
Figure 43: Eastern side of the plaza (opposite the Post Office) (source: Google)	31
Figure 44: Ocean Grove Ave (source: Google)	31
Figure 45: Former Commonwealth Bank building (local heritage item) (source: Google)	31
Figure 46: Surf Lane – view to south from the northern end (source: Google)	31
Figure 47: Surf Lane – view to north from Ocean Grove Ave (source: Google)	31
Figure 48: 'IGA building' and arcade (source: Google)	32
Figure 49: 28-32 Kingsway - NW corner of the site (source: Google)	32
Figure 50: 'Entrance to Cronulla Central (source: Google)	32
Figure 51: Pedestrian lane to Croydon St car park (source: Google)	32
Figure 52: Cronulla Post Office (local heritage item) (source: Google)	32
Figure 53: Western side of the site south of the Post Office (source: Google)	32
Figure 54: Western side of the site (source: Google)	32
Figure 55: Cronulla Central facing Croydon St (source: Google)	32
Figure 56: Croydon St car park (source: Google)	32
Figure 57: Croydon Lane - view from Purley PI (source: Google)	32
Figure 58: Cronulla Town Centre Renewal Project staging	33

Figure 58: Extent of the Stage 2B Plaza project (source: Council)	34
Figure 59: Plaza space allocation (Source: Council).....	35
Figure 60: Southern playspace - plan.....	37
Figure 61: Southern playspace – aerial view	37
Figure 62: Southern playspace -pedestrian view	37
Figure 63: Southern playspace - plan.....	39
Figure 64: Southern playspace – aerial view	39
Figure 65: Southern playspace -pedestrian view	39
Figure 66: Example of proposed seating cluster (source: Spark)	41
Figure 67: Southern playspace lighting (source: Steensen Varming)	42
Figure 68: Northern playspace lighting (source: Steensen Varming).....	42

APPENDICES (SEPARATE)

APPENDIX A: Survey Plan
APPENDIX B: Underground Services Survey
APPENDIX C: Geotechnical and Waste Report
APPENDIX D: Land Contamination Report
APPENDIX E: Tree Report
APPENDIX F: Fusarium Report
APPENDIX G: Heritage Report
APPENDIX H: Civil and Landscape Drawings
APPENDIX I: Playspace Drawings
APPENDIX J: Visualisations
APPENDIX K: Space Allocation Plan
APPENDIX L: Lighting Drawings
APPENDIX M: Placemaking Report
APPENDIX N: Shadow Analysis
APPENDIX O: Traffic and Parking Report
APPENDIX P: Accessibility Audit Reports
APPENDIX Q: Playspace Report
APPENDIX R: Playspace Design Compliance Certificate

1 INTRODUCTION

This Review of Environmental Factors (REF) has been prepared by Sutherland Shire Council (Council) and assesses the potential environmental impacts of the proposed renewal of the Cronulla Plaza Stage 2B in Cronulla St, Cronulla (the proposal).

The REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and State Environmental Planning Policy (Transport & Infrastructure) 2021 (T&I SEPP).

1.1 Purpose of this report

The purpose of this REF is to:

- describe the proposal
- document an assessment of the impacts of the proposal on the environment
- detail measures to be implemented to mitigate impacts

The assessment contained in the REF document will assist Council to:

- fulfil duties to assess the environmental impacts of the proposal under section 5.5 of the EP&A Act
- address the environmental factors prescribed in section 171(2) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)
- determine whether the proposal is likely to have a significant effect on the environment (and if so, whether the requirement for an environmental impact statement (EIS) under section 5.7 of the EP&A Act is triggered)
- determine whether the proposal is likely to significantly affect threatened species or ecological communities, or their habitats (and if so, triggering the requirement for a species impact statement (SIS) and/or a biodiversity development assessment report (BDAR) to be prepared under the *Biodiversity Conservation Act 2016*)
- determine whether the proposal should be referred to the Commonwealth Minister for the Environment for a decision on whether assessment and approval is required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- determine whether there is sufficient information to proceed with the proposal, or if further information is required
- determine whether the proposal can proceed subject to any mitigation measures and/or conditions

1.2 Report structure

Table 1 outlines the structure of the REF.

Table 1: Report structure

<i>Section 1 Introduction</i>	introduces the proposal and this report
<i>Section 2 The site and locality</i>	describes the site of the proposal and its locality
<i>Section 3 Description of the proposal</i>	provides a detailed description of the proposal
<i>Section 4 The need for the proposal</i>	notes the need for the proposal and options considered
<i>Section 5 Statutory and Policy Planning Framework</i>	identifies the planning approval pathway and outlines relevant statutory and public policy considerations
<i>Section 6 Consultation</i>	outlines consultation undertaken with the community and authorities
<i>Section 7 Environmental Assessment</i>	contains an assessment of the likely impacts of the proposal
<i>Section 8 Environmental Factors Considered</i>	contains a checklist against section 171(2) of the EP&A Regulation
<i>Section 9 Mitigation Measures</i>	prescribes mitigation measures to reduce the environmental impact of the proposal
<i>Section 10 Conclusion</i>	concludes the REF
<i>Section 11 Determination</i>	sets out Council's determination of the proposal under the EP&A Act

1.3 Supporting documents

Table 2 lists the supporting documents relied upon in the preparation of this REF.

Table 2: Supporting documents

Appendix	Description	Author	Date/Ref/Rev
A	Survey Plan	Council	S18-028
B	Underground Services Survey	Geosurv/Onesearch	2 May 2019
C	Geotechnical and Waste Report	GHD	Aug 2019
D	Land Contamination Report	GHD	8 Mar 2023
E	Tree Report	Arterra Design	30 Oct 2019
F	Fusarium Report	Arterra Design	6 Nov 2019
G	Heritage Report	Weir Phillips	Feb 2023
H	Civil and Landscape Drawings	Council	Mar 2023
I	Playspace Drawings	Kompan	31 Jan 2023
J	Visualisations	Council	no date
K	Space Allocation Plan	Council	4 Jun 2020
L	Lighting Drawings	Steensen Varming	20 Feb 2023
M	Placemaking Report	Placescore	Apr 2020
N	Shadow Analysis	Council	no date
O	Traffic and Parking Report	McLaren	8 Mar 2023
P	Accessibility Audit Reports	Access Matters	15 Mar 2023
Q	Playspace Report	Council	no date
R	Playspace Design Compliance Certificate	Kompan	no date

2 THE SITE AND LOCALITY

This section of the REF describes the site of the proposal and its locality.

2.1 Regional context

The site of the proposal (the site) is located in Cronulla, within the Sutherland Shire, in Sydney's south. See Figure 1 below.

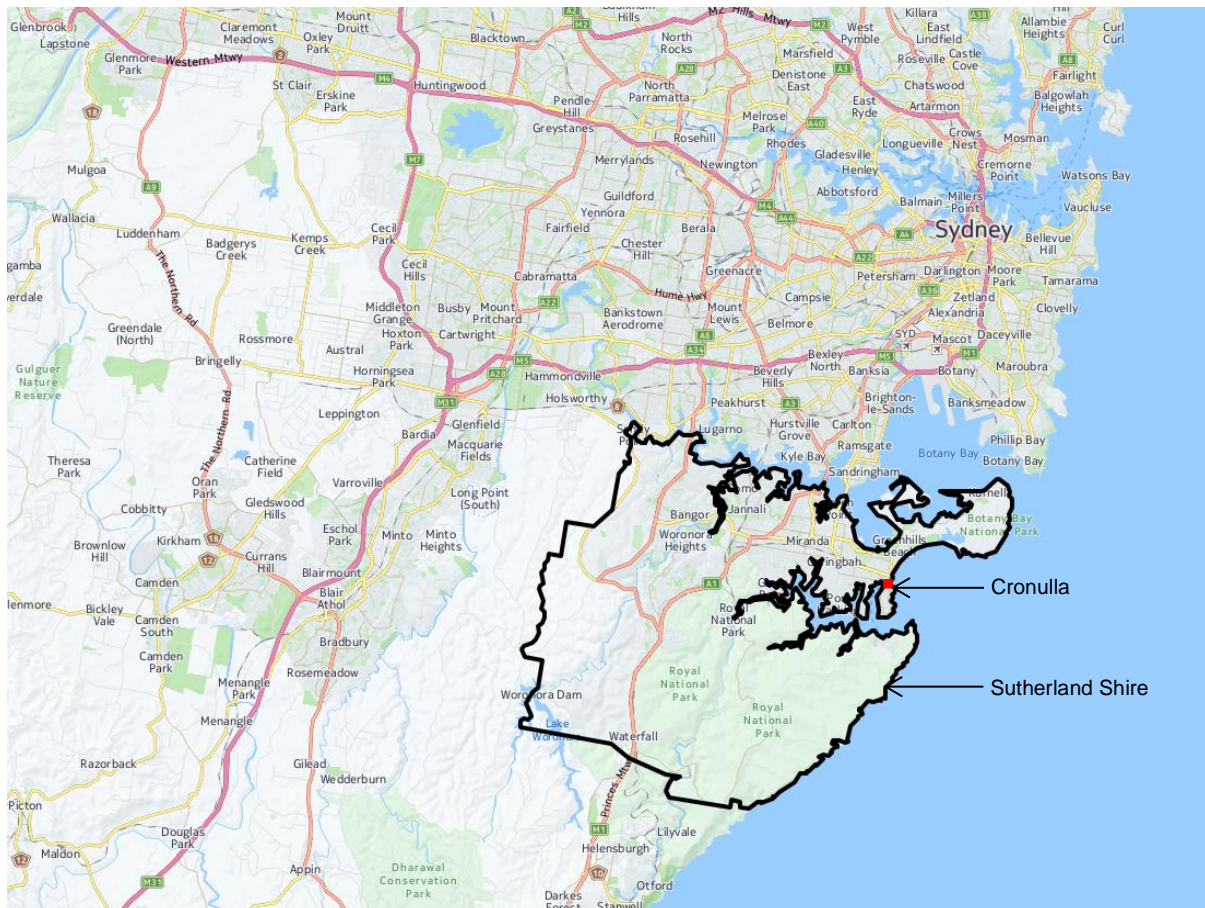


Figure 1 Regional location of the site (source: Google)

Covering an area of 369 square kilometres, Sutherland Shire enjoys a unique geography shaped by bays, rivers, beaches and national parks. It is primarily a residential area with a strong connection to the natural environment.

Cronulla is one of Sydney's iconic seaside suburbs and is known for its famous beaches and foreshore walks– for many people Cronulla is a desirable place to live or visit. Cronulla is the area of highest residential density within Sutherland Shire, it has an evolving tourism economy and is Sydney's only beachside suburb that is accessible by rail.

2.2 Local Context

The Cronulla town centre provides the site with local context. Cronulla St, which includes the site, is the town centre's main shopping and commercial strip within a surrounding concentration of commercial and high-density residential development.

The Cronulla town centre is a vibrant local shopping and business centre. Moreover, its proximity to beaches, waterways and parks, its popular cafes, restaurants and entertainment venues, and its direct rail link to Sydney, together make the town centre a regionally important lifestyle hub and the Sutherland Shire's main visitor destination. See Figures 2 and 3 below.



Figure 2 The Cronulla town centre (source: Council)

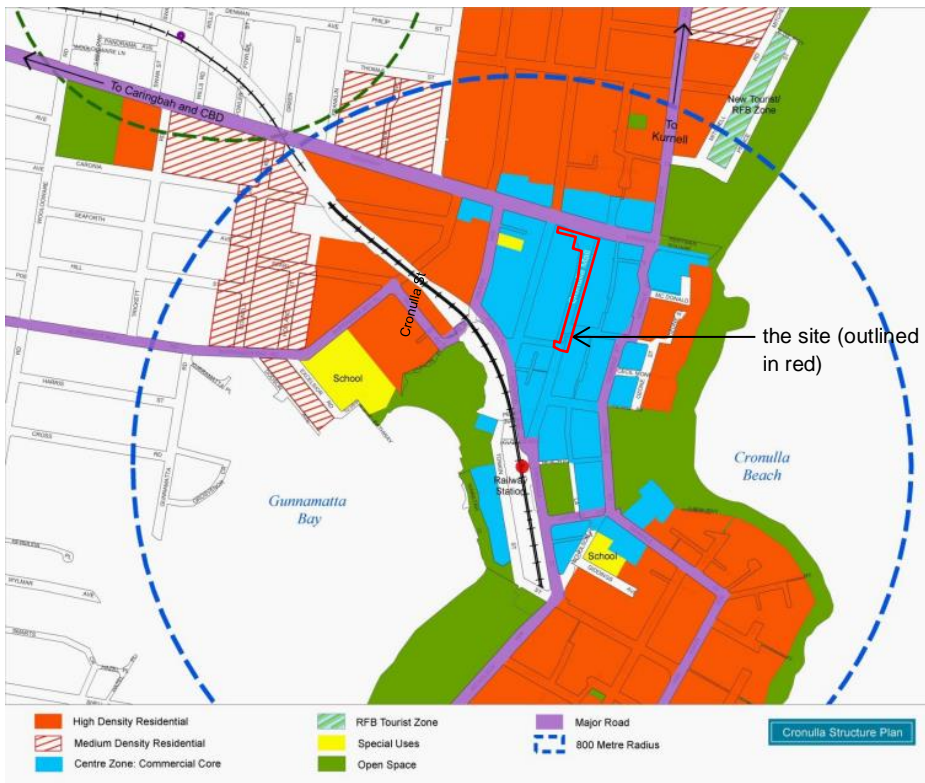


Figure 3 Cronulla land use structure plan (Source: Council)

2.3 The Site

2.3.1 Site location and identification

The site is located in Cronulla St, Cronulla and is known as the Cronulla Plaza or simply 'the plaza'. Sometimes the site is referred to as the Cronulla Mall or 'the mall'.

The site is the part of Cronulla St that is a pedestrian mall, from Kingsway in the north to Purley Place in the south, and including the following (see Figure 4 below):

- the contiguous footpath area on the southern side of Kingsway extending west to Croydon St
- Lots 1, 2 and 3 DP 213791 (1A-1C Cronulla St at the northern end of the plaza)
- Lot 28 DP 776191 (an island allotment within the plaza near Purley Place)



Figure 4 Aerial image of the site (Source: Council)

2.3.2 Land ownership and control

Council owns or controls the entire site (see Figure 4):

- Council owns Lots 1, 2 and 3 DP 213791 and Lot 28 DP 776191.

- Council has control of Cronulla St, which is a dedicated public road
- Council has responsibility for the footpath area within Kingsway, which is a State road.

2.3.3 Site layout

The external boundary of the site corresponds to the extent of works proposed in Stages 2B and 2C of Council's Cronulla Town Centre Renewal Project (see Section 3).

Figure 5 below shows the layout of the site. (See also the Survey Plan in **Appendix A.**)



Figure 5 Site layout (Source: Council)

The site is some 251 metres long from Kingsway to Purley Pl and the shape of the site is like the shape of an axe – the southern part of the site (which corresponds with the extent of the Stage 2B works) forms the axe handle, while the northern part of the site (which corresponds with the Stage 2C works) forms the axe head.

Southern area (Stage 2B)

As shown by Figure 5, the southern part of the site extends from Purley Pl in the south to No 1-7 Cronulla St (the 'IGA building') in the north. From Purley Pl to No. 21 Cronulla St the site has a width of 20.115 metres. Then from No 21 to the 'IGA building' the site widens slightly as the western boundary angles away to the north-west.

Northern area (Stage 2C)

As shown by Figure 5, the northern part of the site contains a large irregular shaped area (approximately 52 metres x 42 metres) immediately north of the IGA building. A narrow area extends

west from there along Kingsway to Croydon St, corresponding to the footpath area to the north of the adjoining property No 28-32 Kingsway.

2.3.4 Prior to the original plaza

Prior to the development of the plaza, Cronulla St (or Curranulla St as it was first known) functioned as a conventional street. See Figures 6 to 9 below.



Figure 6: Cronulla Street (Curranulla St) c1903 (source: Council)



Figure 7: Cronulla Street (Curranulla St) c1927 (source: Council)

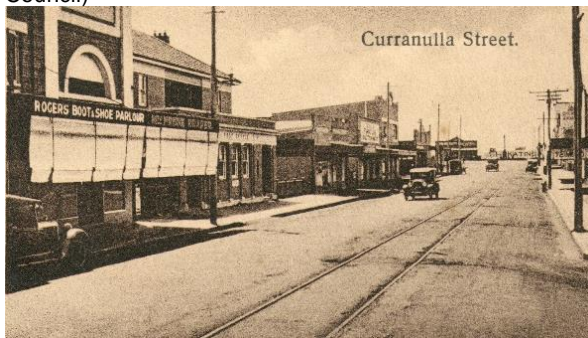


Figure 8: Cronulla Street prior to 1925 (source: Council)



Figure 9: Cronulla St in the late 1970s (source: Council)

From 1911 until 1931 Cronulla St carried the Sutherland-Cronulla steam tram. The tram lines were removed in about 1936.

2.3.5 Original plaza development

The Cronulla Plaza was built in 1988 and officially opened on 25 February 1989 as the Cronulla Bicentennial Plaza, to commemorate the landing of the First Fleet in 1788. See Figures 10 and 11 below.



Figure 10: The plaza under construction in 1988 (source: Council)



Figure 11: Opening of the Cronulla Bicentennial Plaza in February 1989 (source: Council)

The plaza closed Cronulla St to vehicular traffic from Purley Place to Kingsway, removed the previous roadway, and created the current pedestrian-only environment. The key features of the original plaza remain today and include:

- pedestrian pavement with patterned tiling and without kerb and gutter
- street tree planting with feature Canary Island Date palm trees
- canopied kiosk structures
- a covered outdoor stage (roof extended in 2007) with associated toilet facilities and open amphitheatre style seating area
- landmark clock tower

The clock tower houses the oldest public clock in Australia – built in 1770, the year that Cook on the HMB Endeavour arrived in Australia. The clock was acquired by Caltex Oil Refining and was gifted to the people of Sutherland Shire to commemorate Australia's Bicentenary.

2.3.6 Existing plaza development

Northern area

The northern part of the plaza adjacent to Kingsway functions as large public outdoor space for pedestrian movement, outdoor dining and events. The main elements of the existing northern area of the plaza are as follows (see Figure 12 below):

- covered outdoor stage and recessed spectator seating area
- building containing public toilets and ancillary rooms
- clock tower (containing historic clock)
- temporary children's playground
- outdoor dining areas
- bus stop and taxi stand
- feature palm trees

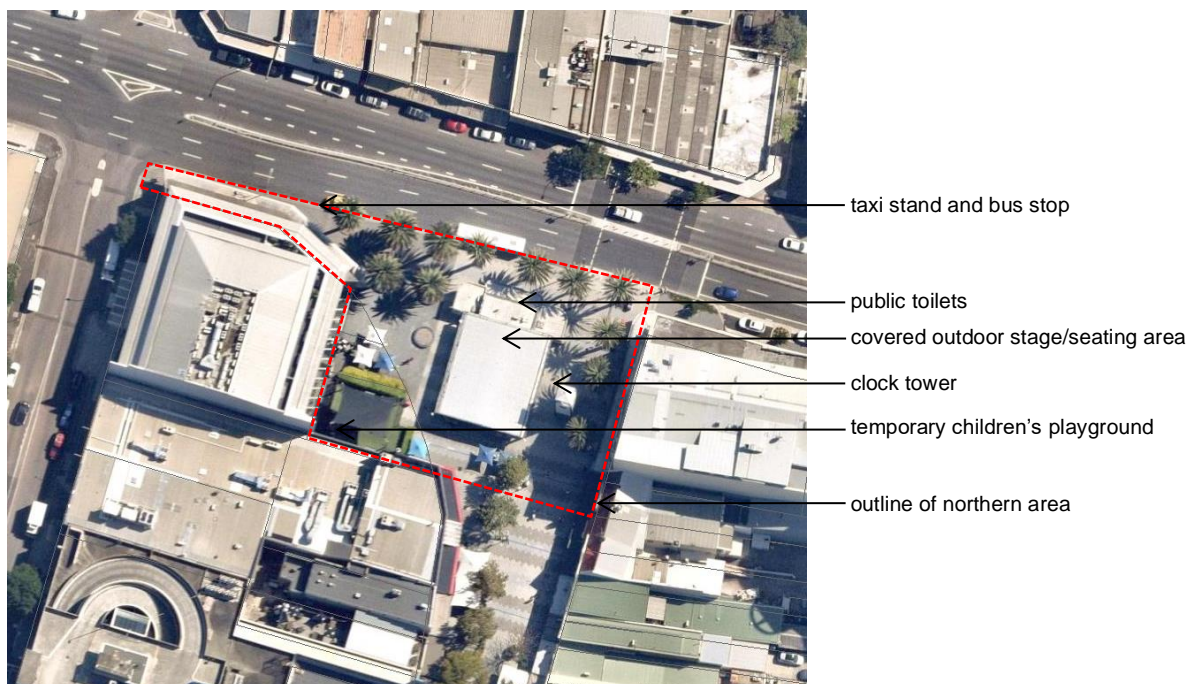


Figure 12: The northern area of the plaza (source: Council)

Images of the Northern area of the existing plaza

Figures 13 to 19 below show the existing northern area of the plaza.



