



hear every voice, know where you stand

**STRAIGHTTALK**

# STAGE 4 RESIDENTIAL/HOTEL COMMUNITY ENGAGEMENT OUTCOMES

Report

June 2017



# Contents

<b>1. Introduction</b>	<b>2</b>
1.1. Project background	2
<b>2. Community and stakeholder engagement</b>	<b>3</b>
2.1. Our engagement approach	3
2.2. Engagement promotion	5
2.3. Engagement activities	6
<b>3. Feedback on the proposal</b>	<b>9</b>
3.1. Residents and members DAD	9
3.2. Cronulla Residents Group briefing	10
3.3. Community DAD	10
3.4. Stakeholder meetings and presentations	11
<b>4. Conclusion</b>	<b>12</b>
<b>Appendix A Advertisement 22 February 2017</b>	<b>13</b>
<b>Appendix B Letterbox promotional flyer</b>	<b>15</b>
<b>Appendix C Letterbox distribution area</b>	<b>17</b>
<b>Appendix D Media release 22 February 2017</b>	<b>19</b>
<b>Appendix E News story 1 March 2017</b>	<b>22</b>
<b>Appendix F Advertisement 1 March 2017</b>	<b>24</b>
<b>Appendix G Woollooware Bay Resident invitation</b>	<b>26</b>
<b>Appendix H Nth Cronulla Precinct/Cronulla Residents Invite</b>	<b>28</b>
<b>Appendix I Club member email content</b>	<b>30</b>
<b>Appendix J 3D display model</b>	<b>32</b>
<b>Appendix K Stakeholder presentation</b>	<b>34</b>
<b>Appendix L Display boards</b>	<b>66</b>

## Document

Stage 4 Residential/Hotel -  
Community Engagement  
Outcomes

## Client

Capital Bluestone

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## Job number

BLU-WOO-919 Stage 4

## Date

1 June 2017

## Version

V5.00

# 1. INTRODUCTION

This report provides details of the community and stakeholder engagement undertaken in support of Capital Bluestone's proposal to modify its approved concept plan for Stage 4, Woollooware Bay. In addition to this introduction, it includes:

- 👉 Our approach to community and stakeholder engagement, and why that approach was taken
- 👉 How engagement activities were promoted to local residents, club members, stakeholders, and the broader community
- 👉 The engagement activities that were delivered, and the information that was provided to participants
- 👉 The feedback received during stakeholder and community engagement activities
- 👉 The community concerns identified through that feedback (Capital Bluestone's response to those concerns is detailed in the *Response to Submission Report*, dated June 2017, see Appendix A - Response to Agency Submissions, Appendix B - Response to Public Submissions).

## 1.1. Project background

Capital Bluestone received approval for the development at Woollooware Bay in 2010 and Stages 1, 2 and 3 of the development are either under way or awaiting approval.

During this time, Capital Bluestone has been developing plans for Stage 4, the retail component and town centre of the development. As these have progressed, it became apparent that an enhancement of the original proposal would deliver tangible benefits for both the project and the broader community. These benefits include:

- 👉 A four-star hotel, identified by Sutherland Shire Council as necessary in order to develop and maintain a thriving visitor economy
- 👉 Residential apartments that will provide surveillance, activity and vibrancy to the precinct as a whole
- 👉 Enhanced community facilities, including provision of subsidised meeting and community group spaces
- 👉 Introduction of a bike share scheme to the Sutherland Shire LGA
- 👉 Inclusion of accommodation for visiting players, particularly young indigenous players who are currently billeted out.

A modification to the concept plan approval was submitted to the NSW Department of Planning and Environment (DPE) and was on public exhibition from 9 March 2017 until 7 April 2017.

The community and stakeholder engagement delivered in support of the public exhibition forms the basis of this report. As the proposal is fully described in the application, these details have been omitted from this report.

# 2. COMMUNITY AND STAKEHOLDER ENGAGEMENT

## 2.1. Our engagement approach

Capital Bluestone commenced engagement on the Woollooware proposal in early 2011. At that time, an approval for redevelopment had been received, however it was not, for a number of reasons, going to provide the financial returns and community benefits that Cronulla Sutherland Rugby League Club (the Club) desired.

A mixed-use development, delivered through a consortia of Parkview, Capital and Bluestone (later to merge into Capital Bluestone) was proposed. This proposal envisioned creating a new precinct in Woollooware, delivering housing and jobs to an area dominated by schools, playing fields and light industrial.

Capital Bluestone undertook extensive engagement in the preparation, and in support of, the proposal which received Part 3A approval in 2014 and commenced construction. There was extensive local media coverage and multiple briefings, presentations and meetings with local community groups, sporting groups, business groups, resident groups, schools, Council, government departments, local members at State and Federal level, and the broader community.

As the project has progressed, Capital Bluestone have maintained their close links with community, sporting and business groups, playing an active role in sponsoring, supporting and developing new playing fields and facilities. An active social media and traditional media presence has been maintained throughout this time.

From the time of approval, as the Department of Planning and Environment is aware, discussions were underway about whether the retail component of the project could and should support a residential component. There are sound planning, urban design and Crime Prevention through Environmental Design (CPTED) principles to support residential on top of the proposed town centre as it will deliver surveillance, activity and vibrancy to the precinct.

In late 2015, Capital Bluestone undertook preliminary community engagement with the community about the concept of modifying the existing approval to include a residential component. The proposal also included developing a four-star hotel, a much needed element of the Sutherland Shire Council's Destination Management Plan.

The feedback from this engagement (which is detailed in the documentation supporting the application for modification of the Part 3A approval) helped to inform the final proposal. Modifications to heights, setbacks, and community uses and benefits were a direct result of feedback received from the community and stakeholders.

Straight Talk has been engaged by Capital Bluestone to undertake and provide advice regarding community engagement to support the proposal since very early 2011. We are intimately familiar with the project team, proposal, stakeholders and community groups and individuals with an interest in the project and work as part of an integrated and coordinated communications team with Left Field PR and Capital Bluestone.

There has been a marked consistency in the issues raised by the community about the impacts of this project from the beginning:

- 👉 Traffic, particularly in the peaks, along Gannons Road was identified as a major problem which the project would exacerbate
- 👉 Parking, particularly game-day parking, conflicts
- 👉 Absence of any public transport to this part of the Shire (particularly linkages to local rail)
- 👉 Loss of views to a small number of residents in Castlewood Avenue, Woollooware
- 👉 Resentment/concern about changes in the character and amenity of the local area (in terms of built form and population demographics) and a sense of loss/wistfulness for what people remembered as an idyllic past.

There is no doubt that the original Concept Approval, with the retail component, will result in additional traffic impacts for the local area. A comprehensive traffic and parking management plan is therefore part of the approved conditions.

Capital Bluestone have vigorously pursued opportunities to address parking conflicts on game days and entered into an historic agreement with NSW Department of Transport (now Transport for NSW) to subsidise a shuttle bus service between the Club and the local train station until such a time a public service was justified. This service is now operating.

The proposed residential modification will not result in significant increases in traffic over and above the approved impacts of original proposal. However, it is safe to say that traffic in this area has significantly deteriorated since the approval was granted and this application, largely due to other developments creating the new suburb of Greenhills.

As the Department is aware, Sydney, in general, is experiencing significant change through new development and many communities are struggling with this. They are struggling with the nature and character of changes to their neighbourhoods and with changes to traffic and transport. There is no doubt that the engagement activities that Capital Bluestone have undertaken in the past, which far exceed the engagement undertaken by the vast majority of other developments, attracts concerns that are not actually directed at or arising from their project.

This is evidenced by the fact that we did not receive a large amount of interest in late 2015 when this proposal was originally proposed. Despite an offer to meet and brief the local precinct committee, this offer was not accepted at that time. In total, 79 people attended the two sessions and 110 feedback forms were returned for analysis.

In early 2017, this stage of engagement, a total of 81 people participated, with a further briefing for six North Cronulla Precinct Committee members. This is despite vigorous advertising and promotion and extensive coverage in the local newspaper of the proposal and its features.



Straight Talk is therefore confident that:

- 👉 The broader community, and key stakeholders and groups, are aware of this project overall and the proposal to include residential and a hotel in particular
- 👉 The concerns and issues raised relate to those people residing within the immediate surrounding areas and many of these are not directly attributable to this proposal
- 👉 Capital Bluestone have undertaken extensive engagement, promotion and actively pursued relationships and support with local community organisations, groups and residents over an extended period of time.

Straight Talk is confident that the engagement undertaken to date has been appropriate, robust and effective. We understand the frustration of local communities who are witnessing significant changes to the places where they live, visit, work and travel through. There is no doubt that Sydney's growing congestion is further aggravating already long travel times and people are wanting an avenue to vent this frustration.

However, this application has been supported by an extensive, far-reaching and open process of communication across social media, traditional news and media outlets, direct emails, letterbox drops, advertising, briefings, presentations and meetings, and this engagement has shown that concerns, while valid, are confined to a few.

## 2.2. Engagement promotion

In order to ensure interested local residents, club members, stakeholders and the broader community were aware of the public exhibition of the modification application, and the engagement activities being undertaken in support, a wide promotional campaign was undertaken. This promotional activity was in addition to the statutory notifications about the exhibition and the public availability of the modification application that was undertaken by the Department of Planning and Environment.

The promotional activity undertaken by Straight Talk and Capital Bluestone to promote engagement activities (and the public exhibition) included:

- 👉 **Advertisement** in the St George and Sutherland Shire Leader - 22 February, 2017 (please see Appendix A for a copy of the published advertisement)
- 👉 **Letterbox drop** of promotional flyer to approximately 950 local residents - 22 and 23 February, 2017 (please see Appendix B for a copy of the promotional flyer, and Appendix C for a map of the distribution area)
- 👉 **Media release** - 22 February 2017 - issued to the St George and Sutherland Shire (please see Appendix D for a copy of the media release)
- 👉 **News story** in the St George and Sutherland Shire Leader - 1 March 2017, based on the media release (please see Appendix E for a copy of the published media story)
- 👉 **Advertisement** in the St George and Sutherland Shire Leader - 1 March, 2017 (please see Appendix F for copies of the published advertisement)
- 👉 **Invitation** emailed to 460 Woollooware Bay Stage 1 to 3 purchasers and letter box dropped to 227 current residents - 20 February 2017, (please see Appendix G for a copy of the invitation)

- 🔥 **Invitation email** to North Cronulla Precinct and Cronulla Residents - 24 February, 2017 to invite their participation at a briefing on the proposed amendments (please see Appendix H for a copy of the invitation email)
- 🔥 **Club member promotion** via email which was sent to 6996 members, 84.6 percent of whom reside locally, in the Sutherland Shire, and the Club newsletter - 21 February 2017, (please see Appendix I for email content)
- 🔥 **In-club 3D model display** - 9 March 2017 to 7 April 2017, on display at the Club entrance (please see Appendix J for a photograph of the model).

## 2.3. Engagement activities

### 2.3.1. Information provided

In order to provide local residents, club members, stakeholders and the broader community with accurate, up-to-date information about the proposal, so that they could provide informed feedback, project information collateral was developed.

