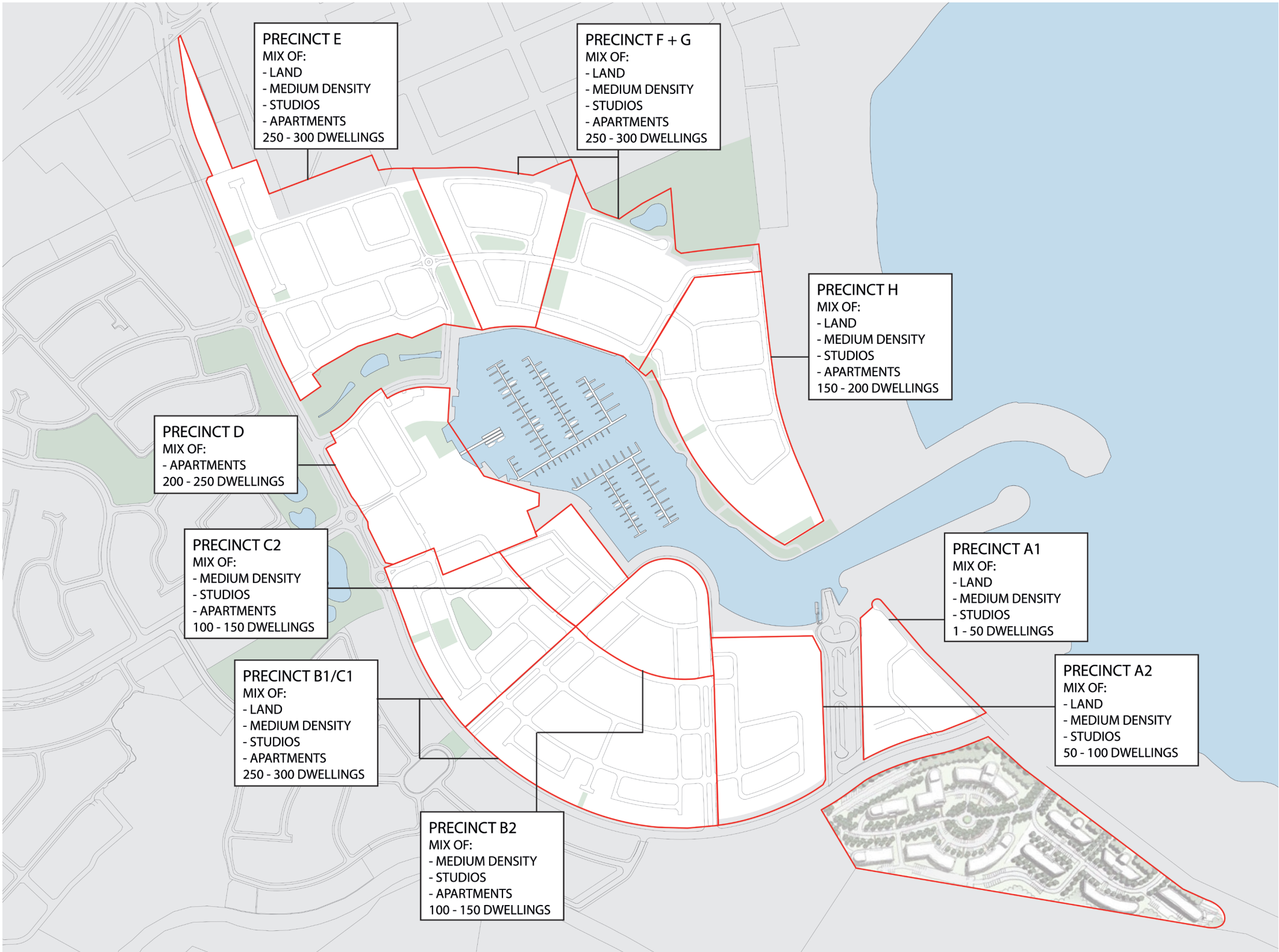


4. Amended Concept Plan

4.6 Indicative Dwelling Mix and Yield

- Within each precinct a flexible dwelling target is proposed, allowing the proponent to adjust as the development evolves over time without exceeding the maximum dwelling cap of 1,556.
- The design analysis undertaken has identified capacity within the Shell Cove Boat Harbour for additional residential density in suitable locations. The proposed additional density is facilitated through variety of housing types within each precinct
- With regards to urban design, the revised capacity is underpinned by the following considerations:
 - Maintaining the built form strategy noted above, being: mid-rise apartments in the Town Centre, low to mid rise apartments and/ or terraces on the waterfront, dropping back to lower density terraces and houses further away from the waterfront
 - Compliance with the Apartment Design Guide
 - Maintaining the scale and amenity of the public domain including streets and open space, including overshadowing
 - Providing sufficient housing choice
- The above analysis undertaken by Cox Architecture has identified the potential for each precinct to accommodate minimum and maximum dwelling targets depending on the dwelling types delivered, consistent with the overall target
- The indicative plan shows one scenario consistent with the proposed building heights and other controls. Detailed issues such as basement car parking have been factored in the design analysis.



5. SEPP65 PRELIMINARY ANALYSIS



5. SEPP65 PRELIMINARY ANALYSIS

5.1 PRELIMINARY ANALYSIS

The purpose of this section is a preliminary analysis of the modified concept plan against the nine design quality principles outlined in SEPP 65 in response to the Department of Planning request.

The SEPP 65 design quality principles act as an important link between the provisions of SEPP 65 and the more detailed design guidance contained in the Apartment Design Guide.

The SEPP 65 design quality principles are important in the case of Shell Cove as the proposal is only at the master plan envelope stage, and individual building design will follow later.

The design principles as set out in SEPP 65 are important because:

- More people are choosing to live in apartments
- Good apartment design can make neighbourhoods more attractive
- To encourage a more consistent approach to design across the state, more certainty for councils, architects and applicants and design innovation.



Principle 1: CONTEXT & NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”

Shell Cove is a seaside suburb located just south of Wollongong in New South Wales and is surrounded by parks and bush reserves such as Bass Point and Killalea Lagoon and State Park.

