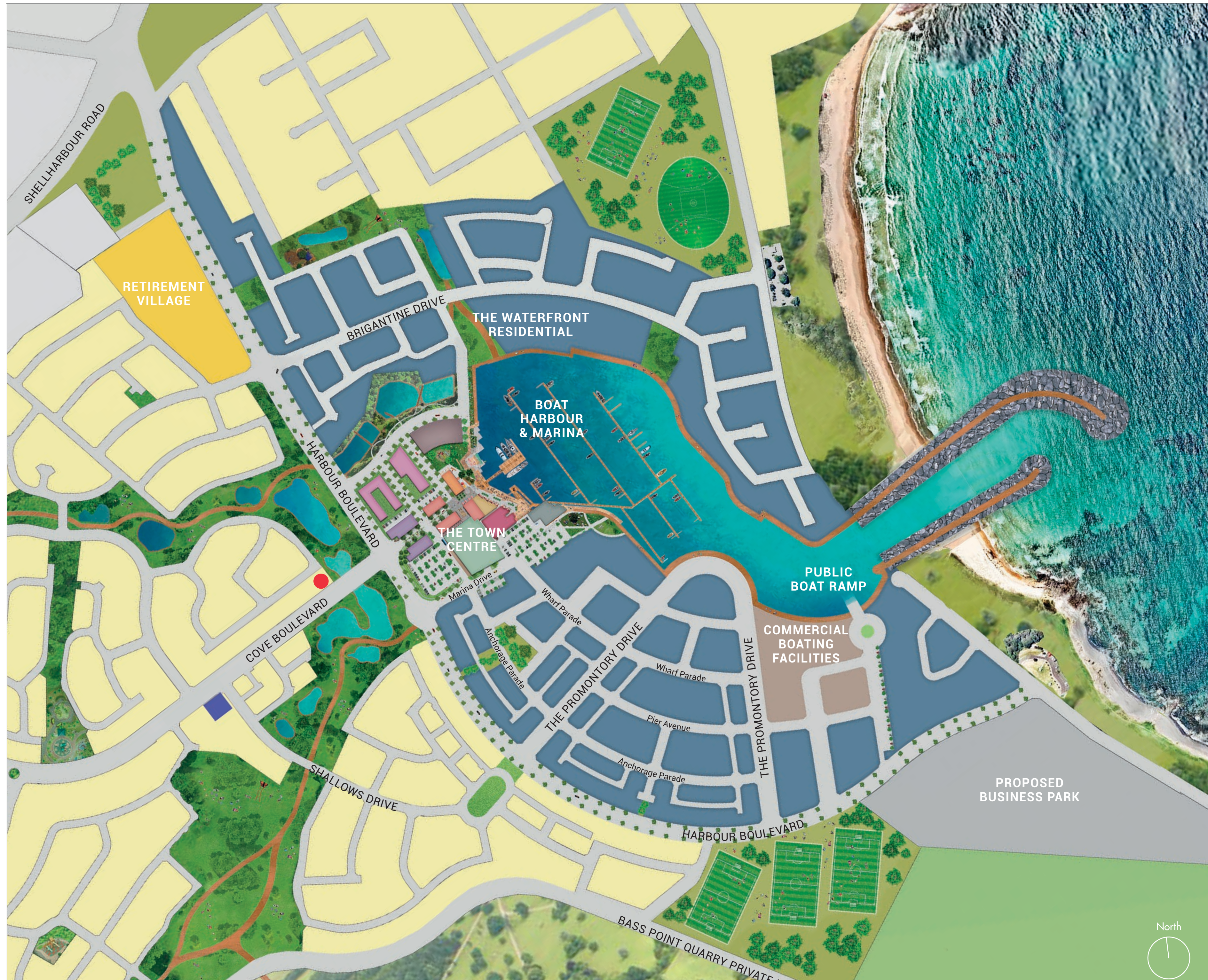


# SHELL COVE SUMMARY.



## 2017 Concept Masterplan

An application has been lodged with NSW Department of Planning and Environment for modifications to the Concept Plan for the land surrounding the boat harbour known as The Waterfront. It was lodged on 9 August and the public exhibition has been extended until 20 October 2017.

The current Concept Plan was approved by the Department of Planning and Environment in February 2011 and provides a framework for the development of the town centre and residential precincts of The Waterfront.

It is normal practice for large scale projects such as Shell Cove, with a timeframe of 30 years, to undergo multiple planning reviews to ensure the design remains current to meet evolving market trends and best practice. Shell Cove has undergone strategic reviews at the project's inception in 2000 and 2010 and the current review completed in 2017.

The latest review, carried out over four years, proposes a modified concept masterplan that contains further detail developed with consideration to the current and future market.

The key changes proposed in the 2017 Concept Plan for The Waterfront include:

- Reconfiguration of the town centre layout providing improved public spaces, better connectivity to the harbour foreshore and relocation of the hotel.
- The proposed relocation of the hotel to the northern end of the town centre to reduce traffic and parking conflict at the southern end where the tavern is located.
- Modification to the type of hotel accommodation to ensure future commercial viability. Based on expert advice, this could be a mix of either serviced apartments or hotel rooms and a residential component.
- Dwelling numbers increased by 318 within the 40ha Waterfront precinct. This is in response to a review of the housing density and type to address the change in design around the town centre and harbour foreshore. 119 of these had been an option in the 2011 masterplan or relate to land not previously included.
- Hotel site height increase from nine to 11 storey.
- Increase in some apartment heights from four to five and six storey.
- Reduction of some apartment heights from four to two or three storey.
- Additional area of land on the north-west corner of the site to provide a co-ordinated northern entry and additional dwelling sites.



# DESIGN EVOLUTION PROCESS.

## Community Research

The journey to the evolution of the current Concept Plan began approximately 4 years ago with a market research piece conducted with approximately 3,500 respondents to an online survey and 10 focus groups.

This research asked the broader community what they would like to see included in the Waterfront precinct and what amenities would attract visitors to come and enjoy the Waterfront. This information informed the preparation of the design brief for the town centre.



**MARINA:**  
300 berth marina with direct access to the Pacific Ocean, charter boat operations, a public boat ramp and a variety of commercial marina facilities and services.

**HOTEL:**  
Boutique hotel with harbour views and conference facilities.

**APARTMENTS:**  
Contemporary 1, 2 and 3 bed apartments.

**APARTMENTS (ABOVE RETAIL):**  
Contemporary 1, 2 and 3 bed apartments above retail shops.

**HARBOURFRONT APARTMENTS (ABOVE DINING):**  
True oceanside living. Harbourfront apartments are located just steps from the water, ideally situated in the heart of The Waterfront's boardwalk & promenade district.

