

MR S. O'CONNOR: Good morning. Welcome. Before we begin, I would like to acknowledge the traditional owners of the land on which we meet and pay my respects to their elders, past, present and emerging. Welcome to the meeting today on a request seeking to modify the concept plan approval for the Shell Cove Boat Harbour Precinct located at Boollwarroo Parade, Shell Cove in the Shell Harbour Local Government area. The proposal seeks – or the modification seeks approval to amend the proposal in the following ways: (1) increase the number of dwellings from 1238 to 1566 dwellings; (2) revise the housing density, typology and building heights in certain areas of the Boat Harbour Precinct; (3) amend the hotel building by relocating it to the northern edge of the town centre and increasing its maximum building height from a maximum of nine storeys to a maximum of 11 storeys; and finally (4) revise the road pattern and layout.

My name is Steve O'Connor. I'm the chair of this IPC panel. Joining me on the panel is Ilona Millar on my left and Peter Cochrane on my right. The other attendees at this meeting are Andrew, who you've already been introduced to and brought you in here, from the Commission Secretariat; Dan Keary on my right and Brent Devine on my left from Keylan Consulting who are assisting the Commission Secretariat on this particular project. In the interests of transparency and openness and to ensure the full capture of today's information, this meeting is being recorded and a full transcript will be produced and made available on the Commission's website. This meeting is one part of the Commission's process in determining this modification application.

It is taking place at the preliminary stage of this process and will form one of several sources of information upon which the Commission will base its determination of this modification application. It is important for the commissioners to ask questions of attendees and to clarify issues whenever we consider it appropriate. If you are asked a question and you are not in a position to answer, please feel free to take the question on notice and provide any additional information in writing which we will then put on our website. So now, we're able to begin, with those preliminaries out of the way. As I said, we might just start with Dan and go around the table, just say who you are and where you're from.

MR D. KEARY: Dan Keary, Keylan Consulting.

MR P. COCHRANE: Peter Cochrane, the Planning Commission.

MR O'CONNOR: Steve O'Connor, IPC.

MS I. MILLAR: Ilona Millar, IPC.

MR B. DEVINE: Brent Devine, Keylan Consulting.

MR McANESPIE: Andrew McAnespie, IPC Secretariat.

MR K. JAMES: Kevin James, Shell Harbour City Council.

MS S. DYER: Simone Dyer, Frasers Property.

5 MR M. ROWE: Michael Rowe, Ethos Urban.

MR N. EDGAR: And Nigel Edgar, Frasers Property.

10 MR O'CONNOR: Thank you very much. So we would normally start with a presentation from the proponent. Are you comfortable in doing that?

MS DYER: Yes.

15 MR O'CONNOR: And then we will have a bunch of questions that we will come back and ask.

MS DYER: Okay. We don't have a presentation as such.

20 MR O'CONNOR: No. Sorry. Opening address, whatever you want to call - - -

MS DYER: We do have an opening address and that is that as I'm sure the panel are aware, the existing concept to plan approval in schedule 2 outlines the uses that are permissible for the Boat Harbour Precinct and the concept plan approval is dated in 2011. Attached to the concept plan approval that articulates quite flexibly the uses that are permissible within the Boat Harbour Precinct, there were two drawings also attached to the approval. One was, essentially, a bubble diagram that generally arranged where uses may go in the future and one was a road network and pedestrian linkages plan. It was always intended at the time of the concept plan approval that the master plan was evolved from that stage and that's what Frasers Property in joint venture with Shell Harbour Council have been doing over the past couple of years.

35 We've started to develop precincts of the Boat Harbour Precinct in land lot subdivision and medium density built form and also the first stage of our town centre. And now that we have a deep understanding of market trends, the housing typology that people want within the precinct and also to underpin the key strategic objectives of the project which is to create a tourism destination for the Illawarra region. We've finessed our master plan and located density appropriately within the master plan and have provided more information with regards to where those densities are located and heights and so for. So over the past six years, we've evolved the master plan from the original Alf Lester illustrative design scheme to the scheme that you see within the 75W application.

45 The core changes or refinements to the master plan that we've made is increasing building heights of apartment typologies from walk up to lifted apartments and that is in response to a population that is largely aging in place within the community. The people who are buying apartments are generally downsizers. We have increased the height of the hotel to 11 stories after a very comprehensive market demand study

prepared by Dransfield. That has allowed us to secure a hotel operator for the site so in order to fit the uses within the hotel to make it viable, which was a key initiative of council. There has been an increase in storeys. And we've located it to the other side of the town centre as you will have seen and that is largely to create a landscape
5 buffer, public domain buffer around the hotel that doesn't have negative impacts on adjacent residential precincts, but also to book in the activation within the town centre area along the foreshore promenade and open space area.

We have also increased the dwelling numbers from 1200 to 1500 dwellings and that is a – we prepared a yield probe that looked at what housing typology should be on which frontages around the boat harbour to maximise views and amenity. And we've removed the 150,000 square metre GFA cap. That was due to the dwelling typologies across the site not being, you know, 120 square metres each. Those are the principal changes or refinements that we've made as part of this application and
15 we're happy to answer any specific questions.

MR EDGAR: I might just add that we undertook almost a three year process with council with the planning and the political. We undertook a lot of workshops with the elected officials of council as well as the senior officials and we workshopped
20 very carefully and very thoroughly. We probably started this in about 2015, I guess, Kevin?

MR JAMES: Yes, at least. Yes. Yes.

25 MR EDGAR: It might have taken that long. Yes. And it has been a long process, probably longer than I think what we thought might have been even before we submitted it. So it's under – it withstood a lot of rigour at that level.

MR O'CONNOR: So if I can just ask a question on that. Were there community
30 workshops as well or was it just confined to - - -

MR EDGAR: No. There wasn't.

MR O'CONNOR: - - - council officers and councillors?
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MR EDGAR: There wasn't. It had to go through the council process first. That was almost two years. There was an oversight on our part not to do community consultation before we submitted it. That's not our style normally and - - -

40 MR ROWE: From the context of it. Yes.

MR EDGAR: - - - if I had my time – if I had my time again, I would have done it before we submitted it.

45 MR ROWE: We're lodging quite a lot of applications in the town centre and we never get any submissions and so I think there was - - -

MR EDGAR:

MR ROWE: Nobody was interested in what was happening and so – yes. And also if we had our time again, we would definitely wouldn't - - -

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MR EDGAR: Yes.

MR O'CONNOR: Okay. That's good. Anyone else want to make any - - -

10 MR ROWE: I think the other thing which you would have received the letter are in relation to - - -

MR O'CONNOR: Yes.

15 MR ROWE: - - - the condition.

MR O'CONNOR: Yes. Yes. We will talk about that.

20 MR ROWE: And do you want to ask questions or would you like me to talk through it?

MR O'CONNOR: No problems.

