

Vision

- This image reflects the end outcome at Shell Cove, consistent with the recent refinements to the masterplan.
- The Shell Cove Project is nestled between major green open spaces, including Killalea State Park, Bass Point, Shellharbour Beach and the Illawarra escarpment.
- The development was conceived by Shellharbour City Council around 30 years ago, to provide local jobs and employment opportunities and to increase visitation to the region.
- Over 50% of the Shell Cove is landscaped open space, golf course, harbour, wetlands remnant vegetation corridors, playing fields, parks, and foreshore promenade, all of which are provided for the community and broader region to enjoy.



Project Timeline

Water in the Harbour

Mid 2020

Marina Opening

Mid 2021

Waterfront Dining Precinct

Mid 2021

The Waterfront Tavern

Mid 2021

Boat Ramp Carpark

Mid 2021

Foreshore Promenade

Late 2021

Community Centre/Library & Visitor Information centre

Mid 2022

Hotel

Mid 2023

Site Hydrology

- This diagram shows the stormwater catchment area to be filtered and drained into the Shell Cove Harbour.
- Captured in in-ground storm water infrastructure stormwater is filtered through a series of wetlands, gross pollutant traps and jellyfish units before entering the Shell Cove Harbour.
- As the harbour is designed to function as a tidal estuary, it is imperative that gross pollutants are restricted.
- Gross Pollutants are categorised as general rubbish, leaves and suspended soils.
- Likewise, phosphorous from lawn fertilisers and car cleaning products can disrupt the water quality balance. Phosphorous can result in algal blooms in the wetland system and cause harm to 'marine based' local fauna and marine life.
- To maintain environmental standards, water quality and pollutants are monitored monthly at various locations throughout the catchment. These include the inlets into the harbour and at off shore locations in accordance with the Operational Environmental Management Plan as endorsed by the EPA. This monitoring will continue in perpetuity.



Carbon Footprint

- Under an agreement established in the early 90's between Shellharbour City Council and Pioneer (now Hanson) clean fill material (over burden) from the Shell Cove Harbour excavation, has been placed on landscape mounds on the Hanson Quarry at Bass Point.
- There are three reasons to utilise the over burden in this way.
- The placement of excavated fill material locally mitigates carbon generation by reducing the need for heavy vehicle transport to an offsite location.
- An acoustic buffer is provided for the surrounding area against quarry operation noise.
- Over the longer term as illustrated in diagram ES4 Final Landform, the landscaped berms allow for the regeneration of local flora and fauna habitats.

Diagram showing the remediation plan for the Quarry



Legend

- Proposed processing plant and stockpile to be planted with local native plants and grasses
- Quarry pit voids to be backfilled with rainfall runoff water and groundwater
- Areas disturbed during quarry pit expansion to be progressively planted with local native plants and grasses
- Proposed screen bunds planted with local native plants and grasses to remain
- Existing vegetated areas to remain
- Project site
- Proposed weighbridge concrete plant, workshop and other infrastructure areas to be planted with local native plants and grasses
- Native vegetation lot
- Runoff direction
- Existing gravity discharge pipeline through existing terrain to ocean to remain

Diagram showing the final landform for the Quarry

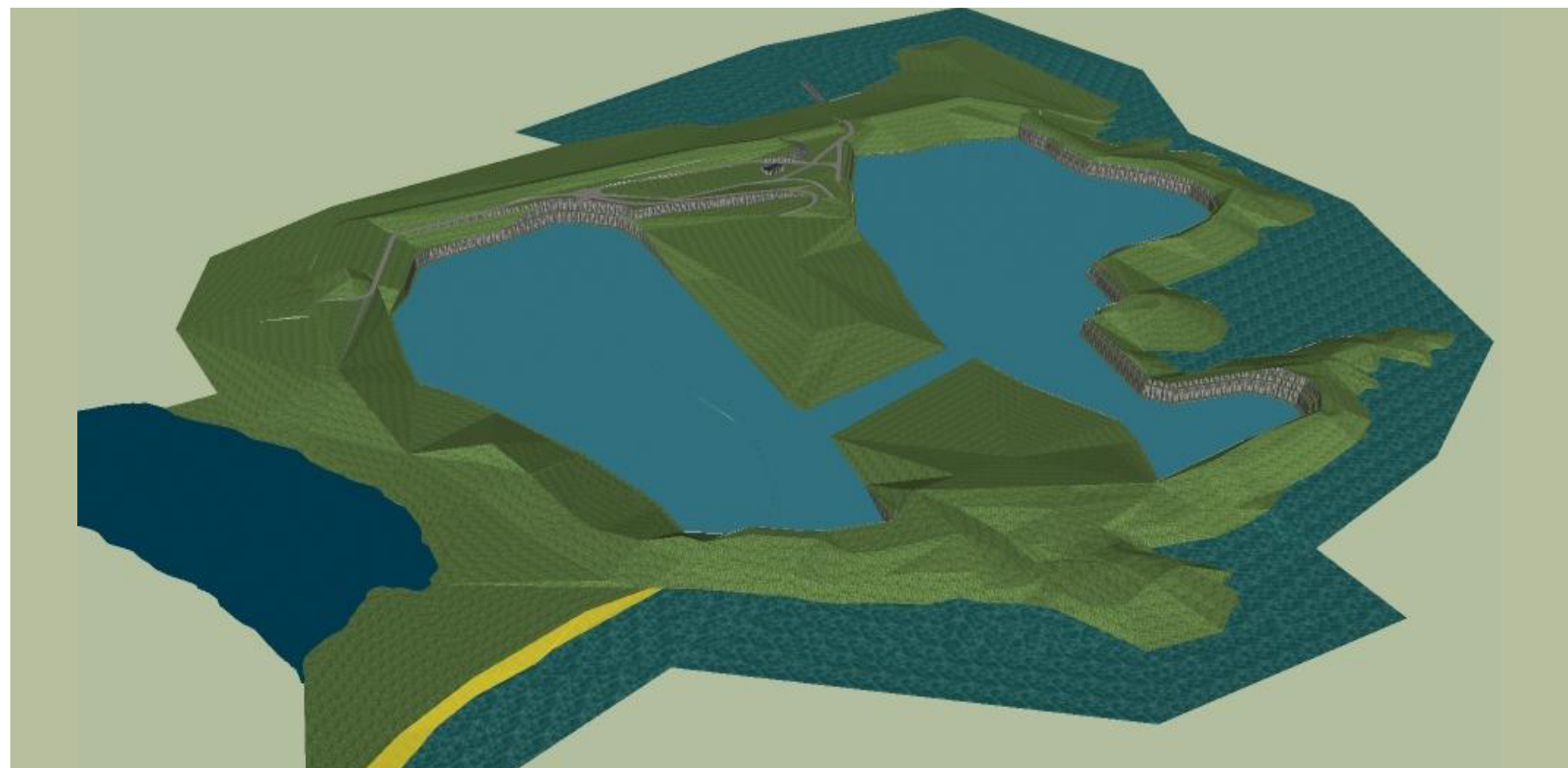
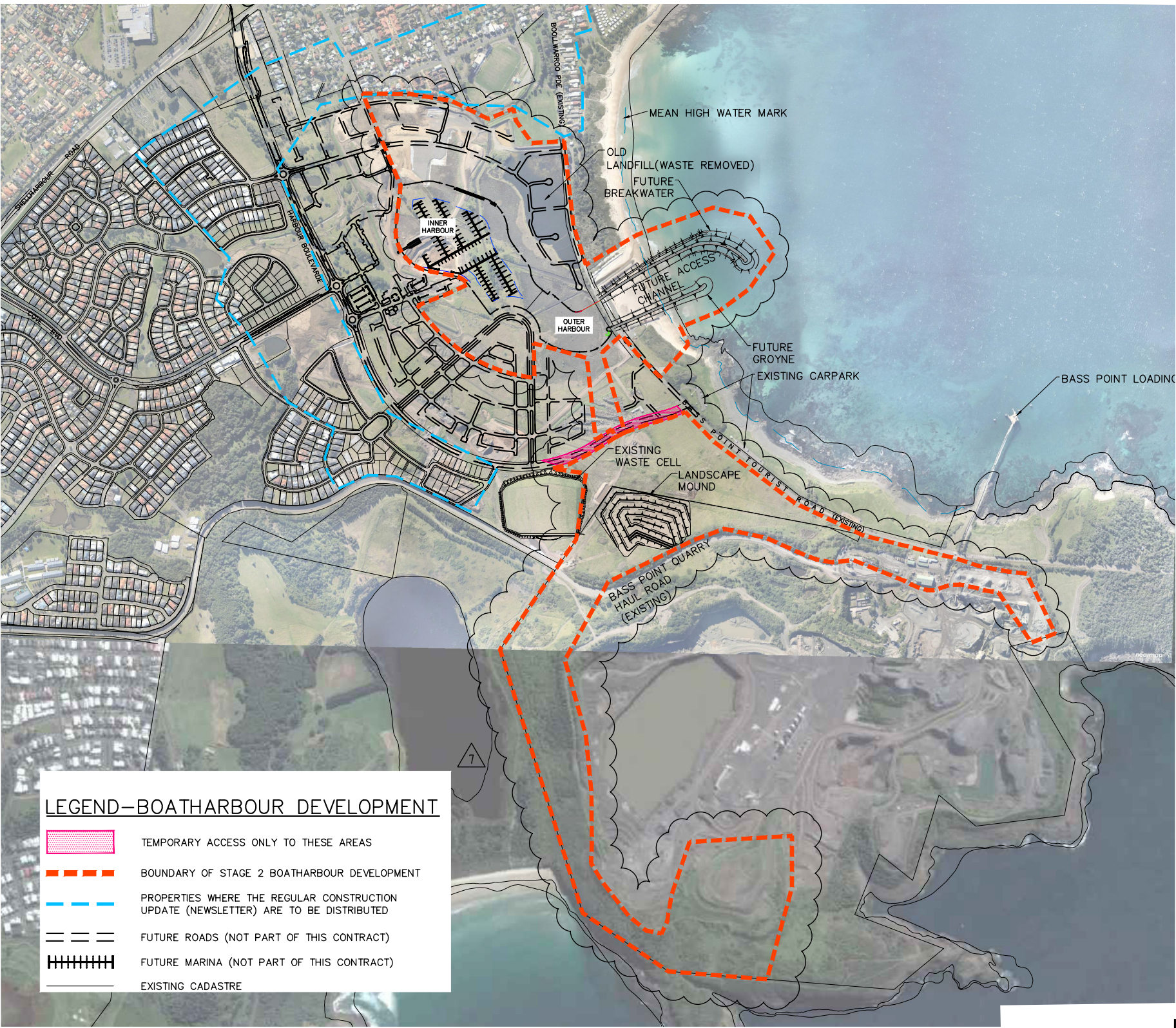


