
Woollooware Bay Town Centre Design Report

Date **02.2013**

Reference
Number **20100176**

Issue **For
Authority
Approval**

Town Centre Perspective

The approved Concept Plan for the Cronulla Sharks Development acknowledges that the development constitutes a new centre. The Department of Planning considered the suitability of the site against a wide range of locational attributes and concluded that the formation of a new centre is worthy of support.

Following the Planning Assessment Commission's approval of the Concept Plan, with the implicit understanding that the development site is a new centre, the wider project has been given a working title of 'Woollooware Bay Town Centre' for the purposes of subsequent Project Applications for its component parts.

It is important that this Project Application, for the 'retail, medical and leisure centre' and future, licensed club facilities is understood as comprising only part of a much larger and more dynamic 'Town Centre' that includes a football and sports stadium, residential neighbourhood and public and private open spaces with physical and transport connections to the wider region of the Shire and metropolitan Sydney.

Diversity through Governance

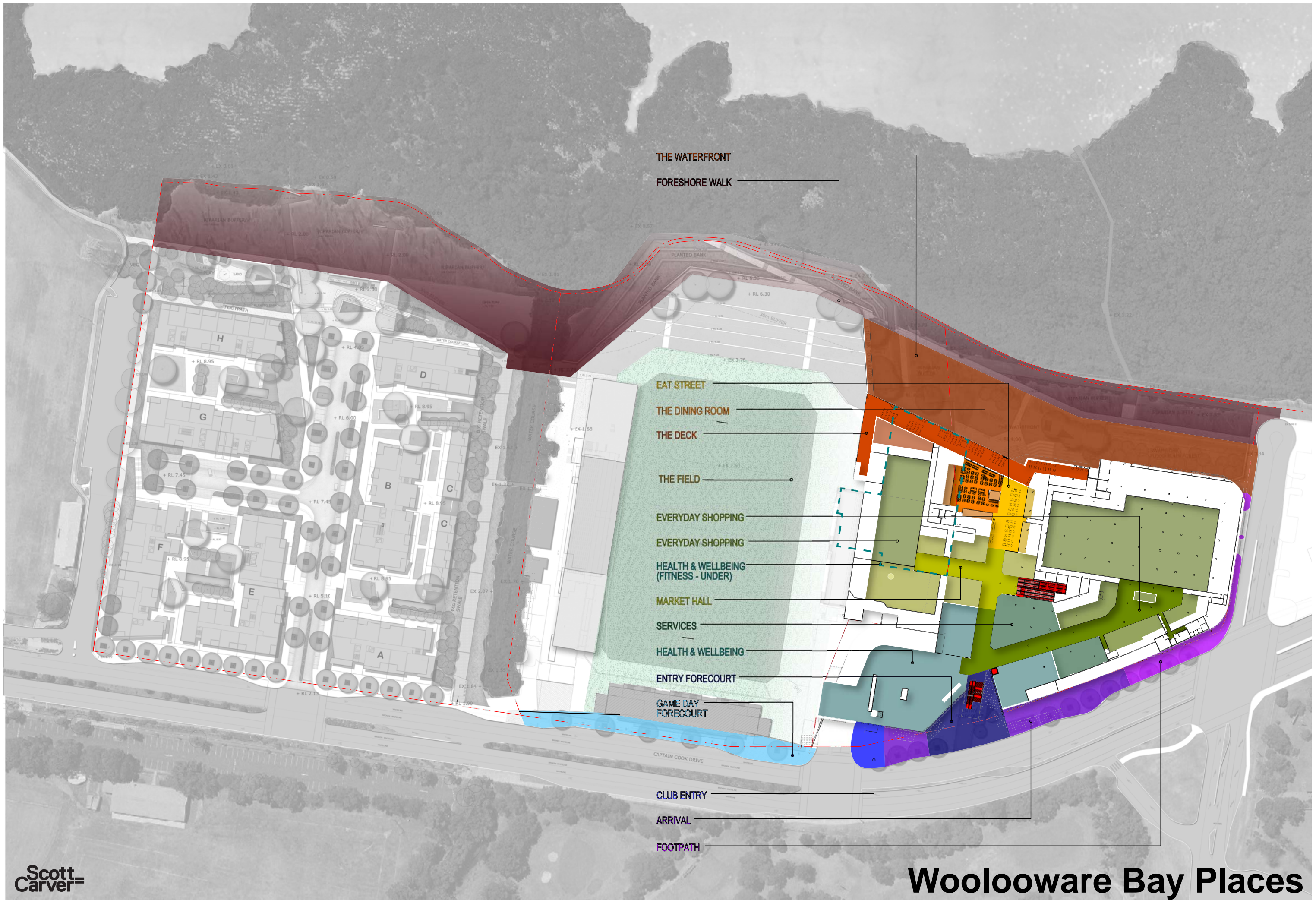
When viewed as a 'development' it could appear that the governance model might lack complexity when compared to a town centre that has evolved under more complex property ownership. Examined more carefully it can be seen that many entities are involved in the management of the place. Beyond Centre Management, the Sharks Rugby League Football Club, Sharkies, residential Bodies Corporate and Sutherland Shire Council are all involved in the maintenance of physical assets and are keepers of community good-will in this new town centre.

Retail, leisure health and wellbeing tenants will all contribute to an evolving market-responsiveness that will build and maintain 'place capital' through loyalty and return visits.

The layout of retail, leisure, medical and other activities within the centre, as drawn for this Project Application is indicative only. Following consent this layout will be influenced by the demands and innovations brought to the project by proposed tenants. While the mix of activities will be similar and the mix of uses is a fundamental characteristic of the appeal of the centre, the exact configuration of functions is likely to change as real tenants are engaged and secured.

Particular realms of management for the centre will ensure ongoing patronage. Waste management will include the regular cleaning of the Captain Cook Drive footpath, landscaped open space and all deck areas by centre management.

Shopping trolleys will be contained within the site through control technologies, such as trolley wheel-lock technology and coin-operated trolley locking. Open and accessible design ensures that elderly visitors can leave their trolleys in a bay at the bus stop.



Modes of Arrival

Prioritising Pedestrians

The predominant ingredients of place architecture are focused on the intimate, personal and social scales or, in other words, at the pedestrian scale. Since most visitors to the centre will arrive by car, the main entry will be via travelators, centrally located in each car park, whereby one simply emerges in the centre of activities from car parks. This mode of arrival denies the regular experience of external architecture, other than a visual experience from a moving car.

While the car will be the numerically dominant form of arrival, many others will approach as pedestrians from buses, adjacent residential areas, schools, and to attend special events. The design strategy for the centre encourages a better balance of transport modes with new shuttle bus services and many new bike and pedestrian connections. All of the public edges of the development therefore demand consideration for their potential to be active, friendly, mixed, passive or sometimes, inactive. While Woollooware Bay is a multi-use public destination, preference for arrival by car denies large numbers of pedestrians along its public edges, making commercial activation by shops very difficult. Nevertheless, a careful analysis of entries and movement along the public edges leads to a range of interesting design responses if the thinking is place-led.



Pedestrian entry from carpark via travelators

Important Connections within Town Centre

This Project Application describes the mixed-use building that supports new retail, social, health and recreational activities. This building is, however, connected to adjacent sporting facilities, foreshore recreational spaces and a residential neighbourhood of approximately 600 apartments. Its integration with these amenities will encourage movement to and from this building as well as through it.

The destination outdoor dining decks along the northern façade of the project are connected to a 3m foreshore path and future boardwalk along the mangroves that extend along the foreshore towards the residential neighbourhood as well as east towards Kurnell. These connections to 'beyond' add a necessary shared purpose to the 'retail' centre since it gives visitors reasons to be moving through the centre other than the for the single purpose of shopping. The more reasons people have for walking through, around and into the centre, the more successful will be the Town Centre through its social complexity.

Pedestrian connections along Captain Cook Drive will also be improved by landscaping and through architectural interest and calibration of the journey through activity. The development maximises the number of addresses directly opening onto Captain Cook Drive.



Pedestrian connections to the centre from the foreshore

Cycles

The existing cycleway along the foreshore currently connects to Captain Cook Drive along the eastern boundary of the Solander Fields. This development will link from the existing path along the foreshore to Woollooware Road North; opening up a part of the foreshore that has never before had public access. This gives access to both recreational cyclists and ultra-local cyclists within the neighbourhood. The connection on to Captain Cook Drive will also be accessed via a controlled intersection ensuring safe passage across Captain Cook Drive.



The project fronts several important cycleways

Public Transport

Future bus connections and interim shuttle bus services will set down at multiple locations along Captain Cook Drive. Bus stops designed with Department of Transport input are located at the residential and the retail, leisure and club precincts. The retail bus stop with covered entry is adjacent to the main entry of the centre with it's direct links north through to the foreshore. Game day buses will also set down at this point and further along under special controlled arrangements. On game days, buses will service "park and ride" facilities for spectators.

Only 900 meters from the nearest train station, new pedestrian and transit links will be established. It is anticipated that the new town centre will act as an catalyst for inducing latent public transport demand in surrounding areas.

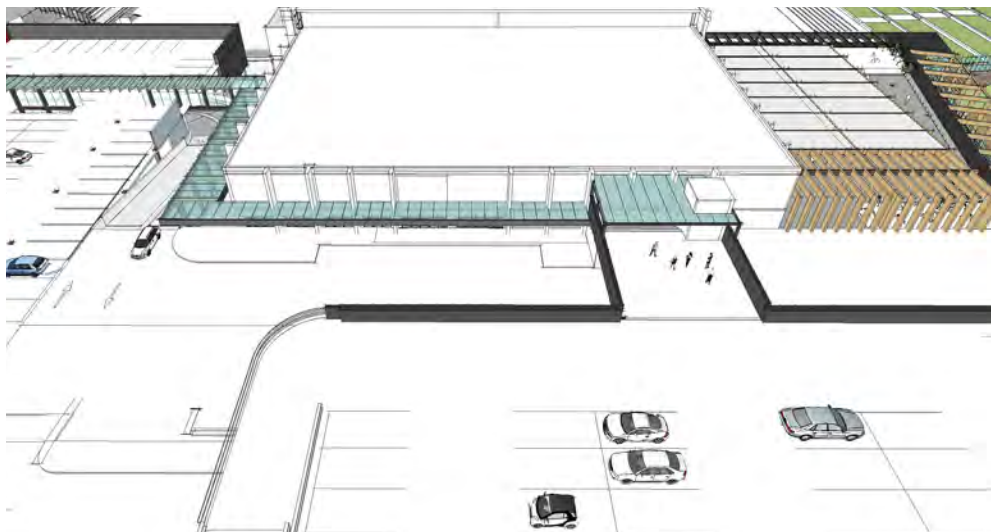


Main bus stop on Captain Cook Drive

Arrival by Car

Most visitors will prefer arrival by car. The car parks have been designed to obviate entry by turning at either set of traffic lights. The entry to the ground level car park is off Woollooware Road North and the entry to the Levels 3 and 4 car parks is off Captain Cook Drive between the football stadium and this development.

Retail patrons will have the option of being able to either park on the ground level car park or level 3 when entering the retail centre. Both of these levels are accessed via travelators which will provide easy access for consumers utilising the centre, Club patrons will prefer to park on the upper car parks of Levels 3 and 4 where the main entry to the club is provided directly into the foyer at Level 3. The entry for the club on Captain Cook Drive is intended for patrons arriving by public transport and for event or game-day express access. This entry also gives the club high visibility, and its own identity via an address on Captain Cook Drive. The proximity of the car park access adjacent to the club entry also promotes this car park access as the preferred entry for club patrons. The Club will continue to evolve its role in the community and social dynamics of the Shire and its visitor patterns will diversify beyond its primary role as the manager of football events



The Club has a separate carpark and entry at Level 4



Pedestrian, carpark and dock entries on Captain Cook Drive are legible and distinctive

Deliveries

Two loading docks are provided to serve the centre. The loading dock in the northeast corner, off Woollooware Road North, provides access for the major supermarket and tenancies east of the “through site link arcade”. The loading dock on the southwest corner, off Captain Cook Drive, provides access for the club and all tenancies west of the “through site link arcade”. These service points have been strategically located and sized to provide greater flexibility for changing demands than other centres in the Shire. A dedicated ambulance bay is incorporated into the dock at Captain Cook Drive to service the proposed day surgery.



