

PRECINCT A Design GUIDELINES

Medium Density Housing



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Design Guidelines For Medium Density Housing within Precinct A

Prepared by Ethos Urban for Frasers Property Australia and Shellharbour City Council

December 2018

The Medium Density Design Guidelines have been reviewed by officers of Shellharbour City Council and endorsed by Geoff Hoynes - Group Manager City Planning, Shellharbour City Council.



SIGNATURE

11 December 2018

1.0 Introduction

1.1 Purpose Of The Design Guidelines

The purpose of the Medium Density Design Guidelines is to support the Shell Cove Concept Approval in guiding development of medium density housing within Precinct A.

The Design Guidelines have been prepared as required by Schedule 3, Part D, Further Environmental Assessment Requirements No.1 under the Concept Plan Approval. The approval requirement 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:

1. *Architectural diversity within all stages which complements the site’s coastal context.*
2. *A variety of detailed designs which avoids monotonies and repetition.*
3. *Design of the hotel building and public square in the commercial precinct which define street and water edges, and create visual interest*
4. *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

5. *Demonstration of a mix of dwelling types and sizes for each residential precinct, including consideration of affordable and adaptable housing*
6. *Building separation, setbacks, solar access, visual and acoustic privacy, view corridors and an adequate level of environmental amenity*
7. *Compliance with crime prevention through environmental design principles*
8. *The location and distribution of car parks*
9. *Where applicable, that SEPP 65 principles and the Residential Flat Design Code (now ADG) can be achieved*
10. *Appropriate density, bulk, scale, textures and colours in relation to surrounding development, topography and streetscape*
11. *Consistency with the NSW Coastal Policy 1997 and Coastal Design Guidelines NSW in terms of visual impact, bulk, scale and amenity*
12. *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

13. *Clear addresses for buildings fronting public walkways along the harbour and direct access from walkways where possible*
14. *An indicative staging plan identifying the likely timing and sequence for each stage*
15. *Buildings which address main avenues or boulevards and serviced by rear laneways/access ways to improve legibility and prevent gated communities*
16. *Design and layout to minimise noise impacts to sensitive residential areas near the quarry boundary.”*

These design guidelines respond to the Concept Approval Requirements.

1.2 Aim and Structure of the Guidelines

Frasers Property Australia have prepared The Waterfront, Shell Cove Precinct A Medium Density Housing Guidelines to ensure the development of well-designed and sustainable homes in our new community.

The Guidelines set out the key priorities and principles in relation to medium density housing and apartment siting and design, access, landscaping and sustainability.

These Guidelines form a 'manual' for design and development at The Waterfront, Shell Cove and inform the approval process.

The Guidelines should be read in conjunction with the National Construction Code (NCC) and all relevant legislation and Australian Standards.

The Guidelines are set out as follows:

Section 1 – Introduction, Aim and Structure of the Design Guidelines.

Section 2 – Desired future character and the key design principles for medium density development.

Section 3 – Site Planning, which provides general guidance on siting arrangements such as building types, access and building envelopes.

Section 4 – Building Design & Architectural Character, which provides guidance on house design, character, and detailing.

Section 5 – Landscape Character, which provides guidance on landscaping elements including planting and hardscape detailing.

Appendices – The document glossary, Waterfront Shell Cove colour palette, and landscape palette for Medium Density Housing.

1

INTRODUCTION

- Aim and Structure of the Guidelines

2

DESIRED FUTURE CHARACTER

- Precinct A

3

SITE PLANNING FOR MEDIUM DENSITY HOUSING & APARTMENTS

- Siting Requirements

4

BUILDING DESIGN

- Architectural Character and Sustainability

5

LANDSCAPE CHARACTER

- Landscape Character & Sustainability

APPENDICES

- Glossary
- Building Facade Colour Palette
- Landscape Palette

1.3 Approval Process

The Waterfront, Shell Cove approval process for medium density housing and apartments is indicated on the right.

These guidelines have been endorsed by Shellharbour City Council.

Following a review of the Design Guidelines and the preparation of an integrated Development Application (DA), the first step is to arrange a pre-lodgement meeting with Shellharbour City Council (Council) to discuss the proposed housing.

The required DA documentation should then be prepared and be lodged with Council for approval. The DA should provide description of the proposals and general compliance with the Design Guidelines outlined within this document.

Merit based assessment will consider variations to the guidelines where the relevant objectives and superior built form and/or improved environmental living outcomes are achieved including improved building bulk and scale.

Any variations will be considered by council as part of the DA assessment process.

Following the DA approval, a Construction

Certificate (CC) approval from Council or a Principal Certifying Authority (PCA) will need to be issued before construction can commence.

Should variations to the design be sought after approval has been granted, a Section 96 Modification Application will need to be prepared and lodged with Council.

Future building extensions or renovations will also require approval by Council.

Refer to Shellharbour City Council for further details regarding the approval process.

- 1 **DESIGN DEVELOPMENT & PROPOSAL**
 - Review Design Guidelines
 - Prepare a Pre-DA document package
- 2 **PRE-LODGE MEETING WITH SHELLHARBOUR CITY COUNCIL**
 - Site Analysis, Site Plan and Floor Plans
 - Preliminary drawings and Elevations with dimensions
- 3 **ASSESSMENT OF DEVELOPMENT APPLICATION BY SHELLHARBOUR CITY COUNCIL**
 - Refer to Council for their DA submission requirements
 - DA Approval
- 4 **ISSUING OF CONSTRUCTION CERTIFICATE BY SHELLHARBOUR CITY COUNCIL OR PRINCIPAL CERTIFYING AUTHORITY (PCA)**
 - Council / PCA CC submission requirements
 - CC approval
- 5 **CONSTRUCTION**
 - Approved Construction Certificate from Council / PCA
 - Construction
 - Completion of Dwellings and Landscape
- 6 **ISSUING OF CONSTRUCTION CERTIFICATE BY SHELLHARBOUR CITY COUNCIL OR PRINCIPAL CERTIFYING AUTHORITY (PCA)**
 - Approved Occupation Certificate from Council / PC

2.0 Precinct A Vision & Objectives

2.1 The Waterfront Shell Cove

The Waterfront, Shell Cove is a master planned award winning residential community created by Frasers Property Australia and Shellharbour City Council. Located within the Illawarra Region of NSW just south of Wollongong, the coastal Shell Cove will become a home to thousands of people with a bustling boat harbour and marina.



Figure 1: The Waterfront, Shell Cove Source: Frasers

2.2 The Waterfront Shell Cove Vision

The Waterfront, Shell Cove and its Town Centre will create a major regional boating destination and waterfront marina lifestyle and social hub for both residents and the wider South Coast community.

The vision for the Waterfront, Shell Cove is to create a new vital coastal community, with a strong local and regional focus on the boat harbour, which is unique to the natural beauty of the Shellharbour Coastline.

The Waterfront, Shell Cove will embody a sustainable built environment that harnesses the natural qualities of the locality with a contemporary coastal character reflective of the relaxed lifestyle of the region.



Figure 2: Waterfront Shell Cove Vision
Source: COX Architecture

The character of the Waterfront Precinct at Shell Cove should reflect the contemporary Australian coastal vernacular. It should be designed and built for the local climate, environment and lifestyle. There are several key features that are considered to be essential design elements in the Waterfront Precinct. These include:

- A balance of building types and heights which respond to the topography and natural setting;
- A design that is identifiable with, and has strong connections to its surroundings and wider setting;
- Designing sensitively, the interface with the public domain, to reinforce the integral connections to the natural landscape and relationships between built form and Harbour;
- Front and rear setbacks that encourage landscaping and porous views and vistas to natural elements including Boat Harbour and Wetland Park;
- Large verandas and alfresco areas that provide quality private open space and extend indoor living spaces in both front and rear setbacks;
- Materials that reflect the coastal location of Shell Cove i.e. weatherboards and lightweight cladding, timber elements, awnings, framing and balustrade elements;
- Contemporary facades and roof forms;
- A mix of eaves, pergolas, awnings and external louvres that respond to the Shell Cove microclimate and shade and protect windows and external living spaces such as verandas and courtyards;
- Windows, doors and skylights appropriately sized and oriented to admit direct sunlight and allow cross ventilation;
- Glazing that supports the Australian conditions and supports the transition between indoor and outdoor living areas; and,
- Elements that will contribute to the distinctive character of Precinct A include building scale, articulated streetscapes, fencing, private open space courtyards coastal colours and materials, and landscaping.

*Australian Coastal
Diversity
Connections
Identity
Sustainability
Natural elements
Views and Vistas
Public Domain
Boat Harbour*



2.3 Precinct A

Precinct A is characterised by its sea and harbour side location to the east of the boat harbour. It extends over 9Ha of land between the Boat Harbour and Harbour Boulevard. Precinct A is distinguishable by its mix and diversity of distinctive architecture, detached housing on land and medium density housing typologies. Local amenities including boat launching facilities and car parking are located in Precinct A.

Precinct A comprises two sub-precincts, Land (Low Density) and Medium Density, as indicated in Figure 3.

The Land area is characterised by detached, low density housing types.

The Medium Density area represents the transition area between the low density housing in the north and higher density housing and mixed uses towards Harbour Boulevard and the Future Business Park to the south and Promontory Drive and Precinct B to the west.

These design guidelines allow for the scenario of apartments and mixed-use development, should the relevant state government concept plan approval provide for this. If it does, any subdivision and future development of the land will need to account for this, using planning, design, crime prevention through environmental design principles, the relevant concept plan approval and other relevant policy.

Dwelling numbers and type are to be generally in accordance with Concept Plan Approval (07_0027).

These guidelines have been prepared specifically for medium density housing within Precinct A as identified in Figure 3.



