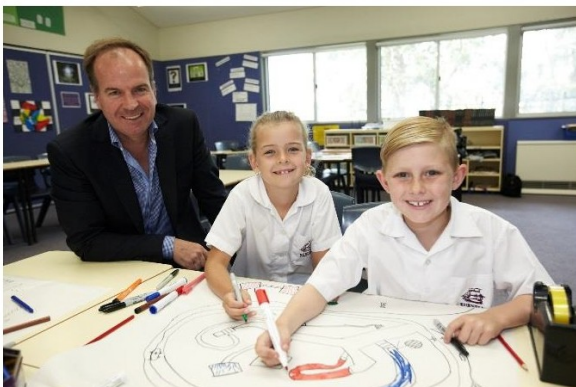




WOOLLOOWARE BAY

Our Bay comes to life.

Stage 4 Residential/Hotel Proposal



 **CAPITAL
BLUESTONE**



Introduction

Woollooware Bay has had a strong focus on engagement with the community since the commencement of the project. We have developed relationships and partnerships with a range of local community groups and large national associations to deliver a number of programs and initiatives that align to our projects vision to deliver a safe, connected, healthy and inclusive new community.

Our community development strategy came together through ongoing engagement with local groups, charities and organisations which gave us a thorough understanding of the challenges and potential opportunities for the area. We have a strong focus on growing local opportunities for learning and employment, on delivering healthy and integrated places where young and old can connect and raising awareness for inclusivity and mental health to ensure our community is safe and inclusive.

Capital Bluestone are dedicated to further building on the work to date by providing additional genuine measurable community benefits and outcomes as part of the Stage 4 Residential / Hotel Proposal. We have identified a range of partnerships, programs and initiatives that will be delivered.

1. Community Rooms – Genuine Community Benefits and Outcomes

Through our genuine ongoing engagement with the community, 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 projects. Often, community groups are provided with spaces that are run down, disconnected from the community and unsuitable for their operation. The cost to occupy quality spaces limits outcomes of community groups who are heavily reliant on funding and donations and are already running off very tight budgets.

As part of the Stage 4 Residential / Hotel Proposal a brand new 200m² community room will be offered free of charge to a range of different groups. The community room is perfectly connected to the community as well as parking and public transport. The room will be fitted out with IT, amenities, and moveable walls to create flexible spaces and secured storage to allow multiple groups to share the space.

The intention for the community room is that it is set up as flexible and collaborative spaces which can be utilised by a range of groups. The physical sharing of the community spaces has its own benefit as participants and organisations come together to raise greater awareness and cross over.

Community groups that will be offered the opportunity at no charge include the following;

- Sutherland Shire Family Services have confirmed that the community rooms would provide them with much needed quality and safe space to run programs on domestic violence awareness. Domestic violence is a significant issue in the Sutherland Shire and raising awareness through programs is a critical component to making positive change.
- Sutherland Shire Family Services also run a range of art based youth programs with children who have either suffered domestic violence or are from families where it has been prevalent.
- Touched By Olivia could use the space to run the first “Inclusive Playgroup” in the Sutherland Shire, providing an active and all-inclusive playground for children.
- Project Youth can use the space to run youth hospitality training programs providing approximately 60 young people a year with new qualifications to assist in obtaining jobs in hospitality or retail – both of which are industries with local employment opportunities within the Sutherland Shire.
- Project Youth will also be able to use the space to run youth counselling and support programs, expanding their current offering in Miranda and Menai to the Western region of the Sutherland Shire.

- Space 44 will use the space to showcase local artists, providing an otherwise unavailable platform to run pop up galleries to grow the strong arts and cultural focus of the area.
- Sutherland Shire Council Community team have confirmed that there are a range of other small community groups and associations who would benefit from booking this space on a regular basis.
- The University of the Third Age confirm that the community rooms would be a great location to run a range of adult learning classes.

Engagement with these groups will continue over the next few years on the design and launch of the spaces and associated programs. Capital Bluestone supports all of these organisations in various ways and will continue to involve them in the community.

2. New Hotel - Community benefits

The Sutherland Shire has a dedicated tourism strategy to grow the Shire as a destination for tourism. With an incredible natural environment of beaches and national parks, a wide range of dining and entertainment spots, a sports hub rich with high performing teams, competitions and events and a growing arts and entertainment culture hospitality and tourism represent an enormous economic opportunity for growth, employment and income. One of the significant issues with progressing with this strategy is the lack of accommodation options within The Shire.

Capital Bluestone have had an ongoing relationship with Space 44 and Australian Music week which are both local organisations involved with the arts. Both organisations run large arts and music festivals in the area which are an important part of the tourism strategy, however, the growth of these festivals and the evolution of other similar events are blocked by the lack of accommodation.

