

Attachment 9 – Assessment of compliance with Shell Cove Precinct D Urban Design Guidelines

1.3 Land to which the Urban Design Guidelines apply

The Urban Design Guidelines apply to development on land known as Shell Cove Precinct D as shown in figure 9.1.

Shell Cove Precinct D Urban Design Guidelines

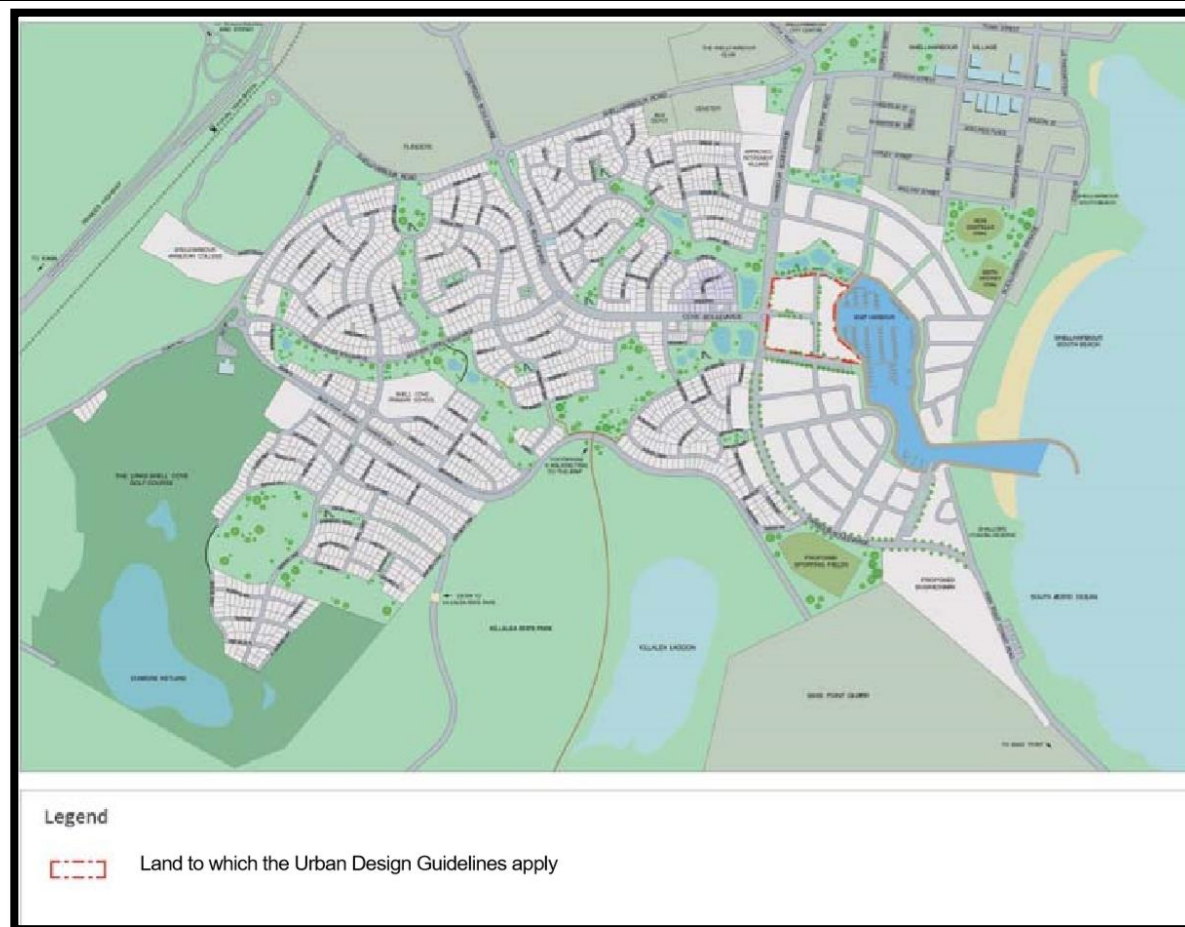
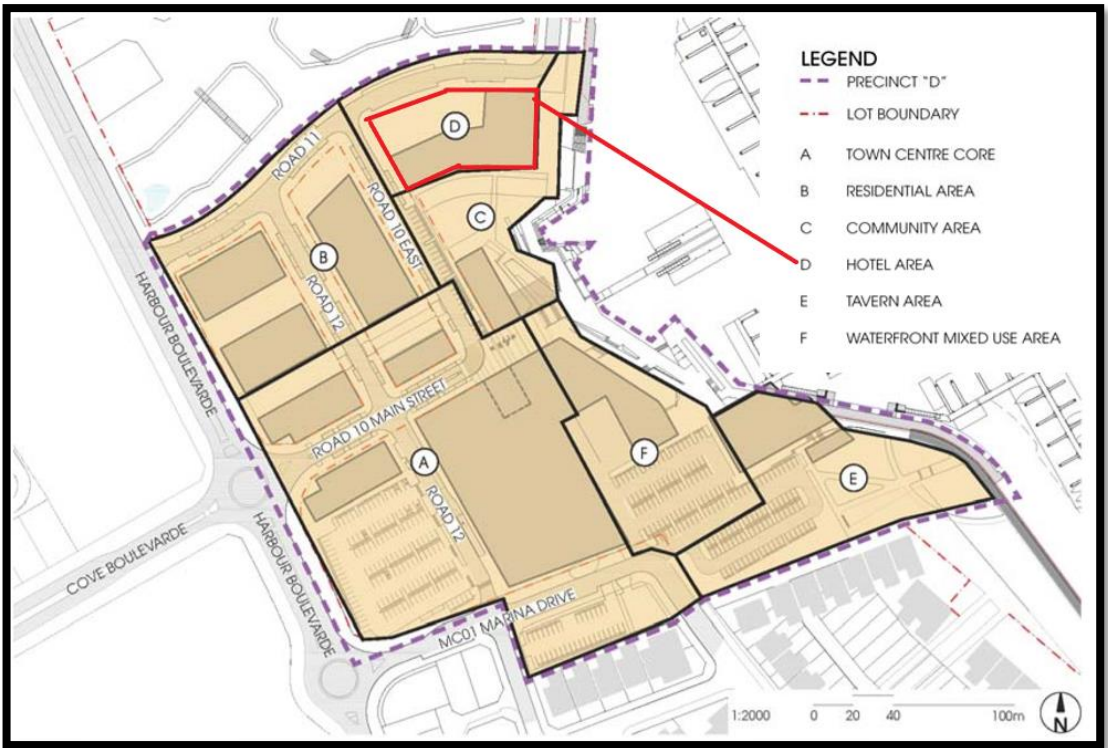


