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## Principle 6: AMENITY

*“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.”*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.”*

Shell Cove’s unique coastal location, surrounded by beautiful beaches, parklands and waterfront marina will ensure that amenity and wellbeing will be at the core of this new community. The proposed development and public domain has been designed to make the most of and reinforce the natural attributes of the site and to foster a strong sense of health and wellbeing. Residents will have ease of access to surrounding beaches, parklands and the new marina, all of which will be in walking distance of all residents.

Building envelopes have been designed with orientation, visual privacy, solar access and natural ventilation in mind. Individual envelopes have considered location, context, orientation and outlook to ensure ADG compliance and a balanced approach to resident amenity and public domain outcomes.

Typically, apartment buildings have been placed adjacent public open spaces, however they are typically separated from the public open space by public streets to minimise the potential of any overshadowing. Likewise, apartments and lots are sufficiently separated to ensure transition of scale and minimisation of any potential overshadowing.

Typically, private dwellings do not front onto the marina public domain to ensure the waterfront is not privatised and all residents can equitably enjoy the amenity provided.

Residential amenity is also considered through the provision of both public (public park, pocket parks, wetlands, boardwalk and harbour) and private open space (private gardens and BBQ areas), providing all residents regardless of age or mobility flexible spaces with multiple uses that can be used throughout the day.





## 5. SEPP 65 Preliminary Analysis

### Principle 7: SAFETY

*“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.”*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.”*

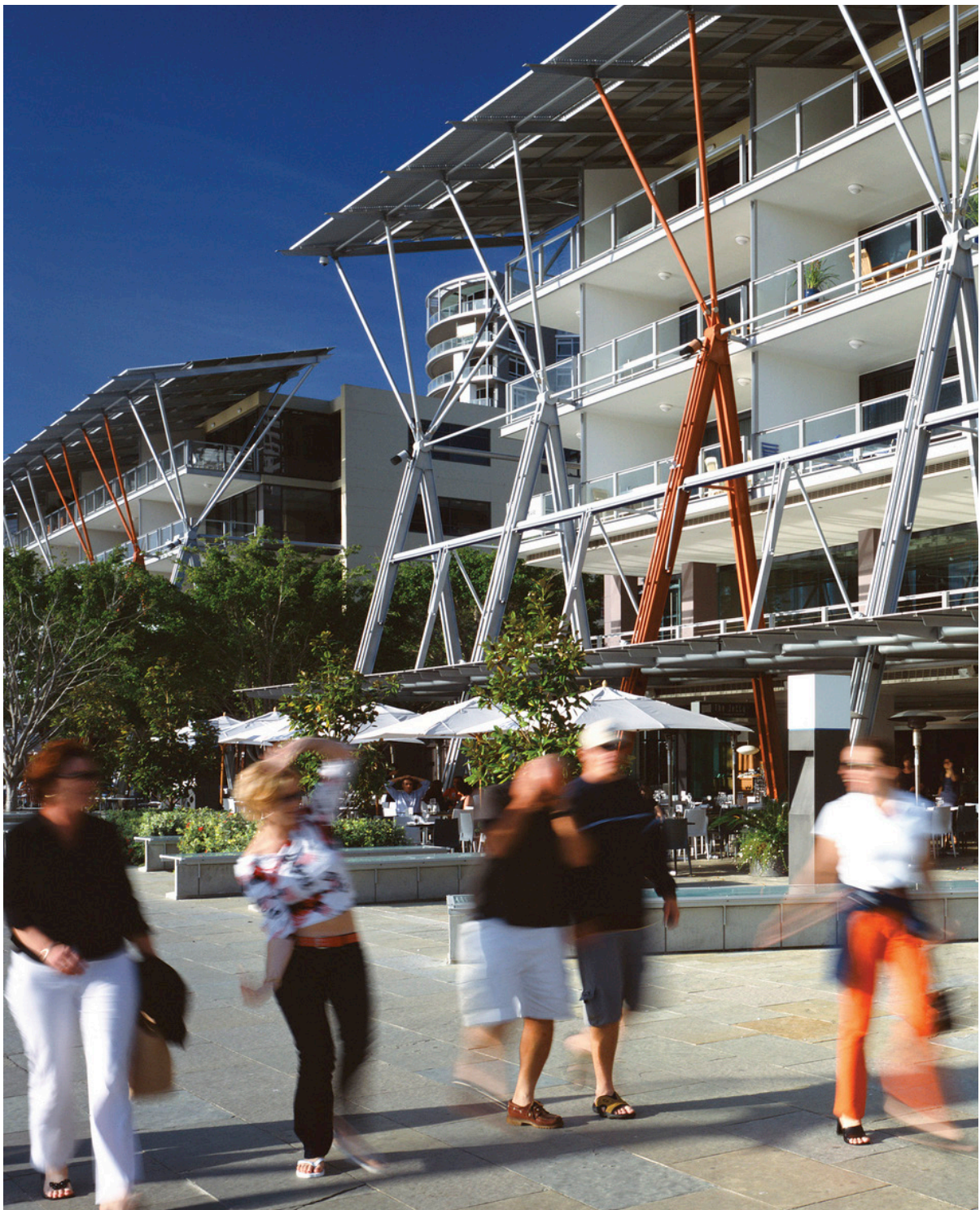
Paramount to the success of any new community is safety. This can be achieved through secure public domain outcomes, activated streets and secure residential flat buildings.