Figure 13: Clock tower and toilet building (source: Council)



Figure 14: Toilet building and canopy over stage and seating (source: Council)



Figure 15: Canopy over seating area and stage (source: Council)



Figure 16: Kingsway footpath area at taxi stand (source: Council)



Figure 17: Temporary children's playground (source: Council)



Figure 18: Northern area – view from south (source: Council)



Figure 19: Clock tower and historic clock detail (source: Council)

Southern area

For the most part the Cronulla Plaza has a conventional shopping street formation. It is a linear space bounded along its length on both sides by a continuous row of one and two-storey buildings, typically with street level shopfronts and awnings.

The area generally has a tiled pavement throughout, which is punctuated by tree plantings, street furniture and several kiosk structures, which are used for food and drink premises or covered outdoor dining areas.

The main elements of the existing southern area of the plaza are as follows:

- tiled pedestrian pavement
- kiosk structures for food and drink premises
- street furniture and lighting
- feature trees

The southern area of the plaza is shown by Figure 20 below.



Figure 20: Southern area of the plaza (source: Council)

Images of the Southern area of the existing plaza

Figures 21 to 27 below show the southern area of the existing plaza.



Figure 21: Southern area - view from north (source: Council).



Figure 23: Southern area – north end (source: Council).



Figure 22: Southern area trees and seating (source: Council)



Figure 23: Southern area – view to south (source: Council).



Figure 24: Southern area - outdoor dining and kiosk (source: Council).



Figure 25: Kiosk and covered outdoor dining area (source: Council).



Figure 26: Southern area – view to north (source: Council)



Figure 27: Southern area – view to south (source: Council).

2.3.7 Placemaking strengths and problems

Placemaking assessments and community surveys of the existing plaza were carried out by placemaking consultant, Placescore in 2020 to inform the development of the proposal's draft design (See the Placemaking Report in **Appendix M**). This body of work identified placemaking strengths to build upon and problems to solve as follows:

WHAT STRENGTHS DO WE NEED TO BUILD UPON?

Following are the Study Area's strengths that need to be protected and built upon:

RELAXED BEACH SIDE LIFESTYLE OFFERING LOCAL CONVENIENCE

- The Study Area is located at a 5 minute walking distance from the popular Cronulla Beach, 4 minutes from North Cronulla Beach, 5 minutes from Cronulla Railway Station and 7-10 minutes from Cronulla Wharf
- *'Outdoor restaurant, cafe and/or bar seating'* and *'Things to do in the evening (shopping, dining, entertainment etc.)'* are the strengths of Cronulla Street according to the community
- Along with fine grain retail, hospitality and service businesses, the area has community assets such as the library, the post office, the kids' play area, performance area, public toilets and public space amenities

WALKABLE, WELCOMING AND SAFE PUBLIC DOMAIN

- For the community, *'Walking, cycling or public transport options'* and *'Ease of walking around (inc. crossing the street, moving between destinations)'* are the strengths of Cronulla Street
- Respondents also stated that Cronulla Street is *'Welcoming to all people'* and has a great *'Sense of safety (for all ages, genders, day/night etc.)'*

POLICY SUPPORT FOR IMPROVING THE LOCAL ECONOMY

- Strategic documents identify Cronulla Town Centre as the main tourist destination in the Sutherland Shire Council area, and designate it as 'High Activity Late Night Trading Premises'
- Statutory regulations support mixed use development in the Study Area, with an increase in commercial uses, shop-top housing and improvements to the tourism economy

WHAT PROBLEMS DO WE NEED TO SOLVE?

Following are the problems that the Study Area is currently facing:

LACK OF SELF-SUSTAINING PLACE ACTIVATION

- The Study Area is not on the desire line between the beach and railway station
- The Study Area has limited organic activation that would be delivered by more residents and non-commercial land uses
- The percentage of businesses trading in the evenings is lower than other similar places
- Only 13% of businesses trade outdoors post 6 pm in the Study Area
- The Study Area does not host markets or events on a regular basis

NEED TO IMPROVE THE VISUAL CHARACTER OF THE AREA

- The Study Area feels cluttered due to the presence of sheltered outdoor dining areas and signage dominating the built form character
- For the community, integrating *'Elements of the natural environment (views, vegetation, topography, water etc.)'* and improving the *'Overall look and visual character of the area'* are priorities for improvement
- The community also suggests improving *'Evidence of recent public investment (new planting, paving, street furniture etc.)'* and *'Unusual or unique buildings or public space design'* for enhancing the place experience

LACK OF ADEQUATE CARE AND PLACE MANAGEMENT

- According to the community, the topmost improvement priorities for Cronulla Street are *'General condition of vegetation, street trees and other planting'* and *'Cleanliness of public space'*, while *'Maintenance of public spaces and street furniture'*, *'General condition of businesses and shopfronts'* and *'General condition of buildings'* are secondary improvement priorities
- The area does not have a Place Manager to ensure its attractiveness and smooth functioning

Figure 28: Placemaking strengths and problems (source: Placescore)

2.3.8 Topography and drainage

The site is at an elevation of between 14 metres and 16 metres Australian Height Datum (AHD). The site falls very gently to the south with surface levels adjusted to direct surface water runoff into stormwater drains throughout the site.

The existing stormwater drainage system is shown in the Underground Services Survey in **Appendix B**.

2.3.9 Geotechnical conditions

A Geotechnical Investigation and Waste Classification Report has been prepared by GHD in relation to the site (the Geotechnical and Waste Report) and is contained in **Appendix C**.

The Geotechnical Report finds that the subsurface of the site generally consists of various layers of tiled or bitumen-capped pavement slabs underlain by variable fill (granular and probable reworked residual soils) followed by native clay residual soil and probable Hawkesbury Sandstone bedrock.

Bore holes in the central portion of the site identified a 'double' pavement layer consisting of two different pavement types separated by a polyethylene lining. Otherwise, only one upper pavement was encountered for most of the test locations.

Groundwater seepage was not observed during the drilling of the boreholes.

2.3.10 Acid Sulfate Soils

The Geotechnical Report references NSW Government mapping, which shows that the site has no known occurrence of acid sulfate soils (ASS). In addition, the report's borehole testing did not encounter ASS or groundwater at the time of investigation, confirming that ASS are not likely to be present.

2.3.11 Land contamination

A Preliminary Site Investigation for Contamination Report has been prepared by GHD in relation to the site (the Land Contamination Report) and is contained in **Appendix D**.

The Land Contamination Report identified low to moderate likelihood of contamination being present as well as a possibility during construction of exposure to contamination through complete source-pathway-receptor linkages.

The report's findings and recommendations are discussed in Section 7.14.

2.3.12 Flora and Fauna

Trees

A Pre-development Tree Assessment Report on the Cronulla Plaza has been prepared by consulting arborist, Arterra Design (Tree Report) and is contained in **Appendix E**.

The Tree Report found that the site contains 37 planted trees together with various garden flower beds. The northern area of the site contains a prominent planting of mature Canary Island Date Palms (*Phoenix canariensis*), while the main body of the site contains a mixture of Honey Locust (*Gleditsia*

tricanthos) and London Plane Tree (*Platanus x acerifolius*), together with a group of Canary Island Date Palms near the post office and a single Cabbage Tree Palm (*Livistona australis*) near Purley Pl.

Overall, the Tree Report found that the tree population of the site is not thriving. It was observed that the Honey Locust and London Plane Trees, which account for most for the trees on the site, display a stunted appearance and are small in size. The report found this is likely the result of poor installation and minimal available soil and that the ability to significantly improve the conditions of these existing trees is limited. (See Tree Report in **Appendix E**.)

The Tree Report also noted that at the time of its writing (2019) the Canary Island Date palms were being tested for the presence of *Fusarium oxysporum f.sp.canariensis* (FOC), a fungal pathogen that causes Fusarium Wilt and ultimately results in the death of the infected palm. Testing for FOC was completed and a Supplementary Fusarium Testing Report (Fusarium Report) was later prepared by Arterra and is contained **Appendix F**.

The Fusarium Report notes that only one *Phoenix canariensis* (T01) (located outside the site in Kingsway) returned a positive test result for FOC.

As shown in Figure 29 below, The Tree Report assessed tree retention values and found that of the 37 trees within the site, 16 have high retention value, 4 have moderate retention value and 17 have low retention value.

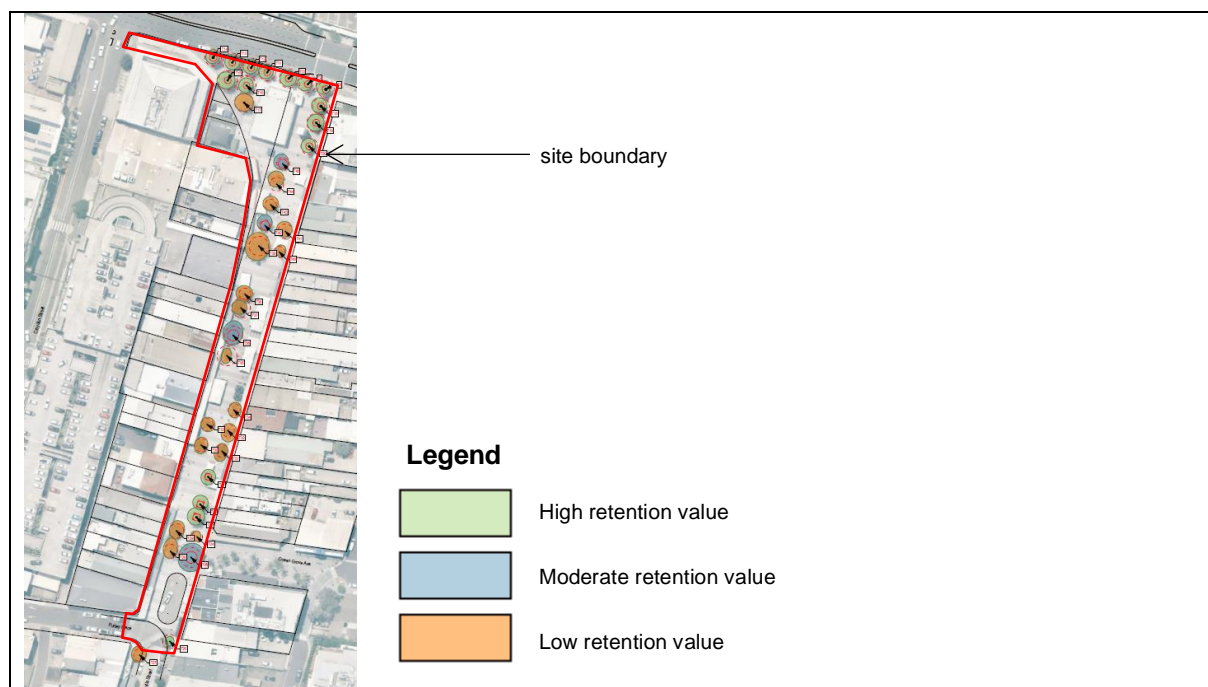


Figure 29: Tree Retention Value (source: Arterra)

Assessment of the impacts of the proposal on trees is addressed in Section 7.17.

Fauna

There is very limited potential habitat for fauna at the site. However, food scraps and litter from the public's use of the plaza attract scavenger birds and rodents to the area. Common birds that frequent the area include Silver Gulls, Indian Mynas, Noisy Miners, Starlings and Pidgeons.

Pigeons are an ongoing issue in the plaza as they roost on the lighting fixtures and have reached nuisance numbers. An increase in their numbers brings an increase in faeces from these birds and

rodents. This presents a potential health risk to the public and reduces public enjoyment of the plaza and surrounds.

Canary Island Date Palms in the locality are known to host Indian Myna birds. Indian Mynas are an introduced species and are known to carry bird mites and bird flu. They also pose a serious risk to native wildlife as they will inhabit nesting hollows of native birds and arboreal mammals.

Assessment of possible impacts of the proposal on fauna is addressed in Section 7.18.

Threatened species

The site is not known to contain any threatened flora or fauna species or ecological communities and habitats.

2.3.13 Access, movement and parking

The site functions as a pedestrian area with no access for general vehicular traffic. Vehicular access is strictly limited to service delivery vehicles and emergency services vehicles. Service delivery vehicles (15 tonne gross load limit) are currently permitted one way northbound movement between 12am and 6am.

Public parking is provided within the precinct including the adjoining multi-level carpark in Croydon St, which has a capacity of some 500 spaces.

2.3.14 Stormwater and underground utility services

The site has underground services for:

- water
- sewerage
- stormwater
- electricity
- gas
- communications

A plan of existing utility services on the site is contained in **Appendix B**.

2.3.15 Waste management

Waste bins are provided throughout the existing plaza and are serviced by Council's Waste Services Unit from 4:30am to 6:00pm 7 days per week. Each morning all bins throughout the plaza are serviced and throughout the day all bins are monitored and serviced as required. Bins can require servicing from 2 to 6 times per day depending on the location of the bin and the amount of pedestrian activity. The bins are manually serviced and brought back to a collection point for the garbage truck to collect. Staff also carry out manual litter picking, pressure cleaning and mechanically scrubbing of the paved pedestrian areas as needed.

2.3.16 Development surrounding the site



Figure 30: Development surrounding the site (source: Council)

Development surrounding the site is shown by Figure 30 above and described as follows:

North

Kingsway (an arterial road) forms the northern edge of the site with one and two storey commercial development immediately beyond. A large multi-storey residential/commercial development is proposed for 3-23 Kingsway on the opposite side of Kingsway.

East

The site is fronted to the east by one and two storey commercial and mixed use buildings – typically street level shops with offices or residential above. The prominent Cronulla theatre building (heritage item) marks the north-eastern corner of the site and is adjoined to the south by a two-storey commercial building (both local heritage items).

The properties which form the eastern side of the plaza are served at the rear by Surf Lane. East of Surf Lane and fronting Gerrale St is mixed use development: the Rydges Hotel tower (corner of Gerrale St and Kingsway) together with a group of residential towers sitting above one and two storey commercial podiums. East of Gerrale St is high density residential development. Toward its southern end, the plaza extends east into Ocean Grove Ave, terminating at Surf Lane. The former Commonwealth Bank building (local heritage item) has been adaptively redeveloped as mixed-use building and marks the intersection of the plaza and Ocean Grove Ave to the south-east.

South

The southern boundary of the site is the intersection of Cronulla St and Purley Pl. Cronulla St continues south to the Cronulla railway station. The street is flanked by one and two storey commercial buildings. This southern part of Cronulla St is an active shopping, dining and night-time precinct.

West

The north-western corner of the site is formed by a contemporary two storey commercial building (28-32 Kingsway) and is adjoined to the south by an older two-storey commercial building (1-7 Cronulla St). Together these two buildings respectively frame the western and southern sides of the Stage 2C area. See images in Section 3.7.

The Kingsway building contains food and drink premises at street level with offices above, while 1-7 Cronulla St contains an 'IGA' supermarket, retail shops and pedestrian arcade at street level with a licensed bar above. The arcade links to the Cronulla Central development immediately to the south-west. Cronulla Central is owned and operated by Council and contains the Cronulla Library, community meeting rooms, café and public toilets.

The western side of the site is formed typically by one and two storey commercial buildings fronting the plaza. These properties are serviced by a rear lane (Croydon Lane).

On the opposite side of the lane is a multi-level carpark extending almost the full length of the plaza. The car park building integrates at its northern end with the development known as Cronulla Central which contains the Cronulla Library and community meeting rooms. The car park and Cronulla Central is owned and operated by Council. Several pedestrian laneways provide east-west connection between the car park and the Cronulla Plaza.

2.4 Heritage

The site is not an item of heritage significance and is not located within a heritage conservation area. However, the site is in the vicinity of the following heritage items under Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015) (see Figure 30):

- Item 1008 Cronulla Theatre 2-6 Cronulla St
- Item 1009 Commercial building 8-12 Cronulla St
- Item 1010 Cronulla Post Office 41 Cronulla St
- Item 1011 Commonwealth Bank (former) 70 Cronulla St

A Heritage Impact Statement (Heritage Report) has been prepared by Weir Phillips (**Appendix G**).

2.5 Development facing the plaza

Figure 31 below shows businesses at street level and illustrates how the site is flanked by fine grain retail, hospitality and service businesses on the western and eastern edges.



Western side		Eastern side	
1	Bangkok Bites	30	Souvlaka Bar
2	Campos Café	31	MS Dumpling
3	Croydon Lane Wine & Tapas Bar	32	The Pie Shack
4	Cronulla Bake House	33	Hoyts Cinema
5	Kafenio Café	34	Boost Juice Bar
6	Karmila Cuts	35	Flight Centre
7	Jag Clothing	36	Quicksilver
8	Blue Illusion Clothing	37	The Italian Factory
9	SG Clothing	38	Tako Japanese Dining
10	Golden Hot Bread	39	Custom Fit
11	Strawberry Fair Café	40	Kinetic Martial Arts Training
12	Cronulla Plaza Newsagency	41	Hairbrush Men Salon
13	Biomechanic Healthcare	42	Vacancy
14	Ghanda Clothing	43	Dollar Stretchers
15	Vacancy	44	Café
16	Berkelouw Bookshop	45	Decisions Decisions
17	Cotton On	46	Vacancy
18	Vacancy	47	The Blind Bear
19	Rundles	48	Runnulla
20	Medclinic Cronulla Medical Centre	49	Cronulla CMSP – Laverty Pathology
21	Blooms Chemist	50	Cronulla Vision
22	Australia Post	51	Cronulla travel
23	Anytime Fitness	52	Bottle O'Briens
24	Green's Footware	53	Sushi Train
25	Kidstuff	54	Cronulla Gourmet Grocery + Juice Bar
26	Baker's Delight	55	Priceline Pharmacy
27	Pacific Gourmet Meats	56	Cotton On Body
28	Flannery's Cronulla	57	Fingertipz Salon
29	Rip Curl Surf Revival	58	Jimmy's Noodle King
		59	Shire Kebabs
		60	Vodafone Partner
		61	Naked Organic
		62	Cold Rock
		63	Salt Meats Cheese
		64	St George Bank
		65	Dn Hair Culture
		66	Vacancy

Figure 31: Street level businesses facing the site (adapted from Place Score)

As shown by Figure 32 below, Council’s land rating records indicate that a number of buildings flanking the site contain residential development (typically on the first and upper floors).



