



THE WATERFRONT
SHELL COVE

Live a life like no other... at The Waterfront

Where the sea meets the shore, you'll find The Waterfront.

Here, you'll discover a community where no two days ever have to be the same.

With its picturesque coastal setting, vibrant future town centre and world class marina, The Waterfront, Shell Cove offers you an unrivalled lifestyle opportunity that invites you to escape routine and embrace the real adventure of living.

At The Waterfront, your morning can begin with breakfast at one of the many harbourside cafes overlooking the marina, before you set off to enjoy the harbourside boardwalk and then explore the eclectic mix of retail shops. All the while, you're only minutes from the tranquil parkland of Killalea State Park or the lush greens of The Links Shell Cove 18 hole golf course.

Set within beautiful natural surrounds between the Pacific Ocean and the dramatic Illawarra escarpment, The Waterfront is conveniently located on the South Coast in Shellharbour within easy road and rail access to Wollongong, Southern Highlands and Sydney. Here you'll enjoy living just over one hour's drive from Sydney's southern suburbs.

You can also enjoy living surrounded by some of New South Wales' most beautiful beaches and best surf spots, including Killalea Beach 'The Farm', Minnamurra Beach 'Mystics' and Shellharbour South Beach.



A vibrant community especially designed for an active, outdoor and exciting lifestyle...

There are so many dimensions to The Waterfront lifestyle.

Its future world class 300 berth marina represents your exclusive gateway to an enviable harbourside lifestyle and the freedom of the open ocean, where whale watching, dolphin spotting, deep sea fishing, sailing and cruising can all become a part of your new Waterfront lifestyle.

At the heart of The Waterfront, its vibrant future town centre will comprise an eclectic and exciting range of amenity, including retail shops, fresh food markets, a major supermarket, harbourside cafes and restaurants offering alfresco dining, a waterfront tavern overlooking the harbour, a boutique hotel, community centre and library, boardwalks, promenades, harbourfront parks, play areas and a foreshore kids beach.

The Waterfront will offer a beautiful natural setting with an abundance of open spaces, including an extensive network of cycleways and walkways leading to parks, playgrounds, wetlands and beaches, making it the perfect place for people at every stage of life – couples, families, empty nesters and retirees – to enjoy an active, healthy lifestyle.

Abuzz with activity, energy and excitement and alive with the smells of delicious foods and fresh produce, The Waterfront will be the place to socialise, shop, dine and play with friends and family. Imagine all this just a few minutes walk from your doorstep.





Adventure awaits...

With a marina and harbourfront at your doorstep you'll be wandering the promenades after meeting friends at one of the restaurants and cafes around the harbour's edge. The Waterfront offers an exciting new lifestyle for you to be a part of.



Town Centre:

Adding a new dimension of excitement and convenience to The Waterfront lifestyle

The Waterfront's future Town Centre will become the heart of the entire community - a place to socialise, shop, catch up with friends for coffee or dine out with the whole family. It will also offer residents the ultimate

convenience with restaurants, cafes, fresh food markets and a major supermarket, community centre and library, all located within easy walking or cycling distance from your front door.

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 a selection of cafés and restaurants positioned along the harbour's 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 extending 800m along the western harbour foreshore and linking to a public promenade providing pedestrian access around the full harbour circumference.

HARBOURSIDE PARK AND KIDS BEACH:

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.





Harbourside parks, waterfront boardwalks and promenades, an adventure playground, foreshore kids beach and expansive open spaces... ideal for a healthy, active lifestyle.



A healthy, active, lifestyle

Specially designed to promote an active outdoor lifestyle for people at all stages of life, The Waterfront will boast a wide range of activities, public open spaces and expansive harbourside parks.

An extensive network of harbourside boardwalks and promenades around the full circumference of the marina means you can enjoy early morning jogs and evening strolls or take in stunning views along the harbourfront.

Along the foreshore you'll also find a kids beach and an expansive harbourside park with plenty of green open space. Perfect for picnics, playing with the kids or simply relaxing under a shady tree with a good book.