Diagram showing EPA boundary for the movement of material across both sites



AS SHEET SCALE	ENGINEERING AND PERMIT STAMPS (As Required)	CUSTOMER	WorleyParsons
Oneway Copyright © WorleyParsons Services Pty Ltd JAN 81 81 219 812 WORLEYPARSONS PROJECT No. 301015-02681	APPROVED FOR CONSTRUCTION	FRASERS PROPERTY Shellharbour CITY COUNCIL	SHELL COVE BOATHARBOUR (STAGE 2) BOUNDARY OF BOATHARBOUR DEVELOPMENT PLAN DWS No 301015-02681-MA-DWG-0002 REV 7

Diagram showing the movement of material across both sites



Town Centre Car Parking

- For the Waterfront Precinct to function as like many of the worlds most memorable oceanside towns that are activated and vibrant, some level of density is important.
- Whilst supporting the businesses in the town centre and drawing visitation to the region, the impacts cannot detract from the lifestyle and amenity of the local residents.
- Consequently there will be over 600 publicly accessible car parking spaces within the Town Centre Precinct including 132 public basement car parking spaces. There will be 100 parking spaces provided for the boat ramp trailer and car parking.
- An additional 330 parking spaces for the hotel and associated facilities will be contained wholly within the hotel site.
- Residential apartment buildings will also have parking contained wholly within residential sites.
- The public parking provision provides for the Shellharbour Marina, Waterfront Tavern, Waterfront Dining Precinct, Retail and the Community Centre/Library & Visitor Information Centre.
- Parking in residential apartment buildings is controlled by by-laws to ensure parking spaces are used for parking. This means that the parking load is materially less than family homes, as garages in Torrens Titled dwellings are frequently used for storage rather than car parking.



Public Spaces around the Foreshore

- The Foreshore around boat harbour includes a public art and play trail while also providing access to parks, playgrounds, viewing platforms, outdoor exercise spaces and the amenity around the foreshore. The foreshore is under assessment in Council and the final outcome is subject to approval.



Community Centre/Library & Visitor Information Centre

- As part of the Voluntary Planning Agreement (VPA) between Shellharbour City Council and the Project, 2 community assets will be provided for the master plan. They are a Community Centre, Library and Visitor Information Centre, and additional playing fields.
- At this time it is anticipated that the Community Centre, Library and Visitor Information Centre will be complete by the beginning of 2023.
- The building consists of around 1100m², and will be a focus of community and creative activity in Shell Cove where the spaces can hold a diverse range of users and activities.
- There will be a library, gallery, multipurpose spaces and meeting rooms available for hire, activities rooms, a visitor information area and bathroom amenities for the general public.

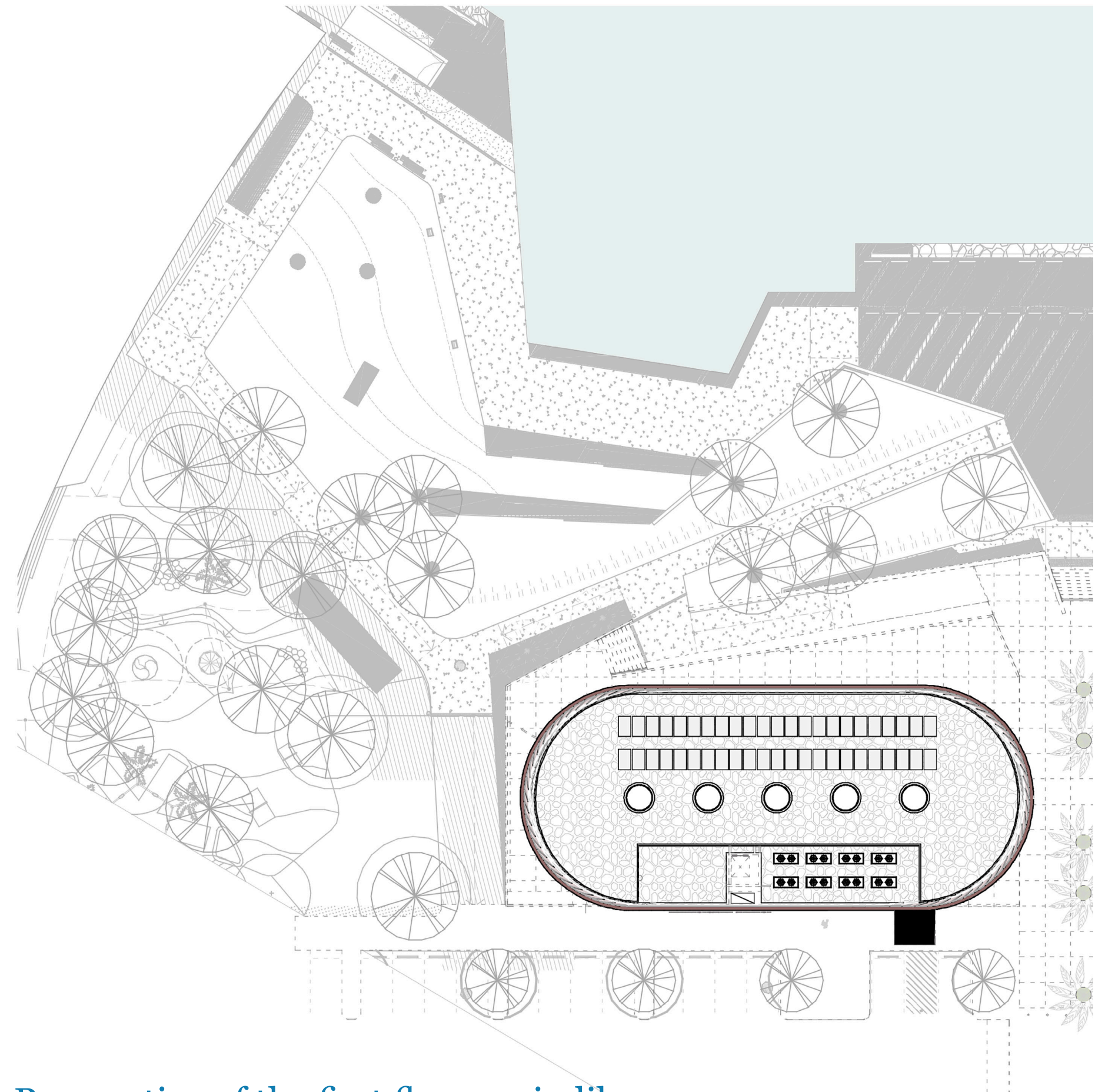


Community Centre/Library & Visitor Information Centre

Perspective from the town square looking east



Site plan



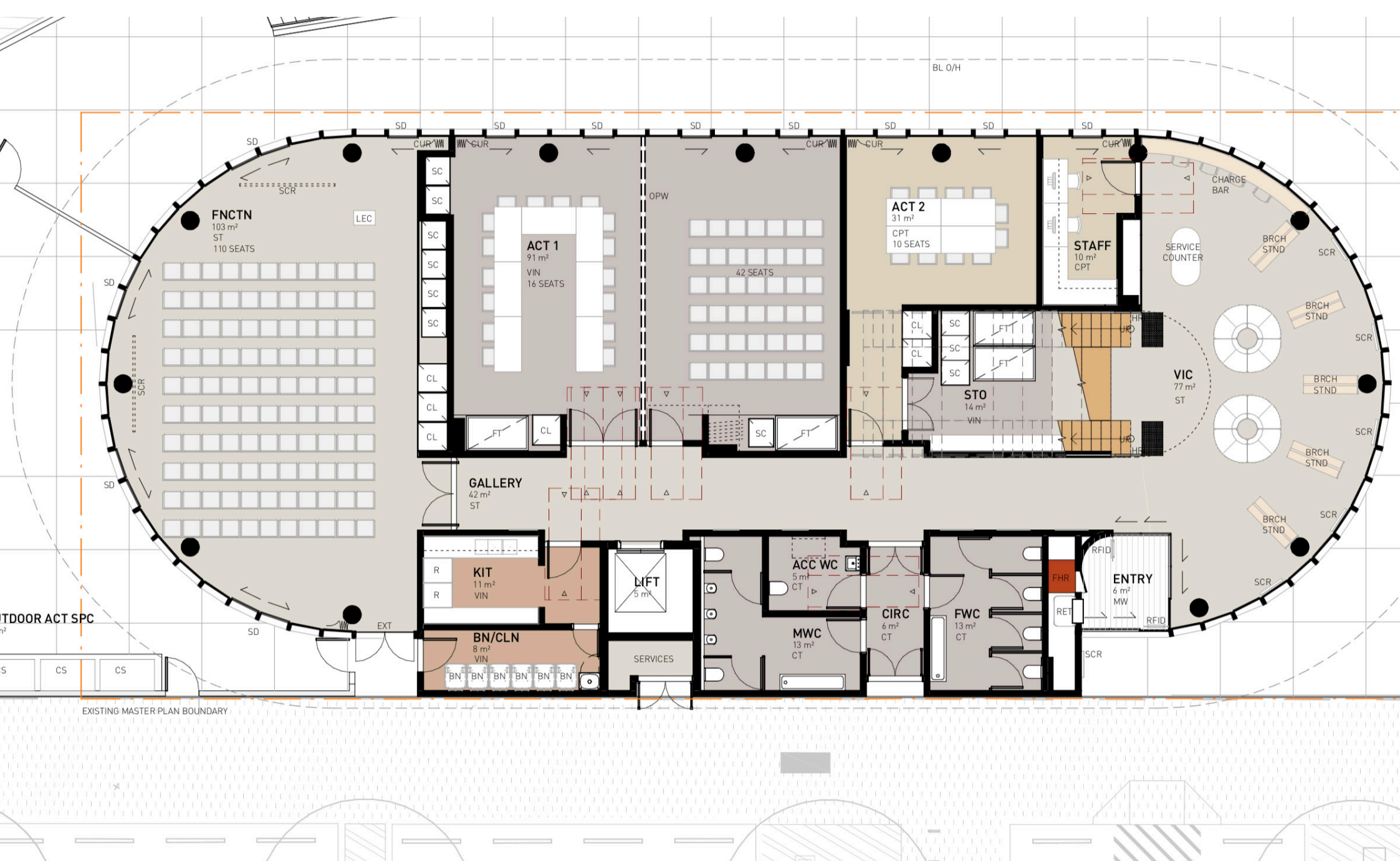
Perspective of the visitor information centre and lobby area