Providing consistent and accurate information is always essential, particularly for development projects where there are concerns about impacts. For this reason, we designed one presentation for delivery to all stakeholder groups. The information in the presentation also provided the basis of the display boards used at the two Display and Discuss (DaDs) sessions undertaken, see section 2.3.2 below for more details.

The presentation and display boards provided information on:

- 🔥 Current project status and achievements to-date, including community benefits delivered
- 🔥 Consultant undertaken with the community and stakeholders to-date
- 🔥 What is being proposed
- 🔥 Urban Strategy relating to the town centre and the development
- 🔥 Details about each aspect of the proposal
- 🔥 Future planning process (including the exhibition period).

A copy of the presentation can be found at Appendix K and the information boards are available at Appendix L.

### 2.3.2. Local resident and broader community engagement

In order to provide local residents and community members with information about the proposal and the opportunity to ask questions to the project team and provide feedback about the proposal, three engagement activities were undertaken. These were:

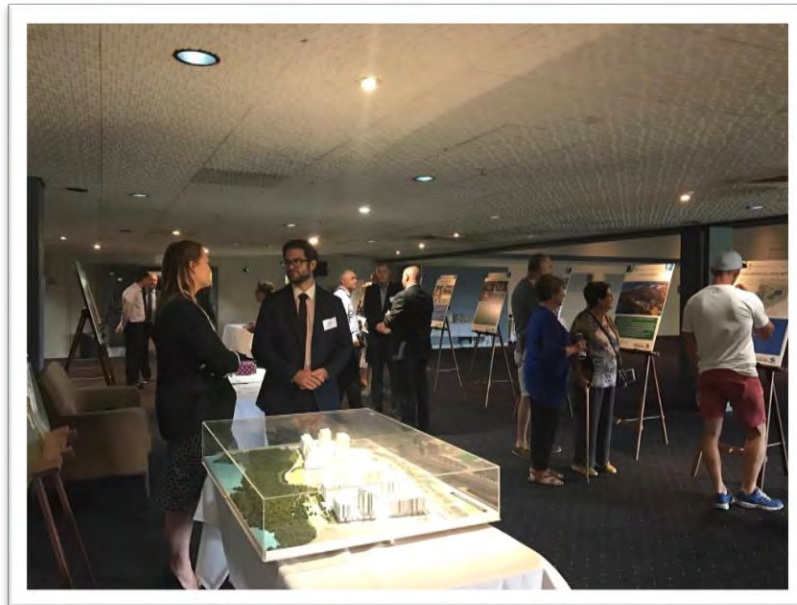
#### **28 February 2017 - Woollooware Bay Residents Display and Discuss session (DaDs)**

This was an informal, drop-in style information session promoted to for new residents and owners of Stages 1, 2 and 3 at Woollooware Bay, and Club members and staff. The session was held from 5.30pm until 7.30pm at the Cronulla Sutherland Rugby Leagues Club (the Club).

Information about the proposal was featured on 20 display boards which were arranged around the auditorium. In addition, the model of the proposal was also available and most participants, at both sessions, found this helpful in understanding what was proposed and where it would go.

Members of the project team, which included the architect, planner, traffic consultant, environment consultant, community engagement consultants and project managers, were in attendance to answer questions, explain the proposal and take note of any issues raised. Participants were also invited to complete a feedback form about the proposal.

In total, 53 attended (were signed into) the session (31 people had RSVPed their interest in attending) and of those six completed feedback forms. A summary of feedback received at this session is provided, in section 3.1 below.



**3D model on display at the DaDs to assist participants to understand the proposal**

### **6 March 2017 - Briefing to North Cronulla Precinct and Cronulla Residents**

A briefing with the North Cronulla Precinct and Cronulla Residents was undertaken from 5.00pm until approximately 6.15pm. The stakeholder presentation, as detailed above in section 2.3.1, was delivered to participants by the project manager and then a discussion/question and answer session followed. Questions and comments were notated during the briefing. Six residents attended the briefing and a summary of comments and feedback is provided in section 3.2, below.

### **6 March 2017 - Local community Display and Discuss session (DaDs)**

A second DaDs, which was promoted to the local community, was undertaken. The format of the DaDs was as per the previously detailed session on 28 February 2017.

In total, 28 community members attended (were signed into) the session (20 having RSVPed). Of the 28 participants, five completed feedback forms. A summary of feedback received at the session is provided in section 3.3, below.



**Participants at a DaDs reviewing information boards and discussing the project with the project team**



### 2.3.3. Stakeholder engagement

A number of presentations and meetings with stakeholders were also undertaken, prior to and during the exhibition period. These included:

- 👉 27th February 2017 - Presentation to Sutherland Shire Councillors
- 👉 1 March 2017 - Presentation to Cronulla Sutherland Rugby League and Football Club Board
- 👉 3 March 2017 - Meeting with Hon. Scott Morrison MP
- 👉 20 March 2017 - Meeting with Hon. Mark Speakman MP
- 👉 22 March 2017 - Presentation at annual general meeting of P&C, Woollooware High School
- 👉 7 April 2017 - Meeting with Hon. Eleni Petinos MP.

Capital Bluestone organised and presented to these stakeholder meetings and participants comments were recorded. A summary of comments is provided in section 3.4, below.

# 3. FEEDBACK ON THE PROPOSAL

Feedback at events was received either verbally, through discussion or to one of the project team, or provided on feedback forms.

The following summary of feedback is based on these sources of information.

## 3.1. Residents and members DAD

### 3.1.1. Feedback forms

Six feedback forms were received at the first session, one of which only contained contact details as they wanted to receive project updates. A letter of support from a member of the Cronulla Surf Life Saving Club was also received, a copy of which had been posted to the Department of Planning and Environment.

The positive feedback was that the retail and hotel developments are great, well thought-out ideas. There was positive feedback on the integration of facilities, and the range of potential services which would be provided; some participants felt these had a 'community feel' about them.

The most significant feedback concerned potential traffic impacts, that the proposal is very sports-focussed and there was no consideration of arts/culture. There were concerns regarding the obstructed beach views (from a Stage 2 buyer), and the potential decrease in value and loss of exclusivity of current apartments.

Some attendees left suggestions/other comments including:

*"Love it and looking forward to moving in and living here."*

*"As this development is like a whole new suburb, it seems to cater for all the sports which is great, but what about the 'Arts'? A public library would be great for 'ALL RESIDENTS'. If we don't have one in the plans it will never happen, on the Gold Coast they have state of the art library services often adjoining sporting facilities."*

*"Beneficial to have limited access to the Bay for canoeing/kayaking - but not motorised boats. And walk into Woolooware Golf Course from Captain Cook Dr."*

*"Would be great to extend the retail...thanks!"*

### 3.1.2. Project team feedback

The feedback received by two project team members suggested that people were generally happy with the development and were curious to know specific details. Capital Bluestone's commitment to being open and transparent was also recognised. There was a real excitement surrounding what Stage 4 will bring to the area and relief that a hotel will be built.

## 3.2. Cronulla Residents Group briefing

Capital Bluestone held a briefing for a significant stakeholder segment, the North Cronulla Precinct and Cronulla Residents. During this briefing, participants raised a number of issues.

Parking is a concern as it was felt there has been inadequate parking throughout the development with particular pressure in the streets surrounding Woollooware Station. A number of comments were made regarding the existing parking conflicts being experienced near the train station on local streets, and the development was seen as already contributing to this.

Participants at the briefing also commented that they believed there was a low awareness of the bus and that this should be increased to help with parking and traffic issues. There was also a perception that there was a lack of parking to support the new community and visitors to the Club and retail centre.

Traffic in the local area is already seen as congested and there were comments made about the increase to this situation by the proposal.

A number of participants stated they were not against the Club or the proposal, but worried about what it would mean for the area they had chosen to live in.

Other issues and comments raised were:

- 👉 The photo featured in the Leader was 'deceptive' - 'it looks like Stages 1, 2 and 3'
- 👉 Gannons Road is an issue
- 👉 Will there be an overpass to ease pedestrian traffic?
- 👉 Concerns that there will be accidents with children going to and from schools
- 👉 Concerns surrounding Woollooware Primary School becoming too full/overflowing
- 👉 There were discussions surrounding the impact the development will have on the RAMSAR wetlands.

## 3.3. Community DAD

Five feedback forms were received, one of which only contained contact details to receive project updates. A reoccurring positive comment (two out of five forms) was that they liked that there will be a new shopping centre. A reoccurring negative comment (three out of five forms) was on parking issues (such as overflow and increased traffic) and the impacts of this for existing local residents. One attendee who has been a club member since 1974 commented that they were disappointed that there was no auditorium or stage area in the rebuilt club.

Other comments included:

*"Parking - I know it 'complies' - but what will be done to ensure Restormel isn't parked out? Permit/timed parking?"*

*"Resident parking permit - Flinders, Taywood, Restormel, Woollooware North - up near train two-hour parking please."*

### 3.3.1. Project team feedback

Feedback received through the project team identified general support for the project. It was acknowledged that the early commencement of the State Transit bus was convenient, and a suggestion was made that a letter box drop to raise awareness about the bus service would be beneficial.

The cessation of the shuttle bus led to a question about how that released community benefit money was being used. Comments were also made to the effect that Capital Bluestone obtained land from the Club cheaply and has made significant profit through the development as a result.

## 3.4. Stakeholder meetings and presentations

The proposal was well received or very well received by stakeholders, the hotel, in particular, was appreciated. The community offerings, the development's design and the density of apartments were also positively received.

Stakeholders also raised questions about traffic and parking, seeking clarification of traffic generation and management, and making suggestions about how children drop off zones could be improved. Clarification was also sought on Capital Bluestone's S94 contributions and how they were being used within the community.



## 4. CONCLUSION

Despite wide-ranging promotional activities, a relatively small number of people participated in engagement activities. In total, only 87 local residents, club members and broader community members attended the community consultation events.

The proposal had broad support from participants. The inclusion of the hotel and the shopping centre was generally welcomed, although the economic significance of this to the wider Shire economy was probably not well recognised. There was also acknowledgement that Capital Bluestone had made contributions to the local community by sponsoring the shuttle bus until a local bus service was supported by State Transit buses, and for the contributions it makes to local groups and causes.

However, concerns do remain about the impact of the development in general, and this proposal, on the existing traffic situation, which is currently congested during peak times. There also remains misinformation and confusion about the nature of the agreement between Capital Bluestone and the Club.

The concerns raised during the engagement activities detailed in this report have been addressed in the *Response to Submissions Report*, dated June 2017, see Appendix A - Response to Agency Submissions, Appendix B - Response to Public Submissions.

# APPENDIX A ADVERTISEMENT 22 FEBRUARY 2017



## LIFE | WHAT'S ON

It's easy to submit your diary entries via our website: [theleader.com.au](http://theleader.com.au). Just head to the home page and look for the Community Forms link.

**National Parks Association**  
Free Talk/Side: Kosciuszko: Not just a winter playground  
February 22, 8pm  
Sutherland Multi Purpose Centre 123 Flora St Sutherland (near Belmont St)  
"Not just a winter playground, Kosciuszko National Park's rugged alpine landscape is defined by gum trees, wildflowers, waterfalls and limestone gorges.  
Free event. All Welcome contact [ssydney@npa.org.au](mailto:ssydney@npa.org.au)

**Gymea-Miranda Uniting Church**  
Messy Church  
February 22, 4.30pm  
15 Central Road, Miranda  
Young children and their carers are invited to join us for craft (some of it messy), snacks, songs and Bible stories.  
Gold coin donation

**Sutherland Shire Folk Dance Group**  
Folk dance for fun, fitness and friendship.  
February 22, 9.30am  
Como West Gai Guides Hall, on Mulyan & Waratah Sts, Como West  
"Every Wednesday morning in school term.

