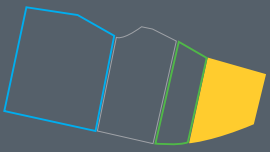


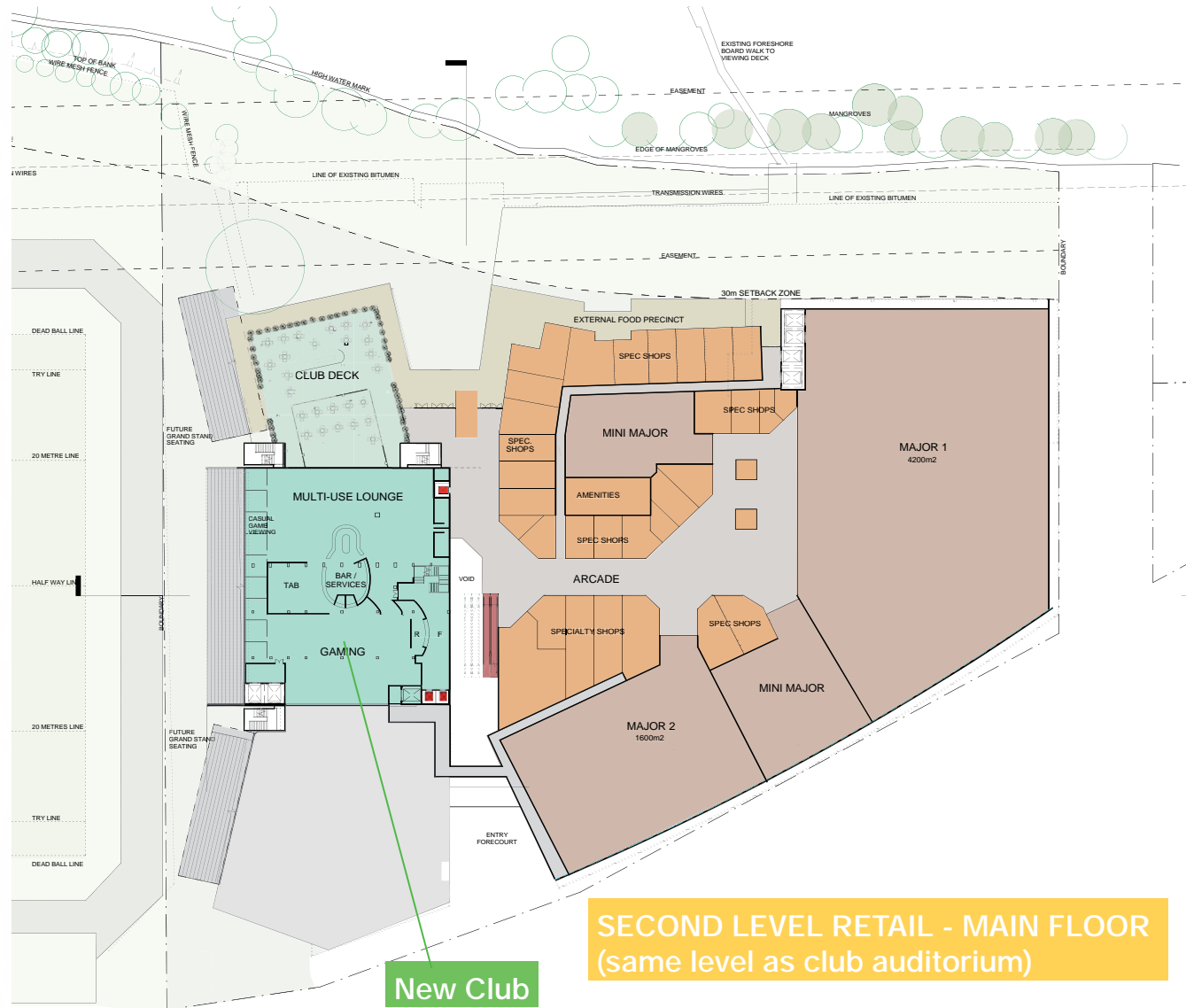
FIRST LEVEL RETAIL  
(same level as existing entry to club)



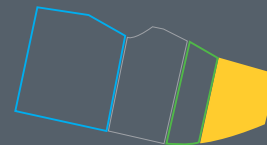
# New Shopping Centre

Draft for Consultation





# New Shopping Centre



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## Cronulla Sharks Leagues Club

A modern new club facility, incorporating family entertainment, restaurants and new licensed premises.