The carpark and dock entries on Woollooware Rd

Architectural Form

Town Centre as Inspiration for Architectural Form

Most Town Centres have grown organically over time and comprise, therefore, a wide variety of architectural forms, spaces and places, all under a wide variety of governance regimes. Social complexity and visual diversity follow naturally from each centre's growth over time.

Planned Town Centres, such as that envisaged herein at Woollooware Bay, are developed over a short period and require special care to ensure that a diversity of experiences is wrought from the design and development process.

With its structured parking, vertical transport systems and internal arcades, the building typology has many features of a shopping centre. Nevertheless, the natural and urban settings of the site present opportunities to break away from the typology and to connect the development to its context.

Within the agreed Urban Form Controls a diversity of architectural expressions needs to emerge. These expressions need to respond to different scales of perception ranging from the form in the landscape and as seen by passing motorists down to the intimate engagement of people along its pedestrian edges.

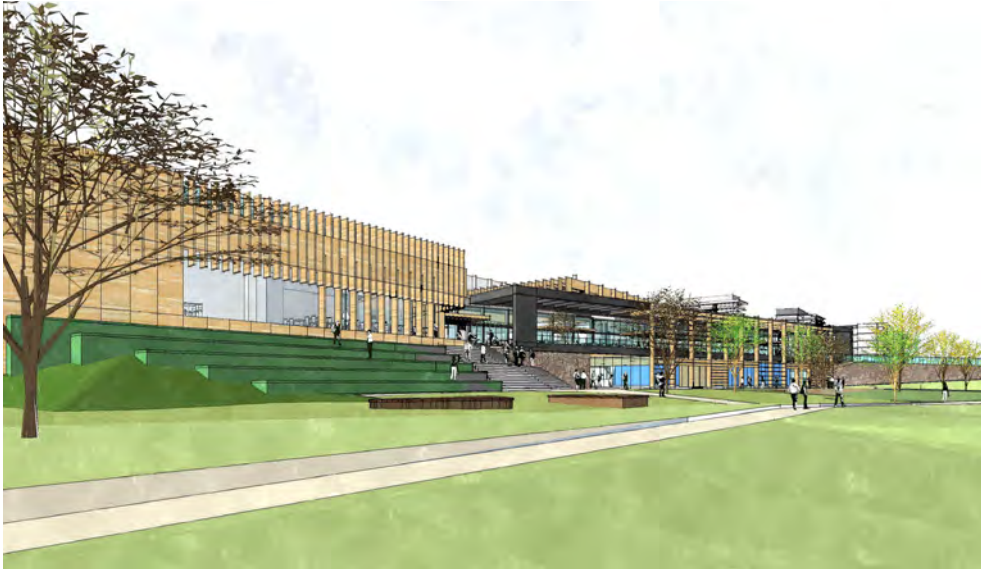


Captain Cook Drive urban edge

Place Architecture

The big moves in architectural form respond to the physical context of the site; the aspect and prospect opportunities it affords. These include:

- The setting of the buildings in a landscape comprising golf courses, Woollooware Bay waterfrontage and the green surrounds from the adjoining football ground Sharks Stadium and other sports grounds;
- The north-facing prospect over Woollooware Bay that enjoys winter sunshine and water views;
- The immediate relationship with riparian zones and mangrove environments along the foreshore;
- The urban edges of Captain Cook Drive and Woollooware Road North;
- The western aspect looking over the Solander football fields and its shared operations during special events.



The northern part of the site faces Woollooware Bay

Within this larger framework of site conditions and responses, a finer grain of diversity is designed as a series of places and connections. 'Place architecture' has been used as a governing realm of deliberation regarding design. Within this realm design thinking, the architecture can be designed to respond to a wide range of behavioural and experiential needs of discernibly different places.

Workshops have been held during the design process to imagine and to predict the needs of different places around and within the development. Behaviours and experiential opportunities were identified as key words and these were used as prompts for design responses and can also be used to audit design intentions through time.



The southern part of the site faces Captain Cook Drive

Place Architecture allows us to think of the pedestrian experiences holistically and, therefore, to consider the interior spaces as being seamlessly connected to external spaces. The richest experiences are to be discovered within the development and along the foreshore where restaurants, cafes and the food court are designed as indoor/outdoor transitional spaces.

The design responses to the retail part of Woollooware Bay Town Centre have been aggregated into 'places'. Further 'places' will be identified in the residential component of the Masterplan but have not been included as part of this report. Each of the retail centre places is outlined in more detail in the double-page descriptions, which terminate this Design Statement:

- Arrival
- Event / Game Day Forecourt
- Club Entrance
- Entry Forecourt
- Footpath
- Foreshore Walk
- Waterfront
- The Field
- The Deck
- Dining Room
- Eat Street
- Market Hall
- Health and Wellbeing
- Everyday Shopping and Services.

Through focusing design solutions on the social needs of each of these places an authentic diversity emerges. While the exact layout of the retail and other activities within the centre will evolve, they are included in the Place Architecture agenda because many of these are the main reason for peoples' visits.



Woollooware Bay waterfront

Building Form

The development comprises an integrated superstructure that partly re-uses the existing Sharks club and is otherwise new construction.

The overall form is generally within the Urban Form Controls prescribed by the Concept Plan. Minor variances occur due to detailed design as noted on Drawings *DA 811 – DA 814*. All protrusions are within the property boundaries or agreed subdivision lines of the site and reflect particular design responses that were not envisaged at Concept Plan stage.

Scales of Perception

This active heart of the Woollooware Bay Town Centre is a large building and is observed at different scales and speeds ranging from passing motorists to cyclists and pedestrians. It is a building 'in the round' set on a major arterial road yet surrounded by nature.

The building has been designed to respond to these various scales of perception such that it has an overall, cohesive 'civic' presence when viewed from afar while also appealing to pedestrians through its detail up-close.

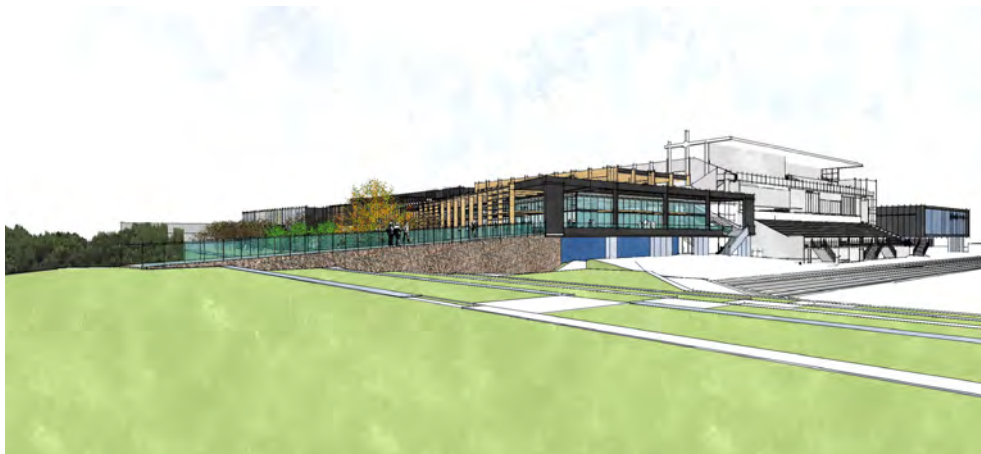
Detailed design responses will entail finishes, graphics and merchandising offerings that will come together at the scales of 'intimate, personal, social and public' (Edward T Hall, *The Hidden Dimension*, 1966 - analysis of interpersonal behaviour under the discipline of 'proxemics').



The building has been designed to be interesting, even to passing motorists

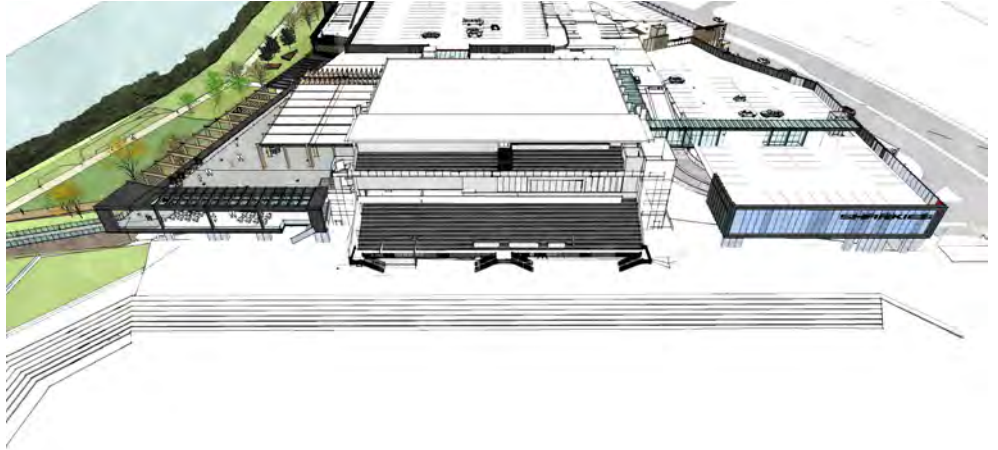
Expression of Function

The functionality of the building is expressed in open and legible ways. The existing eastern grandstand of Sharks Stadium is enveloped in a collection of new retail, social, health and recreational activities such that it reinvigorates the Sharks brand while repositioning the meaning of the football / sports ground, beyond its pioneering role at the edge of the Shire community, to a new position as the heart of a vibrant new town centre.



The new building reinforces the Club's relationship to the field and to the Sharks brand

This sports-led evolution of a town centre, with its place-loyalty generated over decades, now endows the site with sufficient meaning to the community that a rich array of new recreational functions can be reliably located here. The waterfront, the entry from Captain Cook Drive and the new Sharkies Club are all given primacy in the architectural expression through rich natural materials, open decks and promenades, pergolas and enabling satellite shelters.



The new building envelopes and embraces the existing Club building

Timber is used in the form of solid material as well as specialised façade systems and is used generally to characterise recreational precincts and to promote the presence of these precincts along the waterfront as patrons pass along Captain Cook Drive or enter from Captain Cook Drive. Timber has been chosen for:

- Its warmth and character
- Its compatibility with natural surroundings
- Its durability in a marine environment
- Its ability to transition from outdoor to indoor applications
- Its authenticity;



Timber is a consistent element of the building - expressed both inside and outside



Timber reinforces the building's openness and integration of outdoor spaces

Other materials such as pre-finished metal and precast concrete are used as neutral counterpoints to timber. External materials have been chosen to create a choreographed diversity whereby a variety of character precincts are created within a cohesive overall aesthetic, (see Drawing *DA931 – External Material Finishes*).

The car parks and blind retail elements are wrapped in a dynamic screen of precast concrete blades that fan out to let the building breathe where required. The handsome height and the spread of this form creates a legible civic intent. Its corners are softened as curves to dramatise its reach around the development, visually connecting the landscaped spaces that surround it. While branding and signage herald its function as a retail and activity centre, the building is, at the same time, a timeless addition to the civic identity of Woollooware Bay and to Sutherland Shire. Signage and centre branding are carefully fixtured as extensions of the architecture. No signs are merely 'stuck on' to the façade, rather they are brackets or seated into textured backgrounds designed in anticipation of their presence.



View of the screen from Woollooware Rd

A blade at the main entrance hovers over the footpath. This helps to temper perceptions of the length of the footpath along Captain Cook Drive, containing a space near the bus shelter that serves to localise pedestrian behaviour. This projection occurs at an extremely wide part of the Captain Cook Drive footpath and is justifiable in order to temper the scale of a place that would otherwise only augment the scale and presence of passing traffic.



A timber element projects out over the footpath and extends to become a bus shelter

The differently fanning wall panels calibrate the pedestrian journey, along the edge of the building on Captain Cook Drive. Within the open spaces of the fanning wall its 'gills' are anchored to a continuous plinth; which doubles as seating amenity. Except where adjacent to shops, robust solid timber screens protect pedestrians from the cars beyond and characterise the niches at a personal scale. This treatment ensures that there are no re-entrant spaces for people to hide while also ensuring further safety by engaging people directly in using the edge of the building.



The unfolding screen creates interesting niches and enlivens the footpath



- MODE**
- PEDESTRIAN
 - BIKE
 - PUBLIC TRANSPORT
 - CAR
 - DELIVERIES

Places

An overriding objective for the development of Woollooware Bay Town Centre is to infuse a variety of place-based experiences and connections into the whole site.