**RETAIL SHOPS:**  
A selection of retail shops including convenience shopping as well as fashion and homewares shops.

**DINING:**  
Harbourside dining with selection of cafes and restaurants positioned along the harbour edge offering alfresco dining and spectacular water views.

**SUPERMARKET:**  
The Waterfront's supermarket provides residents with convenient access to an uncompromised shopping experience without ever having to leave the neighbourhood.

**WATERFRONT TAVERN:**  
A family friendly tavern perfect for harbourside dining, an afternoon drink or simply relaxing on the decks extending over the harbour.

**CENTRAL PIER & CHARTER BOATS:**  
The pier will offer a selection of charter boat tours such as whale watching, dolphin watching, diving and deep sea fishing.

**COMMUNITY CENTRE & LIBRARY:**  
A state-of-the-art community centre and library offering learning hubs, meeting rooms, quiet areas and places for activities such as sea-side yoga, zumba and playgroups.

**BOARDWALK & PROMENADE:**  
Extensive boardwalk along the harbour foreshore extending 800m along the western harbour foreshore providing pedestrian access for a casual walk or a brisk run along the full circumference of the harbour.

**HARBOURSIDE PARK:**  
An expansive harbourside park with plenty of open space, an adventure playground and stunning harbour views.

**FORESHORE KIDS BEACH:**  
The kids beach is the perfect place for kids to have fun playing in the sand building sandcastles or cooling off by wading in the shallow water.



2017 Town Centre Concept Masterplan

## Design Competition

In 2013 a design competition was used to chose architectural firms to develop the town centre concept plan. Expressions of interest were called for resulting in a shortlist of architectural firms being invited to submitted proposals. Two leading architectural firms, HDR Rice Daubney and Group GSA were chosen and engaged to work collaboratively to develop the current proposed concept plan for the town centre. A masterplan modification application was lodged and is currently on exhibition for comment.

This concept plan has been shown in all marketing information for the Waterfront and is represented in the town centre model located in the sales office.

## Residential Precinct Design

During the development of the town centre concept plan, Architectural firm, Cox Architecture was appointed to review and refine the masterplan for the residential precincts. Cox have significant expertise in masterplanning and design of residential communities and are recognised as a leading Australian architectural practice.



Waterfront Apartments



Town Centre



# TOWN CENTRE.

The key changes to the town centre include:

- » Improved foreshore amenities and connections to the town centre increasing usage and public access. New features include a kids play beach, a central jetty for community and charter vessels and boardwalk access improvements and viewing areas provided by timber platforms.
- » Design improvements to public spaces to ensure they become active and vibrant, improvements include a central community piazza and a library/community centre.
- » Relocation of the hotel to the north of the town centre to reduce traffic and parking conflict at the southern end and create a bookend to either end of the town centre.
- » Modification to the type of hotel accommodation to ensure future commercial viability. Based on expert advice, from Dransfield Hotels, this could be a mix of either serviced apartments or hotel rooms and a residential component.
- » Hotel site height increase from nine to 11 storey.
- » Increased residential density with apartments increased to six storeys. This provides a better architectural relationship with other buildings and benefits the town centre with more residents to activate the centre.
- » Relocation of the Library/Community Centre to a central site on the waterfront recognising the importance of this key piece of civic and community infrastructure.