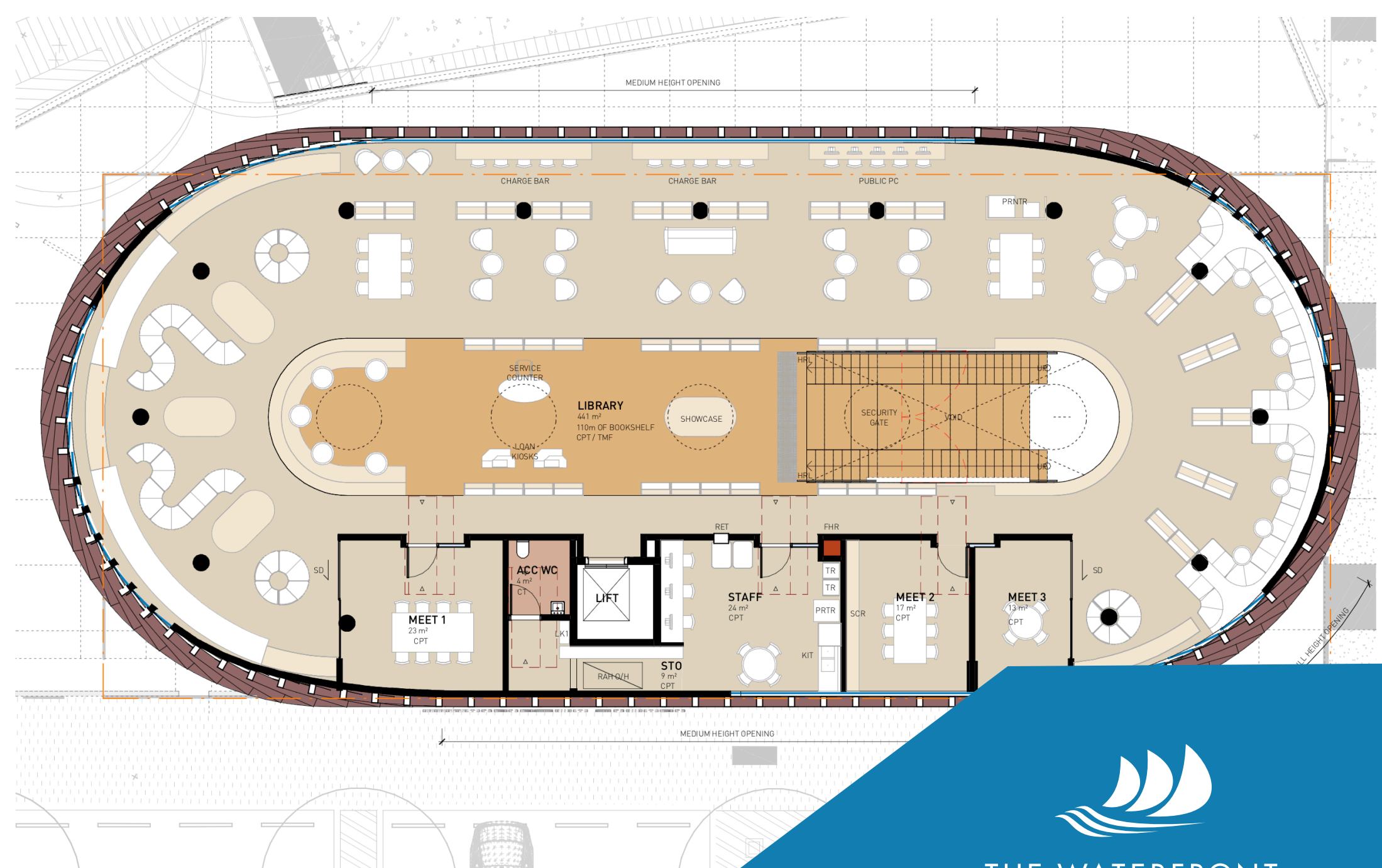
Perspective of the first floor main library area



Ground Floor Plan



First Floor Plan



Shell Cove Harbour & Shellharbour Marina

The Shell Cove Harbour is one of the most significant pieces of new infrastructure providing for recreational boating activities on the NSW coast, and a safe port between Sydney and Eden.

The \$180 million boat harbour development includes excavation of a harbour basin bound by public promenade and boardwalk, and a trained entrance channel providing direct open ocean access.

- 270 berth floating marina for vessels up to 30m in length;
- public jetty and pontoons suitable for berthing charter vessels;
- public drop off/pick up pontoons;
- temporary special event mooring areas;
- vessel maintenance facility supported by a 75 tonne travel lift;
- 120 berth dry boat storage facility;
- regional scale twin lane boat ramp and car-trailer parking;
- on-water fuel and sewage pump-out facilities; and,
- heavy duty multi-use jetty.

STAGE	6m	8m	10m	12m	14m	16m	18m	20m	25m	28m	30m	TOTALS
Stage 1			1	34	29	22	16	10			4	116
Stage 2*				26	1	14	5			2	4	52
Stage 3			2	25	32	6	21	7	2			95
Future Berths				5								5
TOTALS**	0	0	3	90	62	42	42	17	2	2	8	268

**Casual, Public and Charter vessel berths not included



Stage 2 ---
Stage 3 ---

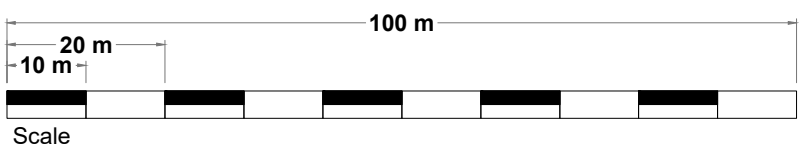
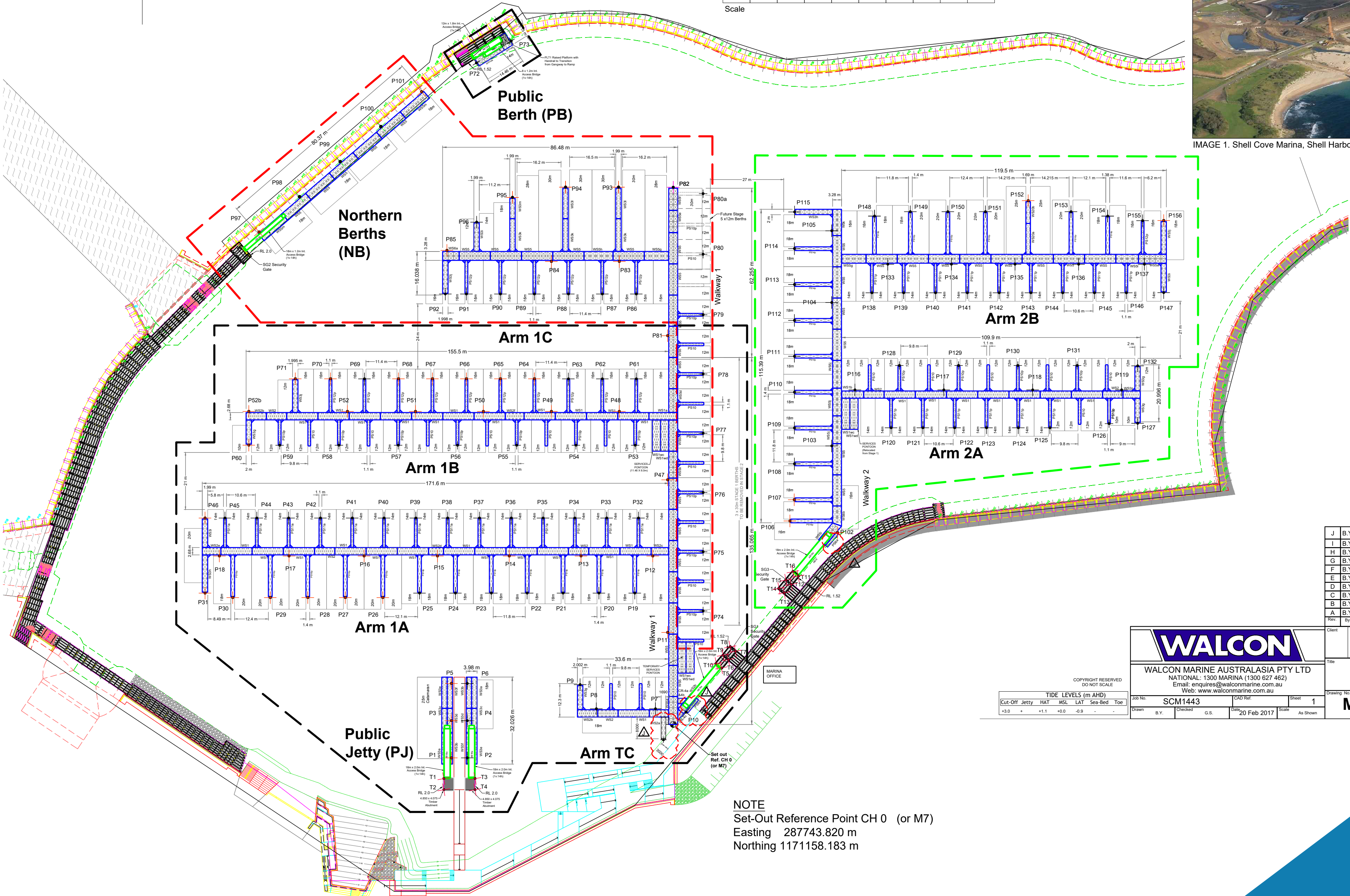