25 MR ROWE: And if you've read the letter, I'm not going to say anything more that's in the letter. But is it worth me just running through that?

MR O'CONNOR: Yes.

MR ROWE: Yes.

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MR O'CONNOR: I think so.

35 MR ROWE: So there's the department and they've talked to in their assessment about introducing the landscape buffer between the boat management facility and the housing that's interfaces with that Precinct A and the way the current condition is drafted, it looks to create the buffer within the boat maintenance facilities land. Concurrent with this, we've been progressing with the Precinct A subdivision which has actually been approved by the southern JRPP in December and that was the interface between that as something that we obviously had to consider regardless of
40 what has been happening with the concept plan.

45 The way the condition is currently drafted, it looks to create the wall and then the landscape buffer and then the property and the landscape buffer is sitting within the boat maintenance facilities – land. That in, from Frasers' perspective, it creates an issue of this ambiguous land until you've got a wall and land owned by the person on the other side of the wall and then a residential landowner that doesn't know – is this,

like, my land? What can I do with that land? Who's maintaining that landscape area? Simone, did you want to jump in or - - -

5 MR EDGAR: And – well – and the maintenance facility will be owned by council and the council certainly is supportive of our proposed variation.

MR O'CONNOR: Sorry. The maintenance facility – can you just explain.

10 MR EDGAR: The maintenance facility - - -

MR ROWE: The boat.

MR EDGAR: - - - as in, the boat - - -

15 MR O'CONNOR: That's the boat.

MR EDGAR: - - - maintenance facility which is below these lots – how many metres?

20 MS DYER: About five.

MR EDGAR: Five metres below, that will be owned by council, and they're certainly supportive of the proposed change to what the department has suggested. The department wanted the boundary to be five metres in - - -

25 MR O'CONNOR: Into the residential area.

MR EDGAR: Yes, that's right. Whereas, we think it's more appropriate that the - - -

30 MR O'CONNOR: They have it at the wall itself.

MR EDGAR: - - - residential area has an expanded area which people will use and it will get maintained. Whereas, if it sits at the back of the – at five metres above of
35 the maintenance facility, it's not likely to get much - - -

MR ROWE: So it's really a question - - -

40 MR EDGAR: - - - in the way of maintenance.

MR ROWE: You've got a wall – a – like, is the five metres in the residential properties or is the five metres in the council boat maintenance facility.

45 MR EDGAR: Yes.

MR ROWE: We're saying it makes more sense to put it in the residential properties. One of the things that the JRPP introduced – which, in the amended condition, we've

looked to replicate, so ensure a consistency between the two – would – that they wanted an 88B instrument that effectively restricted building from occurring within the five metres of the acoustic wall buffer zone. So that there was clear expectations of that land remaining - - -

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MS MILLAR: Yes.

MS DYER: The urban design guidelines have been approved for precinct A as well, and they're on council's website, and the setback between the boundary and the dwelling is a lot greater than 12 – a lot greater than five metres. I think it's 12 metres. So there's sufficient distance that council are comfortable with, we're comfortable with, and our acoustic consultant has verified as well to enable the amenity for those dwellings, and the appropriate acoustic separations we're building.

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15 MR O'CONNOR: So you're saying the dwellings are 12 metres from the wall?

MS DYER: The rear building line is 12 metres away from the wall, yes.

MR O'CONNOR: The rear – sorry. The rear building line is 12 metres.

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MS DYER: Yes. Yes.

MR O'CONNOR: Okay. And if you've gone to that stage of design, etcetera, you just explain what you envisaged the landscaping to be in that five metre strip. Is it a buffer; is it densely planted area where you wouldn't see intrusion of people, or is it like an extension of the residential properties? Just - - -

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MS DYER: It's something that we've discussed a lot for complete transparency. So there's a number of acoustic matters that we're dealing with through acoustic walls around precinct A. The first is the noise coming from the boat ramp car park which we're dealing with, with a two and a-half metre high wall that the JRPP has approved to have public art on it and that it's appropriately screened. The wall that sits behind the boat maintenance facility to the dwellings in precinct A is for that purpose as well, and then the boat maintenance facility in its building design, which has not yet commenced, that will deal with its own acoustic attenuation. So by virtue of the fact that there will be building there and there will also be an acoustic wall, those two things will mitigate the acoustic impact since – so there's not really a requirement for extra landscaping. It's just a landscaped zone where there's no building able to be built in that 12 metres.

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MR O'CONNOR: I thought it was a visual purpose. It wasn't for acoustic purpose, this five-metre buffer. That's achieved by the wall, presumably.

MS DYER: Yes.

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MR O'CONNOR: It was for aesthetic purposes.

MS DYER: It would be our preference that the dwelling owners of those lots that are actually quite deep could put a pool in there or do their own landscaping that they felt was appropriate to mitigate any visual impact - - -

5 MR O'CONNOR: Okay. That's what I - - -

MS DYER: - - - if they saw one.

10 MR O'CONNOR: - - - wanted to know.

MS DYER: Yes.

MR O'CONNOR: Okay.

15 MR JAMES: If I may, in the development of Shell Cove which has been going for 20 years, we have other areas that adjoin a road out to the nearby park, and so we have had to put acoustic walls there, and the residential that actually backed onto that, you know, maybe put in a few trees, but, actually, a survey of all those people that bought actually quite like the fact that they don't have a small fence to
20 neighbours. They actually like the wall and, basically, the maintenance of any vegetation is just only to a few bushes and trees, not densely planted or – and that's so they actually have some reasonable use, but it does just break up that general, sort of, wall-ness.

25 MR O'CONNOR: Okay.

MR ROWE: And going back to the department's report, it was actually about the creating – that the wall will overshadow back garden, so creating a buffer distance there in terms of sunlight getting to the private open space.

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MS DYER: Yes.

MR ROWE: So if you increased the private open space, you're still getting the area that would have otherwise been there, regardless of who owns it, that still gets the
35 sun.

MR O'CONNOR: Any other questions just on the wall and the buffer and that issue before we move on?

40 MR EDGAR: So you're going to do a site inspection and we should take you into our sales office which has a - - -

MR O'CONNOR: That would be - - -

45 MR EDGAR: - - - really big model there, and we've got massing models of the – of this maintenance facility and how it backs on, and so it's probably best to see it in that environment.

MS DYER: Yes.

MR COCHRANE: It seems to me the real issue here is just who owns it. Who's responsible for managing that - - -

5 MR EDGAR: I think that's right.

MS DYER: Yes, yes, that's right.

10 MR COCHRANE: - - - strip of land - - -

MS MILLAR: Yes, management and - - -

MR EDGAR: That's right.

15 MR COCHRANE: And the problem that the department raised was if it's divided into individual owners, who knows what they will do with it. So you've got this question of what is the overall look and feel of that area. It could be anything as opposed to whether it's a grass or tree strip - - -

20 MS DYER: Yes.

MR EDGAR: Yes.