Figure 32: Land rating categories of properties surrounding the site (source: Council)

2.6 Images of surrounding development

2.6.1 Development to the north



Figure 33: Northern side of Kingsway - view to north-east (source: Google)



Figure 34: Northern side of Kingsway - view to north-west (source: Google)

2.6.2 Development to the south



Figure 35: Cronulla St/Purley PI intersection (source: Google)



Figure 36: Cronulla St - view south from Purley PI (source: Google)



Figure 37: Cronulla St (source: Google)



Figure 38: Cronulla St and railway station (source: Google)

2.6.3 Development to the east



Figure 39: Cronulla Theatre (local heritage item) (source: Google)



Figure 40: 8-10 Cronulla St (local heritage item) (source: Google)



Figure 41: Eastern side of the plaza (source: Google)



Figure 42: Eastern side of the plaza (opposite the Post Office) (source: Google)



Figure 43: Ocean Grove Ave (source: Google)



Figure 44: Former Commonwealth Bank building (local heritage item) (source: Google)



Figure 45: Surf Lane – view to south from the northern end (source: Google)



Figure 46: Surf Lane – view to north from Ocean Grove Ave (source: Google)

2.6.4 Development to the west



Figure 47: 'IGA building' and arcade (source: Google)



Figure 48: 28-32 Kingsway - NW corner of the site (source: Google)



Figure 49: 'Entrance to Cronulla Central (source: Google)



Figure 50: Pedestrian lane to Croydon St car park (source: Google)



Figure 51: Cronulla Post Office (local heritage item) (source: Google)

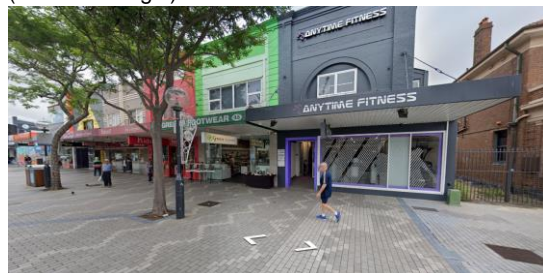


Figure 52: Western side of the site south of the Post Office (source: Google)



Figure 53: Western side of the site (source: Google)



Figure 54: Cronulla Central facing Croydon St (source: Google)



Figure 55: Croydon St car park (source: Google)



Figure 56: Croydon Lane - view from Purley PI (source: Google)

3 DESCRIPTION OF THE PROPOSAL

This Section describes the proposal, which is the renewal of the Cronulla Plaza Stage 2B.

3.1 Background

3.1.1 Cronulla Town Centre Public Domain Master Plan

The proposal has its origin in the Cronulla Town Centre Public Domain Master Plan (the master plan). The master plan, which was developed in consultation with the community and adopted by Council in 2018, is intended to guide, over the long-term, Council’s development of the Cronulla town centre public domain.

The master plan involves a comprehensive analysis of the Cronulla town centre from which it proposes a series of capital projects, including the renewal of the Cronulla Plaza, to improve the town centre public domain. These projects are focused on improving pedestrian amenity and accessibility and follow an approach that appreciates Cronulla’s unique place qualities and the importance of its town centre as a business, community and visitor hub.

3.1.2 Cronulla Town Centre Renewal Project

The Cronulla Town Centre Renewal project results from the Cronulla Town Centre Public Domain Master Plan (see above) and is being delivered in stages as follows (also see Figure 57 below):

- **Stage 1 – Ocean Grove Ave:** is the renewal of the existing pedestrian plaza within Ocean Grove Avenue and was completed in 2019.
- **Stage 2A – Kingsway:** involves works to improve pedestrian access and amenity within the Kingsway ‘Gateway’ zone at the northern end of Cronulla St and was completed in 2022.
- **Stage 2B – Plaza (the proposal):** is the renewal of the existing Cronulla Plaza.
- **Stage 2C – Town Square:** is the renewal of the northern end of the Cronulla Plaza. Stage 2C integrates with Stage 2B and its construction is planned to start in July 2024.

Council intends to deliver other future stages within the town centre, however these are not yet programmed.



Figure 57: Cronulla Town Centre Renewal Project staging

3.2 Aim and objectives

The aim of the Stage 2B Plaza project is to create:

A renewed and revitalised mall: a shady, comfortable and inviting space where people can shop, stroll, gather and play.

The project objectives are as follows:

- declutter the plaza
- improve accessibility
- create a clear building line
- provide a flexible space
- enhance the shopper experience
- improve the night-time economy
- improve tree canopy
- improve visibility to shopfronts
- create a wide generous pedestrian path
- provide suitable clearance of awnings for service and emergency vehicles
- provide suitable distance from shopfronts to outdoor trading areas

3.3 Extent and scope of works

3.3.1 Extent of works

The proposed extent of works is shown in Figure 58 below.

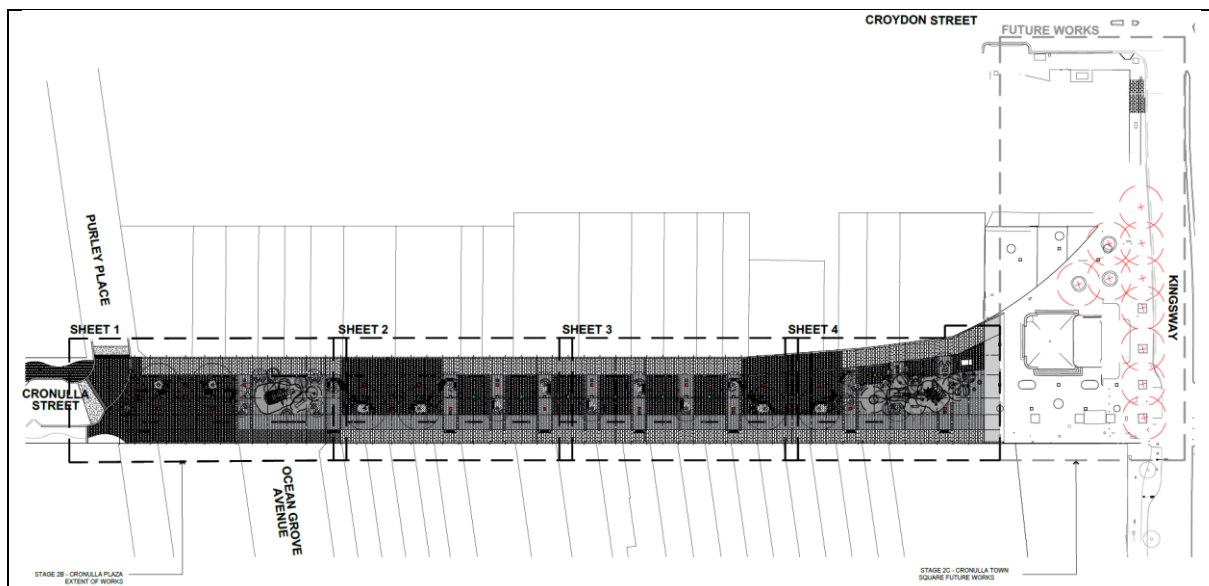


Figure 58: Extent of the Stage 2B Plaza project (source: Council)

The proposed works cover the Cronulla Plaza from Purley Place in the south to No. 1-7 Cronulla Street in the north. See the Civil and Landscape Drawings in **Appendix H**.

3.3.2 Scope of works

The proposed scope of works involves demolition and construction as outlined below:

Demolition

- demolition of all existing kiosk structures, seating, street furniture and lighting
- removal of all existing umbrella shades (to be re-used elsewhere)
- removal of 20 trees and all garden beds
- demolition of all existing pavements
- partial demolition of existing stormwater and utility services
- All previous licenses for kiosks and outdoor dining areas will have expired and the spaces vacated prior to demolition works commencing.

Construction

- earthworks to facilitate new pavements and footings for structures
- adjusted stormwater drainage and utility services (water, electricity and communications)
- new pavement throughout
- new tree planting, planter structures and soft landscaping
- new seating and street furniture including tables, bins and signage
- new pedestrian and feature lighting
- new CCTV
- two new playspaces – one near Ocean Grove Ave in the south and the other opposite the IGA building in the north

For details see the Civil and Landscape Drawings in **Appendix H** and the Playspace Drawings in **Appendix I**, and Visualisations in **Appendix J**.

3.4 Design

3.4.1 Space allocation

The proposed plaza renewal incorporates a Space Allocation Plan (see Figure 59 below and **Appendix K**).

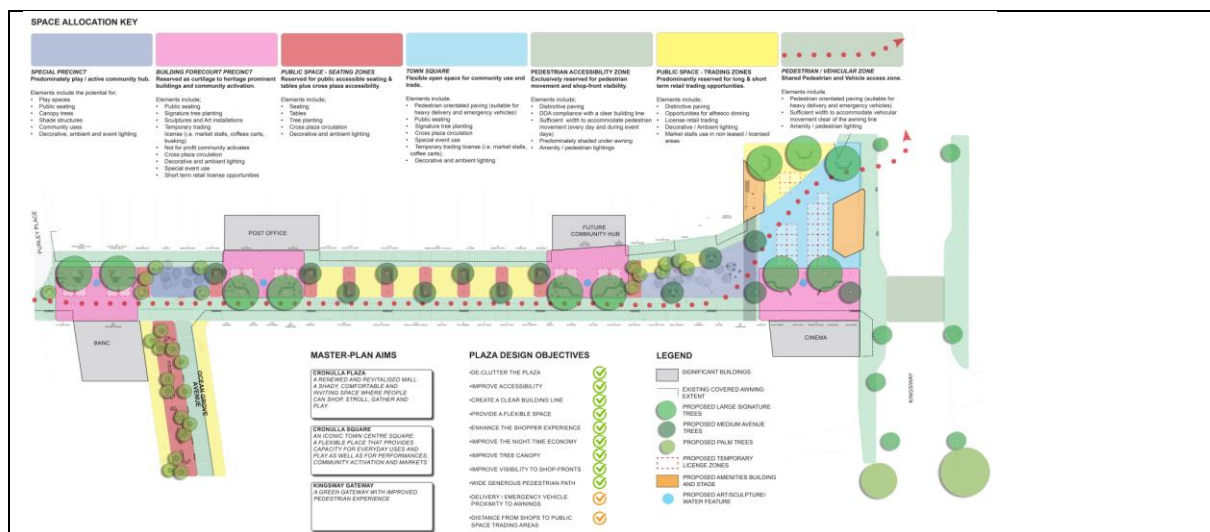


Figure 59: Plaza space allocation (Source: Council)

The Space Allocation Plan is aimed at improving the plaza's amenity and accessibility and contains the following main zones (see Figure 59 and the Space Allocation Plan in **Appendix K**):

- **Pedestrian accessibility zone:** Dedicated zones are proposed for the accessible movement of pedestrians along the eastern and western sides of the plaza and to allow building access and visibility.
- **Pedestrian/vehicular zone:** A dedicated route (shared with pedestrians) for the movement of service and emergency vehicles is provided on the eastern side of the plaza.
- **Public space – seating zones:** Areas for public accessible seating and outdoor dining at tables are located in the middle of the plaza and to allow cross-plaza pedestrian movement.
- **Public space – trading zones:** Zones are allocated for commercial outdoor dining and shopfront display, under license from Council.
- **Special precincts:** Two special precincts – one located opposite Ocean Grove Ave, the other at the northern end of the plaza – are proposed to accommodate dedicated playspaces (see section 4.5.2 below), community activities and shaded public seating.
- **Building forecourt precincts:** Space is reserved as curtilage to heritage significant buildings and for community activation adjoining the former Commonwealth Bank, Cronulla Post Office and Cronulla Theatre in Stage 2C.

Town Square (Stage 2C) Stage 2C provides a flexible open space for community use and trade and includes a new covered outdoor stage and public toilet building.

3.4.2 Playspaces

Two (2) playspaces are proposed – one located at the northern end of the site opposite the IGA building, the other at the southern end of the site near Ocean Grove Ave. The playspaces are complementary and have been designed so that together they depict a diving whale. For details see the Playspace Drawings in **Appendix I**.

Southern playspace – Whale head

The southern playspace depicts a whale's head. It is intended as a playspace for children and is focused on play for the 5-12 year age group. The main elements of the southern playspace are as follows:

- soft-fall permeable pavement (defines the area for active play)
- whale head play structure incorporating the following play items:
 - external climbing rope nets
 - vertical climbing ropes with discs
 - internal climbing net
 - rope 'drawing' wall
 - twin slides
 - hammock
 - crawl through entrance
 - translucent 'dichroic' panels
- additional play items:
 - slide
 - spinning bowl
 - turtle climbing surface
 - stingray climbing surface
- shade canopy structures
- lighting (see Section 3.4.6)

See Figures 60 – 62, the Playspace Drawings in **Appendix I** and Visualisations in **Appendix J**.

Images of southern playspace

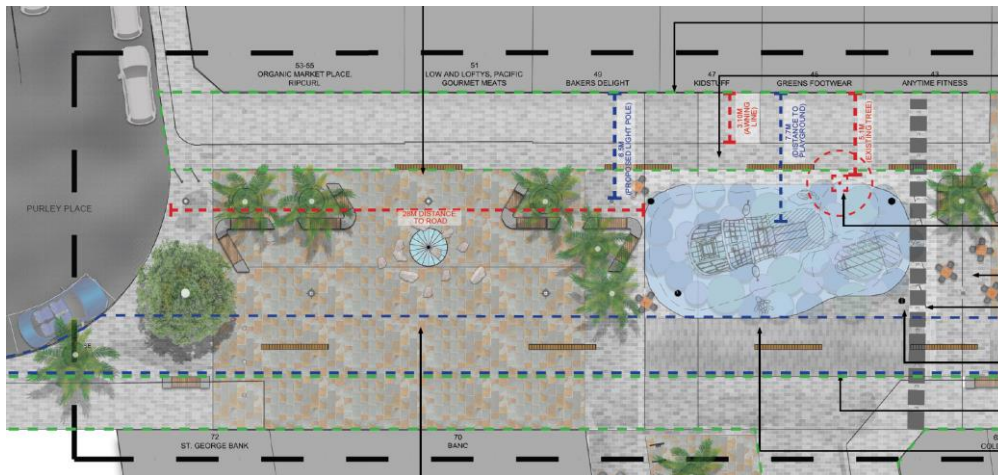


Figure 60: Southern playspace - plan



Figure 61: Southern playspace – aerial view



Figure 62: Southern playspace -pedestrian view

Northern playspace – Whale tail

The northern playspace depicts a whale's tail and is intended as a playspace for children of all ages. The main elements of the northern play space are as follows:

- soft-fall permeable pavement (defines the area for active play)
- whale tail play structure incorporating the following play items:
 - external climbing rope nets
 - vertical climbing ropes with discs
 - internal climbing net
 - rope 'drawing' wall
 - tube slide
 - hangout pod
 - boarding net
 - talk tube
 - moire panel
 - translucent 'dichroic' panels
- additional play items:
 - 2 x trampolines
 - carousel (wheelchair accessible)
 - 2 x stingray climbing surfaces
 - spinning bowl
 - 'starsurfer' balance play-piece
- shade canopy structures
- lighting (see Section 3.4.6)

See Figures 63 – 65 below, the Playspace Drawings in **Appendix I** and Visualisations in **Appendix J**.

Images of northern playspace

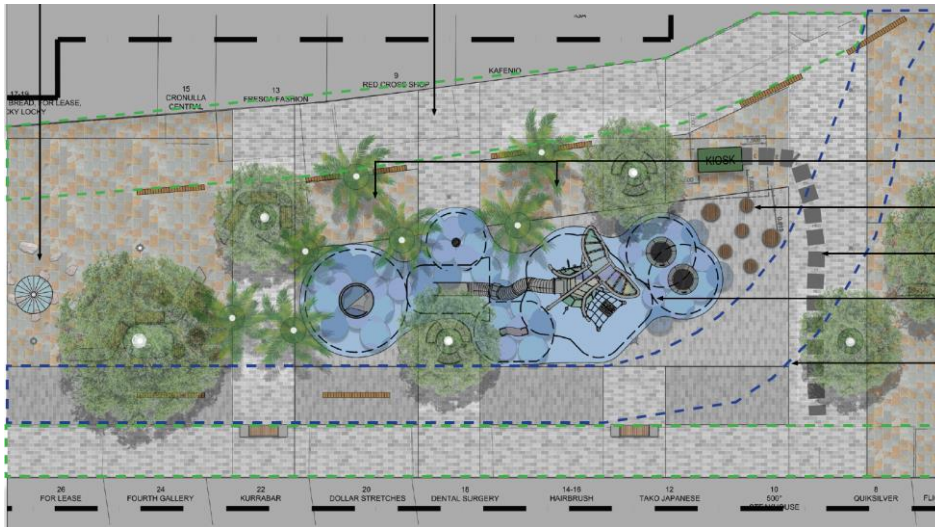


Figure 63: Southern playspace - plan



Figure 64: Southern playspace – aerial view



Figure 65: Southern playspace -pedestrian view

3.4.3 Pedestrian pavement

The proposed plaza incorporates a completely new pedestrian pavement that is intended to harmonise with the existing paving treatment in Stage 1 Ocean Grove Ave. There are six (6) paving types used to designate different types of plaza use as indicated in the table below:

Table 3: Paving Types

Type	Material	Use
1A	granite	pedestrian movement areas
1B	granite	pedestrian movement areas
2	granite	pedestrian cross-movement areas
3A	porphyry random lengths	activity areas
3B	porphyry random lengths	activity areas
4	porphyry sets	vehicle zone edges

For details see the Civil and Landscape Drawings in **Appendix H**.

3.4.4 Trees and landscaping

The planting of 24 trees is proposed using structural soils or soil vault systems to provide structural support and promote tree health. The proposed species and quantities of tree planting for Stage 2B is as shown in the table below:

Table 4: Tree Planting in Stage 2B

Species	Quantity
Livistona australis (Cabbage Tree Palm)	6
Ulmus parvifolia (Chinese Elm)	6
Zelkova serrata (Japanese Zelkova)	5
Caesalpinia ferrea (Leopard Tree)	4
Harpullia pendula (Tulipwood)	3
Total	24

Various ground covers are to be planted at select tree bases.

For details see the Civil and Landscape Drawings in **Appendix H**.

3.4.5 Seating and other street furniture

New permanent public seating is proposed for several locations throughout the plaza. A total of 305 seats are proposed in various combinations and clusters and include integrated downlighting.

25 seats have back and arm rests to allow easier access for people with reduced mobility. The following figure shows an example of a seating and table cluster:

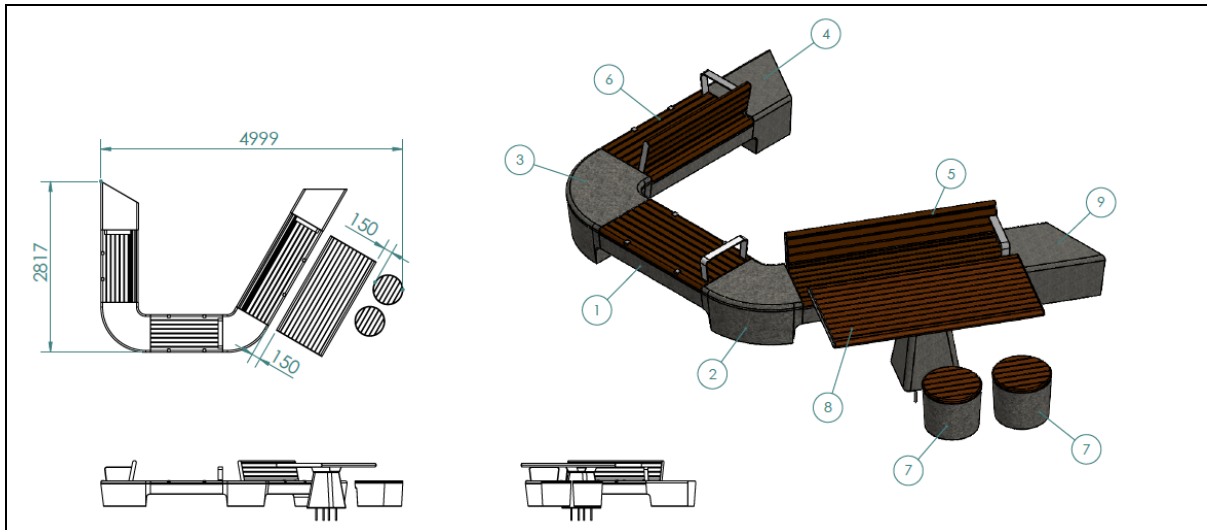


Figure 66: Example of proposed seating cluster (source: Spark)

Other street furniture to be provided includes the following:

- waste bins
- bollards
- bicycle racks

See the Civil and Landscape Drawings in **Appendix H**.

