

5.0 Town Beach West Neighbourhood

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5.1 Existing Character

The Town Beach West Neighbourhood forms the eastern edge to the Port Macquarie Town Centre. The neighbourhood is characterised by a mix of building types and uses set within a strong street grid with views culminating in a landscape setting. Pine trees mark views to the coast and to the church, while natives and exotics trees mark the hinterland.

Clarence Street is an extension of the town centre with formal pine tree street planting and some ground floor commercial uses. Tourist accommodation uses reflects its proximity to Town Beach and upper level views to the coast.

William Street is a mix small commercial uses, community uses and speciality tourist shops within a variety of new and adapted buildings.

The wide street reserve (40m) of Church Street frames the view to the St Thomas Anglican Church at the top of the hill. It is characterised by low scale dwellings, mostly houses with some villas, and punctuated by tall apartment buildings at Murray Street in the west.

Munster Street has a range of smaller apartment buildings.



Figure 67: View along Murray Street toward recreation spaces and hills to the south (source: Google Maps)



Figure 68: View along Church Street to St Thomas Anglican Church



Figure 69: Figs on Church Street



Figure 70: View along Murray Street to reserve



Figure 71: View along Murray Street to foreshore and Clarence Street (source: Google Maps)



Figure 72: View along Clarence Street toward Town Beach (source: Google Maps)



Figure 73: William Street planted median and heritage cottage

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5.2 Desired Future Character

The Town Beach West Neighbourhood will continue to evolve into an urban neighbourhood with a strong street grid culminating in landscape views.

Building forms to the north will reflect the higher densities of the town centre and step down along School Street to the school. Building form to the south will reflect the land form and step down the southern slope toward the Civic Precinct with some view sharing toward district views and the parkland to the south.

Clarence Street and William Street will retain their mixed use character, supporting some retail and commercial uses at ground level. Non-residential uses will have a neighbourhood focus or supplement the Town Centre.

Church Street will become a higher density residential street with generous street tree planting. The view corridor to St Thomas Anglican Church will be retained and strengthened with building alignments and tree planting.

Munster Street will link the Civic Precinct and parkland in the south to the foreshore and Town Centre with a continuous footpath and safe pedestrian street crossings. The street will be infilled with taller apartment buildings framing views along the street to the foreshore trees and to the parklands in the south. Apartment in the north will have outlook over the courthouse, its reserve and town centre to the west.



Figure 74: Coastal landmark pines



Figure 75: Coastal architecture



Figure 76: Clarence Street alfresco dining



Figure 77: Hinterland garden setting



Figure 78: William Street mixed use



Figure 79: Church Street residential character

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Figure 80: Town Beach West Neighbourhood Structure Plan

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5.3 Design Principles

The following design principles are recommended for the Town Beach West Neighbourhood:

- Strengthen the urban residential character of Town Beach West Neighbourhood with high density housing types.
- Limit non-residential uses to Clarence Street and William Streets and ensure these uses cater to the daily needs of the local neighbourhood or supplement the town centre.
- Provide continuous awning along the south side of Clarence Street as an extension of the town centre character.
- Promote individual building frontages and awnings along William Street to reflect its transition from existing to future building forms. This will assist in managing its incremental change.
- Retain and enhance landscape views with buildings aligned to the street and with complimentary street tree planting.
- Implement the Church Street Tree Management Strategy to enhance the view corridor to St Thomas Anglican Church; to increase on-street parking capacity; and to improve pedestrian circulation.
- Distribute building heights to reflect proximity to the town centre, to follow the landform, and to protect the amenity of the school:
 - from higher in the west adjacent the town centre to lower at the school, and
 - from higher along William Street to lower at Gordon Street.
- Promote view sharing south of William Street to the district view and parkland to the south.