Figure 3: Precinct A, showing areas for land and medium density. Building footprints are subject to future approvals
Source: COX Architecture

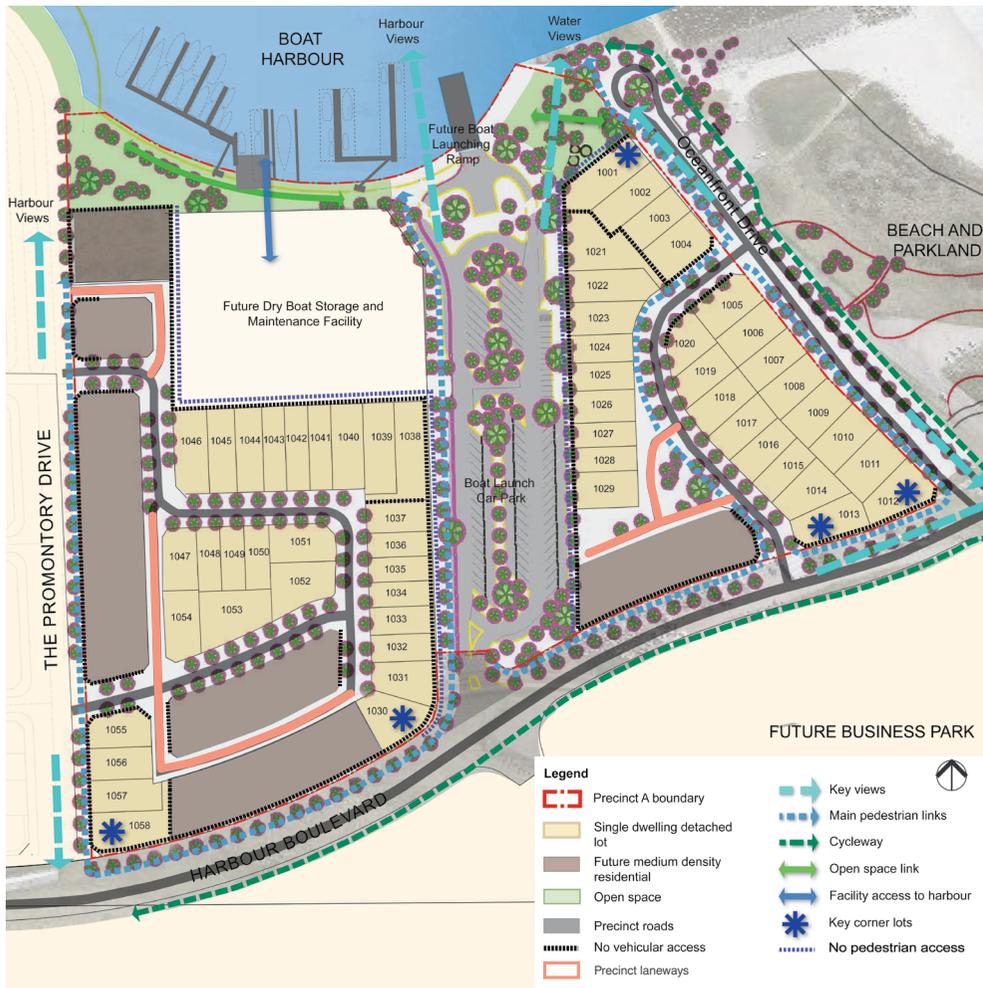


Figure 4: Precinct A
 Note: Figure is indicative only. The detailed street layout, public domain areas/open space, and dwelling lots are subject to future approval, including the subdivision DA; structural works within the Boat Harbour are contingent on separate approvals.

2.4 Desired Future Character

This section describes the urban design attributes and desired future character of the precincts which has influenced the street pattern, lot layout, open space provisions and pedestrian connections.

Precinct A cover some 9Ha and is framed by the Boat Harbour and boat launching facilities to the north. Bass Point Tourist Road to the east, Harbour Boulevard to the south and Shell Cove Precinct B1 to the west.

The land slopes broadly to the north towards the new harbour. Many lots have a slope from front to back of up to 1.5 metres. Crossfalls can be up to 0.5m. Development in Precinct A will provide a range of low and medium density housing options.

Residential lots generally have a north-south or east-west orientation, with easternmost seaside lots oriented towards the north east and south west. Lots with a street address to the north and north east are encouraged to include private north facing courtyards within front building lines.

Lots with a street address to the south and south west are encouraged to provide north facing living spaces and private open space to the rear of the lot.

Vehicular access into Precinct A is obtained primarily from Harbour Boulevard. Bass Point Tourist Road and The Promontory Drive provide pedestrian connection to Harbour Boulevard and to the waterfront.

Pedestrian gates / access will be provided to all properties fronting onto Harbour Boulevard and The Promontory Drive.

The boat ramp car park and dry boat storage and maintenance facility is located in Precinct A, but is not directly accessible to pedestrian or vehicles from any residential lot in Precinct A. Access is achieved from Harbour Boulevard.

Sections 3, 4 and 5 of this document provide detailed site planning, building design, architectural and landscape character guidelines for medium density housing located in Precinct A and identified in Figure 4.

Street names within this document are subject to approval by the Geographical Names Board of NSW.

Site Access and Street Network

- The Promontory Drive and Oceanfront Drive provide connection to Harbour Boulevard.
- The boat ramp access way and car park and maintenance facility bisect Precinct A.
- There is no direct vehicular access to lots or garages from Harbour Boulevard, the Promontory Drive or the access way to the boat ramp.
- Seaside Avenue and/or any adjoining pocket park(s) will accommodate a 1.2m wide pedestrian path(s) in appropriate locations to service desire lines to the harbour / ocean foreshore and Harbour Boulevard.

View and Vistas

- Vistas to water along The Promontory Drive, Oceanfront Drive and via the boat launching access way and car park are provided.
- The slope of the land towards the harbour and seaside provides opportunities for water views.

Amenity

- Additional connectivity to the Boat Harbour and seaside beaches is provided.
- Special acoustic treatments will be required for lots adjacent to the boat launching facility and car park.
- The maintenance and dry boat storage facility generally operate within the hours of 6am to 9pm, 7 days a week.
- Pedestrian and cycle connections to Harbour Boulevard, bus routes and main cycle way.

Land Use and Building Types

- A mix of medium density housing typologies provides a variety of architectural expression within Precinct A and complements the coastal context.
- Building heights are consistent within the Precinct at 2-3 storeys where consistent with the concept plan approval.



3.0 Site Planning for Medium Density Housing

3.1 Siting

Section 3 is concerned with the relationship of medium density housing to other development within the Precinct. It deals with the siting of buildings relative to surrounding development as well as considering the arrangement of elements of the buildings themselves. It considers the orientation of main living rooms and private open space, the location of garages, and the design of building envelopes.

Precinct A provides for a choice of housing options to meet a variety of lifestyle needs and family types. Buildings have been sited to maximise views to the Harbour and respond to the landscape setting.

These design guidelines relate to the following living options or building types within Medium Density Housing Precinct A:

- Duplexes;
- Townhouses;
- Terraces;
- Small Lot Detached Dwellings;
- Zero Lot Dwellings;
- Secondary Dwelling
- Detached Studios

- Garden Studios/Corner Dwellings;
- Detached Studios above garages (Fonzie flats are to be a maximum of 8m by 7m);
- Secondary Dwelling – 1 bedroom studio above garage (separate title is to be a maximum of 11m by 7.5m).

Dwellings are sited to respond to the street and reinforce the structure of the Precinct.

The key controls for the siting of medium density development are identified in Table 1 and explained in the following pages and diagrams.



Terrace



Duplex and Terrace



Duplex and Terrace



Secondary Dwelling - 1 bedroom studio above garage (separate title)



Detached Studios Above Garages (Fonzie Flats)

3.2 Building and Siting Principles

Each building or dwelling should be designed to respond to its unique site conditions. It should be designed to respond to the slope of the land, views and vistas, breezes, solar orientation, access opportunities and any neighbourly amenity issues such as privacy or overshadowing.

The siting of dwellings will need to be carefully considered to address:

- Slope of the land and water run off;
- Slope of the land and orientation to views;
- Location of living spaces and gardens orientated for good solar access in winter and to provide sun shading in summer;
- Strong connection between living spaces and external spaces;
- Orientation to catch prevailing breezes in summer months and to protect from adverse weather;
- Setbacks to streets and lot boundaries;
- Access requirements of vehicles and pedestrians;
- Maximum building envelopes;
- Neighbouring dwellings; and
- Requirements of services and easements.

These considerations will vary depending on the dwelling type and its orientation.

For example, northern orientation is most desirable for living rooms and private open spaces. Where passive street surveillance and/or good views conflict with this, open/flow-through living plans that maximise opportunities for dual aspect should be considered.

For 2 storey dwellings on lots adjoining the boat ramp car park, upper level windows from living spaces and bedrooms must be orientated to maximise casual surveillance of boat ramp car park.

For 2 storey dwellings on lots adjoining public open space, upper level windows from living spaces and bedrooms must be orientated to maximise casual surveillance of the open space.

3.3 Medium Density Housing controls

Precinct A (Medium Density) provides for a range of sites suitable for medium density housing. The combination of controls aim to create a cohesive yet diverse streetscape and landscape character. These include the siting of the building, the building itself and its landscape character.

Key Controls

A summary of key development controls for the siting of Medium Density development is set out in Table 2 and further illustrated under relevant sub-headings in the following pages.

The objectives for the key controls are set out in Table 1.

Medium density housing must be located within the Medium Density Precinct identified in Figure 4.