Enjoy dance? Enjoy music? Come along and join us as we learn some beautiful dances from around the world. This is a low-key class with the main aim of having fun! Morning tea included.  
\$9 (\$6 for SSF-DG members) contact: Kaye on 95284813, 0400667760

**Engadine Home Gardeners Club**  
General Meeting  
February 23, 10.30am  
Scout Hall Old Bush Road Yarramwah

Andrew Benstrup will be the Guest Speaker for this meeting. Andrew represents the Yates Company and will bring us up to with their latest products, visitors are always welcome to join us.

**Sutherland Acoustic Sessioneers**  
Jam Session  
February 23, 7.30pm  
Tradie's Gymea

All welcome for friendly jam/session. Sit in circle and take turns singing/playing/recording or listening. All encouragement no pressure.  
Free. Jenny 95782301

**The Lioness Club of the Sutherland Shire**  
Dinner meeting  
February 23, 7pm  
Wooloware Golf Club

"Come along to our monthly dinner meeting and learn about our club while enjoying a delicious two course dinner. Cost \$30.  
Bookings essential with DI 9589 1359. For membership enquiries and further details please contact Liz 9544 2931.  
\$30 DI Miller 9589 1359

**Rockdale Probus**  
Monthly meeting  
February 23, 10.30am  
Brighton Le Sands RSL Club, 351 Bay St, Brighton Le Sands

Join our friendly group of local seniors for morning tea and music and a presentation by guest speaker Jack Burke about the

history of the Royal Flying Doctor Service. Stay for lunch at Brighton Le Sands.  
\$2pp Visitors \$4 morning tea, admin/insurance fee. Optional lunch after meeting. Enquiries Muriel 02 9589 4104

**Crossroads Community Care**  
Women's Friendship Group  
February 24, 10am  
Miranda Fair  
"Crossroads Community Care's Women's Friendship Group will be having our next morning tea from 10.30am to 12.30 on Friday 24th February, 2017.  
Come along for a cuppa and a chat. For more details please phone 9525 3790 for more details.  
Free, 95253790

**ENRICH**  
Royal Flying Doctor Service Speaker  
February 24, 10am  
(HEBC) Heathcote Engadine Baptist Church  
"Located 1181 Old Princes Hwy Engadine. Free parking available.  
Free morning tea on arrival and speaker from 10.30am.  
Come along, bring a friend and hear about the wonderful work of the RFDs in our comfortable air conditioned room. Questions welcome. Additional scenes provided following the meeting - free.  
Celli Dianne 0419 208 549 for further information.  
All welcome  
FREE

**Potters House Christian Church**  
Hurstville  
The Sounds of Motown Live  
February 24, 7.30pm  
500 Forest Road Penrithurst  
Discover the story behind the best that changed minds, touched lives and made history; a story of fame, a story of failure, a story of faith. Don't miss "The Sounds of Motown live, an experience you'll never forget.  
Free

**St James Anglican Church Kurnell**  
Kurnell Jumble Sale  
February 25, 9am  
St James' Church c/n Dampier and Torres Sts

This is the first of our big Jumble Sales for 2017. We sell everything at bargain basement prices because we don't want to pack anything away afterwards! We have loads of household goods, toys, china, glassware, books and clothes for all ages. Bedding, handbags, puzzles, and a range of quirky items for sale. Don't miss our cake stall and stay for the Devonshire teas with fresh scones. Parking is easy. We finish at 12.30 pm. Contact: Susan Davis 9589 9936  
Free

**St George District Red Cross**  
Liz Davenport fashion parade  
February 25, 1.30pm  
Oatley RSL Club

Afternoon tea, raffles and lucky door prize. Bring your friends for a fun time. Tickets available from the club or Meg.  
\$20. CONTACT MEG ON 9533 1020

**Rotary Club of Caringbah**  
Caringbah Markets  
February 26, 7am  
President Lane, behind McDonalds, Caringbah

Trading from 7am to 1pm. Over 200 stalls with a huge variety of items, as well as food and live entertainment.

**Bangor Combined Probus Club**  
Monthly meeting  
February 27, 10.30am  
Menai Salvation Army Hall

"Meetings are held the fourth Monday of every month. Meet new people; great outings, holiday, and guest speakers. Next meeting's guest speaker is celebrant Antoinette Hopkins. Details: 9502 1323.

**Sutherland Shire Branch of Red Cross**  
Meeting  
February 27, 10am  
St John's Hall, Belmont St. Sutherland

Red Cross meeting, welcome to members, volunteers and potential members. Join in supporting the work of Australian Red Cross. Interested visitors welcome.  
Free

**Sutherland Combined Probus Club**  
Monthly meeting  
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Menai Salvation Army Hall

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February 27, 10am  
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Red Cross meeting, welcome to members, volunteers and potential members. Join in supporting the work of Australian Red Cross. Interested visitors welcome.  
Free

**Sutherland Combined Probus Club**  
Monthly meeting  
February 27, 10.30am  
Club Kirrawee, 101 Oak Road, Kirrawee  
"Experience fellowship over morning tea and listen to an interesting guest speaker. Discover wide range of social activities available such as dining, day outings, walks and theatre. Want to know more about our Probus Club? Contact Jim 9528 6201 or Dennis 9520 4363.  
Details: [www.probusouthpacific.org](http://www.probusouthpacific.org)  
posuthpacific  
Free

**Sutherland Shire Aged Care**  
Interagency  
Sutherland Shire Aged Care Expo  
February 28, 9.30am  
"Engadine Community Centre, 1034-1038 Old Princes Hwy, Engadine

"Information about in-home and community care options for shire residents.  
Free

**The Probus Club of Monterey**  
Monthly Meeting  
March 1, 10am  
Georges River Sailing Club Sanoní A Dolis Point

AGM - After which our Guest Speaker will be Bob Francis from FM Station 2539H. Bob will talk about the role and scope of Community radio.  
Free

**Southside Speakers**  
Public Speaking  
March 2, 6.30pm  
Sutherland Library, 30-36 Belmont Street, Sutherland 2232

Are you a nervous public speaker? Are you feeling sick about a speech you have to give? Come to a FREE meeting at Southside Speakers and meet people just like you who want to develop their speaking and communication skills. We meet on the 1st and 3rd Thursday of each month (except in January). Details: Joan, 9528 2484 or [power@talksouthside.org](mailto:power@talksouthside.org).  
FREE

**St George District Red Cross**  
Bus trip  
March 3, 9.15am  
Nootube

"Trip to the beautiful harbourside home of May Gibbs. Guided tour and lunch. Depart: Ormonde Parade, Hurstville at

9.15am.  
\$60 ALL INCLUSIVE. CONTACT MEG TO BOOK 9533 1020

**Gymea-Miranda Uniting Church**  
World Day of Prayer service  
March 3, 11am  
Gymea-Miranda Uniting Church, 15-17 Central Road, Miranda (opposite Spotlight)

"Interdenominational World Day of Prayer Service at Gymea-Miranda Uniting Church. A lunch will follow in the Church Hall. Contact: Betty 9525 2794  
Free. Betty 9525 2794

**Engadine Home Gardeners Club**  
Plant Stall  
March 4, 8am  
Outside the Commonwealth Bank Princes Hwy Engadine until 12 noon

We will have a great variety of home grown plants available at reasonable prices so come along and bag a bargain.  
Free

**Waratah Spoon & Collectors Club**  
Social Meeting  
March 4, 01.30am  
Kirrawee Public School

Waratah Spoon & Collectables Club meeting will be held on Sat. 4th March 17 at 1.30pm at Kirrawee Public School in Bath Rd. All welcome to come. For more information ring Carol 0295254712  
Free event

**Kogarah Community Services**  
Colour & Coffee Group  
March 7, 10.30am  
Kogarah Community Hub 49 English St Kogarah

"Kogarah Community Services hosts a free adult Colour & Coffee Group the 1st Tuesday of every month. FREE Contact 9587 6822

**Kingsgrove Community Aid Centre**  
Computer Classes for Seniors  
March 7, 2pm  
Kingsgrove Community Aid Centre, 30 Morgan St Kingsgrove

"Learn to navigate the My Aged Care website, interact with Facebook, use basic word processing programs and Skype, website safety and more on Tuesdays 2pm-3.30pm. Booking is essential.  
\$5

**Prostate and Breast Cancer**  
Foundation  
Busting Cancer Myths Workshop  
March 8, 1pm  
Jubilee Community Center, Jubilee A Centre, Under the Football Stadium

FREE Busting Cancer Myths Workshop for people with any type of cancer to help improve self-management skills. Come along and hear about healthy living, clinical trials, managing medical appointments, finding credible information and useful Apps. A combined initiative with the St George Cancer Centre for people in the Sutherland and St George areas.  
FREE

**Georges River Council**  
Shirley Valentine  
March 8, 8pm  
Hurstville Entertainment Centre

Georges River Council invites you to Shirley Valentine by the award winning Willy Russell and starring Mandi Lodge. An entertaining monologue by a 42-year-old English mother whose self-esteem has been battered by school, marriage and life.

Her best friend wins a Greek vacation for two, Shirley heads for the sun and to get a new lease on life.

\$27.50 P: 9330 6400 W: [www.hcc.org.au](http://www.hcc.org.au)  
Macquarie ADHD Parent Support Group

Talk: Raising Difficult Children  
March 9, 7pm  
Dunmore Lang College

Psychologist Dr Peter Powell & Brenda Ingle-Powell work with families of children with educational and behavioural difficulties such as ADHD. They'll share with you their Raising Difficult Children Program (RDC), comprising practical techniques and strategies to assist at home and at school. Bookings: [www.trybooking.com/257087](http://www.trybooking.com/257087)  
\$5 Donation

**Kurnell Wrinkles**  
Reunion number four  
March 11, 2pm  
Stingrays Clubhouse, Marton Park

Cost is \$30 a head. Check the details on Facebook.  
Details: Patricia Bridge, 0418 166 067

**The Lioness Club of the Sutherland Shire**  
International Women's Day Luncheon  
March 11, 10.30am  
Doltone House, Sylvania Waters

The Lioness Club of the Sutherland Shire invite you to their 21st International Women's Day event at Doltone House, Sylvania Waters. The event includes a delicious 2 course lunch with a glass of bubbly or juice and guest speakers Jeanne Walsh OAM, Rose Cox from Kookaburra Kids and Faye Yarnell from Cochlear

Implants and Lions Hearing Dogs. Bookings are essential by February 20th please contact Noeline 9522 8605 for further details and for payment options. Cost \$45. All profits will be donated to Kookaburra Kids.  
\$45 Noeline 95228605

**Citizens' Climate Lobby**  
Southern Sydney Clean Air Solutions  
Monthly Meeting  
March 12, 2.30pm  
Upstairs, Oatley RSL, 23 Letitia St

Monthly meeting. Educate each other about the science and social implications of greenhouse-gas air pollution. Discuss ways to educate others. Enjoyable, even though underlying problems are serious and the involvement of people has never been more important. Optionally meet for light lunch from 1:15 pm.  
Free. [george@cd.org.au](http://george@cd.org.au). Tel 0467004892. [cd.org.au](http://cd.org.au)

**Southside Speakers**  
Public Speaking  
March 16, 6.30pm  
Sutherland Library, 30-36 Belmont Street, Sutherland 2232

Are you a nervous public speaker? Are you feeling sick about a speech you have to give? Come to a FREE meeting at Southside Speakers and meet people just like you who want to develop their speaking and communication skills. We meet on the 1st and 3rd Thursday of each month (except in January). Details: Joan, 9528 2484 or [power@talksouthside.org](mailto:power@talksouthside.org).  
FREE

**Wooloware Bay Town Centre**  
Community Information Session  
Please join us to hear about how community, Council and State Government feedback has resulted in some exciting Improvements to plans for the Wooloware Bay Town Centre.