While the development is now classified under NSW Government planning legislation as a Town Centre, the building typologies, unless carefully handled, could appear monolithic and very singular in their meaning. The prevalence of large floor plates, car parking decks, grandstands and parking podiums could lead to the project feeling more like a large development than a real Town Centre.

A diversity of places, particularly as experienced by pedestrians, needs to be manufactured by identifying elements such as entries and by bringing a variety of active and friendly edges to the connections between these places. Characterisation of precincts needs to be imagined from the innate disposition of each place to surrounding influences. For example, the waterfront precinct will have a completely different character from the footpath along Captain Cook Drive; each precinct exploiting its own strengths and potential. Choreographed diversity should prevail over tidy uniformity.

The following pages preempt the slower, organic process of place-making by providing a template for naming places, describing their social functions and describing qualitative experiences. These descriptions help to keep design objectives in focus and to audit aspirations when design is complete.



Buses

Taxis

Schoolkids

Elderly shoppers

Accessible

Civic presence

Safe apron

Canopy of trees

Transparency of entry

Clear destinations beyond and within

Warm timber signals offering within

Meeting place

Distance from traffic

Safe at night





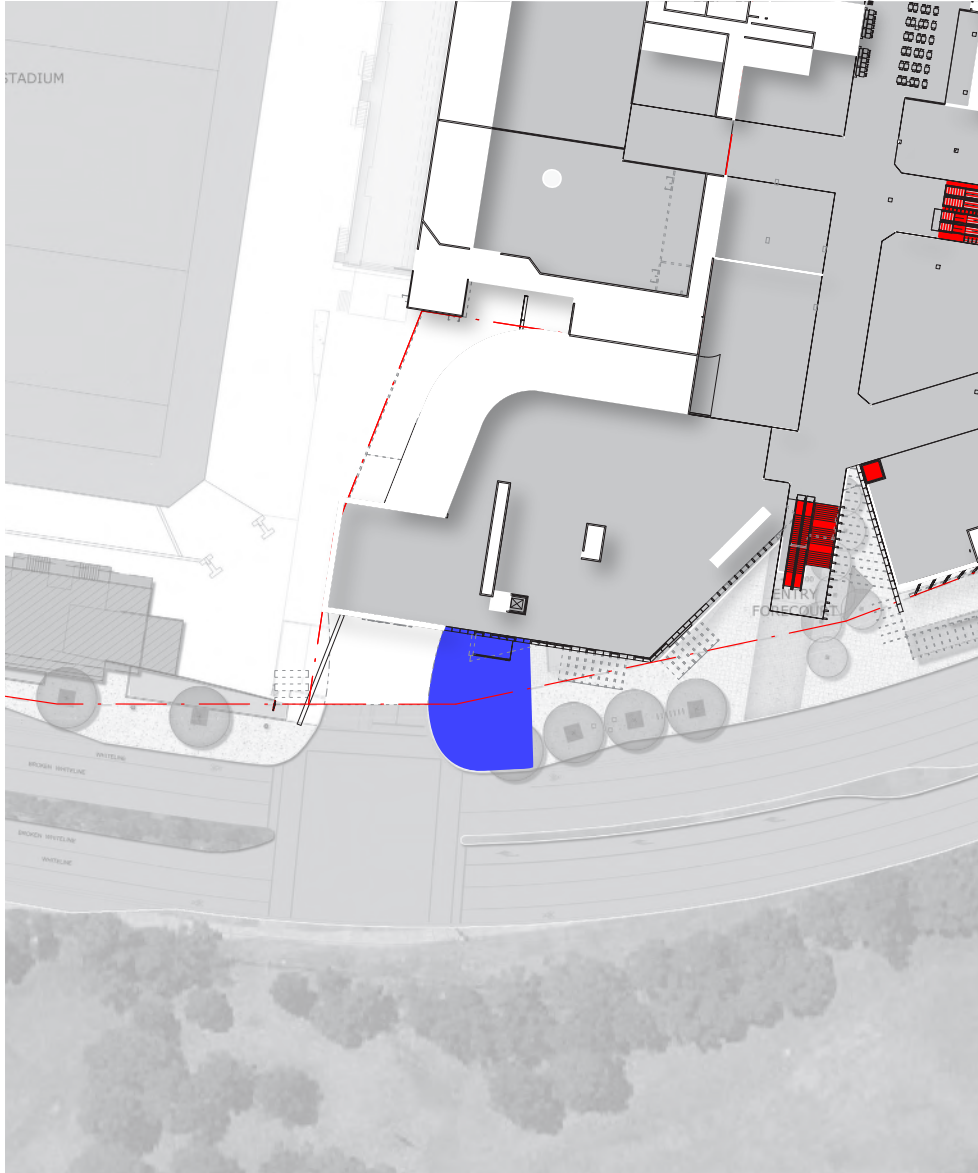
Arrival

The Arrival is the street address for Woollooware Bay. It is a welcoming and distinctive urban space. The Arrival apron is a vibrant civic gesture; a place where crowds can gather. As the entry to the Club and retail centre, the space will be active and interesting day and night.

The space addresses Captain Cook Drive and is stitched seamlessly into the Footpath. The space is a legible threshold for the shopping centre via the Entry Forecourt, to the medical centre and the to the Club Entrance. The street front comprises two dedicated bus stops and a drop-off zone.

The space is very wide, providing a large apron for managing overspill of crowds during events or game days as well as a civic gathering space. The undulating and projecting frontage of the building is a legibility device for marking building entries. Shelter is provided by a covered bus stop and by street trees.





Clear address to Captain Cook Drive

Excitement of events

Pride in presence

Public transport arrival and departure

Taxis

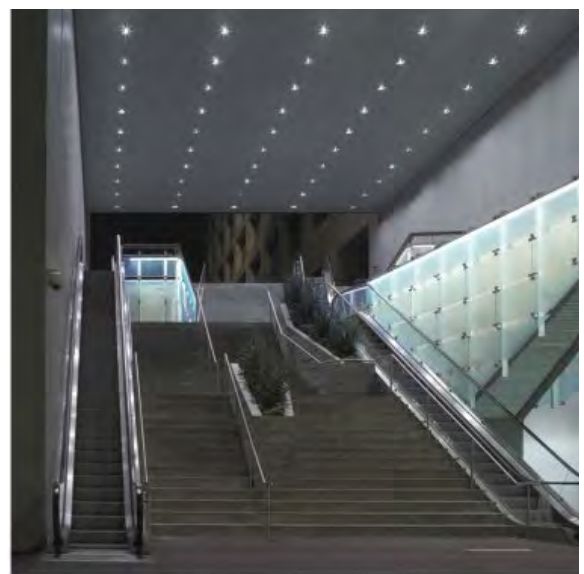
Sharks' 'signature' to whole centre

Night radiance and fun

Rooftop entrance 'street in the sky'

Safe at night

Welcoming address for family and community entertainment



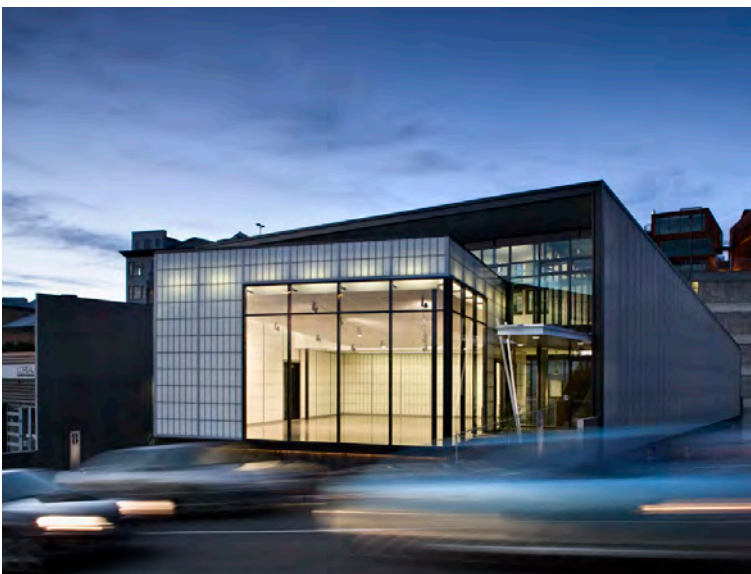


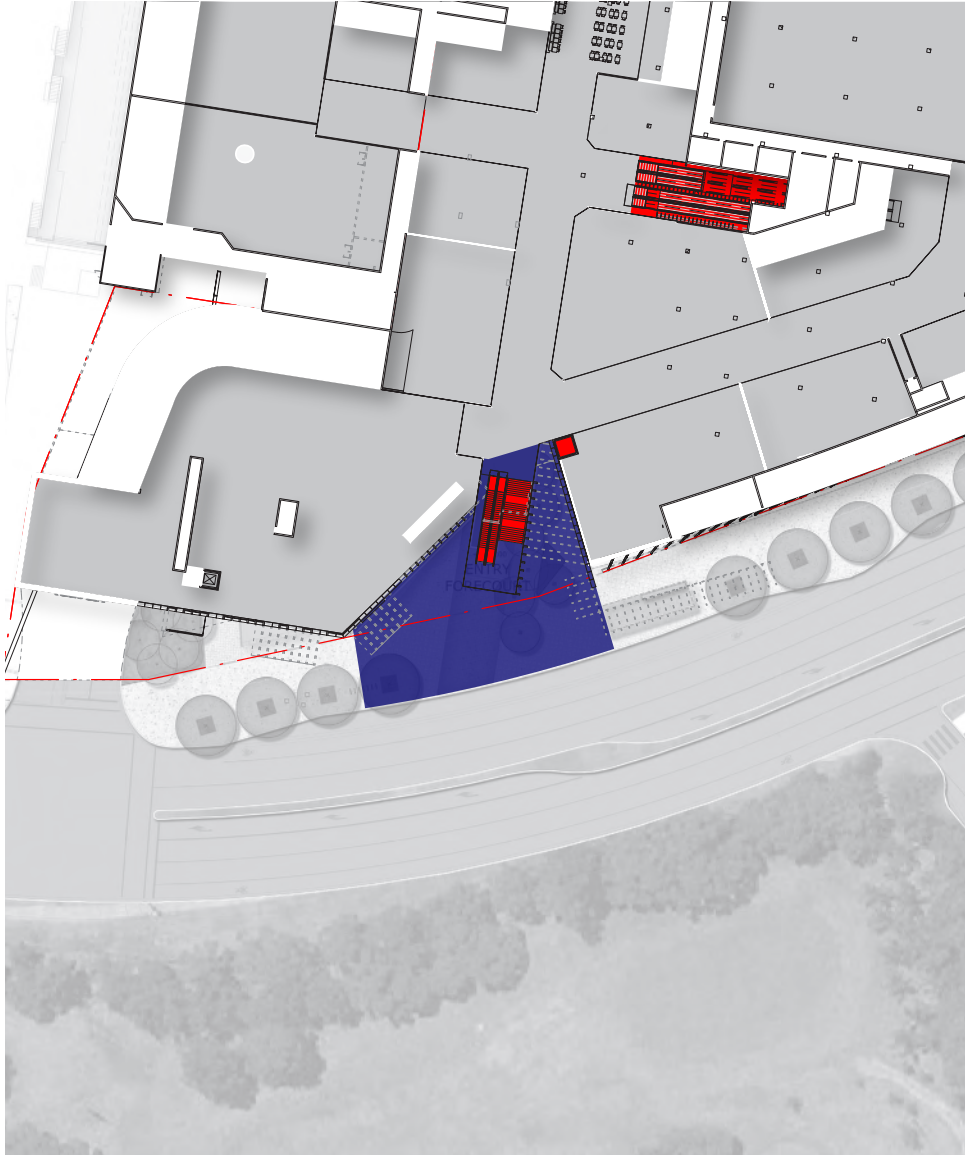
The Club Entrance

The Club Entrance is bold entry statement; the Club's visible connection to Captain Cook Drive. As the entry to a popular nightspot, it colours and adds vibrancy to Captain Cook Drive and Woollooware Bay 24/7.

The Club Entrance connects to the Arrival space. It has a distinct presence on the street. It differs from the Entry Forecourt. It is less permeable, a more controlled entry for Club patrons. Escalators, lifts and stairs take patrons from ground level. The space has a proximity to the Game Day Forecourt

The Club Entrance thrusts the club's presence out to the street, creating a backdrop to the Field and connecting the club to its community. It is a transparent space, painted in Sharks colours.