Medium Density Housing - Objectives for Key Controls

Element	Objectives
Lot Size	<ul style="list-style-type: none"> To achieve an orderly subdivision pattern for Precinct A. To deliver the desired future character envisaged for Precinct A. To enable Precinct A to be developed to achieve an appropriate density in accordance with the concept plan approval.
Building Height	<ul style="list-style-type: none"> To ensure the height of buildings complements the streetscape, the medium density urban character of Precinct A. To ensure the height of buildings maintains reasonable amenity to neighbouring properties in terms of visual bulk, access to sunlight, privacy and views. To protect identified public view corridors.
Setbacks (Primary Street) Setbacks (Secondary Street) Setbacks (Side) Setbacks (Corner Splay) Setbacks (Rear)	<ul style="list-style-type: none"> To provide setbacks that reinforce the desired streetscape pattern and to allow for landscaping and open space to enhance the streetscape. To ensure view corridors are maintained. To maximise usable north facing private open space where possible, To provide adequate solar access, visual privacy and appropriate building bulk. To ensure that the siting of buildings provides adequate separation for the amenity of residents and adjoining properties. To reinforce corner locations. To maximise amenity and minimise noise impacts for residents from busy roads.
Private Open Space	<ul style="list-style-type: none"> Dwellings provide appropriately sized private open space and balconies to enhance residential amenity. Primary private open space and balconies are appropriately located to enhance livability for residents. To provide Private Open Space that integrates with indoor living areas to promote outdoor living and functionality.
Solar Access	<ul style="list-style-type: none"> To enhance amenity by optimising sunlight to habitable rooms and private open spaces having regard to lot orientation, design constraints and opportunities.
Car Parking	<ul style="list-style-type: none"> Car parking is provided appropriate for the scale of the development.
Storage	<ul style="list-style-type: none"> To provide adequate, well designed storage in each dwelling To allow flexibility for different residents design and taste

Key Controls - Medium Density

Element	Parameters	Requirement	Measurement
Lot Size	Minimum	110m ²	Minimum lot width 5.2m (these lots contain 2 bedroom / 1 car space rear loaded dwellings)
Building Height	Storeys	Building heights/storeys are not to exceed the maximum height approved under the Concept Plan Approval (MP_0027).	
Setbacks (Primary Street & Shoal Lane)	Building Frontage	3.0 m	minimum
	Articulation Element	1.0 m	minimum
	Garage Frontage	5.5 m	minimum (to garage door)
Setbacks (Secondary Street)	Building	2.0 m	minimum
	Articulation Element	1.0 m	minimum
	Garage Frontage (Secondary Street)	2.0 m	minimum (to garage door)
	Garage Frontage (Laneway)	0.5 m	minimum (to garage door)
Setbacks (Side)	Building	0.9 m	minimum
	Attached (Party Wall)	0 m	When attached or partially attached to another dwelling or garage (no maximum length)
	Zero Lot	0 m to 0.15 m	Small Lot Detached Housing, Fonzie Flats, Studio and Garages only (maximum 75% of lot length for maximum 2 storeys). 0 metres if it abutts another structure. 0.15 if it does not, with 0.9 to adjoining lots.
Setbacks (Corner Splay)	Building	1 m	minimum
	Articulation Element	0.5 m	minimum (including Garages/Fonzies)
Setbacks (Rear)	Building	4.0 m	minimum (measured to rear facade without Alfresco)
		4.5 m	minimum (measured to rear facade with Alfresco)
	Attached (Party Wall)	0 m	minimum
	Zero Lot	0 m to 0.5 m	Fonzie, and Studios only (maximum 80% of lot width for maximum 2 storeys can be 0 setback)
Private Open Space	Per dwelling	16m ²	minimum unobstructed dimension 3m
Solar Access	Living rooms or private open space	1sqm of glass or ground	A living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June. Direct sunlight is achieved when 1sqm of direct sunlight on the glass or ground (within POS) is achieved for 15 minutes. To satisfy 2 hrs direct sunlight, 8 periods of 15 minutes will need to be achieved – the 15 minute periods do not need to be consecutive. A minimum of 75% of dwellings must be compliant.
Car Parking	2 bedroom rear-loaded dwelling	1 car space	Located on lot. (Unless otherwise agreed with Shellharbour City Council, a maximum of 4 are permitted within Precinct A, provided there is a street frontage that delivers secondary parking provisions).
	2 bedroom front-loaded dwelling	2 car spaces	Located on lot, Minimum 1 space covered
	3+ Bedroom dwelling	2 car spaces	Located on lot, Minimum 1 space covered

Table 1 is a summary of key controls for medium density development within Precinct A. This table must be read in conjunction with all detailed design guidelines outlined within this document. Variations to the above controls may be considered on a merit basis. Definitions of the terminologies used above are provided in Appendix A Glossary.

*Minimum lot size does not apply to separately titled studio above garage (Secondary dwellings)

Storage

Storage			
	Studio	4m ³	<ul style="list-style-type: none"> Space for storage may be found, however is not limited to the following locations: bedroom robes, linen cupboards, overhead or standard cupboards, study nooks, under stair storage areas, within garages, on balconies, and alfrescos Storage is to be accessible from either circulation or living areas Any storage provided on balconies is to be integrated into the balcony design, weather proof and screed from public view
	1 Bedroom dwelling	6m ³	
	2 Bedroom dwelling	8m ³	
	3+ Bedroom dwelling	10m ³	

Articulation Zones

Articulation zones encourage architectural features which provide diversity to the building's facade and architecture.

Features such as ground level verandas, porches, pergolas or alfresco areas may project a maximum of 2m forward of the front building line and setback. With the exception of alfresco areas, such features may be combined with upper level balconies within a 2 storey dwelling to provide visual interest, weather protection and sun shading.

Rear setbacks should incorporate a deeper articulation zone of 4.5m to allow for generous backyard alfresco areas. If no alfresco area is provided, rear setback is 4m.

The design guidelines encourage a design led approach to the incorporation of verandas, porches and balconies. Where the front setback is greater than the 3m minimum requirement, verandas, porches and balconies can increase their projection equivalent to the distance the 3m is exceeded by, provided it can be demonstrated that the projection will not have any adverse impact on the streetscape character.



Figure 5: Articulation zones for medium density housing
Source: Fraser's Property

Dwelling Orientation

Dwelling orientation refers to the position of a building and its internal spaces in relation to the site, the street, the subdivision layout, neighbouring buildings and vistas. Building orientation influences the urban form of the street and building address, and directly affects residential amenity. Each house should be site responsive, designed for its lot and take into account land slope, views, breezes, solar orientation, access opportunities and any issues such as privacy or overshadowing related to neighbouring properties.

The siting and orientation of dwellings will need to be carefully considered to address the following key considerations:

- maximise northern orientation including for living areas and private open space.
- responding to the desired streetscape character with dwellings to be oriented towards the street.
- capturing views.
- promoting amenity for the proposed development and neighbouring properties by responding to acoustic, sunlight and overshadowing impacts.
- maximising solar access to the private open spaces.
- responding to the topography of the site.

These considerations will vary depending on each lot and orientation.

Corner Lots

Where a building is sited on a corner allotment, its design must address both streets and 'turn the corner'. Different geometries, forms and setbacks should mark the corner location addressing both streets and facades. Elements such as windows, wall materials, colours, sunshades etc, should address and wrap around the corner.

- Splayed corners and corner emphasis can incorporate upper level projections or setbacks or different material expressions.
- Special fencing requirements for corner lots also reinforce the distinctive character of the corner lot (refer to Section 4.7).
- Vehicular access is preferred from rear laneways (where available) or secondary streets.
- On north facing lots, rear access is particularly preferable to maximise the number of north-facing habitable rooms to the street.
- For garden studios, corner dwellings, garages for adjoining dwellings, may abut (with zero physical separation).

Objectives

- Ensure development on corner lots reinforces this location by addressing both street at ground and upper levels.

Design requirements

- Corner lots are to have a minimum secondary street (side) setback of 2m minimum.
- The maximum length of a garden studio is 75% of the lot length.
- An articulation zone of 1m is allowed to the secondary frontage to encourage the incorporation of building elements that also turn the corner, for example projecting sun screens, balconies and pergolas.
- Windows from living areas and / or bedrooms on all levels to both the primary and secondary frontages, to provide for passive surveillance to both frontages.



Figure 6: Development on Corner Lots. Source: Fraser's Property

Articulation zones may project 1m forward of the building line on secondary street frontage.

Minimum 2m side setback to secondary street

Building articulation element may project to 0.5m on splay corner

Front fences are to be designed to address both frontages

Detached Studios Above Garages/‘Fonzie Flats’

Detached Studios above garages and ‘Fonzie flats’ may be located over double garages where accessed from a rear laneway or to the rear of corner lots with access from a secondary street.

Detached Studios/Fonzie Flats should only be located above double garages.

Detached Studios/Fonzie Flats which are separate dwellings may be on a separate title.

To ensure compatibility of scale, detached studios may be permitted only where the main dwelling on the block is two storeys or more.

Objectives

- The materiality and form of the Fonzie Flats should be consistent with the main dwelling.
- Ensure that Fonzie Flats promote casual surveillance of laneways and secondary streets via windows and/or juliet balconies.
- Private open space, which may include Juliet balconies, is to be provided to Fonzie flats on a merit basis.

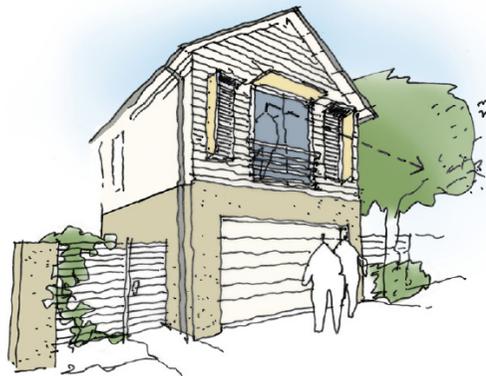


Figure 7: Fonzie Flat Studio above a double garage
Source: LFA

Design Requirements

- A maximum of 20% of garages in the Precinct may have studios above the garage. Each DA is to demonstrate how the 20% is being achieved across Precinct A.
- Detached Studios/Fonzie Flats can be located over a double garage. Their location throughout Precinct A will be appropriately distributed to ensure good passive surveillance over the entire secondary street all throughout the precinct.
- Detached Studios/Fonzie flats are permitted to be zero lot lined where garages are the same.
- Detached Studios/Fonzie Flats must be:
 - a) established in conjunction with a dwelling house, and
 - b) on the same lot of land as the dwelling house, and
 - c) separate from the dwelling house.
 - d) located above garage
 - e) limited to 1 bedroom
- Detached Studios on the same title as the primary dwelling house will utilise the principal dwelling parking (2 spaces) and any separately titled studios will have a separate parking space in addition to the primary dwelling parking. Separate title is not permitted for detached studios which do not have their own car space independent of the main dwelling.

Sloping Sites

Development on sloping land should be designed with appropriate regard to the topography. Excavation and basements should be minimised and split levels should be considered as an appropriate design response to reduce the overall impact upon the land.

- For front to rear slopes, step the buildings down the slope.
- For rear to front slopes, consider locating carparking in basements to minimise excavation. These may be half-in/half-out of ground.
- For cross slopes, a mid step in the floor plan can avoid excessive retaining walls on lot boundaries.

Objectives

- Building designs must respond to the topography of the site and excavation should be minimised.

Design Requirements

- Maximum 1m cut and fill.
- Retaining walls forward of dwellings to be masonry and should complement the building design.
- Terracing of retaining walls and incorporation of landscape screening is encouraged.
- Retaining walls on street boundaries must comply with fencing controls under the relevant heading.
- Dwelling designs are to ensure reasonable visual privacy to the adjoining dwellings.
- Retaining walls in the rear garden should be at least 3m from the rear of the house to allow for a level connection.

