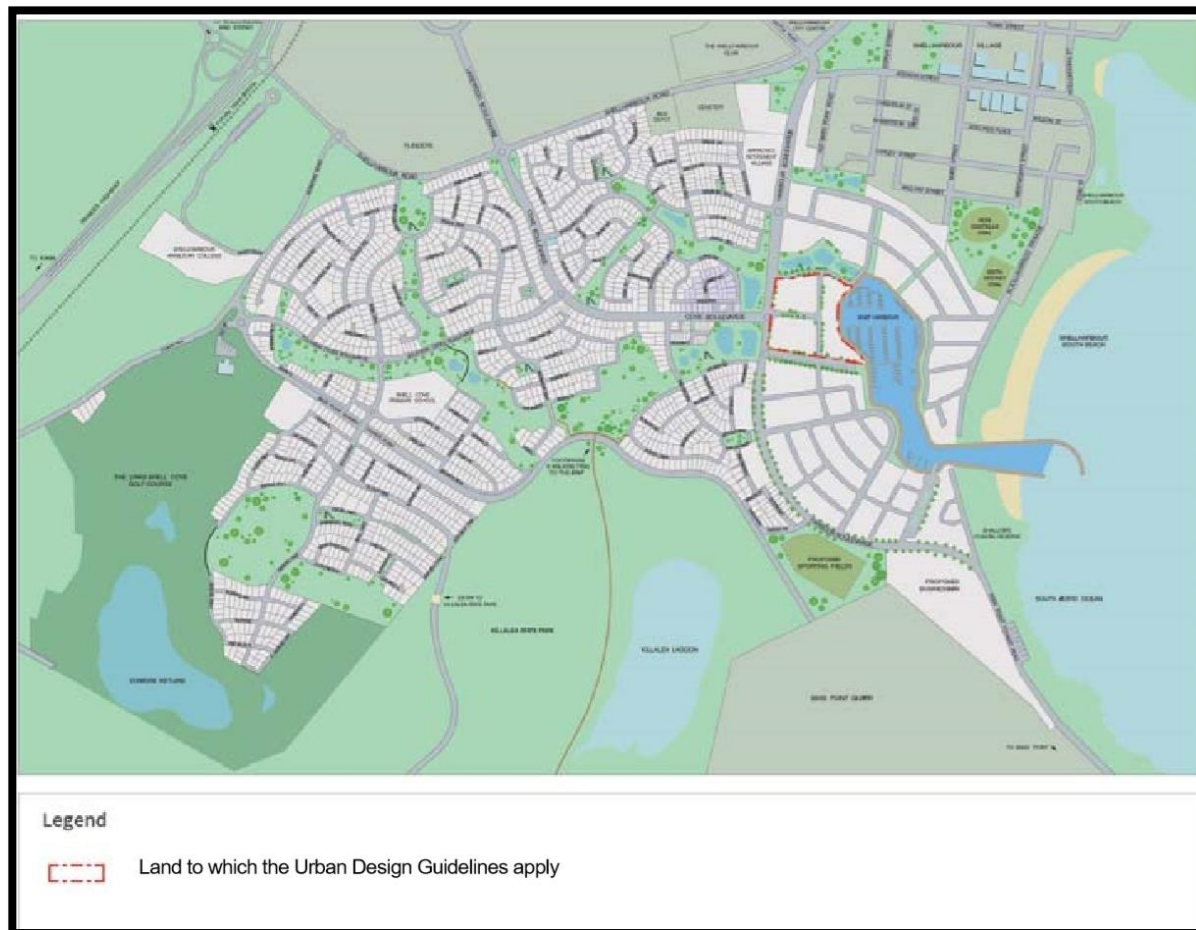


**Attachment I – Assessment of compliance with Shell Cove Precinct D Urban Design Guidelines**

**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 1**.



**Figure 1** – Land to which Urban Design Guidelines apply (denoted in red)

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Design Guidelines	Proposed	Comments

## Character Areas

Precinct D will accommodate a number of areas each with a particular function. The areas are illustrated in **figure 2** and defined as follows:

- Town Centre Core
- Residential Area
- Community Area
- Hotel Area
- Tavern Area
- Town Centre Core


The Community Area is located adjoining Waterfront Parade and the marina foreshore.



