
Principle 3: DENSITY

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

Density has been carefully considered against the amenity of the public domain and streetscapes as well as the proposed residential buildings. This has been done to ensure a high quality mixed use development can be delivered without diminishing the quality of public or private amenities being provided.

Density and building placement has been carefully considered to ensure amenities such as solar access and cross ventilation can be achieved throughout all residential flat buildings.

Higher density is proposed within the town centre with a view to providing a comfortable, activated, pedestrian rich environment, that is constantly enlivened by both residential, retail and commercial uses throughout the day/night. The town centre has a strong framework capable of supporting an appropriate density and scale that will ensure both activity and a high level of public domain amenity.

Around the town centre a broad range of residential mix and product will ensure a density suitable to its surroundings, ranging in scale based on its context and the amenities provided. Medium density residential buildings have been located adjacent to larger open spaces and the marina foreshore, while lower scaled dwellings have been located on tree lined streets adjacent pocket parks and landscape corridors.



Principle 4: SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

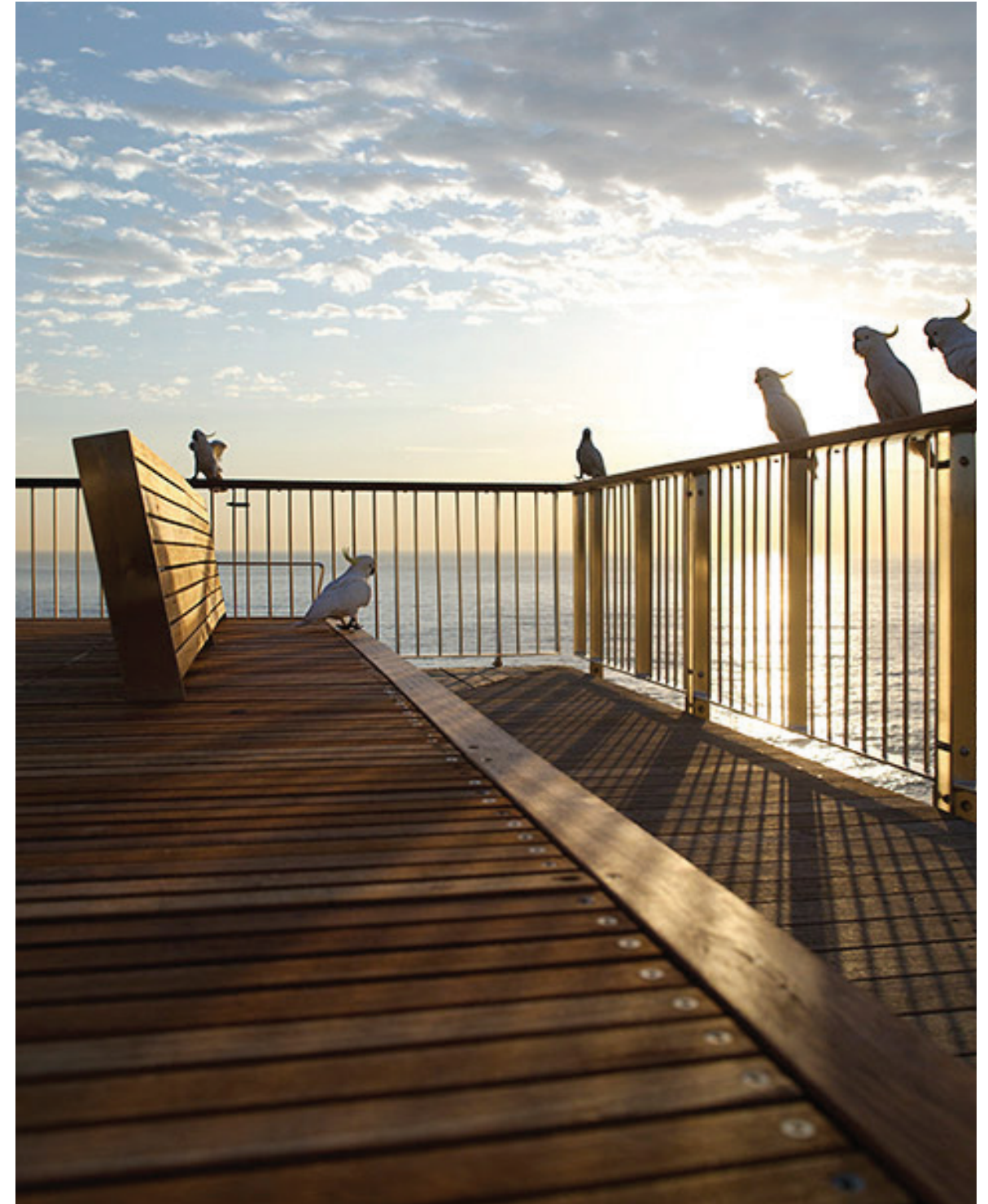
Sustainability is paramount to the success of any new master planned community, and key principles of sustainability will be used in the design approach to all future buildings, utilities, landscape and public domain.