Town Square

Alluring transparency

Bright at night

Safe at night

Timber 'creature' draws through

Entry to through site link

Civic elegance

Meeting Place

Schoolkids meeting



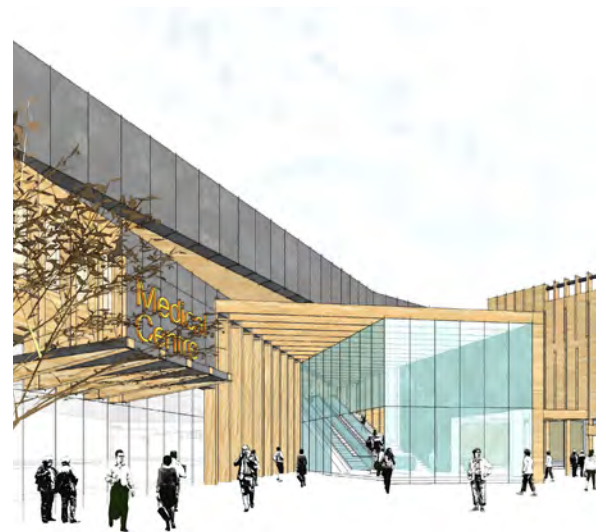


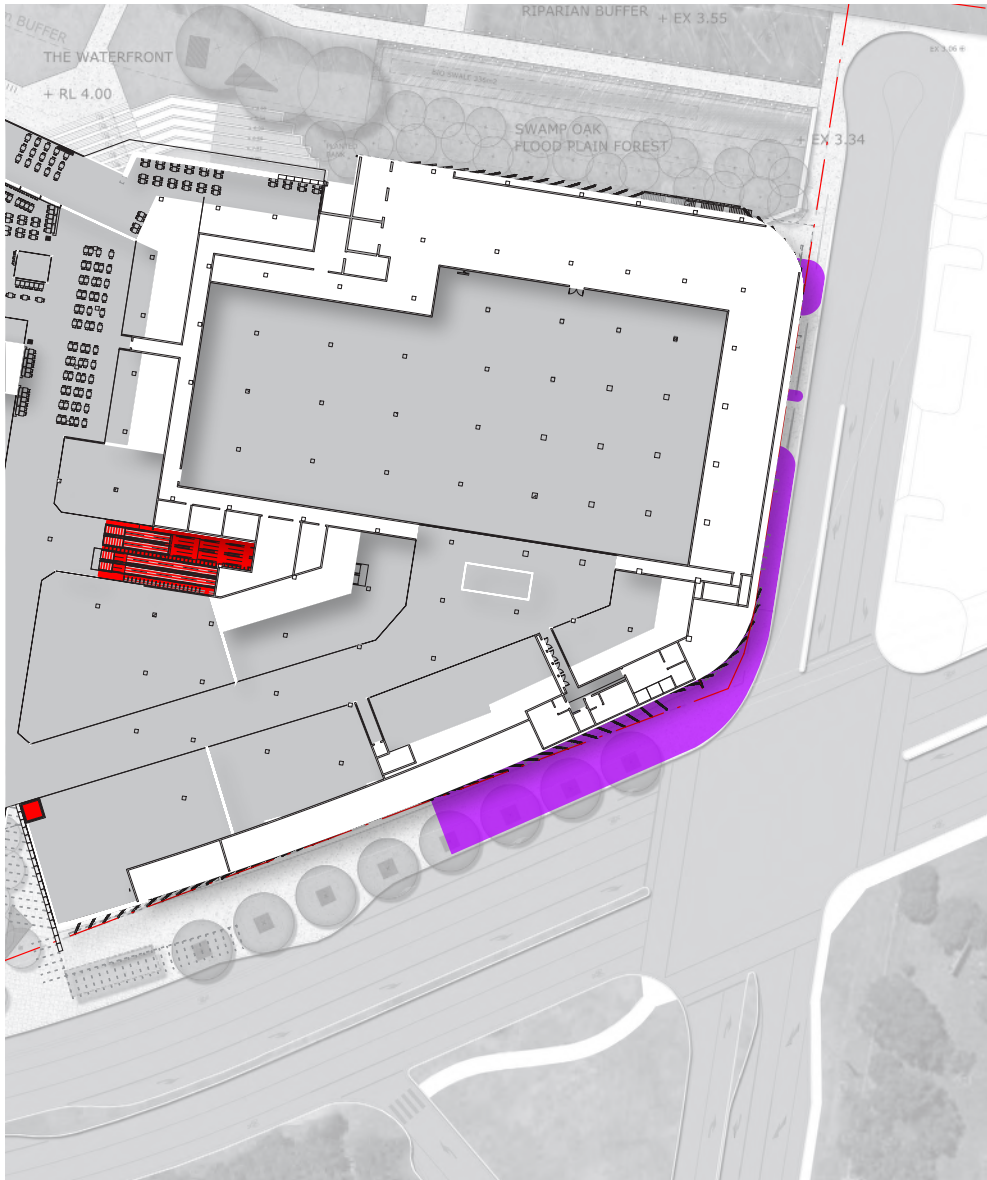
The Entry Forecourt

The Entry Forecourt is the front door to Woollooware Bay. It is the fractured edge of the building and a permeable entrance. It is a vortex that draws people in from Captain Cook Drive, through the centre, to the sunny Foreshore. It is a place to catch a bus or to wait a friend for an afternoon's shopping on a rainy day.

The Entry Forecourt comprises a glazed canopy with stair, escalator and lift access into the centre. It is the threshold in which the activity of the street is drawn up to the first level shopping and dining experience. At ground level, there is a connection to the carpark and the Club's leisure precinct through to the Foreshore.

The gentle flowing forms and the bold architectural projections create legible entrances to the medical centre and those coming shopping. The double height glazed canopy breaks down the distinction between what is inside and what is outside. Timber and glass is the leitmotif of Woollooware Bay; celebrating the light, air and outdoors lifestyle of the Shire.





- Wide and safe*
- Open sightlines into car park*
- Places to sit*
- Variety in façade*
- Boulevard trees*





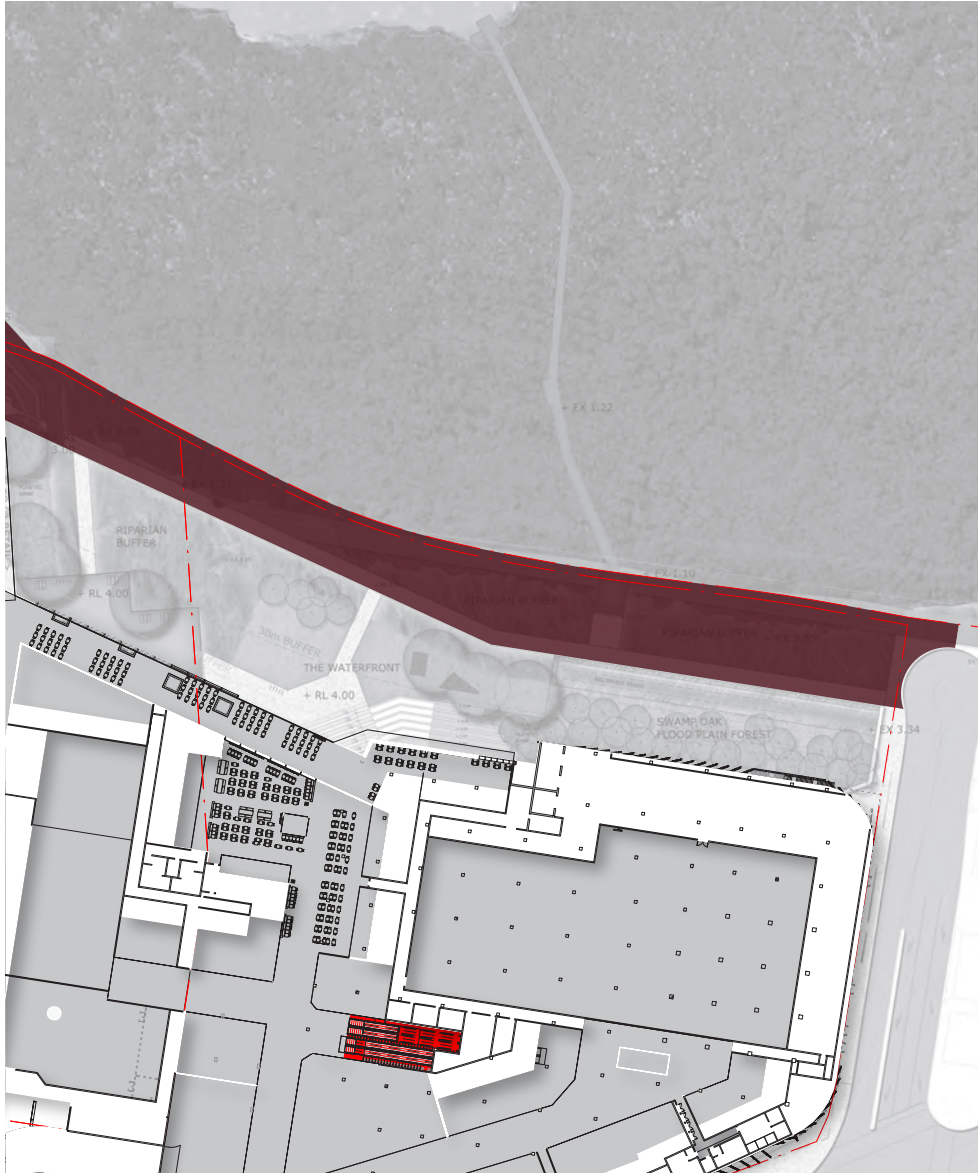
The Footpath

The Footpath is a dynamic street front and an iconic statement. Flanking Captain Cook Drive, the space celebrates a moving environment. It is framed by a curved, semi-permeable screen that provides glimpses of the carpark and by a busy road. It is a place to walk past and enjoy the ever-changing visage. It is the place where kids will walk on their way to the shops from school.

The Footpath wraps around the eastern extent of the building, hugging the energetic facade screen. It creates a safe pedestrian path connecting new controlled intersections. It connects the Arrival to the Foreshore via Woollooware Rd. On Captain Cook Drive, street trees provide a friendly pedestrian environment.

The colour and movement of the facade provides a lively moving image. For those walking past, the irregular penetrations become nooks for looking into. For drivers, the screen changes form as it is passed. The facade morphs as it turns the corner to reflect the tangled web of mangroves on Woollooware Bay.





