

Attachment 8 – Assessment of compliance with Design Guidelines– Precinct H.

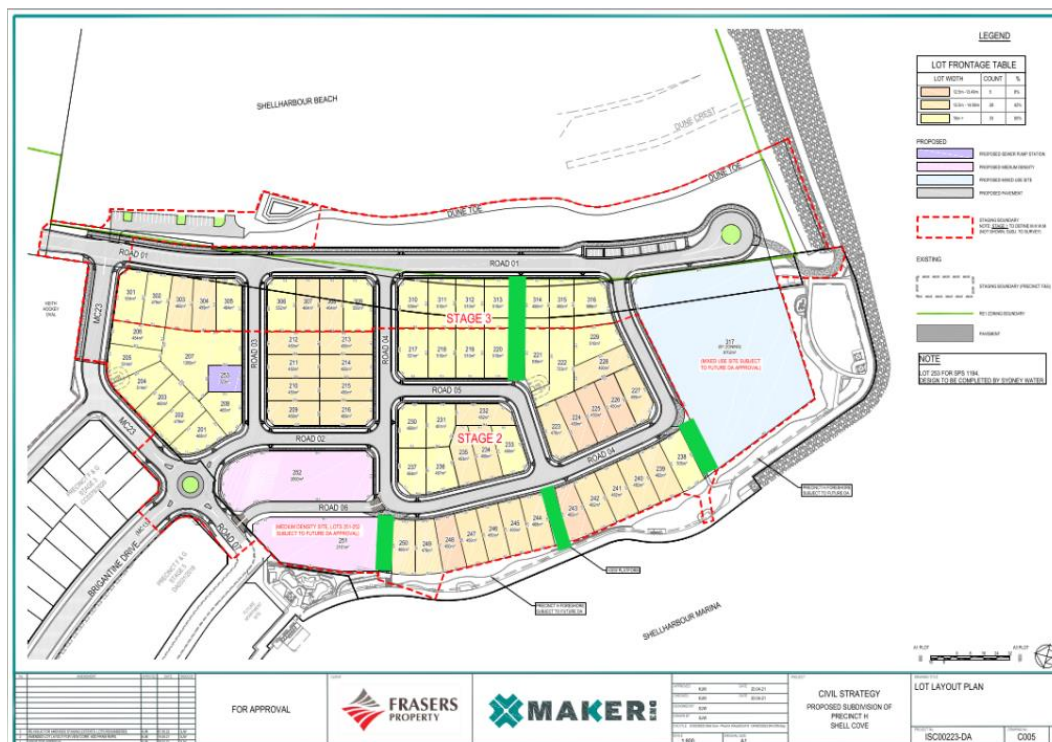
Design Guidelines for Detached Housing – Precinct H

2.1 Precinct H

Precinct H is located to the east of the Boat Harbour and extends from Precinct G to the north, southwards to the mouth of the Harbour. Precinct H is designed with visual and access corridors along key east/west routes through the subdivision, providing ease of access to the boardwalk around the Boat Harbour and to Boolwarroo Parade, with associated ready beach access. These links then connect with the recreation space around the Boat Harbour and within the adjacent precincts. The layout creates a positive aesthetic for the Precinct, while also serving to manage stormwater, with the site falling west towards the Harbour, while also providing a legible streetscape for pedestrians, cyclists and service access. Threshold treatments are provided at the entry points, delineating the Precinct from the surrounds, creating a sense of arrival and place, with this further developed through the fencing and landscaping within the streetscape.

Lots are generally orientated east/west, allowing ready solar access to private open space and distant views to the Illawarra Escarpment to the west. A limited number of lots are orientated north/south, with north facing lots encouraged to include private north facing courtyards within front building lines. Lots with a street address to the south are encouraged to provide north facing living spaces and private open space to the rear of the lot. Street names within this document are subject to approval by the Geographical Names Board of NSW. Vehicular access to Precinct H is from Harbour Boulevard via Brigantine Drive and Boolwarroo Parade.


The subdivision layout proposed includes the visual and access corridors along the key east/west routes. Beach and boardwalk access is provided with additional visual links and breaks in built form.



Beach and boardwalk access highlighted in green. Pedestrian access only.

Of the 66 lots proposed for detached housing, 31 are east/west (42%) With 20 lots west/east. Nine of the lots are north/south with the remainder (five) north/south.

The two medium density lots proposed will have suitable orientation.

	<p>The mixed use lot to the south of the site has suitable vehicle access and pedestrian interface for future mixed use in accordance with the Concept Approval.</p>
Design Guidelines	Comments
<p>Site Access and Street Network</p> <p>Boolwarroo Parade and Brigantine Drive provide connections to Darley Street and Harbour Boulevard respectively.</p> <p>Open space links provide pedestrian connection westwards to the Boat Harbour and eastwards towards Shellharbour South Beach.</p>	<p>Boolwarroo Parade is extended south along the eastern side of the precinct to provide vehicular access.</p> <p>A roundabout is proposed at the eastern end of Brigantine Drive linking with Road 07 and MC23.</p> <p>Three open space links are proposed between lots along the marina to provide visual links to the marina.</p> <p>One open space link is proposed between Road 05 and Boolwarroo Parade (road 1) to provide pedestrian beach access from the centre of the precinct.</p>