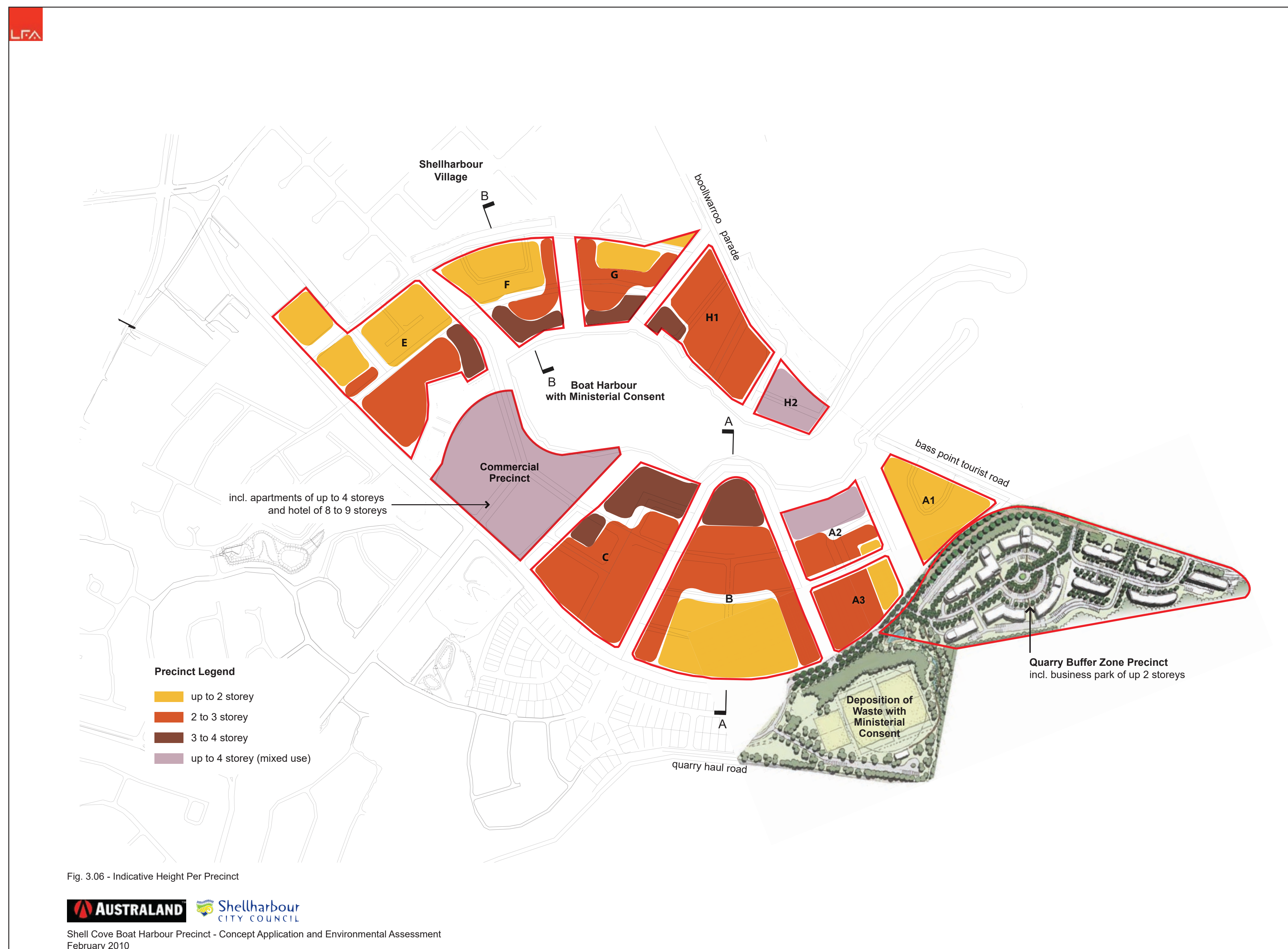
**2017 Town Centre Concept Masterplan**



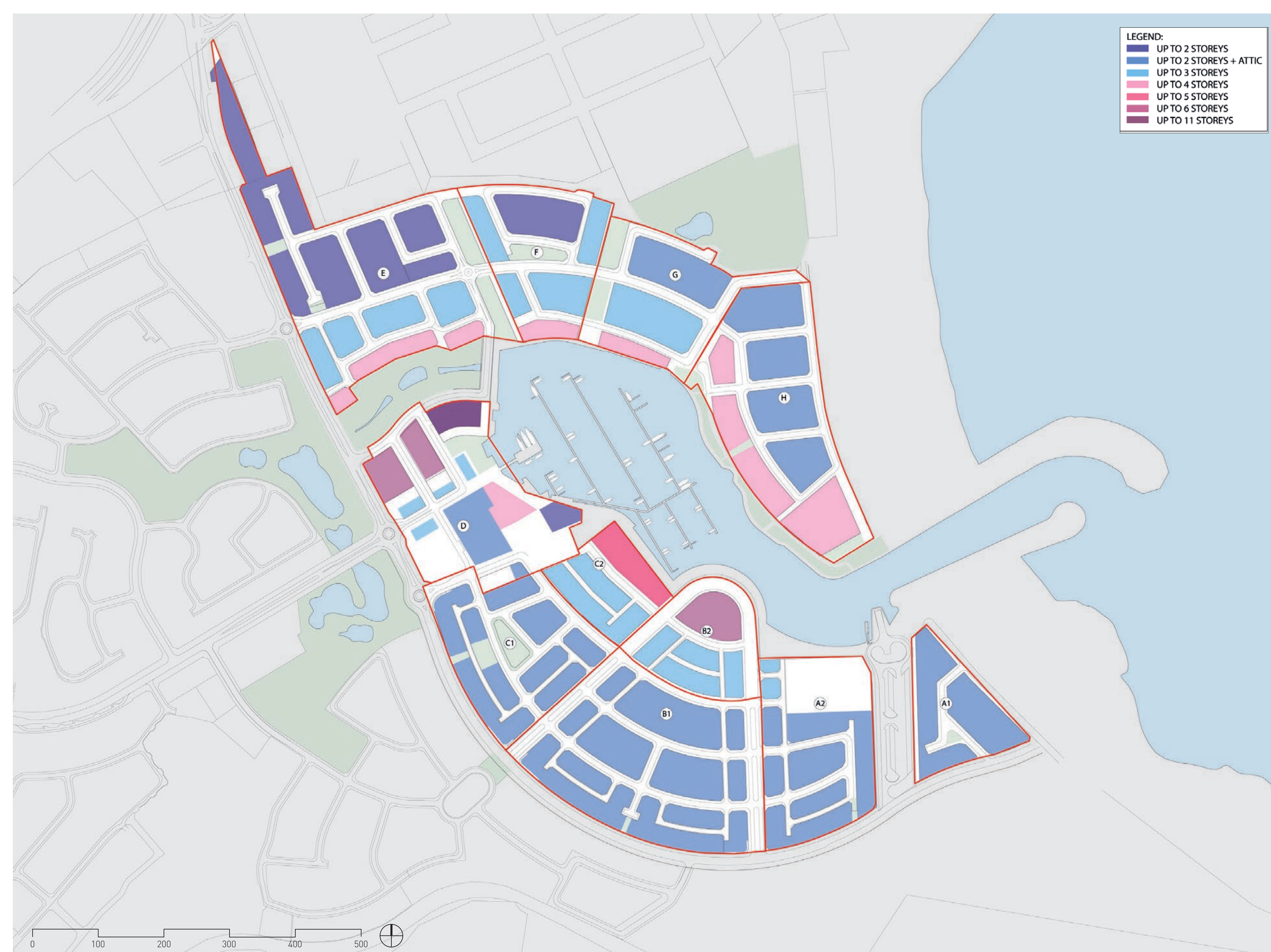
**2011 Approved Town Centre Masterplan**