3.4.6 Lighting

The proposed plaza renewal involves a completely new lighting scheme of ambient and feature lighting. The main elements of the lighting scheme are as follows:

- multi-function pole lights in a staggered arrangement throughout the mall including:
 - pedestrian path lighting module (all poles)
 - beacon lighting module (all poles)
 - gobo projector lighting option (building forecourt areas)
 - tree lighting
- catenary lighting in zig-zag arrangement to central mall zone
- tree mounted down-lights
- integrated bench down-lighting
- play equipment integrated lighting including projected pattern down-light
- shade structure integrated spot-light down lighting

The lighting is designed in accordance with the relevant Australian Standard 1158 series – Lighting of roads and public spaces, and is based on the following criteria:

- main circulation lighting – category PA3 (vertical lighting points in specific locations may differ and align with category PP1 and PP2)
- edge treatment category PP3
- central mall utilising light, shade and targeted accent lighting

For further detail see the Lighting Drawings in **Appendix L**.

Lighting operation

The proposed lighting scheme allows for a lighting program as follows (see **Appendix L** for further detail):

sunrise to sunset

- all exterior lighting off

sunset to 9pm

- All lighting on, with balanced lighting outcome
- a ripple of light to create surprise and engagement

9pm to 11pm

- as above
- pedestrian pole light to reduce in intensity

11pm to sunrise

- tree lighting, bench lighting, playspace lighting and shade structure lighting to turn off
- pedestrian pole lighting turned on with reduced intensity
- gobo lighting turned on static with reduced intensity

special events

- beacon lights set to specific colour throughout plaza (and Kingsway)
- pedestrian pole light to reduce in intensity

Figures 67 and 68 below show the lighting of the playspaces.



Figure 67: Southern playspace lighting (source: Steensen Varming)



Figure 68: Northern playspace lighting (source: Steensen Varming)

3.4.7 Security

The proposed multi-function lighting poles provide for a CCTV camera system that will allow extensive camera coverage over the plaza. Five (5) CCTV cameras are proposed. For details, refer to the Lighting Drawings in **Appendix L**.

3.5 Construction

3.5.1 Timing and staging of the works

Demolition and construction works for the Stage 2B plaza are planned to commence on site on 25 July 2023 and to finish on 30 November 2024.

The work will be undertaken in two main stages programmed as follows:

- Stage 1 (northern half) is planned to commence on site on 25 July 2023 and to be completed by 30 November 2023
- Stage 2 (southern half) is planned to start on site on 11 March 2023 and to be completed by on 7 June 2024

Work will start in the northern half of the Plaza from **25 July 2023** and be completed by **30 November 2023**, weather permitting.

There will be no work in December 2023 and January 2024.

3.5.2 Hours of work

Work hours are Monday to Friday 7am to 6pm, and occasional Saturday work between and 8am to 1pm. No work will take place on public holidays.

Some work may need to take place after hours. Impacted stakeholders will be provided with notice one week before work starts. Night work hours will be 9pm to 5am Sunday to Thursday.

3.5.3 Management of the works

The construction activity is to be managed in accordance with the contractor's Project Management Plan (PMP), which is aimed at fulfilling all relevant quality, safety and environmental requirements.

The construction methodology, management controls and approach to staging are intended to maintain pedestrian and business access to the plaza at all times.

3.6 Operation

3.6.1 Public place

It is proposed that the renewed plaza will continue to operate as a public place under Council's care and control and will be operated by Council in accordance with the Space Allocation Plan in **Appendix K** (also see Section 3.4.1).

3.6.2 Outdoor dining, shopfront display and community events

The design of the renewed plaza and the proposed Space Allocation Plan (see Section 3.4.1) provides designated opportunities for future outdoor dining, shopfront display and community events. However, these potential uses of the plaza are all subject to separate authorisation by Council on a case-by-case basis and are beyond the scope of the proposal and this REF.

Outdoor dining

It is expected that future outdoor dining activities by food and drink premises will: be subject to Council granting a permit; take place only within the designated areas shown on the Space Allocation Plan; and operate in accordance with Council's Outdoor Dining Policy (found [here](#)). The policy currently allows businesses to use a designated outdoor area within the hours of their development consent conditions, or between 7am and 10pm, whichever is earlier.

Shopfront display

Shopfront display of goods within the plaza or short-term retail trading is intended to occur only within the designated areas shown on the Space Allocation Plan and will be subject to Council granting a permit. Details of Council's requirements for shopfront display can be found [here](#) and identify the need to allow for the safe and free movement of pedestrians along the footpath.

Community events

The Space Allocation Plan allows for future community events and these too are subject to the granting of a Council permit. Details of Council's application and approval process for community events can be found [here](#).

3.6.3 Pedestrian movement

Public seating areas and activity spaces are proposed to be always generally be open to the public.

The pedestrian accessibility zones (see the Space Allocation plan in **Appendix K**) are to operate as a dedicated clear path of travel, allowing pedestrians to access shopfronts and move safely and freely. To ensure pedestrian safety and accessibility for people in wheelchairs or with limited mobility, the zone is to be kept clear of all obstacles to pedestrian movement, including outdoor trading displays, outdoor dining furniture and 'A-frame' signage.

3.6.4 Vehicular movement

It is proposed to continue the plaza's existing traffic controls as follows:

- Vehicular access will be strictly limited to service delivery vehicles and emergency services vehicles.
- Vehicular movement is restricted to the pedestrian/vehicular zone on the eastern side of the plaza as shown in the Space Allocation Plan (see **Appendix K**).
- For service delivery vehicles (15 tonne gross load limit), one-way northbound movement will be permitted between 12am and 6am.

3.6.5 Hours of operation

The existing hours of operation are proposed to continue for the renewed plaza and are as follows:

- Public pedestrian access and movement will generally be available at all hours on all days.

- The proposed playspaces will operate with no restrictions on hours of use. However, night-time use will be affected by lighting controls, which will switch off the playspace lighting at 11pm (see Section 3.4.6).
- As noted above, access for service delivery vehicles is from 12am to 6am.

4 THE NEED FOR THE PROPOSAL

This Section outlines the need for the proposal and options considered.

4.1 The need for the proposal

The proposed renewal of the Cronulla Plaza responds to the need of the Cronulla town centre to be supported as a vital local centre. This need is expressed at the strategic and local levels.

The proposed renewal of the plaza is supported by the strategic planning framework:

- The South District Plan through its Planning Priority S6 seeks to support the creation and renewal of people-friendly public spaces and local centres - this includes the Cronulla town centre and plaza (see Section 5.1.3).
- Council's LSPS builds on the South District Plan and includes at Action 11.6: *Continue the implementation of the Cronulla Mall upgrade project.*

The proposed renewal of the plaza addresses local needs:

- Site studies by Placescore reveal the need for Cronulla plaza and surrounds to protect its fine grain shopping experience, offer better place activation at day and night, and a neat and de-cluttered visual appearance.
- Community survey respondents in 2020 saw a need to improve the level of public investment in the area.

See Section 6.1.2 and the Placemaking Report in **Appendix M**.

4.2 Options considered

The following options were considered for the proposal:

- Option 1: the 'do-nothing' option
- Option 2: the draft design exhibited in 2020, which included waterplay and a large digital screen.
- Option 3: the proposed plaza renewal

Option 1: the 'do nothing' option

Option 1, the 'do nothing' option, was not adopted as it does not align with the strategic need (as identified in the South District Plan and LSPS) of supporting the renewal of the Cronulla town centre and implementing the upgrade of the mall (see Section 5.1.3). Further, the do-nothing option does not respond to a community desire for improved public investment in the area as identified in the survey conducted by Playscore (see Section 6.1.2).

Option 2: the 2020 draft design

Option 2, the draft design prepared in 2020, did not proceed. Council conducted a community survey during the exhibition of the draft design and this showed a lack of strong support for its waterplay and digital screen features (see Section 6.1.2). The survey response to this design also indicated a preference for public art sculpture that was playable.

Option 3: the proposed plaza renewal

Option 3, the proposed plaza renewal, was developed as a revision of the 2020 draft design. In response to community preferences the proposal removes the waterplay and digital screen features and includes a revised approach to the provision of public art and play.

Two sites for future play spaces were determined in the development of Option 3 – at the northern end of the plaza, and at its intersection with Ocean Grove Ave. There were several reasons for choosing these locations:

- Two (2) locations rather than one (1) would increase the opportunity for activation to occur.
- Both locations are within the plaza as opposed to the town square, and therefore allow community events, which require a larger space, to be accommodated within the town square without the need to share that area with a dedicated playspace.
- Both locations have suitable areas available for circulation around the playspace – the northern area, because the plaza is widest in that area; and opposite Ocean Grove Ave, because of the added space created by the extension of the plaza into Ocean Grove Ave.
- The southern location also allows sufficient curtilage to the nearby heritage items – Cronulla Post Office and the former Commonwealth Bank building.
- The southern location has suitable separation from traffic on Cronulla St/Purley Pl, thereby avoiding the need for child safety fencing, which would have an undesirable impact on the otherwise generally open look and operation of the plaza.

Having established the location of the playspaces, a tender process was conducted for their design and construction. Tenders were evaluated in terms of a range of factors including their cost and response to the design brief, which required playspaces that were both playful and artful, durable, easily maintained, safe and inclusive.

The 'whale' design and construct proposal by Kompan was selected and incorporated into the design for the renewal of Stage 2B as presented in this REF.

5 STATUTORY AND POLICY PLANNING FRAMEWORK

This Section identifies the planning approval pathway of the proposal and provides an outline of relevant statutory and public policy considerations.

5.1 Environmental Planning and Assessment Act 1979

5.1.1 Permissibility of the proposal

Section 4.1 of the of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states that if an environmental planning instrument (EPI) provides development may be carried out without the need for development consent, then a person may carry out the development, in accordance with the EPI, on land to which the provision applies.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP) is an EPI that applies to the whole of NSW and is aimed at the effective delivery of infrastructure. Section 2.73(3) of the T&I SEPP is relevant and provides as follows (highlighting added):

“(3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority—

(a) development for any of the following purposes—

(i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,

(ii) recreation areas and recreation facilities (outdoor), but not including grandstands,

(iii) visitor information centres, information boards and other information facilities,

(iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,

(v) landscaping, including landscape structures or features (such as art work) and irrigation systems,

(vi) amenities for people using the reserve, including toilets and change rooms,

(vii) food preparation and related facilities for people using the reserve,

(viii) maintenance depots,

(ix) portable lifeguard towers,

(b) environmental management works,

(c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).”

The proposal is to be carried out by or on behalf of a public authority (Council) on land which the Council owns or controls and is properly characterised as being development for the purposes

highlighted above. Accordingly, the proposal relies on section 2.73(3) of the T&I SEPP for permissibility under the EP&A Act.

5.1.2 Environmental impact assessment (Division 5.1)

The proposal involves the use of land, the erection of a building, the carrying out of a work and the demolition of a building or work and therefore is an “activity” pursuant to section 5.1(1) of the EP&A Act. Section 5.1(1) further provides in this case that Council is both the “proponent” and “determining authority” of the activity.

Section 5.5(1) of the EP&A Act requires determining authorities, when assessing an activity, to examine and take into account to the fullest extent possible all matters affecting, or likely to affect the environment by reason of that activity.

This REF has been prepared in response to the requirements of section 5.5 of the EP&A Act.

5.1.3 Strategic plans (Division 3.1)

The following table contains consideration of the proposal in relation to strategic plans made under Division 3.1 of the EP&A Act.

Table 5: Consideration of strategic plans

Plan	Consideration
Greater Sydney Region Plan	<p>The Greater Sydney Region Plan – A Metropolis of Three Cities, was released by the Greater Sydney Commission in March 2018 and is the NSW Government’s 40-year plan for the Sydney metropolitan area.</p> <p>The proposal is consistent with the directions of the Metropolis of Three Cities Plan, in particular the directions of “a city supported by infrastructure” and “a city for people”, in that the proposal is public realm infrastructure that is human-centric in its purpose and design.</p>
South District Plan	<p>The South District Plan supports the Greater Sydney Region – A Metropolis of Three Cities Plan, setting out planning priorities and actions for southern Sydney as part of the Eastern Harbour City.</p> <p>The following planning priority, objective and action of the South District Plan are relevant:</p> <ul style="list-style-type: none"> • Planning Priority S6: creating and renewing great places and local centres, and respecting the district's heritage • Objective 12: Great places that bring people together • Action 18: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places...

	The proposal is consistent with these ambitions, supporting the Cronulla town centre as a local centre through its renewal of the plaza as a people-friendly public space.
Sutherland Shire Local Strategic Planning Statement	<p>The Sutherland Shire Local Strategic Planning Statement (LSPS) sets out Sutherland Shire’s long-term land-use planning vision. Building on the South District Plan it identifies planning priorities and actions to support the vision.</p> <p>The proposal aligns directly with LSPS Planning Priority 11: Attractive and distinctive centres and public places, and Action 11.6: Continue the implementation of the Cronulla Mall upgrade project.</p>

The above table shows that the proposal aligns with the relevant strategic plans under the EP&A Act

5.2 Environmental Planning and Assessment Regulation 2021

Section 171(2) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) contains a list of environmental factors that must be considered when undertaking an environmental assessment under Division 5.1 of the EP&A Act.

Section 8 of this REF contains an assessment against the factors listed in section 171(2) of the EP&A Regulation.

The proposal has a capital investment value of more than \$5 million and therefore this REF must be published on Council’s website or the NSW Planning Portal in accordance with section 171(4)(a) of the EP&A Regulation. Further, as required under section 171(5), the REF must be published before the activity commences and if that is not practicable—as soon as practicable, and no later than 1 month, after the activity commences.

5.3 State Environmental Planning Policies

The Table below provides consideration of the proposal against relevant State Environmental Planning Policies.

Table 6: Consideration of State Environmental Planning Policies

State Environmental Planning Policy	Consideration
State Environmental Planning Policy (Transport and Infrastructure) 2021	The relevant provisions of the T&I SEPP relate to the permissibility of the proposal and are addressed in Section 5.1 of this report.
State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 2 Coastal management	Chapter 2 of the R&H SEPP aims to promote an integrated and co-ordinated approach to land use planning in the coastal zone

Chapter 4 Remediation of land	<p>and applies to land within the coastal zone as defined in the R&H SEPP.</p> <p>The site is not mapped as land within the coastal zone and the proposal is unlikely to affect coastal processes and coastal hazards.</p> <p>Chapter 4 of the R&H SEPP sets out a Statewide planning approach to the remediation of contaminated land and aims to promote the remediation of contaminated land to reduce the risk of harm to human health and the environment.</p> <p>Section 4.6 of the R&H SEPP is relevant and requires that a consent authority must not grant consent to a development unless it has considered whether a site is contaminated, and it is satisfied that the land is suitable (or will be made suitable after undergoing remediation) for the proposed use.</p> <p>Assessment of the proposal in relation to contamination is addressed in Section 7.14 and in the Land Contamination Report in Appendix D. It is found that the site is suitable for the proposed use.</p>
-------------------------------	--

The above table indicates that the proposal is consistent with relevant SEPPs.

5.4 Sutherland Shire Local Environmental Plan 2015

The Table below provides consideration of the proposal against the relevant provisions of Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015).

Table 7: Consideration of Sutherland Shire Local Environmental Plan 2015

Clause	Consideration
Zone	The site is zoned E2 Commercial Centre.
Clause 2.3 Land use table	For the purposes of SSLEP 2015 the plaza renewal is characterised as a road, while the playspaces are characterised as recreation areas – both are permissible with consent in the E2 zone.

<p>Clause 2.3 Objectives of zone</p> <ul style="list-style-type: none"> • To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. • To encourage investment in commercial development that generates employment opportunities and economic growth. • To encourage development that has a high level of accessibility and amenity, particularly for pedestrians. • To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. 	<p>The proposed renewal of the plaza is consistent with the zone objectives in that:</p> <ul style="list-style-type: none"> • The renewed plaza will provide the town centre with an attractive, people-friendly environment that supports business, retail, community and cultural activity. • The renewed plaza exhibits a high level of accessibility and pedestrian amenity. • The plaza's renewed opportunities for outdoor dining, community events and play will contribute to the vibrancy of the centre.
<p>Clause 5.10 Heritage conservation</p>	<p>The possible effects of the proposal on local heritage items in the vicinity of the site is addressed in Section 7.10.</p>
<p>Clause 5.12 Infrastructure development and use of existing buildings of the Crown</p>	<p>The effect of this clause is that SSLEP 2015 does not restrict or prohibit, or enable the restriction or prohibition of, the proposal, because the proposal is permissible without consent under the T&I SEPP.</p>
<p>Clause 6.1 Acid sulfate soils</p>	<p>Acid sulfate soils are unlikely to impact the proposal as discussed in Section 7.15.</p>
<p>Clause 6.2 Earthworks</p>	<p>The proposal involves minor earthworks with no likely adverse impacts as discussed in Section 7.13.</p>
<p>Clause 6.4 Stormwater management</p>	<p>Stormwater drainage for the proposal is appropriately managed as discussed in Section 7.16.</p>
<p>Clause 6.16 Urban design – general</p>	<p>The proposed renewal of the plaza demonstrates a high standard of urban design quality as discussed in Section 7.4.</p>

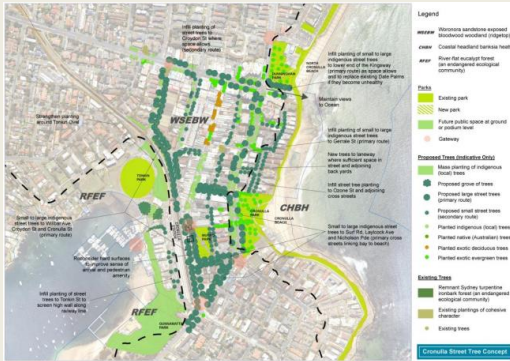
It is concluded from the above table that the proposal is consistent with the relevant provisions of SSLEP 2015.

5.5 Sutherland Shire Development Control Plan 2015

The following table provides consideration of the proposal against the relevant provisions of Sutherland Shire Development Control Plan 2015 (SSDCP 2015).