25 MR COCHRANE: - - - that provides some access.

MS DYER: That's – yes. So the present civil and subdivision layout that's just been approved by the JRPP has that 12 – the five metres incorporated and the 12-metre setback - - -

30 MR COCHRANE: Yes.

MS DYER: - - - so that it can be landscaped in people's back gardens - - -

35 MR COCHRANE: Yes.

MS DYER: - - - which we think is the best outcome.

MR COCHRANE: Yes.

40 MS DYER: And then there are other acoustic measures that are incorporated into the dwelling facades themselves.

MR COCHRANE: Yes.

45 MS DYER: So it's a very layered approach.

MR COCHRANE: Sure. Probably makes it more attractive for those house owners, I suppose, to have - - -

MS DYER: Absolutely.

5 MR COCHRANE: - - - a larger area of land that they control.

MS DYER: Yes. Absolutely.

10 MR EDGAR: That's been our experience.

MR COCHRANE: Yes. Yes. I'm sure council doesn't - - -

MR JAMES: And some - - -

15 MR COCHRANE: - - - actually want another piece of land it's got to look after as well.

MR JAMES: And some flexibility - - -

20 MR EDGAR: That's right.

MR JAMES: - - - for them to judge - - -

25 MR COCHRANE: Yes.

MR JAMES: - - - what their backyard should be.

MR COCHRANE: Yes.

30 MR O'CONNOR: What – this displays my ignorance. To what extent does that sort of detail get put in the concept plan versus the subsequent JRPP or other approvals, the DAs that might happen?

35 MS DYER: Well, it's a unique situation because that DA is now approved, and the - - -

MR O'CONNOR: Yes.

40 MS DYER: - - - condition – the draft condition was written before it was approved.

MR O'CONNOR: Right.

45 MS DYER: And we felt that – we feel that through discussing all of these matters with the JRPP and also with council officers and the commercial side of council, we've all reached a mutually agreeable outcome.

MR O'CONNOR: Right.

MS DYER: And so the conditions here reflect the agreement that we've had with the JRPP.

5 MR O'CONNOR: Right.

MR ROWE: But if the current draft condition was approved, it will actually double – it will create the double effect because precinct A - - -

10 MS MILLAR:

MR ROWE: - - - is approved with the five metres - - -

15 MR O'CONNOR: Yes. Yes.

MR ROWE: - - - and then it's going to mean that the boat maintenance facility is going to get shrunk - - -

20 MS DYER: Smaller.

MR O'CONNOR: Right.

MR ROWE: - - - because the fact the five metres will get incorporated into that as well.

25 MS DYER: Yes.

MR O'CONNOR: Right. Okay.

30 MR COCHRANE: So you're running off 10, is it?

MR ROWE: Well, you would double what - - -

35 MR COCHRANE: With – yes. Yes.

MR ROWE: - - - the intent of the condition was - - -

MS DYER: That's right.

40 MR ROWE: - - - just by – because we've built it on - - -

MR O'CONNOR: Because you'll have it on both sides.

45 MR ROWE: Yes.

MS DYER: So we take five metres out of the boat maintenance facility - - -

MR ROWE: So - - -

MR JAMES: that's - - -

5 MS DYER: - - - which compromises its operations quite significantly.

MR COCHRANE: Right.

10 MR JAMES: And council wants – you know, Shell Cove was set up, you know, many years ago as the major economic development activity in the Illawarra region, particularly Shell Harbour, and that's why it's pursued this for 30 years, and I've been involved with it. And so the boat harbour, so it's obviously getting tourists in, but it's also creating employment, and that's why the boat maintenance facility and boat storage and all that serves a very viable marina harbour which actually, at the
15 moment, would make it the largest marina in New South Wales. So that's the significance of the boat harbour.

MR O'CONNOR: Then can I ask if – so this all replaces a mound – an earth mound that was previously – that is approved under the concept plan?

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MS DYER: No, the - - -

MR JAMES: No.

25 MS DYER: There's acoustic attenuation in a landscape - - -

MR O'CONNOR: Mound?

30 MS DYER: - - - mound/berm buffer that runs around the quarry lands. And so we're using surcharged soil from around the development to create that buffer and that is under way and in the last stages of construction. Presently, precinct A is about to have its civil works commenced with the new approval. There's not a landscape buffer there now. It is just greenfield and so what will be the - - -

35 MR EDGAR: So the land is like this – it cuts down five metres and then there's a storage facility in there or maintenance facility - - -

MS DYER: That's right.

40 MR EDGAR: - - - which is quite large.

MS DYER: So there's an acoustic wall requirement that sits around the residential lands which is a precast-type panel wall and that will protect those residents from noise from the boat harbour and car park and then the boat maintenance facility will
45 require its own acoustic attenuation in the actual built form.

MR EDGAR: Yes, that section there is pretty much spot on.

MR ROWE: I think in the original mod there was a mound and it got replaced with the RTS with the wall.

5 MR JAMES: Well, yes I'm just wondering whether it's because the original approval of the boat harbour, the concept was that there would be earth mounds next to this quarry or road and they would be landscaped but over time and that that didn't – wasn't going to be viable and hence that particular development consent was modified a decade and a half ago and that's when we started putting in the traditional concrete wall against that particular road to obviously acoustically treat the noise coming from the trucks that service the quarry and where residences back onto it, you know, there has been some landscaping. Otherwise there has been a residential road up against it with some landscaping. So - - -

15 MR O'CONNOR: Could you just point to a plan showing where that quarry and that road is you're referring to?

MS DYER: Yes.

20 MR JAMES: It's actually outside of the – you know, this particular concept plan.

MR O'CONNOR: Right.

25 MS DYER: So – sorry. This is the old Alf Lester plan but we're talking about – here's the quarry over here.

MR O'CONNOR: Yes.

30 MS DYER: And so this used to be Bass Point Road through here which has just been closed down to enable us to finish this construction work through here. So the quarry is accessed around Harbour Boulevard which connects up to Addison Street over here.

MR EDGAR: Yes, the quarry buffer which Kevin is talking about is further out.

35 MR JAMES: Actually the private road – the Quarry Hall Road is there. It was actually the first development that we did, was to actually build this particular road because originally it started as being an access road through the middle.

40 MR EDGAR: Kevin, it's better demonstrated on this plan there, that's exactly right.

MR JAMES: Yes, yes. So this one sort of went through sort of the boundary and that was all sort of part of that particular development of 95 1/133.

45 MS DYER: The location we're talking about is in here.

MR O'CONNOR: For the - - -

MS DYER: Boat maintenance.

MR JAMES: Boat maintenance facility but the other one was specifically for attenuation on that Quarry Hall Road.

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MR O'CONNOR: Yes.

MR JAMES: And that was part of the boat harbour consent and of course this concept then related to the land uses immediately around it up until the other boundary, Harbour Boulevard. And then you have the first areas of stages 1 to 10 of Shell Cove occurring through here and over there. And it's actually best seen in this particular plan. As you can see, you know, all the development has taken place.