Shell Cove`s public domain will be clearly defined, legible and activated through a mix of commercial, retail, residential and community uses. This will ensure the public domain will be continually activated across the day-night period, ensuring activation, security, surveillance and safety.

Public and private spaces will be framed by activated built form, strategically placed apartment buildings along the edge of the marina foreshore will ensure a constant level of surveillance that single dwellings would not be able to offer.

Future DA`s for individual residential flat buildings will ensure all buildings are safe and secure for both residents and visitors.

Car and garage dominated streets have been avoided to ensure maximum activation and surveillance occurs along residential streets.





## Principle 8: HOUSING DIVERSITY & SOCIAL INTERACTION

*"Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets."*

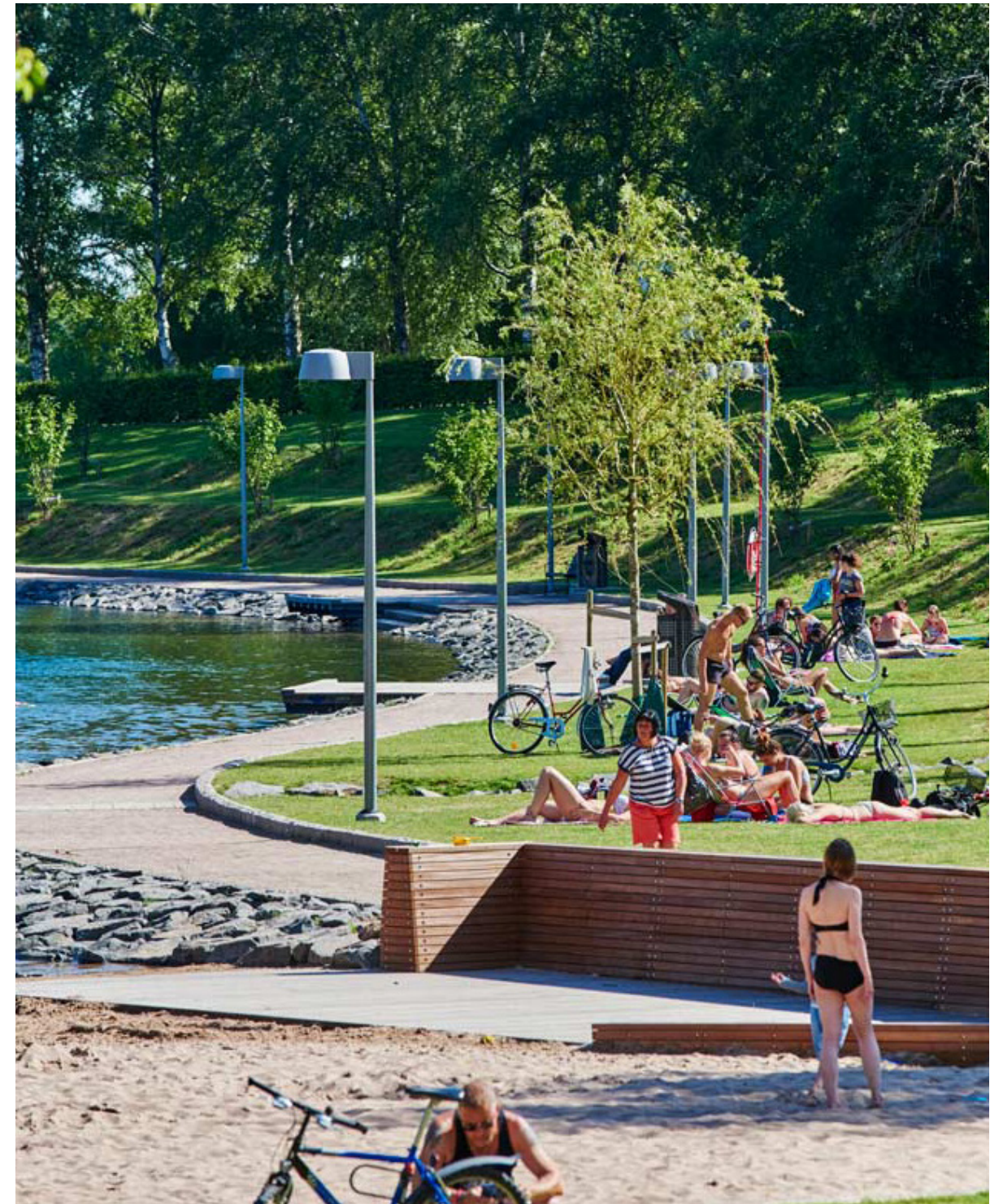
*Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents."*