Table 8: Consideration of SSDCP 2015

Provision of SSDCP 2015	Response	Compliance
Chapter 19 B3 Commercial Core – Cronulla		
1. Centre Aims		Yes
<i>1. Encourage redevelopment of older buildings in Cronulla Centre while maintaining adequate solar access to public places and existing dwellings, protecting heritage items, and retaining the relaxed beachside ambience and amenity of the centre.</i>	The proposed playspaces will maintain adequate solar access to the plaza (see Section 7.6) and will not adversely impact heritage items (see Section 7.10). They are playful in both their purpose and design and this resonates with Cronulla's relaxed beachside culture	Yes
<i>2. Balance the need to protect the amenity of existing and future residents with the economic requirement to encourage business and tourism in Cronulla.</i>	The proposed renewal will not adversely impact residential amenity (see Section 7.2) but will enhance the amenity of the plaza and complement business activity through its ability to encourage people to stay longer within the centre.	Yes
<i>3. Enhance the vitality of the streets in the centre by creating additional outdoor café and dining opportunities in appropriate locations.</i>	The proposed renewal provides new and additional outdoor café dining opportunities within the plaza.	Yes
<i>4. Improve the pedestrian experience and useability of the centre by improving centre permeability and connectivity, especially the east-west connections between Gunnamatta Bay, the railway station and the beach.</i>	The proposed renewal provides an enhanced pedestrian experience through its re-arrangement of plaza activity, playspaces, tree planting and high quality landscape design.	Yes
<i>5. Improve the useability and appearance of the centre by creating a comfortable and attractive pedestrian environment.</i>	See response above	Yes
<i>6. Improve the appearance and amenity of the centre with strengthened street tree planting and improvements to landscaping.</i>	New street tree planting is a key feature of the proposed renewal works that will improve the appearance and amenity of the centre.	Yes
<i>7. Provide the needs of older people through more accessible housing, improved civic spaces, and good accessibility to shops, businesses and public transport.</i>	The proposed plaza renewal will result in an improved civic space that addresses the needs of older people through accessible design features including accessible paths of travel and public seating designed for those with reduced mobility. The proposed playspaces present an opportunity for social and	Yes

	cross-generational interaction that can benefit both the young and the old.	
8. Encourage high quality architectural design in development that is appropriate to the scale and character of the different areas of the centre.	The proposed plaza renewal is a high quality urban design (see Section 7.4). The proposed playspaces will add interest to the character of the centre and are in scale with surrounding development.	Yes
9. Facilitate a sensible transition between new developments and heritage items in order to give them prominence in the centre and ensure their long term protection.	The proposed playspaces do not detract from the significance of the nearby heritage items (see Section 7.10 and the Heritage Report in Appendix G).	Yes
2. Centre Strategy	The proposed renewal of the plaza is consistent with the DCP's centre strategy, which recognises the plaza (or "mall") as a "successful, shopping and dining destination", and a "critical element in the desirability of the centre."	Yes
3. Landscape Strategy 	The proposed plaza renewal incorporates new street tree planting consistent with the Landscape Strategy.	Yes
4. Streetscape and Built Form		
4.1 Objectives 1. Ensure sites are of sufficient size to accommodate well designed development.	The plaza site is sufficient in size to accommodate the proposed playspaces together with proper allowance for pedestrian movement, access to shops and other plaza activities (see Space Allocation plan in Appendix K).	Yes
2. Ensure new development has regard to the future development of adjacent land and respects the form and scale of heritage items.	The proposed plaza and playspaces are compatible with the scale of existing and likely future development at the plaza edges (typically two storey buildings with single storey street awning). The form and scale of heritage items is respected (see Heritage Report in Appendix G).	Yes
3. Achieve quality architecture in new development through appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.	The form, materials and colours of the proposed plaza and playspaces respond to Cronulla's seaside character and to their functional requirements. A high standard of urban design is achieved. (see	Yes

	Section 7.4 and Visualisations in Appendix J).	
<i>4. Achieve development that is of an appropriate scale and context for the street and locality, which makes a positive contribution to the streetscape and the amenity of the centre.</i>	The proposed plaza renewal is appropriate to its context, reinforcing the central role of the plaza in the life of the town centre as place where people can stroll, shop, enjoy play or pause a while. The proposed play structures fit comfortably within the plaza space and will add interest and amenity to the town centre	Yes
<i>5. Protect the high standard of solar access currently enjoyed by pedestrians in the Cronulla Mall.</i>	The proposed plaza renewal maintains appropriate solar access for pedestrians (see Section 7.6 and shadow analysis in Appendix N).	Yes
<i>6. Ensure sufficient solar access for occupants of existing and future adjacent residential buildings, adjoining development and public open space.</i>	The proposal will ensure sufficient solar access to adjoining development and public open space (see shadow analysis in Appendix N).	Yes
<i>7. Create opportunities for incidental open spaces and public domain.</i>	The proposal, through its space allocation plan and design treatments, creates various open spaces suited to a range of public domain activities including pedestrian movement, outdoor dining, public seating and community events.	Yes
<i>8. Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation and minimise potential conflicts between pedestrians and vehicles.</i>	The renewed plaza will operate as a pedestrian environment and continues the identity established in the adjoining area of Ocean Grove Ave. Thresholds with vehicle areas are clearly marked with bollards and changes in pavement materials.	Yes
<i>9. Establish a barrier free environment for all people who live, work and visit Sutherland Shire.</i>	The renewed plaza is designed as an accessible, barrier-free environment (see Section 7.1).	Yes
<i>10. Create sensitive transitional relationships to surrounding heritage items.</i>	The curtilage and presence of nearby heritage items is not adversely impacted (see Heritage Report in Appendix G).	Yes
<i>11. Improve the visual amenity of the public domain</i>	The proposal demonstrates a high standard of urban design. It will improve the visual amenity of the public domain, adding new character and visual interest to the town centre. (see Section 7.4)	Yes
4.2 Controls		
<i>4. Building design must have minimal impact on the extent of solar access to Cronulla Mall in mid-winter.</i>	The proposed playspaces will have only a minor impact on solar access to the plaza in mid-winter (see Section 7.6 and Appendix G).	Yes

5. Design Guidelines for Specific Sites Cronulla Mall and Surf Lane (Northern End)		
5.1 Design guidelines for development of this site:		
5.2 Preserve the sense of openness in the Mall.	The proposal will enhance the sense of openness in the plaza by removing the existing kiosk structures (which tend to obstruct long views and views of adjoining shopfronts) and re-allocating space. The proposed playspaces will not detract from the plaza's openness as they allow views in, out, around and through. (See Section 7.4 and Appendix J).	Yes
5.3 Minimise any loss of sunlight to the Mall.	Appropriate solar access is maintained (see Section 7.6 and Appendix N).	Yes
10. Landscape		
10.1 Objectives 1. Retain and enhance the existing tree canopy. 2. Increase the volume of indigenous trees so that the local ecology becomes a defining character of the centre. 3. Contribute to streetscape character and the amenity of the public domain by using planting and landscape elements appropriate to the desired character of the streetscape and the scale of the development. 4. Improve the microclimate for pedestrian comfort.	Given their generally poor condition, the proposal removes all existing trees within the plaza. Tree planting is proposed and is consistent with the principles of the informing master plan and will result in improvements to tree canopy, pedestrian comfort and the local ecology over the long-term. In addition, further tree planting is proposed off-site to compensate for trees removed. See Section 7.17, the Tree Report in Appendix E and Landscape drawings in Appendix H .	Yes
11. Active Frontages		
11.1 Objectives 1. Identify those places in Cronulla where it is desirable for ground floor uses to have a clear street presence that connects the public and private domain through: a. Display windows, retail shop front and others activities that attract people to the area; b. Outdoor eating or dining areas, whether connected to a particular use or available for general use that encourages people to stay in the area. Commercial premises or service activities that utilise a street frontage for access that	The proposed plaza renewal is a potential activator of the public domain. Through its outdoor dining and play opportunities, the renewed plaza has the potential to draw people to the town centre and encourage them to stay longer.	Yes

<i>encourages people to come to the centre for business purposes.</i>		
<i>2. Facilitate safe and convenient pedestrian access to shops.</i>	The proposed dedicated pedestrian zones provide suitable clear paths of travel for pedestrian access to shops.	Yes
<i>15. Visual and Acoustic Privacy</i>	The proposed renewal will not have a significant impact on residential amenity or privacy (see Section 7.2).	Yes
<i>16. Safety and Security</i>	The proposed renewal includes the provision of CCTV security cameras and aligns with the principles of CPTED (see Section 7.5)	Yes
<i>17. Parking</i>	See response to Chapter 36 of SSDCP 2015.	Yes
<i>19. Waste management</i>		
<i>19.1 Objectives</i> <i>1. Ensure appropriate waste storage and collection facilities.</i>	The proposal includes the appropriate provision of waste bins distributed throughout the plaza (see Section 7.19).	Yes
Chapter 35 Other Uses		
<i>1. All Other Uses: Streetscape, Building Form and Siting</i>		
<i>1.1 Objectives</i>		
<i>1. Ensure that all elements of development visible from the street, waterways and public domain make a positive contribution to the streetscape, foreshore and natural features of the area.</i>	The proposed plaza renewal makes a positive contribution to the streetscape (see response to Section 4 of Chapter 19 of SSDCP 2015).	Yes
<i>2. Ensure development is compatible with the scale, character and landscape setting of the streetscape.</i>	As above	Yes
<i>3. Ensure that building siting, design and construction method responds to the natural landform of the site and is appropriate for the topography of the site.</i>	The natural landform of the site is no longer evident. The proposed ground plane will align closely with the existing plaza pavement and maintain existing access to adjoining buildings.	Yes
<i>4. Provide landscaping treatments which foster attractive outlooks, privacy and private recreation areas of high aesthetic quality.</i>	The proposal includes a comprehensive landscape treatment of high aesthetic quality (see Landscape Plan in Appendix J).	Yes
<i>5. Ensure development is sited and designed so that the visual and acoustic</i>	The renewed plaza, including the new playspaces, is expected to operate with no	Yes

<i>privacy of neighbours and intended occupants is to acceptable levels.</i>	adverse impacts on the visual or acoustic privacy of neighbours.	
<i>6. Minimise direct overlooking of windows and private open space so that the amenity of neighbours and intended occupants is respected.</i>	No overlooking of residential windows or private open spaces is likely.	Yes
<i>7. Ensure building design and location minimises adverse impacts of overshadowing on neighbouring buildings, private and public open spaces within the subject site and on adjoining sites.</i>	There are no adverse overshadowing impacts (see Section 7.6).	Yes
<i>8. Provide adequate, safe and efficient parking, vehicular access and pedestrian access</i>	Adequate parking provision and access for service vehicles and pedestrians is maintained (see Sections 7.1 and 7.8)	Yes
Chapter 36 Vehicular Access, Traffic, Parking and Bicycles		
<i>1. Number of Parking Spaces</i>		
<i>1.1 Objectives</i> <i>1. Ensure all land uses and/or combination of activities provide sufficient parking on site to satisfy the demand for parking by different vehicle types generated by the development</i> <i>2. Minimise reliance on street parking.</i>	The proposal continues the existing land use and is not expected to result in any substantive increase in parking demand. See Section 7.8 and the Traffic and Parking Report in Appendix O .	Yes
<i>1.2 Controls</i> <i>5. Where car parking requirements for a proposed development are not listed in the DCP, or where the development proposal raises unique traffic and parking issues, or where development is identified as Traffic Generating Development, then a Traffic Report shall be completed.</i>	A Traffic and Parking Report has been prepared (see Appendix O).	Yes
Chapter 38 Stormwater and Groundwater Management		
<i>a. Stormwater Management</i>		
<i>All development applications which seek approval for the construction of buildings or the carrying out of other works, including subdivision, will need to demonstrate that an appropriate stormwater management system is proposed which includes the re-use of water and controls the rate of flow of discharge from the site.</i> <i>As the best environmental outcome is achieved by a stormwater management system that retains and re-uses</i>	The proposed stormwater management system retains and re-uses stormwater on-site for the irrigation of trees and landscaping with overflow discharged to Council's piped system beyond the site. Details of proposed stormwater management are contained in the Civil and Landscape Drawings in Appendix H .	Yes

<i>stormwater on site, this is Council's preferred option. However, on-site detention systems may be allowed under this Plan where appropriate and where they are tailored to suit local conditions.</i>		
<i>b. Groundwater Management</i>		
<i>Development affects the infiltration of rainwater into a site, which will in turn impact on groundwater recharge and flows from the site to adjacent wetlands and ecosystems. Surface runoff may be required to be directed to treatment facilities prior to infiltration to the groundwater via wetland infiltration basins.</i> <i>These guidelines are set conservatively and site specific studies are recommended in most instances.</i>	Groundwater is unlikely to be intercepted by the proposed development (see the Geotechnical Report in Appendix C).	Yes
Chapter 40 Environmental Risk		
<i>b. Contaminated Land Management</i>		
<i>This section applies to all development involving works on land identified as being contaminated or potentially contaminated.</i> <i>A precautionary approach will be adopted to ensure that land contamination issues are identified and dealt with early in the planning process. The R&H SEPP provides for consistent State-wide planning controls for remediation of land.</i>	A Land Contamination Report has been prepared by GHD (see Appendix D and is discussed in Section 7.14).	Yes

5.6 Other legislation

5.6.1 NSW legislation

The table below provides consideration of the proposal against other relevant NSW legislation.

Table 9: Consideration of other NSW legislation

Legislation	Comment
Biodiversity Conservation Act 2016	The <i>Biodiversity Conservation Act 2016</i> (the BC Act) was enacted to enable biodiversity conservation, sustainable development and productive farming across NSW. The BC Act provides a listing of threatened species, populations and ecological communities, areas of outstanding biodiversity value, and key threatening processes. Proponents of activities under Part 5 of the EP&A Act must assess biodiversity impacts using the 'test of significance' contained in section 7.3 of the BC Act. The test of significance determines whether the proposal is likely

	<p>to significantly affect threatened species or ecological communities, or their habitats.</p> <p>The proposal is unlikely to significantly affect threatened species, or ecological communities or their habitats, and is not located within an area declared under the BC Act to be of "outstanding biodiversity value". Accordingly, the preparation of a Species Impact Statement (SIS) and/or a Biodiversity Development Assessment Report (BDAR) is not required.</p>
Biosecurity Act 2015	<p>The <i>Biosecurity Act 2015</i> (Biosecurity Act) repealed the Noxious Weeds Act 1993 and provides a framework for the prevention, elimination and minimisation of biosecurity risks posed by biosecurity matter. The Biosecurity Act supports the Biosecurity Strategy 2013-2021 and regional strategic weed management plans (RSWMPs) across the State.</p> <p>The Greater Sydney RSWMP is relevant and no priority weeds, as identified within the Greater Sydney RSWMP were present within the project area.</p>
Heritage Act 1977	<p>The <i>Heritage Act 1977</i> (Heritage Act) aims to conserve the environmental heritage of NSW.</p> <p>The proposal does not involve any items listed on the State Heritage Register, and therefore no approvals are required under section 57 of the Heritage Act.</p> <p>The proposal is unlikely to affect any relics and therefore the need for a permit under section 139 of the Heritage Act is unlikely.</p>
National Parks and Wildlife Act 1974	<p>The <i>National parks and Wildlife Act 1974</i> (NPW Act) manages and protects Aboriginal cultural heritage in NSW. Under section 90 of the NPW Act, an Aboriginal Heritage Impact Permit (AHIP) may be issued in relation to a specified Aboriginal object, Aboriginal place, land, activity or person or specified types or classes of Aboriginal objects, Aboriginal places, land, activities or persons.</p> <p>The proposal is not likely to affect any Aboriginal places or objects.</p>
Protection of the Environment Operations Act 1997 (POEO Act)	<p>The <i>Protection of the Environment Operations Act 1997</i> (POEO Act) establishes the NSW environmental regulatory framework and includes licensing requirements for certain activities. No licences have been identified as being required for the proposal. Under the POEO Act the Environment Protection Authority (EPA) is the appropriate regulatory authority (ARA) in relation to the proposal.</p>
Roads Act 1993	<p>The <i>Roads Act 1993</i> (Roads Act) provides for the construction and maintenance of public roads in NSW.</p> <p>The site for the proposal is a public road. Section 138 of the Roads Act requires the consent of the roads authority (in this case Council) for any works to be carried out in a public road.</p> <p>Future use of the plaza by food and drink premises is subject to Council approval under section 125 of the Roads Act and Council's Outdoor Dining Policy (see Section 3.6).</p>

5.6.2 Commonwealth legislation

The following table provides consideration of the proposal against relevant Commonwealth legislation.

Disability Discrimination Act 1992	<p>The <i>Disability Discrimination Act 1992</i> (DDA) provides protection for everyone in Australia against discrimination based on disability. It also aims to promote equal opportunity and access for people with disability.</p> <p>The proposal has been designed having regard to the requirements of the DDA.</p>
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	<p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) provides a framework for the protection of the Australian environment. Specifically, the EPBC Act protects nine matters of national environmental significance (MNES) and other matters, including when actions are taken on, or impact upon, Commonwealth land. A proposed “action” which is likely to have a significant impact on a MNES or Commonwealth land must be referred to the Commonwealth Minister for the Environment for a decision on whether assessment and approval is required under the EPBC Act.</p> <p>The Cronulla Post Office adjoins the site and is listed under the EPBC Act as a Commonwealth Heritage Place. The Heritage Report contained in Appendix G finds that the proposal will have a minimal and acceptable impact on the Post Office. See Section 7.10 of this report.</p> <p>The proposal is unlikely to result in a significant impact on any MNES, given that no relevant MNES have been identified within or near the site.</p> <p>In view of the above the proposal is unlikely to result in any significant impacts under the EPBC Act and therefore a referral to the Commonwealth Minister for the Environment is not required.</p>
Native Title Act 1993	<p>The <i>Native Title Act 1993</i> (NT Act) is intended to advance the process of reconciliation among all Australians. It creates an Australia-wide native title scheme (under the National Native Title Tribunal), which seeks to recognise and protect native title, provide a mechanism for determining claims to native title, and establish ways in which future dealings affecting native title (future acts) may proceed. Under the NT Act a future act includes proposed public infrastructure on land or waters that affects native title rights or interests.</p> <p>A search of the registers on the National Native Title Tribunal website was undertaken on 12 April 2023 and no relevant native title claims or determinations were identified.</p>

5.7 Council policies

The following table provides consideration of the proposal against relevant policies of Council.

Table 11: Consideration of Council policies

<p>Community Strategic Plan</p>	<p>The Sutherland Shire Community Strategic Plan – Our Shire Towards 2032 – outlines the community’s long-term vision for Sutherland Shire. The plan is prepared by Council in collaboration with, and on behalf of residents, other levels of government and local agencies. It sits at the top of Council’s planning framework, directing Council’s four yearly Delivery Program and yearly Operational Plans. The plan identifies six central outcomes and sets out strategies to achieve those outcomes. The proposal aligns specifically with the following outcome and strategies of the plan:</p> <ul style="list-style-type: none"> • Outcome 5: An active community that enjoys safe, accessible and diverse open places and spaces <ul style="list-style-type: none"> ○ Strategy 5.1. Promote and enhance places where people can enjoy active lifestyles. ○ Strategy 5.3 Provide welcoming and accessible places and spaces.
<p>Disability Inclusion Access Plan</p>	<p>Council’s Disability Inclusion Action Plan 2022-2026 (DIAP) was created in consultation with community disability services and aims to provide for an accessible and inclusive Sutherland Shire. It outlines key actions to ensure Council services, facilities, information and programs are accessible and inclusive. The proposal aligns with the DIAP as follows:</p> <ul style="list-style-type: none"> • Area of Focus 2: Liveable Communities <ul style="list-style-type: none"> ○ Aim/Outcome 2.1: Ensure Public domain infrastructure is accessible and inclusive, meeting standards and promoting independence and dignity. <p>Refer to Section 7.1.</p>
<p>Outdoor Dining Policy</p>	<p>Council’s Outdoor Dining Policy provides an approval framework for outdoor dining premises. The policy is intended to make it easier for existing food and drink premises to expand their activities onto the public footpath and other public spaces. The policy seeks to promote outdoor dining while maintaining safe pedestrian access, good design and neighbourhood amenity.</p> <p>The operation of any future food and drink premises within the renewed plaza would be subject to a Council issued permit under the policy.</p>
<p>Urban Tree and Bushland Policy</p>	<p>Council’s Urban Tree and Bushland Policy provides a consistent approach to the management of trees and bushland in Sutherland Shire. The policy seeks to achieve ‘no net canopy loss’ and requires development involving tree removal to be offset by tree planting, which in the case of Council projects is four (4) trees to be planted for every one (1) tree removed.</p> <p>The proposal involves tree removal and under the policy is subject to offset tree planting. See Section 7.17.</p>

6 CONSULTATION

This Section outlines consultation undertaken with the community and authorities.