Landscaped thoroughfare

Casuarinas screening dock and car park

Connections to beyond

Space between mangroves and building

Nature

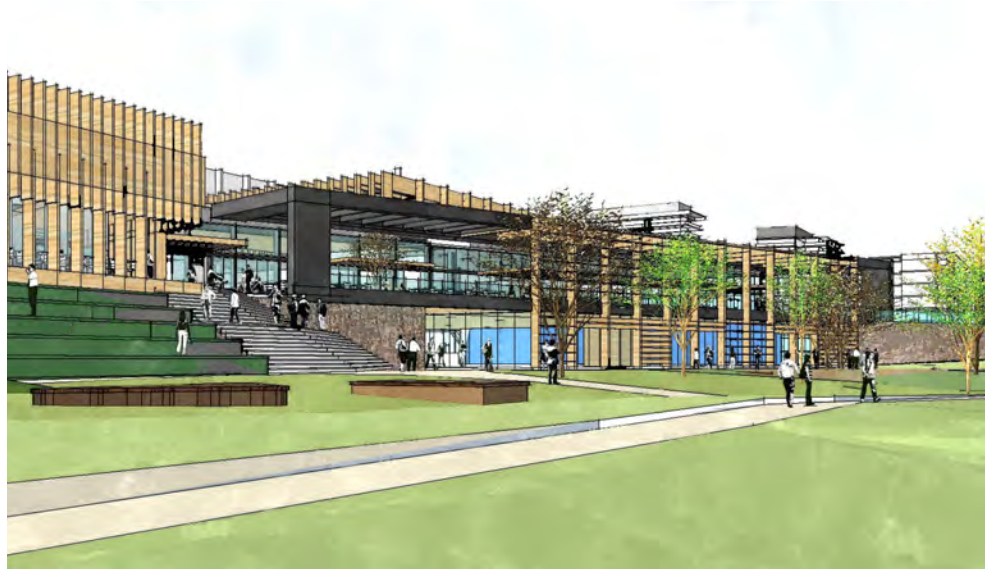
Cyclists

Walkers

Sunny

Safe at night





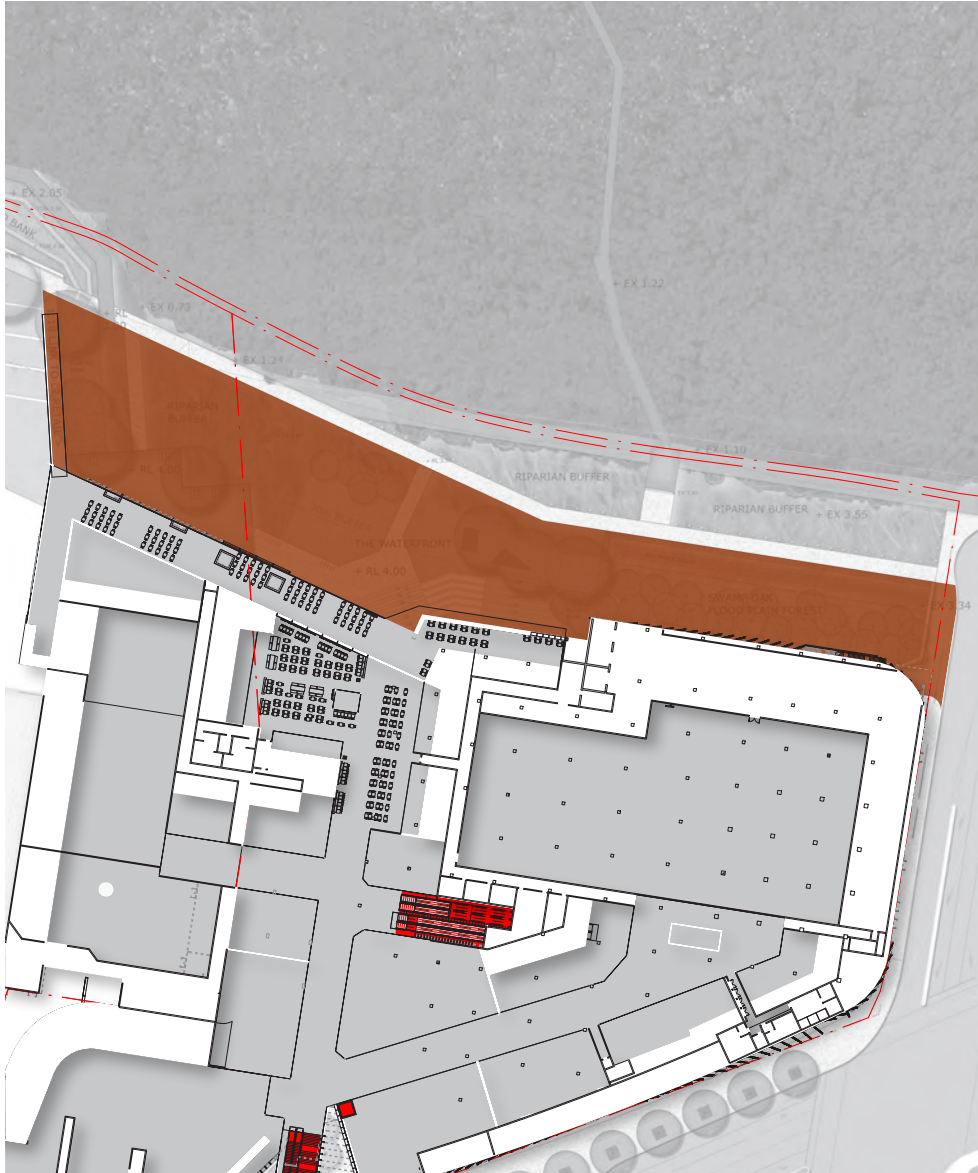
The Foreshore Walk

The Foreshore Walk is the pedestrian spine of Woollooware Bay. It is a place to stroll or ride a bike. It is a quick connection for residents of the village to do some shopping or a path for afternoon joggers. It is a strip of activity and life on the northern edge of the site, linking all the areas of the development.

Flanking the mangroves, the Foreshore Walk is a new connection that has never existed before; it links the Village, the Estuary, the Hill the Waterfront and the Footpath. It includes an informal sea wall, riparian buffer planting, a bridge across the Estuary and trees and landscaping. At the western end, the Foreshore Walk is adjacent to the Village's barbecue and playground areas. The Foreshore Walk is part of the wider Sutherland bike network, with future connections planned.

The Foreshore Walk is a meandering form through the landscape. Sometimes it weaves through the mangroves, sometimes it is a formal path through an arcade of trees. It is built from timber and concrete to reflect the area's maritime heritage.





Active foreground to dining

Overlooked by dining decks

Places to play - stretches brunch

Lit at night

A place to pause along the waterfront

Cyclists and cycle parking

Walkers

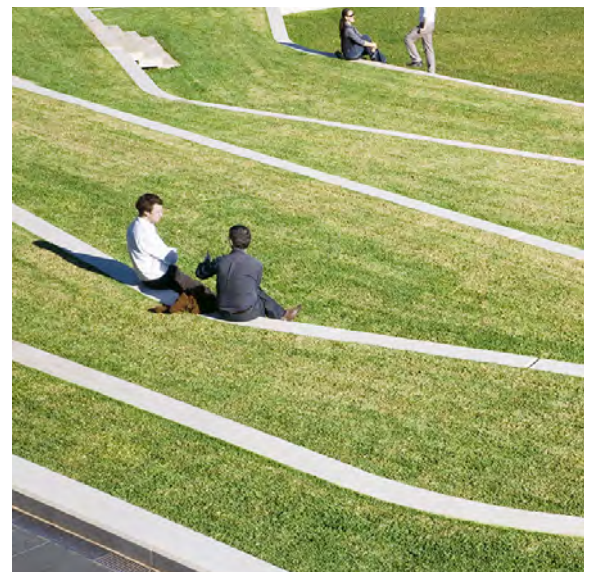
User-friendly landscape

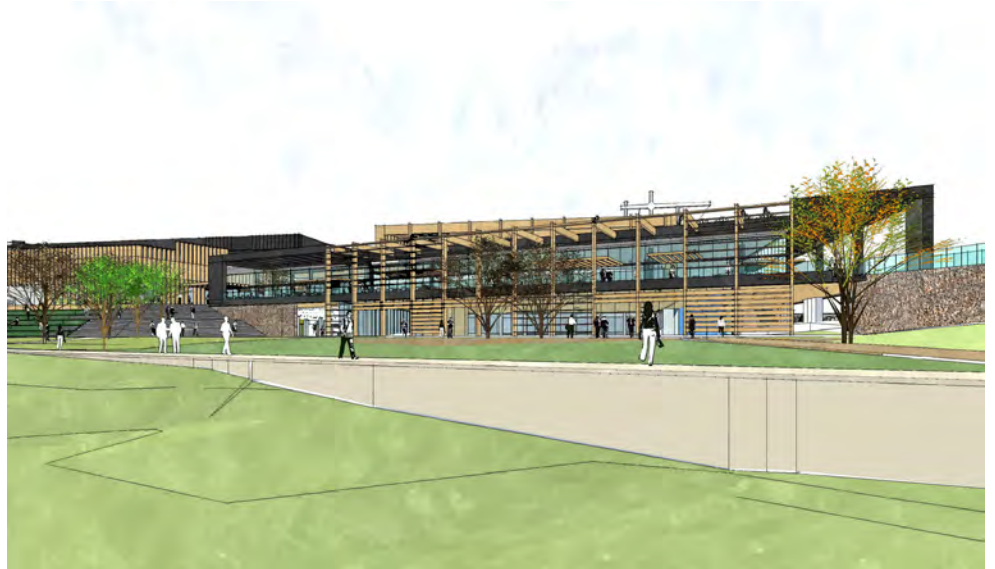
User-friendly ground plane

Mangroves as garden wall

Terraced edge to building

Engaged with interior activities



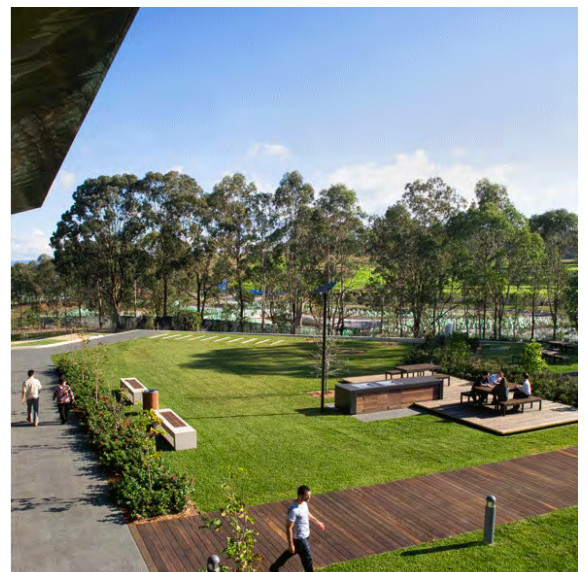


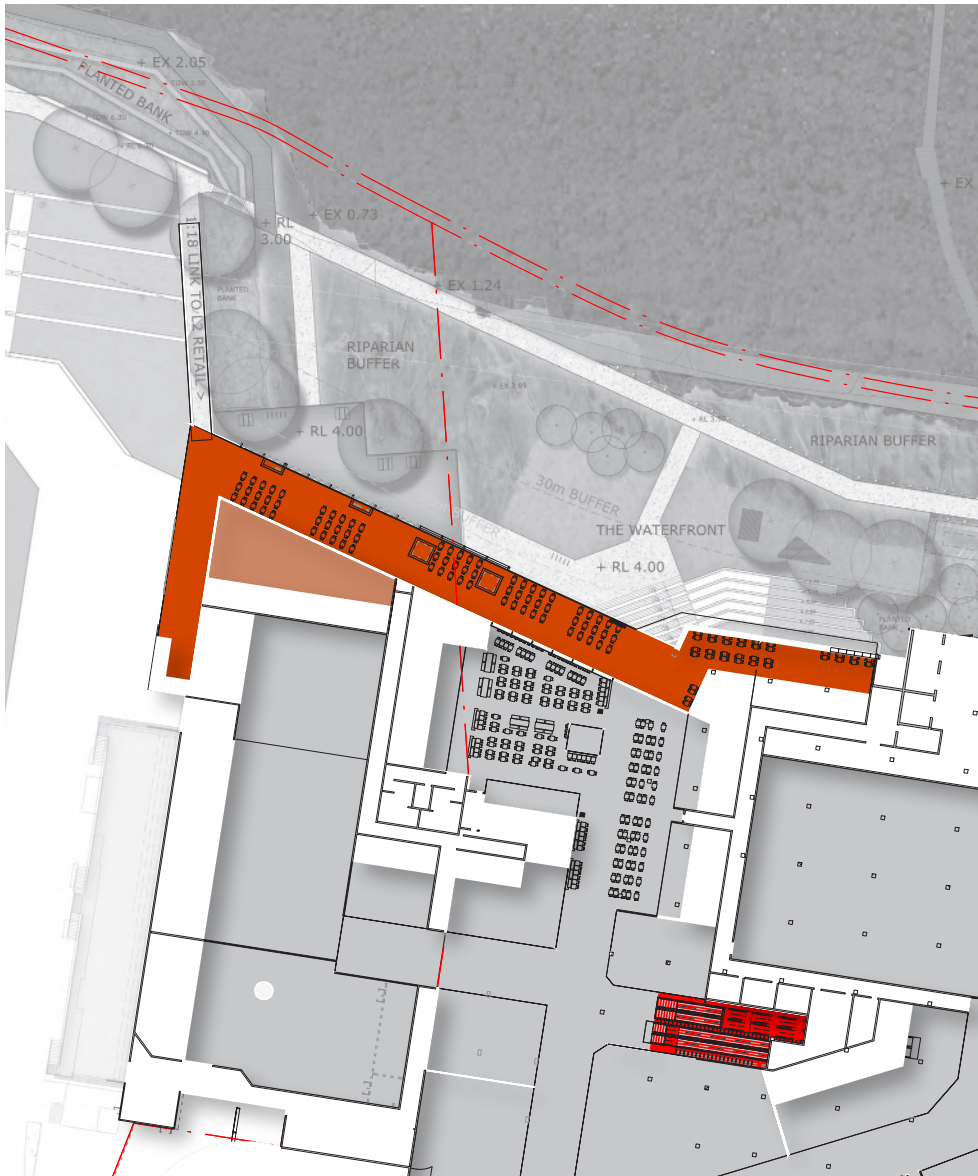
The Waterfront

The Waterfront is a pocket park that links the Deck to the Foreshore Walk. It is a grassy slope and that spills down from the cafes and restaurants. It is a slow space, where people can enjoy a moment outside. It is a place to sit in the sun or a place for kids to play while mum has a coffee.

