

4.0 Aston Hill Neighbourhood

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4.1 Existing Character

The Aston Hill Neighbourhood is located directly to the south of Settlement City and is clearly defined by its hill landform and its edge roads. The neighbourhood is composed of discrete pockets of residential and tourist accommodation, resulting from a disconnected street network reflecting the steep topography. Dixie Park and the Aboriginal Land Council land in the west form a green edge to the neighbourhood. The greatest attribute of the neighbourhood is distant views shared across properties, particularly those areas with views to the Hastings River and Port Macquarie Town Centre.

The study area addresses the edges of the Aston Hill Neighbourhood at Warlters Street and Park Street. These parts of the neighbourhood benefits from proximity to Settlement City, Westport Park, and Dixie Park. View corridors along both streets terminate at Westport Park. Warlters Street properties have outlook to the school and its playing fields.

Properties along the south side of Warlters Street and the west side of Park Street are a mix of low scale residential houses, villas and apartments, with some tourist accommodation.



Figure 55: View along Hastings Avenue over Settlement City to the river



Figure 56: Wester end of Warlters Street, future through road connection



Figure 57: Aston Street



Figure 58: Warlters Street



Figure 59: View to Aston Hill from school site at Warlters Street

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4.2 Desired Future Character

The Aston Hill Neighbourhood will remain a residential neighbourhood with a mix of residential types, including houses, villas and apartments and some tourist accommodation.

Connectivity to Settlement City and the river foreshore will be improved as recommended in the Settlement City Structure Plan. This includes connecting Warlters Street through to Bay Street (west), Aston Street through to Bay Street (north) and a new Main Street from Warlters Street through to Park Street.

Dixie Park will be more integrated into the adjacent neighbourhoods with a new street and residential frontages along its northern boundary. Residential apartments on the site to the north of the park will mark the western gateway into Settlement City.

Warlters Street will evolve to include ground floor commercial uses to reflect its location on the edge of Settlement City and supplement Settlement City's main stream retail. Small commercial tenancies with individual frontages and awnings will be interspersed with existing and future residential uses. A tree lined median will provide outlook and amenity for residential uses at lower levels and as the schools are redeveloped, screen service access and short term on-grade parking in Settlement City.

View sharing with properties to the south and up the hill will be retained.

Park Street will be a tree lined street residential street marking the threshold to the foreshore and Settlement City.



Figure 60: Retained view sharing



Figure 61: Stepped building forms respond to topography and views.



Figure 62: Settlement City town centre character



Figure 63: Ground floor commercial uses along Warlters Street south.

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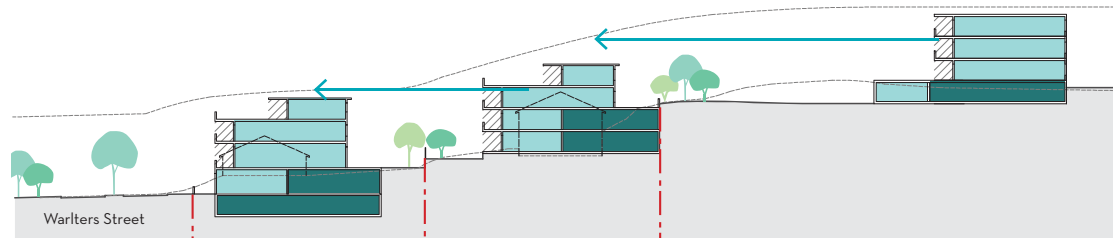


Figure 64: Indicative section showing landform and view share



Figure 65: Aston Hill Neighbourhood Structure Plan

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4.3 Design Principles

The following design principles are recommended for the Aston Hill Neighbourhood:

- Retain residential character of the Aston Hill Neighbourhood.
- Promote residential apartments with opportunities for ground floor commercial uses along Warlters Street, which supplement and enhance the commercial uses in Settlement City.
- Retain three storey height limit east of Aston Street to promote view sharing from the south and up the hill.
- Implement Settlement City Structure Plan's recommendation for street connectivity to improve access between Settlement City and adjacent neighbourhoods.

Key Site at Dixie Park

- Promote redevelopment of the key site at Dixie Park as a 3 to 5 storey residential development supporting a variety of household types in close proximity to Settlement City. (Refer to PMHC Section 94 Settlement City Precinct Roads Contribution Plan 2013)
- Transition heights from predominantly 5 storeys along the east facing streets and open space stepping down to 3 storeys along the west adjacent existing houses.
- Determine road widening dedication for this site as part of Council's 27m future road reservation for Aston Street.
- Require a new park edge street along northern boundary of Dixie Park with footpath, park edge

parking and new trees.