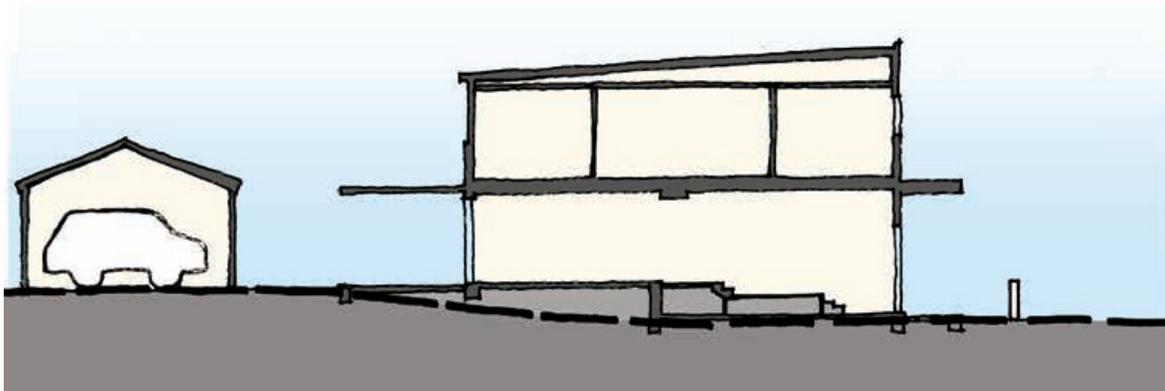


Figure 8: Development on sloping land. Source: Cox

4.0 Building Design & Landscape Character

4.1 Building Facades, Street Frontage & Character

Precinct A will be defined by a built form that references its natural coastal setting that has memorable streetscapes and incorporates attractive facades, reflective of the natural materials and characteristics of the Shell Cove Precinct. It will have a high quality, contemporary architectural composition defined by its landscaping reminiscent of the NSW South Coast.

The building facades and character of buildings at The Waterfront Shell Cove should reflect the coastal location and articulate the sustainable focus of the community.

Facades should respond to the Shell Cove microclimate, explore different elevation treatments related to orientation, incorporate durable materials and finishes suitable for coastal conditions and display a variety of external shading components.

The design quality of facades will also be influenced by the articulation of facade elements, innovation in environmental sustainability, proportion, transparency, the interplay of light and shade, materiality and colour.

Forms of articulation include blade walls, steel and natural timber posts, entries, balconies, verandas, pergolas, screens, awnings, feature walls and a combination of external materials.

Design requirements

- All buildings are to meaningfully contribute to the character of The Waterfront Shell Cove through quality design composition of facades.
- Facades should provide a richness of detail and design interest especially at visually prominent locations.
- Designs should demonstrate a clear relationship between the collection of building forms and the individual facade and elements.

Coastal Character

The design of dwellings should contribute to the contemporary coastal setting encouraged at The Waterfront, Shell Cove.

Design requirements

- Maximising indoor/outdoor relationships that create a sense of 'openness' and 'transparency' with opportunities for 'outdoor' rooms, verandas, balconies and porches.
- Use of materials, colours and textures that reflect the natural coastal landscape.
- Incorporation of landscaping as an element that links new development to the existing coastal setting.



Figure 9: Streetscape character of Precinct A

Source: COX Architects

External Materials

Building facades of predominately lightweight materials are encouraged to reinforce the coastal character of the community.

Design requirements

- The creative use of contrasting/ complementary lightweight materials is encouraged particularly to upper building levels. Materials can include timber or reconstructed weatherboards, plywood, compressed fibre cement products and metal cladding.
- A mix of external materials is required.
- At least two complementary materials or finishes should be used for facade articulation.
- All materials and finishes to resist coastal elements and be easily maintained.
- Refer to Section 4.5 and Appendix B for the preferred external materials palette.

Verandas, Balconies, Balustrades

Oversized and generous verandas, porches and balconies are encouraged to take advantage of the favourable Shell Cove climate and opportunities for transitional indoor/outdoor spaces.

Balconies, verandas and porches can be incorporated within the articulation zone of 2m within the front setback.

Design requirements

- Balconies and verandas to be a minimum depth of 1.5m.
- Doors and windows should generally be more than 50% of the balcony or verandah width to maximise indoor/ outdoor relationships.
- Detailing of balconies, balustrades and verandas should be generally open in style and reflect a coastal character using vertical timber battens, steel, mullion-less clear or opaque glass or a combination.
- Design of balconies, balustrades and verandas are to be integrated and complement the overall design.



Figure 10: Example of external building materials to be used in Precinct A
Source: Fraser's Property

Dwelling Entry

Dwelling entries should meaningfully engage with the street and integrate well in the design of the building. Entrances contribute to the character and legibility of a street and the overall facade composition.

They should provide for weather protection and equitable access.

Where possible, provide safe, continuous, step free pathways from the street entrance and/or the parking area to the dwelling entrance.

Design requirements

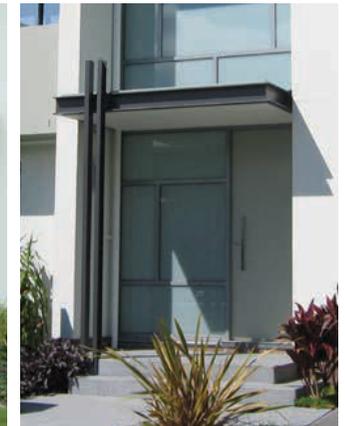
- The design of the entrance should provide interesting detail and contribute to the articulation of the building.
- A front verandah, porch or covered area (by way of an awning or similar) should be provided at, or over, the dwelling entrance to provide weather protection.
- The front door opening should be a clear 850mm minimum width to accommodate wheelchair use.
- Where principal private open space is located within the front building setback, for privacy and security, the principal private open space must be physically separated from any pedestrian property entrance/pathway to the dwelling entrance. This can be achieved with a lockable and secure front gate with intercom or structural elements including landscaping or fencing.



Overhanging verandas



Covered porches



Weather protection to entries

4.2 Garages and Driveways

Garages for medium density housing are located at the front and rear of dwellings across the Precinct. Garages and driveways should be designed to integrate well into the street and not dominate its character.

Variation in garage design, setbacks behind the front building line and articulation zones that allow for modulation and opportunities for landscaping, will serve to provide visual interest in the street and reduce the prominence of the garage facade.

Some rear double garages may have studio dwellings above (i.e. Fonzie flats) and may include small Juliet balconies and/ or windows overlooking the laneway or secondary street for casual surveillance opportunities.

Objectives

- Detached garages should match the main dwelling roof form and materials.
- Driveways should be integrated with the design of the front landscape area and complement the building design.
- Provide for sight distance safety

Design Requirements

- The maximum garage opening is to be no greater than 6m (double garage).
- Where garages are located to the primary street, they are to be setback a minimum of 0.5m behind the main building facade.
- Where lots have laneway access, vehicle access and parking should be from the laneway.
- For corner lots, vehicle access and parking is preferred from the secondary street or the rear.
- Garages in laneways must be set back a minimum of 0.5m from the rear property boundary. Studios or balconies above can be to the rear property line (subject to compliance with Table 1).
- Structures adjacent to the rear lane are not to impede the operation of waste collection vehicles
- Any space between the lane and garage is to be paved, in coloured or exposed aggregate concrete.
- Minimum dimensions for car parking spaces are to comply with Australian Standards (AS/NZ 2890.1:2004 Parking Facilities - Off Street Parking).

Treatment and Screening

- Garages are to be constructed in materials and finishes to match or integrate with the main dwelling.
- Garage doors are to be of contemporary design.
- Segmented door systems including panel lift and sliding doors are preferred with long horizontal paneling.
- Vertical roller doors are not permitted.



Landscaping on laneways



Materials that integrate

Driveways

- Driveways and paved areas should be minimised.
- Hard surface, double driveway widths should be limited and only behind the property boundary if necessary.
- Uncoloured plain concrete and bitumen should be avoided.
- There should be landscaping between the driveway and side boundary, subject to complying with sight distance safety provisions.



Recessed Garages

4.3 Roof Design

The roof is a key component of the design expression of a dwelling. Quality roof design considers the contribution of the roof to the overall performance and function of the building. A variety of simple roof forms and parapets are encouraged along the streetscape.

Objectives

- Roof design is to be treated as an integral part of the overall design of the dwelling.
- Articulated roof forms are encouraged to provide solutions for natural light and ventilation, summer shade and winter sun penetration to the interiors.

Design requirements

- Roofs should be simple in form with gable and hipped roofs at a minimum of 24 degrees and a maximum of 30 degrees.
- Skillion and flat roofs can be lower in pitch.
- Roof styles are to be predominantly flat, gable, hipped or skillion style.
- Roof forms are not to be excessively obtrusive or likely to cause loss of amenity to the streetscape or neighbours.
- Appropriate use of eaves, pergolas, screens, awnings, and louvres should be incorporated into the dwelling and roof design to provide protection to the north, east and west facing windows.



Figure 11: Example of a mix of articulation and roof styles to be used in Precinct A
Source: Fraser's Property.



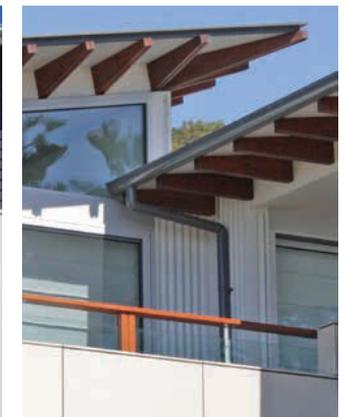
Figure 12: Mix of roof styles
Source: Fraser's Property



Shading devices



Sun control devices



Overhanging eaves

4.4 Universal Design and Sustainability

Objective

Universal design features are included in dwelling design to promote flexible housing for all community members.

Design Requirements

25% of the medium density housing is to include the Liveable Housing Design Guideline's silver level universal design features.

These guidelines are underpinned by sustainability principles. All medium density housing is to be designed with environmental sustainability measures and comply with current BASIX and NATHERS standards.

Minimising energy consumption of households is an important contribution to reducing greenhouse emissions. Use of building materials that contribute to the building's sustainability performance should be encouraged.