# RESIDENTIAL PRECINCTS.



## 2011 Approved Residential Masterplan



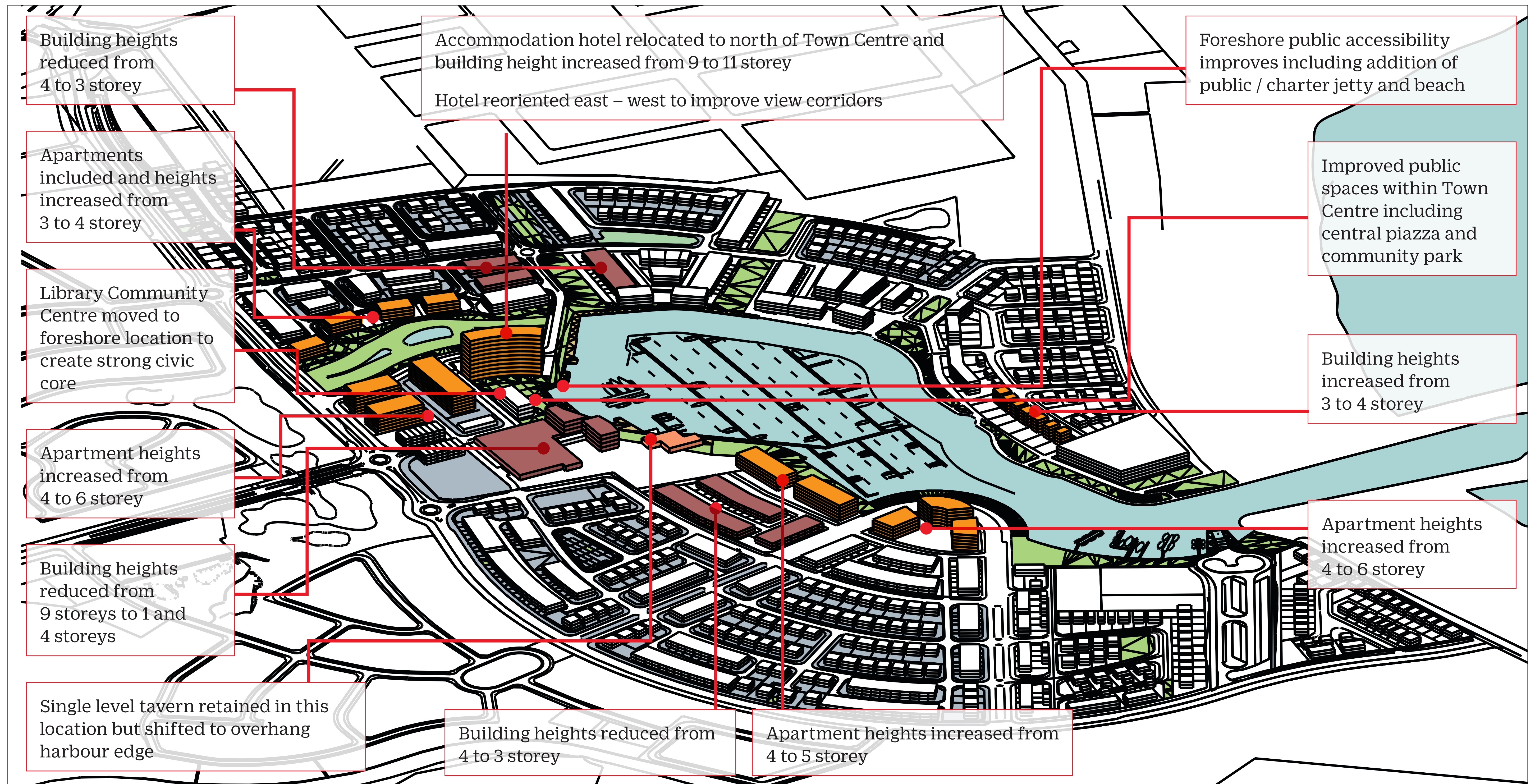
## 2017 Concept Residential Masterplan

The key changes to the residential precincts include:

- » Refinement of the overall layout with more resolved detail than previously available.
- » Review of housing density and type to provide a greater mix of housing choice, and to focus apartment locations where high amenity is provided, for example within the town centre and adjoining the harbour foreshore.
- » Dwellings numbers increased by 318 within the 40ha Waterfront precinct. This is in response to a review of the housing density and type to address the change in design around the town centre and harbour foreshore. 119 of these had been an option in the 2011 masterplan or relate to land not previously included.
- » Building heights reviewed with some specific sites increased from four to five storey and from four to six storey.
- » Additional minor streets incorporated to provide improved separation of apartment sites.