The Waterfront comprises generous cascading steps from the Deck as well as a slope of terraced seating. Under the Deck, the space is linked to the Club's Leisure Centre and a ground-level link to the Entry Forecourt on Captain Cook Drive.

The Waterfront is part of the riparian buffer. It has a northerly aspect so it is light and warm, encouraging people to relax here. A gentle slope bridges the level change from the foreshore to the shopping centre. Elevated and open, it is a breakout from the Foreshore Walk.





Floating footpath

Winter sun

Summer shade

Views over mangroves

Views of Woollooware Bay

Sparkling water from northern aspect

Movement of people

Cafes

Restaurants

Open Dining Room and Eat Street

Bright at night

Sheltered from wind

Overlooking nature

Main attraction of centre

Social space

Shire-wide destination



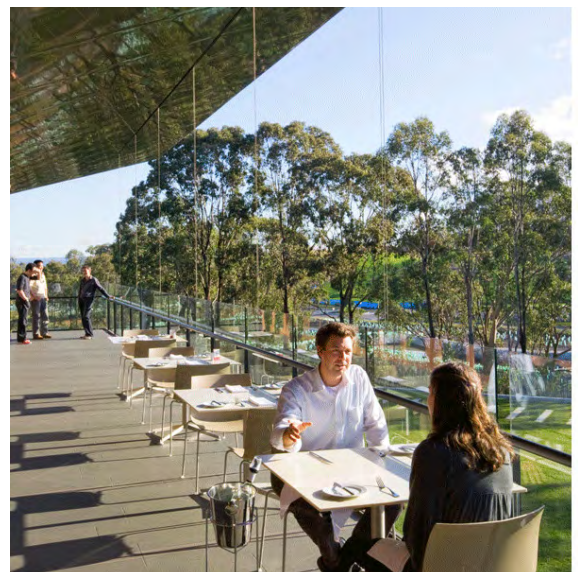


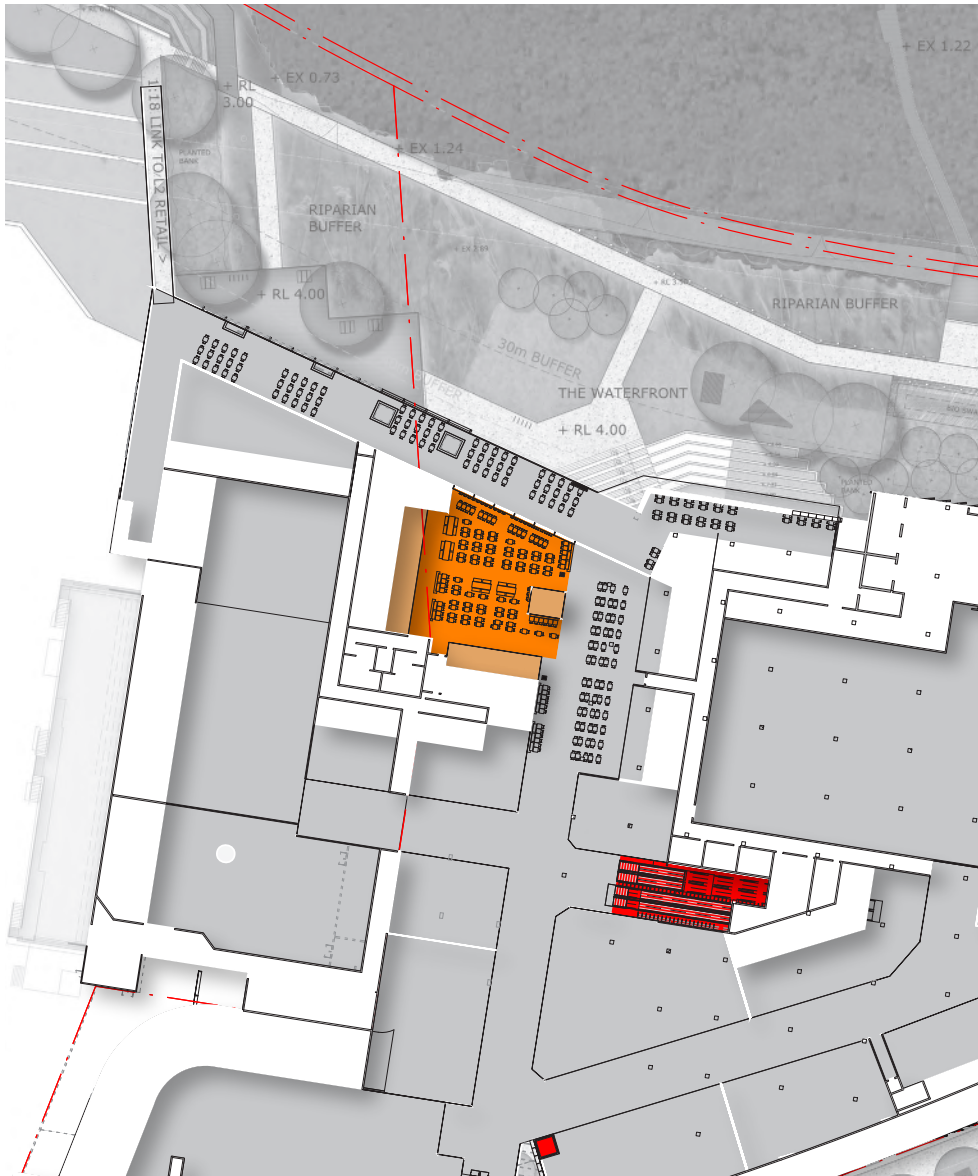
The Deck

The Deck is a broad promenade for dining. It is a place to stroll in the afternoon and watch the people walking their dogs along the Foreshore Walk. Or to enjoy a long lunch at a restaurant with a glass of wine.

The Deck is home to sophisticated restaurants and cafes. It is an extension of The Dining Room and Eat Street. The space overlooks the Waterfront, the Foreshore Walk and over the mangroves to Woollooware Bay. With the Waterfront, the Deck is a multi-level leisure zone for families.

The architecture suggests a verandah. Restaurants and cafes provide generous openings onto the space, encouraging the breaking down the threshold between inside and outside. Facing north, The Deck is a sunny, warm space with timber and steel finishes to reflect an outdoors vernacular.





Food Court as place

Opens out to the Deck

Social crossroads

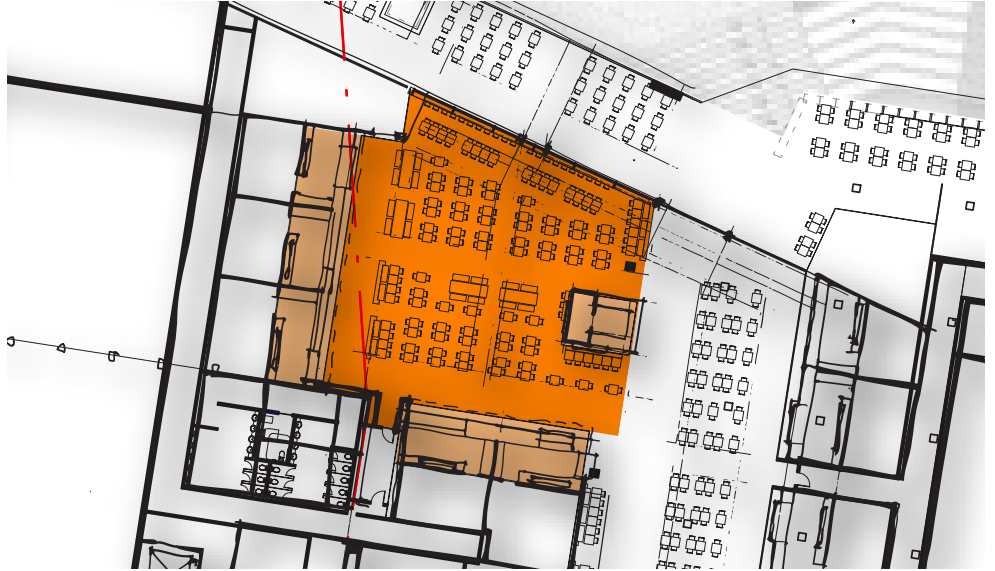
Affordable family dining

*Theatrical presentation
and merchandising*

Diverse nooks

Public scaled space



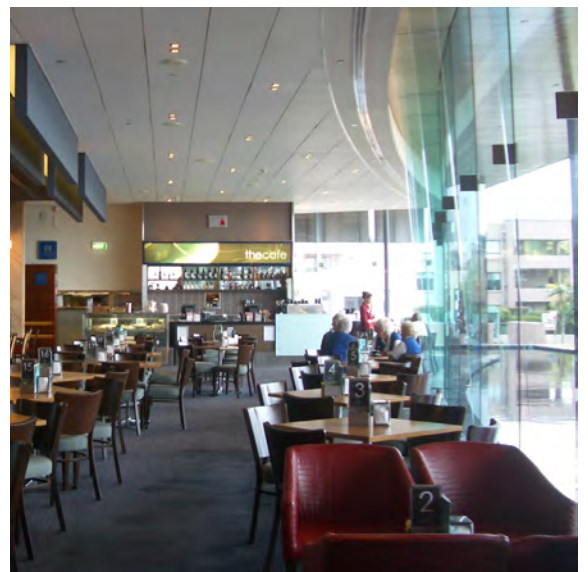


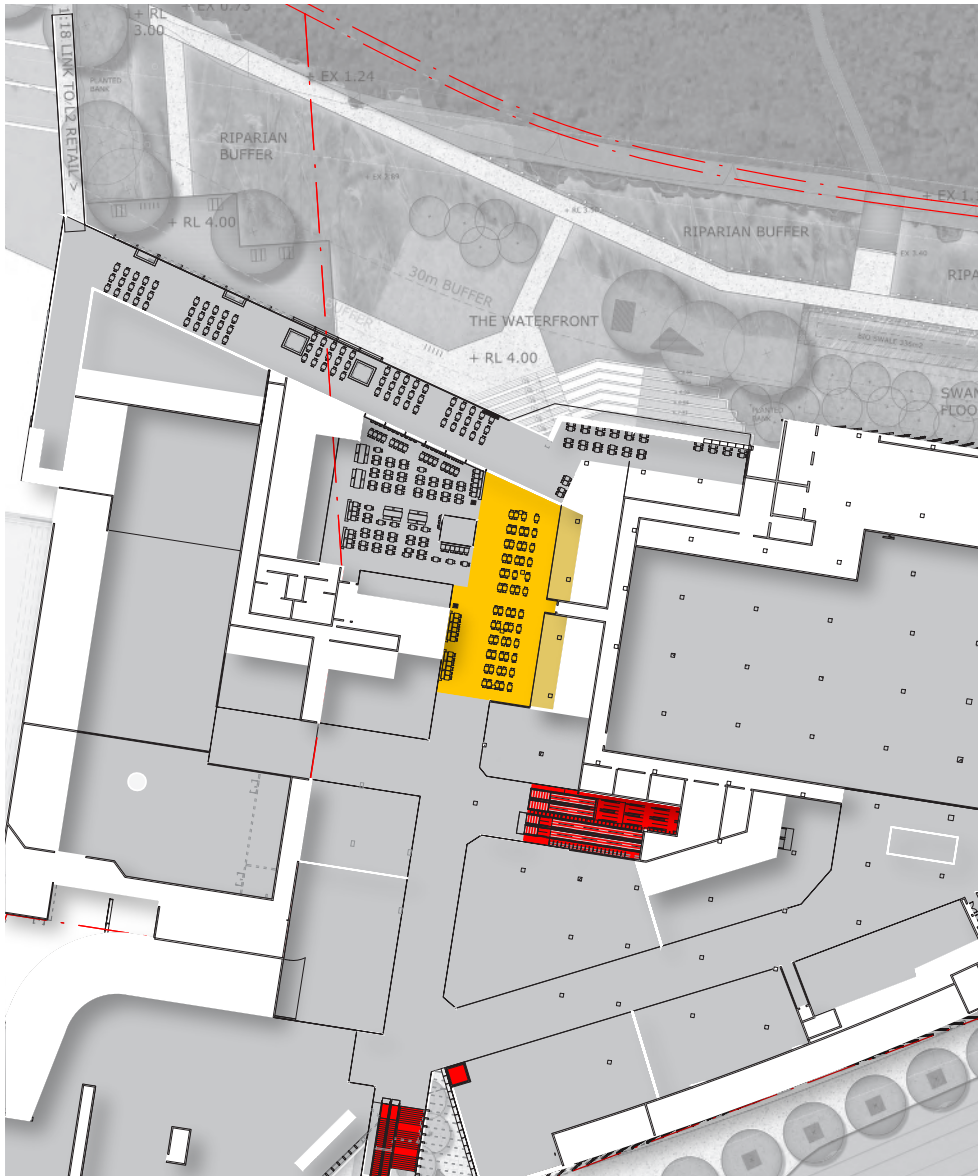
The Dining Room

The Dining Room is a casual dining space. It is a place to enjoy a burger and chips or a hot curry. Here you can have a meal after a walk along the foreshore or a work out at the gym.