Passive Solar Design

Shell Cove experiences a warm humid summer and mild winters. The following principles should be considered when designing medium density housing:

Design Requirements

- Orient living spaces with large openings to the north where practicable.
- Incorporate operable windows and louvres to allow for cross ventilation, natural airflow and to take advantage of breezes.
- Install insulation to walls and roofs.
- Incorporate deciduous trees for summer shade and winter sun.
- Use light coloured roofs to reflect heat.
- Incorporate sun control devices where practicable such as eaves, awning or shade devices to allow sunlight into the building during winter and to provide shade in summer.

Sustainability

Frasers Property Australia and Shellharbour City Council are committed to creating a sustainable community at The Waterfront Shell Cove. Improving the performance of your home through environmentally sustainable design is a major focus of our sustainability approach.

This section articulates specific practices to be adopted in the design and construction of dwellings at The Waterfront Shell Cove to assist in designing sustainable homes.

All dwellings are to comply with current standards including BASIX and Nathers.

Energy Efficiency

Minimising energy consumption of households is an important contribution to reducing greenhouse emissions that contribute to climate change.

The energy consumption of households can be reduced though the inclusion of energy efficient lighting, installation of ceiling fans, external clothes lines and skylights.

Maximising natural heating and cooling features of your site and home will reduce the need for mechanical thermal comfort control by air conditioning. It is recognised that there are some conditions when air conditioning and heating may be desirable

Objective

- To minimise energy consumption.

Design Requirements

- Install 5 star rated instant gas hot water systems.
- Install energy efficient light fixtures and lamps.
- Provide an external clothes drying line (appropriately sited to receive sunlight and away from public view).

For more information, go to www.livinggreener.gov.au/.

4.5 Exterior Design Palette

The choice of external materials and colours should relate to the natural and visual character of the Shell Cove landscape.

Objectives

The selection of external materials and finishes should be suitable for coastal conditions, for example exposure grade bricks.

The principal base colours of buildings should be natural, with stronger accent colours to be used on specific building elements such as screens, projecting blade walls, sun shading, pergolas, balconies, gutters and trim.

Design requirements

- Where masonry is used, this is preferred on the base of the building with lightweight materials used for the upper levels.
- Composition of materials such as weatherboards, glass, masonry, timber and expressed steel elements are encouraged to add variation.



Figure 13: Example of coastal colour and material palette to be reinterpreted in the design Source: Frasers

Preferred Materials & Colours

Element	Preferred Materials	Preferred Colours
Solid Walls	Masonry (lower walls) can include:	Refer to Colour Palette (Appendix A)
	<ul style="list-style-type: none"> Sandstone or stacked natural stone (not vitrified tile equivalents). Rendered, bagged or painted blockwork or brickwork. Face brickwork - smooth face preferred. Highly textured bricks will not be approved. Split face, honed or smooth face block work. All brickwork and associated fittings are to be coastal rated. 	<ul style="list-style-type: none"> Natural colour of materials Timbers stained (in a range similar to the colour selection) Pre-finished sheet metal (selected Colorbond colours) Light coastal, natural hues, cream, grey, off white, sand. Strong accent colours for architectural interest. <p>Note: Alternative wall materials may be approved based on design and merit.</p>
Roofs, Gutters & Downpipes	<ul style="list-style-type: none"> Metal roof sheeting is preferred Selected flat profile tiles may be approved on merit Rainwater heads and expressed downpipes to be in folded metal Colorbond standard profile gutters to match the roof, or stainless steel in round / half round shapes 	<ul style="list-style-type: none"> Off-white and light colours preferred (to minimise heat gain) Pre-finished metal finished (colours similar to Colour Palette) Selected Colorbond roof colours are in light to mid tones being Surfmist, Evening Haze, Shale Grey, Dune, Windspray and Bushland. Must be suitable for coastal conditions. Black or highly reflective roofs are not permitted.
Windows	<ul style="list-style-type: none"> Glass / timber / painted windows Aluminium, prefinished or natural anodised Window reveals which add expression to the building are preferred 	<ul style="list-style-type: none"> Natural colours of materials (for example, natural anodised) Powder coat colours equal to Colour Palette colours
Sunshade Devices	<ul style="list-style-type: none"> Horizontal timber louvres / battens Aluminium louvres Canopy roofs compatible with main roofing Painted CFC / Folded metal sheeting 	<ul style="list-style-type: none"> Natural colours of materials Colour as per Colour Palette Powder coat colours equal to Colour Palette colours Can be accent colours
Fencing (refer to Section 4.7 Walls & Fencing Detail)	<ul style="list-style-type: none"> Timber pickets / slats Rendered / painted Masonry plinth and piers also honed or split faced Contemporary timber pickets / slats Painted steel pickets or flats 	<ul style="list-style-type: none"> Natural colours of materials Colour as per Colour Palette Powder coat colours equal to Colour Palette colours
Garage Doors	<ul style="list-style-type: none"> Timber / sheet metal / translucent panels Tilt-up panel doors preferred. Roller doors are not permitted. 	<ul style="list-style-type: none"> Natural or stained timber is acceptable. Colour as per Colour Palette.
Front Driveway/Pavement	<ul style="list-style-type: none"> Plain concrete or exposed aggregate. Stamped, stenciled paving is not permitted. 	<ul style="list-style-type: none"> Consider hard and soft driveway treatments.

Table 2 is a summary of the preferred materials palette for medium density development within Precinct A. This table must be read in conjunction with the detailed Materials Palette in Appendix B.

External Materials

Building facades of predominately lightweight materials are encouraged to contribute to the coastal character of the Shell Cove Precinct.

A cohesive material palette is encouraged as an integral part of the building design and vernacular of the street.

A detailed materials palette is included in Appendix B.

Design requirements

- The creative use of contrasting/ complementary lightweight materials is encouraged particularly to upper building levels.
- Materials can include smooth face brick, rendered masonry, timber or reconstructed weatherboards, plywood, compressed fibre cement products and metal cladding.
- A mix of external materials is required.
- At least two complementary materials or finishes should be used for facade articulation.
- Durable, high quality materials should be used to ensure the buildings withstand the effects of time, the coastal conditions and the appearance of the streetscape.

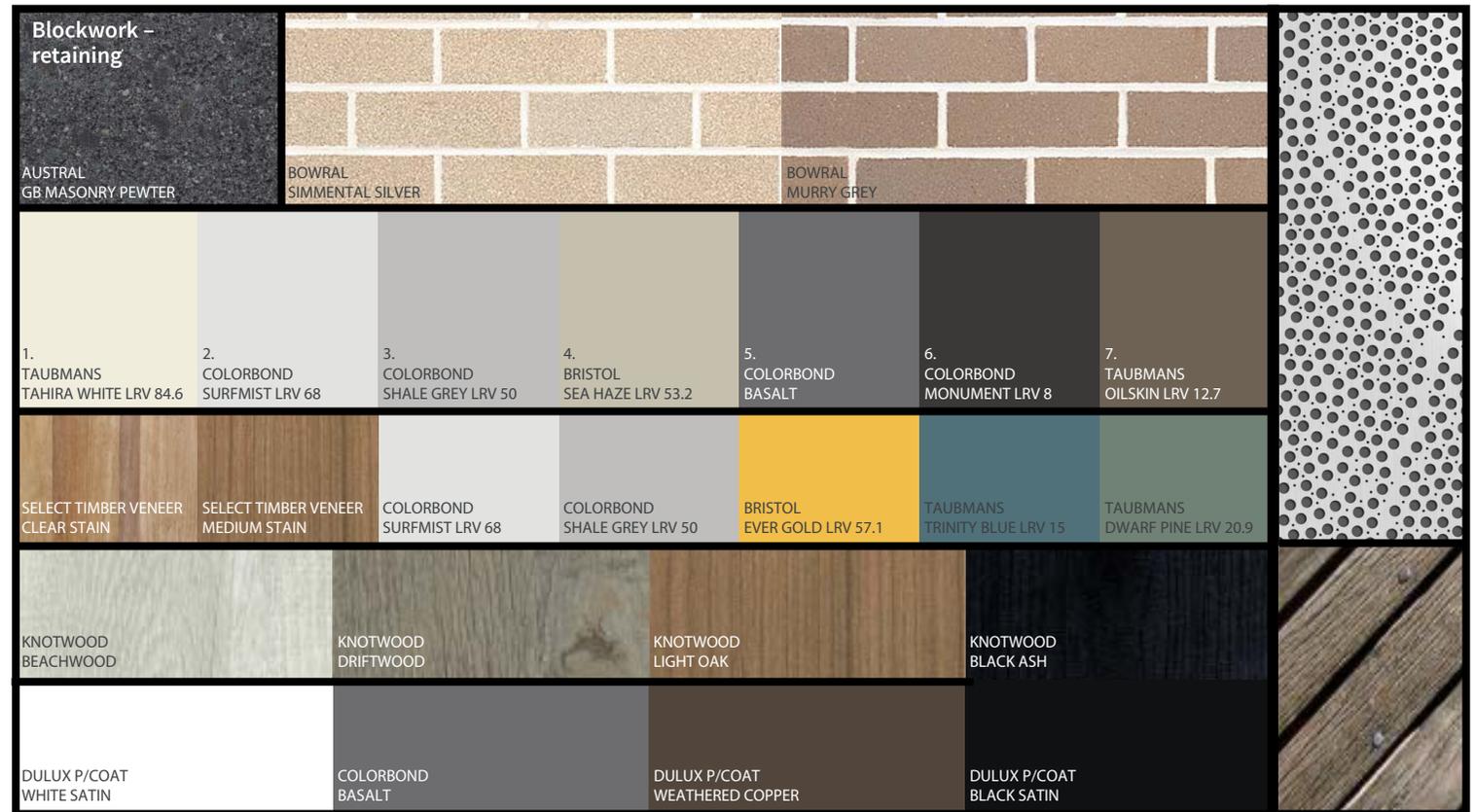


Figure 14: Example of external building materials to be used in Precinct A.
Source: Frasers

4.6 Sun Shading and Other Details

Details such as sun shading devices, balconies, downpipes and privacy screens should form an integral part of dwelling design. The following indicates the preferred detailing of these building elements.

Sun shading, eaves and screens

Objectives

- Sun shading devices, screens and eaves should be designed to provide effective protection in a manner consistent with the Precinct A desired future character.

Design Requirements

- The use of timber battens, screens and sun shading devices is encouraged to create “outdoor rooms” for coastal living.
- Any security doors are to be simple and recessive with dark coloured mesh.
- Fly screens are to match window frame colours and be dark mesh.
- External security roller shutters to windows are not permitted.