IMAGE 1. Shell Cove Marina, Shell Harbour NSW, (Google Earth 2017)



NOTE
Set-Out Reference Point CH 0 (or M7)
Easting 287743.820 m
Northing 1171158.183 m

Rev	By	Date	Description
J	B.Y.	15.7.16	STAGES 1, 2 & 3 - ADD TAKEN PROTECTION POSITION AND ACCESS BRIDGE POSITION
I	B.Y.	23.10.16	STAGES 1, 2 & 3 - REVISE BERTH TABLE
H	B.Y.	11.10.16	CONSENT UNIT 288 BERTHS
G	B.Y.	03.10.16	REVISE BERTH TABLE
F	B.Y.	08.09.16	REVISE OUTER HARBOUR
E	B.Y.	09.09.16	RE POSITION SERVICES PONTON
D	B.Y.	21.04.16	CONFIRMED - OPTION 2 Outer Harbour 30m Vessel
C	B.Y.	28.03.16	ISSUED FOR APPROVAL
B	B.Y.	10.03.17	ADD MARINA OUTLINE & BODYSHAPES
A	B.Y.	14.03.17	ISSUED FOR TENDER

Client	FRASERS PROPERTY
Drawn by	WALCON
Checked by	WALCON
Scale	1
Date	20 Feb 2017
As Shown	

Project No.	SCM1443
Client	WALCON MARINE AUSTRALASIA PTY LTD
NATIONAL: 1300 MARINA (1300 627 462)	
Email: enquiries@walconmarina.com.au	
Web: www.walconmarina.com.au	

Drawing No.	M1443 - 001
Rev	J

Inner Harbour

- The largest design vessel for the marina is a power vessel 30 m long (L) with a beam (B) of not more than 10m. The proposed 80m wide entrance between the head of the Breakwater provides good additional allowance for exposure to waves and reduced manoeuvrability.
- For marina berths in the Inner Harbour, the required water depth must be available below the lowest astronomical tidal level on the basis the vessel occupies the berth in all tidal conditions during the course of any given year.
- Power vessels up to 30m and yachts up to 16m are not restricted within the Marina for the corresponding berth size.
- Yachts greater than 16m and up to 30m (typically drafts between 2.8 to 3.4m) are restricted to berth in the localised deepened area of R.L 5.0.
- For the Outer Harbour Facilities where all berths are temporary, the required water depth can consider a higher reference water level.
- All power vessels and yachts up to 30m are not restricted to temporarily berth in the Outer Harbour.
- Internal channels or fairways within the Marina vary in width depending on the size of the vessel in the adjoining berths. A minimum clear fairway width of 1.5 times L has been adopted where L is the overall length of the longest boat using that fairway.

STAGE	6m	8m	10m	12m	14m	16m	18m	20m	25m	28m	30m	TOTALS
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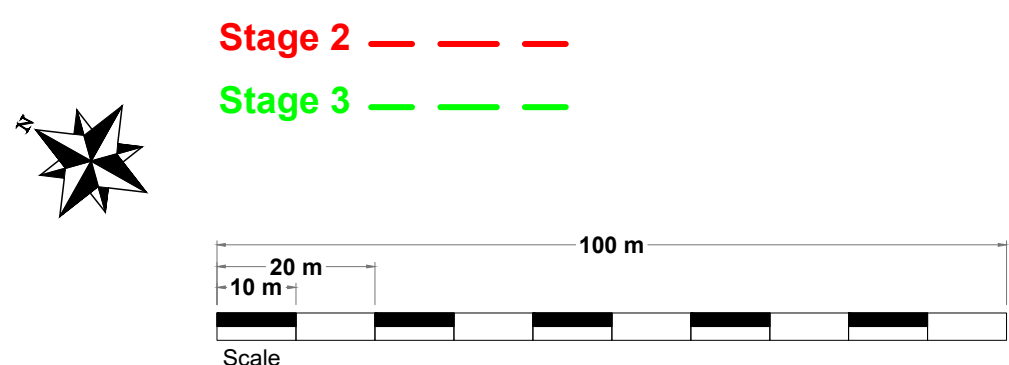
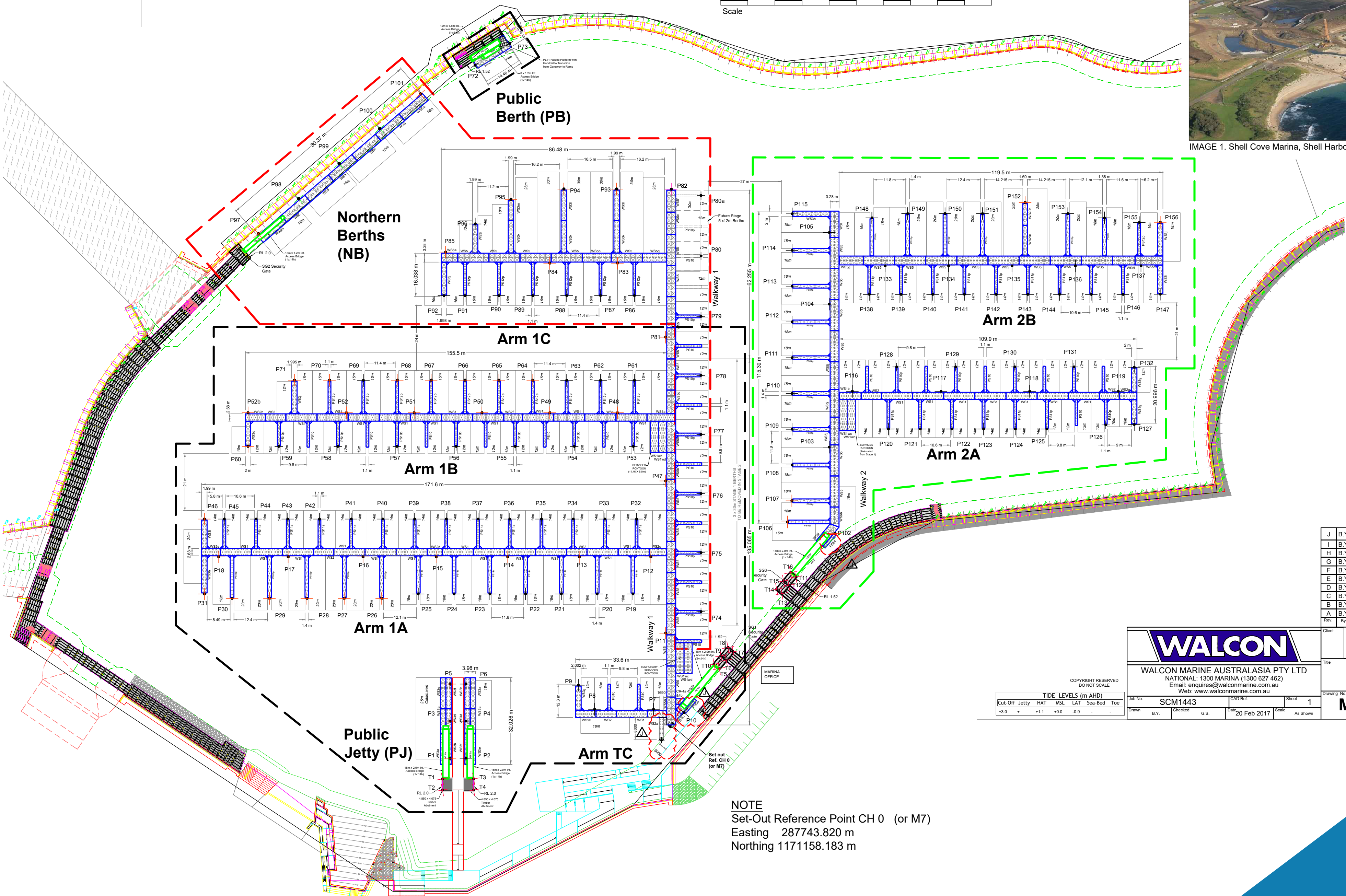


IMAGE 1. Shell Cove Marina, Shell Harbour NSW, (Google Earth 2017)