The refined Shell Cove masterplan introduces the possibility of a broader range of dwelling types from the original masterplan, reflecting the maturing residential market in the area and the increased demand for housing diversity.

Residential flat buildings ranging from 4 to 6 storeys are proposed. These low to mid rise apartment buildings will offer a range of dwelling types from studios, 1 & 2 bedroom units up to 3 bedroom dwellings. The introduction of this broader range of home options, offers choices to a broad range of people.

Affordability, adaptability and flexibility will also ensure a rich and socially diverse community can develop throughout the precinct ensuring its future sustainability and vibrancy.

Diversity across the precinct will encourage the development and use of all publicly accessible spaces, creating a strong community feel and vibrant town centre activated throughout the day





## 5. SEPP 65 Preliminary Analysis

### Principle 9: AESTHETICS

*“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.”*

*The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”*

The overall design and aesthetic of the individual apartment buildings for Shell Cove will be detailed in future DA applications.

Building form and design will be individual and suitably articulated to avoid a uniform appearance across the precinct. Buildings located in the town centre are to display a suitable aesthetic for a more urban environment, while buildings along the waterfront will suitably reflect its more coastal environment.

Materiality will help define the individual nature of the buildings, drawing from a simple but robust palette of material suitable for its coastal location.

The build form aesthetic will complement and reinforce the strong public domain response, highlighting both the landscape and the unique sense of place.





# 6. Precinct Descriptions

This section addresses the individual precincts, describing proposed changes as well as key residential precinct characteristics. The non-residential areas of the Town Centre are described separately and have been examined by HDR Rice Daubney. Careful consideration has been paid to the relationship between the residential and non-residential parts of the precinct to ensure they are fully integrated.



Illustrative Precinct Plan →

6. Precinct Descriptions

6.1 Precinct A

Precinct A (includes sub Precincts A1 and A2) is located on the south west edge of the Boat Harbour in close proximity to the beach as well as a public boat ramp, potential dry stack facility and boat maintenance yard. The precinct includes a variety of dwelling types ranging from the high value lower density houses facing Shellharbour South Beach, to low and medium density dwellings to the west of the public boat ramp.

The following urban design elements describe the particular characteristics of Precinct A

Site Access and Street Network

- Public streets provide access to the precinct from Harbour Boulevard to the south as well as from Precinct B to the west.
- Within the precinct streets link west to Precinct B

Views and Vistas

- A broad north south street with planted median provides a view corridor street to the harbour between precincts A and B
- There are extensive views towards Shellharbour South Beach, as well as to the Boat Harbour and public boat ramp