Gutters and Downpipes

Design Requirements

- Gutters and downpipes are to be integrated with the building architecture to avoid unsightly detailing and should reinforce the coastal character of Precinct A.



Sun shading devices



Overhanging eaves

4.7 Walls and Fences

Walls and fences define the boundary between dwellings and the public domain and contribute to the quality, character and identity of the street.

The composition of fences and walls should provide a balance between opacity and transparency, with materials and colours that convey the contemporary coastal character of The Waterfront Shell Cove.

Objectives

- Front walls and fences are designed to promote casual surveillance and community interaction.
- Side and rear walls and fences are to maintain privacy between adjoining dwellings.
- Dwellings adjacent to the public reserve should provide direct pedestrian access where practical and if ground levels permit.
- Minimise graffiti.
- Ensure adequate sight distance safety distances.

Design requirements

The design of fences and walls is to:

- Clearly define boundaries between private and public spaces.
- Provide sight lines to the street and public domain to allow passive surveillance and increase safety.
- Provide for privacy, particularly for rear gardens and courtyards, without impacting on views, outlook, access to light and natural ventilation.
- Provide an articulated and varied interface with the street.
- Provide privacy for courtyards within the front setback.
- Provide dwelling address by integrating a letterbox and street number.
- Incorporate landscaping where possible to soften the fence line and provide privacy where required.
- Avoid creating long stretches of blank spaces that may attract graffiti.
- Comply with sight safety provisions.
- Ensure front door is visible.



A mix of materials



Incorporate mailboxes and landscaping



A mix of solid and transparent materials

Front Fences

Front fences can provide for a unified streetscape and character. They define the public and private space.

At The Waterfront Shell Cove, front fencing requirements vary depending on the street address.

Design Requirements

- Front fencing is mandatory for development addressing Harbour Boulevard and Harbour Foreshore.
- Front fencing is mandatory where the lot addresses entry streets or public open space.
- Front fencing is to provide permeable elements for passive surveillance to the street.
- Fencing colours and materials are to be consistent with the main dwelling colours.
- Front fences will generally be 1.2m to 1.5m in height. Where front fencing abuts principal private open space, a 1.8m height can be considered.
- Ensure front door is visible.
- Incorporate low key arbor feature at gate entry if appropriate.

Corner Fences & Fencing to Lane ways

- Corner and laneway fencing is to provide for private open space to the side or rear of dwellings, together with continuity of fencing to secondary streets and laneways.

Design requirements

- Fences are to be maximum 1.8m high.
- Fences are to be constructed of:
 - Bagged or rendered or painted masonry walls;
 - Face brickwork or masonry (honed/ smooth block-work) that complements the main dwelling.
 - Horizontal timber battens with or without masonry piers;
- Due to their long lengths, secondary fences are to include a combination of the above.

- Masonry or solid timber fencing should be used to screen service areas otherwise a semi-transparent character can be provided by horizontal boarding or battens.
- Colours and materials of fencing is to be in accordance with Section 4.5, i.e. masonry to match the dwelling, timber stained, natural finish or painted to complement the dwelling.
- On corner lots, front fences can extend from the corner to 50% along the side frontage.
- As an alternative to the corner lot fences, the front fence or courtyard fence can continue along the secondary street frontage if preferred.
- Gates across driveways are permitted in corner lot fences where vehicle and parking access is provided from the secondary frontage at the rear of the lot.
- Provision of landscaping in laneways is encouraged to soften edges of walls and fences, which could be setback accordingly.
- An access gate can be provided to the laneway from the laneway fence.
- Dwellings with a primary frontage to the The Promontory Drive or Harbour Boulevard must have a pedestrian gate to the frontage.



Special Fencing

(by Frasers Property Australia)

Special fencing will provide for a unified streetscape along key corners and surrounding the medium density dwellings and boat storage facility. The design of special fences are to be:

- Appropriate height and scale (height to be minimised).
- Provide noise protection as appropriate.
- Comply with site distance safety provisions.
- Provide passive surveillance via visual permeability where appropriate.
- Provide privacy to principal open space where appropriate.
- Consistent with and complimentary to fencing provisions in these design guidelines.
- Provide pedestrian gates for all dwellings with frontages to the Promontory Drive or Harbour Boulevard to those roads.
- Complement open space / open space design, where interfacing with open space.
- Provide gates for access from lots to adjoining open space.

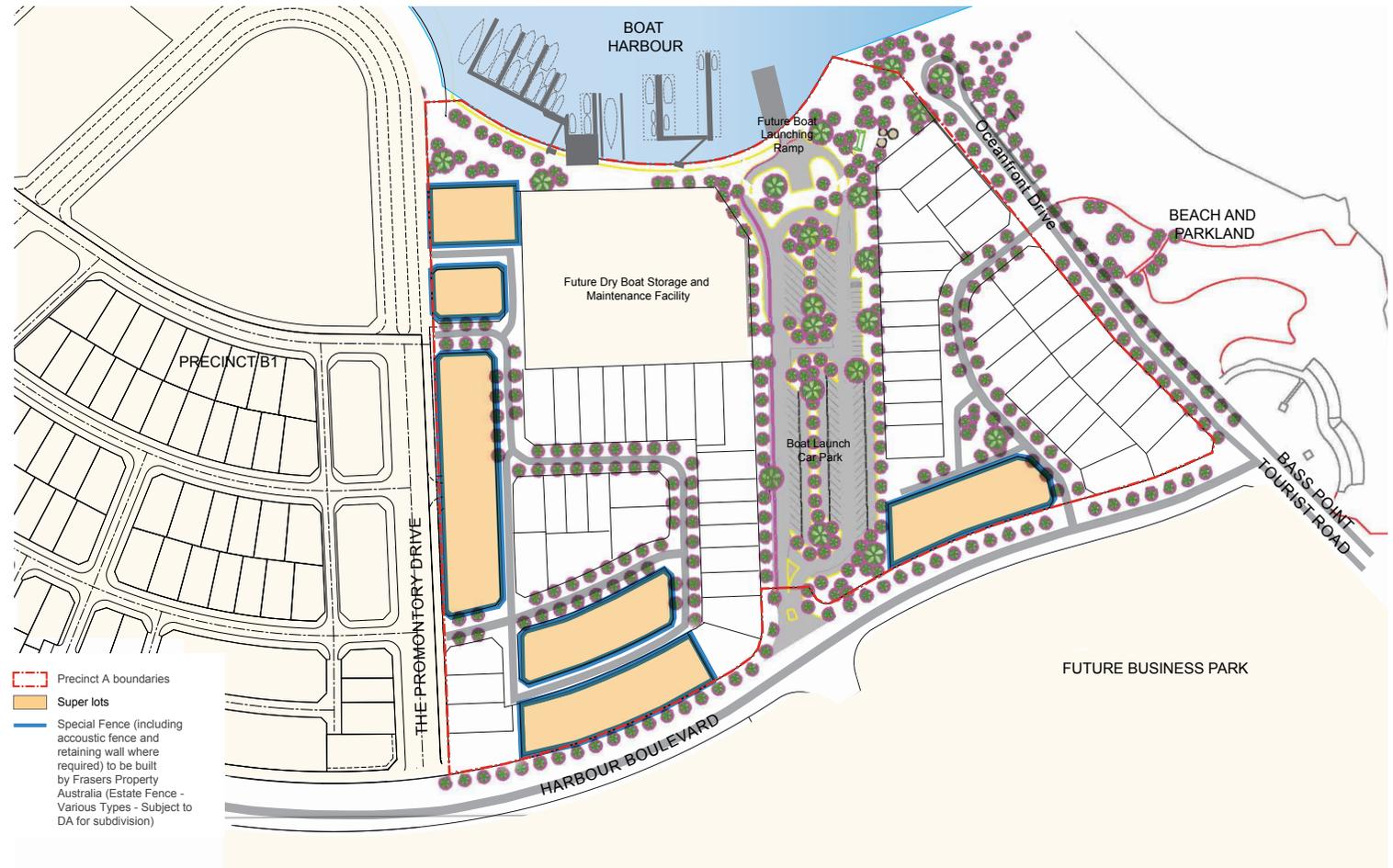


Figure 15: Special Fencing locations

Side and Rear Fences

Side and rear dividing fences for typical medium density dwellings are to be:

- Maximum of 1.8m high;
- Metal Colorbond type as per the Colour Palette.
- Masonry can be used for courtyards, if desired, and must relate to the materials/ colours of the dwelling;
- Metal fencing should have a simple profile without decorative trims or lattice;
- Side boundary fences are to start 1m behind the front building facade;
- Side and rear metal fencing is not permitted to any primary street, lane frontage or adjacent to public places such as public open space.

Retaining walls

For the majority of lots there is only a metre or less crossfall from front to back or side to side.

Objectives

Retaining walls should be considered to be part of the landscape, and integrated with other fencing on boundaries.

Design Requirements

- No higher than 1.5m.
- Generally be neutral elements (for example bagged brick, stone boulders or dry stone walls) and associated with planting.
- Retaining walls forward of the dwelling can be masonry and should be complementary to the dwelling design.
- Cribwall or treated pine logs are not acceptable.
- Footings, storm water and slotted drainage are to be wholly contained in the subject land. The walls may need to be set back from the boundary to accommodate drainage requirements.

4.8 Service Areas and Auxiliary Structures for Medium Density Dwellings

Elements such as aerials, solar panels, air conditioners, gas and water meters, and storage structures are to be considered as integral parts of the dwelling design.

Aerials, Antennae and Satellite Dishes

- Where television antennae or satellite dishes are required, they are to be located at the rear of dwellings away from public view.

Storage and Bins

- Storage should preferably be incorporated into the main dwelling.
- Garbage bins are to be stored on your property and out of sight / screened from public view.

Mailboxes

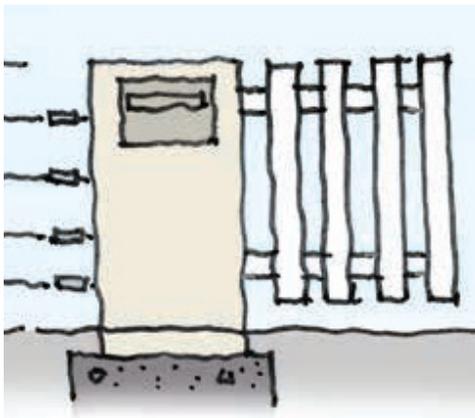
- Mailboxes are to be integrated into the front fence masonry pier or metal palisade design.