Explore and discover...

There are entire worlds to explore at The Waterfront. From shopping and dining to cycling, sailing and yoga – our community was built with everyone in mind.



Build memories...

Our connected community is rich in facilities that your friends, new and lifelong, will enjoy on a regular, or even daily, basis.





A future marina, surrounded by boardwalks and promenades, will become the centrepiece of this iconic residential community. A place to discover, explore and experience a whole new dimension to your everyday life.

A family of four is walking along a concrete dock at a marina. The father, wearing a white t-shirt, blue shorts, and a grey cap, is holding the hands of a young girl and a young boy. The girl is wearing a white t-shirt, blue shorts, and a straw hat, and is carrying a blue fringed beach towel. The boy is wearing a light blue t-shirt, white shorts, and a blue bucket hat. The mother, wearing a white and pink striped long-sleeved shirt, a light blue skirt, a straw hat, and carrying a red and white checkered bag, is walking to the right holding a coffee cup. In the background, several boats are docked, including a large white yacht with 'SILVERTON' written on its side and a smaller blue and white inflatable boat. The sky is blue with white clouds.

A once in a lifetime opportunity

The Waterfront's future marina will not only be the centrepiece of the community, it's also your gateway to an enviable harbourside lifestyle and the magnificent Pacific Ocean.

Here, you'll be able to discover, explore and experience all the excitement of a harbourside lifestyle, with boats of all description coming and going. Charter boat tours, a public boat ramp plus a variety of commercial marina services will add a whole new dimension to your life.

Imagine a marina 30% larger than Sydney's Darling Harbour, located within walking distance from your new home, offering an unbeatable harbourside lifestyle.



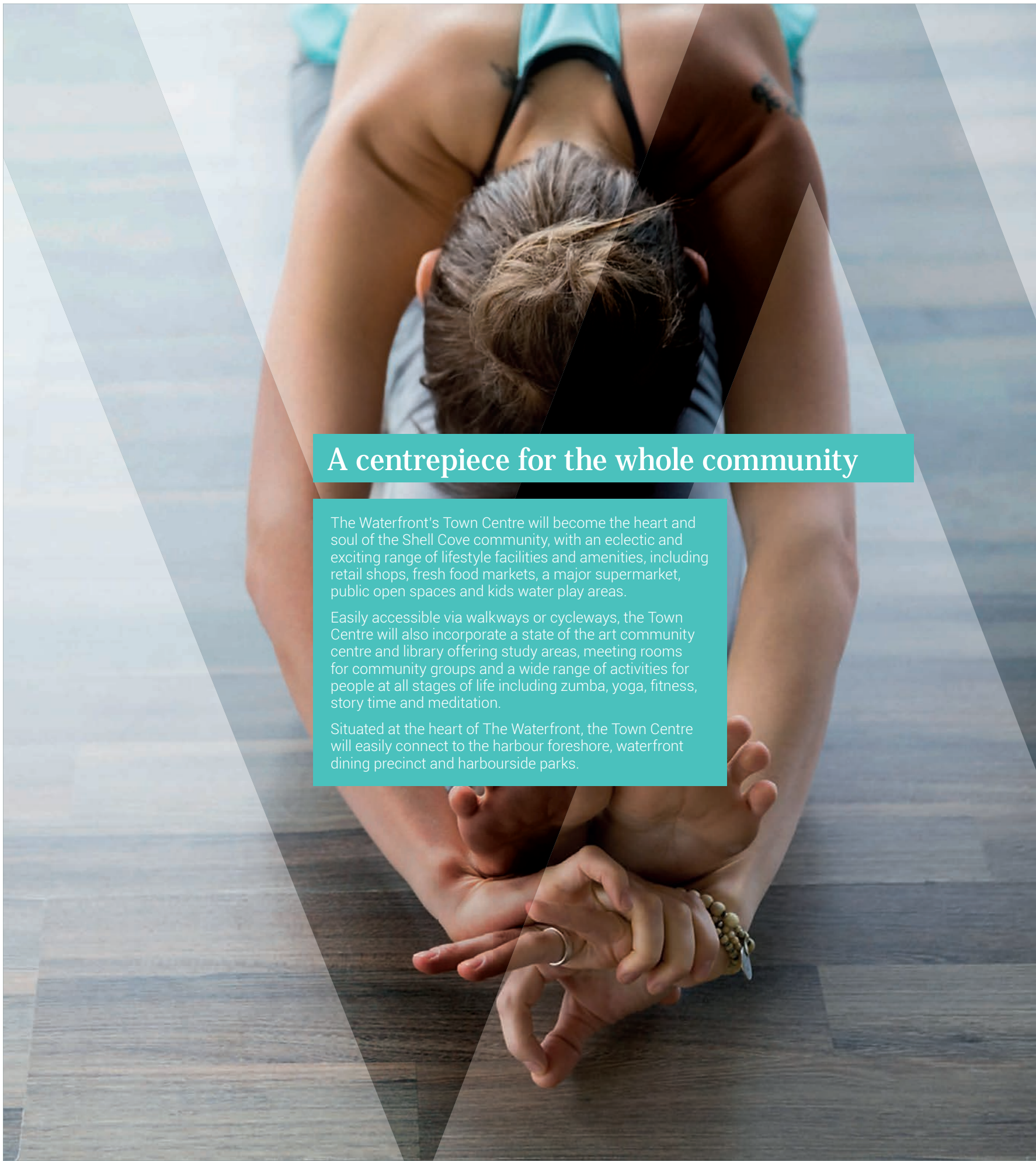
Ocean dreaming...