Drop in to our information session at Sharkey's, meet our project team and learn more about the improved proposal.

When: Anytime between 5.30pm to 7.30pm, Monday 6th March 2017  
Where: Auditorium, Sharks Leagues Club, 461 Captain Cook Drive, Wooloware NSW 2230

Please RSVP to the information session by emailing [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or calling 9797 8034.

For more information about the proposal please visit [www.sharkeycommunity.com.au](http://www.sharkeycommunity.com.au)

**CAPITAL BLUESTONE**

**Wooloware Bay Town Centre**

**SHARKEY'S**

# APPENDIX B LETTERBOX PROMOTIONAL FLYER







## Woollooware Bay Town Centre Community Information Session

Please join us to hear about how community, Council and State Government feedback has resulted in some exciting improvements to plans for the Woollooware Bay Town Centre.

Drop in to our information session at Sharkies, speak with the project team and learn more about the revised proposal.

**When:** Anytime between 5.30pm to 7.30pm, Monday 6th March 2017  
**Where:** Auditorium, Sharks Leagues Club, 461 Captain Cook Drive Woollooware NSW 2230

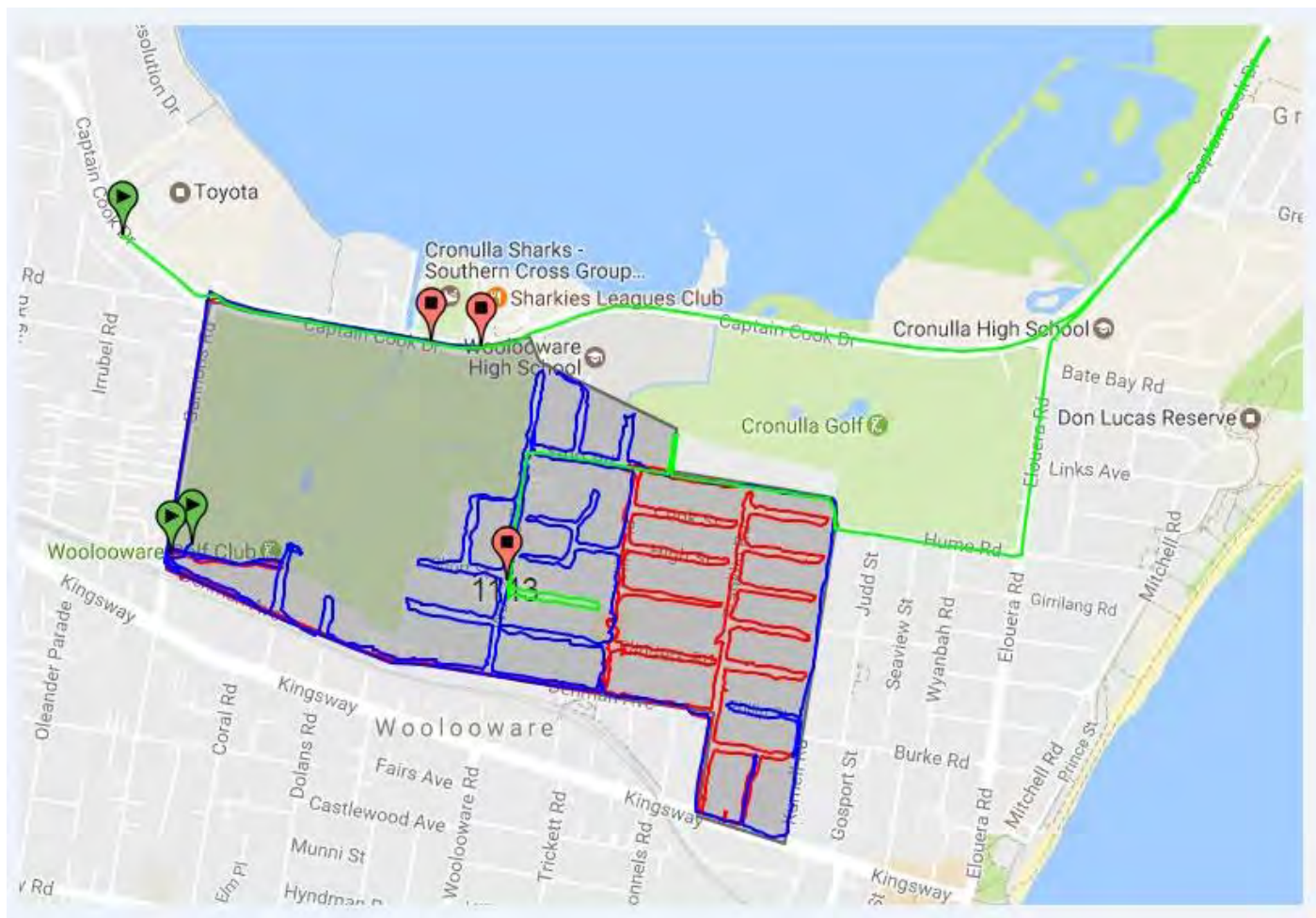
Please RSVP to the information session by emailing [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or calling 9797 8004.

For more information about the proposal please visit [www.wbaycommunity.com.au](http://www.wbaycommunity.com.au)



# APPENDIX C LETTERBOX DISTRIBUTION AREA





# APPENDIX D MEDIA RELEASE 22 FEBRUARY 2017







## MEDIA RELEASE

### People before property: Community benefits key to Capital Bluestone's vision to enhance Woollooware Bay

**22 FEBRUARY 2017:** Sutherland Shire's first bike share scheme, free room hire for community groups and a living, outdoor learning program are some of the initiatives included in plans for an enhanced Woollooware Bay Town Centre that go on public exhibition next week.

An enhanced design was first proposed in late 2014, and since then Capital Bluestone, development partner of the Cronulla Sutherland Leagues Club (Cronulla Sharks) has been gathering input from the community, Council and the State Government on the best way to refine the original vision for a true town centre.

The recently submitted proposal includes a mix of elements including apartments above the already-approved shopping centre, a hotel and regional sports accommodation and a Sharks Sports Centre of Excellence.

Capital Bluestone and Sharks will host a two-hour drop-in information session for local residents to familiarise themselves with the plans and ask questions. The session will be held in the Auditorium at Cronulla Sharks Leagues Club between 5.30pm and 7.30pm on Monday 6<sup>th</sup> March. To RSVP to this information session, residents can email [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or call 9797 8004 by Friday 3<sup>rd</sup> March.

Capital Bluestone Managing Director Ben Fairfax said it had always been the intention to build a true town centre.

"It's always been our commitment to create more jobs, more places for friends and family to connect and spend time together, more opportunities to learn through traineeship and mentoring programs, more chances to invest in an area people already know and love, and more support to ensure the many valuable community groups in the Shire can continue to do their important work."

"These plans have been several years in the making, and reflect the significant input from many individuals and groups. Now is a great time for the community to come along and learn more about how we're proposing to really deliver on the overall vision to create a fantastic town centre – not just another development."

In addition to the built form of the town centre, proposed initiatives of the enhanced Woollooware Bay Town Centre plans include:

- **A 220-square-metre community room** to be offered **free of charge** to a range of community groups such as Sutherland Shire Family Services, Kookaburra Kids, New South Wales Homicide Victims Support Group, Touched By Olivia Foundation, Project Youth and Space 44. This room will be technology-enabled and fitted out with a kitchenette, bathroom, moveable walls to create flexible spaces, and secure storage to allow multiple groups to share the space. The community space will also be available to the many groups already using the Sharks' facilities.



- **The Shire's first community bike share scheme** providing banks of bikes and helmets across a range of destinations in The Shire. The bike share initiative is designed to encourage active, healthy living and reduce reliance on cars for short trips
- **A proposed partnership with a not-for-profit environmental group** to transform the foreshore and mangroves into a living, outdoor classroom with learning nodes and educational signage. This also includes community learning days over a three-year period to help connect school-aged children to the environment and encourage local community volunteer for regeneration programs.

Cronulla Sharks Group CEO Lyall Gorman said the Club had a long tradition of supporting the local area.

"It's important to us that we extend this spirit and our vital role in our community into the development plans for Woollooware Bay so that this precinct reflects our culture and values and continues our commitment to making a real difference and contribution across our wonderful region," he said.

For more information on the enhanced plans for Woollooware Bay Town Centre, please visit [www.wbcommunity.com.au](http://www.wbcommunity.com.au).

To RSVP for the information session on Monday 6th March email [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or call 9797 8004.

- ENDS -

For more information, please contact:

Holly Reynolds  
Alicia Sylvester

Left Field Public Relations  
Left Field Public Relations

0409 462 112  
0450 250 061

[holly@leftfield.com.au](mailto:holly@leftfield.com.au)  
[alicia@leftfield.com.au](mailto:alicia@leftfield.com.au)

# APPENDIX E NEWS STORY 1 MARCH 2017





## Straight Talk Stage 4 Residential/Hotel - Community Engagement Outcomes

# APPENDIX F    ADVERTISEMENT 1 MARCH 2017







Picture: Supplied

## LUCKY ESCAPE FOR MINTON

### MOTORSPORT

NATIONAL champion David Minton was taken to hospital after a high-speed crash at the opening round of the Australian Formula 1 Powerboat Grand Prix.

Minton, from Miranda, won the national title at the final event at Port Macquarie last year.

Round one of the 2017 series was held at Mulwala Ski Club in the NSW Riverina last weekend, with Minton looking to get off to a good start in defending his title.

Read the full story online at [theleader.com.au](http://theleader.com.au).

# Hot laps for St George



**HOT TRACK:** St George Motorcycle Club hosted their Honda MCA Clubman Road Race Series last month.  
Picture: Supplied

### MOTORSPORT

BY ANDREW PARKINSON

ST GEORGE Motorcycle Club hosted the opening round of its Honda MCA Clubman Road Race Series at Sydney Motorsport Park last month.

It was tough conditions for riders with temperatures reaching 47 degrees - with a searing track temperature of 73 degrees.

Inflatable pools and hoses were scattered through pit lane for riders to try and stay cool as riders, officials and volunteers struggled through the heat.

The majority of competitors were from the St George club but riders came from as far away as Nelson Bay, Wagga Wagga, Dubbo and Taree.

Seven classes of bike were involved, with Lachlan Epis in the 600cc class setting a lap record on the Sunday morning with a 1:36.6090. The 17-year-old will compete in the World SuperSport Championship this year, with the first round at Phillip Island on March 25 and 26.

