

6. Precinct Descriptions

6.3 Precinct C

Precinct C (includes Sub Precincts C1 and C2) is located to the immediate south east of the Town Centre and includes the full range of dwelling types grading away from the Boat Harbour. The maximum height is five storeys. The street pattern is connective, linked to the precincts on either side. There is a small public park in Sub Precinct C1. Like the other precincts, there is a public harbour boardwalk along the northern edge of the precinct

Site Access and Street Network

- View corridor streets to either side of the precinct provide connections to the harbour between the Town Centre and Precinct B
- Public streets provide access to the precinct from Harbour Boulevard to the south west as well as from the Town Centre and Precinct B to the north west and south east respectively
- The street network within the precinct is highly connective providing good pedestrian connections to the Boat Harbour, marina and Town Centre

Views and Vistas

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

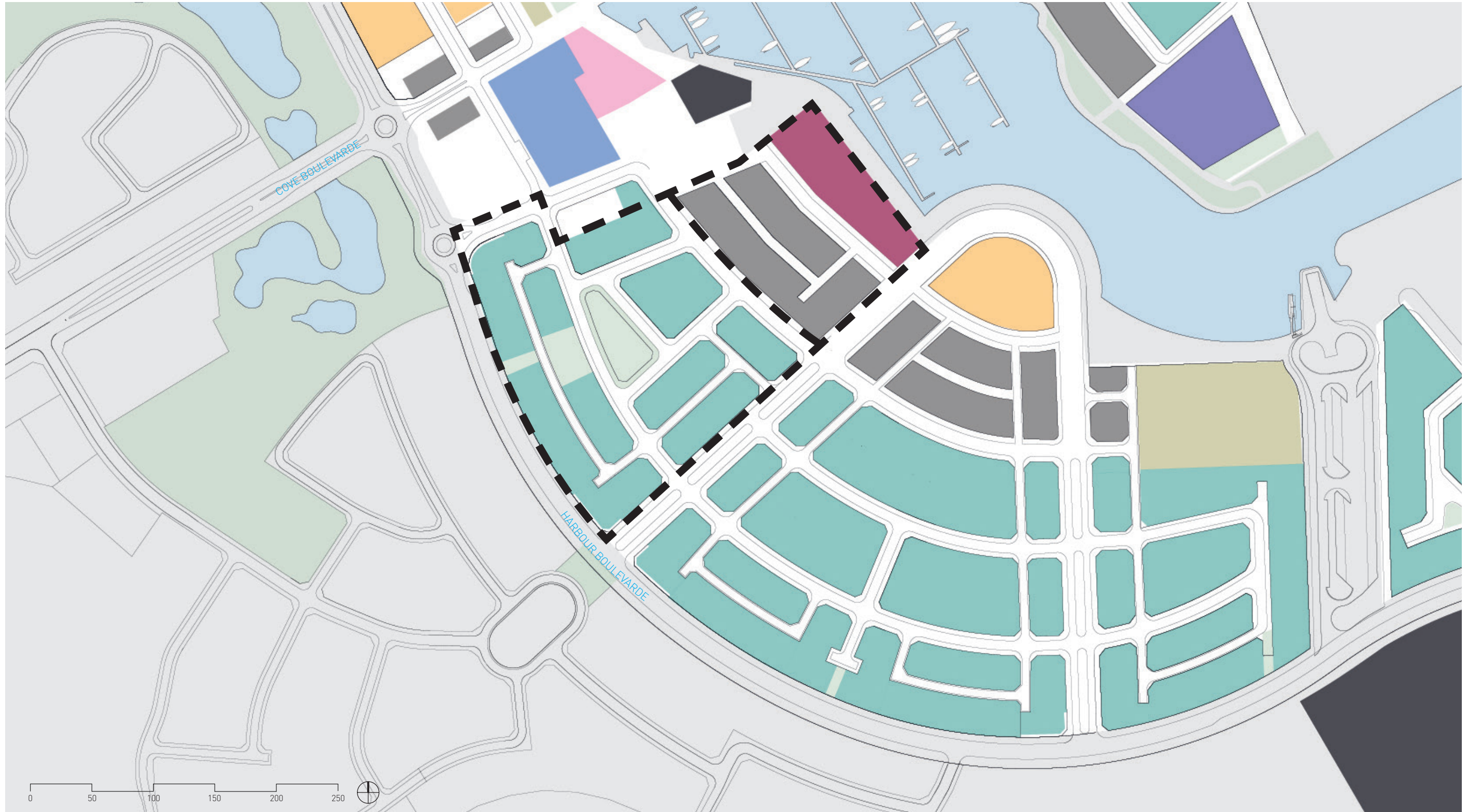
Residential Amenity

- All dwellings front public streets
- Dwellings are located to maximise solar access and views
- The northern portion of Sub Precinct C2 enjoys expansive water views from proposed apartments
- All dwellings are in easy walking distance to the facilities noted above
- A small public park is proposed in Sub Precinct C1

Built Form and Typology

- Consistent with the broader built form strategy higher densities are located on the Waterfront. In this case a maximum of five storeys is proposed stepping down from the apartments proposed in Precinct B
- Building types in this precinct include houses, town houses and apartments
- The upper building heights have been amended from four storeys to five on the waterfront. The solar analysis demonstrates that five storey apartments do not overshadow the public domain
- Building setbacks are in accordance with the Precinct Urban Design Guidelines.





6. Precinct Descriptions

6.4 Precinct D