Watch whales break the waves and breach the water with a splash during a whale watching tour. With an array of charter tours at The Waterfront, the Pacific Ocean and its magnificent sea life are just moments from your doorstep.





As the heart and soul of The Waterfront, the Town Centre's cafes, restaurants and retail shops will offer an exciting and convenient lifestyle; the perfect place to shop, play and socialise. All situated just minutes from your doorstep.



A centrepiece for the whole community

The Waterfront's Town Centre will become the heart and soul of the Shell Cove community, with an eclectic and exciting range of lifestyle facilities and amenities, including retail shops, fresh food markets, a major supermarket, public open spaces and kids water play areas.

Easily accessible via walkways or cycleways, the Town Centre will also incorporate a state of the art community centre and library offering study areas, meeting rooms for community groups and a wide range of activities for people at all stages of life including zumba, yoga, fitness, story time and meditation.

Situated at the heart of The Waterfront, the Town Centre will easily connect to the harbour foreshore, waterfront dining precinct and harbourside parks.



Energise and socialise...

From your morning cup of coffee to fish and chips on the pier or five-star dining, The Waterfront caters to every kind of dining and special occasion.



Add a little flavour to your life...

With fresh produce shops and a supermarket just steps from your front door, you'll find all the right ingredients you need for a meal at home. And if you're looking to spoil yourself or someone special, cafes and restaurants are just a short walk way.