# CONCEPT PLAN CHANGES.



## Masterplan Changes

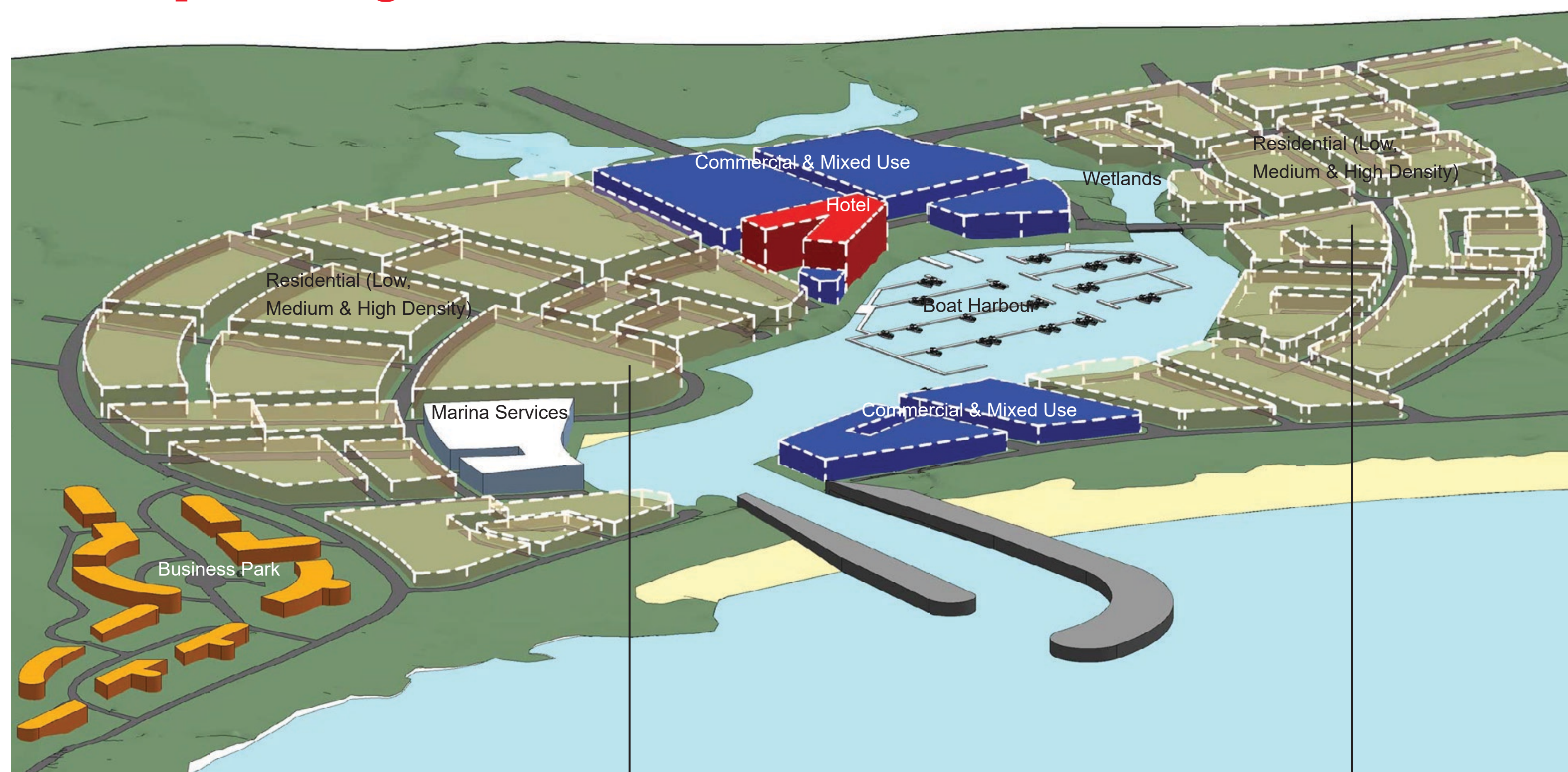


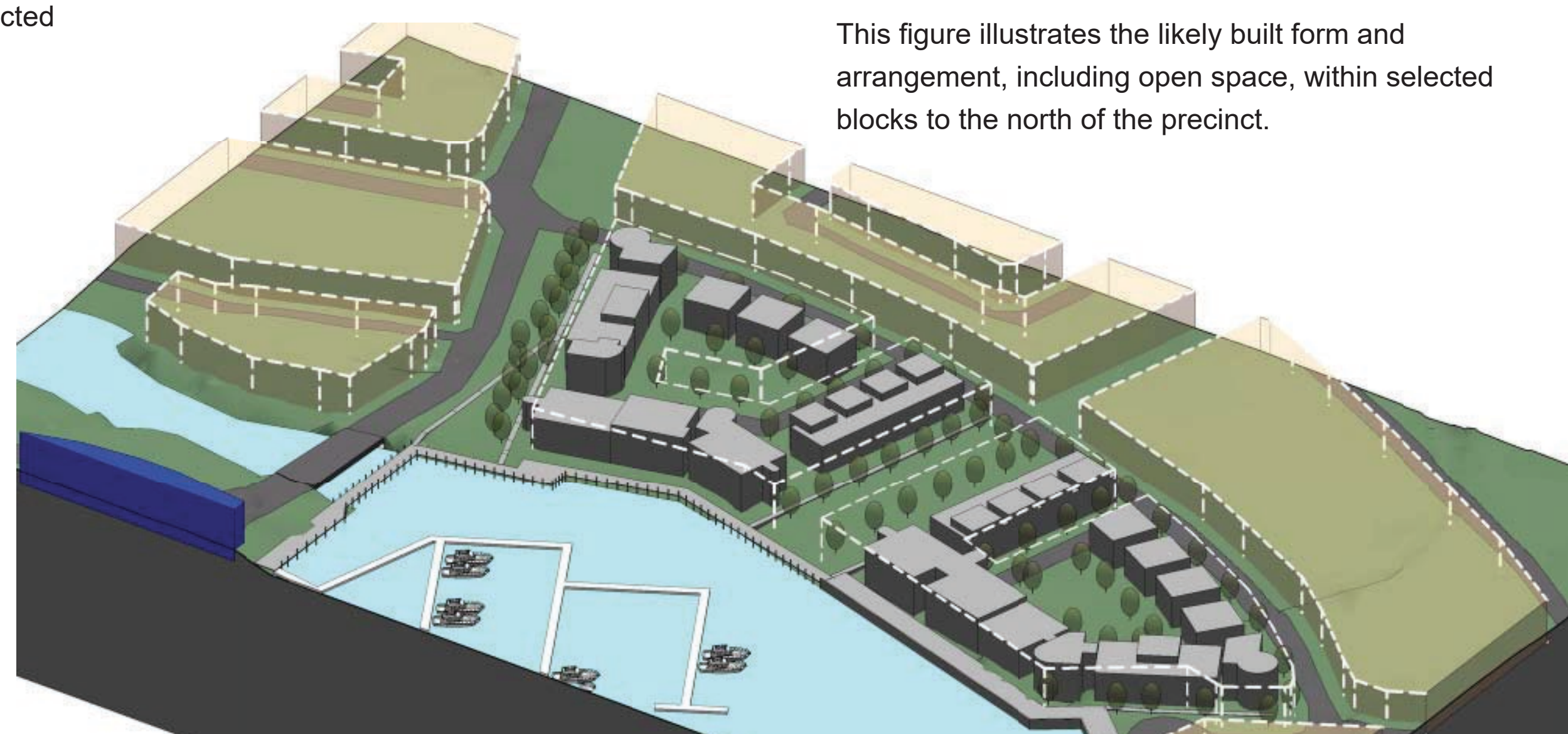
Fig. 4.06 - Boat Harbour Precinct Illustrative Built Form

This figure illustrates the scale of built form within the overall Boat Harbour Precinct and shows the Precinct in block form.

This figure illustrates the likely built form and arrangement, including open space, within selected blocks to the south of the precinct.



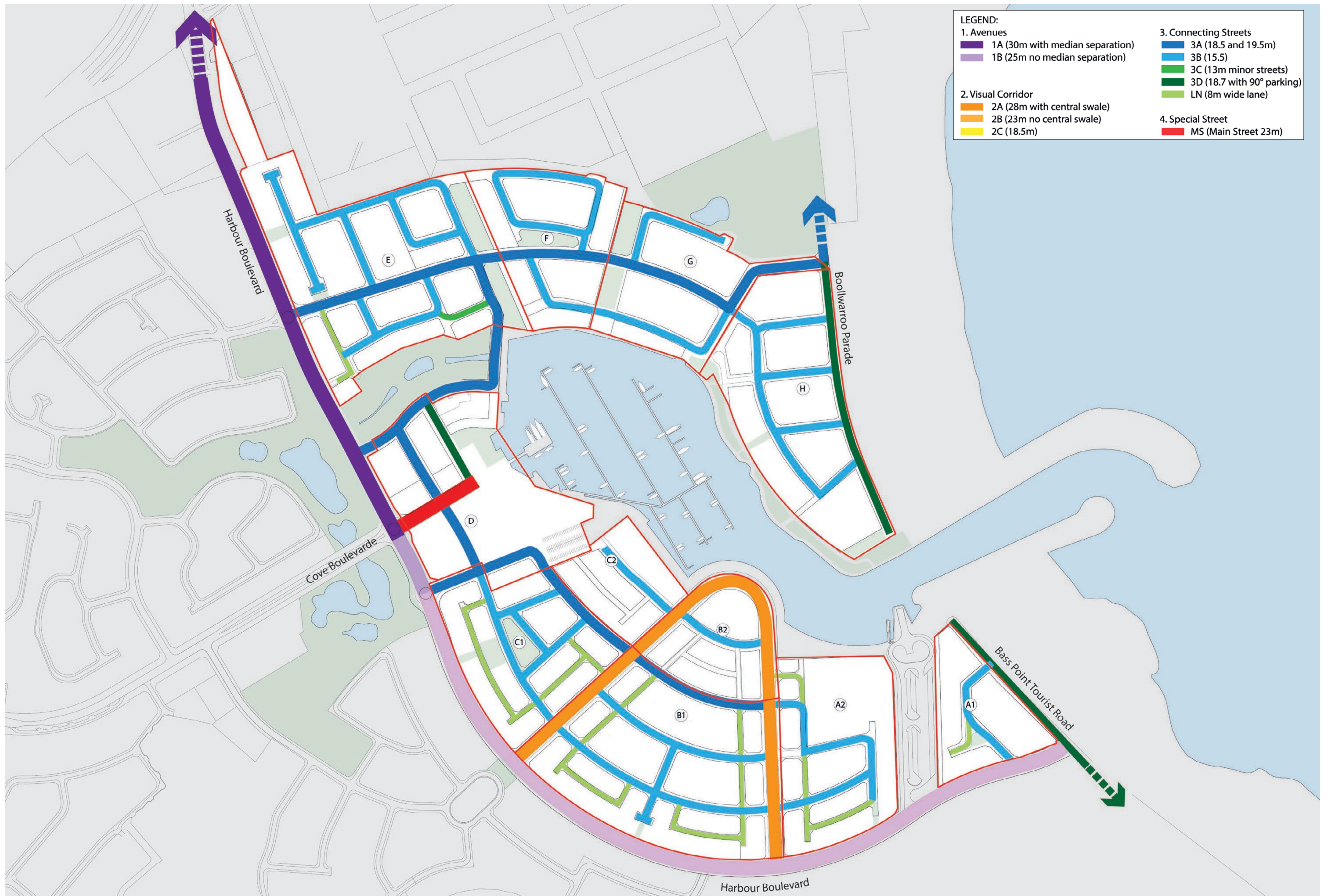
This figure illustrates the likely built form and arrangement, including open space, within selected blocks to the north of the precinct.