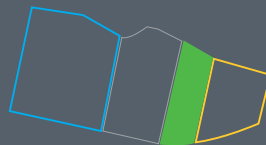
The existing Club space does not fully use all its assets. The new design maximises the Club's assets and allows it to focus on its core business – dining, catering, liquor service and gaming.

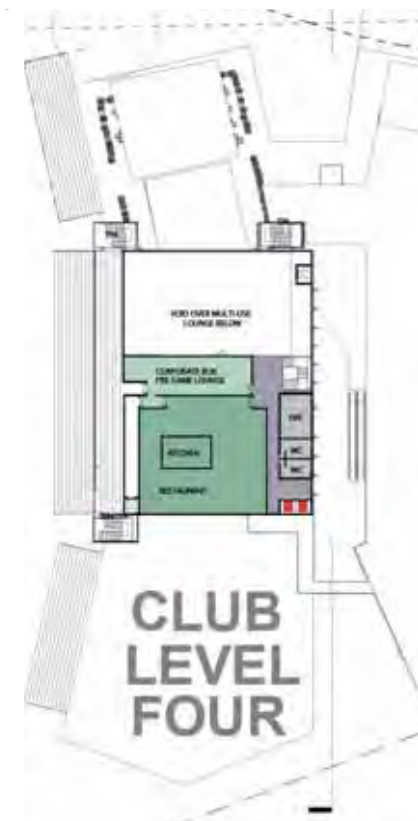
The new community sporting and entertainment precinct will deliver:

- Child and family friendly activities such as indoor bowling, putt putt golf, laser zone and child care (lowest existing Club level)
- Relocation of the licensed premises to the upper two levels of the existing building
- A substantial open terrace (at the current Auditorium level) on the northern facade with unique views to Botany Bay and the city
- New restaurant facilities to align with the new retail development
- Direct access from Toyota Stadium to the new northern terrace
- Connectivity with the new retail to maximise use and viability of both and link both service offerings.



## The New Club





# The New Club



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# Landscaping, boardwalks and open space

## Foreshore Park

- Active open space providing for the wider community
- Open turf areas allows for ball games etc
- Children's adventure playground
- BBQ facilities and picnic seating
- Lightweight shade structures
- Outdoor fitness equipment
- Educational seating areas with environmental information signage provides for school group visits

## Mangrove boardwalk

- Upgrade to existing 'Woollooware Bay mangrove boardwalk'
- Additional boardwalks provided at the edge of mangroves
- Boardwalks and paths to include an educational/ interpretive overlay about the local natural environment – flora/fauna/salt marsh
- New boardwalks not to disturb mangrove habitat

## Water course

- Existing watercourse to be retained and enhanced
- Buffer planting added to stream edges
- Community Park (at residential development)
- Provides gathering opportunities for the new residential community
- Passive spaces with edge seating
- Central boulevards (residential development)
- Large street tree planting
- Central planted swale and parking bay rain gardens allows for water sensitive urban design (WSUD), including storm water treatment
- On street parking provides for safe and activated streets

## Private/communal courtyards (residential development)

- Provides for residential community amenity
- Spaces to sit and relax in
- Aesthetically pleasing spaces to move through and look out onto from apartments



# Open Space



## Landscaping, boardwalks and open space

### Green roofs (residential development)

- Rooftops to contain green or gravel roof tops which will help collect and filter rain water
- Possible accessible rooftop spaces for residential community use

### Paths/ links

- Multiple connections through the site which link into existing local pedestrian and bike paths
- All accessible pathway system (wheelchair inclusive)
- Clear cycle/ pedestrian links north south between the Mangrove pathway and Captain Cook Drive (through the residential/ water course and retail centre)
- Clear cycle/ pedestrian links east west between the residential and Toyota Park and the Retail Centre