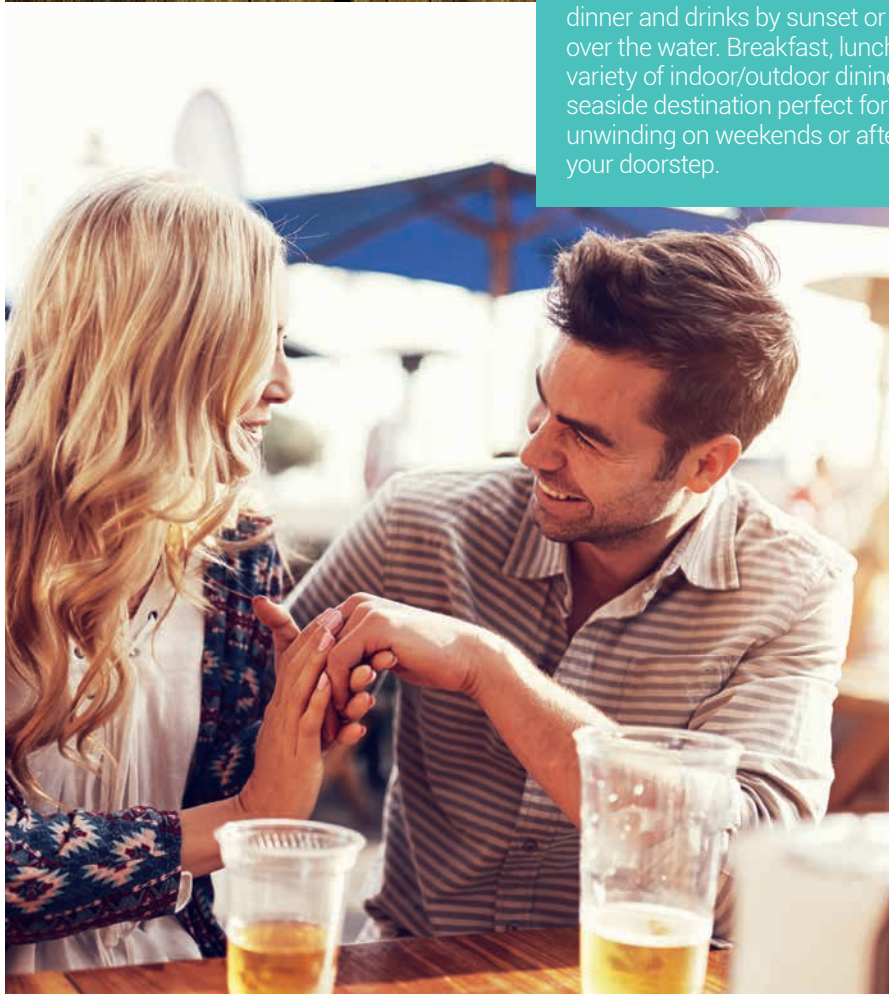
Artist's impression – indicative only.

Alive with excitement and activity, The Waterfront's foreshore will include cafes, restaurants and a waterfront tavern. Stunning views over the water will add to the cosmopolitan feeling where alfresco dining for breakfast, lunch and dinner is all part of a normal day.



Tempting dining at your fingertips

The Waterfront's foreshore dining precinct will be ideal for dinner and drinks by sunset or enjoying a Sunday coffee over the water. Breakfast, lunch or dinner – The Waterfront's variety of indoor/outdoor dining options will make this seaside destination perfect for play, socialising or simply unwinding on weekends or after a day's work. All right on your doorstep.



Evening delights...

The night time hums to life when you gather with friends and family at The Waterfront tavern to enjoy a hearty meal or signature cocktail on the alfresco decks.



Flavour sensations...

Whether you're thirsty for something sweet or craving something savoury, The Waterfront tavern and surrounding cafes and restaurants have something for everyone on their menu.



The Waterfront Masterplan:

A seaside lifestyle

Created to become an unrivalled residential community and lifestyle destination, this exceptional community sets a new benchmark for residential development in Australia.

At The Waterfront you can live in a thoughtfully planned community designed for a fun, active, exciting lifestyle surrounded by extensive parks, bushland and beaches, yet still close to all the conveniences of modern living such as schools, transport, medical facilities and a major regional shopping centre.

THE WATERFRONT RESIDENTIAL:

- Selection of land lots and off-the-plan terraces, townhomes, residences and apartments.

THE TOWN CENTRE:

- Supermarket
- Cafés and restaurants
- Retail shops
- Community Centre & Library
- Hotel
- Apartments
- Tavern
- Parks.

WATERFRONT TAVERN & DINING:

Harbourside dining with selection of cafes, restaurants and a Waterfront tavern positioned along the harbour edge offering alfresco dining and spectacular water views.

BOAT HARBOUR:

- Floating pontoon berthing
- Central pier for charter boat operations offering Whale and Dolphin watching, diving and more.