Figure 9.1 – Land to which Urban Design Guidelines apply (denoted in red)

Design Guidelines	Proposed	Comments
<p>Character Areas</p> <p>Precinct D will accommodate a number of areas each with a particular function. The areas are illustrated in figure 9.2 and defined as follows:</p> <ul style="list-style-type: none"> • Town Centre Core • Residential Area • Community Area • Hotel Area • Tavern Area • Waterfront Mixed Use Area <p>The Hotel Area is located on the water's edge to the north of the Community Area and will provide Tourist accommodation which anchors the northern edge of Precinct D. The Hotel Area will be complementary to the location and function of the Community Area.</p>	 <p>Figure 9.2 – Precinct D Character Areas</p>	
Key Element	Characteristics	Comment
Land Use	Hotel and car parking Serviced apartments Residential accommodation	Proposed development is for a mixed use development including: <ul style="list-style-type: none"> - Hotel and associated facilities – food and drink premises, retail unit, day spa, function centre - Serviced apartments - Residential apartments - Basement parking.

Built Form	<p>11 Storey building that may be above a 3-4 storey podium. The building should face north south with an eastern frontage overlooking the waterfront. The hotel building defines the street and water's edge.</p>	<p>Proposal is for an 11 storey building with three levels of basement parking.</p> <p>The building suitably addresses the northern elevation with the residential pedestrian entrance, restaurant entrance and residential balconies overlooking Aquatic Drive and the Wetlands beyond.</p> <p>The building suitably addresses the southern elevation with glazing along the entire south elevation for the ground floor bar, pre function and restaurant area overlooking the Shell Cove Town Centre Park. On the upper levels of the building the open space for hotel guests and balconies will overlook the park area.</p> <p>The eastern frontage will include an alfresco terrace, raised up from the public boardwalk along the water's edge. This terrace will lead into the hotel restaurant. Above ground floor level the eastern elevation will include hotel accommodation balconies and hotel facilities.</p>
Public Domain	<p>The Hotel Area provides an interface with the public realm associated with the Community Area, and additional open space to the north</p> <p>Tree planting screens car parking area along Road 11 (Aquatic Drive).</p>	<p>The development will have views over the Community Area within Precinct D to the south. The pre function area, restaurant/terrace and lobby bar on the ground floor provide a suitable interface with the Community Area. The public area has direct access to the southern and eastern sides of the hotel development via three entrances situated on the northern and southern elevations.</p> <p>The level difference on the eastern elevation is staggered away from the public boardwalk up to the restaurant with the terrace in between. Planting on top of the 1.5 metre high retaining wall abutting the public boardwalk will soften the impact of the retaining wall. The public boardwalk area</p>

		<p>will also include areas of planting on the boardwalk level at the base of the retaining wall, this has already been approved as part of the boardwalk embellishments under DA0400/2019.</p> <p>Car parking is all enclosed within basement. Street trees with medium-large canopy shade trees and under storey planting proposed along both road frontages.</p>
Movement	Vehicular access onto car parking area is provided from Road 11 (Aquatic Drive).	<p>Proposed basement parking access is from Aquatic Drive as required.</p> <p>Drop off/pick up area proposed fronting Waterfront Promenade.</p>
Chapter	Design Guidelines	Comment
4.1.3 Materials and Landscaping	Design Guideline 1 Materials, planting and design detail celebrate and represent the coastal character.	Suitably compliant.
	Design Guidelines 2 Provide shade trees and feature trees that are appropriate to the sites coastal location.	Provided outside of the application site within street tree planting and public park adjacent to site.
	Design Guideline 3 Landscaping is to be provided generally in accordance with Precinct D Indicative Landscape Plan included below (figure 9.3).	Suitably compliant



Figure 9.3 – Indicative landscape plan

Design Guideline 4

Use tree planting to frame important views and screen car parking areas.

Parking is entirely within the basement levels out of view and so no screening required.

Design Guideline 5

Landscape treatment and street trees should be designed to provide physical and design connection to the surrounding precincts.

Suitable landscaping on site boundaries with public foreshore and parking area to merge site with these adjacent uses.

Design Guideline 6

Planter boxes may be used to complement spaces and movement networks, and be of human scale and proportion.

Planter boxes used on terrace and upper levels to provide suitable planting and shading across whole development.

Design Guideline 7

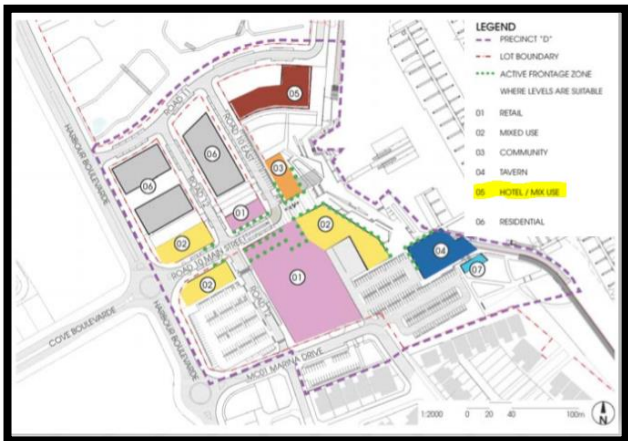
Simple designs using high quality materials maintain the character of spaces when activity is absent.

Suitable materials proposed and design successfully reflects coastal character and the existing context of the Shell Cove area.