### Retail interface

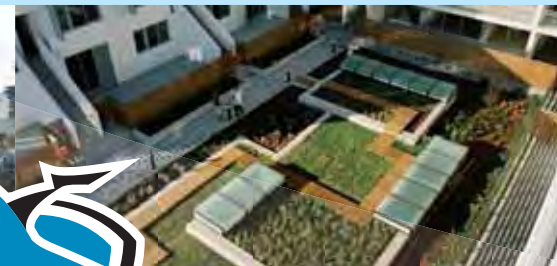
- Major buffer planting from the retail edge to the mangrove habitat
- Clear cycle/ pedestrian links into the retail centre from the new pathway system and 'Family Hill'
- Clear cycle/ pedestrian links between the new residential community and retail centre
- Clear pedestrian entry into the retail centre from Captain Cook Drive

### Sharks 'Family Hill'

- Retained and enhanced with more usable turf terraces
- New works to allow for wheelchair access

### Upgraded streetscapes

- Captain Cook Drive to receive paving upgrades and new street tree planting
- Woollooware Road extension to receive new paving and street tree planting
- Existing trees retained along the residential development road edge (next to Solander playing fields) Aesthetically pleasing spaces to move through and look out onto from apartments

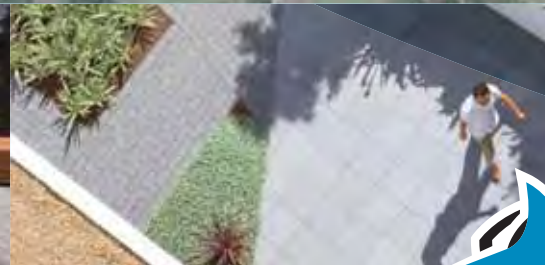


# Open Space





Landscaping,  
boardwalks and  
open space



# Open Space



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# What is the impact of the development on traffic?

A comprehensive traffic and parking management plan has been developed to manage this extra load and focus on:

- Traffic management
- Public transport
- Parking and transport on game day or night.

## Traffic management

The following traffic arrangements have been proposed to improve local traffic along Captain Cook Drive:

1. Adding new traffic signals to serve the residential community, involving relocating the existing pedestrian lights at Solander Fields towards the centre of the residential site and include a right turn exit from the new residential and signalised pedestrian crossings
2. Relocating the Woollooware Road roundabout to the east to align with the lengthening of Woollooware Road and converting it to a traffic signal controlled intersection with pedestrian phases to serve the proposed Sharks retail centre and Club, Fitness First and Woolworths Petrol Station
3. A new traffic signal junction to serve the Sharks retail centre and Club generally in line with the existing access to the Club carpark near the eastern turnstyles.

These proposed new traffic arrangements will provide significantly improved intersections along with safer pedestrian crossings to the new Sharks retail centre and Club and allow easier control during game days.



