

# 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 3,500 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
-  GOLF COURSE & CLUBHOUSE
-  SCHOOL/PRE-SCHOOL
-  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.



# The Waterfront Vision.



Waterfront Precinct Masterplan

**The Waterfront precinct at Shell Cove will include a Boat Harbour and a vibrant Town Centre, creating a major boating, tourist and lifestyle destination for residents and the South Coast community.**

The boat harbour will include floating pontoon berthing for approximately 270 boats and marine facilities such as launching ramps, repair and maintenance facilities, ships chandlers, boat maintenance businesses and docking facilities for refuelling.

At the heart of The Waterfront, the town centre will offer a key community asset as well as a tourism attractant for the region. Stage 1 of the town centre completed in October 2018 and includes a full-line Woolworth's supermarket, shops and cafes. Planning for the future stages has also advanced substantially and will include a restaurant precinct, tavern, accommodation hotel, family friendly areas, commercial space and residential apartments.

A public promenade and boardwalk will wrap around the boat harbour, featuring restaurants and cafes and linking The Waterfront with nearby parks, wetlands, walkways and cycleways.

When complete, the boat harbour will provide around 12 hectares of water surface – about 30 per cent larger than Darling Harbour.

We're supporting the local economy, providing jobs and stimulating tourism. Economic Analysis undertaken by MacroPlan Australia indicated the precinct will directly generate employment opportunities with an average of 725 jobs per annum and will generate construction, resident and tourist expenditure for the region in excess of \$1.1 billion at NPV over the next 20 years.

The Waterfront, Shell Cove has already been recognised for excellence, winning the Concept Design Award at the 2012 UDIA NSW Austral Bricks Awards for Excellence.

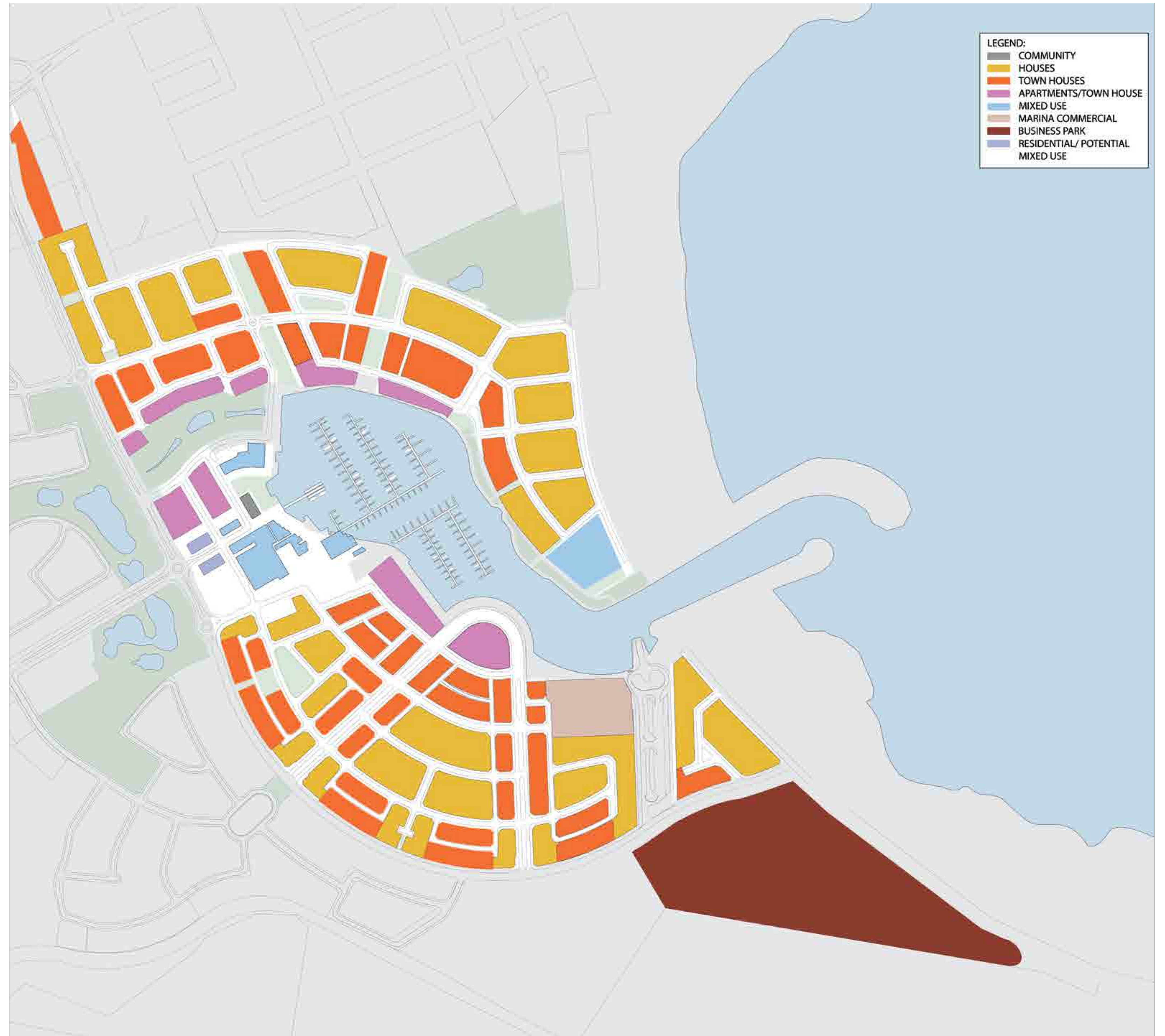


# Planning Update.

## Waterfront Precinct Concept Plan.

A modified Concept Plan for the Waterfront Precinct was approved by the Independent Planning Commission on 18 March 2019. The Concept Plan provides an updated and contemporaneous framework for the development of the town centre and residential precincts of The Waterfront. The previous Concept Plan was prepared in 2011 and had become superseded as planning and design for the precincts advanced.

The modified Concept Plan was approved by the Independent Planning Commission after a lengthy 20 month review and assessment conducted by the NSW Dept of Planning. Over this period the community had the opportunity to have their say on the proposal with two rounds of public exhibition and a public meeting conducted by the Independent Planning Commission.