TIDE LEVELS (m AHD)					
Lowest	Low	High	High	High	High
+0.0	+0.5	+1.0	+1.5	+2.0	+2.5

NOTE
Set-Out Reference Point CH 0 (or M7)
Easting 287743.820 m
Northing 1171158.183 m

WALCON
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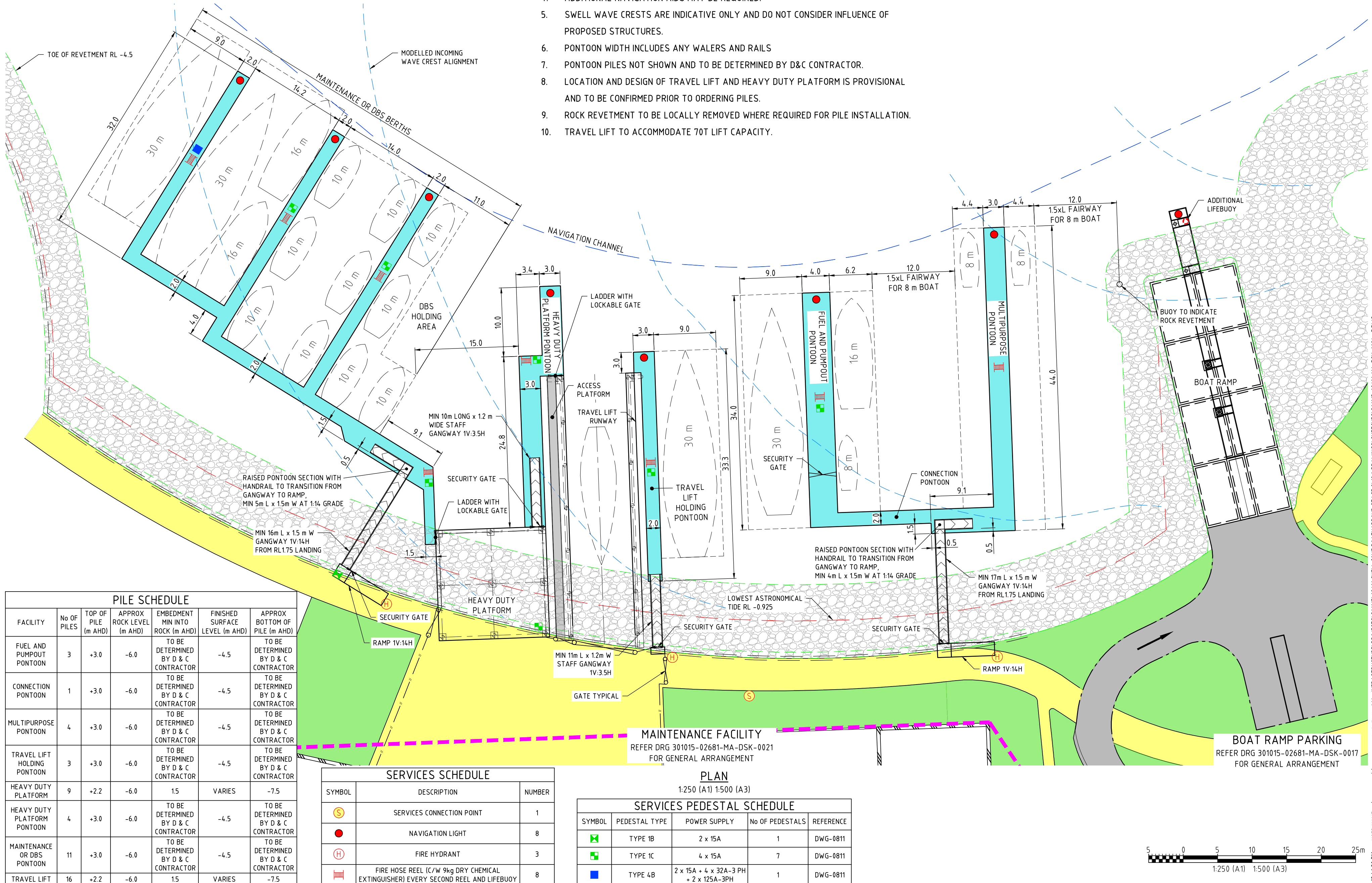
STAGES 1, 2 & 3 - ADDITIONAL PROTECTION POSITION AND ACCESS BRIDGE POSITION	
J	15.7.16
H	23.10.16
G	11.10.16
F	03.10.16
E	09.09.16
D	09.09.16
C	21.08.16
B	28.08.16
A	10.03.17
ISSUED FOR TENDER	
Rev	Rev
1	1
20 Feb 2017	As Shown

Outer Harbour Facilities

- The boat launching ramp is a twin lane ramp with 5m wide lanes with an onramp pontoon in between. It is supported with close to 80 car-trailer spaces, 20 car only spaces, a triple bay washdown area, a fish cleaning station and amenities. Adjacent to the boat ramp is a public pontoon that can be used to as a drop off/pick up area to relieve the boat launching area.
- The on-water fuel and sewage pump-out services will share a pontoon. It is proposed underground tanks will supply the fuel with up to 15,000 and 40,000 litres of unleaded and diesel fuels respectively. The underground self-bunded fuel tanks are to be located beneath the boat maintenance facility that can be easily accessed by the fuel delivery truck.
- The boat maintenance facility is to be supported by a 75 tonne travel lift to cater for both marina vessels and vessels from outside the boat harbour.
- The dry boat storage facility is located adjacent to the boat maintenance facility and will provide 120 dry berths for vessels up to 10m in length. The facility is to be fully enclosed and supported by a heavy duty platform for launching/retrieving boats with a negative lift forklift.

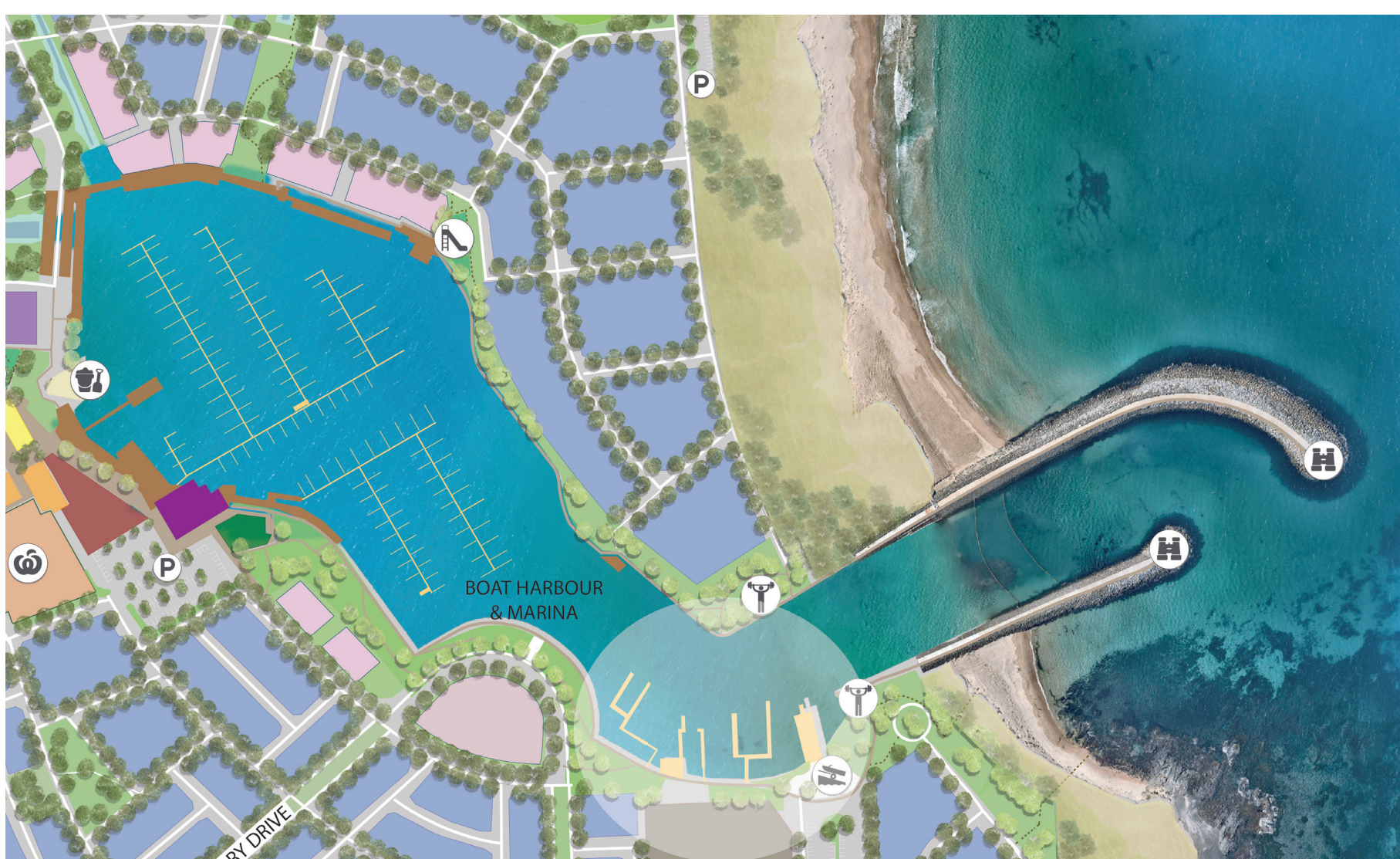
NOTES:

- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL LEVELS ARE RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD).
- 0.0 m AHD = APPROXIMATE MEAN SEA LEVEL.
- ADDITIONAL NAVIGATION AIDS MAY BE REQUIRED.
- SWELL WAVE CRESTS ARE INDICATIVE ONLY AND DO NOT CONSIDER INFLUENCE OF PROPOSED STRUCTURES.
- PONTOON WIDTH INCLUDES ANY WALERS AND RAILS
- PONTOON PILES NOT SHOWN AND TO BE DETERMINED BY D&C CONTRACTOR.
- LOCATION AND DESIGN OF TRAVEL LIFT AND HEAVY DUTY PLATFORM IS PROVISIONAL AND TO BE CONFIRMED PRIOR TO ORDERING PILES.
- ROCK REVETMENT TO BE LOCALLY REMOVED WHERE REQUIRED FOR PILE INSTALLATION.
- TRAVEL LIFT TO ACCOMMODATE 70T LIFT CAPACITY.
- ROCK LEVEL TO BE CONFIRMED.
- 50 YEAR ARI SIGNIFICANT WAVE HEIGHT FOR PONTOON DESIGN IS 0.35m.
- DESIGN VESSEL IS PROVISIONAL AND TO BE CONFIRMED PRIOR TO ORDERING PILES AND PONTOON.