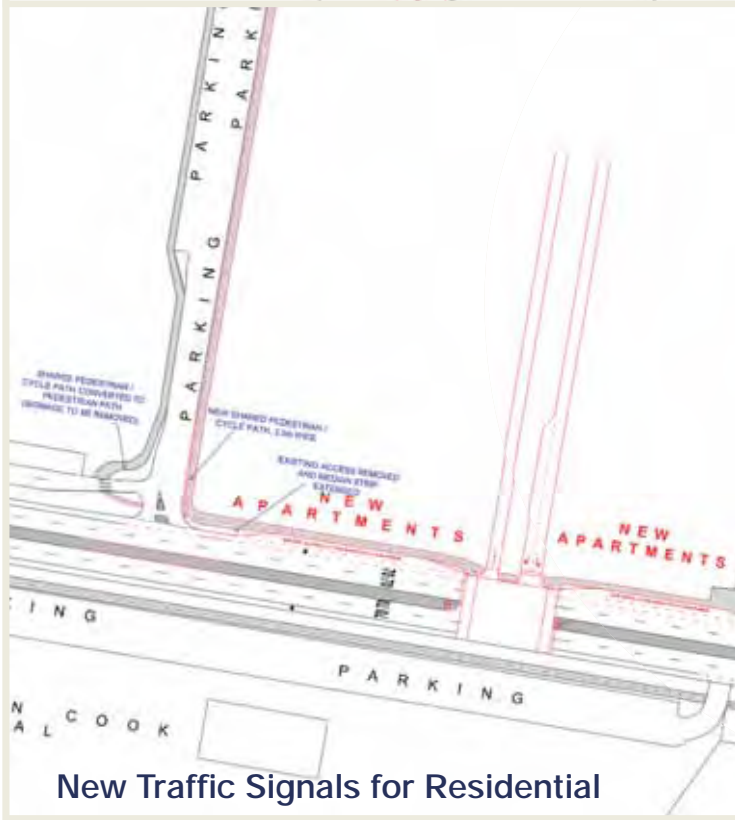
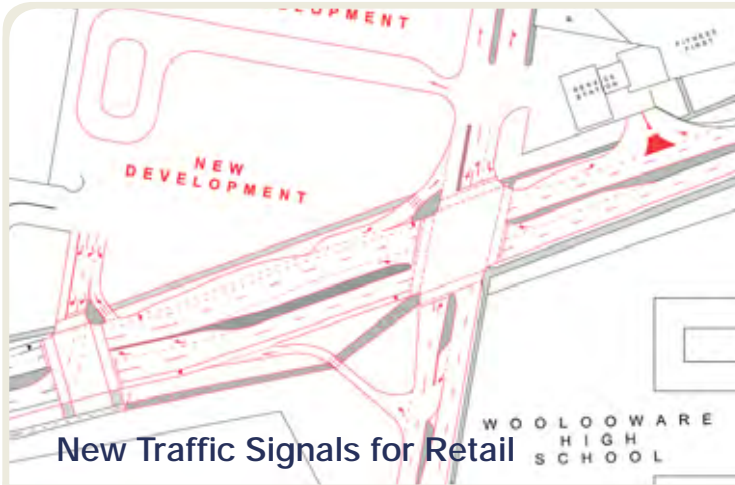
# Traffic

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Negotiations are underway with the NSW Department of Transport to provide a new public bus service once the development is complete.

The current design development takes in to consideration feedback from the NSW Department of Transport and includes Bus set down areas in front of the residential estate and Sharks retail centre and Club.



What is the impact of the development on public transport?



# Transport

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## How the development will resolve Game Day parking

To manage parking on game days or nights, it is proposed to implement a permanent “Park and Ride” solution to establish satellite parking areas at:

- Woolooware High School
- Wanda Beach northern parking area
- Cronulla High School – new parking areas associated with the relocated playing fields

Other satellite parking areas are also being investigated in the northern and western areas of the Sutherland Shire to encourage more people to use public transport. These locations will be established in line with Sutherland Shire Council and RTA’s event parking requirements.

There are approximately double the parking spaces in the proposed satellite parking areas replacing spaces removed by the development of the western training field. It is proposed to further promote and increase this service as patrons become aware of the convenience it achieves.

Shuttle bus services are planned to be included in the price of the admission to games to Toyota Stadium. Additional bus services to Sutherland and Cronulla train stations are also proposed.



# Game Day/Night Parking



# What is the impact of the development on the existing playing fields?

In consultation with the Cronulla High School and the Cronulla Caringbah Junior Rugby League Football Club, it is proposed to relocate the existing Sharks owned western training fields to the existing school grounds at Cronulla High School.

The existing school grounds at Cronulla High School will be upgraded and will be used by:

- Cronulla Caringbah Junior Rugby League Football Club
- Cronulla Sharks for training and development purposes
- Other sporting codes including OzTag, Touch Football

The playing fields will also be available to the public for use. A new water polo facility is also being proposed to be developed by the Cronulla Sutherland Water Polo Club. The proposed water polo facility will be at the High School adjacent to the new playing fields.

Both Cronulla High School and the Cronulla-Caringbah JRLFC have given in-principle support to the proposed relocation of the playing fields subject to final design and Department of Education approval.