Lucas Vitale leads the unlimited class after round one,

66

Lachlan Epis - 600cc - 1:36.6090

Mitch Levy - Unlimited - 1:34.1710

Simon Rees - 600cc Clubsport - 1:38.4720

David Burch - Unlimited Clubsport - 1:38.2630

Ryan Sellen - Mixed - 1:45.9550

### Sydney Motorsport Park - lap records set

with Engadine's Dominic De Leon running second with his fastest ever time at the track. Mitch Levy also set a lap record for the unlimited class with a 1:34.1710.

In the 600cc Clubsport for bikes made before 2007, Simon Rees set a lap record for the class with a 1:38.4720. In the unlimited Clubsport, David Burch also set a class lap record with a 1:38.2630.

In the mixed class, which includes 400cc, 700cc Twins, 125cc, 250cc and single cylinder, 300 Ninja's and R3's, Ryan Sellen set a lap record

for the class with a 1:45.9550.

Oli Bayliss, the son of Australian motorsport legend Troy, competed in his first race meeting in the open class with the club.

There were also class lap records in the juniors (9 to 16-years-old) and BEARS (British European American Racing Series).

Travis Hall set lap records in consecutive races in the juniors, with his best a 1:54.7510.

Dean Hasler set a lap record in the BEARS with a 1:37.3620.



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Download on the App Store

Get it on Google Play



## Woollooware Bay Town Centre Community Information Session

Please join us to hear about how community, Council and State Government feedback has resulted in some exciting improvements to plans for the Woollooware Bay Town Centre.

Drop in to our information session at Sharides, meet our project team and learn more about the improved proposal.

Where: Anytime between 5.30pm to 7.30pm, Monday 6th March 2017  
Where: Auditorium, Sharks Leagues Club, 461 Captain Cook Drive, Woollooware NSW 2230

Please RSVP to the information session by emailing [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or calling 9797 8004.

For more information about the proposal please visit [www.wbbaycommunitysydney.com.au](http://www.wbbaycommunitysydney.com.au)



# APPENDIX G WOOLLOOWARE BAY RESIDENT INVITATION



Dear Woollooware Bay Resident,

Please join us to hear about how community, Council and State Government feedback has resulted in some exciting improvements to plans for Woollooware Bay above the approved retail shopping centre.

Drop in to our information session at Sharkies, meet our project team and learn more about the improved proposal.

Date: Tuesday 28<sup>th</sup> February 2017

Time: Drop in anytime between 5:30pm - 7:30pm

Location: Auditorium, Cronulla Sharks Leagues Club

*Please RSVP to the Residents information session by emailing [events@straight-talk.com.au](mailto:events@straight-talk.com.au) or calling 9797 8004.*

Woollooware Bay is becoming a new hub of life, activity and entertainment. We are pleased to tell you that we have already sold every apartment released to date – the vast majority of these have been sold to local people. This clearly demonstrates the strong demand for homes in The Shire for The Shire.

Many locals know The Shire is in desperate need of high quality community and tourist facilities. We are aware that availability and the cost to access dedicated community spaces are a challenge and a barrier for so many important community groups who are unable to secure or afford suitable spaces to run critical programs. The lack of local accommodation options is a significant issue in terms of progressing The Sutherland Shires dedicated tourism strategy to grow the Shire as a destination for tourism.

We have submitted an application to the Department of Planning and Environment to modify our existing planning proposal for Woollooware Bay Town Centre.

The proposal will include:

- A 4 star hotel with 125 serviced rooms
- A 223m<sup>2</sup> community room
- A new Sharks Centre of Excellence for our elite athletes
- 222 residential apartments
- 258 additional car parking spaces for residents (excluding visitor parking)
- Landscaped podium and high quality resident facilities
- Introducing GoGet car sharing service
- Community room usage, bike share scheme & outdoor educational facility

Over the last four years, we have gained an enormous amount of information about the housing and tourist markets in The Shire. We have met with Council, local businesses, local residents and other stakeholders who have helped us identify opportunities to further strengthen Woollooware Bay Town Centre and The Club.

The changes proposed in Stage 4 will make Woollooware Bay an even better place to live, work and play.

We look forward to seeing you at the information session on Tuesday 28<sup>th</sup> February at 5:30pm in the Auditorium at the Cronulla Sutherland Leagues Club, where you can speak with our team and find out more about our Town Centre.

Yours sincerely,

The team at Capital Bluestone



**CAPITAL  
BLUESTONE**





# APPENDIX H NORTH CRONULLA PRECINCT/CRONULLA RESIDENTS INVITATION

**From:** [Emily McLaughlin](#)  
**To:** ["northcronullaprecinctcommittee@bigpond.com"; "██████@bigpond.net.au"](#)  
**Subject:** Woollooware Bay Town Centre Stage 4 Residential/Hotel Proposal  
**Date:** Friday, 24 February 2017 7:59:01 AM

---

Good morning

I am writing to see if the North Cronulla & Woollooware Precinct & Cronulla Residents Group would like a briefing on the Woollooware Bay Stage 4 Residential/Hotel Proposal that is due to go to exhibition on March 9. We are more than happy to come to one of your committee meetings or could brief you in the Sharks auditorium at 4:30 on March 6.

Please let me know if this is something you would be interested in attending.

I look forward to hearing from you

Kind Regards

**Emily McLaughlin**  
**Assistant Development Manager**

Capital Bluestone Pty Limited ABN 41 131 943 210  
Level 7, 71 Macquarie Street, Sydney NSW 2000 PO BOX R1898 Royal Exchange  
NSW 1225  
**T** +61 2 8072 4700 **Site** +61 2 9523 1622 **M** +61 408 456 376 **F** +61 2 8072 4799 **V**  
[Vcard](#)  
[emcloughlin@capitalbluestone.com.au](mailto:emcloughlin@capitalbluestone.com.au) [capitalbluestone.com.au](http://capitalbluestone.com.au)





# APPENDIX I CLUB MEMBER EMAIL CONTENT



## Woollooware Bay Community Information Session

“Drop in to our community information sessions on the latest plans for the Woollooware Bay Town Centre. Speak with the project team and learn more about our revised proposal for the town centre adjoining the Sharks Leagues Club”.

## APPENDIX J    3D DISPLAY MODEL





**3D model on display at the Club entrance from 9 March 2017 to 7 April 2017**

# APPENDIX K   STAKEHOLDER PRESENTATION





## WOOLOOWARE BAY

STAGE 4 RESIDENTIAL / HOTEL PROPOSAL  
EVOLUTION OF THE URBAN STRATEGY

REV M | 27.02.17



WOOLOOWARE BAY *Our Bay comes to life*



**TURNER**





WOOLLOOWARE BAY *Our Bay comes to life*



## Introduction

The Cronulla Sharks and Capital Bluestone are here today to present an amended version to Woollooware Bay Town Centre which we refer to as the Stage 4 Residential / Hotel Proposal.

This follows on from the presentation of the previous version to the Sutherland Shire Development Assessment and Planning Committee on 18 May 2015.

The concept was lodged with the Department of Planning and Environment as a S75W Modification in December 2016. The Department have confirmed test of adequacy and are now ready to proceed to exhibition commencing on 9 March 2017 for 30 days.

Important feedback has also been sought from a diverse range of stakeholders including the local community over the past 3 years which has resulted in the amended application.

The feedback has now been used to inform the amended version of the concept.

### The Team:

Development Partner	Capital Bluestone
Architect	Turner
Landscape Architect	Aspect Studio
Town Planner	JBA
Community Engagement	Straight-Talk
Traffic Engineers	McLaren
Environmental	Ecological Australia



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



## What has been achieved in the development



- Concept approval for Stage 1, 2 & 3 residential and retail centre in August 2012.
- Sold 460 apartments across three residential stages - over 80% to locals. Sold out of all released apartments.
- Completed Stage 1 of Woollooware Bay including 227 apartments, resident's facilities and commercial suites, with a community of approximately 500 people already living at Woollooware Bay.
- Stage 2 with 178 apartments currently under construction.
- Development application submitted for Stage 3 with 238 apartments, resident's facilities and commercial suites.
- Improvements made to the approved retail scheme.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



## What has been achieved in the community



- New government bus service route 985 has commenced connecting Woollooware Bay to the wider Shire area including Cronulla, Caringbah, Sutherland Hospital and Westfield Miranda.
- Delivered \$4 million new playing fields and clubhouse at Cronulla High School.
- Gained masterplan approval for a new International Aquatic Facility at Cronulla High. Continuing to work with Sharks International Water Polo Academy to secure DA approval.
- Continuing to foster the new community at Woollooware Bay through purchaser events and engagement.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**





## Community Support



Capital Bluestone has developed strong relationships with a number of local community groups providing services and support to the community. A wide range of community partnerships and programs have been entered into, with more than \$300,000 in commitments made locally, which include;

- Capital Bluestone has organising the Annual Careers Fair for students at the local high schools. Over 500 students and more than 25 different industries attend each year.
- Capital Bluestone has sponsored the Live Life Get Active, providing free health, fitness, and nutritional education at Don Lucas Reserve, with over 300 active members.



WOOLLOOWARE BAY *Our Bay comes to life*

**CAPITAL  
BLUESTONE**



**TURNER**





## What has been achieved in the community



- Sponsorships for Australia Day for Sutherland Shire Council.
- Sponsoring the Annual Cook Classic to help raise funds for various community initiatives.
- Local sporting groups including Cronulla Caringbah Sharks, Caringbah Sports Cricket, and local athlete Tay-Leiha Clarke.
- Major sponsors of the Cronulla Sharks.
- Capital Bluestone has worked with Sutherland Shire Family Services to expand their reach and ability to give support to those affected by domestic violence, including supporting the renovation to their facilities at Jannali.
- Providing a new 'Touched by Olivia' all inclusive playground at Woollooware Bay.



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## Consultation to date



- Presentations of the previous concept were made to the Honourable Scott Morrison, the Honourable Mark Speakman Member For Cronulla, Sutherland Shire Council, Department of Planning and Environment, Woollooware Bay Purchasers, Sharks Members and the Local Newspapers.
- Our masterplan is reflective of our ongoing community and government consultation.
- Feedback has been taken into consideration and this application is a result of our consultation sessions since 2014.
- Consultation has assisted us to improve and evolve the Town Centre at Woollooware Bay, creating a vibrant local hub.



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## The Opportunity

- To incorporate the learnings over the past few years which have provided insight into what the community needs and wants.
- To compliment the existing approved amenities and deliver a true town centre at Woollooware Bay.
- To create a hub for sport, community, tourism, business, enterprise and employment.
- To deliver much needed tourism accommodation and business centre facilities.
- To take full advantage of current economic conditions that enable new tourism accommodation, community facilities and sporting amenities to be developed in the Shire.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



[illegible]

- 125 room 4 star hotel & business centre.
- 222 residential apartments across 4 buildings.
- Sharks Sports Centre of Excellence.
- Sharks Regional Accommodation Facility.
- Landscaped residents podium, swimming pool and facilities.
- 258 residential parking spaces, in addition to the approved 770 retail car spaces.