Solar Water Heaters and Collectors

- Solar hot water heaters located on the roof should be screened from public view wherever possible. It is desirable that they are integrated with the slope of the roof.
- Tanks associated with solar hot water systems are not permitted on the roof.
- In the instance of north facing lots, photovoltaic panels where provided, should be integrated into roof design to minimise adverse impacts on the streetscape

Services and Water Tanks

- Water and gas services, fuel storage tanks, gas, water and electricity meters and rainwater tanks are to be located away from public view.
- Where air conditioning is used, all equipment must be located away from public view. Any units should be mounted below 1.8m height on any external wall.
- Refuse storage areas, drying areas and clotheslines are to be located away from public view.
- Water collection is encouraged and required by BASIX. Above ground tanks that are visible from public view are to be adequately screened and should be similar in colour to the dwelling or be neutral.



Mailboxes to be integrated into front fence

4.9 Boat maintenance/storage facility, boat ramp/boat ramp car park and Harbour Boulevard provisions and associated residential amenity

Objectives

- To minimise potential acoustic and light spill impacts on residents from the boat maintenance/storage facility, boat ramp and boat ramp car park.
- To enable operability of the boat maintenance/storage facility generally operating within the hours of 6am to 9pm, 7 days a week basis.
- To provide flexibility for exemptions outside these areas where emergency works or the like are required.
- To enable on going operability of the boat ramp/boat ramp car park on a 24 hour/7 day a week basis.
- To promote visual amenity.
- To minimise road noise impacts on residents.
- To enable adequate solar access to residential development.
- To ensure pedestrian activities and boat related activities co – exist safely and reasonably.

Acoustic mitigation requirements for lots in vicinity of the boat ramp/boat ramp car park

The following provisions are to acoustically mitigate lots in vicinity, east and west of the boat ramp/boat ramp car park. Relevant lots and proposed acoustic measures will be confirmed as part of any development approval for subdivision.

These provisions are to comply with relevant noise standards and criteria on the basis of the boat ramp car park and boat ramp being operational 24 hours a day, 7 days a week.

The subject lots will require acoustic mitigation measures, regardless of the future boat maintenance/storage facility (BMSF).

These design guidelines allow for the scenario of a laneway/landscape buffer along the southern boundary of the boat maintenance/storage facility, should the relevant state government concept plan be conditional on this. If such a laneway needs to be implemented, any subdivision and future development of the land will need to account for this by modifying layout/associated provisions, using planning, design, crime prevention through environmental design principles and the relevant concept plan approval.

Design Requirements

- Acoustic Wall
 - A suitably placed and aesthetically treated (compatible with finishes of residential structures and can incorporate suitable artistic/cultural themes) acoustic wall is to be constructed by Frasers on the boundaries of relevant lots; and
 - The wall is to address acoustic line of sight from the boat ramp/boat ramp car park to the subject lots; and
 - Its height is to be minimised; and
 - This wall is to be designed to mitigate the predicted noise levels and to achieve design noise levels for ground floors on relevant lots.
- Residential dwellings overlooking the boat ramp/boat ramp car park are to:
 - Have first floor rooms mechanically ventilated or air-conditioned to allow the windows to be closed for noise control purposes; and
 - Have a minimum 6mm glazing on windows overlooking the boat ramp/boat ramp carpark (generally eastern windows for residences to the west and western windows for residences to the east, if constructed parallel to the boundary) ;and
 - Are not required to install special window seals on such windows.

Boat maintenance/storage facility

This facility comprises the following elements:

Land Assets

- Dry Boat Storage Facility and Wash down area
- Boat Maintenance Work Bays
- Workshops
- Hardstand
- Office, club lounge and amenities
- Carpark
- Access
- Fuelling Facilities

Water Assets

- Maintenance/Dry Boat Storage pontoon
- Heavy Duty Multiuse platform
- Travel lift
- Fuel and sewerage pump-out pontoon
- Multipurpose pontoon

In the design/construction of the boat maintenance/storage facility, appropriate density, bulk, scale, textures, colours are to be used to integrate it visually with its coastal setting and surrounding residential development.

Acoustic mitigation measures for lots in vicinity of the boat maintenance/storage facility (BMSF)

The following provisions are to acoustically mitigate lots in vicinity of the BMSF. Relevant lots and proposed acoustic measures will be confirmed as part of any development approval for subdivision.

The proposed acoustic measures will ensure compliance with relevant noise standards and criteria and are on the basis of the BMSF being generally operational within the hours of 6am to 9pm, 7 days a week.

Design requirements

Acoustic Wall

- A suitably placed and aesthetically treated (compatible with finishes of residential structures and can incorporate suitable artistic/cultural themes) acoustic wall approximately 7m in height is to be constructed within the BMSF lot and covering its western and southern perimeter.
- Where appropriate any BMSF building can be designed so as to avoid the need for a 7m high wall along the perimeter. The height of this wall above the levels of adjoining land will vary depending on the design level of the BMSF lot.

Residential dwellings adjoining the boundary of the BMSF are to:

- Have rooms mechanically ventilated or air-conditioned to allow the windows to be closed for noise control purposes; and
- Have a minimum 6mm glazing on ground and first floor windows facing the BMSF.
- Residential dwellings adjoining the boundary of the BMSF are not required to install special window seals on such windows.

Harbour Boulevard

Lots located within 40 metres of Harbour Boulevard will be impacted by road traffic noise. Relevant lots will be confirmed as part of any development approval for subdivision and suitable acoustic measures will be on the title of the land.

Light spillage

Measures to prevent light spillage from the boat ramp/boat ramp car park and BMSF will be submitted for assessment with relevant applications. This will include vehicle headlights, street lighting and lighting for the boat ramp/boat ramp car park and BMSF and will satisfactorily address relevant standards/criteria.

Solar access

Acoustic protection measures are not to prevent solar access provisions in these design guidelines being complied with.

In principle, the rear boundary setback of dwellings on lots 1038 – 1046 is a minimum 10 metres to ensure solar access is complied with. This will be confirmed as part of any development approval for dwellings.

Design of conflict points between the harbour perimeter pedestrian path and boat related activities

There are areas where the harbour perimeter pedestrian path intersects with the boat launching facility and activities related to the boat storage/maintenance facility, such as the travel lift. These have the potential for conflict between users of the path and users of these facilities.

In the design of these areas consideration must be given to the forecast frequency and times that:

- boat related activities will intersect the pedestrian path, and
- the pedestrian path will be used

Design of this area must account for this forecast and ensure all user groups have safe and reasonable access to the respective facilities.



Figure 16: Indicative Maintenance and Dry Boat Storage Facility structure to be built to the boundary. Longer lots to ensure acoustic amenity and solar access to the dwelling can be achieved in response to overshadowing of the Maintenance and Dry Boat Storage Facility.

4.10 Site Distance for Driveways and Footpaths

Objectives

- Provide good visibility for both pedestrians and drivers in vicinity of the junction between the driveway/ garage and the footpath
- Enable drivers/vehicles entering or exiting the property to see and be seen and heard

Design requirements

The objectives can be achieved by ensuring structures/landscaping within the property, structures/landscaping on the footpath and boundary fencing/walls/gates, do not interfere with a clear line of sight for drivers/ vehicles entering or leaving a garage or driveway.

In Precinct A2 Medium Density Housing, garage doors are generally setback from the footpath as follows:

- 5.5m to primary frontages
- 2m to secondary frontages
- 0.5m to laneways as secondary frontages

Footpaths

- Footpaths in Precinct A are generally 4 metres wide with a 1.2m paved path setback .6m from the property boundary.
- Laneways generally do not have a formal footpath and will be landscaped accordingly.

An area of land as shown on the figures below is free of any structures, including fencing/walls/gates and landscaping.

For rear loaded laneways, 2 metres either side of the garage door, on the road reserve area and garage setback area within the property, will only have landscaping/ structures low enough to not impede driver/ pedestrian visibility.

With any inconsistency between this section and other provisions on walls and fences, this section will apply.

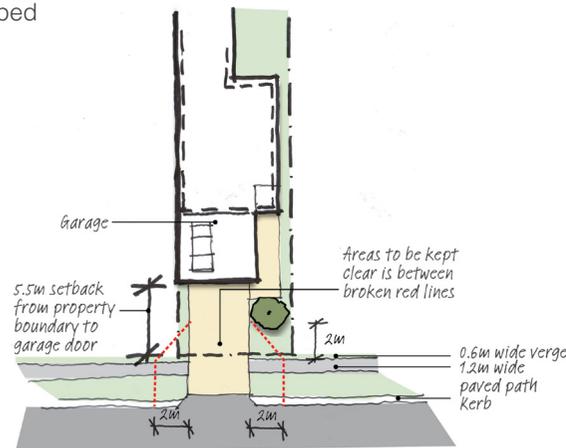


Figure 17: Primary Street

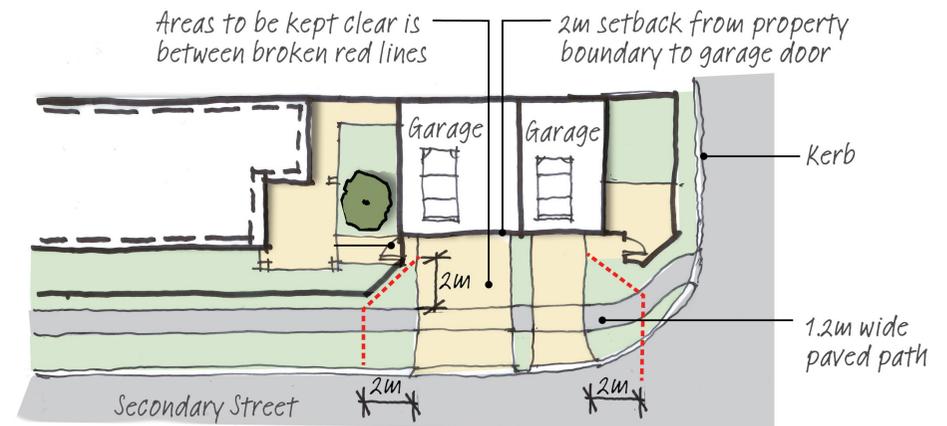


Figure 18: Secondary Street

5.0 Landscape Character

5.1 Landscaping

The landscaping contributes to the quality of the street, unifies the character and integrates the built form with the surrounding coastal environment. It also provides for shade in the summer and some forms promote sun during winter. Innovative low water, native, coastal gardens are encouraged.