## 2011 Concept Massing Plan



# TRAFFIC.



## 2017 Concept Masterplan Road Network

A detailed traffic Study was undertaken by Maunsell in 2009 and included as part of the approved concept plan in 2011. This study was updated by Traffic Consultant, Christopher Hallam and Associates (CHA) in 2015 as part of the current concept plan evolution.

The current concept plan modification application is supported by a traffic assessment by Colston Budd Rogers and Kafes (CBRK). This assessment reviews the prior studies and assesses the implications of the proposed changes.

The CBRK assessment concludes that the proposed modifications will result in only a minor increase in traffic generation (some 2%) which indicates that the road network will operate satisfactorily.

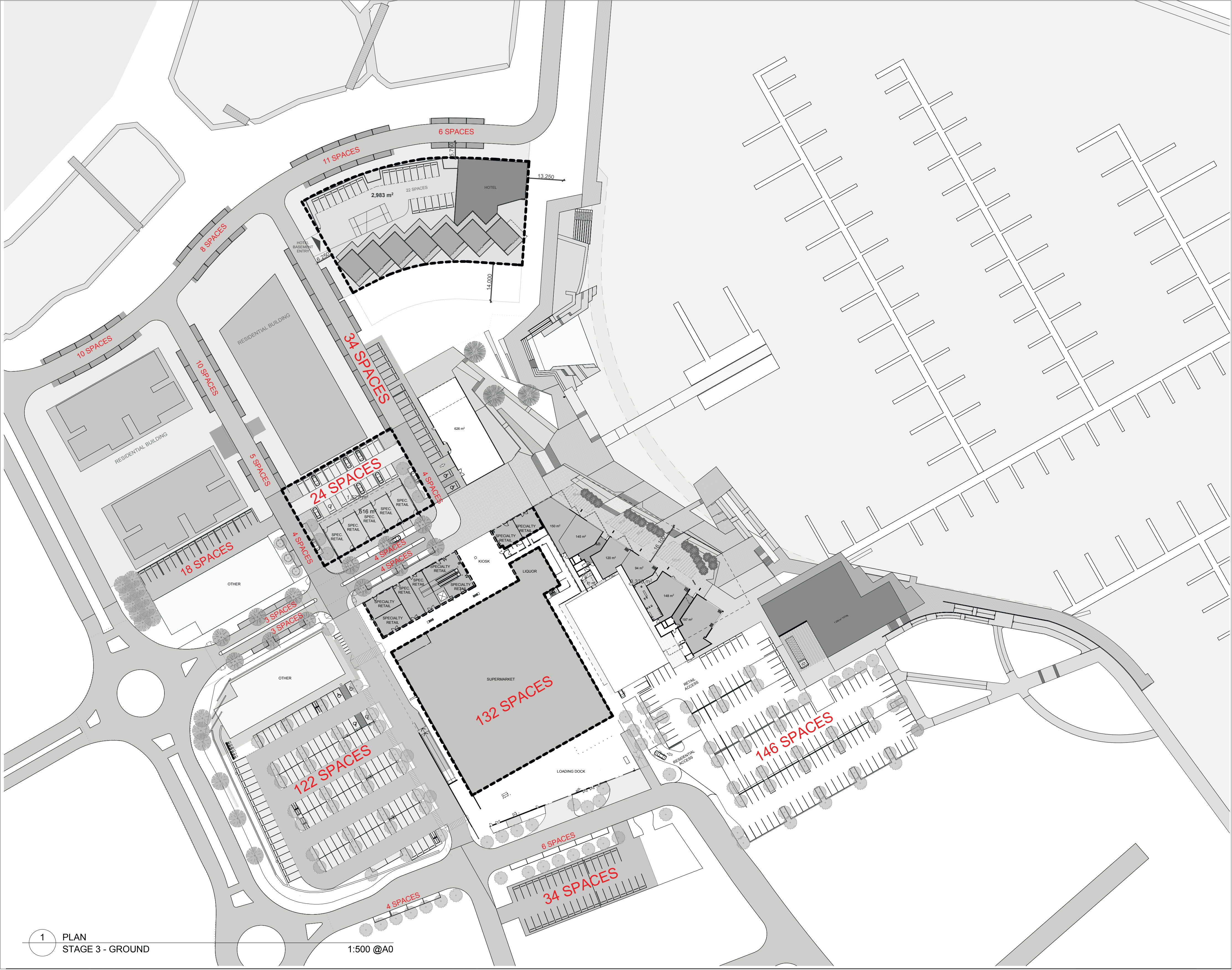
Previous work undertaken by CHA in 2015 and 2016 assessing the traffic impacts of the proposed Shell Cove Boat Harbour Precinct found the following:

- With full development the roundabout intersection of Cove Boulevard and Harbour Boulevard would operate at level of service (LOS) B in the peak periods. This represents good level of service with acceptable delays and spare capacity.
- With full development, traffic flows along Cove Boulevard (1,400 to 10,100 vehicles per day, 2-way) are well within the capacity of 2 lane road (18,000 vehicles per day, 2-way).
- With full development, traffic flows along the four lane section of Harbour Boulevard (11,800 to 15,200 vehicles per day, 2-way) are well within the capacity of 4 lane road (46,000 vehicles per day, 2-way). In the two lane section, traffic flows are lower (6,000 vehicles per day, 2-way), again well within the capacity of a two lane road.
- Thus the proposed road network can readily accommodate traffic flows associated with full development.

As noted in the recent 2017 traffic assessment, the revised development would result in a minor traffic increase of some 2%. This minor increase would not change the findings of the previous traffic assessments that the proposed road network can readily accommodate traffic flows associated with full development.



