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Hi everyone, by way of introduction my name is Bryce Ellis and I'm a purchaser in stage two of the Woollooware development project and have purchased other units from capital bluestone in their viridian development in Kogarah. I'm here today to touch on two points, which I firmly believe will be beneficial if stage 4 is to go ahead. Firstly I would like to talk about providing housing choice.

Providing housing choice

- We need a better mix of housing for the Shire and I believe this development is crucial to meeting this need.
- The addition of affordable housing is great news for the area and much needed. Capital Bluestone has already created a place that many young people have been able to buy into, and this initiative goes even further to help relieve a major social issue for every community.
- The exclusive reservation of apartments for first home buyers is another great initiative by Capital Bluestone. This will allow first home buyers not to be priced out by investors and high net worth purchasers, which they will be able to purchase their first home earlier with only a 5% deposit. I personally know from conversations I have had with friends surrounding breaking into the housing market, that this is a great concept and will surely help to alleviate the stress and unattainability of purchasing their first home.

- The property market has made it abundantly clear that the Shire needs a mix of larger and smaller units that could suit a range of budgets and ages. All apartment blocks at Woollooware Bay were snapped up very quickly, giving an insight into the substantial housing demand and how many local residents were looking for units in the area.
- There is also a shortage of suitable accommodation for our ageing population within the Shire, and secure apartments over the retail centre offer a convenient and integrated option for this group still seeking independent yet connected living. I think it's important to note that 30 per cent of all apartments will be adaptable to accommodate the elderly and disabled in our community.
- These extra units will go a long way to providing housing for families and first home buyers in the Shire. These groups might not necessarily buy directly into Woollooware Bay, but this development is an important part of the property cycle. For example, the majority of buyers at Woollooware Bay have been local residents transitioning from traditional homes to apartments. This frees up their traditional homes for families and first home buyers to enter the housing market.
- Overall, this development contributes to the housing needs in the Shire with high-quality apartments and amenities that suit the local lifestyle

and I can't believe that I'm only weeks away from beginning to undertake this experience.

The second point I would like to raise is the advantages of the new town centre and the proposed new plans:

- Adding units and a hotel to this development will bring an extra level of vibrancy and activation to the retail centre and Club. There will also be better security and surveillance of the retail centre, Club, the foreshore parklands and streetscape outside of regular business hours, resulting in a safer environment for all.
- I can't understate the convenience of the shopping centre that will simply make life easier for anyone who lives nearby. I'm looking forward to supporting the businesses, cafes and restaurants that open here and provide jobs to hundreds of people, including our local youths.
- This will also alleviate the hindrance of having to leave the Woollooware bay precinct to travel to Cronulla, Caringbah or Miranda to do simple shopping. It will also further reduce the traffic in the area as residents will be in walking distance to shops and amenities.

Thank you all for your time today and I look forward to seeing you in and around the wonderful Woollooware bay!