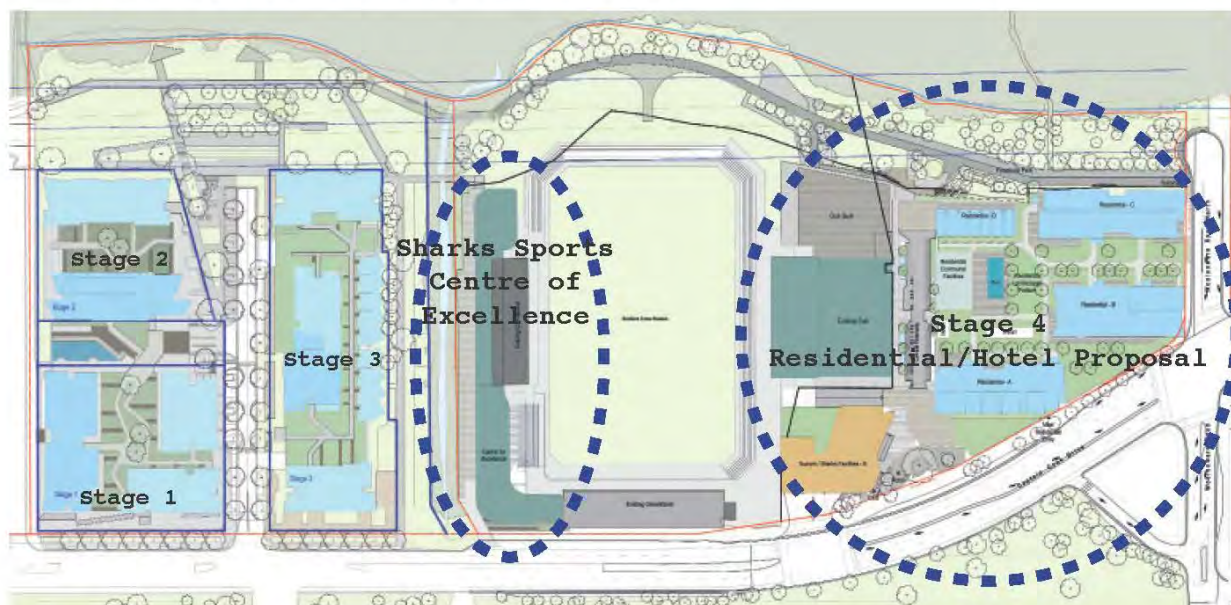
**TURNER**





## Evolution of the Urban Strategy

The making of a successful integrated town centre



Stages 1 - 3 includes 640 apartments  
9 Buildings ranging in height from 8 to 15 storeys  
Density of **120** residential apartments **per hectare**

Stage 4 includes 222 apartments  
5 Buildings ranging in height from 8 to 16 storeys  
Density of **60** residential apartments **per hectare**



WOOLLOOWARE BAY *Our Bay comes to life*



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## Recognition of context

- Unique site, with high amenity.
- Direct waterfront location.
- Green context with the mangroves and proposed Foreshore Parklands to the north, and Woollooware Bay Golf Club to the south.
- Unobstructed district, water and CBD views.
- Such a significant site of high amenity lends itself to multiple uses beyond just retail.



WOOLLOOWARE BAY *Our Bay comes to life*

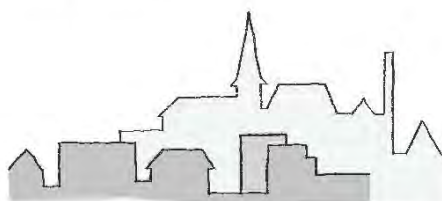


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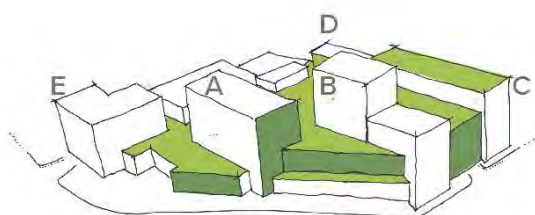


## Evolution of the 'village' concept

Village silhouette - what makes a successful town centre?



Proposed cluster of building forms



- Creating an animated skyline.
- Creating a playful grouping of buildings.
- Upper levels of car park recessed to reduce bulk and scale of podium.
- Residential buildings maintain a strong identity within the streetscape.
- Fragmenting the large retail base.



WOOLLOOWARE BAY *Our Bay comes to life*

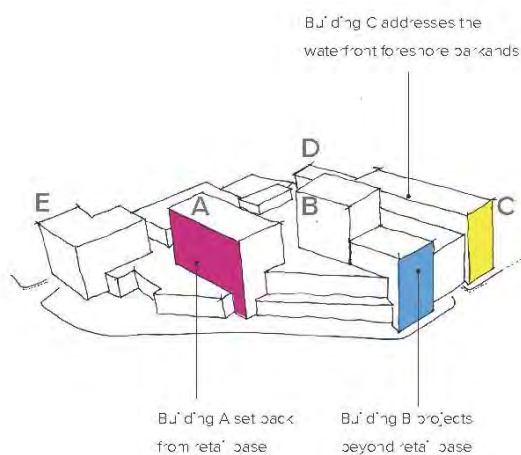


**TURNER**

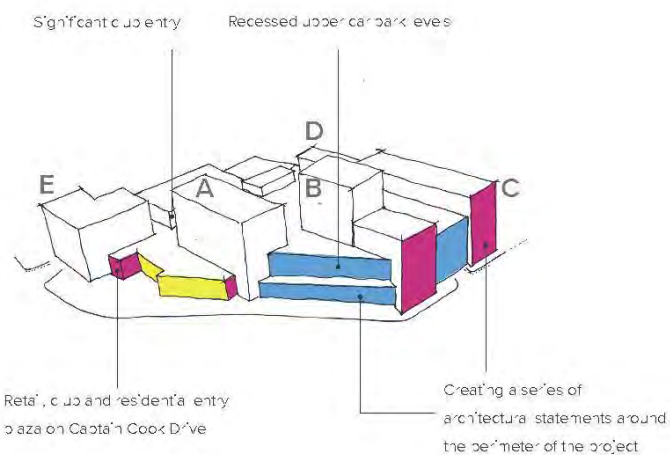


## Building form - an integrated approach

Giving the residential buildings  
a strong & varied character



Animating the retail base



WOOLLOOWARE BAY *Our Bay comes to life*



TURNER





## Achieving a successful integrated mixed use development



- Locating the apartments around the perimeter of the site greatly assists with street activation
- 24 hour use of the site, and an associated improvement in passive surveillance
- Building a community, which is visible within the public domain.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



## Achieving a successful integrated mixed use development



East Village, Victoria Park, Zetland, Sydney  
Award winning scheme, and highly commended by City of Sydney



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



## Activated streetscape



Proposed Woollooware Bay Stage 4 Retail - Activated Captain Cook Drive



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**



Street activation around retail and club entry plaza on Captain Cook Drive







## New level 03 street to give a direct link to the club



- Significant new public street at Level 03 to give direct access to the club.
- 24m wide with generous urban landscaping and street lighting.
- Passive surveillance from adjacent tourism uses, club and community facilities.
- Shared way for pedestrians and residential car park entry.



WOOLLOOWARE BAY *Our Bay comes to life*

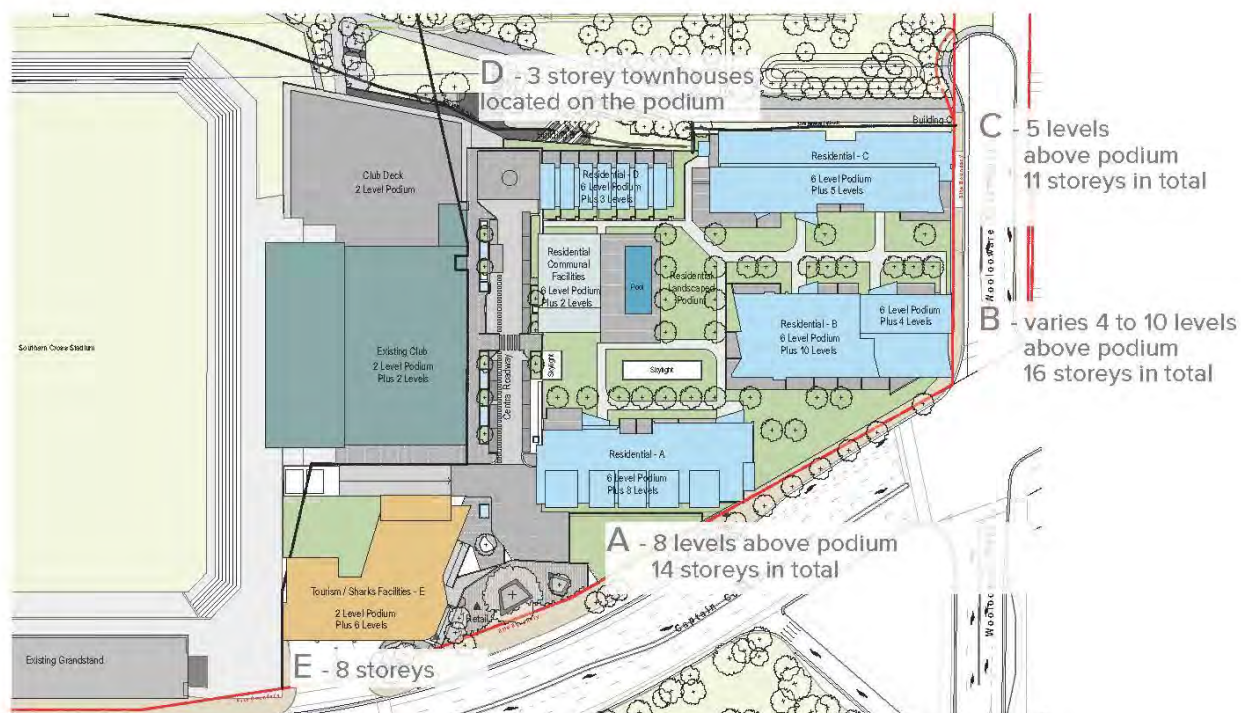


TURNER





## Residential Apartments



WOOLLOOWARE BAY *Our Bay comes to life*



TURNER



## Residential Apartments



- 222 residential apartments will be delivered over 4 buildings.
  - In consultation with Council, a higher rate of 30% adaptable apartments will be provided.
  - Parking will be provided for all apartments, additional to the retail parking.
  - Mixture of 1, 2 & 3 bedroom apartments, similar to the approved Stages 1-3.
  - Building height to located in the centre of the site with lower buildings around the perimeter.
- This is similar to the agreed urban design approach for the approved Stages 1 -3.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**







## Residential Apartments



Highly articulated grouping of buildings with potential for varying heights, materiality and character.