# PARKING.



2017 Concept Masterplan Town Centre Parking

From the outset of design development for the Waterfront, provision for appropriate levels of car parking to accommodate the multiple uses has been considered a high priority. Design has continually evolved to ensure the appropriate allocation of spaces within the masterplan. The following table is extracted from the CBRK report accompanying the concept plan modification application and determines the parking demand requirements for the town centre based on relevant and appropriate industry standards:

**Table 2** Revised Calculation of Peak Parking Requirements at Saturday Midday

Land use	Size	Rate	Adjustments	Parking Required
Supermarket	3,746m <sup>2</sup>	1/20m <sup>2</sup>	100%	187
Shops	1,445m <sup>2</sup>	1/35m <sup>2</sup>	100%	41
Tavern	1,103m <sup>2</sup>	15/100m <sup>2</sup>	90%	149
Restaurants	817m <sup>2</sup>	15/100m <sup>2</sup>	90%	111
Community	1,595m <sup>2</sup>	1/40m <sup>2</sup>	70%	28
Marina	268 berths	0.3/berths	100%	80
<b>Total</b>				<b>596</b>

The Town Centre plan allows for parking to be integrated within and throughout the centre with two larger above ground parking areas, a basement carpark below the supermarket and a number of smaller carparking zones. This strategy has been developed to ensure that the centre did not become a carpark dominated precinct with parking spread throughout the centre to limit large massing.

The parking for the hotel will be incorporated within a basement carpark on the hotel site. Likewise all apartment sites will include carparking within basement carparks in accordance with the relevant Council standard.



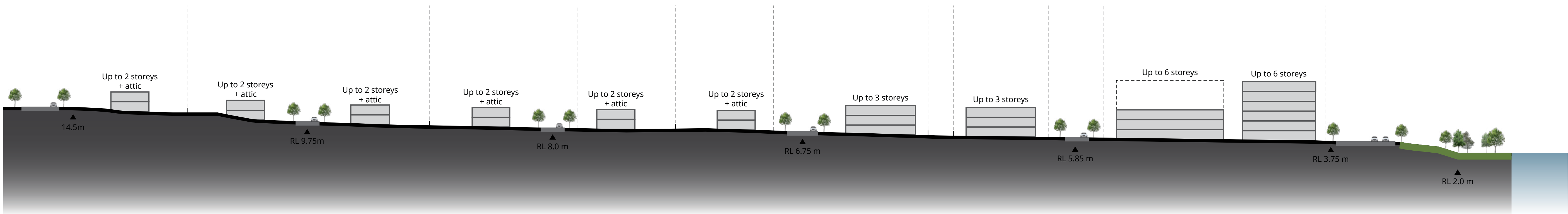
# OVERSHADOWING.



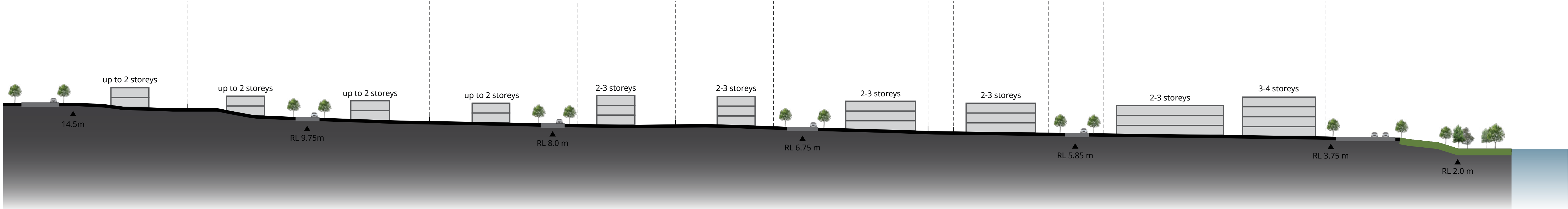
2017 Concept Masterplan Noon, 21 June Shadow Diagram



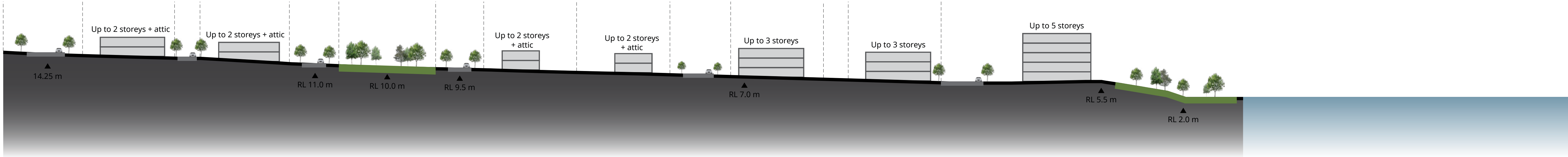
# VIEWS WITHIN CURRENT WATERFRONT PRECINCTS.