2017 Approved Concept Plan- land use

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 key changes approved in the Modified Concept Plan for The Waterfront from the previously approved Concept Plan 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.
- » Details and supporting documentation for the Modified Concept Plan can be found on our website at [www.thewaterfrontshellcove.com.au](http://www.thewaterfrontshellcove.com.au).



# Town Centre Changes.

## 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 up 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.



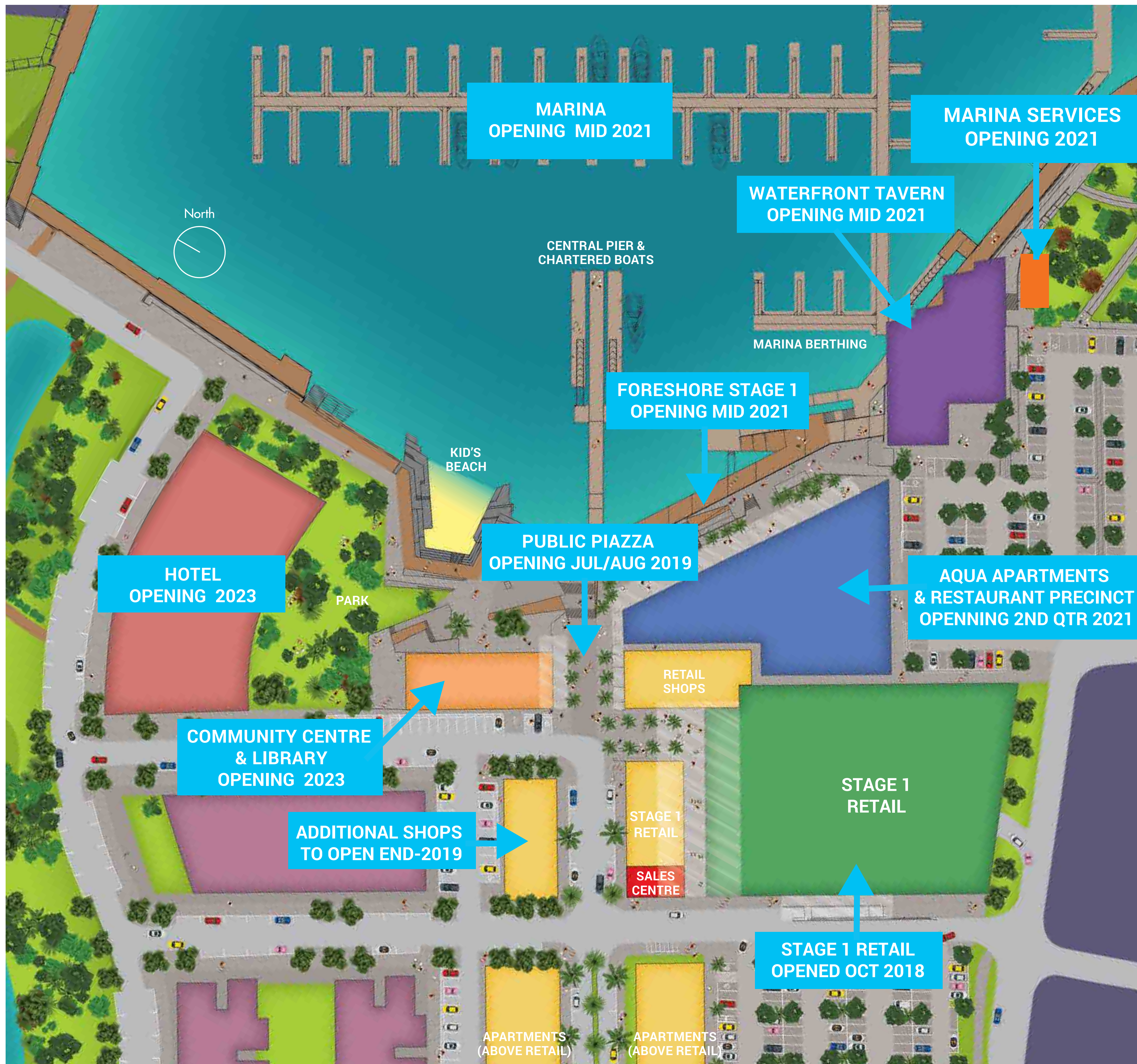
2017 Town Centre Concept Masterplan



2011 Previous Town Centre Masterplan



# Town Centre Program.



Note: Forecast completion dates are based on current best estimate and in some circumstances are subject to Council approvals



Artist's impressions of the Foreshore Park



Artist's impressions of the Tavern



Artist's impressions of the Public Piazza



Artist's impressions of the Marina



# Town Centre Detail.

## Tavern

We are very excited that planning is progressing for the Waterfront Tavern. A development application was approved in April 2019. We are currently finalising sale agreement terms with a Hotelier who will develop and operate the tavern. Details of the operator will be available to the community once the commercial negotiations are finalised.

The building designed by specialist hospitality architect, H&E, mirrors a contemporary boathouse vernacular. The tavern provides a key element of the town centre with family friendly bistro areas as well as separate sport bar zone. The building will overhang the harbour edge with large decks facing east and north.



Artist's impressions of the Waterfront Tavern



Artist's impression of next Retail Stage

## Hotel

An agreement is being finalised with a third party developer/operator for the purchase of the hotel site. The sale conditions will include a specific development agreement that ensures key project objectives for the site including a minimum quantity of hotel rooms and conference facilities, are delivered. The sale is also subject to the developer submitting a design for approval by Frasers and Council and the contract is conditional on the approval of the design. We expect to be able to communicate details about the operator and building design, by August 2019, following design approval.

## Supermarket and shops

Construction of the first stage of the town centre, including a full-line Woolworths supermarket and 10 specialty shops completed in October 2018. This stage has provided a key piece of amenity for the Shell Cove Community, with convenience shopping and a place to meet and socialise.

The next stage of retail development, a strip of three to five shops on the north side of the town centre, commenced construction in late May and is expected to be completed and opened by the end of 2019. These shops will complete the lower Cove Bvd retail strip and provide a main street feel with retail on both sides.