Direct vehicular access is available to lots throughout the Precinct.	
<p>View and Vistas</p> <p>Vistas to the Boat Harbour via open space links the east/west aligned roads.</p>	<p>Three open space links are proposed between lots along the marina to provide visual links to the marina. The northern and southern link will provide pedestrian access to the boardwalk with a minimum width of 8.3 metres and maximum of 8.8 metres, footpath and landscaping.</p> <p>The central open space link with a width of 8.4 metres will include a viewing platform over the marina, footpath and landscaping.</p>
<p>Amenity</p> <p>Harbourside location in close proximity to Shellharbour South Beach</p> <p>Pedestrian and cycle connections via Brigantine Drive to Harbour Boulevard, bus routes and main cycleway.</p> <p>Pedestrian and cycle connections via Boolwarroo Parade and Darley Street to Shellharbour Village services and amenities.</p>	<p>Pedestrian access to Shellharbour South Beach provided along three access paths with embellishment along the public reserve to the east of the site.</p>
<p>Land Use and Building Types</p> <p>Precinct H will include detached low density and attached townhouse type dwellings.</p> <p>Larger corner lots provide additional diversity of housing.</p> <p>Dwelling numbers and type are to be generally in accordance with the Concept Plan Approval (07_0027) as modified.</p>	<p>Lots proposed suitable for low density and attached townhouse type dwellings.</p> <p>Larger corner lots ranging from 452 sqm to 531 sqm provided.</p> <p>Proposed yield compliant with Concept approval as discussed in section 3.5 of assessment report. This total number has included identified dual occupancy lots as shown on figure.</p>
<p>Pedestrian linkages/Crime Prevention</p> <p>Relevant crime prevention through environmental design principles to be followed for design for pedestrian linkages/parks. This is to include for instance, passive surveillance/ landscaping, visual links to and from the pedestrian linkages/parks.</p>	<p>Pedestrian linkages proposed as part of precinct H will include appropriate landscaping as shown in the proposed landscape plans.</p> <p>Fencing proposed along these areas is discussed below.</p> <p>The linkages are reasonable width to reduce opportunities of concealment and to break up the built form.</p>
<p>Open Space Treatment</p> <p>The eastern area of Precinct H interfaces with Boolwarroo Parade and the vegetated sand dunes located at the back of Shellharbour South</p>	<p>Embellishment proposed along eastern side of Boolwarroo Parade. This will include bench seats, bike hoops, rubbish bins, and footwash. Timber board pedestrian path providing access to beach and planting. The embellishments are suitable for the location and encourages public access to the beach.</p>

<p>Beach. The western area of the Precinct interfaces with the Harbour and associated boardwalk. These interfaces are linear with active travel encouraged with pedestrian and bicycle access to Shellharbour South Beach on the eastern side of the Precinct and the Harbour on the west. Treatment of the western interface must:</p> <ul style="list-style-type: none"> • be low maintenance • have regard for Crime Prevention <p>Through Environmental Design Principles – in particular it must be visually permeable, not provide concealment opportunities and pedestrian routes must be conducive to passive surveillance and include legible pedestrian access between the harbour perimeter path and residential lots</p> <p>The landscaping/design of pedestrian pathways adjoining residential lots must:</p> <ul style="list-style-type: none"> • be low maintenance • have regard for Crime Prevention Through Environmental Design Principles - in particular it must be visually permeable, not provide concealment opportunities and must be conducive to passive surveillance • include legible pedestrian access 	
<p>Section 3 addresses the relationship of houses to the variety of lot types within the subdivision, orientation of main living rooms and private open space, the location of garages and design of building envelopes.</p>	<p>No dwellings are proposed as part of this subdivision. Future dwellings will be subject to separate Development Applications.</p>
<p>Special Fence Designed by Frasers Property</p> <ul style="list-style-type: none"> • Appropriate height and scale (height to be minimised). • Comply with sight distance safety provisions. • Provide passive surveillance via visual permeability where appropriate. • Provide privacy to principal private open space where appropriate. • Consistent with and complementary to fencing provisions in these design guidelines. • Complement open space/pedestrian link design where interfacing with open space/pedestrian links. • Provide appropriate pedestrian gates 	<p>Special fencing designed by Frasers Property is proposed along the marina (eastern boundary of the precinct) and between the lots with pedestrian links. This fencing is to be proposed as part of future DA's and is not included in this subdivision. Fencing is to allow suitable passive surveillance particularly with the pedestrian links.</p> <p>Retaining walls proposed are shown on Drawing number C230 Retaining Wall Plan. Maximum height proposed 0.9 metres and minimum of 0.4 metres.</p> <p>There are walls higher than 0.5 metres high proposed between the future mixed use site and the adjoining public open space to the south of the precinct and the medium density lots and the public park area to the north west of the site.</p> <p>Retaining walls are to be sandstone blocks, gabion walls and concrete. No cribwall or treated pine logs proposed for retaining walls. These walls are considered a suitable height</p>

<p>to the street.</p> <ul style="list-style-type: none">• Complement Type 1 or Type 2 fencing where contiguous with Type 1 or Type 2 Fencing. <p>Retaining Walls</p> <p>For the majority of lots in Precinct H there is only a 1m or less fall from front to back and a 0.4m crossfall between side boundaries. Given the relatively level nature of the land, only low retaining walls, if any, will be required.</p> <p>Retaining walls should be:</p> <ul style="list-style-type: none">• No higher than 500mm.• Considered to be part of the landscape, integrated with other fencing on boundaries.• Generally be neutral elements (for example bagged brick, stone boulders or dry stone walls) and associated with planting.• Retaining walls forward of the house can be masonry to complement the house design. <p>Cribwall or treated pine logs are not acceptable.</p>	<p>and material for the location and will allow the change in levels to occur providing level walkways for public access.</p>
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