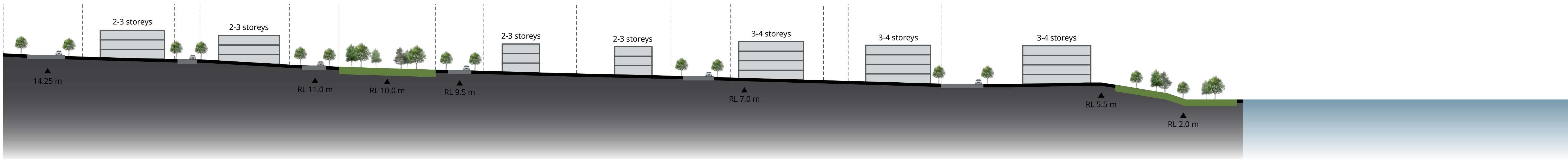
Section AA - Current



Section AA - Previous

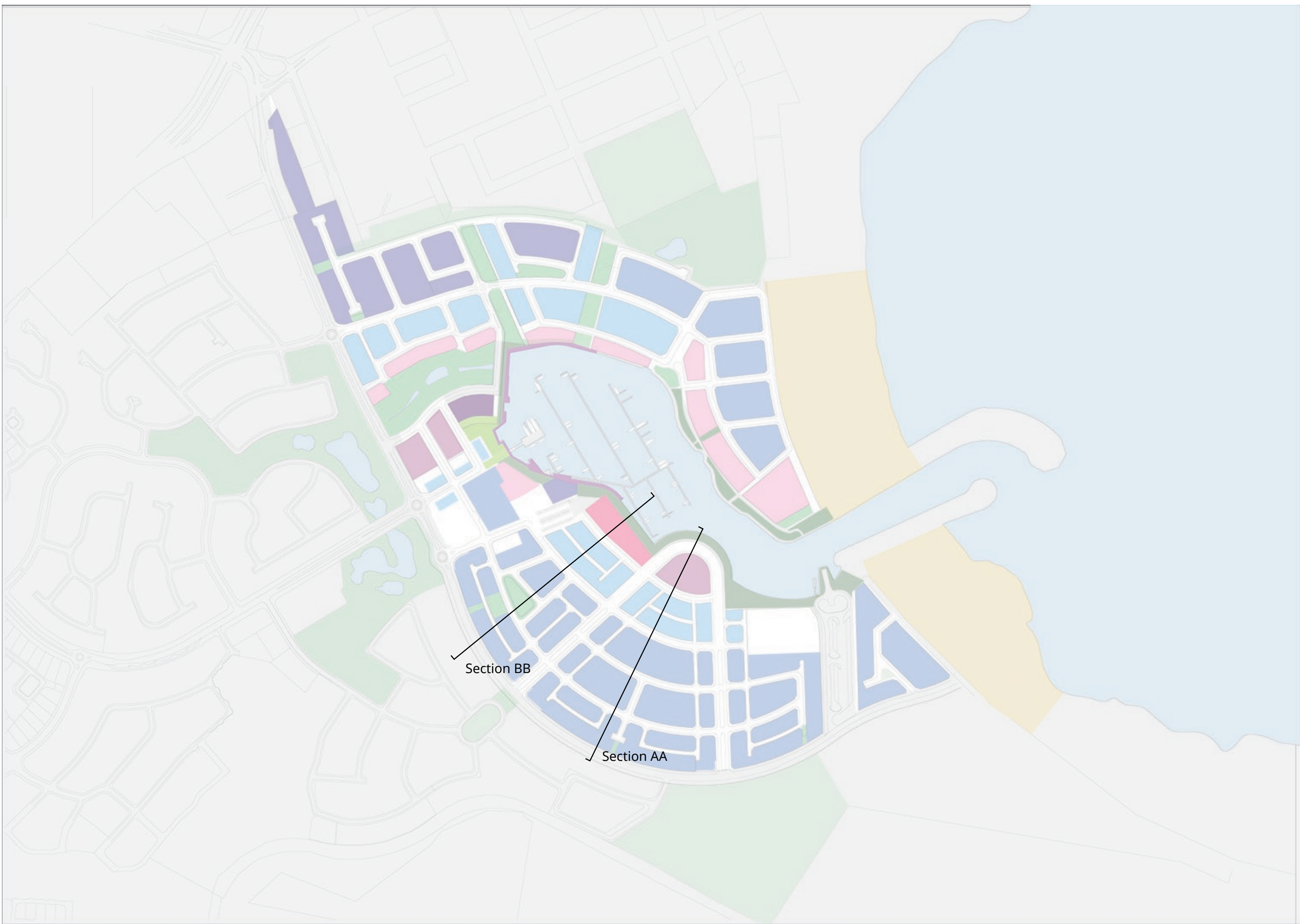


Section BB - Current



Section BB - Previous

## 2017 Concept Masterplan Sections



## Section Location



# LOCAL AND REGIONAL INFRASTRUCTURE.

A Social Infrastructure Assessment (SIA) has been prepared by MacroplanDimasi as a support document to the current proposed Concept Plan Modification. This document assesses the availability and demand for key infrastructure such as schools and hospitals resulting from the proposed development. This document is included at Appendix E of the Modification Application.

## NSW Fire Stations

There are currently two fire stations within a 5km radius and three located in a 5-10km radius.

Macroplan's assessment confirms that there is adequate supply of fire stations in the catchment.

## NSW Ambulance Service

There is currently one ambulance located within a 5km radius and one located in a 5-10km radius

Macroplan's assessment confirms that there is adequate supply of ambulance services in the catchment.

## NSW Police Service

There is currently one police service located within a 5km radius and two located in a 5-10km radius

Macroplan's assessment confirms that there is adequate supply of police services in the catchment.

## Primary Schools

There are currently 16 primary schools located within a 5km radius and 11 located in a 5-10km radius.

The Waterfront Precinct is in the primary school catchment of Shellharbour Public School.

Macroplan's assessment confirms that there is adequate supply of primary schools in the catchment. According to the assessment there is a high level of supply of primary schools.

## Secondary Schools

There are currently four secondary schools located within a 5km radius and four located in a 5-10km radius.

The Waterfront Precinct is in the secondary school catchment of Warilla High School.

Macroplan's assessment confirms that there is adequate supply of secondary schools in the catchment. According to the assessment there is a high level of supply of secondary schools catering for future demand in the area up until 2026. An additional high school may be required after 2026, however it is likely that further assessment of capacity within the existing schools would be carried out to confirm if another school was needed.

## Community Health Services

There is currently one community health facility located within a 5km radius and one located in a 5-10km radius.

Macroplan's assessment notes a need for community health facilities in the 10km catchment radius, but this demand should be met either within the Shell Cove region or other local areas in the catchment radius. Services would be provided by the relevant authorities and other facilities such as Shell Cove Family Health and Shellharbour private and public hospitals.

## Regional Health Facilities

There are currently two hospitals located within a 5km radius and one located in a 5-10km radius.

Macroplan's assessment concludes there is already sufficient supply of regional health facilities to accommodate demand associated with the proposed higher number of dwellings at Shell Cove.

## Residential Aged Care Places

There are currently two existing aged care facilities located within a 5km radius and four located in a 5-10km radius – a total of 622 aged care places.

In addition, there are a further six residential aged care facilities in the pipeline to 2021, three within a 5km radius of Shell Cove. Collectively this amounts to a further 578 aged care places.



# COMMUNITY BENEFITS.



## Library and Community Park

The proposed modifications to the Concept Plan will result in a number of improvements and public benefits, including:

Sensitive integration of landmark buildings

- Taller buildings concentrated in the town centre and appropriate locations along the harbour waterfront.
- A landmark recognisable building that will identify Shell Cove within the broader region and attract pedestrian activity along The Waterfront, providing direct and indirect economic benefits.

Improved public space and walkability

- Higher quality and more varied public spaces throughout the precinct improving local amenity, walkability and enjoyment of the open space.

Better located community facility

- Relocating the community facility, including a library, tourist information centre and dedicated community spaces, from the western end of the town centre to a central position, adjoining the boat harbour waterfront and promenade.
- A more walkable and vibrant town centre that attracts residents and visitors to Shell Cove.

More housing options and activation

- Increased activation of the town centre resulting in a more vibrant and successful waterfront.
- Better housing mix and choice to cater for current market demand.
- More new homes located within immediate walkable distance of amenities like shopping, dining and public spaces, providing views over the wetlands and water.