Boat Maintenance Facility

- The Boat Maintenance Facility (BMF) comprises a 10,000m² area and includes boat haul out facilities, a travel lift and heavy duty platform, dry boat storage, chandlery spaces and workshop areas.
- The BMF has been designed to be set down at boardwalk level, to allow ease of access for the travel lift, and also so as not to obstruct sunlight to the adjacent residential lots.
- The BMF is strictly controlled in terms of acoustic attenuation and performance, and also in hours of operation so as not to cause any undue disturbance to the surrounding residents.
- The adjacent boat ramp car park is heavily landscaped to ensure that there is ample shade, but also to provide further visual screening between residential dwellings and the BMF.



Subject Shell Cove BMF : Predicted Noise Levels at Residential Plots
Date 28 November 2019
Job No/Ref 256688-05 AC18-03

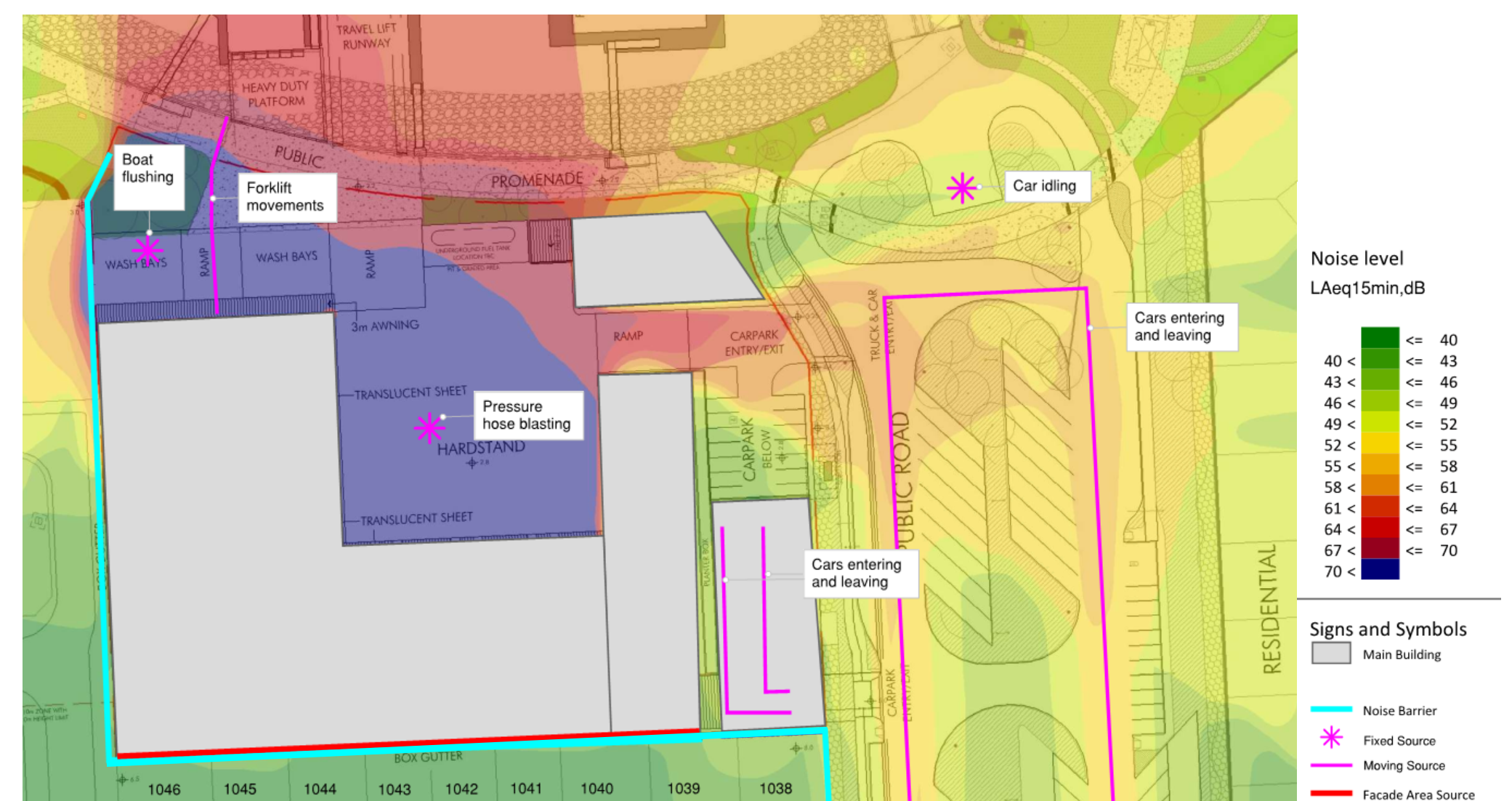
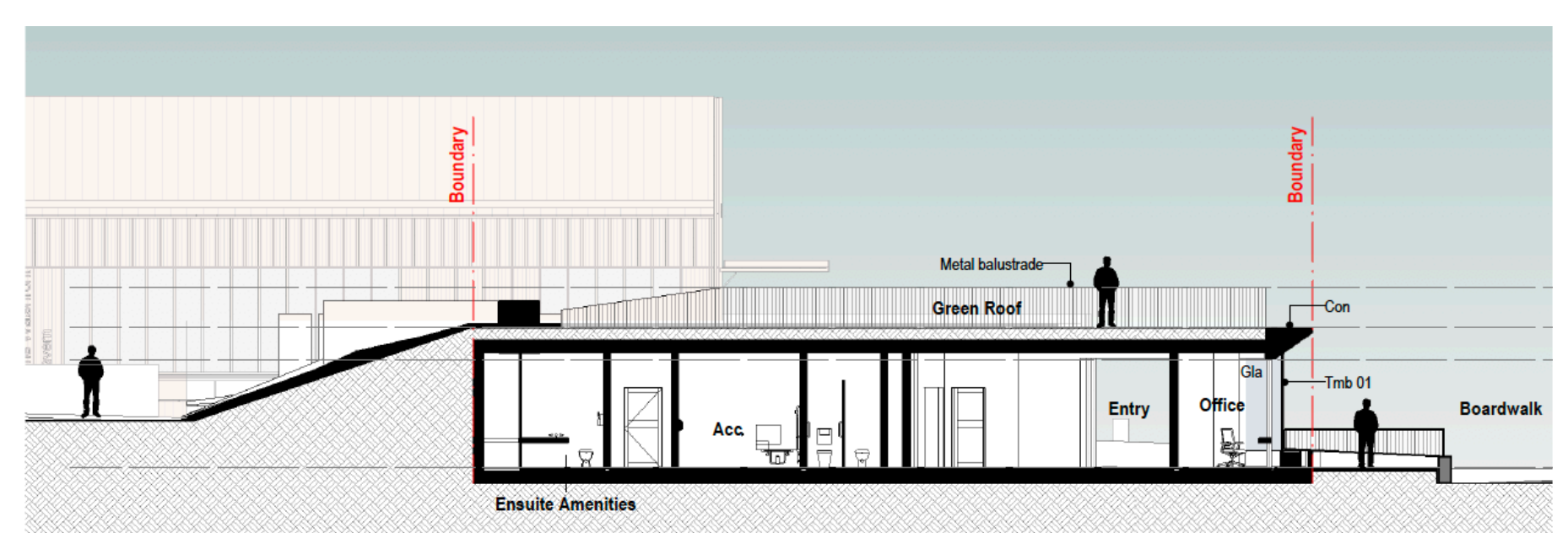
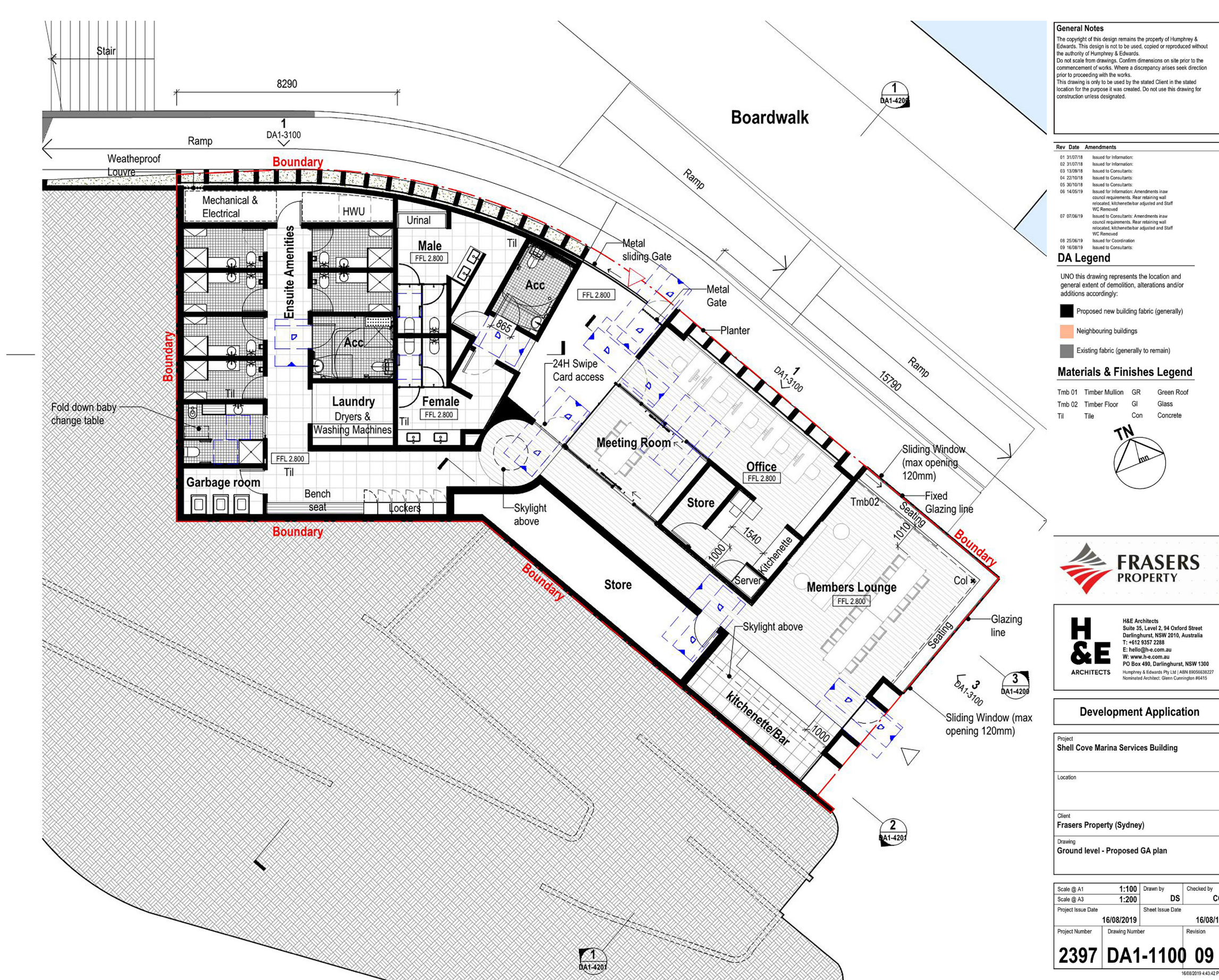