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MR O'CONNOR: So, Kevin, you've obviously been involved with this for some time. Can you just tell us a bit more about council's involvement. Did council own all this land originally and has gradually been developing it?

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MR JAMES: So I've been involved with Shell Cove from the start when the GM that, you know, there's a commercial idea and - - -

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MR O'CONNOR: Yes.

MR JAMES: - - - an economic development and so I joined council. And so then we started the process of trying to get it to - - -

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MR O'CONNOR: So did council own all that land?

MR JAMES: Council owned most of it, about two-thirds of the land. And in fact the local electricity authority owned the land to the south. We then entered into a purchase agreement with them and bought that land over time and that completed around about 2002-2003 in order to enable the residential development to happen over there.

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MR EDGAR: Yes, original vision from the 1970s by the council so they moved their way through. The development started in '97, Kevin?

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MR JAMES: That's right.

MR EDGAR: With the - - -

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MR JAMES: On the ground and - - -

MR EDGAR: That's right. Roughly 3000 dwellings will be constructed on the site and I think it's 180 hectares. Is that right, Kevin?

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MR JAMES: Yes.

MR EDGAR: It's - - -

MR JAMES: Yes, the original site including a golf course and that was about four hundred - - -

5 MR EDGAR: Okay. Our agreement was to relocate the original golf course which was roughly on the site of the new boat harbour. And we've relocated that to where the new golf course is which you can probably see on that plan or Kevin can point it out to you.

10 MS DYER: Yes, on the top of the hill. Yes.

MR EDGAR: We've done that. And we've developed almost 2000 land lots to date. And then the boat harbour precincts were refined and the subject of the master plan of 2009, '10, '11. But I think the date is '11 but - - -

15 MR JAMES: Approval of finding in '11, yes.

MR EDGAR: Yes. That's right. That's kind of the high level history of it.

20 MR JAMES: Yes. Obviously council realised that it couldn't do this development by itself - - -

MR O'CONNOR: Yes.

25 MR JAMES: - - - and had sought a development partner and that turned out to be Walker Corporation at the time. Walker Corporation then merged with Australand back about 2000 and the subsequent to that, a couple of years ago, Frasers bought the majority shareholding of Australand and changed. So that's how we've got Frasers, Australand, Walkers depending upon – at what time you might read a document. But, essentially, we're using the expertise of, you know, one of Australia's largest developers in order to make this project happen.

30 MR O'CONNOR: Okay. Good. That just helps - - -

35 MR JAMES: And that's where my role is - - -

MS DYER: It's context.

40 MR JAMES: - - - as manager of Shell Cove is with this. Obviously, there's another area dealing with - - -

MR O'CONNOR: Assessment.

45 MR JAMES: - - - assessment and so forth. Probity rules are in place like anything in council.

MR EDGAR: And, Glenn, our development director, is currently skiing in Europe so he's not here today. I've been involved almost since the beginning but hands off and Simone has driven our architecture on the site and more recently is responsible for the development activity here. You've been involved in it for the last six years or so, so - - -

MS DYER: Six years. Glenn's 19, so there's some good coverage.

MR EDGAR: Yes. Lots of continuity.

MS DYER: Yes.

MR O'CONNOR: Okay. Thank you. That's very useful. Peter, do you have questions you would like to raise?

MR COCHRANE: I'm just intrigued by this extra – what we're looking at if you look at this figure 1 and then – this one as well. This area that extends out here, that's not included in this particular concept plan here. It extends out here. This is a technology park, I've just noticed, on the diagram.

MS DYER: That's correct.

MR COCHRANE: But that's – and does that form part of - - -

MR ROWE: That's still part of it.

MR COCHRANE: It's still part of it but there's no change to that.

MR ROWE: That's right.

MR EDGAR: Our residential is constrained. It stops here because of the acoustics - - -

MR COCHRANE: Yes.

MR EDGAR: - - - and so that's a commercial precinct.

MR JAMES: Essentially what set it is that you've got the quarry - - -

MR COCHRANE: Yes.

MR JAMES: - - - and so back in the – going through with the eighties with the development it was recognised there was a buffer zone and involved New South Wales government departments and council and the quarry owner agreeing on what that limit should be and therefore then setting the zoning.

MR COCHRANE: Yes.

MR JAMES: So no residential is allowed in that zone. No hotels - - -

MR COCHRANE: No.

5 MR JAMES: - - - of that type of nature and hence it ideally then sets itself up as being within what the zoning is, sort of a light industrial business employment park which council, you know, is promoting - - -

MR COCHRANE: Yes.

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MR JAMES: - - - with the New South Wales government as, sort of, suitable.

MR COCHRANE: And you've already worked out what your traffic impacts are likely to be from that. They were already included in the - - -

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MR JAMES: Yes, yes.

MR COCHRANE: Okay.

20 MR JAMES: We worked there. Always, there was a matter of working out what would be the maximum - - -

MR COCHRANE: Yes.

25 MR JAMES: - - - adding 10 per cent and then feeding it back to the - - -

MR COCHRANE: Yes.

MR JAMES: - - - models and that's in the consultant's reports.

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MR COCHRANE: So the two things that came to me were obviously there's Sydney Water – of your constraints with water supply and water – wastewater services.

35 MS DYER: Yes.

MR COCHRANE: But that seems that condition that that department suggested seems reasonable. I'm assuming it's reasonable to you guys as well.

40 MS DYER: Yes, it's part - - -

MR EDGAR: We've been talking to - - -

MS DYER: - - - of our normal process.

45

MR EDGAR: - - - Sydney Water about this - - -

- MR COCHRANE: Yes.
- MR EDGAR: - - - for, sort of, four or five years.
- 5 MR COCHRANE: Yes. Yes. And the other thing that – which is probably not part of the concept plan, but I’m going to ask it anyway, which is that – is the former land fill site a fair bit of distance as well? So are there concerns and issues that relate to - - -
- 10 MR JAMES: Not really, no. The landfill site was actually - - -
- MR COCHRANE: Okay.
- MR O’CONNOR: Maybe on this plan
- 15 MR COCHRANE: It appeared somewhere - - -
- MR O’CONNOR: If you don’t mind.
- 20 MR JAMES: Yes, yes. Was actually - - -
- MR EDGAR: The old tip.
- MR JAMES: - - - sort of through here.
- 25 MR COCHRANE: The old tip, yes.
- MS MILLAR: Yes - - -
- 30 MR JAMES: council’s you know, it was a bit of brackish water - - -
- MR O’CONNOR: Low-lying land.
- MR COCHRANE: Yes.
- 35 MR JAMES: - - - and they just tip - - -
- MR COCHRANE: Filtered in.
- 40 MR JAMES: The interested thing is that back in the eighties when we started on this, we Swiss-cheesed it and found that a lot of the material was actually dirt and rock that came because that was when the Shell Harbour local government area actually went on sewer - - -
- 45 MR COCHRANE: Yes.