Precinct D is the heart of the Boat Harbour and includes the Town Centre. The centre includes local amenities appropriate for a tourist and residential destination. This includes retail, community, tourist, commercial activities as well residential and tourist accommodation including hotel, serviced apartments and residential apartments. This mix will ensure activity year round during the day and evening. The street pattern is connective, providing easy pedestrian access from the surrounding precincts as well as allowing visitors convenient access to the public waterfront. The Main Street is centrally located terminating at the Harbour Plaza bookended by the hotel and food and beverage to draw people to the plaza and Main Street

Site Access and Street Network

- The Town Centre is accessed from Harbour Boulevard and Precinct B to the south west, as well as a public street to the north west running along the wetlands, and from the Boat Harbour marina
- The street network within the Town Centre is geared towards the pedestrian. The eastern end of Main Street is proposed to be a shared zone linking to the plaza and pedestrian boardwalk

Views and Vistas

- View corridor streets include Main Street as well as streets to either side of the Precinct

Residential Amenity

- Apartments in the Town Centre provide town centre living with convenient access to all facilities in walking distance
- Dwellings are located with extensive green views to the wetlands to the north and west as well as some water views

Built Form and Typology

- Six storey apartments are proposed in the Town Centre consistent with their central location. Three storey mixed use buildings are proposed along Main Street to provide a pedestrian scaled street frontage
- The retail area is proposed at two storeys
- An 11 storey hotel is proposed within the Town Centre
- The upper building heights for apartments located between Harbour Boulevard and the hotel have been amended from four storeys to six. The solar analysis demonstrates that six storey apartments do not overshadow the public domain. Further, they will provide an appropriate scale contextualised with the higher adjoining hotel.
- Building setbacks are nominated within the Precinct wide Urban Design Guidelines.





