

Harbour Boulevard Overview.

Harbour Boulevard is the final major collector road to be constructed within the project. The other major collector roads are Cove Boulevard and Southern Cross Boulevard. Collector roads move traffic between local streets to arterial roads.

Harbour Boulevard will:

- » extend from the intersection of Shellharbour Road and Wattle Road to Bass Point Tourist Road and be 2200 metres long
- » provide a key access point to the boat harbour, Waterfront Precinct and Bass Point.
- » include single northbound and southbound lanes, except at the northern end where two lanes are provided in each direction
- » provide parallel street parking on both sides of the road where permitted.

Stages of Construction

Stage one was completed in 2016. It comprised of 1525 metres from near the Warrigal Retirement Village in the north, to Rangoon Avenue in the south.

Stage two comprises 225 metres of road and the upgraded and signalised intersection at Wattle Road/Shellharbour Road/Addison Street. It will connect the existing completed section of Harbour Boulevard to this major intersection.

Stage three includes 450 metres of road and connects the completed section of Harbour Boulevard to Bass Point Tourist Road. Stage three must be completed to provide access to Bass Point when the existing section of Bass Point Tourist Road is closed for construction of the harbour entry channel.



Harbour Boulevard Overall Plan



Timing

Stage one

completed in 2016 and currently in operation.

Stage two

commenced in April 2018 and expected to be complete by September 2018

Stage three

commenced in March 2018 and expected to be complete by August 2018

Program timing pending weather and favourable site conditions

The Waterfront Shell Cove masterplan.



Shell Cove is a residential community being jointly developed by Frasers Property Australia and Shellharbour City Council.













Once completed, this \$1.5 billion development will create approximately 3,300 new homes, with many situated close to expansive parkland or in coastal precincts with magnificent ocean, bush reserve, golf course or escarpment views.

Shell Cove residents enjoy an active outdoor lifestyle with over 60 hectares of open space, including bush reserves, waterways and landscaped parks with playgrounds, picnic areas and sporting facilities.

An extensive 16 kilometre network of walking tracks and a seven kilometre network of cycleways weave throughout Shell Cove linking all key areas, including Shell Cove Primary School, Killalea State Park and Killalea Beach 'The Farm'.

Within Shell Cove you'll find a primary school, three preschools, an active community centre, a medical centre and The Links Shell Cove Golf Course offering 18 holes of championship golf.

Shell Cove's Family Health Medical Centre offers convenient access to a range of services, including Pilates classes and weekly walking groups, while the community centre runs Family Fun Days and 'Get to know your Neighbour' gatherings.

-  ESTABLISHED RESIDENTIAL
-  THE WATERFRONT RESIDENTIAL
-  BOAT HARBOUR
-  MEDICAL CENTRE
-  PARK/RESERVE
-  BEACH
-  OCEAN
-  WETLAND/LAGOON
-  SPORTS FIELD
-  ROAD
-  WALKING TRACK/CYCLEWAY
-  SALES & INFORMATION CENTRE

This plan is an artist's impression, is not to scale and should be used as a guide only. The facilities and amenities are indicative only, subject to council approval and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale.

Harbour Boulevard Stage 2.

Stage Two involves the construction of an upgraded and signalised intersection at Wattle Road / Shellharbour Road / Addison Street. It will connect the existing completed section of Harbour Boulevard to this major intersection.



Harbour Boulevard stage 2

About the intersection

- » Traffic lights will be installed at:
 - the Shellharbour Road and Harbour Boulevard junction
 - the Addison Street and Harbour Boulevard junction.
- » The traffic signals at these two road junctions will work together and operate as one, coordinated intersection.
- » Traffic signalling will be managed by Roads and Maritime Services to ensure the most efficient performance of the intersection.
- » A slip lane will be provided for traffic accessing Shellharbour Village from Shellharbour Road, stopping required only for pedestrian movements.
- » A slip lane will be provided for left turns out of Harbour Boulevard onto Shellharbour Road, stopping required only for pedestrian movements.
- » The right hand turn lane on Shellharbour Road will be extended to increase storage capacity for cars turning into Harbour Boulevard.