# Town Centre Detail.

## Library and Community Centre

An architect has been engaged to advance a concept design for this key piece of civic infrastructure located in the town centre. Subject to an agreement being reached with Council, it is intended that the building is delivered by the Project under a Voluntary Planning Agreement.

The building will sit at the heart of the town centre and provide multi-purpose spaces for community uses and a state of the art library. The current community centre users have been consulted about their requirements in the building and broader engagement will be conducted once the concept planning is completed.



Artist's impression Boardwalk



Artist's impression Foreshore Park

## Aqua Apartments and Restaurant Precinct

A development application for this building which includes 45 premium apartments, a waterfront restaurant precinct with alfresco dining, and carparking was approved in April 2019. Appointment of the builder is being finalised. Construction is expected to start by August 2019 and be completed by about April 2021.

The building includes 45 premium Waterfront apartments in a range of one, two and three bedrooms over three levels above the Waterfront Restaurant Precinct on the ground floor. These apartments all sold out on the day of the release with purchasers now anticipating completion of their new apartments.

The restaurant precinct will provide a range of different dining options. Alfresco dining will be raised above the boardwalk with views over the harbour.

The approval also includes carparking to accommodate the demand from the marina, restaurants and tavern in this zone

Designed by leading international architectural firm, HDR, the building embodies a contemporary coastal character with high quality finishes.



Artist's impression Aqua Apartments



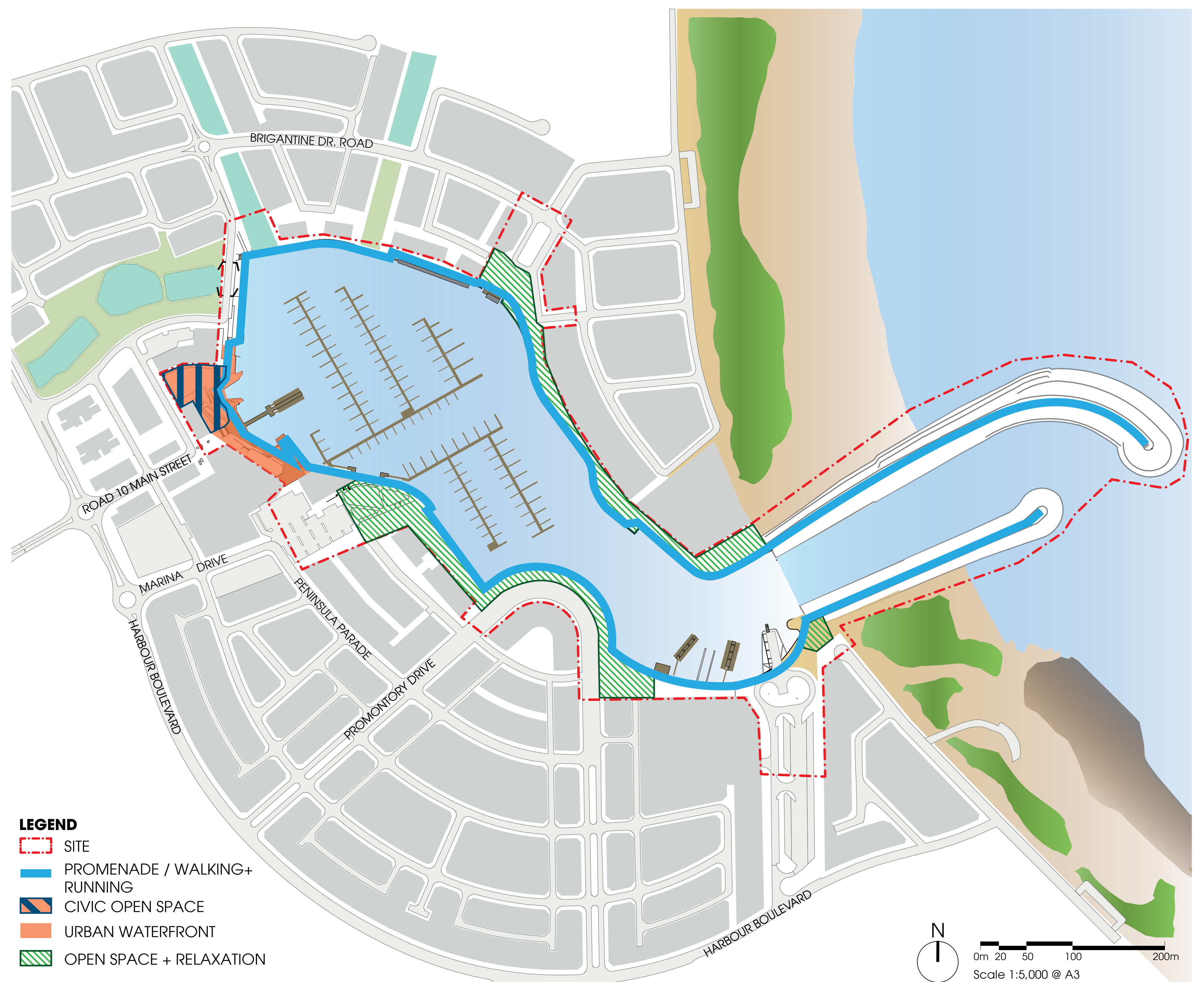
# Foreshore and Public Domain.

The full harbour foreshore will be publicly accessible and connect to pedestrian paths on both the breakwall and groyne providing a continuous pedestrian way 2.5km long from the end of the breakwall to the end of the groyne.

The program for delivery of the harbour foreshore works will be staged, with stage 1 comprising the town centre foreshore to be completed ahead of the opening of the marina around mid-2021. The balance of the foreshore will be delivered within 2 years of the first stage and will be delivered with the adjoining road network development.

The foreshore works include 800m of timber boardwalk, nearing completion, and concrete pathways. The works also include:

- » Foreshore lighting.
- » Street furniture including seating, garbage receptacles and the like.
- » Wayfinding signage.
- » Landscape embellishments with tree plantings and landscaped parks/ playgrounds.
- » An interactive play trail.