MR JAMES: - - - and so a lot of that material was there. There's also that was in a – but, you know, that was part of the boat harbour consent - - -

MR COCHRANE: Okay. So it's - - -

5 MR JAMES: - - - to remediate that by moving that - - -

MR COCHRANE: - - - mostly there. All right. Yes.

10 MR JAMES: - - - up to the hill.

MR COCHRANE: Yes.

MR JAMES: So it's in a proper land engineered - - -

15 MR EDGAR: A cell.

MR COCHRANE: And that's that waste.

20 MR JAMES: - - - cell up there and the waste.

MR EDGAR: That's right.

MR COCHRANE: So a ministerial consent area. Yes. Yes.

25 MR JAMES: And, in fact, basically, the water quality of the testing over it is almost drinkable, is the official reason.

MR COCHRANE: Okay. Yes.

30 MR JAMES: And once the development reaches close by, we are then allowed to have it directly go into the Sydney waters sewer.

MS DYER: The structure.

35 MR COCHRANE: Okay. I don't think that was – that issue was raised at all by any of the public comments. They must be worried about traffic and views, aren't they?

MS DYER: Yes.

40 MR COCHRANE: And I think the view issue seems to be reasonably well covered.

MS DYER: Yes.

45 MR COCHRANE: So that's all? Thank you.

MR O'CONNOR: Thanks, Peter. Right.

MS MILLAR: Thanks. So I just was wanting to ask a little bit more about the trafficking parts because I understand that the RMS assessment numbers have changed, but as part of the traffic assessment, have you thought about the – yes, the potentially different demographics, you know, a regional location as opposed to just
5 any medium density location and whether that has an impact on the trafficking parts.

MS DYER: Yes. So there's the – we comply with the Shell Harbour DCP for parking numbers, and so they are almost double what Sydney DCP is prescribed. So we have lots of parking within sites for each residential development. We also have
10 a precinct wide traffic and parking strategy that is – has been developed in partnership with council, and that is predicated upon a peak demand analysis whereby we have put in all of the uses within the town centre and within the waterfront precinct. Use Saturday midday as our peak demand time, and then
15 modelled all of our traffic and parking rates on that basis. So we think that the – we know that our response is very well parked. There is a two per cent increase in the traffic generation based on the increase in residential dwelling numbers, but the RMS have confirmed that the state road network and the dedicated network will more than easily cope with that increase.

MS MILLAR: And then the other issue I sort of just was interested in was the amount of public open space and, you know, I appreciate the essay was updated as part of the assessment, but, you know, for example, I just – it's probably easiest – I – in – just want to find the plan, public open space. I just noticed there were some areas where – so, for example, towards – in this and see this page 27 of the concept
25 plan design report. You know, no public open space provided in that, kind of, precinct block there.

MS DYER: In - - -

MS MILLAR: Is that largely because there're going to be, you know, houses with backyards or - - -

MS DYER: Yes. So this - - -

MR ROWE: There's also the open space – sorry.

MS DYER: Sorry – no, that's all right. The – this precinct, through here, is all but developed and built.

MS MILLAR: Okay.

MS DYER: And so we're about to commence construction of that park. The – there are pocket parks and linkages that are provided throughout each of the precinct, and they're probably not picked up on this plan all that well, but it's all based on the
45 fact that they have within, you know, 100 metres, a walk to pretty amazing open space - - -

MS MILLAR: Yes.

MS DYER: - - - and the beach over here. It's hard to read on this plan, but this street through here, the Promontory Drive is, I think, a 30-metre road reserve - - -

5 MS MILLAR: Okay.

MS DYER: - - - with open space incorporated within it with beautiful landscaping and so on.

10 MS MILLAR: Yes.

MS DYER: Setbacks have been designed to have excellent streetscape amenity. There's – and broadly enough to fit Cook pines and mature - - -

15 MS MILLAR: Okay.

MS DYER: - - - trees all throughout all of our residential streets. So there's a great deal of vegetative amenity and open space amenity that sort of filtered through the precincts, but, largely, they are – largely, they're consolidated in the town centre. The wetlands which perform a storm water management function, and then, obviously, around the promenade and the beach.

20

MR ROWE: But there's also the open space outside of - - -

25 MS DYER: Which is the - - -

MR ROWE: - - - the concept plan that's right next to it.

30 MR JAMES: Yes. Basically, Shell Cove was developed as – in total and, actually, if you've got an aerial – more of an aerial photo, you'll see that - - -

MS DYER: Even it's just there.

35 MR JAMES: - - - on one side of Harbour Boulevard - - -

MS MILLAR: Yes. Okay. So that's - - -

40 MR JAMES: - - - there's quite a bit of the open space, the service, the - - -

MS DYER: So this is ovals here and there's ovals and playing fields here which are part of the VPA.

45 MR JAMES: And all of the wetlands.

MR O'CONNOR: We might see that when we're onsite - - -

MR JAMES: Yes.

MR O'CONNOR: - - - if that's possible.

5 MS DYER: Yes. Yes.

MR EDGAR: Absolutely, yes.

MS MILLAR: So that – is that effectively corresponding to that space - - -

10 MS DYER: Yes. Yes, and that space there.

MS MILLAR: - - - there on that – space there. Okay. Great.

15 MR JAMES: That's the sports fields and - - -

MR EDGAR: It will take over two hours to do a tool so you understand it - - -

MS MILLAR: Yes.

20 MR EDGAR: - - - because it's just so big.

MR O'CONNOR: Sure.

25 MR EDGAR: Yes.

MS MILLAR: Okay. So that's it for now, then.

MR O'CONNOR: Okay. Just on that issue of open space, can you take us to a plan

30 that shows us what open spaces is in the revised town centre – where that is.

MS DYER: Let me just have a quick look. So - - -

MR COCHRANE: Think that's in here, isn't it?

35 MS DYER: Of a good one.

MR COCHRANE: Page 23, is that - - -

40 MR O'CONNOR: 23, there's a plan.

MS DYER: Okay.

MR O'CONNOR: That's the department's assessment report.

45 MS DYER: Yes.

MR ROWE: That's – yes, that's - - -

MS DYER: That's probably a good one.

5 MR O'CONNOR: Okay.

MS DYER: Because I can talk through the character of each of those spaces – 23.

10 MR O'CONNOR: That would be good.

MS DYER: Okay.

MR O'CONNOR: So when you look at figure 13, there doesn't appear to be much open space, but that's - - -

15 MS DYER: Yes, it's not very well coloured.

MR O'CONNOR: Exactly. Yes.