The hotel component of the Stage 4 Residential / Hotel Proposal is heavily supported not only by the Sutherland Shire but by a range of arts and sports group in the local community.

Capital Bluestone and development partner Sharks have ongoing relationships with WSU was held at Sharks and sponsored by Capital Bluestone. Over 300 students from WSU attended as well as 100 local high school students who are undertaking school based traineeships in hospitality and tourism.

The hotel provides an opportunity for work experience and training for young people studying hospitality. Large events and game days at Sharks provide an opportunity for work experience in the event management component of the course.

Sharks and Capital Bluestone are continuing discussions with WSU and have committed to continuing to pursue real work experience placements for students through the hotel and the club. The community rooms can also act as a satellite classroom for students who come to the site for work experience and training.

3. Health Project – Share Bike Scheme and Trails

The new foreshore will begin to be opened up to the public at the completion of the second residential stage. This foreshore area continues along the rear of the development past the stadium and behind the retail centre, above which we are locating the hotel and new apartments.

This foreshore area will not only be a place for residents and the community to enjoy, it is a destination for walking and cycling as this area will unlock the missing link connecting Cronulla right through to Homebush via the bike path.

Capital Bluestone are committing to establishing and operating a community bike share scheme. The scheme will initially provide banks of bikes and helmets at Woollooware Bay, Cronulla Beach and Woollooware Station. This will encourage the use of bikes along the foreshore area and also through the local area.

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.

Initial discussions have commenced with Sutherland Shire Council who are supportive of the initiative and very positive in helping to pursue the issue as a project partner. Capital Bluestone are going to commit the funds for the setup of this initiative as well as a three year commitment to the project.

Item	Description	Scheduling (Per Annum)
3 bike stations	Set up of hardware and software of each of the stations. Includes banks for bikes and kiosk and a booking system.	Year 1
30 bikes, allowing for 10 bikes per station	Bikes and helmets are required for each station.	Year 1
Maintenance cost	Cost for helmet and bike cleaning and maintenance, insurances and rectification of damaged goods.	Year 1 Year 2 Year 3
Advertising costs	Launch activities, marketing and local advertising and awareness program. Development of simple app for booking of bikes. Ongoing promotion	Year 1 Year 1 Year 2 Year 3

4. The Outdoor Classroom

Another broader strategic community benefit will be the proposed partnership between Capital Bluestone and Greening Australia to turn the foreshore and mangrove areas into a live outdoor classroom. 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. An integrated App will be developed to allow learning of the area to be extended beyond the site itself for those seeking to learn further.

The core to this program is the engagement with local primary and secondary schools. We will work with the schools to build a formal syllabus subject about the mangroves and foreshore, which students will participate in. This program not only provides outdoor learning opportunities on the environment, it also engages young people with these sensitive spaces that can too often be used as a dumping ground or hangout area.

The initiative will also involve a range of community learning days over a three year period which allows the public to come down and learn about the area and volunteer to be members of regeneration programs.

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.

These initiatives will be led by a dedicated community resource at Capital Bluestone and will be tracked through a series of annual reports, social media sites and community based web platforms.

Product	Scheduling (Per Annum)
1. Informative Signs and interactive information dissemination	
a). Informative outdoor Aluminum signs	Year 1
b). Touch-screen kiosk	Year 1
2. For local Communities	
a). National Tree Day, tree planting or plant-giveaway	Year 1 / 2 / 3
b). Breakfast with birds and plant giveaway-walk-n-talk sessions	Year 1 / 2 / 3
c). Myths of Mangrove-walk-n-talk sessions	Year 1 / 2 / 3
d). Environmental Volunteering, like bushcare, landcare along terrestrial buffers of the foreshore	Year 1 / 2 / 3
e) Cleaning-up Australia Day and construction of Sound Sculptures with appropriate recycled materials collected on the day.	Year 1 / 2 / 3
3. For school students	
a). Mobile nursery and Aboriginal information dissemination for local schools	Year 1 / 2 / 3
b). Hands on activities for school students: Developing Rain-garden/ Wildlife Garden/ Bushtucker garden/ Wildflower garden	Year 1 / 2 / 3
c) Student engagement into developing and updating Phenological Calendars on different natural-futures of the school ground.	Year 1 / 2 / 3
4. For local schools	Year 1 / 2 / 3
a) Meeting with teachers of local schools to develop curriculums appropriate for primary and high schools students as per syllabus	Year 1 / 2 / 3

SUMMARY

The proposed broader community benefits that are being committed to as part of the Residential / Hotel Proposal. These programs have been prepared in consultation with key local stakeholders, Local Government and community groups and will deliver significant community outcomes.