Artist's Impression of Future Boardwalk of the Town Centre



# Boat Harbour Construction.

The Shell Cove Boat Harbour is the largest piece of recreational marine infrastructure currently being delivered on the east coast of Australia with a total capital value of \$180 million for the civil works alone.

When complete it will be one of the largest marinas in NSW with 270 floating berths and approximately 120 dry stack berths providing a key asset for recreational boating and tourism in the Illawarra region.

Construction of the boat harbour is being staged over approximately 8 years. Construction commenced in 2013 and is due for completion around 2nd quarter 2021. Timing has been impacted by delays to approvals for the Aqua Apartments and Restaurant Precinct as this approval provides the public access connections to the marina and car parking for marina patrons.

Work completed to date includes:

- » Removal and remediation of a former Council tip on the site
- » Full excavation of the inner harbour with a total volume of 1,330,000 cubic metres of materials excavated
- » Excavation and treatment of over 400,000 cubic metres of Acid Sulphate Soils primarily with reburial on site beneath the harbour floor
- » Construction of a two-lane public boat ramp
- » Completion of inner harbour edge treatments, including pre-cast concrete walls and rock revetment
- » Breakwall and groyne construction nearing completion
- » Completion of substructure including the placement of 415 hardwood piles for the timber boardwalks and platforms



- » 90% completion of consolidation of soft soils surrounding the harbour by placement of surcharge mounds.
- » Commencement of piling works for the marina floating berths

The work to be undertaken over the next 18 months to complete the harbour by mid-2021, includes:

- » Completion of the eastern surcharge mound and removal of surplus material to a landscape mound between Bass Point Quarry and the project.
- » Completion of the breakwall and groyne, including concrete paths to the ends of both structures.
- » Excavation of the entry channel between the breakwall and groyne
- » Installation of navigational aids.
- » Completion of piling works for marina berthing.
- » Installation of the first stage of marina berths providing 115 wet berths.



**Aerial view of Inner Harbour construction April 2019**





# Breakwall and Groyne Construction.

Construction of the breakwall commenced in August 2016 with the award of a separate contract to Coastwide Civil for the construction of the breakwall, groyne and entry channel.

The breakwall extends 467 metres from the beach dune into the ocean at a depth of approximately 10 metres and the groyne a total length of 282 metres.

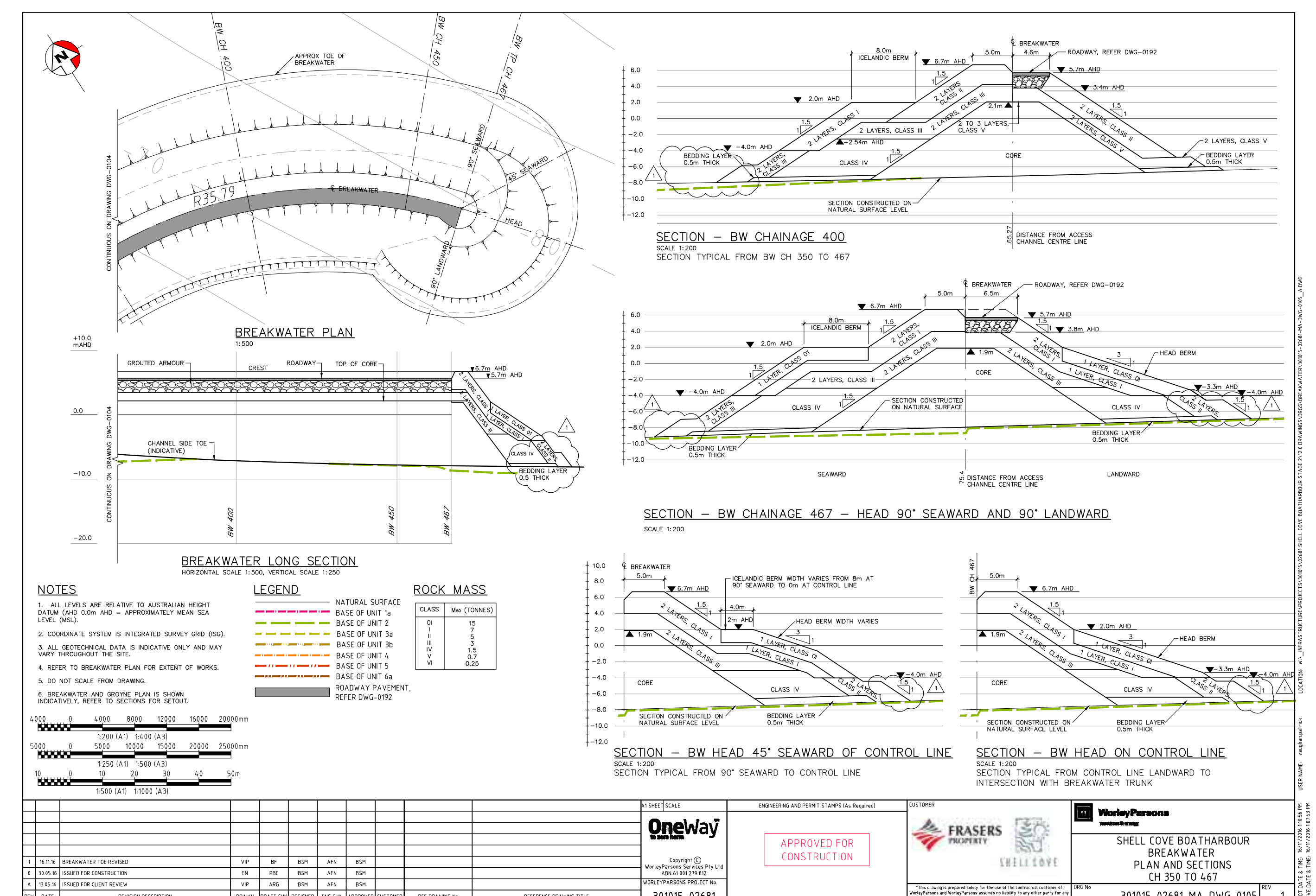
400,000 tonnes of rock has been used to construct the breakwall and groyne. This comprises about 50% armour rock, the larger rock armouring the outer faces, and about 50% core rock, rock that is graded from a small particle up to about 300 dia and forms the inner structure.