20 MS DYER: So this area through here is green open space. There's a park. This area through here is a food and beverage and sort of promenade zone. So there will be restaurants and dining opening onto a terrace through here. A boardwalk and jetty comes through here. This is an amphitheatre space in front of the library and community centre. This is a little manmade beach – wading beach where kids can sort of paddle their feet and touch the water. Through here is a community park with a kid's playground just here, so it's got good adjacency to the community centre and library. This is just green open space.

30 And then, again, there's a strip of green open space here so that, you know, the conference centre and the hotel can open onto some open space through here, and there's some kayak steps that step down into the harbour through here. The foreshore works, the edge of the boat harbour was approved with the ministerial consent. We've amended the edge of the boat harbour and we've lodged a DA with council, which we hope will be approved shortly, which embellishes the landscaped areas with trees and street furniture enlarging and all those sorts of things. We'll be able to show you that really clearly next week. We have a - - -

MR EDGAR: Just a moment.

40 MS DYER: Sorry?

MR ROWE: I've got a – you just – looking at the town centre, and that's probably a better diagram of both open space in the concept plan site, but also contextually around it.

45 MS DYER: Next – around it.

MR COCHRANE: Yes.

MS DYER: Here is a public square. It's 25 metres by about 35 metres. It has got water play, shade structures, public art all located within it. The first elements of our public art have just been installed in the median down main street, so it's really lovely. So we've tried to incorporate a number of spaces that all link together that have their own character and can be used for different things. We've worked with council's assets team to ensure that the furniture, power and lighting is all set up, so that there can be markets and functions, moonlight cinemas over the water. You know, fishing vessels come up to this jetty here. So it will be very dynamic. And the boardwalk, of course, comes all the way through the town centre, underneath the tavern, up and through the town centre and then continues along, so - - -

MR EDGAR: Yes. The whole thing is pedestrian all the way around the whole of Boat Harbour.

MR JAMES: And that was a condition that council had from the start - - -

MR O'CONNOR: Sure.

MR JAMES: - - - is public open space, the walkability from point to point along the break water out to the groin through past that.

MS MILLAR: Okay.

MS DYER: It's about a two kilometre continuous walk from the groin to the break water around the harbour.

MR O'CONNOR: Okay. Well, maybe if you could provide a bit more detail, and it sounds like it's already available, and provide that to us, but whether it's at the site meeting or before - - -

MS DYER: Yes.

MR O'CONNOR: That would be quite useful.

MR EDGAR: Yes. The site meeting is after the first public meeting.

MR McANESPIE: Yes. That's - - -

MR EDGAR: I think the site inspection is the 8th and the public meeting is the 7th.

MR McANESPIE: Yes. It's a little bit fluid. It depends on how many people - - -

MS DYER: Turn up.

MR McANESPIE: - - - don't want to speak at the public meeting as to the timing, so - - -

5 MR JAMES: Have you had an indication – like, have there been many people to register yet?

MR McANESPIE: I would have to have a look at the register. I haven't had a look at it yet. The registrations for the speakers close on 1 February.

10 MR EDGAR: So we undertook a very detailed public consultation after the application had gone in and there's boards which demonstrate all this. Now, I think if I had had any insight that we were going to cover this in detail, I would have brought them all because they were A1s and they're quite sizable. So we can come back in and give it to you - - -

15 MS DYER: Or we can submit - - -

MR EDGAR: Provide you whatever you need.

20 MS DYER: We have developed over the last six years, a public domain plan for the entire precinct and that articulates the design intent for every single open space within the town centre and around the harbour frontages. And we've used that document which we've developed with councils – well, all of the departments within council to establish the principles for each open space before we lodge a DA. That's
25 a document that we could issue to you for information.

MR O'CONNOR: That sounds good.

30 MS MILLAR: Yes. That would be very helpful.

MR O'CONNOR: Yes.

MS DYER: So I could make sure that Andrew gets that today.

35 MR O'CONNOR: Great. Okay. Thank you.

MR COCHRANE: What's the shadowing effect of this because it's running east west pretty much, isn't it? So I thought in mid-winter at 11 storeys, this is going to be reasonably not sunny.

40 MR EDGAR: We've got shadowing diagrams for that which we could show.

MS DYER: Yes.

45 MR COCHRANE: Certainly.

- MR EDGAR: And I think that's probably even included in that package you talked about.
- MR COCHRANE: Does it?
- 5 MS DYER: It is. It's not in that one, but I can get it. But all we know – all we have for the purpose of this 75W is a building envelope.
- MR COCHRANE: Yes. Yes.
- 10 MS DYER: Sorry. It's not a building envelope. It's a height in storeys and a site.
- MR COCHRANE: Yes. Yes.
- 15 MS DYER: We've transacted on that site with a hotel operator, but they are waiting upon it for the 75W to design the building.
- MR COCHRANE: Yes.
- 20 MS DYER: And the shadow impacts will form part of that DA development.
- MR EDGAR: Except we've improved the shadow impact by moving – it was on the southern side - - -
- 25 MR COCHRANE: Sure.
- MS DYER: Yes.
- MR COCHRANE: No. I see that. Yes.
- 30 MR EDGAR: - - - of the town centre - - -
- MR COCHRANE: Yes.
- 35 MS DYER: Yes.
- MR EDGAR: - - - and by moving it to where it is, the shadow has less impact on private amenity - - -
- 40 MR COCHRANE: Yes. Yes.
- MR EDGAR: - - - and it's in a more isolated position, so we thought that it has a shadow improvement overall.
- 45 MR O'CONNOR: Okay. Any - - -

MR ROWE: Sorry. I think the other thing, it does overshadow parts of that open space - - -

MS DYER: Yes.

5

MR ROWE: - - - but when you look at it contextually – like that’s obvious – contextually with the open space that adjoins along the waterfront, the large majority of the waterfront gets full sun and so there are going to be times of day when, yes, that part of that park is going to be in shadow, but people are going to move a little bit to the side and close to the water and be in the sun. So if you look at the big picture and when you look at those overshadowing, yes, there’s shadow on parts, but there’s large areas that are in sun.

10

MR O’CONNOR: It’s good in summer, not necessarily good in winter.

15

MS MILLAR: Yes.

MR O’CONNOR: The legend is obscured here. I’m just wondering what 07 is because the legend only goes down to 06 here.

20

MS DYER: Yes. So 07 is the marina services building. So that is a building that we’re designing for council that will be in their ownership and that will be where the offices are for the marina operator.

25 MR COCHRANE: Like a couple of storeys?

MS DYER: It’s – no. It’s 290 square metres at the moment and it’s presently - - -

MR COCHRANE: It’s a small office.

30

MR EDGAR: It’s a single storey.

MR COCHRANE: Yes.

35 MS DYER: It’s single storey and it’s on the same level as the boardwalk.

MR COCHRANE: Yes.

MS DYER: So it’s – it’s not visible from the carpark - - -

40

MR ROWE: And you will be able to walk on the roof.

MS DYER: - - - so it’s almost underground.

45 MR COCHRANE: Yes. All right.

MS DYER: Yes.