The Dining Room is home to casual restaurants and family dining establishments. It is a quieter zone off Eat Street. The space opens out onto the Deck so diners can choose to sit indoors and outdoors.

The Dining Room is a wide, open space. Its lower ceiling and semi-enclosed edges provide intimacy and encourage a relaxed atmosphere. It is bathed in natural light from its wide frontage to The Deck.



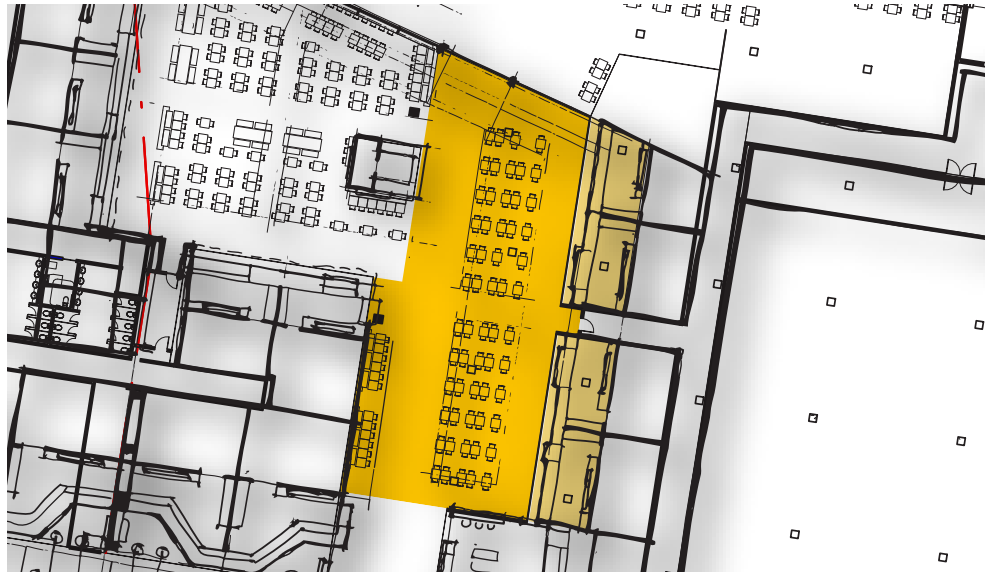


*Connection down the edge
of Dining Hall*

Faster food

*Activates journey through
link*



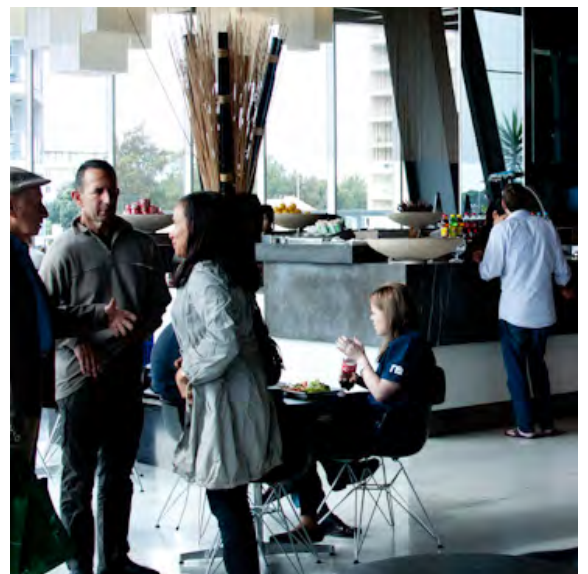


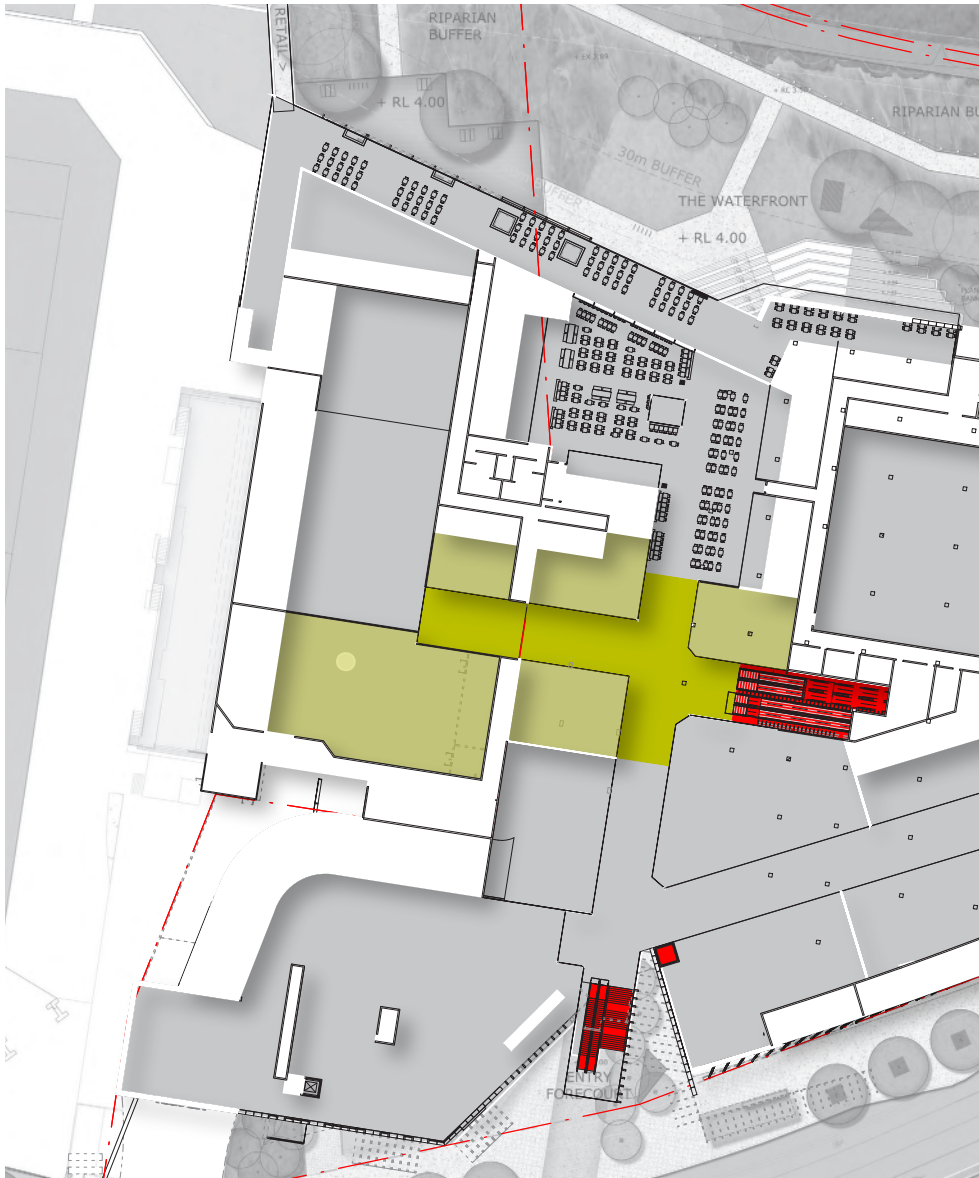
Eat Street

Eat Street is the beating heart of the Woollooware Bay dining destinations. It is an active, buzzing thoroughfare that seamlessly draws outside activity through all parts of the building. It connects The Deck with the Market Hall and the Dining Room. It is a place to grab a takeaway meal; to sit on the busy tables in the middle or take out to the grassy Waterfront.

Eat Street is an unambiguous link through the centre. It is an open arcade, visually linked to the waterfront. It is a casual dining space with a variety of food shops and a range of seating options.

Eat Street visibly links through the building. It is sunny and bright because it opens onto the Deck and the Waterfront. A warm timber ceiling ripples along the length of the street creating a playful surface; reinforcing the materials consistent throughout the entire centre.