**Figure 2** – Precinct D Character Areas application site marked as 1


Key Element	Characteristics	Comment
Land Use	Civic core, including public library, community facilities, tourist facilities and public open space	Proposed development is for public library, community facilities including meeting and function rooms, public toilets and a visitor information centre.
Built Form	Community centre and library front the harbour and provide a civic presence and architectural counterpoint to the commercial uses.	The architectural design is considered to be unique to the Town Centre whilst still maintaining the coastal elements of the surrounding marina. The shape, design and

		materials utilised contrast well with the existing and approved developments within the adjoining lots.
Public Domain	<ul style="list-style-type: none"> <li>• Extensive area of public open space provides a forecourt to the community centre and library and the civic heart of Shell Cove.</li> <li>• Public open space provides visual and physical connection between the Residential Area and the harbour, through the Community Area.</li> <li>• Boardwalk design allows direct public access to the water.</li> <li>• Ramp and step access creates a variety of movement options while creating fully accessible public spaces.</li> <li>• A variety of seating options are provided.</li> <li>• Tree planting provides shade and aids legibility.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas of public open space surround the development with landscaping and bench seating proposed.</li> <li>• The development will allow physical public access between the residential areas of precinct D (to the west) and the harbour. The two storey design will allow views from the higher residential units to the west across to the water.</li> <li>• The development does not impact the boardwalk design and will allow access through the subject site to the pedestrian boardwalk.</li> <li>• Access to ramps and steps are included.</li> <li>• The development includes a number of bench seating around the site.</li> <li>• Suitable landscaping is proposed including a number of trees.</li> </ul>
Movement	<ul style="list-style-type: none"> <li>• A continuous public open space is created along the waterfront which prioritises pedestrian movement.</li> <li>• Strong links are created between the Community Area and adjacent precincts.</li> </ul>	<ul style="list-style-type: none"> <li>• The development will allow physical public access between the residential areas of precinct D (to the west) and the harbour. The development includes access to ramps and steps.</li> <li>• The development links to existing pedestrian walkways on the eastern and western side of the building to link the area to adjoining precincts.</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Informal community interaction and gathering is facilitated by an attractive, comfortable public domain.</li> <li>• Space is provided for large scale community events and gatherings.</li> <li>• A variety of seating options are provided for incidental meeting and relaxation.</li> </ul>	<ul style="list-style-type: none"> <li>• The development has been designed to allow for a variety of informal and formal community interaction with a variety of spaces ranging from informal public areas to a large function room (capacity 110 patrons).</li> </ul>

	<ul style="list-style-type: none"> <li>Public open space provides space for community recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Throughout the building and within the surrounding public open space a variety of seating options are available.</li> </ul>
Building Forecourt	<ul style="list-style-type: none"> <li>Creates a well-defined frontage to the waterfront.</li> <li>Provides ramped and stepped access between the waterfront and the library.</li> <li>Provides opportunity for a variety of planting.</li> </ul>	<p>The development will include access to ramps and steps leading directly to the water frontage, with a small landscaped area between the building and the existing boardwalk.</p> <p>There will be a variety of planting surrounding with raised planters, trees and lawn alongside seating.</p>
Chapter	Design Guidelines	Comment
4.1.2 Public Domain	<p>The key public spaces are provided generally in accordance with Figure below – Precinct D - Key Public Spaces</p>  <ul style="list-style-type: none"> <li>A choice of seating and resting options are designed into each area of public open space.</li> <li>Tree planting and structure provide shade and a comfortable environment.</li> <li>50% of the key public spaces identified in Figure 18 is to achieve 3 hours direct solar access on 21 June between 9am and 4pm</li> </ul>	<p>The development will be surrounded by public areas, both paved and landscaped. These areas will include a variety of seating options and lawn areas which can be included as 'resting options'.</p> <p>The landscaping proposed includes suitable tree planting and the building itself will provide shade and weather protection for the ground floor of the building and parts of the surrounding public domain.</p> <p>Shadow diagrams provided detail that the public domain area to the east of the building will receive a minimum of five hours of direct sunlight on the 21 June. The area will be overshadowed by the hotel building to the north after 1pm.</p> <p>The development includes paved areas and areas of lawn and landscaping providing a variety of areas for the public to utilise outside the building. Within the building will be areas for the community to use more formally (booked rooms) as well as public amenities and a public library.</p>