The General Manager and Director of Parks and Gardens from Sutherland Shire Council have indicated their support for an integrated approach and improved facilities for Cronulla High School.

The Council will be the consent authority for a formal DA process on the fields. This relocation will result in more publicly accessible fields.

## CRONULLA HIGH SCHOOL



June 3, 2011

Bluestone Capital Ventures No.1 Pty Ltd  
c/- Parkview Group  
Suite 3,  
2 Wentworth Park Road  
GLEBE NSW 2037

Attention: Mr Matt Crews

Dear Sir

**Re: Relocation of Sporting Fields to Cronulla High School**

I refer to the recent discussions between Ben Fairfax - Bluestone Property Solutions, Matt Crews - Parkview and the school regarding the relocation of the Cronulla Caringbah JRLFC to the existing Cronulla High School fields.

As you are aware, the School has an existing agreement with the Cronulla Sutherland Water Polo Club Inc. to allow them the use of part of the Cronulla High School fields for a new water polo facility. This facility will need to be allowed for in any future design for rugby league sporting facilities.

Subject to the final design being agreed and approval from the NSW Department of Education and Cronulla Sutherland Water Polo Club Inc., Cronulla High School welcomes the opportunity to have its existing fields upgraded and to have Cronulla Caringbah JRLFC and the Cronulla Sharks play or train on the fields.

Please contact the undersigned if you require anything further.

Yours Sincerely

Tony Ibrahim  
Principal  
Cronulla High School



June 3, 2011

Bluestone Capital Ventures No.1 Pty Ltd  
c/- Parkview Group  
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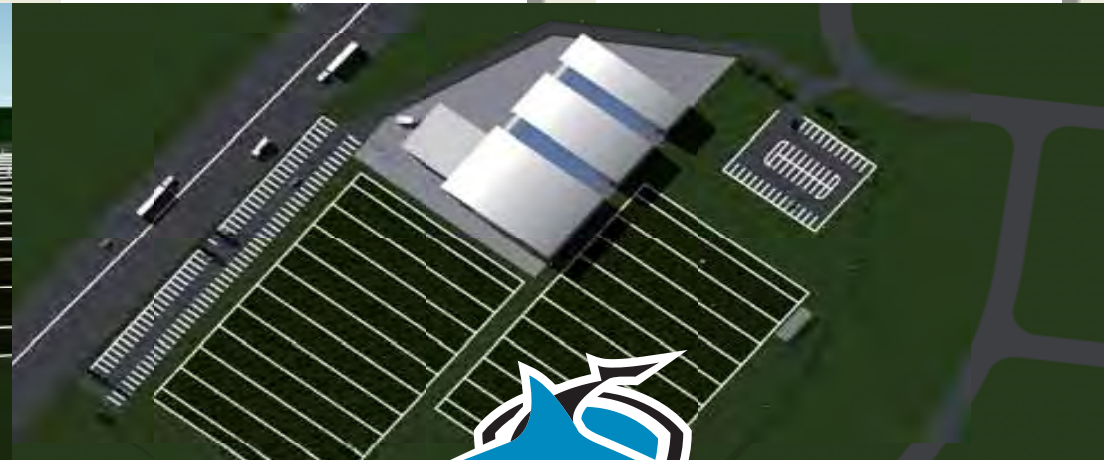
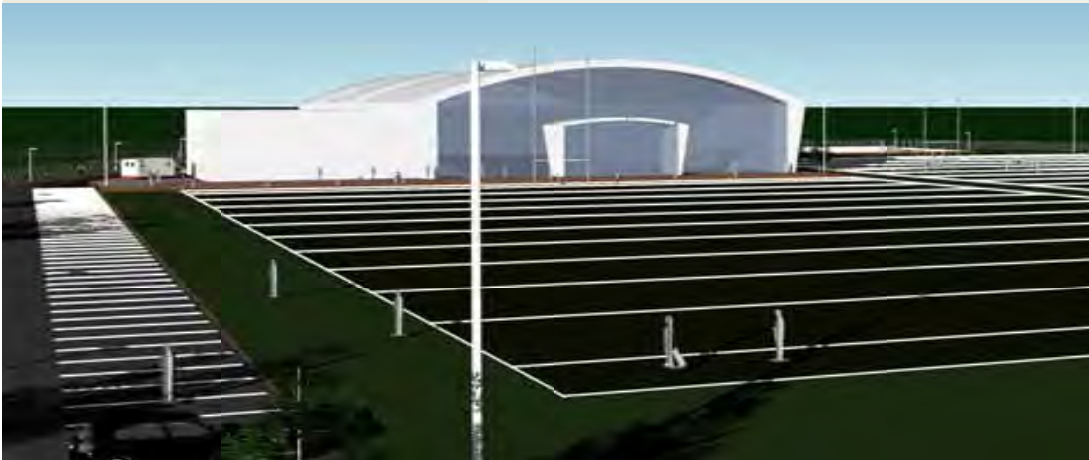
Subject to the final design being agreed, Cronulla Caringbah is supportive of this opportunity to move its home ground to Cronulla High School with new playing fields and facilities purpose built for the Cronulla Caringbah JRLFC and the Cronulla Sharks.