All the core rock has been obtained from recycling materials excavated from the harbour. The armour rock which is sized between 2 tonnes and 60 tonnes has been sourced from a number of local quarries including neighbouring Bass Point Quarry.

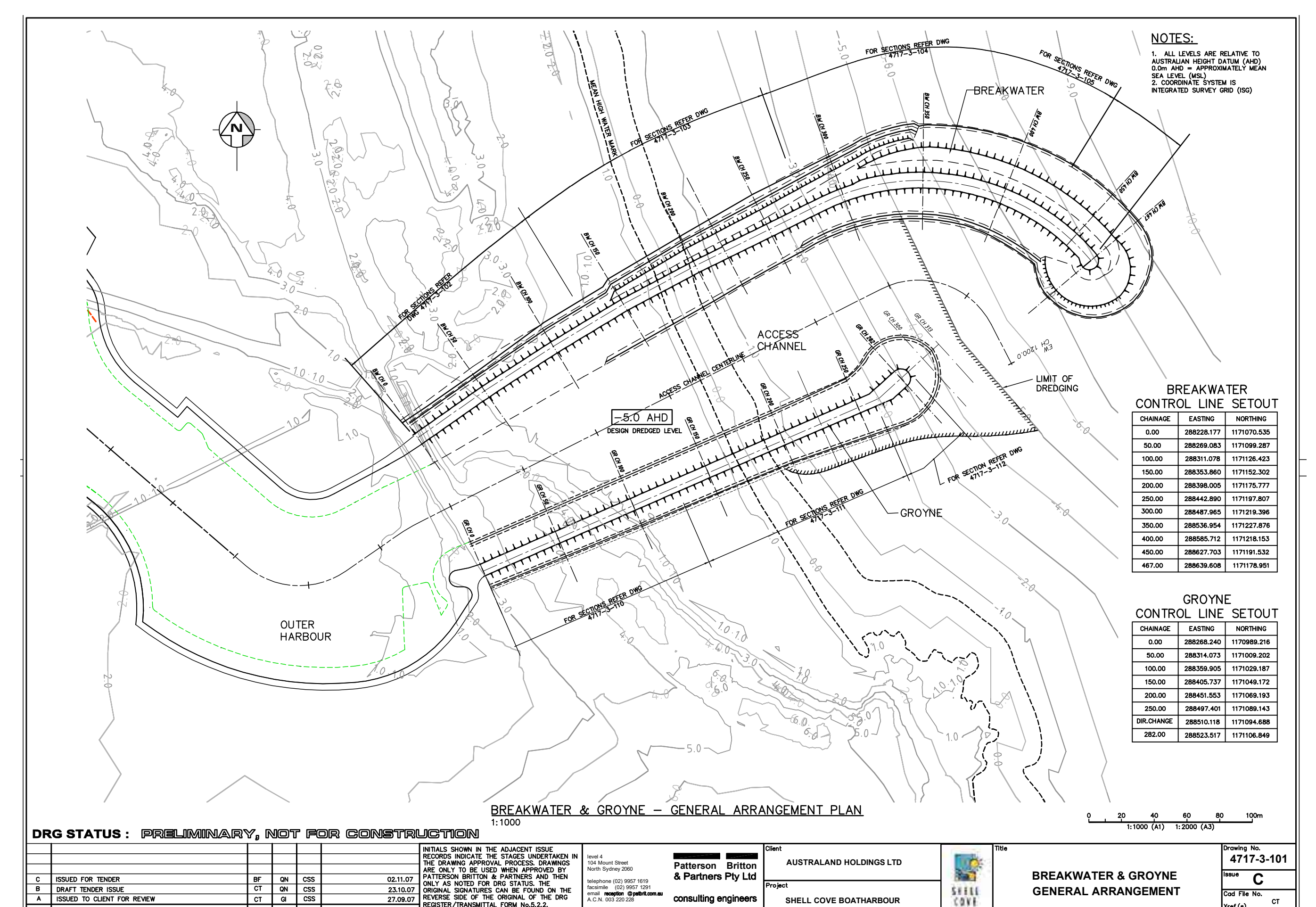
The construction works include the formation of concrete paths on the top of both the breakwall and groyne. These paths will link to the promenade and boardwalk and combined will provide a 2.5km continuous pedestrian walking path.