Building envelopes have been designed and located to maximise solar access and cross ventilation, while all future DA's for individual residential flat buildings will achieve BASIX.

All new buildings will maximise the use of natural light and ventilation, use high performance yet robust materials suitable for their surroundings. Renewable energy generation is to be utilised where possible, and buildings should connect to resource efficiency utility supplies again where possible.

An overall precinct approach to rainwater harvesting and storm water collection will be employed across the development, while the maintenance of environmental flows above ground will be done using swales and rain gardens.

A well designed, connected and considered public domain will allow for maximum pedestrian and bicycle use within the precinct, minimising the need for local residents to rely on cars while moving throughout the precinct and its local amenities.



5. SEPP 65 Preliminary Analysis

Principle 5: LANDSCAPE

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

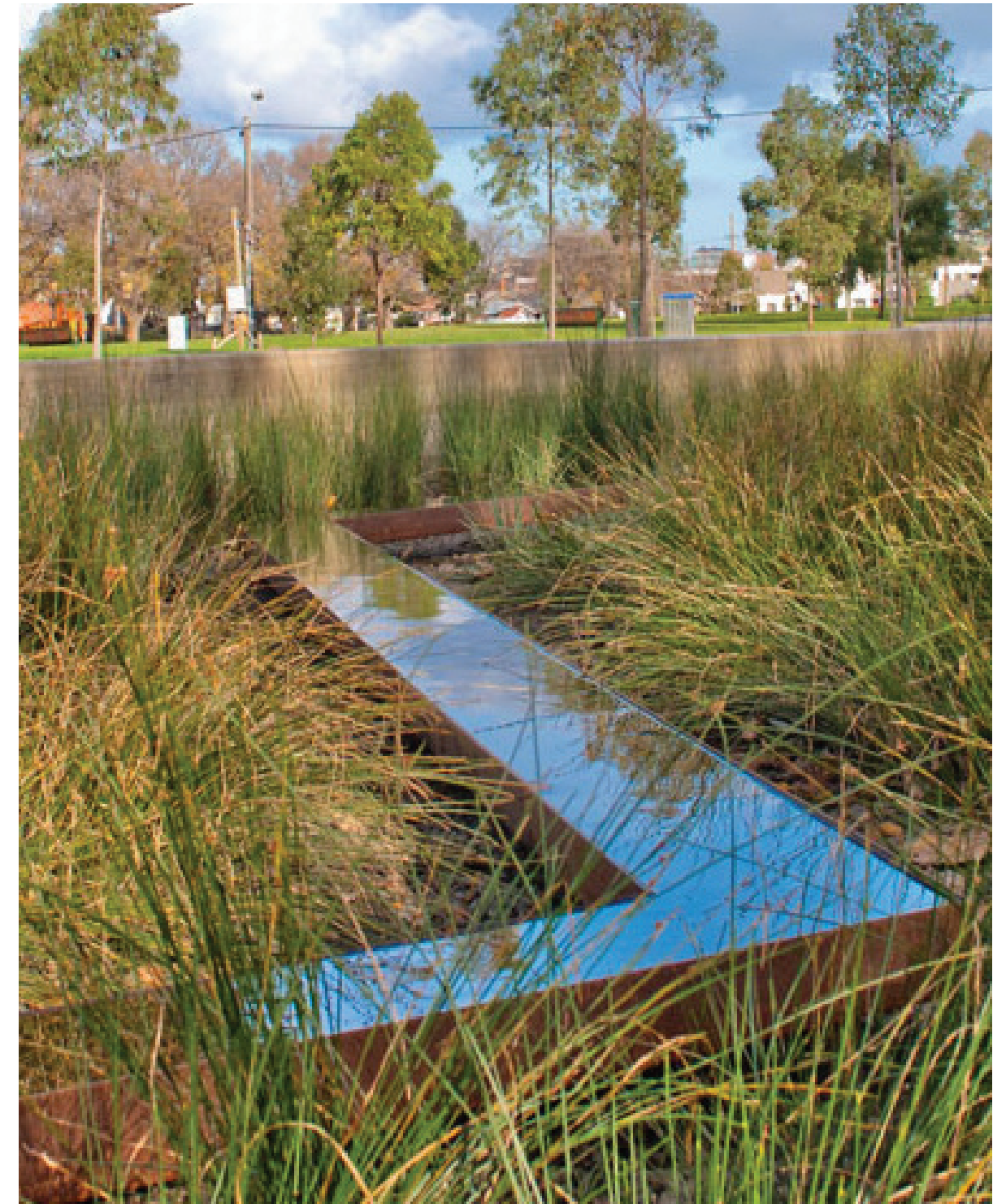
Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long-term management.”

