

21 June 2017

Mr Glenn Colquhoun  
Development Director  
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### **Shell Cove – Precinct D Urban Design Guidelines**

Dear Glenn

I refer to the above Urban Design Guidelines which were signed and endorsed by me on 19 June 2017. The endorsement of these guidelines is based on the following considerations.

The guidelines have been prepared in accordance with Condition 1 of Schedule 3 Part D of Concept Approval 07\_2007. This condition states:

'The proponent must submit detailed urban design guidelines for the project prepared by a suitably qualified architect or urban designer, for each stage. The guidelines must establish design controls which achieve the following where relevant to the particular stage:

- Architectural diversity within all stages which complements the site's coastal context
- A variety of detailed designs which avoids monotones and repetition
- Design of the hotel building and public square in the commercial precinct which define street and water edges, and create visual interest
- A hotel building with tower angled to the east to maximise views to the coast to the north and south and reduce impacts on the boat harbour and which may comprise a 3 – 4 storey high podium
- Demonstration of a mix of dwelling types and sizes for each residential precinct, including consideration of affordable and adaptable housing
- Building separation, setbacks, solar access, visual and acoustic privacy, view corridors and an adequate level of environmental amenity
- The location and distribution of car parks
- Where applicable, that SEPP 65 principles and the Residential Flat Design Code (now ADG) can be achieved

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- Appropriate density, bulk, scale, textures and colours in relation to surrounding development, topography and streetscape
- Consistency with the NSW Coastal Policy 1997 and Coastal Design Guidelines NSW in terms of visual impact, bulk, scale and amenity
- Layout and design which satisfies the design considerations in Healthy by Design: A Planners Guide to Environment's for Active Living, National Heart Foundation of Australia
- Clear addresses for buildings fronting public walkways along the harbour and direct access from walkways where possible
- An indicative staging plan identifying the likely timing and sequence for each stage
- Buildings which address main avenues or boulevards and serviced by rear laneways/access ways to improve legibility and prevent gated communities
- Design and layout to minimise noise impacts to sensitive residential areas near the quarry boundary.'

The need for the guidelines for the whole of Precinct D was triggered by the Joint Regional Planning Panel's consideration of DA 12/2016 and the above condition of the Concept Approval. The development application was deferred subject to the preparation and endorsement of urban design guidelines. The condition of Concept Approval does not specifically require endorsement of the guidelines by the Council. That is, there is no requirement for the Council to resolve on the matter.

Therefore the guidelines have been reviewed by Council staff and are endorsed by me as Group Manager City Planning.

In doing so it is acknowledged that the guidelines are not in strict accordance with the town centre layout contained in the Concept Approval. The revised town centre layout, as reflected in the guidelines, will amongst other things form part of a Section 75W application. You have advised that the lodgement of the Section 75W application is imminent.

Notwithstanding, the town centre layout as contained in the guidelines and proposed Section 75W application have been developed in consultation with Councillors and Council staff over a substantial period of time. Council, via various resolutions, have also agreed to:

1. the proposed relocation of the hotel (and indicative height)
2. the proposed relocation of the library and community centre (and indicative design)
3. general changes to the retail precinct and tavern area.

It is also important to recognise that DA 12/2016 is in general compliance with the current Concept Approval.

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In endorsing the guidelines it is acknowledged that part of their implementation may rely on the successful modification of the Concept Approval. Council cannot consider development applications that are not in general compliance with the Concept Approval. Endorsement of the guidelines does not override the Concept Approval.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Geoff Hoynes', is written over a light blue rectangular background.

Geoff Hoynes  
**Group Manager City Planning**