There are no mandatory consultation requirements relevant to the proposal under the provisions of the T&I SEPP.

6.1 Community

For several years there has been a high level of community interest in the proposed renewal of the Cronulla Plaza. During this time Council has consulted with the community at important points in the development of the renewal proposal as noted below.

6.1.1 Consultation for the master plan (2016 - 2017)

During preparation of the draft master plan

The proposed renewal of the plaza has its origin in the Cronulla Town Centre Public Domain Master Plan (the master plan), which was prepared for Council in 2016 and involved extensive consultation with the local community.

Over 600 people participated in a range of consultation activities, including meetings with various groups, workshops, online and intercept surveys and on-site street stalls. The engagement of the community focused on:

- issues and opportunities to improve the town centre's public domain
- seven (7) guiding principles for the master plan
- seven (7) Design Ideas

The community's response indicated that town centre traffic and parking is a predominant concern, while the guiding principles and design ideas (including reorganization of the mall) were well supported. Feedback received on the proposed guiding principles and design ideas strongly informed the preparation of the draft master plan.

Public exhibition of the draft master plan

Public exhibition of the draft Master Plan was conducted online during September 2017 via Council's Join The Conversation (JTC) website.

There were 1,460 visits to the JTC site, 684 JTC visitors downloaded a document, 136 people participated in the JTC online survey and 28 written submissions were received. In addition, five (5) petitions were received objecting to Council's planned removal of the Cronulla Women's Rest Centre from the mall.

The online survey found that 64% of participants (95) were highly satisfied, satisfied or neutral in their overall response to the draft master plan; while 36% of respondents (54) were either dissatisfied or highly dissatisfied.

In 2018, Council adopted the Cronulla Town Centre Public Domain Master Plan (as exhibited) and approved the removal of the Cronulla Women's Rest Centre and its replacement with a temporary playground.

6.1.2 Consultation for the draft Stage 2 design (2019-2020)

In 2019 and 2020, the Stage 2 components of the master plan – Kingsway (Stage 2A), plaza (Stage 2B) and town square (Stage 2C) – were progressed from a concept design to a more developed design. Council continued to consult with the community in this process.

The consultation involved engagement with the community online and through on-site survey, meetings with the local chamber of commerce and businesses, and direct input to the design process from a reference group of community and Councillor members.

On-site survey

In February 2020, Placescore on behalf of Council, conducted Place Experience Assessments and Care Factor Surveys to help identify for users of the plaza what is important about the place, how the place is performing and what the focus of change should be (see Placemaking Assessment Report in **Appendix M**). Data collected from the 149 responses indicates any future investment should focus on improving general care and maintenance, overall look and character of the space and the integration of natural elements. Walkability, sense of welcome, safety and the choice of things to do were noted as strengths to be protected.

Public exhibition of the draft Stage 2 design

The draft design was exhibited during September 2020 on Council's JTC website and this included an online survey and two (2) online information sessions.

The online survey showed strong support for the plaza and Kingsway designs, but less support for the design of the town square, which featured a large digital screen and waterplay. Survey respondents also indicated a strong preference for public art sculpture that allows for play. Full details of the online consultation can be found [here](#).

Community feedback received in 2020 has informed the current design for the plaza and town square, resulting in the removal of the waterplay and digital screen features and the inclusion of the proposed 'whale' playspaces.

6.1.3 Consultation during Stage 2B plaza design (2022-2023)

Business consultations

From September 2022 to March 2023 Council officers met with Cronulla Plaza business operators regarding the plaza renewal work, providing information and receiving feedback. Extended consultations took place with those businesses directly affected by the new playspaces and those that operate outdoor dining. Also, an information session was held with the Cronulla Chamber of Commerce.

All businesses in the plaza with outdoor dining licenses were advised by Council in March 2023 that licences were due to expire prior to the planned commencement of the renewal works, and that new licences would be required for outdoor dining in the renewed plaza.

Council has received strong support from businesses in Cronulla Plaza for the proposed renewal. However, concerns have been raised regarding the playspaces, pedestrian access, tree removal and the degree of consultation. Council is engaging further with businesses and other stakeholders to address these concerns.

Business workshops

In May 2023 Council hosted two (2) workshops to help businesses in the town centre review and refresh their business activities in anticipation of the plaza renewal work commencing later in the year. The workshops were conducted by Realise Business, the provider of the NSW Government business advisory service. The first workshop was held on 2 May 2023 and covered business operations and finance. The second workshop was held on 8 May 2023 and concentrated on marketing. In total there were 16 attendees at the workshops.

6.1.4 Proposed consultation during construction

Construction of the Stage 2B plaza renewal will be supported by a Community and Stakeholder Engagement Plan (CSEP). See Section 9.

The CSEP is aimed at keeping the community well informed during the construction phase and to ensure that potential community concerns – particularly those of affected residents, businesses, property owners and users of the plaza – are properly addressed.

6.2 Authorities

Council is in communication with relevant authorities including:

- Ausgrid
- NBNSW
- Sydney Water
- Transport for NSW

7 ENVIRONMENTAL ASSESSMENT

This section of the REF provides an assessment of the effects of the proposal on the environment and identifies safeguards or measures required to mitigate any adverse impacts.

7.1 Pedestrian movement, access and amenity

Impact assessment	Impact level (negligible, low, moderate, or high; negative or positive)	Safeguards/mitigation measures
<p>During demolition and construction</p> <p>Pedestrian movement and access within the plaza will be restricted during the demolition and construction phases of the proposal. A fenced work site will be in place to enable demolition and construction activities to take place safely and this will necessarily restrict pedestrian movement within the plaza to designated pedestrian ways. However, the pedestrian ways will ensure safe movement around the work site and maintain access to all buildings addressing the plaza.</p> <p>There will be a loss of pedestrian amenity during demolition and construction. The following temporary impacts to pedestrian amenity are expected:</p> <ul style="list-style-type: none"> • loss of opportunities for outdoor dining, public seating and community events • loss of trees and shade (see Section 7.17) • visual impacts (see Section 7.4) • noise and vibration impacts (see Section 7.11) • air quality impacts (see Section 7.12) 	<p>Moderate impact during demolition and construction</p>	<p>A Construction Traffic and Pedestrian Management Plan (CTPMP) will be prepared and implemented. The CTPMP will contain measures to provide safe pedestrian movement around the work site and to ensure access to premises affected by the works is maintained.</p> <p>A Community and Stakeholder Engagement Plan (CSEP) will be prepared and implemented. The CSEP will include:</p> <ul style="list-style-type: none"> • Procedures to engage with affected landowners, business operators, residents and the wider community to identify potential impacts and develop appropriate measures and initiatives in response • Procedures to keep the community and stakeholders informed of the works and possible changes to conditions • Procedures for the management of complaints and enquiries, including an on-site contact person, phone and email.

During operation

During its operation the proposed plaza renewal will have a positive impact on pedestrian movement, access and amenity as noted below:

- Dedicated clear paths of travel along the building fronts will allow safe pedestrian movement and maintain access to existing buildings and shopfronts.
- Generous areas will allow pedestrians to freely move from one side of the plaza to the other.
- Removal of the existing kiosk and canopy structures will create a more open feel with improved visibility of shopfronts.
- Appropriate areas for public seating, outdoor dining and community activities are included.
- The new playspaces will provide opportunity for play and social interaction adding to the overall amenity of the plaza.
- New tree plantings will progressively provide shade in summer and create a more comfortable pedestrian environment. There will be less shade during the tree establishment period with possible impact on amenity (Section 7.17).
- New pedestrian street lighting will ensure a brighter, more attractive and potentially safer environment at night (Section 3.4.6).
- The proposal exhibits a high standard of pedestrian-friendly urban design.

In addition, the proposal provides access for people with disabilities in accordance with the relevant Australian Standards and the DDA. The design of the proposal was audited for accessibility in two (2) reports prepared by Access Matters Consultants (Accessibility Audit Reports in **Appendix P**). The

Positive impact during operation

Construction of the plaza renewal in accordance with the following documents will safeguard against impacts to pedestrian movement, access and amenity and ensure that a high quality pedestrian environment is achieved:

- Space Allocation Plan (**Appendix K**)
- Civil and Landscape Design Drawings (**Appendix H**)
- Accessibility Audit Reports (**Appendix P**)

During the early years of operation the possible impact of reduced tree shade on pedestrian and business amenity should be monitored by Council.

Council should consider the appointment of a Place Manager to ensure the attractiveness and smooth functioning of the plaza as recommended by Placescore (**Appendix M**).

reports confirm that if built as proposed the renewed plaza will achieve the principles of good accessible design and provide adequate spaces for pedestrian circulation and supervision of the playspaces.

7.2 Business and residential amenity

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>During demolition and construction</p> <p>Activities during the proposal’s demolition and construction phases are likely to temporarily impact the amenity of local businesses and residential properties:</p> <ul style="list-style-type: none"> • A work site will be established. This will alter pedestrian and service vehicle access to the plaza and there may be some temporary changes to access for businesses and residences addressing the plaza. However, access for residents and businesses will be maintained during normal hours. No works will take place during December 2023 and January 2024. • Noise impacts, dust impacts and visual impacts are likely and these will be managed to reduce their effect (Sections 7.4, 7.11 and 7.12). • Businesses which are more reliant on the plaza environment (such as cafes, restaurants and take-away food outlets) will be temporarily impacted by the removal of existing public seating and outdoor dining areas and the diminished character of the area during demolition and construction (Section 7.4). 	<p>Moderate impact during demolition and construction</p>	<p>Access to businesses for customers, staff and deliveries will be maintained during normal hours.</p> <p>No works will be carried out in December 2023 and January 2024.</p> <p>A Construction Traffic and Pedestrian Management Plan (CTPMP) will be prepared and implemented.</p> <p>A Community and Stakeholder Engagement Plan (CSEP) will be prepared and implemented.</p>

- A reduction in foot traffic through the plaza is possible and this may impact the turnover of businesses which are more reliant on passing trade.
- It is expected that businesses will have some capacity to absorb and adapt to these impacts.

During operation

During its operation the proposal will generally have a positive impact on local business and residential amenity. See Section 7.21 below.

Positive impact during operation.

The possible impact on pedestrian and business amenity of reduced tree shade during the early years of operation should be monitored by Council.

The absence of a full tree canopy during the early years of operation, particularly in the summer months, will mean less shade and therefore the plaza will be potentially less comfortable and inviting, and this may impact some businesses.

Minor impacts in relation to noise (Section 7.11), lighting (Section 7.7) and public safety and security (Section 7.5) are possible and can be effectively mitigated.

7.3 Play amenity and safety

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposed plaza renewal will result in positive impacts for play safety and amenity.</p>	<p>Positive impact</p>	<p>Council will review the need for child safety fencing after monitoring use of the playspaces during the first 12 months of operation.</p>
<p>The two (2) playspaces proposed will replace the single existing temporary playscape within the town square area, increasing the opportunity for play and social interaction on offer.</p>		
<p>Amenity</p>		

The proposed playspaces have been designed to follow the best-practice guidance contained in the NSW Government publication, *Everyone Can Play*. The playspaces adopt the three principles of Everyone Can Play: *Can I get there? Can I play? Can I stay?*

An evaluation of the proposed playspaces against the above principles has been prepared (see Playspace Report in **Appendix Q**).

Safety

Consideration of playspace safety is included in the Playspace Report in **Appendix Q** and has been further considered in relation to safety fencing and the relevant Australian Standard.

Child safety fencing is generally provided for playspaces when: a busy road or other source of high-risk such as water body is present and a barrier is required to mitigate that risk; or in the case of an 'all-abilities' playground, which carries a heightened safety risk. In the situation here, fencing is not required to mitigate a risk: the playspaces are not in proximity to road traffic, and are not all-abilities playspaces. Further considerations include the desire to maintain an open feel to the plaza, the proposed use of informal boundaries (through pavement design and placement of trees and street furniture), and the possibility of fencing creating potential for entrapment at night. Accordingly, fencing is not proposed. However, Council will monitor the safety of the playspaces over the initial 12 months of operation and then review the need for fencing.

The proposed playspaces have been designed in accordance with the relevant Australian Standard AS 4685:2021 Playground equipment and surfacing – General safety requirements and test methods. A certificate of design compliance against the standard is contained in **Appendix R**.

7.4 Visual amenity and local character

Impact assessment	Impact level (negligible, low, moderate, or high; negative or positive)	Safeguards/mitigation measures
<p><i>During demolition and construction</i></p> <p>During construction the proposal will result in a temporary impact on visual amenity and local character. A fenced construction site will be established over most of the plaza site with pedestrian ways maintained along the shopfronts. This will mean a loss of views across the plaza and a loss of visual amenity.</p> <p>Some plaza functions such as outdoor dining and public seating will not be possible during the construction period and therefore the character or attractiveness of the area as a shopping and dining destination will be temporarily impacted.</p>	<p>Moderate impact during demolition and construction</p>	<p>Construction fencing will incorporate signage to promote the project and create a more visually engaging pedestrian experience.</p>
<p>During operation</p> <p>The following considerations show that overall, the proposal will provide renewed visual amenity and maintain the essential character of the plaza as a desirable, pedestrian-friendly, shopping and dining destination:</p> <ul style="list-style-type: none"> • The proposal will renew and enhance the desirable elements of the existing plaza – pedestrian ways along the shopfronts, outdoor dining opportunities, public seating and trees. • The proposal will remove the less desirable elements of the existing plaza – notably the canopy and kiosk structures, which restrict shopfront visibility and detract from the existing plaza’s otherwise open feel. • The proposal will respect the Cronulla Post Office and the former Commonwealth Bank building, whose heritage and 	<p>Positive impact in the long term</p> <p>Minor impact until new tree canopies are established</p>	<p>The proposal will be constructed generally in accordance with the design drawings contained in Appendix H and Appendix I.</p> <p>The possible impact on pedestrian and business amenity of reduced tree shade during the early years of operation should be monitored by Council.</p>

landmark qualities contribute significantly to local character.

- The proposed playspaces, with their whale-like structures, will add visual interest and contribute positively to local character. The structures are playful in their purpose and design and this resonates with Cronulla's relaxed beachside culture, while the whale theme reflects the Indigenous whale totem. The playspaces fit comfortably into the plaza in terms of their size, scale and visual character.
- The proposal includes new ambient and feature lighting that will greatly improve visual interest and amenity of the plaza at night. Lighting is designed to avoid obtrusive effects and to satisfy the relevant Australian Standards (see Lighting Design in **Appendix L**).
- The selection of materials is consistent with those used in the Stage 1 renewal at the western end of Ocean Grove Avenue. The materials and colours respond to Cronulla's seaside character and to their functional requirements. A high standard of urban design is achieved.

The proposal's new tree planting will, in the long-term, create an extensive tree canopy that will become a dominant feature of the plaza's character and appeal (see Visualisations in **Appendix J**). This character will evolve over the initial three to five years, as the new trees mature and their canopies develop. However, during this initial period, particularly in the summer months, there will be less tree shade and consequently the plaza could be hotter and potentially less comfortable and inviting.

7.5 Public safety and security

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The site and town centre context</p> <p>The site is the main pedestrian thoroughfare of the Cronulla town centre. It is a well connected location with direct access to local roads, parking, buses, taxis and trains. The existing plaza has a high level of pedestrian activity generated by surrounding land uses – high density residential, shops, food and drink premises and businesses (see Section 2.3.14). The area is a 'high' Late Night Trading Activity Area under SSDCP 2015 and contains a concentration of licenced premises.</p> <p>The existing site is reasonably clean and well maintained. CCTV is installed, but lighting for pedestrians is minimal.</p> <p>The existing site is a known thoroughfare for pedestrians moving to and from late night trading venues, the train station or taxi stand.</p> <p>Crime profile</p> <p>Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has ranked Cronulla (suburb) consistently higher for violent crimes than other suburbs in Sutherland Shire over the last five years. This appears to be related to the high number of licenced premises in the Cronulla area. Most instances of assault which have occurred in Cronulla Plaza can be attributed to alcohol.</p> <p>CPTED assessment</p> <p>Crime Prevention Through Environmental Design (CPTED) is an assessment framework that seeks to reduce opportunities for crime by employing four key design and place management principles – surveillance, access control, territorial</p>	<p>Positive impact</p>	<p>Council will monitor and record crime and safety within the plaza on an ongoing basis and after 12 months operation of the renewed plaza determine, in consultation with the NSW Police Force and plaza businesses, whether the provision of organised surveillance (security guards or police patrols) or other measures to improve public safety and security are required.</p>

reinforcement, and space and activity management. The following is an assessment of the proposal against the key principles of CPTED:

Surveillance

Places that are well supervised through passive, technical, or organised surveillance are less likely to attract criminal behaviour. The proposal demonstrates the CPTED principle of surveillance as noted below:

- The plaza provides direct visual connection between pedestrians and street level shops and businesses. The pedestrian way is wide and comfortable and there is a high degree of pedestrian permeability. Pedestrians feel more comfortable sharing wider footpaths, and comfortable routes are more likely to be used, increasing community use, activity and passive surveillance.
- Generally clear sightlines are available along the length of the plaza. These can be maintained by ensuring trees are managed so that the lowest branch height is above the average line of sight.
- Dedicated zones for outdoor dining, public seating and events provide opportunities for activation of the plaza and passive surveillance.
- The proposal's lighting scheme will create a brightly lit environment where people can feel safe being able to easily see and interact with others.
- Technical surveillance is provided through CCTV.
- Organised surveillance (security guards or police patrols) would further improve the security and safety of the plaza at night.

Access control

Access control involves the design of spaces to control who enters and prevent unauthorised access. Considerations

include wayfinding, building configuration, definition of formal and informal pathways, landscaping and fencing. The proposal demonstrates the CPTED principle of access control as noted below:

- Wayfinding signage is proposed to provide site identification and local direction. This will foster feelings of safety and guardianship over the plaza.
- Pedestrian paths of travel follow the building lines/awnings along the length of the plaza and are clearly identified.
- Bollards control vehicular access at the interface of the plaza with the road.
- Garden planting is limited to ground covers offering no opportunity for offender concealment.
- Playspaces are unfenced to avoid possible entrapment risk.

Territorial reinforcement

Territorial reinforcement refers to the way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected. The proposal demonstrates the CPTED principle of territorial reinforcement as noted below:

- Public outdoor seating and designated areas for commercial outdoor dining and events, promote the active use of these spaces and signal that the plaza is well cared for, reducing perceptions of crime and increasing a sense of community ownership over the site.
- The use of differing pavements, lighting, trees and street furniture all work to provide users with visual cues of semi-public, public and private spaces.

Space and activity management

Space and activity management involves monitoring and managing how a space is used, keeping it clean, repairing

vandalism and broken physical elements to decrease fears of crime. Spaces that are well maintained and regularly used by the community are less likely to be vandalised. The proposal demonstrates the CPTED principle of space and activity management as noted below:

- The proposed renewed plaza will be cleaned and its infrastructure maintained by Council at the highest level within its Community Expectation (CX) framework. The CX framework allocates Council resources to maintain the presentation of public places according to their intensity of use or public prominence.
- Waste bins will be distributed throughout the proposed plaza and will be emptied regularly by Council.
- Trees, planting beds and street furniture will be regularly maintained.

Council's ongoing maintenance of the plaza will be important to its sense of safety and care. However, more active monitoring and management of the plaza by Council should be considered to ensure crime risk is minimised at night and a stronger sense of community ownership is achieved.

Overall impact of the proposal on safety and security

In view of the above assessment the proposed plaza renewal is expected to result in improved environmental conditions with respect to public safety and security. Ongoing monitoring is recommended to ensure a safe environment is achieved.