MR EDGAR: Yes. A grass roof.

MR O'CONNOR: And how much of the site is developed at the moment? Can you give us an indication.

5

MS DYER: Sure. Sorry to go back to this plan. Well, this one is probably okay. So this shopping centre is built. This carpark is built. All of the roads throughout the town centre are all built. These two super lots are seeded and grassed at the moment. We've got a fence along here, essentially. That is the construction zone for the boat harbour. I think it goes along there. So all through here is sold and built in terms of medium density and mums and dads are building their houses at present. Our sales office – our project office is here. Our sales office is there. This Precinct E is under construction in terms of the civil aspects. The boat harbour is all but ready to flood.

10

15 And so our next stage for housing is through this precinct, then we will move to Precinct A which we've just achieved approval for. Then we're going to do Precinct B2 and C2, then over to F and G and then to H. The large part of the infrastructural type civil works are all but complete to a benched level which is a – which needed to be completed as a part of the boat harbour construction in order to surcharge acid sulphate soils, remediate the site and then complete the harbour floor and so on.

20

MR EDGAR: And bearing capacities. We've still got a pre-load in place because of bearing capacity.

25 MS DYER: So I guess the first stage of the town centre is complete. Main street is complete with the public art. So we're really trying to get important bits of the more social infrastructure in early to create the sense of place and activation and that's a core consideration in our staging throughout the town centre and the first stage of the public domain because all of these residents obviously want those things to come online as soon as possible.

30

MR EDGAR: So the revetment – almost all of the revetment walls are in place around the boat harbour.

35 MS DYER: Yes. The harbour edge.

MR EDGAR: So you go down there, you can really get a feel for what's happening. We had an event about four months ago where we invited the community to walk on the floor of the boat harbour and that was a real hit.

40

MR JAMES: Almost a year ago.

MR EDGAR: A year, was it?

45 MR JAMES: Yes.

MR EDGAR: Goodness gracious.

MS DYER: About 10,000 people took part.

MR JAMES: And we thought a couple of thousand and we stopped counting after
10. 10,000 people walking on a dry bottom. What actually at the moment is that it's
5 actually, a part of the harbour is still being maintained through there because of the
surcharge there and that needs to be moved back in its final thing up to that quarry,
the landscape buffer to the quarry, so it's helping to fill that

MR O'CONNOR: So how many dwellings would there be on site at the moment?
10

MR EDGAR: Well, there's 2000 outside of the - - -

MR O'CONNOR: Yes.

15 MS DYER: Up there.

MR EDGAR: - - - curtilage around - - -

MR O'CONNOR: No. I'm talking about within the concept plan area.
20

MR EDGAR: I think we built probably – ourselves, we've built about 250.

MS DYER: Yes.

25 MR EDGAR: - - - and there would be about 250 - - -

MR O'CONNOR: Under construction or - - -

MR EDGAR: - - - or maybe under. No, slightly less than that of market houses.
30

MR: Yes.

MR EDGAR: We've intentionally taken a salt and pepper approach. We're trying
35 to control some of the form with our own construction, but you will see that quite
well.

MS MILLAR: Okay.

40 MS DYER: Yes. Sorry. I should have clarified as well that the mum and lots, we
sell as land lots.

MR EDGAR: Yes.

45 MS DYER: And then on view corridor streets and key sites, Frasers Property design
and construct the medium density built form, so it's an internal delivery.

MR EDGAR: Which are essentially terraces.

MS DYER: Yes.

MR EDGAR: Yes.

5 MS DYER: So they're terraces. And then we've engaged a series of other architects from around the country to design, you know, the shopping centre, the public domain, and that was all through a government tender process to evolve the master plan and to sign up the architect.

10 MR EDGAR: And we know the marketplace pretty well.

MR JAMES: And also the apartments too.

15 MR EDGAR: And outside of the boat harbour precinct was traditional in a mum and dad, family type of demographic, you know, 25 to, say, 45-50 year old families but what we've had inside the boat harbour precinct is we're seeing a lot more aging in place taking place because they're terrace-sized houses of, you know, 150 to 180 square metres in size.

20 MR JAMES: I think in simple terms back when the plan was originally being developed, you know, the GFC and so forth – 2008-09 and so forth but even then large land lots were like 600 square metres. 450s was also quite common and I think working through the densities, you know, you're looking at 600 square metre blocks. Now, you know, all through Sydney and so forth, you know, 300 square metre
25 blocks for people to build their houses on and upward from there and sort of 450 is sort of the norm. So it's just that sort of just simple arithmetic which indicates, well, if you had 100 now you've got 140 sort of lots to – dwellings to be able to create and to serve, you know, the market.

30 MS MILLAR: And so what are the lot sizes in these areas here that have been developed on average for the residential - - -

35 MS DYER: In – it varies quite a lot so for the medium density dwellings we do have a sprinkling of terraces that are four metres wide, like a Paddington terrace with three metre high ceilings on both levels that are two bedroom. And then we go right through to land lots that are up to - - -

MR EDGAR: 600 is about the largest.

40 MS DYER: Yes, 600 square metres. So there's quite a diversity in choice and we've found that dwellings as small as four metres wide that we thought may not fit the market have been very well accepted and we've actually had to increase the percentage of those dwellings that we supply in the master plan just because people are interested in low maintenance in their - - -

45

MR O'CONNOR: It's probably the lower price, too.

MS DYER: - - - retirement. Yes.

MR JAMES: Yes. People affordability - - -

5 MR EDGAR: That's it. Price point has been a real driver here.

MS DYER: Yes.

10 MR EDGAR: And we did some market research where we surveyed over 200,000 people about five years ago. And price point was the key driver for them and we've really tried to maintain a price point, you know, well, it used to be 700,000. It's more like about 859,000 that we try and do that but it's bringing down lot sizes.

15 MR O'CONNOR: Okay. Yes. Sorry, Peter. Go on.

MR COCHRANE: Just following on here, so a lot of – most of this is under construction?

20 MS DYER: Yes.

MR COCHRANE: So one of the proposed conditions here is that all future buildings at the northern site are no more than two storeys - - -

25 MS DYER: Yes.

MR COCHRANE: - - - but you've already got existing ones. I'm just not quite sure what all future buildings actually means if they're already under construction.

30 MR EDGAR: Sorry, when Simone talks about under construction - - -

MS DYER: The civil works.

MR EDGAR: - - - it's just civil works and roads.

35 MR COCHRANE: Okay. So not above ground.

MS DYER: We don't have DAs for dwellings. Yes.

40 MR COCHRANE: Okay. All right.

MR EDGAR: However, we would say this, when we did this proposed 75W we looked at all of the height limitations in the master plan. And some of them were three and four storeys high.