## 6. Precinct Descriptions

### 6.5 Precinct E,F and G

Precincts E, F, and G are located at the northern edge of the Shell Cove Boat Harbour precinct. They form the transition between the Boat Harbour and existing Shellharbour Village to the north. There are also two ovals to the north east of Precinct G. Similar to Precincts A, B, and C, each precinct transitions from higher densities on the Boat Harbour to lower densities further away, in this case transitioning to the existing Shell Harbour Village. Each of the Precincts are defined at their edges by green spines that run south from the Shellharbour Village edge to the Boat Harbour providing overland flow for storm water and creating a strong sense of separation when seen from the Boat Harbour. The precincts accommodate the full range of dwelling types grading away from the Boat Harbour. The maximum height is four storeys. The street pattern is connective, linked to the precincts on either side. All precincts address the Boat Harbour, defined at the waterfront edge by a public foreshore boardwalk

#### *Site Access and Street Network*

- Broad green spine streets between each of the precincts provide connections to the Boat Harbour
- Public streets provide access to the precinct from Harbour Boulevard to Precinct E. From there a central spine road links the three precincts as well as Precinct H. There is also a direct link to the Town Centre
- The street network within the precincts is highly connective providing good pedestrian connections to the Boat Harbour, wetlands and adjoining ovals

#### *Views and Vistas*

- View corridor streets between each precinct provide connections to the Boat Harbour
- There are also extended east west views along the central avenue

#### *Residential Amenity*

- All dwellings front public streets or pedestrian paths
- Dwellings are located to maximise solar access and views
- The southern portion of the three precincts enjoy expansive water views from proposed apartments or townhouses (Precincts F and G), as well as the expansive area of wetlands (Precinct E)
- All dwellings are in easy walking distance (300m - 500m) to the Boat Harbour and Town Centre
- A small public park is proposed in Precinct F

#### *Built Form and Typology*

- Consistent with the broader built form strategy, higher densities are located on the Waterfront. In this case a maximum of four storeys is proposed
- Building types in this precinct include houses, town houses and apartments
- The building heights in these precincts have not been amended
- Building setbacks will be nominated in the stage specific Urban Design Guidelines.





## 6. Precinct Descriptions

### 6.6 Precinct H

Precincts H is located on the eastern edge of the Shell Cove Boat Harbour precinct. On its eastern edge is the main street connection to Shellharbour Village. To the east of that road is the foreshore open space and Shellharbour Beach. There are also two ovals directly north of the precinct. Similar to Precincts E, F, and G, this precinct transitions from higher densities on the Boat Harbour to lower densities further away, in this case transitioning to the foreshore open space. The north western edge of the precinct is defined by a green spine road that runs to the Boat harbour terminating in open space and a public jetty. The precinct accommodates low and medium density dwelling types grading away from the Boat Harbour. The maximum height is four storeys. The street pattern is connective, linked to Precinct G to the west. All precincts address the Boat Harbour, defined at the waterfront edge by a public foreshore boardwalk terminating in a park to the south of the precinct and linking to pedestrian paths to the break wall. A mixed use site is proposed at the southern edge of the precinct. The mixed use site provides a number of alternate development options consistent with the original part 3A submission. This provides flexibility to accommodate a range of possible future uses.

#### Site Access and Street Network

- The precinct is accessed directly from Shellharbour Village to the north along a street running the length of the precinct on its eastern edge. A broad green spine street provides a connection to the Boat Harbour
- Public streets provide access to the precinct from Precincts E, F, and G to Precinct H. From there a central spine road links the three precincts as well as Precinct H.

- The street network within the precincts is highly connective providing good pedestrian connections to the Boat Harbour, wetlands and adjoining ovals

#### Views and Vistas

- View corridor streets running east west within the precinct provide connections to the Boat Harbour

#### Residential Amenity

- All dwellings front public streets or pedestrian paths
- Dwellings are located to maximise solar access and views
- The western edge of the precinct enjoys expansive water views from proposed apartments or townhouses
- All dwellings are in easy walking distance to the Boat Harbour
- All dwellings have convenient access to open space as well as the beach

#### Built Form and Typology

- Consistent with the broader built form strategy higher densities are located on the Waterfront. In this case a maximum of four storeys is proposed
- Building types in this precinct include houses, town houses and apartments
- The upper building heights in these precincts have been amended from three to four storeys on the waterfront consistent with waterfront areas in the other precincts
- Building setbacks will be determined in the stage specific Urban Design Guidelines.