Timing

Construction for Stage two commenced in April 2018. It is anticipated that **Addison Street will be temporarily closed from early-mid June and is planned to re-open in August 2018.** Completion of all work is expected by September 2018. This is subject to weather and favourable site conditions.

Harbour Boulevard Stage 2.

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HARBOUR BOULEVARD / SHELLHARBOUR ROAD INTERSECTION - TEMPORARY ROAD CLOSURE + DETOUR PLAN



Traffic and access arrangements during Stage two construction works

What to expect during construction

- » Addison Street, between Shellharbour Road and Sophia Street, will be closed from early-mid June (weather permitting).
- » Access to Shellharbour Village will be via a road detour on Mary Street and appropriate signage will be installed for road users.
- » The contractor, BMD Constructions, will provide temporary roads, signage and traffic control as required to ensure safe access to affected homes in Addison Street and Old Bass Point Road is maintained at all times.
- » Pedestrian access between Shellharbour Road will be maintained on the northern side of the construction site (as shown in the map).
- » Addison Street will be closed for about two months to enable reconstruction of the road linkages to Shellharbour Village, the Scout Hall and Skate Park.

Harbour Boulevard Stage 3.

When completed Stage Three will provide the permanent connection to Bass Point Tourist Road from the completed section of Harbour Boulevard. Bass Point Tourist Road will then be closed between Harbour Boulevard and Boollwarro Parade to enable subdivision work and harbour entry construction to proceed.