45 MR COCHRANE: Yes.

MR EDGAR: And the marketplace wasn't utilising them because of the aging in place. They don't want to walk up three levels and sure as hell don't want to walk up four levels. So that has driven some of the thinking about why we've made the changes that we've made in putting in more apartments because that's where the demand is. Our first stage of apartments which is only 45 which is right in the centre of the town centre sold in a day.

MR COCHRANE: Right.

MR EDGAR: And it's just – there is demand for, you know, accessible dwellings.

MR COCHRANE: And that's a lift – with lifts.

MS DYER: Yes.

15

MR EDGAR: And we've already agreed with the council that a certain number of all of our dwellings will be accessible.

MR COCHRANE: Yes.

20

MR EDGAR: I can't remember the exact numbers but we've been very conscious of that in the way we've worked it through and we have a pretty – we feel that our changes reflect the demographic demand for this.

MR COCHRANE: Yes. And you're okay with this question about two – no more than two storeys on the northern boundary?

MR EDGAR: Yes.

MS DYER: Yes yes

MR EDGAR: Yes.

MR COCHRANE: That works for you guys.

35

MS DYER: So there was the inclusion of some extra land up here which was stage 59.

MR EDGAR: So we're supportive of the department's position except for the one point that - - -

MS DYER: Which doubles up now that we have an approval.

MR O'CONNOR: Sure.

45

MR COCHRANE: The BMF.

MR O'CONNOR: You just mentioned that 6000 square metres of additional land outside the original concept plan boundary. Is that – you probably know this, Kevin. Is that a separate parcel of land or is that part of a larger parcel?

5 MR JAMES: It was one of the purchases that was undertaken for the development because on that particular land was the former Shellharbour Bowling Club which got into financial difficulty a long time ago. A certain famous movie captures the imagination. The Warilla Bowling Club which was the bigger one down bought it but it kept it and it's just like an old house and so forth, tried to keep it going. It
10 didn't. We discussed with them a land swap because we needed to open the Harbour Boulevard access out to the big Shellharbour Road intersection and so we organised for the sale of that. And basically this was a residue between the existing houses in Shellharbour Village and Harbour Boulevard. So it was a residue lot. And it really has occurred primarily after the original concept.

15 MR O'CONNOR: Yes. I understand that.

MR JAMES: Hence it wasn't part of that - - -

20 MR O'CONNOR: The reason for the question is the instrument that the department has drafted doesn't have additional land descriptions included so if that's a separate parcel of land then that will need to be included if that instrument is endorsed.

MS DYER: From a – okay.

25 MS MILLAR: Yes, the description of the lot on the DP.

MR ROWE: Yes, I think the short answer, yes, is the

30 MS DYER: Yes.

MR JAMES: Yes, yes.

35 MR O'CONNOR: Yes. Okay. That's good.

MS DYER: Because obviously and originally we had quite large lots because there's a lot of rural land and all that and it had been under a lot of subdivision in 30 years.

40 MR O'CONNOR: Okay. Any more questions, Peter? Okay. Dan.

MR KEARY: I just – yes, I just wanted to clarify the hotel. It's increasing in height. You mentioned there's no envelope, Simone. Is there any proposed change, though, to the width of the building?

45 MS DYER: No.

- MR KEARY: I think the department's report makes reference to reduced width in the visual impact assessment – reduced width of the building.
- 5 MR COCHRANE: A slender tower.
- MR KEARY: It talks – that's right – it talks about a more slender form, reduced width. So – and the images tend to show that from certain perspectives so – but I was just wondering if that level of detail had actually been addressed at this stage.
- 10 MR ROWE: The footprint it sits on is different.
- MS DYER: The footprint that the building sits on now is more slender than what it was.
- 15 MR KEARY: Right.
- MS DYER: I think that's probably what it's saying.
- MR KEARY: That's what it is.
- 20 MR EDGAR: So that forces - - -
- MR ROWE: And its orientation has changed.
- 25 MS DYER: Yes, that's right.
- MR KEARY: Yes. Okay. So it is the reduced footprint.
- MS DYER: Yes. But having – the hotel operator is required to do their own DA which we approve - - -
- 30 MR KEARY: Yes.
- MS DYER: - - - under that deed. And having seen the concept it would be more sympathetic than the rectangle that you're seeing on the plan.
- 35 MR KEARY: Which is a block.
- MS DYER: Yes. That's right.
- 40 MR ROWE: And the other thing, Dan, is that is not part of the concept plan per se but is the design guidelines that have been adopted by council which deal with that next layer of design
- 45 MS DYER: Yes. So as part of the – from the part 3A we have to prepare urban design guidelines for each precinct as we progress.

MR KEARY: Yes.

MS DYER: And the town centre urban design guidelines are endorsed and so are –
5 and also throughout other precincts as well. But they prescribe the particular
articulation and activation frontages and all of that sort of thing.

MR O'CONNOR: Does it cover the car parking requirements as well?

10 MS DYER: Yes, yes.

MR O'CONNOR: Thanks Dan. Andrew? No. I don't think I've got any other
questions apart from the quarry. Do you know what the life of that quarry is?

MR JAMES: That has been the sore point with council because the quarry goes
15 back into the mid-1800s. It has had some various owners and development and
development consents and - - -

MR O'CONNOR: So council doesn't own the quarry?

20 MR JAMES: No, no.

MR O'CONNOR: No.

MR JAMES: It's currently owned by Hansons, the HeidelbergCement company and
25 Hanson.

MR O'CONNOR: Yes.

MR JAMES: But we did a lot of work with Pioneer who owned the quarry in the
30 eighties and keep a good relationship operating with them but essentially they have
sought a 75W application to their concept to go deeper and to go below ocean level.
So, yes, they've had several changes to their consent to go deeper but the last one
which I understand hasn't been approved – it's still running through the system – is
35 that they go to something like 70 metres below sea level, not that they may
commercially be able to do that but, yes, it's a lifetime.

And, basically, if I may add, when we started Shell Cove that whole area was going
to be our premium residential. It was north-east facing, overlooking the harbour,
40 beautiful Bass Point Reserve behind it and Killalea State Park and so it was basically
the cream. I'm a commercial man so in the dollars but it was going to be at the end.
And when we started the discussion this quarry buffer zone was covering it and then
with their development would actually move it out in order to allow that. When they
actually did a section 96 amendment to go another 10 metres deeper it just extended
45 the life another 50 years. And so we – now they've extended it again and under the
current one it basically is – it will certainly outlive us.

MR O'CONNOR: It will be there for a long while. Okay. Well, I think that concludes our questions. Unless there's anything you wish to add in conclusion we will call the meeting to a close. Thanks Laura and thank you very much for your time coming in. It has been very useful.

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MS DYER: No problem.

MR JAMES: Thank you for seeing us.

10 MR O'CONNOR: That's not a problem at all. So we look forward to seeing you again in a week or two's time when we get to have a good look around the site.

MS DYER: Yes.

15 MR O'CONNOR: That would be great.

RECORDING CONCLUDED

[10.55 am]