- Promote residential entries and frontage facing Dixie Park.
- Consider small business and home office accommodation along Warlters Street.
- Explore opportunities to connect the new park edge street to Melaleuca Close, improving park access for adjacent neighbourhoods.
- Address flood levels and potential overland flow path constraints in design.
- Provide 15m setback along western boundary to assist in managing stormwater, retaining existing trees and as a separation with lower scale houses to the west.
- Promote greater pedestrian permeability to Settlement City with a through site link.

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4.4 Key Site at Dixie Park

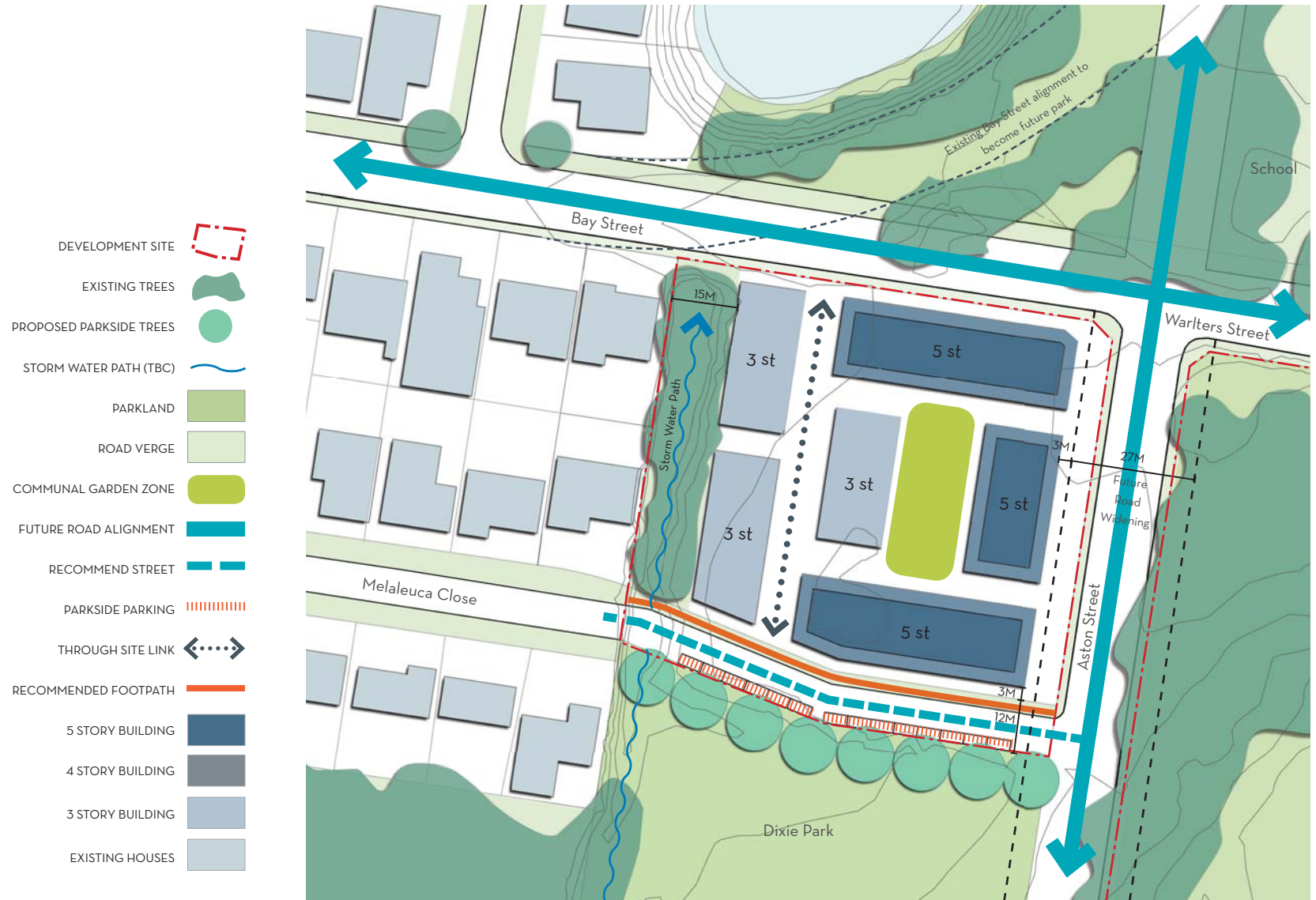


Figure 66: Structure plan for key site at Dixie Park