

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

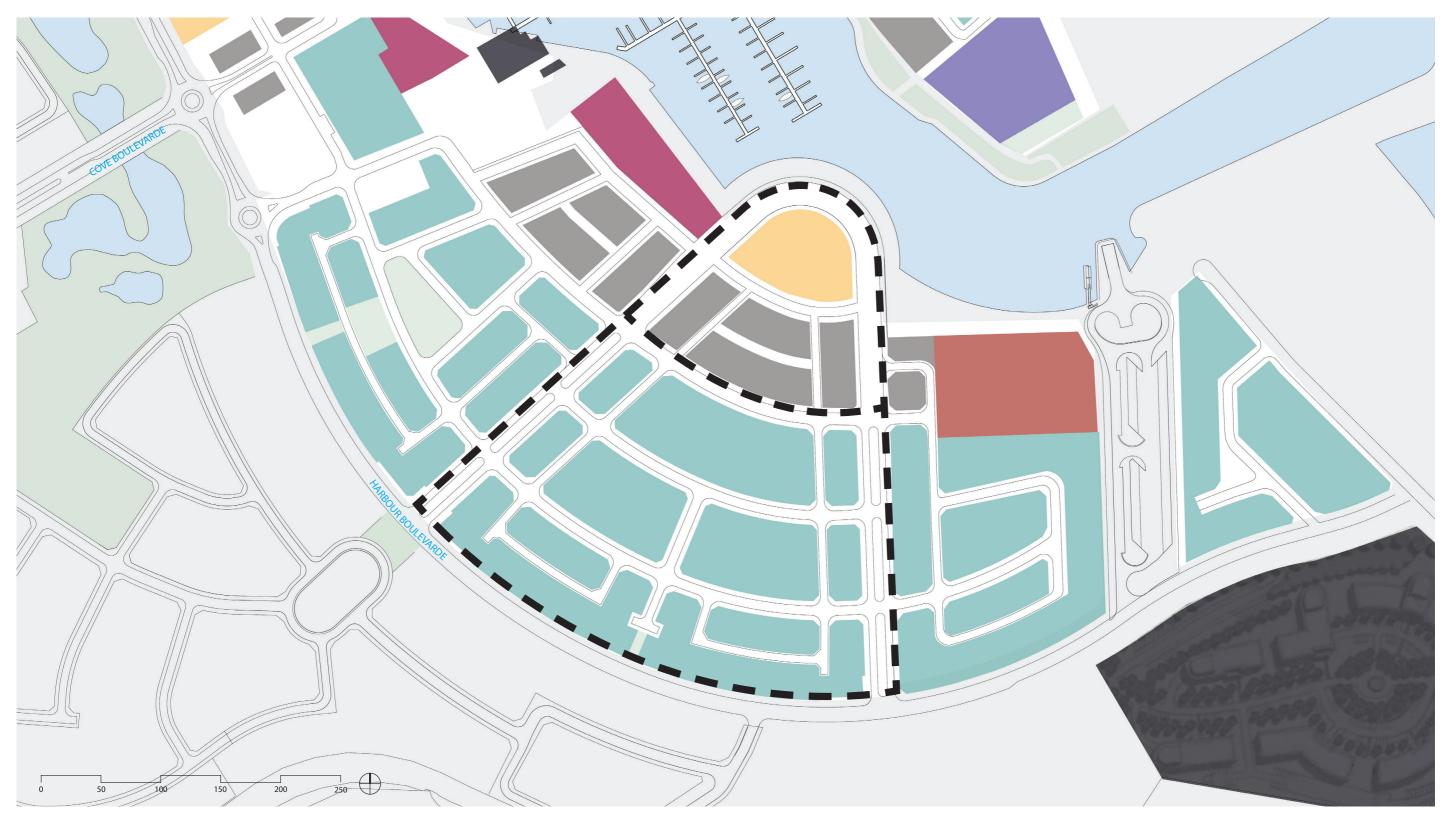
- View corridor streets to either side of the precinct provide connections to the Boat Harbour between precincts A and C
- There are also extended east west views along streets within the Precinct

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.
- The maximum height and apartment built form typology proposed along the waterfront does not preclude the future provision of townhouses in these locations. The Concept Plan seeks to provide flexibility in these locations to adapt to the future housing needs of the community.



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.
- The maximum height and apartment built form typology proposed along the waterfront does not preclude the future provision of townhouses in these locations. The Concept Plan seeks to provide flexibility in these locations to adapt to the future housing needs of the community.