



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.
- 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.