Design Guideline 8

Robust, unrestrictive designs ensure that the public realm can adapt and respond to the rhythms and

Application site does not include any public realm but does have two main boundaries along the public foreshore and public park to the east and south. The interface proposed is considered acceptable, with hard landscaping and

	patterns of use by time of day, day of week and season.	retaining walls complemented with suitable planting and planter boxes to soften.
Chapter	Design Guidelines	Comment
4.2 Land Use Mix	<p>Design Guideline 1 Land uses should be located generally in accordance with Precinct D – Indicative land use and active frontages figure 9.4 below.</p>  <p>Figure 9.4 – Precinct D – Indicative land use and active frontages.</p>	<p>Figure 9.4 details site land use as a hotel/ mixed use. The proposed use is compatible with this and suitably complies.</p>
	<p>Design Guideline 2 Development should provide active ground floor uses in accordance with Precinct D – Indicative land use and active frontages figure 9.4 above.</p>	<p>The ground floor of the proposed development will include hotel facilities, including a restaurant, bar, function centre and hotel lobby. There will also be a small retail unit within the ground floor, fronting the northern elevation. Suitably complies with the active ground floor uses required.</p>

Chapter	Design Guidelines	Comment
4.3 Built form and design		
4.3.1 Floor space and dwelling numbers	Floor space and dwelling numbers are to be generally consistent with the Concept Approval.	<p>The Concept Approval limits development on this site to 11 storeys – 40 metres. Height discussed in detail in section 4.iii of assessment report.</p> <p>Dwelling numbers as required by the Concept Approval for Precinct D are between 200-250.</p> <p>This development includes 42 residential apartments. In addition to the 45 already approved under DA0385/2017 this leaves a maximum of 163 dwellings for the remaining lots within Precinct D.</p> <p>Satisfactory.</p>
4.3.2 Building Height	Building heights are not to exceed the maximum height approved under the Concept Approval. 11 storeys for hotel/mixed use site.	Satisfactory .
4.3.3 Architectural Design	Design Guideline 1 Buildings should be designed using the materials suggested within guidelines.	Proposed materials and colours suitably compliant.
	Design Guideline 2 Buildings should provide a diversity and variety of form.	The design of the proposed development includes suitable articulation and interest in the built form, with a variety of materials and landscaping.
	Design Guideline 3 Building frontages are to be articulated into separate building frontages and bays, using shop front separations, attached columns and steps in the façade.	Suitably compliant.
	Design Guideline 4 Excessive lengths or heights of blank walls which are highly visible to any area of public domain (including streets, lanes and car courts) should be avoided.	Blank walls have been limited to service areas only along the northern boundary fronting Aquatic Drive. The site is limited as it is visible on all four sides from the public domain (including streets). The northern elevation is considered the most suitable to include these necessary

		serve areas such as bin store, basement access and loading bay. Figure 9.5 at the end of this attachment shows the blank wall referred to. This area is suitably designed and compliant with this design guideline.
	Design Guideline 6 Lift tower, stair towers, air conditioning plants etc. are to be integrated into the design of the buildings.	Suitably complies as discussed in section 4.iii of the assessment report.
4.3.4 Setbacks	Design Guideline 1 The ground floor of buildings fronting Road 10 (Waterfront Parade) are built to the street boundary with a 0m setback.	Suitably complies
	Design Guideline 5 Basement parking may protrude into the front setback provided any visual impacts on the public domain are appropriately addressed.	Suitably complies – no visual impact of basement parking on public domain.
	Design Guideline 8 The hotel can be setback a minimum of zero metres to Road 11 (Aquatic Drive) and a Road 10 (Waterfront Parade) to provide definition to the street edge.	Suitably complies. Development predominantly has a zero metre setback to both road frontages with some undulation for design interest and to provide vehicle access. Suitably complies.
	Design Guideline 9 The hotel building is to be orientated east west and should provide an appropriate interface to the public open space; maximise views to the boat harbour and north and south along the coastline.	The development includes suitable orientation from east to west with the drop off/pick up main lobby area for the Hotel on the western elevation and hotel restaurant/bar The development will have views over the Community Area within Precinct D to the south. The pre function area, restaurant/terrace and lobby bar on the ground floor provide a suitable interface with the Community Area. The public area has direct access to the southern and eastern sides of the hotel development via three entrances situated on the northern and southern elevations and