All major streets will be tree lined with axial roads designed to terminate with vistas of the new marina, while all main streets generally terminating in green spaces and open sky views. These landscaped streets will help draw the surrounding landscape into the town centre. Where public spaces are located for dining, relaxing and entertaining throughout the day.

A range of public open spaces will be provided throughout the new precinct in the form of urban plazas, a public park, pocket parks, green links, a landscaped buffer surrounding the new harbour and a harbour boardwalk surrounding the new marina providing public access for all to the water front. The diversity of open places provided, and the diversity of activities promoted by these spaces will ensure a strong connection to place, an active outdoor lifestyle and social engagement.

Lots containing residential flat buildings have been designed to accommodate private open space for each residential building. These spaces will offer residents quality usable open space, that although private will provide a visual extension of the public domain.

All private open space and building setbacks will be landscaped and planted to compliment and reinforce the overall landscape strategy that will be implemented across the new Shell Cove precinct.



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.



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.

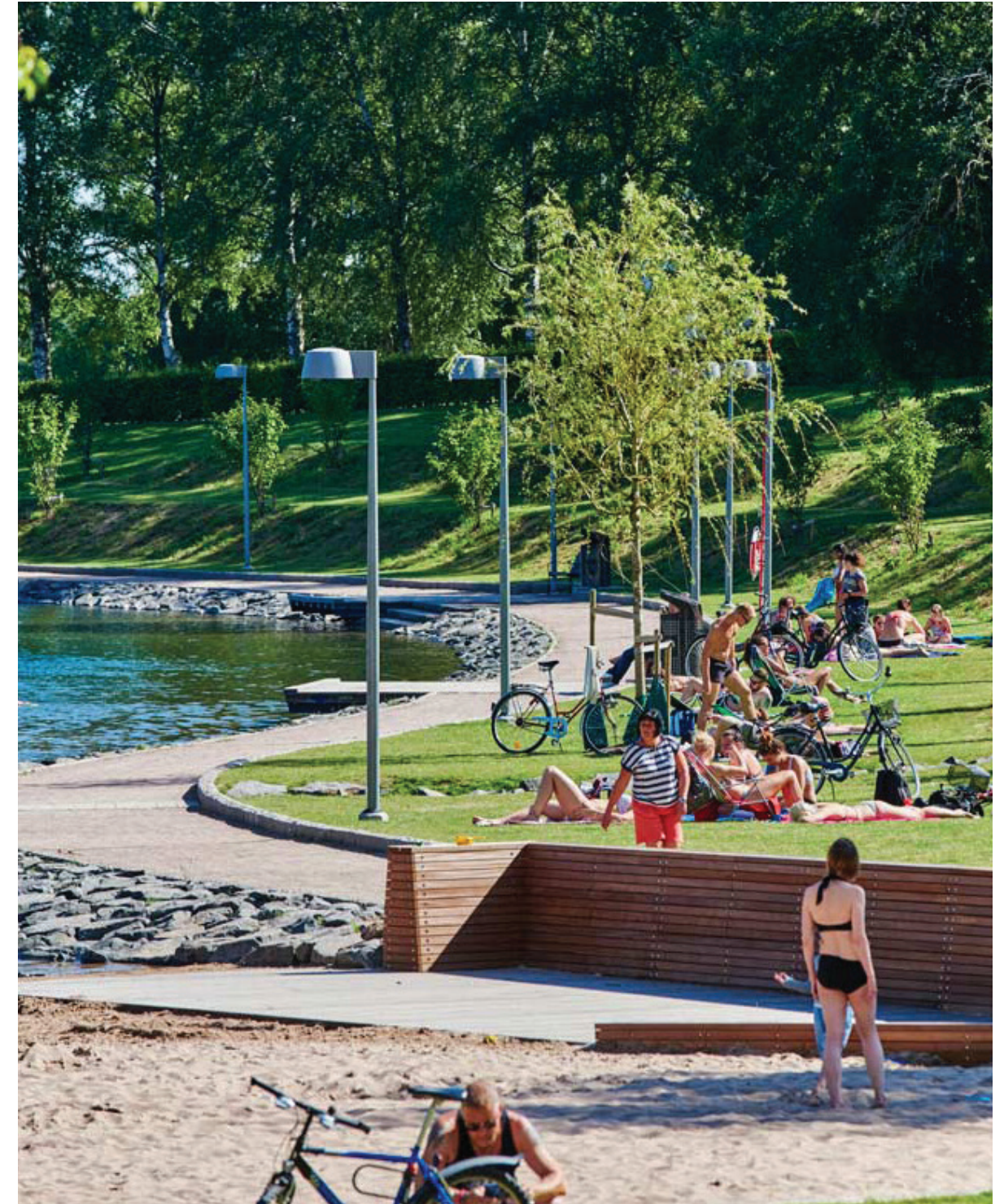
Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social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