WOOLLOOWARE BAY *Our Bay comes to life*



**TURNER**

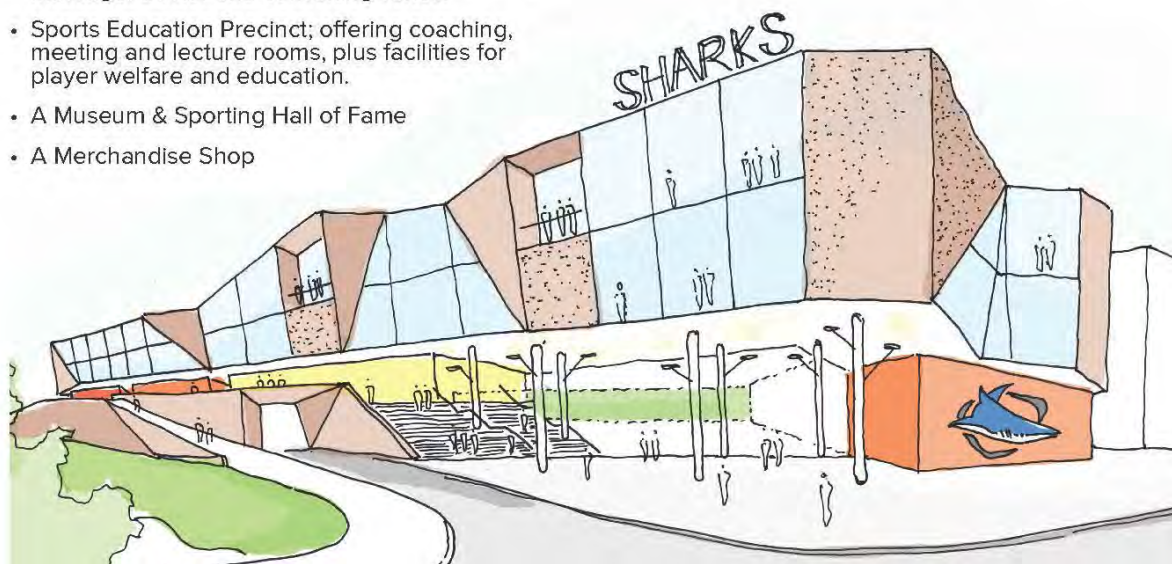




## The Sharks Centre of Excellence

The proposed centre will improve club branding and provide world class facilities located at the back of the ET Stand connecting through to the Southern Stand:

- A new gym, player's locker rooms and amenities.
- Sports Medical Precinct; offering physiotherapy, massage, doctor and consulting suites.
- Sports Education Precinct; offering coaching, meeting and lecture rooms, plus facilities for player welfare and education.
- A Museum & Sporting Hall of Fame
- A Merchandise Shop



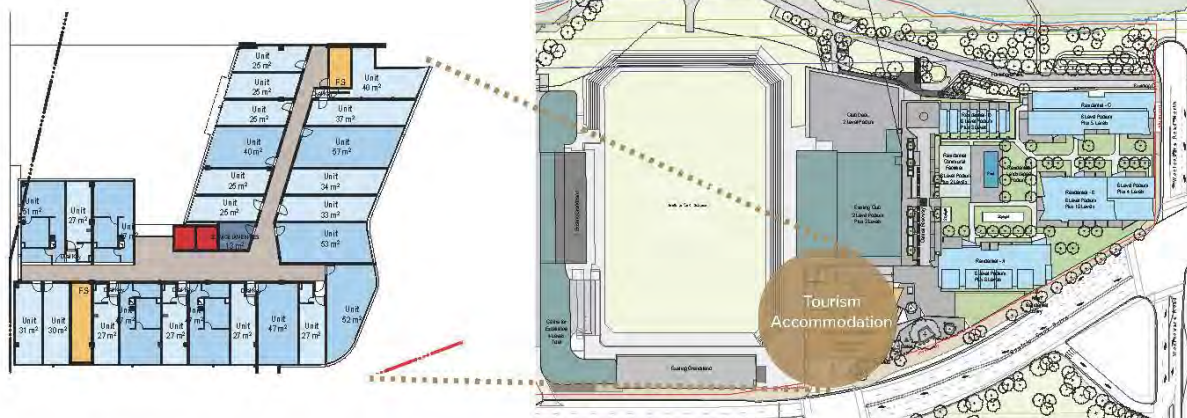
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## New Hotel & Business Centre



- A new 4 star 125 room hotel with 300sqm business centre.
- No new hotel development has been undertaken for 15 years in The Shire due to lack of viability.
- Local employment creator - approximately 20 new jobs for hotel staff.
- The Shire is grossly underserved for quality accommodation.
- The hotel will assist in The Shire being a destination for large sporting, arts and cultural events.



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## Regional Accommodation Facility

- The Regional Accommodation Facility, located adjacent to the new hotel, will provide much needed on-site accommodation for young players.
- Accommodation and meeting facilities connected to the hotel.
- New opportunities for young regional players to train in Sydney and increase their skills.
- Currently young players are billeted by local families. The new facility will improve this system.



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## New Community Room

- 220sqm dedicated to a community room, offered free of charge to a range of community groups who are unable to secure or afford suitable spaces to run critical projects.
- The community room is smartly integrated into the retail level to allow for the best possible activation.
- The room will be fitted out with IT services, kitchenette and bathroom amenities, secured storage and moveable walls to create flexible spaces for multiple groups to use and share.



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## Community benefits

- Capital Bluestone are committing to establishing a community bike share scheme in partnership with Sutherland Shire Council.
- The scheme will initially provide banks of bikes at Woollooware Bay, Cronulla Beach and Woollooware Train Station.
- This will be the first bike share scheme in the Sutherland Shire and should be very popular with locals looking to get around without the need for a car, as well as an activity to be enjoyed by retail, club and hotel patrons.



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## Outdoor Educational Facilities

- Proposal to turn the foreshore and mangrove areas into a live outdoor educational facility.
- The initiative will include a range of fixed learning nodes and signage along the areas where types of the natural environment can be highlighted and explained.
- This will be for the local community, visitors to the area, specifically local school students.
- Capital Bluestone will commit financial and in kind time contributions in setting up, launching and funding the program for the first 3 years.



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## Environmental Considerations

- The Stage 4 Residential / Hotel component of the town centre is built upon the existing footprint of the retail centre and as such does not encroach on the surrounding environment or result in an increase in flood levels to Captain Cook Drive.
- The proposed design seeks to reduce potential for bird strike by featuring a variety of window and external wall treatments.
- Mitigation measures will be in place to limit noise during construction and to ensure that the mangroves are not illuminated during the construction or as part of the building and path design to prevent any impact on the microbat population or local fauna in the area.
- Stormwater will be treated & discharged north towards Woollooware Bay to relieve the load on the existing stormwater system.



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## Traffic & Parking

The proposal includes:

- A total of 1028 parking spaces to be provided, comprising an extra 258 residential spaces in addition to the approved 770 spaces for retail and club patrons.
- Car access points are consistent with the existing approval of the retail centre.
- Introduction of travelators linking all of the car park levels with the club facilities.
- Bus service 985 has commenced, linking the precinct with Woollooware Train Station, Cronulla station, and Miranda.
- Introducing GoGet car share service with 5 vehicles. GoGet is already located at Miranda, and is common throughout greater Sydney.

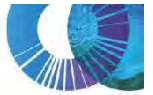


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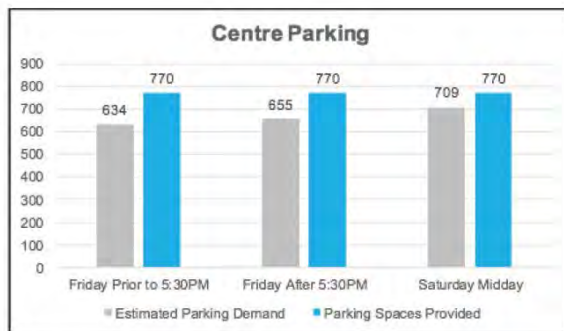


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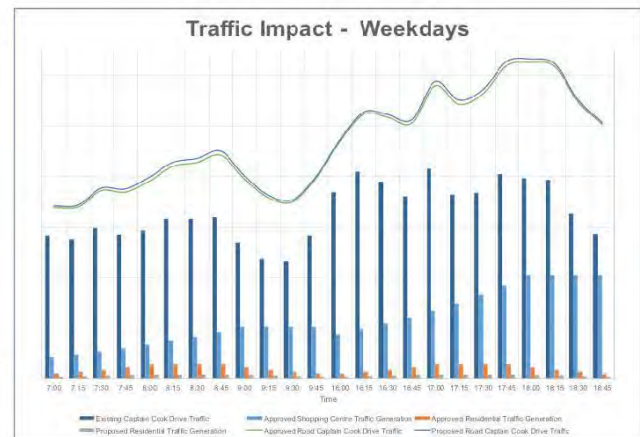




## Traffic & Parking



Study of car park traffic flows & requirements



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## Planning Process Moving Forward



- As the Woollooware Bay Town Centre was originally approved under a Part 3A Concept Plan, the proposed modifications require amendment to the Concept Approval under Section 75W.
- The Stage 4 proposal will be on public exhibition from March 9 for a period of 30 days.
- Based on the initial assessment process and community feedback, the Department of Planning and Environment or the Planning Assessment Committee will determine the outcome of the project.
- Following S75w determination, proponent to submit detailed Development Applications to Sutherland Shire Council for assessment and approval.



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# APPENDIX L    DISPLAY BOARDS





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# WELCOME

*"The vision for Woollooware Bay was always one that delivered for The Club and The Community. Delivering a vibrant and integrated Town Centre and a secured future for The Sharks. We remain committed to that vision".*

Ben Fairfax  
Managing Director  
Capital Bluestone

Lyall Gorman  
Group CEO  
Cronulla Sharks

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The Sharks and development partner, Capital Bluestone, welcome you to our information session.

The purpose of this session is to explain the amendments to the Woollooware Bay Town Centre which we refer to as the Stage 4 Residential/Hotel proposal.

This proposal has now been submitted to the Department of Planning and Environment and will be on public exhibition until 8<sup>th</sup> April 2017.

Please talk to the project team and learn more about what is proposed.

## THE TEAM

Capital Bluestone	Development Partner
Turner Studio	Architects
Aspect Studios	Landscape Architect
JBA	Town Planner
Straight-Talk	Community Engagement
McLaren Traffic	Traffic Engineers
Eco Logical	Ecologist
Calibre	Civil Engineer

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## WHAT HAS BEEN ACHIEVED IN THE DEVELOPMENT



- Concept approval for Stage 1, 2 & 3 residential and retail centre in August 2012
- Sold 460 apartments across three residential stages – over 80% to locals. Sold out of all released apartments
- Completed Stage 1 of Woollooware Bay including 227 apartments, facilities and commercial suites
- Stage 2 construction underway
- Development application for Stage 3 submitted
- Improvements made to the approved retail centre

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## WHAT HAS BEEN ACHIEVED IN THE COMMUNITY



'CRONULLA WATERPOLO CENTRE'



- New Government bus service route 985 has commenced connecting Woollooware Bay to the wider Shire area including Cronulla, Caringbah, Sutherland Hospital and Westfield Miranda
- Delivered \$4 million new playing fields and clubhouse at Cronulla High School
- Gained masterplan approval for a new International Aquatic Facility at Cronulla High. Continuing to work with Sharks International Water Polo Academy on the approval and planning process
- Continuing to foster the new community at Woollooware Bay through purchaser events and engagement

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## COMMUNITY SUPPORT



Capital Bluestone has developed strong relationships with a number of local community groups providing services and support to the community. A wide range of community partnerships and programs have been entered into, with more than \$300,000 in commitments made locally.