Cronulla Caringbah JRLFC has a long history with the Cronulla Sharks and having the ability to maintain and strengthen this relationship has been supported by the members. The future success of the Sharks will have direct benefits to the club and provide our members and players more opportunities to support their current passion possible.

Please contact the undersigned if you require anything further.

Yours Sincerely

Matt Crews  
Director



## Playing Fields



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The proposal has incorporated some of the very highest standards of sustainable design to protect and manage the local environment.

A significant benefit of achieving these high standards is delivering greater affordability arising from materially lower household expenditure as compared to the average home.

Issue	Objective	Response
Carbon and energy	Reduce carbon emissions over the project life cycle by 30%	<ul style="list-style-type: none"> <li>• Passive design appropriate to Cronulla climate using shading, glazing, natural ventilation and day lighting</li> <li>• Smart meters in every home</li> <li>• Recycled materials</li> </ul>
Flooding	Mitigate the possibility of the new buildings flooding	<ul style="list-style-type: none"> <li>• Undertake thorough Flood Study analysis</li> <li>• Construct car parking at ground level &amp; provide new habitable areas well above flood levels</li> </ul>
Sea level rise	Mitigate the effects of any future sea level rise	<ul style="list-style-type: none"> <li>• Throughout the design process consider sensitivity analysis from flood studies and tidal levels to estimate the likely climate change and sea rise impacts</li> </ul>
Stormwater control	Control and Re use	<ul style="list-style-type: none"> <li>• Provide a Water Sensitive Urban Design solution utilising the existing topography and discharge points to the bay to ultimately improve the existing system and runoff to the bay.</li> <li>• Prevent mosquito breeding through appropriate grading and subsoil drainage of swales or as required.</li> <li>• Treating urban stormwater to meet water quality objectives for reuse and/or discharge to surface waters. This can be achieved through implementation of a treatment train of grassed swales and GPTs (Gross pollutant Traps).</li> </ul>
Water	Reduce potable water demand by 30%	<ul style="list-style-type: none"> <li>• Efficient fittings, fixtures and appliances</li> <li>• Alternative water networks supply clean water for all uses</li> <li>• Permeable paving, bio-swales, constructed wetlands and rainwater capture for re-use on site</li> </ul>
Remediation	Limit the effects of the previous use of site	<ul style="list-style-type: none"> <li>• Mitigation of risk for acid sulphate soil activation. Any plans to excavate below "pre-landfill" natural ground levels may activate acid sulphate soils and would require an appropriate treatment method.</li> </ul>
Environmental quality	Improve health and well being through the provision of higher quality environments including light, air, comfort and beauty	<ul style="list-style-type: none"> <li>• A considered balance of sunlight and shade provided within buildings and public spaces</li> <li>• Non-toxic internal finishes</li> <li>• Maximised natural light, while minimising glare and thermal comfort</li> </ul>
Materials	Maximise materials efficiency and recycled content and design for end-of-life reuse	<ul style="list-style-type: none"> <li>• Use of recycled and/or local products wherever possible</li> <li>• Toxins in building materials are banned</li> <li>• Building materials are durable, flexible and recyclable</li> </ul>
Waste	Zero waste over the project life cycle	<ul style="list-style-type: none"> <li>• Historically the site was a waste depot. It is proposed to cap the fill and pile through to the bedrock</li> <li>• Waste materials and products are recovered and reused, eliminating landfill and earning money</li> <li>• Innovative waste separation and collection strategies</li> </ul>
Biological diversity	Restore and enhance the biological values of the site and urban landscape	<ul style="list-style-type: none"> <li>• Existing mangroves protected by a minimum 30m riparian protection area</li> <li>• Native flora and fauna will be encouraged through the abundant green spaces integrated into the urban landscape</li> <li>• Ecology and biodiversity maintained and improved on site conditions</li> <li>• Protect and restore aquatic ecosystems and habitats. Protect the scenic, landscape and recreational values of waterways.</li> </ul>