Aerial image of breakwater and groyne April 2019



Breakwater plan and sections



Breakwater and groyne general arrangement plan



# Shellharbour Marina.

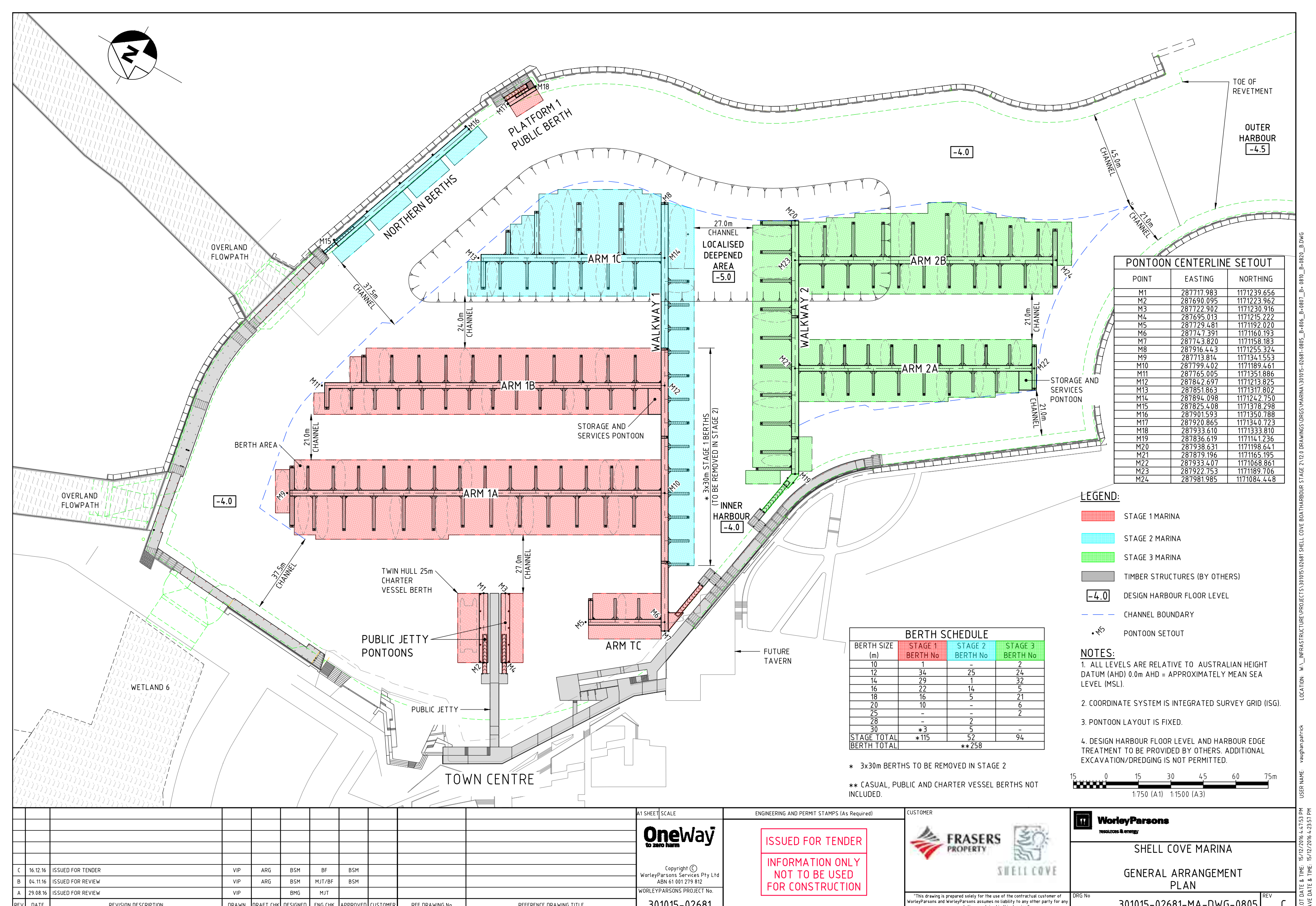
Shellharbour Marina will be one of the largest marinas in NSW with 270 floating pontoon berths when fully completed. The marina will be delivered in three stages. The first stage of the marina will deliver 115 berths, timing of stages two and three will be dependent on market demand.

Piling for the full marina commenced in March 2019 and the first stage of floating pontoon berths will be completed in preparation of the marina opening around mid-2021.

The marina is designed to accommodate a range of vessels from 10 metres (32ft) to 30 metres (100ft) in length. The design provides flexibility to accommodate changes to the mix and sizing of vessels dependent on demand.

The harbour has been constructed with a harbour floor at -4.0 metres Australian Height Datum (AHD) providing a water depth in the harbour at astronomical low tide of 3.0 metres and 5.0 metres at astronomical high tide. There will also be an area of the harbour with the floor deepened by 1.0 metre to allow vessels with deeper draughts to enter the harbour at mid to higher tides.

Expressions of Interest for berths can be made at [www.thewaterfrontshellcove.com.au](http://www.thewaterfrontshellcove.com.au). Shellharbour Council, as the end owner of the marina, will contact those who have registered their interest about six months before the opening of the marina.



Shell Cove Marina general arrangement plan for illustrative purposes



An example of marina berths



# The Marine Precinct.

A marine precinct will be incorporated at the southern end of the boat harbour and will include a two lane public boat ramp, dry stack boat berthing and a boat maintenance yard.

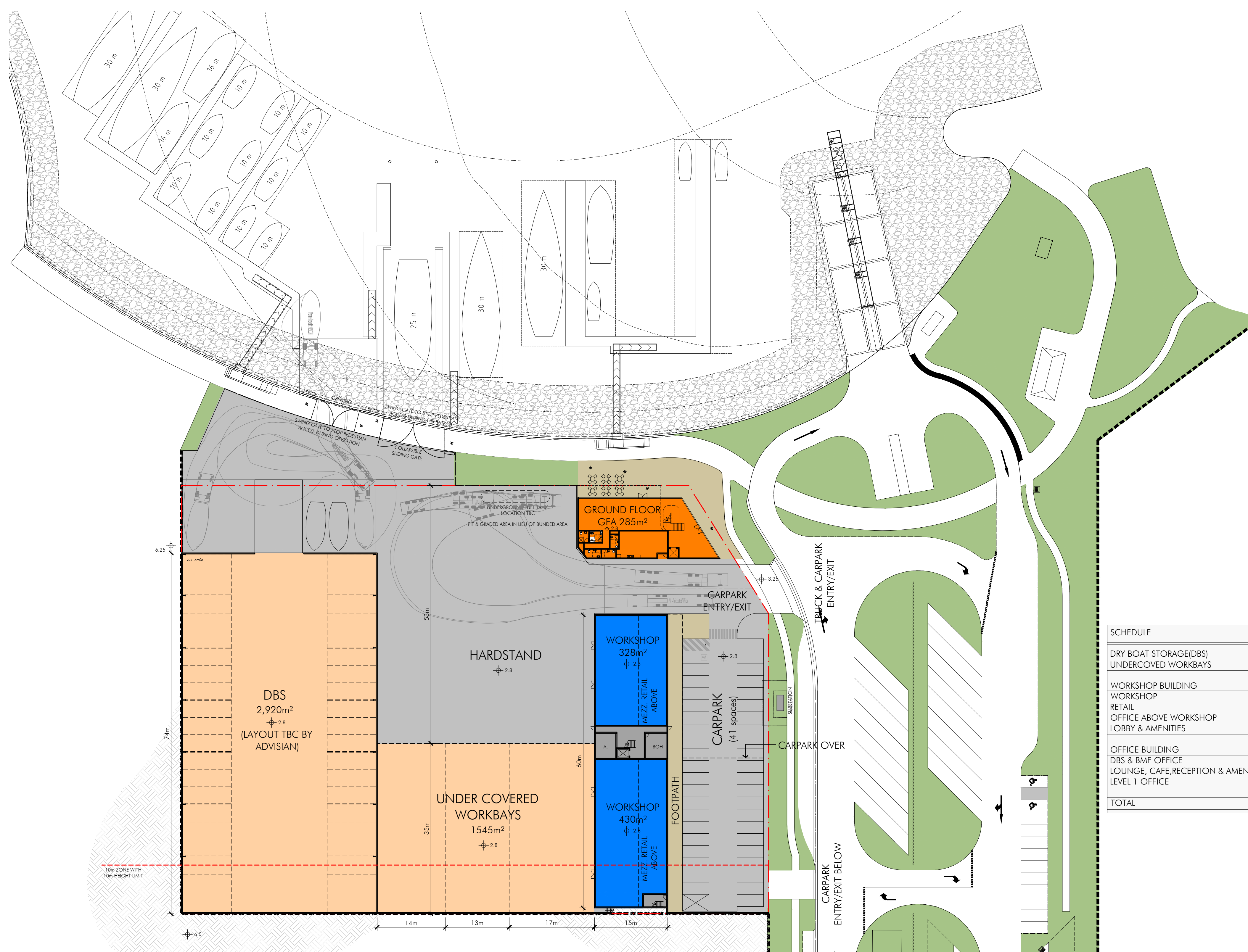
The **public boat ramp** is expected to be a popular ramp for recreational boaties, providing safe ocean access. The pontoon, will make launching a trailer boat much easier. There will be **fish cleaning facilities, public toilets and trailer and car parking** in this area. The facility will be completed and operational at the same time as the harbour opening in mid 2021.