	<ul style="list-style-type: none"> <li>Precinct D should include both formal and informal places, with hard and soft landscaping, that will support small to large-scale gatherings. It may include features such as artworks, entertainment spaces, commemorative works, landscape features, gardens, recreation spaces, play spaces, water features and outdoor dining areas.</li> <li>Streets and spaces are well lit and overlooked and designed using CPTED principles.</li> <li>Design spaces with clear lines of sight to enable visibility of hazards and to maintain safety of pedestrians. Design out blind spot opportunities.</li> </ul>	<p>External lighting will be in line with the existing foreshore area already in place.</p> <p>The design of the building reduces blind spot opportunities and ensures visibility of hazards.</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.	Suitable landscaping has been proposed which includes trees.
	Design Guideline 3 Landscaping is to be provided generally in accordance with Precinct D Indicative Landscape Plan	Suitably compliant
	Design Guideline 4 Use tree planting to frame important views and screen car parking areas.	Street trees to be retained as approved which continue to soften on existing on street parking and provide shade. Suitable landscaping has been proposed within the site which includes trees.
	Design Guideline 5	Suitable landscaping throughout the development and on boundaries.

	Landscape treatment and street trees should be designed to provide physical and design connection to the surrounding precincts.	
	Design Guideline 6 Planter boxes may be used to complement spaces and movement networks, and be of human scale and proportion.	Planter boxes used proposed within the site, these are incorporated with bench seating and are considered to be of reasonable scale.
	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. Ground floor of development includes mainly glazing allowing passive and active surveillance and access around the ground floor. The section of the ground floor which includes service areas fronts Waterfront Promenade and is clad using suitable materials. This service area will include direct public access to amenities and suitable signage.
	Design Guideline 8 Robust, unrestrictive designs ensure that the public realm can adapt and respond to the rhythms and patterns of use by time of day, day of week and season.	The development is of suitable design with a pleasing oval shaped building which allows almost 365 degree views of the marina, park and surrounding Town Centre. The design allows windows and doors to be opened when required to improve air flow with the first floor extending over the ground floor to provide shade and rain protection when required. The curved design does not create blind corners or areas that are hidden which is likely to reduce anti social behaviour after hours.
Chapter	Design Guidelines	Comment
4.2 Land Use Mix	Design Guideline 1 Land uses should be located generally in accordance with Precinct D – Indicative land use and active frontages figure 4 below.	Figure 4 details site land use as community use (labelled 03 in figure 4). The proposed use for the development is information and educational facility and community facility. All facilities proposed within the building will be for community use.

	 <p>Figure 4 – Precinct D – Indicative land use and active frontages.</p>	<p>This is suitably compliant with the identified use as a community use.</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>Suitably complies. Community facilities and visitors centre available on the ground floor with glazed doors and windows addressing the eastern, northern and southern elevations of the building and a main entrance on the western elevation.</p>
Chapter	Design Guidelines	Comment
4.3 Built form and design		
4.3.1 Floor space and dwelling numbers	<p>Floor space and dwelling numbers are to be generally consistent with the Concept Approval.</p>	<p>The Concept Approval limits development on this site to a maximum of three storeys and maximum height of 15 metres. Proposal suitably complies.</p> <p>This development does not include any residential units.</p>



4.3.2 Building Height	Building heights are not to exceed the maximum height approved under the Concept Approval. 15 metres.	Maximum height of 9.85 metres
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.	Not applicable.
	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 a small (17 metre) section of the elevation fronting Waterfront Promenade. The site is limited as has active elevations on all four sides from the public domain. The Waterfront Promenade elevation is considered the most suitable to include this necessary service area. 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 with this infrastructure integrated into the design of the building.
4.3.4 Setbacks	Design Guideline 1 The ground floor of buildings fronting Road 10 (Cove Boulevard) are built to the street boundary with a 0m setback.	Not applicable – no frontage onto Cove Boulevard.
	Design Guideline 2	Not applicable – no frontage onto Cove Boulevard.