Figure 1: Noise contour map showing the predicted noise levels at the residential receivers surrounding the BMF in the daytime



Marina Services Building

- The Marina Services Building (MSB) is a 300m² building that fronts the boardwalk adjacent to the marina entry pontoon.
- It is single story in its design, so that it doesn't obstruct any views of the harbour.
- The MSB contains facilities for marina berth tenants, including a lounge, kitchen, ensuite facilities and locker storage.
- The MSB also contains an office for the Marina Operator. It is envisaged that the Marina will be third party operated and that the lease up period will commence mid 2020.
- There are public bathroom amenities contained within the building that are accessible at all times of day.

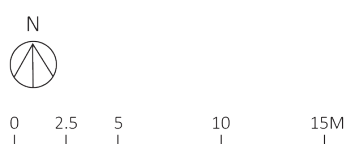
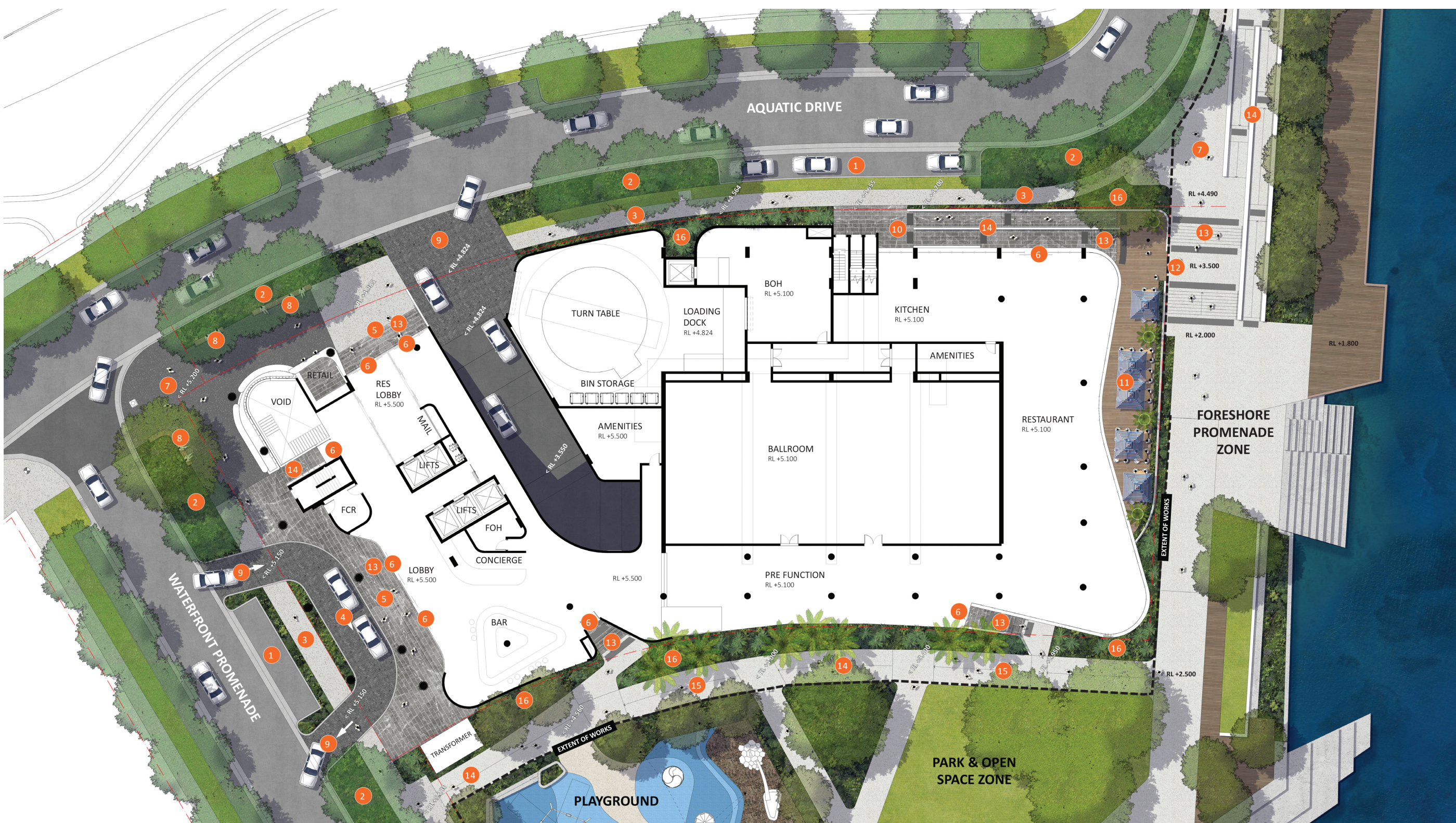
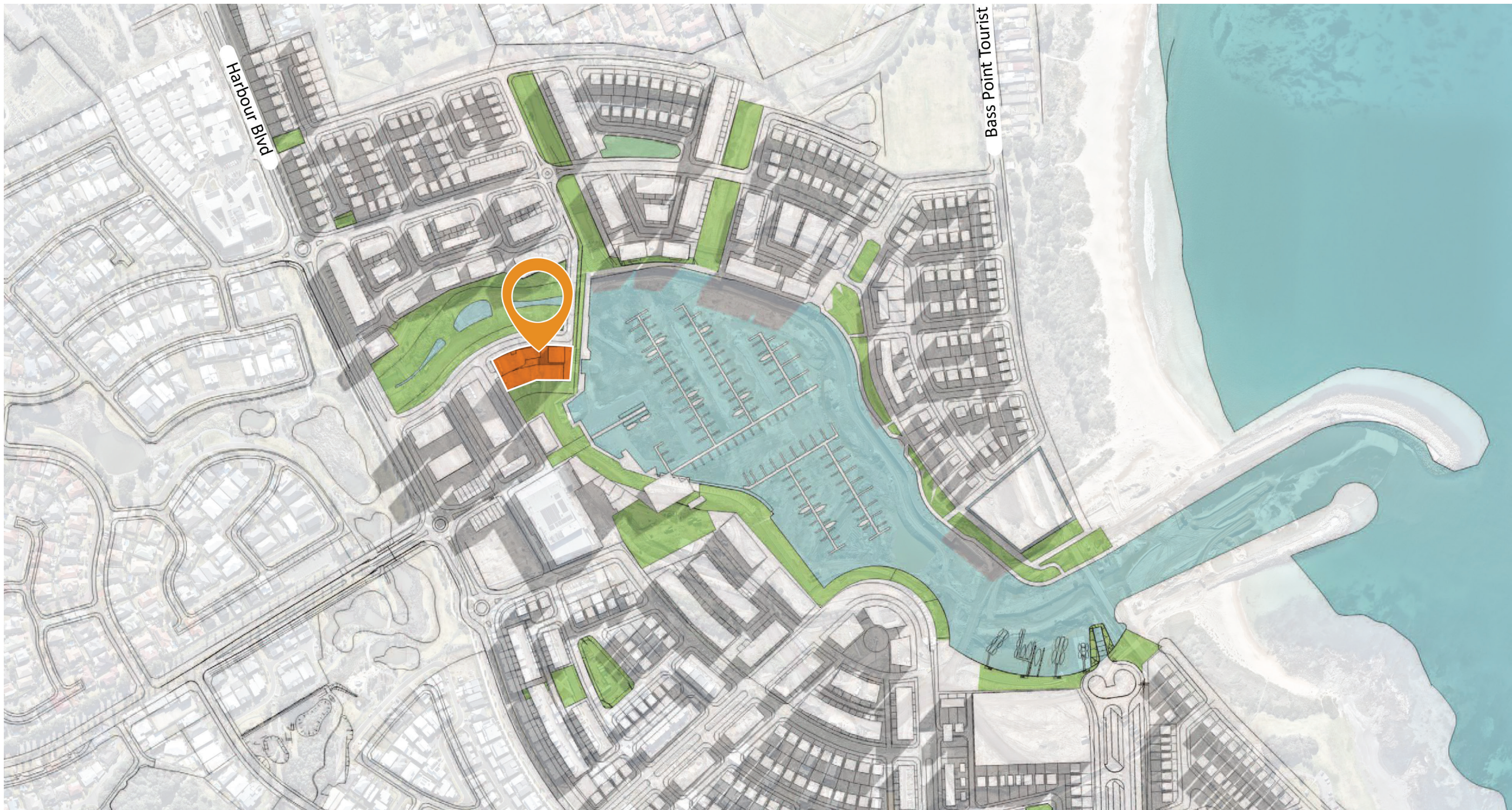