These include:

- Organising the Annual Careers Fair for students at local high schools connecting them to a wide range of training and career opportunities. Over 500 students and more than 25 different industries attend each year.
- Sponsoring the Live Life Get Active free fitness program with over 300 active members
- *"As a member of Cronulla/Capital Bluestone I would just like to thank you for supporting this great program & giving me the opportunity to be part of this great training that has been such a positive part of my life." Andrew Tweed*

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## COMMUNITY SUPPORT



- Sponsorships for Australia Day with Sutherland Shire Council
- Sponsoring the Annual Cook Classic to help raise funds for various community initiatives
- Local sporting groups including Cronulla Caringbah Sharks, Caringbah Sports Cricket & local athlete Tay-Leiha Clarke
- Major sponsor of the Cronulla Sharks
- Working with Sutherland Shire Family Services to expand their reach and ability to give support to those affected by domestic violence
- *"I can't tell you how proud we are as a staff to be aligned with a wonderful organisation like Capital Bluestone and their team of genuine and sincere community minded people"* Dianne Manns , CEO Sutherland Shire Family Services
- Providing a new Touched By Olivia all inclusive playground at Woollooware Bay

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## WE HAVE LISTENED



- Our master plan is reflective of our ongoing community and government consultation
- Over the past 5 years, Capital Bluestone has undertaken in excess of 200 presentations to a wide section of the local community
- Feedback has been taken into consideration and this application is a result of our consultation sessions since 2014
- Consultation has assisted us to improve and evolve the Town Centre at Woollooware Bay, creating a vibrant local hub

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## STAGE 4 RESIDENTIAL/HOTEL PROPOSAL



The proposed application includes:

- A 125 room 4 star hotel and 300m2 Business Centre
- 222 residential apartments across 4 buildings
- Sharks Sports Centre of Excellence
- Landscaped residents podium and facilities
- Sharks Regional Accommodation Facility
- 258 parking spaces for residential

Additional Community Benefits:

- Community Room
- Bike Share Scheme
- Outdoor Educational Facilities

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## NEW 125 ROOM HOTEL



Indicative Hotel  
Layout



- A new 4 star, 125 key hotel will be delivered
- No new hotel development has been undertaken for 15 years in The Shire due to lack of viability
- Local employment creator – approximately 20 new jobs for hotel staff
- The Shire is grossly underserved for quality accommodation
- The hotel will assist in The Shire being a destination for large sports, arts and cultural events
- Sharks and Capital Bluestone are committing to a range of hospitality and tourism educational programs and initiatives supported by the provision of a hotel

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## RESIDENTIAL APARTMENTS



Angle shows view from corner of Woollooware Road and Captain Cook Drive

- 222 residential apartments will be delivered over 4 buildings
- 30% of new apartments will be adaptable
- Parking will be provided to all apartments and visitor spaces
- Mixture of 1, 2 & 3 bedroom apartments
- The Sutherland Shire is undersupplied for quality new housing
- Great consideration has been given to the design and height of the buildings to complement existing residential
- Resident only landscaped garden areas, pool and BBQ facilities

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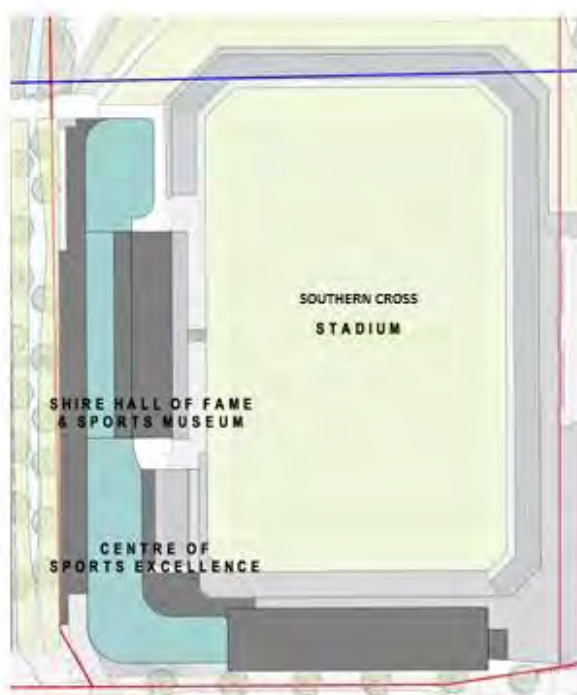




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## THE SHARKS CENTRE OF EXCELLENCE



The Sharks Centre of Excellence will offer world class sporting facilities to The Sharks and local athletes in The Shire.

- A new gym, players locker rooms and amenities
- Sports medical precinct offering physiotherapy, massage, doctor and consulting suites
- Sports education precincts for coaching, meetings and lecture rooms, player welfare and education
- Museum and Sporting Hall of Fame

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## REGIONAL ACCOMMODATION FACILITY



The Regional Accommodation facility, located within the new hotel precinct will provide much needed on-site accommodation for young regional players

- Accommodation and meeting facilities connected to the hotel
- New opportunities for young regional players to train in Sydney and increase their skills

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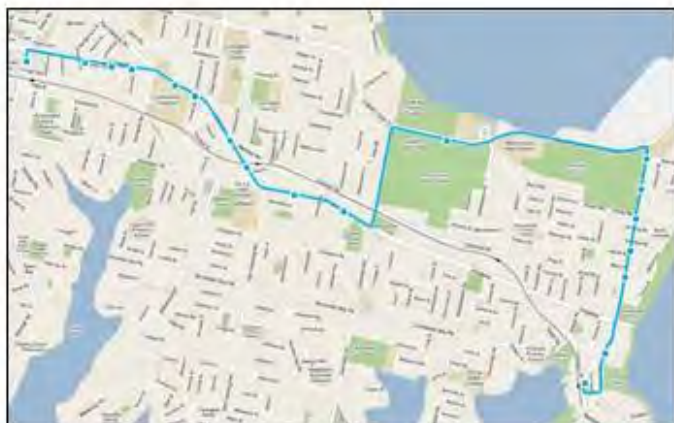




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## TRAFFIC AND PARKING



- Traffic engineers have advised that the proposal is not going to significantly contribute to the traffic on local roads
- Traffic flow is managed through separate car park access points for residential, commercial and club uses
- Bus service has commenced, linking the precinct with Woollooware Station, Cronulla Station and Miranda
- The first community bike share scheme in the Sutherland Shire to be established
- Bicycle storage for residents, staff of and visitors to the centre
- Introduction of the GoGet car sharing service into the Sutherland Shire, with 5 vehicles provided for use by the public, surrounding residents, businesses and hotel guests
- Increased capacity for parking during Cronulla Sharks games

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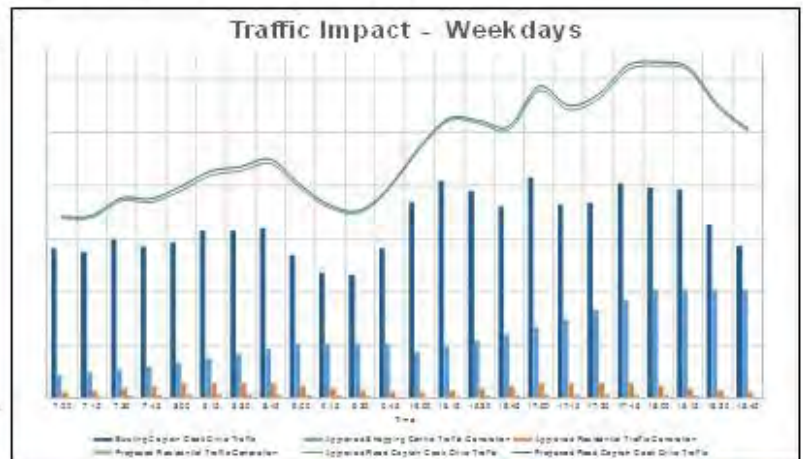




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## TRAFFIC AND PARKING



- A total of 1028 parking spaces, including 770 for the retail centre and The Club and 258 for residents
- The residential parking provided exceeds the requirements of both the Sutherland Shire Council and the demand calculated by transport professionals
- The proposed 222 residential units will generate an increase of 8.5% in traffic over the approved retail centre, an increase of just 2 vehicles per minute at peak times
- Cooperation with the Roads and Maritimes Services and Sutherland Shire Council has resulted in the approval of significant upgrades of Captain Cook Drive including:
  - A total of three sets of traffic signals, improving future capacity for all surrounding land uses;
  - Dedicated cyclist and bus facilities
- These upgrades are designed to enhance alternative transport options and includes dedicated facilities for walking, cycling and catching public transport

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## ENVIRONMENTAL CONSIDERATIONS



- The Stage 4 Residential/Hotel component of the town centre is built upon the existing footprint of the retail centre and as such does not encroach on the surrounding environment or result in an increase in flood levels to Captain Cook Drive
- The proposed design seeks to reduce potential for bird strike by featuring a variety of window and external wall treatments and styles
- Mitigation measures will be in place to limit noise during construction and to ensure that the mangroves are not illuminated during construction or as part of the building and path design to prevent any impact on the microbat population or local fauna in the area
- Stormwater will be discharged north towards Woollooware Bay to relieve the load on the existing storm water system and reduce flooding in the area

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## NEW COMMUNITY ROOM



- Brand new 220m<sup>2</sup> community room will be offered free of charge to a range of community groups to run critical projects in the local community
- The community room is smartly integrated into the retail to allow for the best possible activation
- The room will be fitted out with IT, kitchenette, bathroom amenities, secured storage and moveable walls to create flexible spaces for multiple groups to use and share

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## BIKE SHARE SCHEME



- Capital Bluestone are committing to establishing a community bike share scheme in partnership with Sutherland Shire Council
- The scheme will initially provide banks of bikes at Woollooware Bay, Cronulla Beach and Woollooware Station
- This will be the first bike share scheme in the Sutherland Shire and will be very popular with locals looking to get around without the need for a car, as well as an activity to be enjoyed by retail, club and hotel patrons

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## OUTDOOR EDUCATIONAL FACILITIES



- Proposal to turn the foreshore and mangrove areas into a live outdoor educational facility
- The initiative will include a range of fixed learning nodes and signage along the areas where types of the natural environment can be highlighted and explained
- This will be for the local community, visitors to the area and specifically local school students
- Capital Bluestone will commit financial and in kind time contributions in setting up, launching and funding the program for the first 3 years

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## THE PLANNING PROCESS



- As the Woollooware Bay Town Centre was originally approved under a Part 3A Concept Plan, the proposed modifications require amendment to the Concept Approval under Section 75W
- The Stage 4 proposal will be placed on formal public exhibition on 9 March for a period of 30 days
- Based on the initial assessment process and community feedback, the Department of Planning and Environment or the Planning Assessment Committee will determine the outcome of the project
- Following S75W determination, Proponent to submit detailed Development Applications to Sutherland Shire Council for assessment and approval

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## NEXT STEPS

Speak with the Team and ask questions.

To find more information or to provide comments visit our project website [www.wbaycommunity.com.au](http://www.wbaycommunity.com.au) or directly to the Department of Planning & Environment.

The Stage 4 Residential / Hotel proposal will be on public exhibition at <http://majorprojects.planning.nsw.gov.au/> from March 9.

Our independent engagement specialists will compile all your feedback and provide it to the Department and project team.

Thank you for attending tonight's session.

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