	Buildings on the northern side of Road 10 (Cove Boulevard) are to be setback above the third storey.	
	Design Guideline 3 Residential flat buildings fronting Roads 10 (Waterfront Promenade), 11 (Aquatic Drive) and 12 (Civic Avenue) are setback a minimum of 3.5m from the street boundary. Articulation zones (i.e. balconies) can be setback a minimum of 2m from the street boundary.	Not applicable no residential flat building proposed.
	Design Guideline 4 Side and rear boundary setbacks for residential flat buildings are to be consistent with the requirements of Part 3F of the Apartment Design Guide where relevant.	Not applicable no residential flat building proposed.
	Design Guideline 5 Basement parking may protrude into the front setback provided any visual impacts on the public domain are appropriately addressed.	Not applicable no basement parking proposed.
	Design Guideline 6 The tavern building can protrude over the boat harbour provided continuous pedestrian access is maintained along the boat harbour waterfront.	Not applicable
	Design Guideline 7 Buildings (excluding the Tavern, marina services and hotel) are to be setback a minimum of 6m from the boardwalk promenade.	Suitable complies setback is approximately 21.6 metres from boardwalk promenade.
	Design Guideline 8 The hotel can be setback a minimum of zero metres to Road 11 and a Road 10 (East) to provide definition to the street edge.	Not applicable

	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.	Not applicable
	Design Guideline 10 The community building can be setback a minimum of zero metres to Road 10 (Waterfront Promenade) and the civic plaza.	The development will have a minimum setback of 0 metres from Waterfront Promenade for approximately 17 metres. The remainder of the elevation will be setback 1.6 metres.
4.3.5 Residential Apartment Design	Not applicable to this development	
4.3.6 Parking and Access	<p>Design Guideline 1</p> <ul style="list-style-type: none"> <li>• Car parking is to be provided with consideration of the following rates:</li> <li>• Commercial premises – 1 space / 40m<sup>2</sup></li> <li>• Retail shop – 1 space / 35m<sup>2</sup></li> <li>• Supermarket – 1 space / 20m<sup>2</sup></li> <li>• Food and drink premises – 15 spaces / 100m<sup>2</sup> GFA</li> <li>• Hotel – 0.8 spaces / hotel room</li> <li>• Serviced apartments – 0.6 spaces / 1 bedroom apartments &amp; 0.9 spaces / 2 &amp; 3 bedroom apartments.</li> <li>• Residential apartments - 1 space / 1 bedroom &amp; 1.5 spaces / 2+ bedrooms</li> <li>• Residential visitors – 0.25 spaces / 1 bedroom &amp; 0.5 spaces / 2+ bedrooms (to be provided on-site)</li> </ul> <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>Parking not provided on site. The car parking for the development will be absorbed within the public car parking spaces around the Waterfront precinct.</p> <p>The Car Parking Assessment Strategy included as schedule B of the Urban Design Guidelines was presented to the Southern Regional Planning Panel during a determination meeting dated 16 April 2019 and included in the Guidelines as a result of this.</p> <p>This report makes recommendations on the provisions of car parking to ensure the usability and functionality of the Waterfront developments and the Town Centre is capable of serving the current and future uses planned.</p> <p>The car parking assessment is justified by a multi-trip and shared use logic that will be shared within the Precinct D catchment area. This is supported by the Urban Design Guidelines at 4.3.6 Parking and Access, Design Guidelines DG1 which states 'alternative rates may be provided where justified. Considerations shall be applied</p>