The Waterfront Hotel

- Oscar's Hospitality will be the owners and operators of the Waterfront Hotel. Oscars has vast experience in hospitality, with assets in their portfolio including the Novotel Wollongong and Novotel Brighton.
- The Waterfront Hotel will provide approximately 250 ongoing new jobs and underpin visitation to the region.
- Comprising 117 hotel rooms, 32 serviced apartments, 42 residential dwellings, a variety of hotel related functions on the ground floor including a ballroom/ function room, restaurant, bar and day spa (subject to Development Approval)
- There will be a series of communal open spaces, shared by occupants of the dwellings, serviced apartments and hotel guests, and a number of exclusive areas for the residential dwellings only.
- The Masterplan approval provides for an 11 storey building, within which the building sits. The new hotel design however is a strong architectural statement and has a reduced massing on the approved building envelope. Stepped back from the waters edge it also creates greater solar access to the adjacent park.
- The building has been through 2 independent Design Review Panel reviews, ensuring that the architecture contributes to the design excellence on the project.



The Waterfront Hotel



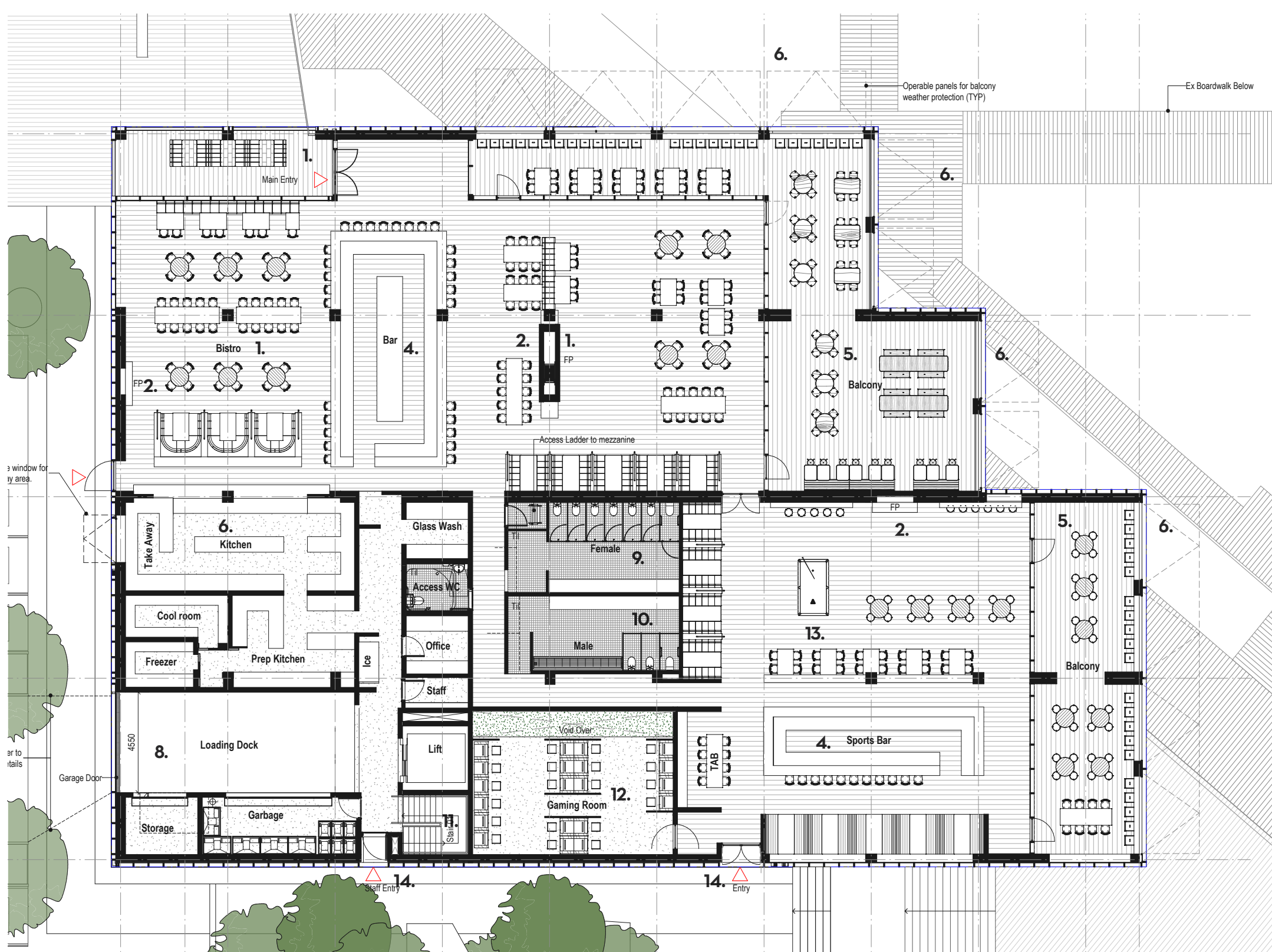
LEGEND

- ON STREET PARKING
- STREETSCAPE PLANTING ZONES WITH MEDIUM LARGE CANOPY SHADE TREES & UNDERSTOREY PLANTING
- FOOTPATH (MIN 1.5M WIDTH)
- PORTE COCHERE / VEHICLE SETDOWN ZONE
- LOBBY FORECOURT / ARRIVAL PLAZA
- ACCESS POINTS
- CORNER PLAZA
- BENCH SEATING ADJACENT TO STREETFRONT RETAIL
- DRIVEWAY CROSSOVER
- PEDESTRIAN ACCESS TO RESTAURANT TERRACE
- ALFRESCO DINING TERRACE
- STAIR LANDING ACCESS TO RESTAURANT TERRACE
- STAIR ACCESS
- RAMP ACCESS
- PEDESTRIAN CONNECTION FROM STREET TO FORESHORE WITH INTEGRATED CONNECTIONS TO ADJACENT PARK
- PLANTING AREA



The Waterfront Tavern

- Balmoral Hospitality Group will own and operate the Waterfront Tavern.
- The Balmoral Group is a consortium of hoteliers who bring depth of experience from local and Sydney based licensed venues.
- Construction of the Tavern basement and piling works is underway, with construction commencing on the main building in May 2020, and final completion in May 2021.
- The Waterfront Tavern will offer a family friendly bistro and dining experience, and also a sports bar, TAB and gaming.
- The DA approved building is designed by award winning H&E Architects, and will cantilever over the harbour waters. It features wrap around balconies, which can be closed down in the evenings to attenuate noise.
- The Waterfront Tavern will create around 50 ongoing jobs.



Waterfront Dining Precinct

- The Waterfront Dining Precinct will contain between 6 and 8 food and beverage options, with views over the adjacent Shell Cove Harbour.
- The Waterfront Dining precinct will generate around 50 ongoing jobs.
- Construction of the Waterfront Dining precinct is well advanced, with completion forecast for May 2021. This includes the foreshore promenade that connects both venues with the harbour frontage.
- It is intended that there will be a boutique liquor shop with wine tasting, an Americana sports bar restaurant with burger and ribs, a fish and chip restaurant, and an Asian fusion offer or tapas.
- It is proposed for markets to be hosted in front of the restaurant tenancies for events such as food and wine festivals.



B2 Apartments

- B2 apartments have been designed by internationally acclaimed architects, Smart Design Studio. The building is designed to respond to its premium position on 'The Promontory'
- Arrayed around the arc of the prominence in the marina and overlooking the landscaped promenade, apartments offer captivating views out to the harbour and the coastline.
- This harbourfront building comprises 116 apartments, a resort style pool surrounded by landscaped gardens, rooftop gym, and roof top terrace with seating.



Precinct E Apartments

- Precinct E apartments are located on the north western side of the boat harbour, and comprise 64 units. It is intended to lodge the DA for this proposal in December 2019.
- Materials are selected for their natural characteristics evoking the coastal environment with the organic building form and materiality working together. The choice of external materials including concrete (for the coastal rock), timber look cladding and screens (for the forest), brick and the deep tones of bronze cladding, integrated with podium and building landscaping, relate to the natural and visual coastal character of the Shell Cove landscape.