PUBLIC BOAT RAMP:

- Two lane boat ramp with car and trailer parking.

COMMERCIAL BOATING FACILITIES:

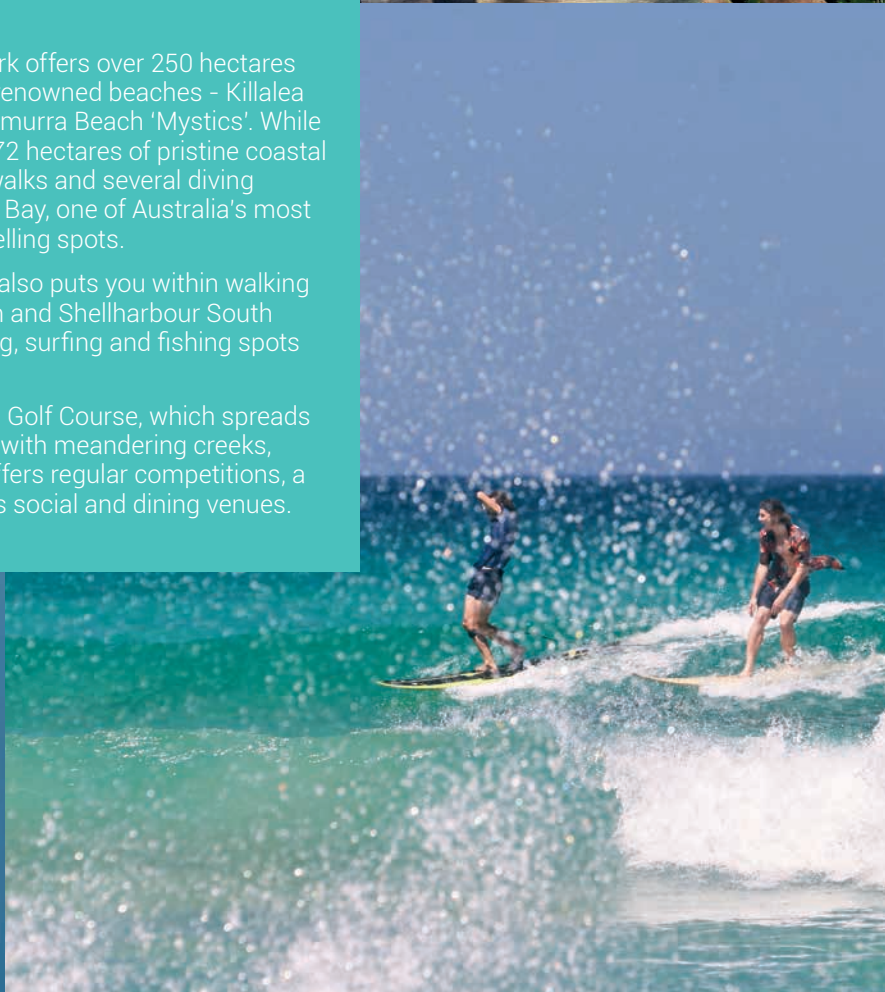
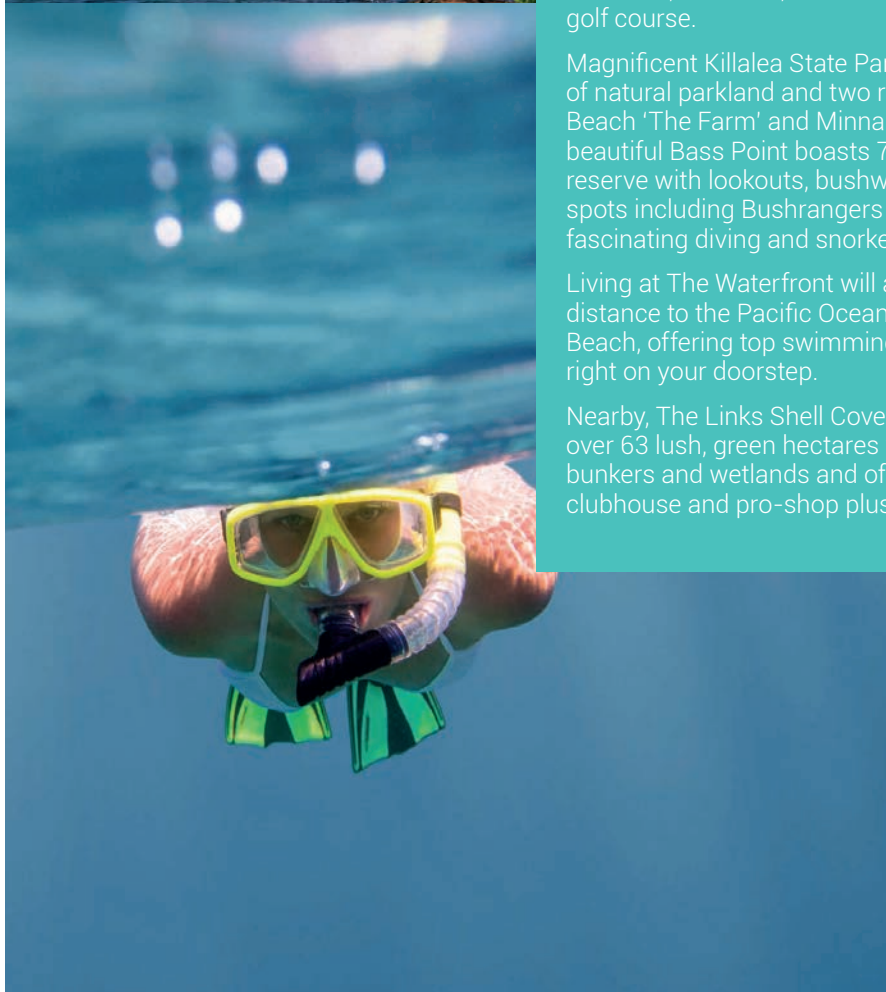