What is the impact of the development on the environment?

# The Environment





Action	Detail
Lodgement of Clause 6 application	Clause 6 application lodged with the NSW Department of Planning and Infrastructure along with supporting preliminary environmental assessment
Department consults with council and local agencies	Identification of specific local issues that need to be investigated throughout the planning process
Director-General's Requirements	The Director General of the Department of Planning and Infrastructure provides the Sharks Consortium with requirements as to the specific issues to be investigated through the planning process.
Detailed technical studies and environmental assessment	Project team appoints specialist consultants to undertake detailed technical studies and prepare an environmental assessment report which addresses the Director General's requirements and the issues raised through community consultation
Consultation with stakeholders and local community	A community information session held to identify issues with stakeholders and the community which need to be addressed through the planning process
Adjust Concept Plan and Stage 1 Project Application	In response to findings from consultation with comments and technical studies, a comprehensive environmental assessment report is submitted to the Department of Planning and Infrastructure
Lodge Concept Application	Formal lodgement of 3A application to Department of Planning and Infrastructure
Environmental Assessment Report goes on exhibition	After the department checks the adequacy of the report to ensure it addresses the Director General's requirements, the report goes on exhibition for a minimum of 30 days submissions from the public and government agencies are called for
Submissions from stakeholders collated by Department	Department of Planning and Infrastructure forwards copies of submissions received during the exhibition and directs Sharks Consortium to respond to key issues
Response to submissions from stakeholders	Sharks Consortium prepares and submits a report the Department of Planning and Infrastructure responding to the key issue raised in submissions. If amendments are made to the project, a Preferred Project Report is submitted
Director General reviews concept application	Director General reviews the concept application and considers the environmental assessment report, submissions received from the public and agencies and the consortium's response to those submissions in order to make recommendations as to whether the proposal should be approved
Planning Assessment Commission to make approval decision	Department of Planning refers its assessment report and recommendations to the Independent Planning Assessment Commission for a decision as to whether to approve the project

## What is the planning and assessment process?

This proposal is being considered under Part 3A of the Environmental Planning and Assessment Act because:

- The total capital investment (greater than \$100 million) in this proposed development makes it a major project
- The Minister of Planning and Infrastructure has confirmed that this proposal will be assessed as a major project under Part 3A of the Environmental Planning and Assessment Act
- The project will be determined by the Planning Assessment Commission as part of changes recently announced to Part 3A of the Act by the NSW Government.

The adjacent table summarises the planning process.



# Planning Process

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The Cronulla Sharks Leagues Club has been passionate about this community since it was established in 1967.

It takes its role as a community club seriously and in 2010 provided nearly \$100,000 worth of support to community groups including:

- Caringbah Scouts Club
- Bates Drive School
- Civic Centre Disability service
- Menai Community services
- Rainbow Club Cronulla
- Saleability NSW Cronulla
- Sutherland early support centre
- Sutherland Hospital School
- Sutherland PCYC
- Sutherland wheelchair basketball

It also makes significant financial and in-kind contributions to junior sporting clubs, local schools and other local community groups.

This financial support though has decreased over the years as the Club's financial situation has become more strained. A secure financial base will allow the Club to take on a bigger role, both financially and non-financially, in the community.

# Sharks and the Community