A Landscape Plan is required by Shellharbour City Council as part of the DA application. A Landscaping Palette is provided in Appendix C which details preferred species and plantings for front and rear gardens. These have been informed by Council's preferred species for planting.

Design Requirements

- Landscaping should be in accordance with the Landscaping Palette included at Appendix C.
- Plants to be selected based on the size and orientation of the garden areas with native species to be used where appropriate.
- Landscape treatments should flow from internal spaces of the home with connection to front access points from the street.
- Trees are to be planted in an edged garden bed and not directly within the turf area. Avoid planting trees close to dwellings, hard paved areas or over underground pipes.
- Table 2 provides for minimum private open space provisions and solar access requirements.
- Deciduous trees should be planted to the north, north-west and western elevations to shade the dwelling and garden from the summer afternoon sun, whilst allowing desirable winter sunlight through.

5.2 Front Landscaping

Landscaping of front gardens is to be completed within practical completion of the dwelling. Before, during and after construction, the property is required to be kept clear of excessive weeds, rubbish and maintained to an acceptable standard.

Design Requirements

- All front garden areas must be properly landscaped with a combination shrubs, grasses, trees and turf.
- A garden bed with a consistent shrub species shall be planted across the front boundary, behind front fencing to form a uniform finish to the street.
- Turf should only be used where enough space is provided between the front hedge and the dwelling and where maintenance access is sufficient.

- Plants to be selected based on the size and orientation of the garden areas with native species to be used where appropriate.
- Landscape treatments should flow from internal spaces of the home with connection to front access points from the street.
- A minimum of one small tree shall be planted in the front yard of each lot, where suitable garden space of 1m x 1m is available. Each tree is to have a minimum pot size of 75L.
- All front garden areas must be properly landscaped with a combination shrubs, grasses, trees and turf.



Figure 19: Landscaping palette and species to be used in Precinct A
Source: Frasers's Property

5.3 Rear Landscaping

Design Requirements

- Rear landscaping should be a combination of turf, screening shrubs and trees to the rear of the garden, with paved entertaining areas close to the dwelling.
- Deciduous trees should be planted to the north, north-west and western elevations to shade the dwelling and garden from the summer afternoon sun, whilst allowing desirable winter sunlight through.
- Hardscapes should be provided where appropriate for outdoor living opportunities and should generally be located within the principle private open space and to the side of the home where required.
- Plants to be selected based on the size and orientation of the garden areas with native species to be used where appropriate.
- The placement of plants should be used to provide screening and privacy.



Figure 20: Landscaping species and palette to be used in Precinct A
Source: Fraser's Property

Appendix A - Glossary

The following definitions apply to the terms used within these Design Guidelines:

Ancillary structures are external building attachments, such as satellite dishes, rainwater tanks, air conditioning systems, aerials, clothes lines and hot water storage tanks.

Articulation zone means an area within a lot within which building elements are or may be located. The articulation setback area from a primary road is measured horizontally from the foremost edge of the building line.

Attached dwelling is a dwelling built with a shared or party wall with another dwelling. Types of attached housing include duplexes and townhouses.

Building height (or **height of building**), at any point of a building, means the vertical distance between that point at ground level (existing) and the highest point of the building immediately above that point, including architectural trim features, plant & lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Measured in Australian Height Datum (AHD).

Building line means the line of an existing or proposed external wall or roof edge of a building (other than a wall or roof of any building element within an articulation zone), or the outside face of any existing or proposed ancillary development, closest to a boundary of a lot.

Character means an expression of qualities which distinguish one locality from another. The character of one place is differentiated from another by features such as shape and slope of the land; tree canopy; views; building size and style and streetscape scale.

Detached studio means ancillary development including a fonzie flat that is habitable and is:

- a) established in conjunction with a dwelling house, and
- b) on the same lot of land as the dwelling house, and
- c) separate from the dwelling house.
- d) located above garage
- e) limited to 1 bedroom

The definition for a 'Detached studio' under these Design Guidelines does not include a 'Secondary dwelling' as defined under the Shellharbour Local Environmental Plan 2013.

A 'Detached studio' does not require additional contributions in accordance Section 94 of the Environmental Planning and Assessment Act 1979. However, if the proposed detached studio meets the definition of a 'secondary dwelling' under the Shellharbour LEP 2013, then additional Section 94 contributions will be payable.

Refer also to definition for 'Secondary dwelling' under these Design Guidelines and within the Shellharbour Local Environmental Plan 2013.

When submitting a development application, the applicant is required to confirm the applicable definition(s) under the Shellharbour LEP 2013 to allow Council to calculate the required developer contributions

Duplex means two dwellings with a shared or party wall.

Dwelling means a building containing one dwelling, an attached dwelling or a semi-detached dwelling, but does not include any part of the building that is ancillary development or exempt development.

Garden Studio is an attached duplex located on a corner lot with a splay.

Ground level is the level of the land surface before development is carried out, measured in Australian Height Datum (AHD).

Habitable room is a room, other than a bathroom, laundry, garage, water closet or the like, that is designed, constructed or adapted for the activities normally associated with domestic living.

Lightweight external building materials are cladding material and small section supporting posts and frames which give the external appearance of the relaxed character of the Shellharbour area (e.g. weatherboard, timber, corrugated iron, ply-wood etc.)

Living area is a term describing internal space used for domestic activities (e.g. lounge, family and dining rooms), excluding non-habitable rooms and bedrooms.

Medium Density refers to all other medium density building typologies that are not governed by the State Environmental Planning Policy No 65, and Apartment Design Guide.

Appendix A - Glossary

Primary street means the street to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face.

Private Open Space is defined as outdoor space located at ground level, or on a structure that is within private ownership and provided for the recreational use of residents of the associated dwelling. This includes circulation space and may contain minor encroachments such as pergola posts and steps.

Public view means views from the public domain, such as roads, pathways and walking tracks, foreshore reserves, open space corridors and parks.

Secondary dwelling is defined as per the *Shellharbour Local Environmental Plan 2013*.

A 'Secondary dwelling' requires additional contributions in accordance Section 94 of the *Environmental Planning and Assessment Act 1979*.

Refer to the definition for 'Secondary dwelling' under the *Shellharbour Local Environmental Plan 2013*.

Secondary street means, in the case of a corner lot that has boundaries with adjacent streets, the road that is not the primary street.

In the case of a lot with frontages at both ends, it is the road that is not the primary street.

Setback means the horizontal distance between the relevant boundary of the lot and the building line.

Setback area means the area between the building line and the relevant boundary of the lot.

Site analysis is a process of identifying and analysing key features of the site and immediate surroundings to assist in understanding how future homes will relate to your lot; neighbouring lots and The Waterfront Shell Cove neighbourhood.

Small Lot Detached Dwelling means a dwelling that is not attached to any other dwelling on a lot with a frontage of 13.5m or less that forms part of an integrated development application.

Terrace is a dwelling that is attached on one or more sides in a group of more than two dwellings with vehicular access from the rear.

Townhouse is a dwelling that is attached on one or more sides in a group of more than two dwellings with vehicular access at the front of the dwelling.

Zero Lot Dwelling is a dwelling that has an exterior wall on one of its side boundaries but is not attached to any other dwelling.

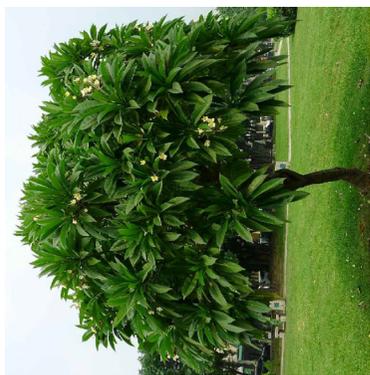
Appendix B - Colour Palette



Appendix C - Planting Palettes

CLASSIC TROPICAL Classic green foliage with white flowers

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
TREES					
Ac	Archontophoenix cunninghamiana	Bangalow Palm	45L	15m	
Cd	Cupaniopsis anacardioides	Lucifera	100L	10m	
Dd	Draecena draca	Dragon Blood	45L	5m	
Dyl	Dysoxylum speciosum	Golden Cone Palm	45L	8m	
Pa	Plumeria acutiloba	White Frangipani	100L	6m	
SMALL SHRUBS					
Dur	Duranta 'Sheneas Gold'	Sheneas's Mingold A Duranta	200mm	2m	
Gaf	Gardenia augusta 'Florida'	Florida Gardenia	300mm	0.8m	
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	200mm	0.5m	
Pe	Philipporhynchus 'Miss Muffet'	Dwarf Philipporhynchus	300mm	1m	
ACCENTS/FEATURES					
Ac	Arhippodium citratum	NZ Rock Lily	140mm	0.5m	
Aa	Asplenium australasicum	Bird's Nest Fern	200mm	0.5m	
Cr	Cycas revoluta	Sago Palm, Cycad	300mm	1m	
Px	Philodendron 'Xanadu'	Philodendron	300mm	0.5m	
GROUNDCOVERS					
Bm	Brachycome multifida	Cool Leaf Daisy	140mm	0.3m	
Cgl	Carpatholobos glaucescens	Fig Face	140mm	0.2m	
Dlj	Dianella caerulea 'Little Joss'	King Alfred Flox Lily	140mm	0.4m	
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	140mm	0.3m	
Vh	Viola hederacea	Native Violet	140mm	0.1m	
SCREENING					
Alp	Alphitonia caerulea	Native Ginger	200mm	3m	
Alz	Alphitonia zeyheri	Shell Ginger	200mm	2.5m	
Cg	Cordyline glauca	Falcon Cordyline	300mm	3m	
Mf	Mitella fiji	Pan White Magnolia	300mm	3m	
Re	Rhapis excelsa	Loaf Palm	300mm	3m	



TREES



Cupaniopsis



Archontophoenix



SHRUBS



Philipporhynchus



Duranta



ACCENTS/FEATURES



Philodendron



Arhippodium



GROUNDCOVERS



Trachelospermum



Dianella



Lrope

DRAWN: [blank] CHECKED: [blank] DATE: [blank]	SCALE: 1:100 @ A3	PROJECT: NEW RESIDENCE
	SHEET: L-03	DATE: 04-05-17
SHELL COVE LANDSCAPE PALETTE 3		
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THE WATERFRONT
SHELL COVE