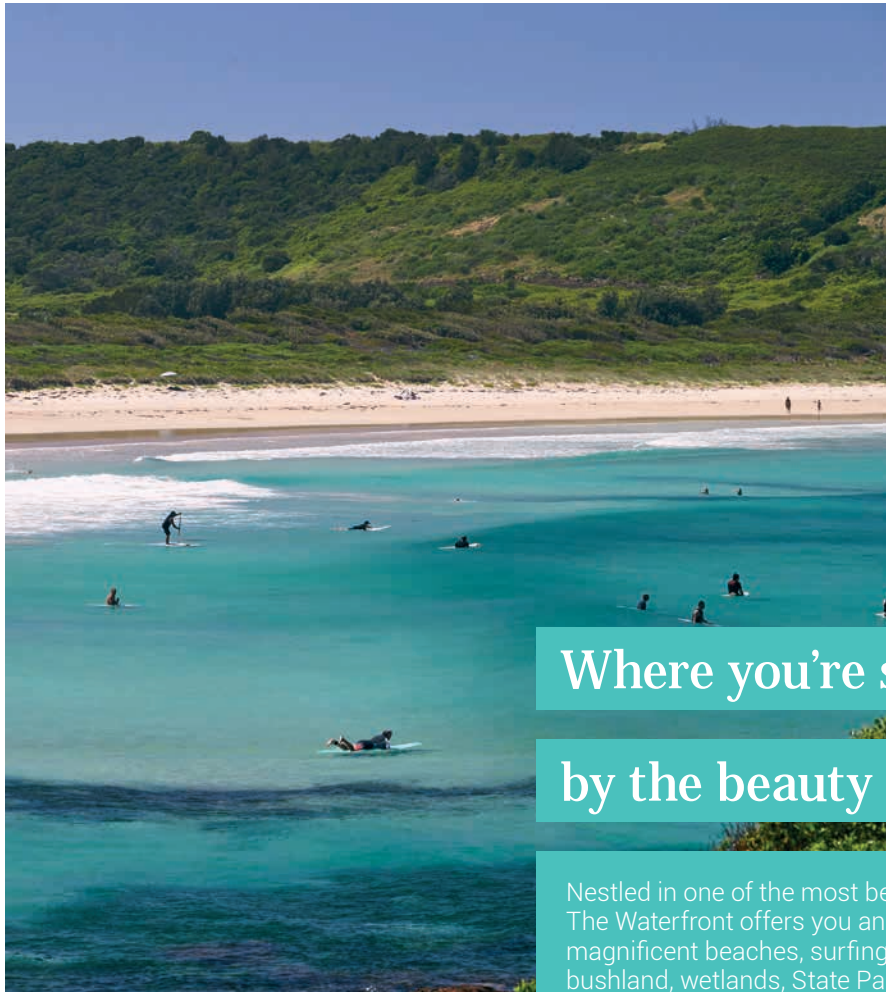
- Boat maintenance haul out and hardstand
- Ship chandlers and boat maintenance workshop
- Fuelling facilities
- Sewerage pump out.

