

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.