		<p>to peak demand analysis where shared trips may occur and where uses have different peak demands’.</p> <p>The car parking requirement for the community centre is identified as 13 spaces and for the library as 12 spaces as per the Shellharbour Development Control Plan 2013, there is no parking provision noted for the visitors centre independently, this floor area is incorporated into the community centre.</p> <p>The parking assessment shows the adjusted rate based on the shared trips ratios’ that will occur for people visiting the town centre, for the proposed uses a 70% reduction has been applied and therefore the number of spaces required has been reduced to 9 for the community centre and 8 for the library, totaling 17 car parking spaces.</p> <p>Figure 9.5 at the end of this document illustrates the Town Centre Masterplan Parking Allocation which shows a total of 614 spaces to service the precinct. The required 17 spaces have been incorporated into this allocation and will be available for the public to use.</p> <p>There will be some on street parking spaces unavailable during construction as per the submitted Construction Traffic Management Plan. This is to be expected during construction phases and will be managed appropriately to ensure that the existing business and shops will be accessible and operational during this time. Once the construction is complete the on street parking spaces will be available for public use prior to issue of an occupation certificate as per recommended condition included in attachment A.</p>
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	Design Guideline 2 On-site parking areas comply with the current version of AS2890.1.	Not applicable
	Design Guideline 3 Car parking is to be located on site to the rear of buildings and where possible behind the front building line.	Not applicable
	Design Guideline 4 Entries to basement car parks are to be located above the Probable Maximum Flood (PMF) level and in accordance with the figure included below (access shown by red triangle), unless an alternative solution has been agreed with Shellharbour City Council.	Not applicable
	Design Guideline 5 On-site carparking does not directly face the Road 10 (Main Street).	Not applicable
	Design Guideline 6 Building servicing and loading facilities adequately cater for forecast building demand and are provided in accordance with AS2890. 2:2002.	Building servicing to be undertaken from existing loading bay within Council owned car park opposite site accessed via Waterfront Promenade.
	Design Guideline 7 Ensure service areas and facilities do not adversely impact on the visual amenity of the streetscape.	Blank walls have been limited to service areas only along a small (17 metre) section of the elevation fronting Waterfront Promenade. The site is limited as has active elevations on all four sides from the public domain. The Waterfront Promenade

		elevation is considered the most suitable to include this necessary service area. Figure 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 8 Motorcycle and bicycle parking rates are to be provided in accordance with the Shellharbour DCP (Note: alternative rates may be provided where justified). 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.	No additional cycle or motorcycle parking bays provided as part of the proposal. Existing motorcycle and bicycle parking within the Town Centre will be utilised by visitors.
	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.	Not applicable.
	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.	Not applicable – not for residential purposes.
4.3.7 Materials	Design Guideline 1	Suitably compliant. Majority of external facades are glazing.

	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.	
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 application has been reviewed by the Council's Community Life Team and NSW Police. Recommended conditions have been included in attachment A.
Chapter	Design Guidelines	Comment
4.5 Environmentally Responsive Design	Design Guideline 1 Orientate residential buildings to maximise solar access and cross ventilation.	The building has been orientated to maximise solar access, cross ventilation and the surrounding views of the site.
	Design Guideline 2 Enhance biodiversity, flora and fauna habitat value, energy conservation, and microclimate wherever practical and possible	The proposed landscape is of suitable species for the site conditions.
	Design Guideline 3 Recycle building materials are used wherever practical.	Details not provided by applicant.
	Design Guideline 5 Use energy efficient lighting such as solar lighting and low voltage electrical facilities (e.g. public barbeques etc.).	A review of the Section J report submitted with the application has been undertaken. The building will meet the requirements of the NCC in terms of energy efficiency.

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Figure 5 – Building A ground floor west elevation including service areas.



**LEGEND**

- LOT BOUNDARY
- PRECINCT D BOUNDARY - REFER TO L-PRECINCT D PARKING -E
- ROAD
- PARKING

TOTAL CAR PARKING: 624  
LOADING SPACE: 1

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*Figure 9.6 – UDG Parking Masterplan*