7.6 Solar access and overshadowing

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>A Shadow Analysis of the proposed plaza renewal is contained in Appendix N.</p> <p>The analysis shows the shadows cast by the proposed playspaces and other plaza structures for the summer solstice (21 December), equinox (21 March and 21 September) and winter solstice (21 June).</p> <p>The analysis demonstrates that shadows cast by the proposed structures have a minimal impact and that plaza activity areas will continue to receive adequate solar access on 21 June and throughout the year.</p>	Negligible impact	

7.7 Lighting

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>During demolition and construction</p> <p>Demolition and construction may involve night work requiring lighting. As a result, neighbours close to the night work areas may experience loss of amenity due to light spill.</p> <p>A Construction Lighting Management Plan (CLMP) is needed to ensure a safe working environment at night and to mitigate potential light spill impacts for neighbours.</p> <p>During operation</p>	Low impact during demolition and construction	<p>A Construction Lighting Management Plan (CLMP) will be prepared and implemented as part of the CEMP. The purpose of the CLMP is to provide guidance to reduce potential impacts of construction lighting on neighbours. The CLMP will be prepared in accordance with AS4282:1997 Control of the obtrusive effect of outdoor lighting, and will:</p> <ul style="list-style-type: none"> Identify the lighting units to be used and their approximate locations.

<p>The proposal features new lighting designed to enhance the night-time experience of the plaza and to appropriately manage potential light spill and glare impacts for neighbouring properties. The lighting is designed in accordance with the relevant Australian Standards: AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<ul style="list-style-type: none"> • Set out reasonably practicable mitigation measures to be implemented including: <ul style="list-style-type: none"> ○ Lighting of the construction site will be minimised to that required for safe access and work. ○ The intensity of lighting will be reduced or the lighting switched off when lighting of the work area is not needed. ○ Light sources will be directed down and away from sensitive receivers where possible. • Contain arrangements for consultation with affected neighbours and sensitive receivers, including notification and complaint handling procedures.
---	---

7.8 Traffic and parking

Impact assessment	Impact level (negligible, low, moderate, or high; negative or positive)	Safeguards/mitigation measures
<p>Council engaged McLaren Traffic Engineering to provide a traffic and parking impact assessment for the Cronulla plaza Stage 2B and Stage 2C projects (see the Traffic and Parking Report in Appendix O).</p> <p>The Traffic and Parking Report indicates that the increased areas for children’s play proposed in the Stage 2B renewal could lead to an increase the average duration of stay parking within the precinct. However, the report follows the recommendations of previous studies for the town centre and finds there are strategies of parking demand management (such as a redistribution of parking controls to reduce the amount of unrestricted parking within the town centre) that can be applied such that no additional car parking would be necessary.</p>	<p>Negligible impact during construction.</p> <p>Low impact on traffic and parking during operation</p>	<p>A Construction Traffic and Pedestrian Management Plan (CTPMP) will be prepared and implemented. The CTPMP will be in accordance with AS 1742.3-1996 Manual of uniform traffic control devices - Traffic control devices for works on roads.</p>

Accordingly, the report does not recommend any additional parking other than bicycle racks should be considered in locations within the plaza that do not interrupt main pedestrian flows. The report also notes that accessible parking is available within the Croydon St public car park and generally within the precinct, while arrangements for service and emergency vehicles are accommodated.

The report does not expect the proposed Stage 2B and Stage 2C renewal to result in any discernable increase in traffic generation.

Impacts to available parking and traffic flow during the demolition and construction phase are expected to be negligible. A CTPMP will be required.

7.9 Indigenous heritage

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>Aboriginal people are known to have occupied the area for thousands of years. Accordingly, a search of the Aboriginal Heritage Information Management System (AHIMS) administered by the NSW Office of Environment and Heritage, and Council's heritage database was conducted. The search found there are no registered Aboriginal sites within the plaza site or its surrounds. Because these areas are developed, they have low potential for Aboriginal archaeological sites to occur.</p>	<p>Negligible impact</p>	<p>A condition relating to unexpected finds will be imposed as a safeguard.</p>

7.10 Non-indigenous heritage

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>A Heritage Impact Statement (Heritage Report) for the development of the playspaces was prepared by heritage consultants, Weir Phillips and is contained in Appendix G. The Heritage Report concludes:</p> <p><i>The proposed works will have a minimal and acceptable impact on the heritage items in the vicinity of the proposed play spaces because neither their fabric or any significant view corridors towards them will be impacted on. The proposed works will have some visibility, where they will present as contemporary in form and materiality.</i></p> <p><i>The proposed works are clearly contemporary and are semi-permanent. The proposed works will, overall, have no impact on the ability of the public to understand and appreciate the historic and aesthetic significance of the items.</i></p> <p><i>The proposed works fulfil the aims and objectives of the Sutherland Shire Council DCP 2015 by improving public amenity in Cronulla while respecting the heritage of the area in which it lies.</i></p> <p>The Heritage Report applies specifically to the playspaces. However, its conclusion (that the playspaces will have a minimal and acceptable impact on the heritage items) can reasonably and properly be extended to apply to the plaza as a whole, given the plaza as a whole has no additional adverse impact on view corridors or heritage fabric.</p>	Negligible impact	

7.11 Noise and vibration

Assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>During demolition and construction</p> <p>During demolition and construction, the proposal is expected to generate noise impacts for businesses and residents in proximity to the plaza. The proximity of sensitive receivers and the use of night works are likely to result in a moderate level of impact</p> <p>A Construction Noise and Vibration Management Plan (CNVMP) including controls on work hours will be needed to mitigate those impacts.</p> <p>During operation</p> <p>The proposed plaza renewal will operate in a similar manner to the existing plaza. Its main activities – pedestrian activity, service vehicle activity, commercial outdoor dining and events – have the potential to generate noise impacts to varying degrees:</p> <ul style="list-style-type: none"> • Problem noise from pedestrian use of the plaza (loud voices, shouting or other noisy behaviour) can be associated with the coming and going of patrons of late night trading or entertainment premises. The problem can occur from time to time, generally in the late night or early morning when residents have a reasonable expectation of peace and quiet. To reduce this kind of noise impact Council can consult with late night trading operators or impose various regulatory controls to improve patron management and reduce noise impact. In addition, the renewed plaza’s lighting can be dimmed for a set period (11pm to sunrise proposed) so as to discourage pedestrians from lingering, but still maintain safe lighting. 	<p>Moderate level during demolition and construction</p>	<p>A Construction Noise and Vibration Management Plan (CNVMP) will be prepared and implemented for the proposal.</p> <p>The CNVMP will follow the guidance contained in the Draft Construction Noise Guideline (EPA, 2020) and Construction Noise and Assessing Vibration: a technical guideline (DEC, 2006) and identify the following:</p> <ul style="list-style-type: none"> • key potential noise and vibration generating activities associated with the proposal • feasible and reasonable mitigation measures to be implemented • a monitoring program to assess performance against relevant noise and vibration criteria • a review process scheduling and assessing out-of-hours activities including consideration of alternatives to out-of-hours work, plant selection, work locations and screening to minimise impacts • a working schedule which records respite periods for extended out-of-hours works • arrangements for consultation with affected neighbours and sensitive receivers, including notification and complaint handling procedures • contingency measures to be implemented in the event of non-compliance with noise and vibration criteria

- Service delivery vehicles will be permitted within the plaza between 12am and 6am, as is the existing arrangement. There is a need for deliveries to some properties from the plaza and during early morning, when most businesses are closed and pedestrian numbers are least, is the safest and most practical time of day for this to occur. Based on the operation of the existing plaza, problem noise from this activity may occur from time to time. It is not expected to be an ongoing problem and if required can be addressed through Council consulting with the relevant premises or their delivery operators.
- Noise impacts associated with commercial outdoor dining and events are outside the scope of the proposal and this REF. These activities are subject to separate planning approval on a case-by-case basis and which typically involves conditions related to noise control.

7.12 Air quality

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>During demolition and construction</p> <p>The plaza and surrounding commercial and residential land uses are considered sensitive to air quality impacts, and these are likely to be generated by the proposal's demolition and construction activities. Air quality impacts are likely from a variety of activities including demolition activities, excavation, stockpiling of excavated material, concrete and masonry work, use of plant and machinery and transporting materials and equipment.</p> <p>An Air Quality Management Plan (AQMP) is needed to mitigate air quality impacts during demolition and construction.</p>	<p>Low impact during demolition and construction</p>	<p>An Air Quality Management Plan (AQMP) will be prepared and implemented to mitigate air quality impacts during demolition and construction.</p> <p>The AQMP should – identify potential sources of air pollution for the works; set out air quality management objectives; prescribe mitigation and suppression measures for implementation; and be consistent with any relevant EPA guidelines. The AQMP will include the following requirements:</p> <ul style="list-style-type: none"> • Vehicles transporting materials and equipment will have their loads covered.

<p>During operation</p> <p>The proposed renewal of the plaza does not result in a significant change in land use and therefore any air quality impacts during its operation will be similar to those of the existing plaza. Air quality impacts during operation may relate to occasional cleaning and maintenance activities and are considered negligible.</p>	<ul style="list-style-type: none"> • Plant and equipment will be maintained in good condition and in accordance with manufacturer’s specifications. • Plant and machinery will be turned off when not in use. • Dust will be suppressed on stockpiles and unsealed or exposed areas using methods such as water trucks/hoses, temporary stabilisation methods, soil binders or other appropriate practices. • Disturbed areas will be minimised in extent and rehabilitated progressively. • For concrete and masonry work, on-tool dust suppression techniques will be used whenever practical. • Work activities will be reprogrammed if the management measures are not adequately restricting dust generation. • Visual monitoring of air quality will be undertaken to verify the effectiveness of controls and enable early intervention.
---	--

7.13 Geology and soils

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
As noted in Section 2.3.8, the Geotechnical and Waste Report (see Appendix G) finds that the subsurface of the site generally consists of various layers of tiled or bitumen-capped pavement slabs underlain by variable fill (granular and probable reworked residual soils) followed by native clay residual soil and probable Hawkesbury Sandstone bedrock.	Low impact	An Erosion and Sediment Control Plan will be prepared and implemented.

Proposed excavations are temporary and minor and not expected to encounter groundwater.

An Erosion and Sediment Control Plan must be prepared and implemented to safeguard against excavated material entering the stormwater management system and potentially polluting the Port Hacking waterway.

7.14 Land contamination

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The Stage 2B renewal works include temporary excavation for structural footings and to remove existing concrete pavement. This work involves the possibility of exposing contaminated land material, with consequent risks to human health and the environmental.</p> <p>Areas of environmental concern</p> <p>The Land Contamination Report (see Appendix D) identifies potential for contamination in four areas of environmental concern (AECs) as follows:</p> <ul style="list-style-type: none"> • On-site source of potential contamination: <ul style="list-style-type: none"> ○ AEC 1: Fill of unknown quality and origin • Off-site source where historical on-site migration may have occurred: <ul style="list-style-type: none"> ○ AEC 2: storage and dispensing of fuel and motor garages ○ AEC 3: dry cleaners and storage of dry-cleaning fluids ○ AEC 4: printeries and photographic processing <p>The likelihood of contamination being present below 1.76 m (the investigation depth of previous investigation) and potential for</p>	Low impact	<p>A Construction Environmental Management Plan (CEMP) will be prepared to manage the potential contaminant exposure risks during construction activities, and to manage potential unexpected finds (e.g. buried waste, demolition waste, ACM, etc) that could be encountered. The CEMP should include an Unexpected Finds Protocol (UFP) and site-specific Work Health Safety and Environment (WHSE) plan.</p> <p>A Long-Term Environmental Management Plan (LTEMP) is also recommended to manage potential contamination as part of future activities and provide an awareness of potential contamination for future site users such as maintenance workers. The LTEMP should remain in force until further investigations are carried out to assess the status of the potential contamination identified.</p>

vapour intrusion within enclosed structures (ie, buildings), trenches or pits is assessed as moderate for off-site sources AEC 2 and AEC 3. However, the likelihood of contamination present within the upper 1.0 m (where works will be carried out), particularly near the centre parts of Cronulla Street, is assessed as low. Contamination, if present, may occur in soil, groundwater and soil vapour. See **Appendix D** for details.

Source-pathway-receptor (SPR) linkages

The source-pathway-receptor (SPR) linkages for recreational, ecological and groundwater receptors to be exposed to existing contamination (if present) were assessed as being incomplete (and therefore not a concern) given the intervening effect of existing (and future) pavements.

SPR linkages could be complete for human and ecological receptors during construction where direct access to impacted soils and groundwater, and mobilisation of exposed soils to receiving waterbodies may occur. Construction and/or maintenance workers could also be exposed to volatile compounds in trenches or pits.

Suitability of the land

Based on the results of current and previous investigations and the proposed development, the report assessed the proposed playspace locations as being suitable for their intended use.

7.15 Acid sulfate soils

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
A Geotechnical Investigation and Waste Classification Report was prepared for the Cronulla Plaza Stage 2 works by GHD (see the Geotechnical and Waste Report in Appendix C). The	Negligible impact	

Geotechnical Report includes a relevant desktop assessment of acid sulfate soils (ASS), field observations and borehole data.

The site is mapped as being Class 5 ASS under SSLEP 2015. However, the Geotechnical Report references NSW Government mapping, which shows that the site has no known occurrence of ASS. The report's borehole testing indicates that the plaza subsurface typically consists of concrete pavement slabs underlain by variable fill followed by native clay soil and then bedrock or refusal of the borehole drill. No groundwater seepage was observed at the time of investigation.

Given these findings it is concluded that ASS are not likely to be present and therefore an ASS management plan is not required.

7.16 Hydrology, drainage and water quality

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposed excavation works are temporary, minor in nature and are unlikely to intercept groundwater (see Section 2.3.8). The site is serviced by Council's piped stormwater system and the functionality of the system is expected to be maintained during construction.</p> <p>However, without appropriate safeguards, pollutants (such as fuel, chemicals or wastewater from accidental spills, and sediment from excavations and stockpiles) could potentially reach stormwater drains and flow into the Port Hacking waterway. Accordingly, an erosion and sediment control plan is required as a safeguard.</p>	Low	An Erosion and Sediment Control Plan must be prepared and implemented during demolition and construction.

During operation

The design of the proposed plaza renewal allows for stormwater to drain to Council’s piped stormwater drainage system and incorporates features to reduce stormwater runoff and avoid stormwater impacts:

- A new piped stormwater drainage system is proposed to augment the existing piped system
- The playspace ground surface incorporates a soft-fall treatment that is water permeable. Run-off is directed to tree planting pits.
- Stormwater is directed to extensive tree planting pits for tree irrigation and to retain stormwater and reduce runoff.

7.17 Vegetation

Assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposed Stage 2B renewal requires the removal of 20 trees from the site. One (1) existing Cabbage Tree Palm (tree T26) near Purley Place is to be protected and retained. (See demolition drawings in Appendix H).</p> <p>The loss of amenity and canopy resulting from the tree removal can be off-set by the planting of advanced size new trees on - site as proposed (see landscape drawings in Appendix H), together with off-site planting in appropriate locations within Cronulla and elsewhere across Sutherland Shire.</p> <p>Three (3) of the trees proposed for removal (trees T21, T22 and T23) are Canary Island Date Palms (see Tree Report in Appendix E). These trees tested negative for FOC in 2019. It is recommended that before these trees are removed, they are re-</p>	Moderate impact	Off-set tree planting will be undertaken to compensate for the 20 trees to be lost in Stage 2B. This will be at the rate of 4:1 in accordance with Council’s Urban Tree and Bushland Policy. This means 80 trees will be planted – 24 trees as proposed within Stage 2B and 56 trees in suitable locations off-site.

tested for FOC and assessed as to whether they are suitable for re-planting off-site.

7.18 Fauna

Assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposal will have a low impact on fauna:</p> <ul style="list-style-type: none"> Removal of the Canary Island Date Palms from the site may lead to reduced numbers of Indian Mynas visiting the area and thereby reduce the risk this introduced species presents to native wildlife. Noise and activity will temporarily disturb birds and common fauna during the construction phase. Planting of new trees will provide nesting and foraging habitat in the long-term. <p>Threatened fauna species</p> <p>There are no threatened fauna species recorded on or near the site. Grey-headed Flying Foxes (vulnerable status under the BC Act) have been recorded within 3km of the site. The closest recorded roosting sites are at Bates Drive, Kareela (~7km north-west) and Camellia Gardens, Caringbah South (~4km west). They may forage within the site at night and will not be affected by daytime construction.</p>	<p>Low impact</p>	

7.19 Waste management

Assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p><i>During demolition and construction</i></p> <p>The proposed works will result in the generation of waste during demolition and construction. Likely waste includes:</p> <ul style="list-style-type: none"> • earthworks spoil • green waste • concrete, asphalt • building materials (including metals, timbers and plastics) • drums and containers • oils, grease, lubricants and paints • site office waste and general waste <p>Waste management will be undertaken in accordance with the waste hierarchy established by <i>Waste Avoidance and Resource Recovery Act 2001</i> (WARR Act) – to reduce, reuse, recycle, treat and dispose.</p> <p>A Waste Management Plan (WMP) must be prepared and implemented.</p> <p><i>During operation</i></p> <p>Waste generated from use of the renewed plaza is expected to be similar to that of the existing plaza. The proposal includes appropriate provision of waste bins throughout the plaza, while the current schedule of daily bin servicing and cleaning by Council, which is considered satisfactory, is expected to continue.</p>	<p>Low impact during demolition and construction</p>	<p>A detailed Waste Management Plan is required to ensure that demolition and construction waste is managed in accordance with the EPA's current guidelines and the waste hierarchy – to reduce, reuse, recycle, treat and dispose – as established by the <i>Waste Avoidance and Resource Recovery Act 2001</i> (WARR Act).</p> <p>The demolition and construction contractor must reduce, reuse and recycle materials where possible and arrange for the sorting and recycling of waste materials and packaging to ensure maximum recycling is achieved.</p> <p>Items for removal that are in good condition should if practicable be returned to the Council depot for storage and re-use. All materials to be disposed of should be recycled where possible and other materials to be disposed of appropriately in accordance with EPA guidelines and the requirements of the POEO Act.</p>

7.20 Resource use

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposed Stage 2B plaza renewal will not cause any increased demands on resources or facilities, leading to any shortage of supply.</p> <p>During construction the contractor will be required to recycle and reuse materials where possible.</p>	Negligible impact	

7.21 Socio-economic environment

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>The proposal reinforces the central role of the plaza in the social and business life of the town centre. It creates an inviting place where people can gather, stroll, shop, play or pause a while:</p> <p>The proposed design is pedestrian-friendly and accessible to people with reduced mobility. The decluttering of the plaza means there is a greater ease of pedestrian movement. Shops are more visible and easily accessed. There are enhanced opportunities for gathering events, comfortable public seating and commercial outdoor dining. Landmark buildings maintain their prominence and connection with the past. There are new attractive spaces for children's play and the place is made brighter, safer and more interesting at night through new lighting.</p> <p>These conditions of the renewed plaza are expected to attract people to the town centre to stay longer. The renewed plaza will bring greater opportunity for social interaction and economically</p>	Positive impact	

there is the prospect of improved foot traffic leading to improved retail turnover for some shops.

During the construction phase there will be disruptions to the use of plaza and to town centre activity more broadly. This will be temporary and minor as discussed in this REF. Overall however, the proposed renewal of the plaza will have a positive impact on the socio-economic environment of the town centre.