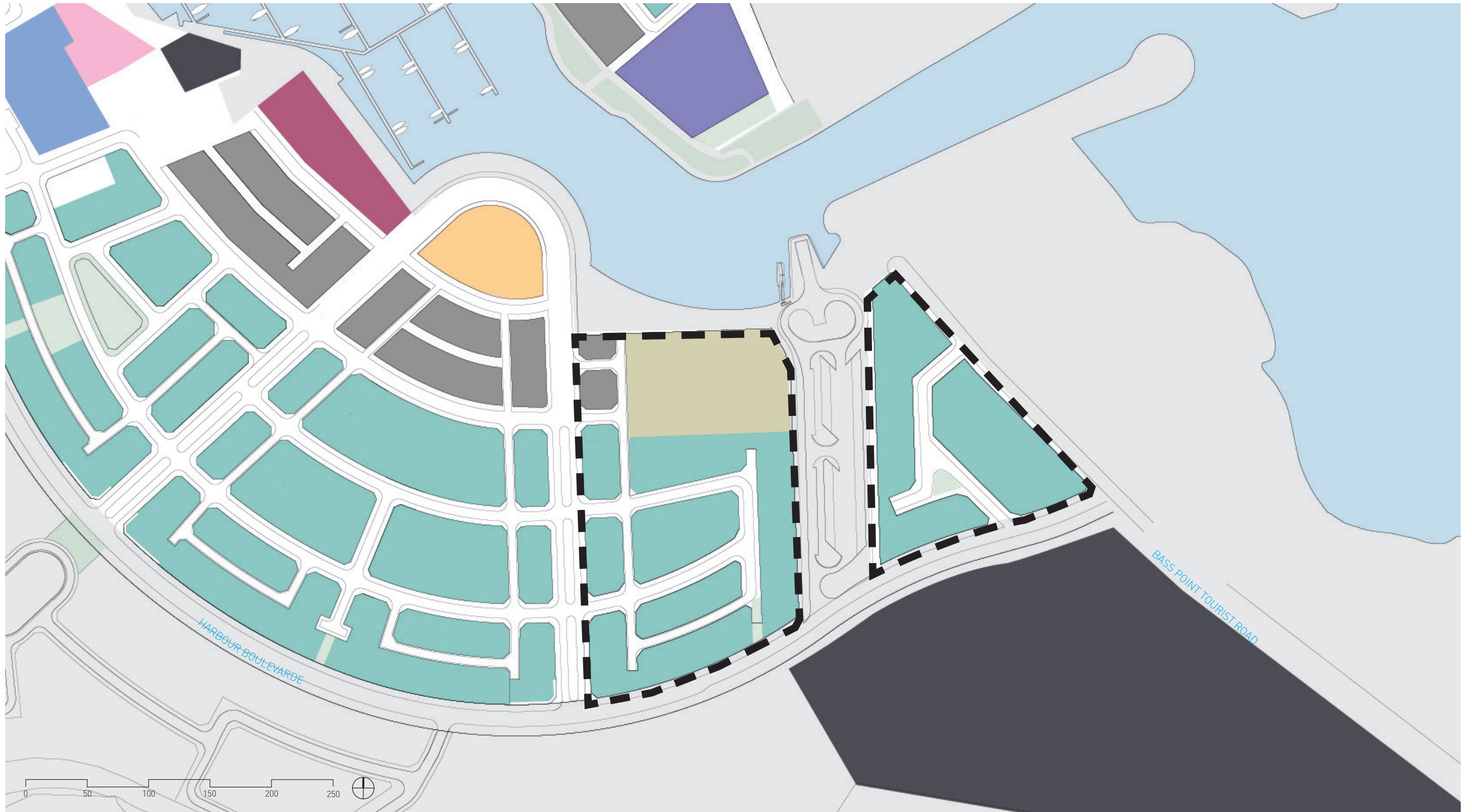
Residential Amenity

- All dwellings front public streets
- Dwellings are located to maximise solar access and views as described above
- A small park is proposed within the heart of the precinct to provide an informal play space within easy walking distance

Built Form and Typology

- Consistent with the broader built form strategy, predominantly lower density dwellings are located in this precinct which is at the outer southern edge of the Boat Harbour Precinct
- Building types in this precinct include houses and town houses
- The upper building heights have been amended from a mix of two and three storey in the approved plan to two storeys + attic with one block being up to three storeys. This allows for a more consistent built form with some subtle height variation
- Building setbacks will be defined within the Stage specific Design Guidelines.





# 6. Precinct Descriptions

## 6.2 Precinct B

Precinct B (includes Sub Precincts B1 and B2) includes a diverse mix of dwelling types from houses to apartments, extending from Harbour Boulevard north to the Boat Harbour where a semicircular promontory extends into the Harbour. Its east and west edges are defined by broad tree lined view corridor streets

### Site Access and Street Network

- Public streets provide access to the precinct from Harbour Boulevard to the south as well as from Precincts A and C to the east and west respectively
- The street network within the precinct is highly connective providing good pedestrian connections to the waterfront, public boat ramp and Town Centre. Additional streets are proposed in this Precinct from the approved plan

### Views and Vistas

- View corridor streets to either side of the precinct provide connections to the Boat Harbour between precincts A and C
- There are also extended east west views along streets within the Precinct

### Residential Amenity

- All dwellings front public streets
- Dwellings are located to maximise solar access and views
- The northern portion of Sub Precinct B2 enjoys expansive water views from proposed apartments
- All dwellings are in easy walking distance to the facilities noted above

### Built Form and Typology

- Consistent with the broader built form strategy higher densities are located on the Waterfront. In this case a maximum of six storeys is proposed on the semicircular promontory, punctuating the south western edge of the Boat Harbour
- Building types in this precinct include houses, town houses and apartments
- The upper building heights have been amended from a mix of two, three and four storeys in the approved plan to two storeys + attic, three storeys, and six storeys. This permits more density in appropriate locations whilst still providing for grading down of height away from the waterfront blending with existing lower density development to the west. The solar analysis demonstrates that six storey apartments would not overshadow the public domain
- Building setback are defined within the Urban Design Guidelines that have been developed for this Precinct.