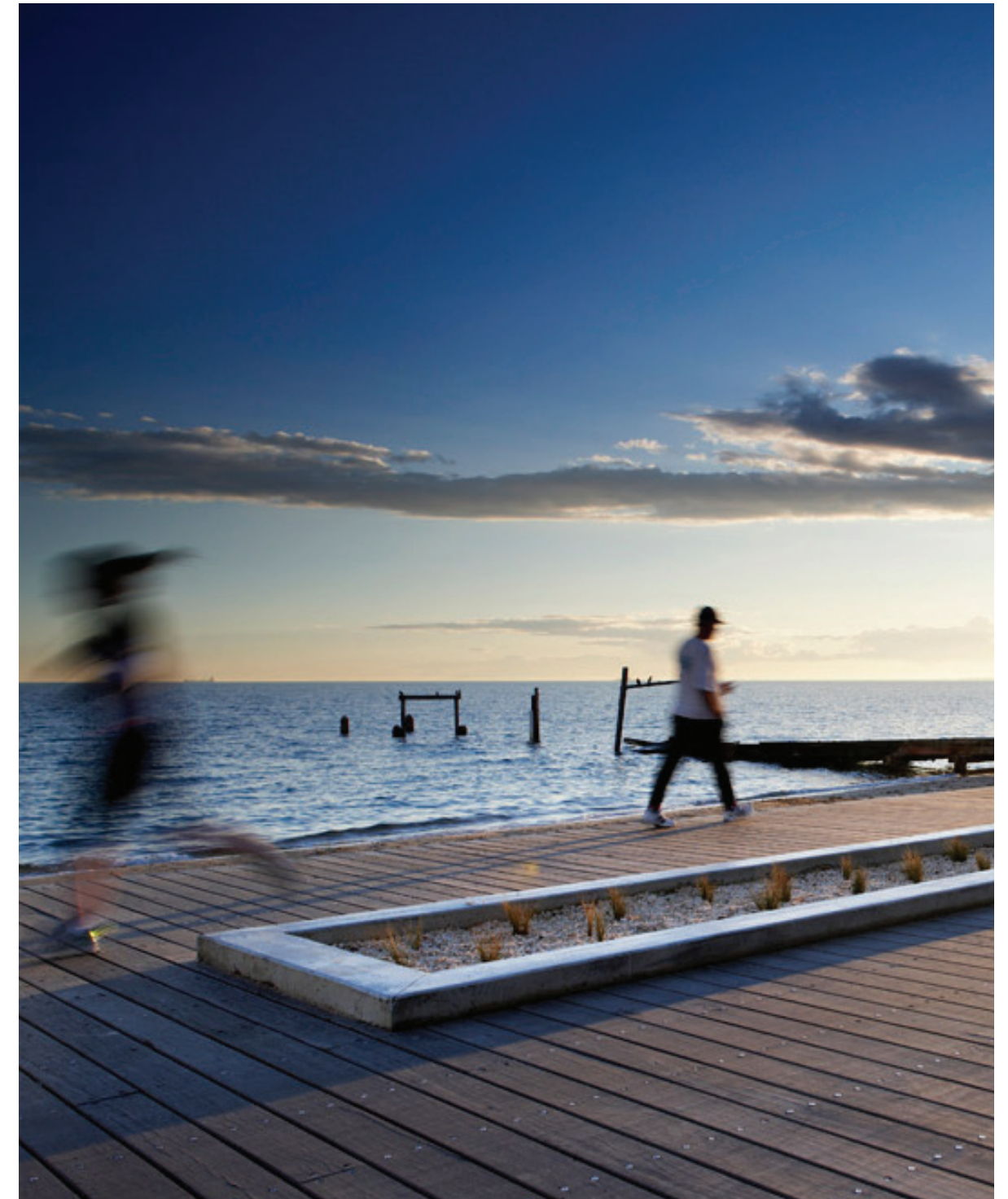
Shell Cove is a new master planned residential community focused on the boat harbour currently under construction.

The new community is located immediately south of the existing Shellharbour Village and will facilitate connections between the village and the existing low density residential development to the east of the site.

The site is relatively flat and the construction of the boat harbour will significantly re-shape the existing form of the site with land platforms surrounding the harbour (generally grading gently towards the harbour), so as to providing equitable views across the site.

The site is orientated north east towards the ocean, and proposed buildings envelopes have been orientated to allow for good solar access to all dwellings and the public domain and to have minimal impact on the existing low density residential development.

The proposed mix of land uses comprising retail, residential, commercial and community uses have been chosen to create a sustainable, vibrant and high quality community that will be a desirable addition to the existing Shellharbour village.



Principle 2 : BUILT FORM & SCALE

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”

The built form strategy has been refined, responding to the scale and context of the public domain. Building heights are scaled to their context, with larger buildings addressing open space or the Boat Harbour, while a human scale is achieved on the streets defined by lower scale dwellings.

The built form strategy at Shell Cove has been designed to accommodate generally low to mid rise apartments, ranging in height from 4 storeys (16m) to 6 stories (22m). The exception being the proposed hotel which will be 11 stories (40m) in height.

Generally, the mid-rise apartments are in the Town Centre as well as selected waterfront locations, while low-rise apartments are located on the waterfront, or located on open space. Importantly, appropriate apartment typologies have been developed that address the specific context and amenity requirements of each individual site. This strategy addresses scale, location and amenity as well as providing more diversity of dwelling types within the precincts. The tallest building the hotel has been located on the boat harbours edge and surrounded by public domain.

The road and block layout has been designed so that individual blocks can accommodate a broader range of dwelling types.