		<p>provides an easy transition between public and private domain.</p> <p>The level difference on the eastern elevation has been staggered from the public boardwalk up to the restaurant with the terrace in between.</p>
4.3.6 Parking and Access	<p>Design Guideline 1</p> <ul style="list-style-type: none"> • Car parking is to be provided with consideration of the following rates: • Commercial premises – 1 space / 40m² • Retail shop – 1 space / 35m² • Supermarket – 1 space / 20m² • Food and drink premises – 15 spaces / 100m² GFA • Hotel – 0.8 spaces / hotel room • Serviced apartments – 0.6 spaces / 1 bedroom apartments & 0.9 spaces / 2 & 3 bedroom apartments. • Residential apartments - 1 space / 1 bedroom & 1.5 spaces / 2+ bedrooms • Residential visitors – 0.25 spaces / 1 bedroom & 0.5 spaces / 2+ bedrooms (to be provided on-site) <p>Note: alternative rates may be provided where justified. Consideration shall be applied to peak demand analysis where shared trips may occur and where uses have different peak demands.</p> <p>Function Centre – parking provision requirements taken from SDCP as Design Guidelines are silent. Whichever is the greater of 1 space / 4m² customer area (both indoor & outdoor) + 1 space / staff present on the site at any one time, or</p>	<p>Development includes:</p> <p>Hotel - 117 hotel rooms – 93.6 spaces required</p> <p>Serviced apartments – 32 apartments 2+bedroom – 28.8 spaces</p> <p>Residential apartments – 42 apartments 2+ bedrooms – 63 spaces.</p> <p>Residential visitors – 21 spaces.</p> <p>Food and Drink Premises – 374 sqm – 60 spaces</p> <p>Function centre (ballroom and pre function area) 472sqm – 118 spaces required +staff (no details provided).</p> <p>Total required of 384 spaces.</p> <p>Total proposed – 337 spaces.</p> <p>Residential visitors – 21 spaces</p> <p>Function centre – 65 spaces</p> <p>Hotel guests and staff – 94 spaces</p> <p>Serviced apartments – 29 spaces</p> <p>Residential apartments – 63 spaces</p> <p>Food and drink premises – 60 spaces</p> <p>Motorcycles – 4 spaces</p> <p>Bicycles – bicycle storage area 50sqm.</p> <p>Variation to parking numbers proposed to function centre parking. Detailed discussion included in section 13.iv of assessment report.</p>

	1 space / 3 seats+ 1 space / staff present on the site at any one time	
	Design Guideline 2 On-site parking areas comply with the current version of AS2890.1.	Hotel allocated space do not comply. Detailed assessment included in section 13.iv of the assessment report. Suitable condition recommended as part of attachment 1 to mitigate impact for lack of compliance.
	Design Guideline 3 Car parking is to be located on site to the rear of buildings and where possible behind the front building line.	All on site parking will be located within the basement parking levels.
	Design Guideline 4 Entries to basement car parks are to be located above the Probable Maximum Flood (PMF) level and from Waterfront Parade, unless an alternative solution has been agreed with Shellharbour City Council. The proposed basement entries identified in Figure 22 have been informed by flood modelling and analysis undertaken by Advisian which has been outlined in “Updated Assessment for Probable Maximum Flood” dated 13 January 2017 and submitted to Shellharbour City Council.	The development proposes vehicle access from Aquatic Drive for the loading dock and basement parking levels. The drop/off pick up vehicle access will be from Waterfront Parade. This is considered a reasonable solution to the requirements of the Design Guidelines and the entrance to the basement parking area is located above the PMF level as confirmed by Council Flood Engineers.
	Design Guideline 5 On-site carparking does not directly face the Road 10 (Main Street).	All parking is to be within basement parking levels.
	Design Guideline 6 Building servicing and loading facilities adequately cater for forecast building demand and are provided in accordance with AS2890. 2:2002.	Loading Dock to be accessed from Aquatic Drive. Automated signalling system proposed to manage the interaction between waste collection/delivery vehicles and vehicles accessing the basement parking levels. Loading dock will be of suitable dimensions to accommodate the size of vehicles servicing the site and a