The **dry stack facility** will offer dry berthing for about 120 boats in a racked shelving system about three boats high.

A large specialised forklift is used to lift boats off the racks and into the water. The facility will be fully enclosed offering boat owners a convenient way to store boats up to about 10 metres (approx. 32ft) in length. Dry stack facilities are a cheaper alternative to a wet berth with fewer boat maintenance implications.

A **boat maintenance yard** will be serviced by a travel lift capable of lifting boats up to 30m (100ft) long out of the water and manoeuvring them on land within the facility. The facility

will include both covered and fully enclosed workshop spaces where boats can undergo maintenance and repair, including anti fouling, spray painting, engine repair. The Outer harbour marina will provide additional berths for on water repair and maintenances as well as holding areas in support of the dry boat activities. This area will also contain on water facilities for refuelling and sewerage pump out to support the requirements of the marina.



## Preliminary Marine Precinct Illustrative Plan



Example of a travel lift and safety gate at Midcoast Boatyard Newcastle



Example of dry stack facility the Akuna Bay Dálbora Boat Storage Facility



# Residential Land and Housing.

Land and Home releases 2019-2020



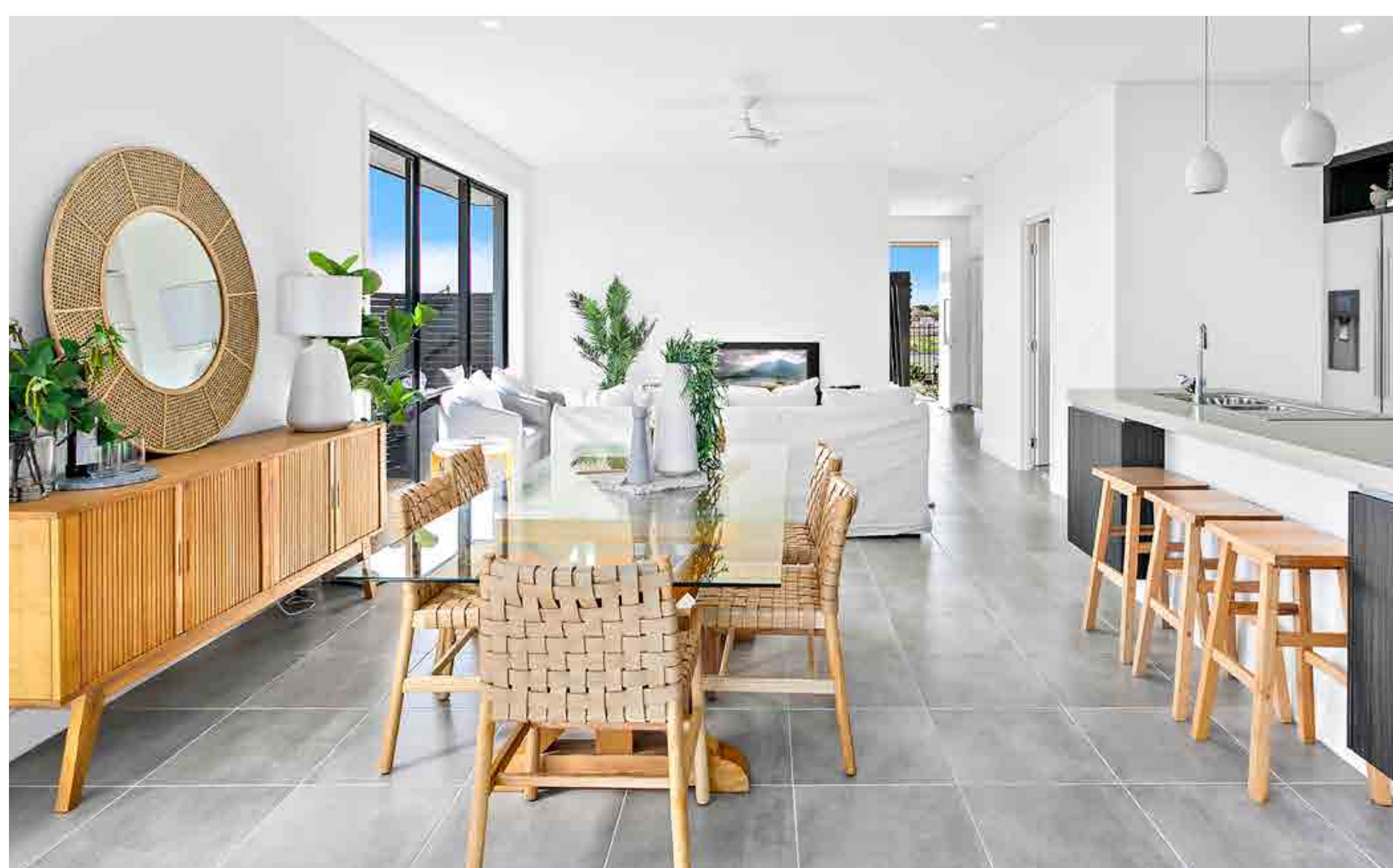
## UPCOMING LAND & HOME RELEASES:

-  HOMES RELEASES 2019
-  HOMES RELEASES 2021
-  HOMES RELEASES 2020/2021
-  SHOAL LAND RELEASE 2019
-  BEACHFRONT & BEACHSIDE LAND RELEASES 2019
-  LAND LOTS RELEASES 2020

The Waterfront Concept Plan provides for a diverse mix of housing choice including a variety of land lots and homes.

Over the next two year period land releases will include, further beachside releases and land releases in the Shoal area and to the north of the harbour.

A mix of two to five bedroom attached and detached homes are also planned to be released within areas to both the north and south of the harbour.



Interior Artist's Impression



Exterior Artist's Impression



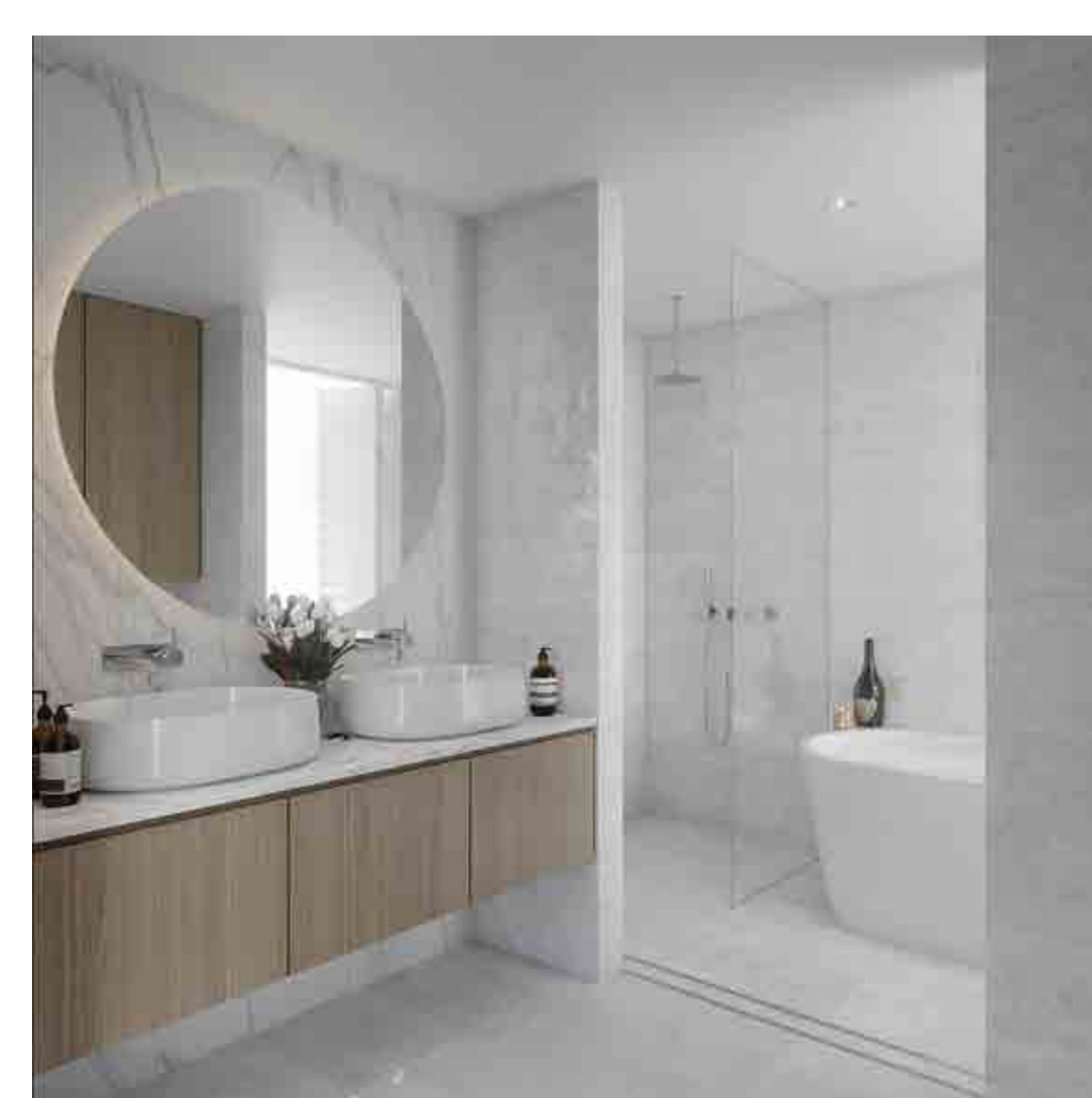
# Apartments.



**Aqua Apartments Artist's Impression**



**Interior Artist Impression**



The Waterfront Concept Plan provides for a diverse mix of housing choice to suit all lifestyles. This includes a range of apartments to be offered over a variety of locations and with a mix of one, two and three bedrooms.

The first apartments at The Waterfront, Aqua, were successfully launched in early 2018 with all apartments selling out on the day of release.

We are currently advancing design for two exciting new apartment buildings, with the first of these planned to be launched in late 2019.



# Thank You.



**Waterfront Precinct Masterplan**



**Artist's impression Foreshore Park**



**Artist's impression Tavern**

Thank you for taking the time to attend this information evening and hear how construction is progressing. If you have any questions please don't hesitate to speak to a member of the Shell Cove team.

For more information about The Waterfront, Shell Cove visit [www.thewaterfrontshellcove.com.au](http://www.thewaterfrontshellcove.com.au).