RETIREMENT VILLAGE:

- Residential aged care
- Independent Living Units
- Community based facilities for day respite programs and community care.



- THE WATERFRONT RESIDENTIAL
- ESTABLISHED RESIDENTIAL
- SUPERMARKET & FRESH FOOD SHOPS
- CAFÉS & RESTAURANTS
- RETAIL SHOPS
- COMMUNITY CENTRE & LIBRARY
- WATERFRONT TAVERN
- HOTEL
- PROPOSED BUSINESS PARK
- COMMERCIAL BOATING FACILITIES
- HARBOURFRONT APARTMENTS
- BOAT HARBOUR & MARINA
- PARKS & RESERVES
- BOARDWALK/PROMENADE
- WALKWAYS/CYCLEWAYS
- APARTMENTS ABOVE RETAIL
- APARTMENTS
- MEDICAL CENTRE
- SALES & INFORMATION CENTRE



Where you're surrounded by the beauty of nature

Nestled in one of the most beautiful regions in Australia, The Waterfront offers you an unrivalled coastal lifestyle; magnificent beaches, surfing and fishing, marine reserves, bushland, wetlands, State Parkland and even an 18 hole golf course.

Magnificent Killalea State Park offers over 250 hectares of natural parkland and two renowned beaches - Killalea Beach 'The Farm' and Minnamurra Beach 'Mystics'. While beautiful Bass Point boasts 72 hectares of pristine coastal reserve with lookouts, bushwalks and several diving spots including Bushrangers Bay, one of Australia's most fascinating diving and snorkelling spots.

Living at The Waterfront will also puts you within walking distance to the Pacific Ocean and Shellharbour South Beach, offering top swimming, surfing and fishing spots right on your doorstep.

Nearby, The Links Shell Cove Golf Course, which spreads over 63 lush, green hectares with meandering creeks, bunkers and wetlands and offers regular competitions, a clubhouse and pro-shop plus social and dining venues.



Embrace nature...

Reconnect with nature. Stunning wetlands, State Parkland and beautiful bush walking trails are all on your doorstep, making outdoor exploring with your family safe and convenient.



Discover amazing underwater worlds...

Take the plunge and snorkel the pristine waters that loop around the shores of The Waterfront. From surfing and diving to sailing and swimming, the ocean belongs to you.





A thriving, well connected coastal community with so much to offer

The Waterfront, Shell Cove is situated in one of the most beautiful and well connected regions of the NSW South Coast.

From here, you can enjoy convenient transport connections via car, bus and rail to local areas in the Shellharbour City Centre as well as major city centres including Wollongong and Sydney.

Shellharbour Junction Train station is just a short drive from The Waterfront and local bus services will operate from the future Town Centre. The Princes Highway offers easy road access to Wollongong (22kms) and the Sydney CBD (110 kms).

Within walking distance from The Waterfront itself are Shell Cove Public School, three pre-schools, the Shell Cove Family Health Medical Centre, plus over 60 hectares of public, open space.