		turntable has been proposed to ensure vehicles can enter and exit in a forward direction.
	<p>Design Guideline 7</p> <p>Ensure service areas and facilities do not adversely impact on the visual amenity of the streetscape.</p>	<p>Service areas including loading dock, bin storage area and emergency exits are located on the northern elevation of the development fronting Aquatic Drive.</p> <p>The site is uniquely placed with no clear back of house area and each elevation fronts a significant aspect. The northern elevation fronting Aquatic Drive is considered a suitable location for the service area facilities and these areas are not considered to adversely impact on the visual amenity of the streetscape.</p> <p>Substation for proposed development has been shown on plans as located outside of the site and within the public park to the south of the development. This is not supported by Council and a suitable condition has been recommended to re-locate this infrastructure. Addressed in further detail in section 4.iv of the assessment report.</p>
	<p>Design Guideline 8</p> <p>Motorcycle and bicycle parking rates are to be provided in accordance with the Shellharbour DCP (Note: alternative rates may be provided where justified).</p> <p>Motorcycle and bicycle parking is to be delivered on a Precinct wide basis, whereby the required total quantum of motorcycle and bicycle parking can be provided across multiple locations or can be consolidated dependent on constraints. Where public motorcycle or bicycle parking cannot be provided immediately adjacent to the proposed use, it is to be provided at another parking location in Precinct D.</p>	<p>A total of four motorcycle parking spaces have been provided on basement level 1.</p> <p>A bicycle storage room approximately 50sqm has been provided within basement level 1.</p> <p>This provision is considered acceptable for the proposed development.</p>

	Design Guideline 10 Buildings along the waterfront are to provide direct pedestrian access to the waterfront public domain where appropriate.	The development is located along the waterfront and provides suitable pedestrian access via ramps and steps. The restaurant area fronts the waterfront with an alfresco terrace area stepping down from the restaurant to the public boardwalk below.
	Design Guideline 11 All car parking spaces not in public ownership to ensure there are easements to allow use to all patrons to the centre.	This does not apply to private residential parking.
	Design Guideline 12 All future developments for residential purposes within Precinct D to be fully compliant for the purposes of residential and visitor spaces to be provided on site.	A total of 63 residential parking spaces have been allocated and 21 visitor residential parking spaces. This complies with the parking requirements as discussed above. No details provided regarding how these parking areas will be managed – suitable condition recommended to ensure parking areas are managed appropriately during operation.
4.3.7 Materials	Design Guideline 1 Buildings are to be generally constructed using primarily timber, ply, steel and glazing on the external facades. This does not preclude the use of other materials that reflect the coastal vernacular where appropriate.	Suitably compliant. Majority of external facades are glazing.
Chapter	Design Guidelines	Comment
4.4 Crime Prevention Through Environmental Design	Design Guideline 1 Development Applications are to demonstrate that CPTED principles have been achieved.	The development has been reviewed by Council's Community Safety Officer and comments received as follows: <i>'The application will provide the community and tourists with a facility that caters to many needs in the area. It also</i>

		<p><i>provides a facility that will be used at all hours, which will provide after-hour passive surveillance to the Marina area. The applicant has considered the principles of safer by design within the Statement of Environmental Effect'</i></p> <p>Suitable Plan of Management relating to public access and surveillance to communal open space areas has been recommended and has been suitably conditioned in attachment 1.</p>
Chapter	Design Guidelines	Comment
4.5 Environmentally Responsive Design	<p>Design Guideline 1</p> <p>Orientate residential buildings to maximise solar access and cross ventilation.</p>	<p>The building has been orientated to maximise solar access, cross ventilation and the surrounding views of the site.</p> <p>The impact on solar access to the public open space to the south has been shown on the shadow studies included in attachment 5 and meets the requirement that 50% of the public open space will receive at least three hours of direct solar access.</p> <p>The residential elements of the development will meet the required ADG requirements.</p> <p>The solar access achieved does not meet ADG requirements, however this is considered acceptable and discussed in detail in section 8.v.a) of the Assessment Report.</p>
	<p>Design Guideline 2</p> <p>Enhance biodiversity, flora and fauna habitat value, energy conservation, and microclimate wherever practical and possible</p>	<p>The proposed landscape on levels Ground, Level 2 Level 5 and Level 11 is of suitable species for the site conditions, a mix of deciduous and evergreen trees are proposed that will provide winter sun and summer shade, landscape allows protection and enhancement of views and provides softening to the surrounding hardscape.</p>

	Design Guideline 3 Recycle building materials are used wherever practical.	Details not provided by applicant. Suitable advice note recommended within attachment 1 .
	Design Guideline 5 Use energy efficient lighting such as solar lighting and low voltage electrical facilities (e.g. public barbeques etc.).	Details not provided by applicant. Suitable advice note recommended within attachment 1 .



Figure 9.5 – ground floor elevation including service areas.