Gourmet food hall

Deli

Butcher

Poultry

Seafood

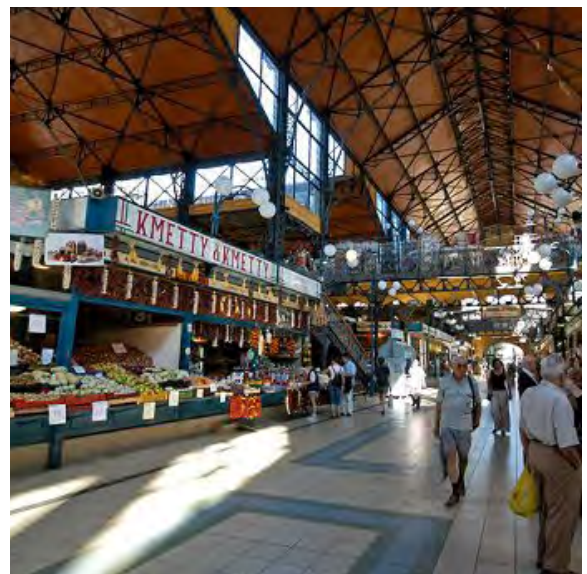
Baker

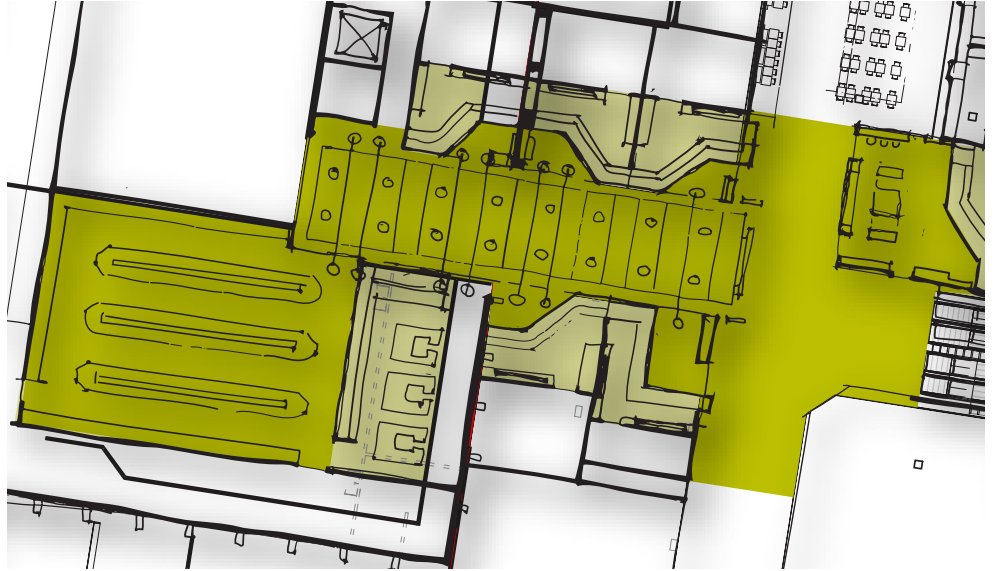
Pastries

Shire-wide attraction

Heart of offer

Food beyond utility





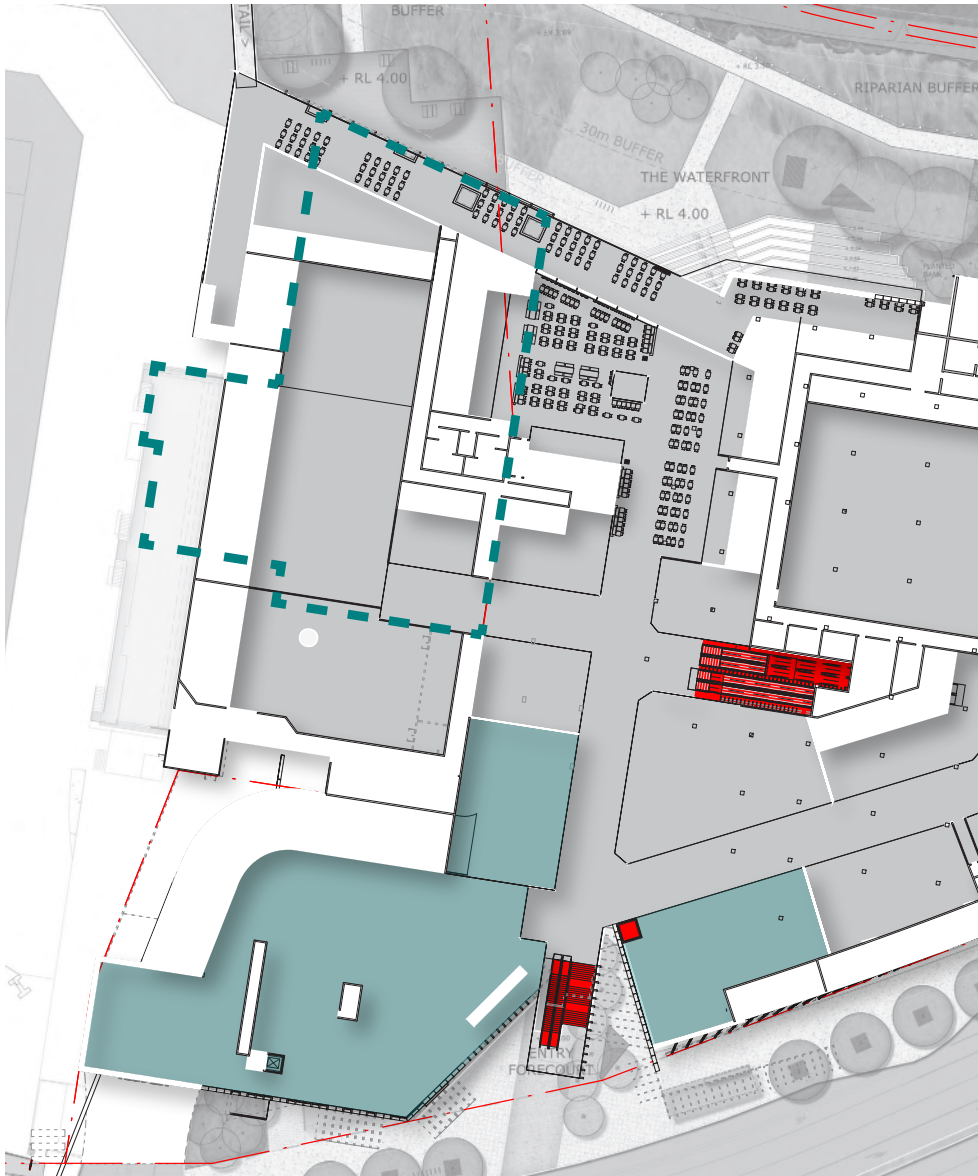
Market Hall

The Market Hall is a multi-sensory experience. A place to taste, smell, touch and see fine produce. It is a thriving, dynamic place where you can buy a freshly baked pastry and a coffee or to browse for ingredients for a picnic lunch.

The Market Hall houses a green grocer, a deli, a butcher, a bakery, poultry and seafood. It a wide, generous space, encouraging people to take their time and enjoy the experience. On the main axis of the travelators, the Market Hall is the welcoming centre of the Woollooware Bay shopping experience.

The space is a large hall, spanning 25 metres. The space is lit by warm pendant lights, highlighting trays, counters and cabinets. Darker than the surrounding areas, the Market Hall has a the feeling of a traditional marketplace. Timber finishes and a concrete floor create a warm, clean feeling.





Medical and day surgery
Pharmacy
Health and Fitness Centre
Advice
Aerobics
Swimming
Weights
Yoga





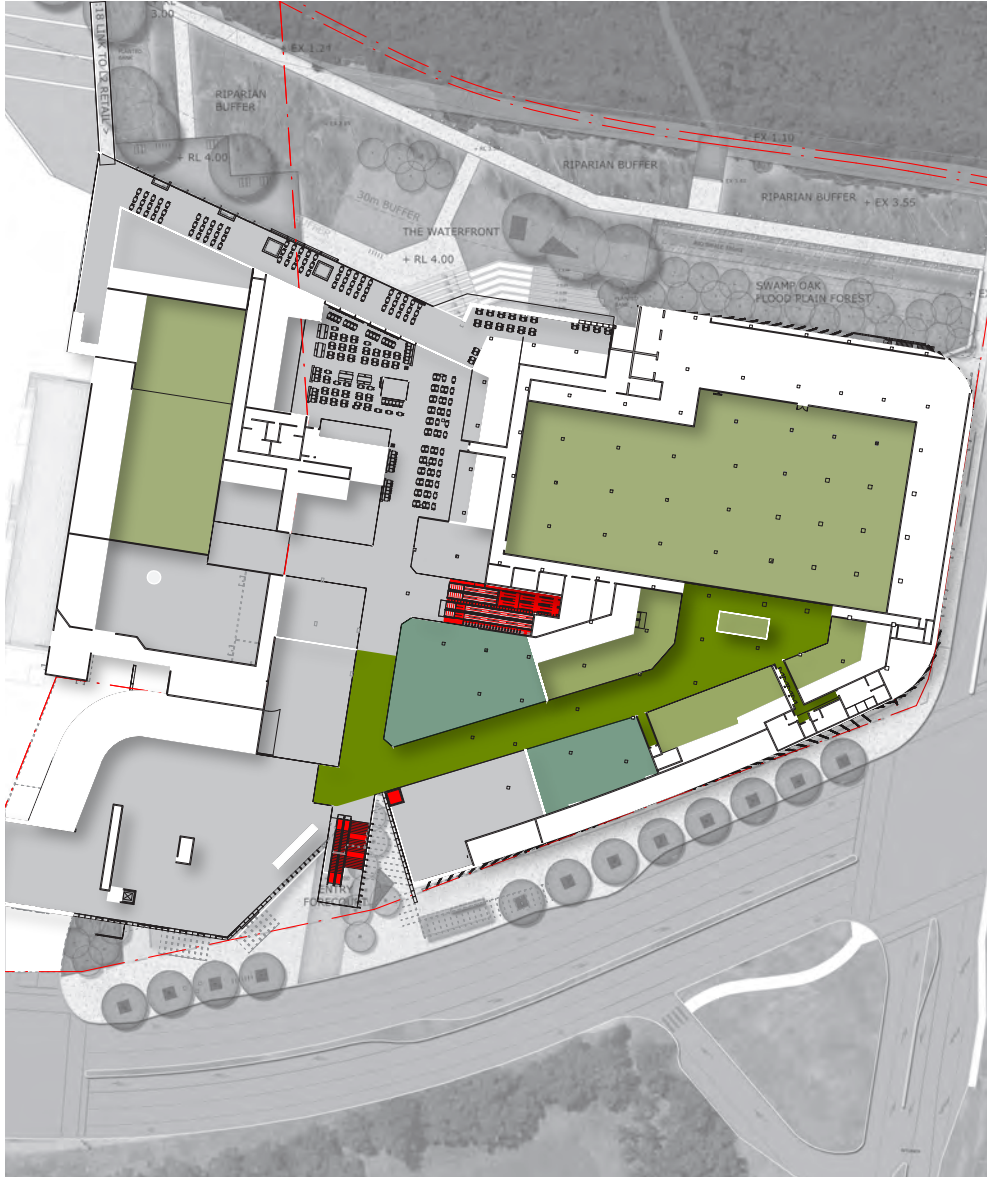
Health & Wellbeing

Health & Wellbeing is a pivotal precinct of Woollooware Bay. It is a place for people to look after their bodies and receive health advice, treatments or to indulge themselves.

The space is anchored to the Medical Centre, with associated shops and services clustered around. Pharmacies, day-spas and salons provide additional services and reinforce the health focus of this area.

Health & Wellbeing incorporates a large leisure and fitness centre on the ground level, flanking the pedestrian link from the Entry Forecourt to the Waterfront. The leisure centre opens out onto the Waterfront.





Groceries
Services
Shops along arcade





Everyday Shopping & Services

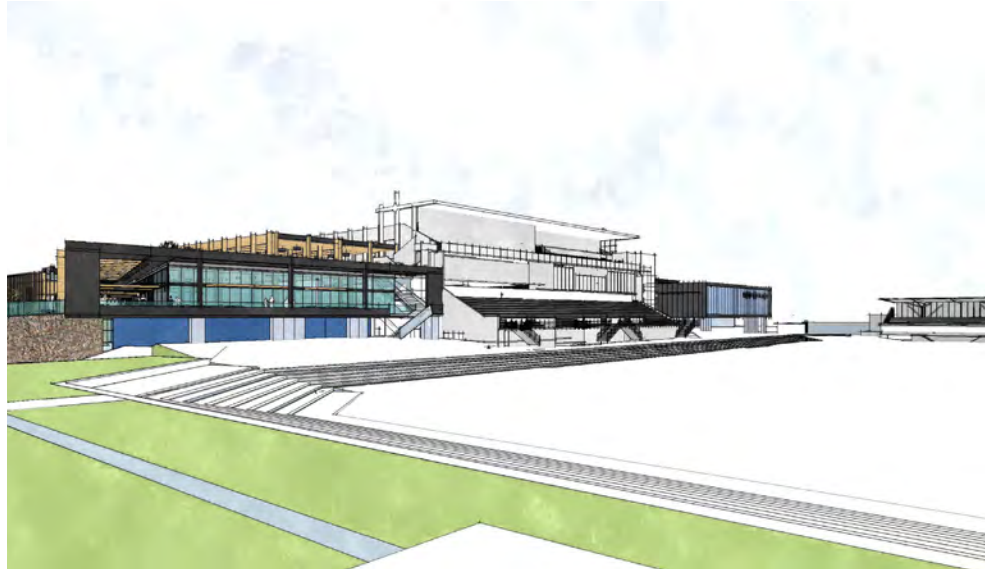
Everyday Shopping is the cornerstone of the Woollooware Bay shopping experience. It is the place to do a weekly shop and to nip into the newsagent or the florist.

Everyday Shopping is connected to the Entrance Forecourt, Health & Wellbeing and the Market Hall. It houses an anchor supermarket and a range of other service and lifestyle retail offers. It is a busy, active space.

Everyday Shopping is a well-lit, open space; flanked on both sides by brightly lit shops. It carries the timber theme through the centre.







The Field

The Field is the soul of the Shire. It is the repository of 50 years of sporting memories; representing triumphs and disasters. Most of the time the Field is a large green space unifying the town centre.

The Field is the green, open pivot around which all of Woollooware Bay turns. On most days it is the calm backdrop to the residential and retail precincts and the Club. From the Deck the Field is a familiar, green expanse. Residents of adjacent apartments can watch the training in the afternoons from their balconies.





- Space to congregate*
- Entry to Sharkies after game*
- Bus arrivals and departures*
- Clear path to turnstiles*
- Festival atmosphere*
- Identification with centre*
- Safety*
- Meeting place*
- Spread along whole footpath*





Game Day Forecourt

The Game Day Forecourt is the space that connects the street frontages of the retail and residential sectors of Woollooware Bay. It is the place where crowds line up for tickets for a game and the retention basin for crowds as they wait for a bus to go home.

The Game Day Forecourt is home to ticket booths and the gates to the field. On game days, a bus service ferries spectators to and from an adjacent dedicated bus stop and a 'park and ride' facility. As the residential development proceeds to the west, the Game Day Forecourt will become a busy pedestrian link to the retail centre.