One kilometre along the coast from The Waterfront is the historic Shellharbour Village, with its extensive range of shops, restaurants, cafes, schools and a post office.

A little further afield, but still only 5 kilometres away, Shellharbour City Centre boasts both public and private hospitals and medical centres, a TAFE, a broad selection of primary and high schools and a major regional shopping centre. Stockland Shellharbour shopping centre is the largest in the Illawarra region, with Myer, Woolworths, Coles, Target, Kmart, JB Hi-Fi and over 220 specialty stores and services.

At The Waterfront, Shell Cove, a picturesque location, beauty, natural surroundings and a wealth of local amenities all combine to deliver a truly exceptional place to live.





An exciting range of land lots and home types to suit every lifestyle

At The Waterfront, you'll experience an unrivalled coastal lifestyle with a wide range of land lots and home types to choose from.

Choose your ideal land lot or select an off-the-plan architecturally designed home, all or both beautifully situated in contemporary, quiet coastal enclaves within walking distance from the future harbourside shopping, dining, and entertainment precinct.

Both land lots and homes at The Waterfront are located in enviable positions close to The Waterfront's future Marina and Town Centre, with some offering views of the marina, the Pacific Ocean or the surrounding community.

All homes at The Waterfront have been thoughtfully created to balance stunning aesthetics with functional living. Elements of Shell Cove's natural landscape are reflected in every contemporary building façade, while each floor plan has been thoughtfully created to maximise space and light.



Artist's impression – indicative only.



A community in harmony with the environment

- In creating The Waterfront, Shell Cove, Frasers Property Australia and Shellharbour City Council have worked in partnership with some of Australia's leading environmental consultants to ensure that every aspect of this exceptional community is intelligently designed and in harmony with the natural surroundings. These include:
- Walkways and cycleways connecting all key amenities throughout the community, to reduce dependence on cars and promote healthy, active living
 - Roads designed to maximise solar orientation of dwellings to assist with reduction of energy use
 - Sustainable water and power use initiatives within all new homes with minimum standards in accordance with the NSW government BASIX requirements
 - The Myimbarr Wetlands, which provides 12.4 hectares of freshwater wetland and saltmarsh habitats and water quality treatment for stormwater flows
 - A Water Quality Management Plan which includes the rehabilitation of more than 1.5 kilometres of existing watercourses and a series of wetlands and bio infiltration swales to cleanse stormwater
 - Innovative management strategies implemented throughout construction for the treatment of acid sulphate soils in the low lying estuarine environment to reduce impacts to the environment.



Created especially for you

The Waterfront, Shell Cove offers you a unique and vibrant lifestyle in a truly exceptional masterplanned community, created especially for you by Frasers Property Australia and Shellharbour City Council.

Local at heart but international of mind, **Frasers Property Australia** creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years' experience in Australia guarantees quality and reliability every time.

Shellharbour City Council leads by example in balancing the area's natural beauty with the needs of a growing community. Through its framework of a City of Vision, the Council is focused on achieving results for dynamic and sustainable developments for a modern society.

The information and images in this brochure are intended as a general introduction to The Waterfront, Shell Cove and do not form an offer, guarantee or contract. This material was prepared prior to the completion of the design and construction of the buildings featured. Whilst every care is taken to ensure that the content in this brochure is correct, this information is to be used as a guide only. Please note that changes may be made during the development process and figures, plans, dimensions, areas, specifications and landscaping may be changed without notice. The computer generated images are artist's impressions and are indicative only. All distances provided are approximate distances. Purchasers must rely on their own enquiries and the Contract for Sale. This brochure is indicative only and is not an offer of contract. An approved quarry operates between Shell Cove and Bass Point. Printed July 2016.



THE WATERFRONT
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Visit our Sales & Information Centre

Cove Boulevard Shell Cove. Open daily 11am–5pm

Call **13 38 38** or visit **thewaterfrontshellcove.com.au**