7.22 Cumulative impacts

Impact assessment	Impact level (negligible, low, moderate or high; negative or positive)	Safeguards/mitigation measures
<p>Cumulative impacts are impacts on the environment that can result from the combination of multiple activities – either past, present or future and which may relate to different persons or proponents. The impacts that occur may be greater in their effect on the surrounding area than would be expected if each activity was undertaken in isolation.</p> <p><i>During demolition and construction</i></p> <p>Council is not aware of any past or current development projects in relation to the construction of the Stage 2B plaza renewal that would likely result in any significant cumulative impacts. However, future activities or developments should be monitored for their potential to interact with Stage 2B construction impacts such as noise, air quality and access disruption.</p> <p>The construction contractor should be in close communication with Council, services authorities and the local community to identify potential activities that may result in cumulative impacts</p>	<p>Low impact</p>	<p>Future activities or developments should be monitored for their potential to interact with Stage 2B construction impacts such as noise, air quality and access disruption.</p> <p>The construction contractor will be in close communication with Council, services authorities and the surrounding community to identify potential activities that may result in cumulative impacts and facilitate coordination to mitigate those impacts.</p> <p>Implementation of a Construction Environmental Management Plan (CEMP), related management plans, and a Community and Stakeholder Engagement Plan (CSEP) will be relied upon to mitigate any potential cumulative impacts.</p>

during the construction of Stage 2B and should facilitate coordination to avoid those impacts.

Stage 2C town square renewal

Construction of the Stage 2B plaza renewal is expected to be followed directly by construction of the adjoining Stage 2C town square renewal, which is due for completion in XXXX.

Nearby businesses and residents may experience 'construction fatigue' from construction activity continuing over a longer period, with potential noise, air quality, traffic and access disruption impacts.

During operation

The operation of the renewed plaza is not expected to result in any significant cumulative environmental impacts.

8 ENVIRONMENTAL FACTORS CHECKLIST

8.1 Section 171(2) of the EP&A Regulation

Section 171(2) of the EP&A Regulation provides that if there are no environmental factors guidelines in force (as is the case here), the determining authority when assessing the impact of an activity on the environment must consider a number of factors, as listed in the table below.

Table 12: Checklist against section 171(2) of the EP&A Regulation

Factor	Is the factor addressed in the REF?	Impact assessment
(a) the environmental impact on the community	yes	The upgrade works within Cronulla Plaza and Town centre will not have an environmental impact on a community. It will provide a much-needed upgrade to a highly visited space within the Sutherland Shire
(b) the transformation of the locality	yes	The locality will be unchanged
(c) the environmental impact on the ecosystems of the locality,	yes	There will be no detrimental environmental impacts on the ecosystems in the locality
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality,	yes	Impacts are expected to be temporary during the construction phase only and the values listed will be improved once the works are completed
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations,	yes	The project aims to improve the amenity of the site. The value of the site will not be negatively affected for present or future generations
(f) the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016,	yes	No impacts expected
(g) the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air,	yes	No impacts expected
(h) long-term effects on the environment,	yes	No long-term impacts expected

(i) degradation of the quality of the environment,	yes	No impacts expected
(j) risk to the safety of the environment,	yes	No impacts expected
(k) reduction in the range of beneficial uses of the environment,	yes	No impacts expected
(l) pollution of the environment,	yes	Negligible impact
(m) environmental problems associated with the disposal of waste,	yes	Negligible impact
(n) increased demands on natural or other resources that are, or are likely to become, in short supply,	yes	Negligible impact
(o) the cumulative environmental effect with other existing or likely future activities,	yes	Negligible impact
(p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions,	yes	No impact expected.
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	yes	Consistent
(r) other relevant environmental factors.	yes	No impacts

9 MITIGATION MEASURES

This Section of the REF is based on the preceding environmental assessment and proposes mitigation measures to ensure that any adverse impacts of the proposal on the environment are reduced.

The proposed mitigation measures are grouped as follows:

- general measures
- prior to the commencement of building work
- while construction work is being carried out
- prior to operation and ongoing use
- operation and ongoing use

General measures

The proposal must be carried out in accordance with the following approved plans and documents

Proposal in accordance with plans and documentation

1. The proposal must be carried out generally in accordance with the Review of Environmental Factors document dated August 2023 and prepared by Sutherland Shire Council (and including Appendices A – R) and generally in accordance with the following plans and supporting documents:

Civil and Landscape Plans				
Plan No.	Plan Title	Revision No.	Prepared by	Date
DM01	Demolition Plan – Sheet 1	A	Council	03/2023
DM02	Demolition Plan – Sheet 2	A	Council	03/2023
DM03	Demolition Plan – Sheet 3	A	Council	03/2023
DM04	Demolition Plan – Sheet 4	A	Council	03/2023
DM05	Demolition Plan – Sheet 5	A	Council	03/2023
L01	Layout & Surface Finishes – Sheet 1	A	Council	03/2023
L02	Layout & Surface Finishes – Sheet 2	A	Council	03/2023
L03	Layout & Surface Finishes – Sheet 3	A	Council	03/2023
L04	Layout & Surface Finishes – Sheet 4	A	Council	03/2023
L05	Layout & Surface Finishes – Sheet 5	A	Council	03/2023
C01	Civil Plan – Sheet 1	A	Council	03/2023
C02	Civil Plan – Sheet 2	A	Council	03/2023
C03	Civil Plan – Sheet 3	A	Council	03/2023
C04	Civil Plan – Sheet 4	A	Council	03/2023
C05	Civil Plan – Sheet 5	A	Council	03/2023
RM01	Root Management – Sheet 1	A	Council	03/2023
RM02	Root Management – Sheet 2	A	Council	03/2023
RM03	Root Management – Sheet 3	A	Council	03/2023
RM04	Root Management – Sheet 4	A	Council	03/2023
RM05	Root Management – Sheet 5	A	Council	03/2023
SF01	Slab & Footing Setout – Sheet 1	A	Council	03/2023
SF02	Slab & Footing Setout – Sheet 2	A	Council	03/2023
SF03	Slab & Footing Setout – Sheet 3	A	Council	03/2023
SF04	Slab & Footing Setout – Sheet 4	A	Council	03/2023

SF05	Slab & Footing Setout – Sheet 5	A	Council	03/2023
CS01	Cross Sections – Sheet 1	A	Council	03/2023
CS02	Cross Sections – Sheet 2	A	Council	03/2023
CS03	Cross Sections – Sheet 3	A	Council	03/2023
CS04	Longitudinal Section	A	Council	03/2023
SC01	Schedules	A	Council	03/2023
SC02	Pit Schedule and Drainage Long Section	A	Council	03/2023
D01	Details – Sheet 1	A	Council	03/2023
D02	Details – Sheet 2	A	Council	03/2023
D03	Details – Sheet 3	A	Council	03/2023
D04	Details – Sheet 4	A	Council	03/2023
D05	Details – Sheet 5	A	Council	03/2023
D06	Details – Sheet 6	A	Council	03/2023
D07	Details – Sheet 7	A	Council	03/2023
D08	Details – Sheet 8	A	Council	03/2023
D09	Details – Sheet 9	A	Council	03/2023
D010	Details – Sheet 10	A	Council	03/2023

Playspace Plans

Plan No.	Plan Title	Revision No.	Prepared by	Date
VKNS 8500488	Final Design (pages 1 – 10)	-	Kompan	31/1/2023
VKNS 8500489	Final Design (pages 1 – 10)	-	Kompan	16/1/2023

Lighting Plans

Plan No.	Plan Title	Revision No.	Prepared by	Date
VKNS 8500488	Final Design (pages 1 – 10)	-	Kompan	31/1/2023
VKNS 8500489	Final Design (pages 1 – 10)	-	Kompan	16/1/2023

Space Allocation Plan

Plan No.	Plan Title	Revision No.	Prepared by	Date
17626	Space Allocation Plan	-	Council	04/06/2020

Supporting documents

Document Title	Version No.	Prepared by	Date
Geotechnical and Waste Report		GHD	Aug 2019
Land Contamination Report		GHD	8 Mar 2023
Design Audit for Cronulla Plaza Renewal pedestrian circulation around the two proposed play spaces		Access Matters	15 Mar 2023
Design Audit for review of supervisory space around the proposed play spaces		Access Matters	15 Mar 2023

Building Code of Australia

2. All building work must be carried out accordance with the requirements of the Building Code of Australia and referenced Australian Standards, including the requirements of AS 1428.1 General requirements for access.

Prior to the commencement of works

The following measures are to be complied with prior to the commencement of any work on the site.

Community and stakeholder engagement plan

3. A Community and Stakeholder Engagement Plan (CSEP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The CSEP will include:
 - a) Procedures to engage with affected landowners, business operators, residents and the wider community to identify potential impacts and develop appropriate measures and initiatives in response
 - b) Procedures to keep the community and stakeholders informed of the works and possible changes to conditions
 - c) Procedures for the management of complaints and enquiries, including an on-site contact person, phone and email.

Construction environmental management plan

4. A Construction Environmental Management Plan (CEMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. As a minimum the CEMP must include and detail the following:
 - a) roles and responsibilities
 - b) communication requirements
 - c) induction and training requirements
 - d) how compliance with the safeguards and mitigation measures detailed in this REF document is to be achieved.
 - e) issue-specific environmental management plans:
 - (i) Construction Noise and Vibration Management Plan
 - (ii) Erosion and Sediment Control plan
 - (iii) Construction Traffic and Pedestrian Management Plan
 - (iv) Construction Lighting Management Plan
 - (v) Air quality and Dust Management Plan
 - (vi) Work Health Safety and Environment Plan
 - (vii) Long-Term Environmental Management Plan
 - d) unexpected finds protocols
 - e) procedures for monitoring and evaluating environmental performance, and for corrective action
 - f) reporting requirements and record-keeping
 - g) procedures for emergency and incident management
 - h) procedures for audit and review.

5. The proponent must ensure a copy of the approved CEMP is kept on-site at all times during construction.

Construction Traffic and Pedestrian Management Plan

6. A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The CTPMP will be in accordance with AS 1742.3-1996 Manual of uniform traffic control devices - Traffic control devices for works on roads. The CTPMP will include:
 - a) confirmation of haulage routes
 - b) measures to maintain access to local roads and properties
 - c) site-specific traffic control measures (including signage) to manage and regulate traffic movement
 - d) measures to maintain pedestrian and cyclist access
 - e) requirements and methods to consult and inform the local community of impacts on the local road network
 - f) access to the construction site including entry and exit locations and measures to prevent construction vehicles queuing on public roads
 - g) a response plan for any construction traffic incident
 - h) consideration of other developments that may be under construction to minimise traffic conflict and congestion that may occur due to the cumulative increase in construction vehicle traffic
 - i) monitoring, review and amendment mechanisms

Construction Lighting Management Plan

7. A Construction Lighting Management Plan (CLMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The purpose of the CLMP is to provide guidance to reduce potential impacts of construction lighting on neighbours. The CLMP will be prepared in accordance with AS4282:1997 Control of the obtrusive effect of outdoor lighting, and will:
 - a) identify the lighting units to be used and their approximate locations.
 - b) set out reasonably practicable mitigation measures to be implemented including:
 - (i) Lighting of the construction site will be minimised to that required for safe access and work.
 - (ii) The intensity of lighting will be reduced or the lighting switched off when lighting of the work area is not needed.
 - (iii) Light sources will be directed down and away from sensitive receivers where possible.
 - c) Contain arrangements for consultation with affected neighbours and sensitive receivers, including notification and complaint handling procedures.

Air Quality Management Plan

8. An Air Quality Management Plan (AQMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The AQMP will – identify potential sources of air pollution for the works; set out air quality management objectives; prescribe mitigation and suppression measures for implementation; and be consistent with any relevant EPA guidelines. The AQMP will include the following requirements:
 - a) Vehicles transporting materials and equipment will have their loads covered.

- b) Plant and equipment will be maintained in good condition and in accordance with manufacturer's specifications.
- c) Plant and machinery will be turned off when not in use.
- d) Dust will be suppressed on stockpiles and unsealed or exposed areas using methods such as water trucks/hoses, temporary stabilisation methods, soil binders or other appropriate practices.
- e) Disturbed areas will be minimised in extent and rehabilitated progressively.
- f) For concrete and masonry work, on-tool dust suppression techniques will be used whenever practical.
- g) Work activities will be reprogrammed if the management measures are not adequately restricting dust generation.
- h) Visual monitoring of air quality will be undertaken to verify the effectiveness of controls and enable early intervention.

Work Health Safety and Environment Plan

9. A Work Health safety and Environment Plan (WHSEMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The plan will detail the general requirements for all contractors working on the site to ensure appropriate safety and workplace hygiene practices are implemented to minimise potential risks from exposure to contamination. The WHSE plan must address all relevant regulatory requirements and as a minimum, should consider incorporating the relevant practices set out in CRC Care (2018) *National Remediation Framework: Guideline on health and safety*, Version 0.1: August 2018

Construction Noise and Vibration Management Plan

10. A Construction Noise and Vibration Management Plan (CNVMP) must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The CNVMP will follow the guidance contained in the Draft Construction Noise Guideline (EPA, 2020) and Construction Noise and Assessing Vibration: a technical guideline (DEC, 2006) and identify the following:
 - a) key potential noise and vibration generating activities associated with the proposal
 - b) feasible and reasonable mitigation measures to be implemented
 - c) a monitoring program to assess performance against relevant noise and vibration criteria
 - d) a review process scheduling and assessing out-of-hours activities including consideration of alternatives to out-of-hours work, plant selection, work locations and screening to minimise impacts
 - e) a working schedule which records respite periods for extended out-of-hours works
 - f) arrangements for consultation with affected neighbours and sensitive receivers, including notification and complaint handling procedures
 - g) contingency measures to be implemented in the event of non-compliance with noise and vibration criteria

Erosion and sediment control plan

11. An erosion and sediment control plan must be prepared and provided to Council's Authorised Representative before the commencement of works on the site. The erosion and sediment control plan must be prepared in accordance with Council's development control plan.
12. The proponent must ensure a copy of the approved erosion and sediment control plan is kept on-site at all times during construction.

Long-term environmental management plan

13. As recommended in the Land Contamination Report by GHD dated 8 March 2023, a Long-Term Environmental Management Plan (LTEMP) must be prepared to manage potential contamination as part of future activities and provide an awareness of potential contamination for future site users such as maintenance workers. The LTEMP must remain in force until further investigations are carried out to assess the status of the potential contamination identified.

Waste management plan

14. A demolition and construction Waste Management Plan (WMP) must be prepared and provided to Council's Authorised Representative before the commencement of building works on the site. The WMP must be prepared in accordance with the EPA's Waste Classification Guidelines (2014) and adopt the waste hierarchy – to reduce, reuse, recycle, treat and dispose – as established by the *Waste Avoidance and Resource Recovery Act 2001* (WARR Act). The WMP must detail the following:
 - a) a description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill the contact details of the person(s) removing the waste
 - b) the address of the disposal location(s) where the waste is to be taken
 - c) the date and time of waste collection and waste carrier vehicle registration
 - d) the corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste
15. Council's authorised representative must ensure the WMP is referred to in the CEMP and kept on-site at all times during construction.

Tree management

16. Council's Authorised Representative must ensure trees not proposed to be removed are protected in accordance with AS 4970 -2009 Protection of trees on development sites.

While works are being carried out

The following measures are to be complied with while works are being carried out on the site.

Standard hours of work

17. Unless otherwise approved by Council's Authorised Representative as out-of-hours work, work must only be carried out between the following standard hours as recommended by the Environment Protection Authority (EPA):
 - a) 7am to 6pm on weekdays
 - b) 8am to 1pm on Saturdays
18. Council's Authorised Representative must ensure that construction work or demolition is not carried out on Sundays and public holidays, except where there is an emergency.
19. Unless otherwise approved within the CEMP, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Out of hours work

20. Work may be undertaken outside of the standard hours of work only if it is required to reduce environmental impacts in accordance with the CEMP and any relevant issue-specific management plan and is approved by Council's Authorised Representative.

21. The following hierarchy of out of hours work is to apply:

1. Saturday afternoon periods between 1pm and 5pm
2. weekday evening periods between 6pm and 10pm
3. weekday night periods between 10pm and 7am
4. Sundays between 8am and 6pm
5. all other times outside the standard hours

Temporary site closure

22. No work on the site is to be carried out from 1 December 2023 to 31 January 2024 inclusive, with the exception of emergency and low impact works.

Access for residents and businesses

23. Access for residents and businesses whose properties front the plaza will be maintained during normal hours.

Community and stakeholder engagement

24. Council's Authorised Representative must ensure the approved Community and Stakeholder Engagement Plan (CSEMP) is implemented.

Site management

25. Council's Authorised Representative must ensure the measures required by the approved CEMP and its related issue-specific management plans are implemented at all times.

Waste management

26. Council's Authorised Representative must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Waste items for removal or recycling

27. Items for removal that are in good condition should if practicable be returned to the Council depot for storage and re-use. All other materials to be disposed of should be recycled where possible or disposed of at a licensed waste disposal facility in accordance with EPA guidelines and the requirements of the POEO Act.

Prior to occupation and ongoing use

The following measures are to be complied with prior to operation and ongoing use of the proposal.

Works as executed drawings

28. Prior to occupation 'works as executed' drawings are to be prepared and submitted to Council's Authorised Representative.

BCA compliance

29. Before occupation and ongoing use of the works, Council's Authorised Representative is to obtain a certificate from a registered building certifier confirming that the relevant requirements of the Building Code of Australia are satisfied.

Offset tree planting

30. Before occupation and ongoing use of the works, Council's Authorised Representative is to obtain written confirmation that off-set tree planting of 56 trees has been carried out in suitable locations to the satisfaction of Council's Senior Manager Assets Strategy and Delivery.

Operation and ongoing use

The following measures are to be complied with during operation and ongoing use of the proposal.

Review of tree shade

31. Council will monitor the possible impact on pedestrian and business amenity of reduced tree shade during the first 12 months of operation and consult with plaza businesses on any possible mitigation measures.

Review of child safety fencing

32. Council will monitor the use of the playspaces in relation to child safety for the first 12 months of operation and determine whether child safety fencing should be installed.

- 33.

10 CONCLUSION

Sutherland Shire Council proposes the comprehensive renewal of the Cronulla Plaza Stage 2B at Cronulla St, Cronulla (the proposal).

This REF has assessed the potential environmental effects of the proposal in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (the EP&A Act), the Environmental Planning and Assessment Regulation 2021 and State Environmental Planning Policy (Transport and Infrastructure) 2021.

The REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposal.

On the basis of the assessment undertaken it is concluded that the proposal is unlikely to significantly affect the environment, and is unlikely to significantly affect threatened species, populations, ecological communities or their habitats.

Therefore, it is not necessary for an environmental impact statement to be prepared under Division 5.1 of the EP&A Act, nor is the preparation of a Biodiversity Assessment Report (BDAR) or Species Impact Statement (SIS) required under the BC Act.

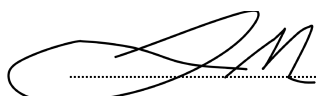
In addition, it is concluded that the proposal will not impact matters of national environmental significance (MNES) or Commonwealth land and therefore referral to the Commonwealth Minister of the Environment under the EPBC Act is not required.

The potential impacts identified can be reasonably mitigated and where necessary managed through the adoption of suitable site practices and adherence to accepted industry standards.

It is therefore recommended that Council proceed with the proposed activity subject to the implementation of the mitigation measures contained in Section 9 of this REF.

11 DETERMINATION

In accordance with section 5.5 of the *Environmental Planning and Assessment Act 1979*, and acting as an authorised delegate of Sutherland Shire Council, and having examined and taken into account, to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposed activity, I hereby determine that the proposed activity may proceed subject to the implementation of the mitigation measures stipulated in Section 9 of the REF.



Jeremy Morgan
Senior Manager Asset Strategy and Delivery

24/08/2023

Date

SUTHERLAND



4 Eton Street, Sutherland NSW 2232
T 02 9710 0333 ssc@ssc.nsw.gov.au
sutherlandshire.nsw.gov.au