Traffic and access arrangements after Stage Three construction works

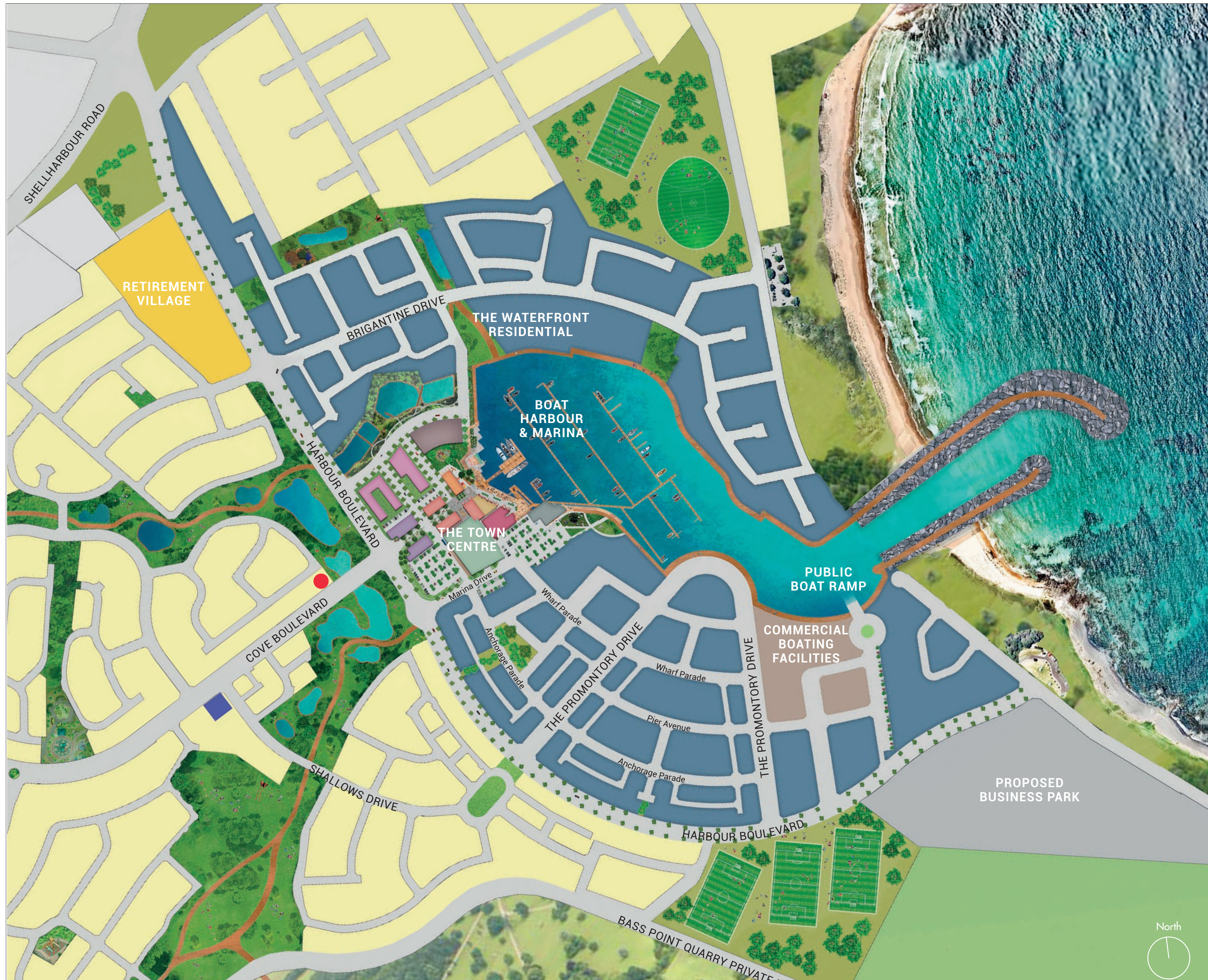
Timing

Construction of Stage Three commenced in March 2018 and is anticipated to be complete by August 2018. Bass Point Tourist Road, between Boollwarro Parade and Harbour Boulevard, will close following completion of Stages Two and Three in around September 2018. This is subject to weather and favourable site conditions.

What to expect after construction

- » Permanent access to Bass Point will be via Harbour Boulevard.
- » There will be no access to Bass Point via Boollwarro Parade.
- » “Road closed” signage and barricades will be installed just past the northern entrance to the South Beach carpark, and just past the entrance to the Shallows carpark.
- » Access to the South Beach and The Shallows carparks will be maintained at all times (as shown in the map).

Concept Plan Changes 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 with the Department on 9 August 2017 with an extended public exhibition period ending on 20 October 2017.

A community consultation evening was held on 10 October 2017 to provide an opportunity for the community to view plans for the modified concept plan and discuss the proposal with key members of the Project Team.

As part of the statutory approval process, 207 community and statutory authority submissions were received by the Department of Planning and Environment in response to the exhibition of the modification proposal. The community submissions broadly comprised the following issues or concerns:

- » Concern that the modifications to the plan will impact on views from existing dwellings and public domain locations above the current approved proposal.
- » Parking impacts from increased density and concern in relation to ensuring appropriate parking is available for the mix of uses.

- » Traffic impacts from increased density and concerns in relation to the capacity of the existing road network.
- » Appropriate levels of social infrastructure to accommodate the additional dwellings including, schools, hospitals and medical facilities.
- » Perceived changes to the urban character of the precinct.

We have considered each of the community and statutory authority submissions and as part of the next step in the process have prepared detailed responses to these concerns. This has included preparation of additional material such as view impact assessments as well as some minor modifications and updates to the documents. This information has formed the basis of a response submission to the NSW Department of Planning and Environment.

Community Information Evenings were also held on 12 and 14 February 2018, to provide an opportunity for the community to view additional information prepared prior to the lodgement of the final submission to the Department. The detailed responses and additional information prepared and lodged with the Department can be viewed on our website www.thewaterfrontshellcove.com.au.

Where we are at

- » The response submission was displayed by the Department from 13 to 27 March 2018. A total of 15 submissions were received and we are currently preparing a final response report to these which will be considered as part of the Department of Planning and Environment's assessment.
- » The Department will provide the assessment to the Independent Planning Commission of NSW for final determination.