Detailed Area Plan for Precincts A-D

Augusta Boat Harbour

For Department of Transport

wilkes architects
architecture interiors masterplanning
Augusta Boat Harbour

Detailed Area Plan for Precincts A-D
Contents

1. SITE SPECIFIC GUIDELINES .............................................................................................................................. 5
   1.1 PRECINCT ‘A’ ............................................................................................................................................ 5
   1.2 PRECINCT ‘B’ ......................................................................................................................................... 7
   1.3 PRECINCT ‘C’ ......................................................................................................................................... 9
   1.4 PRECINCT ‘D’ ....................................................................................................................................... 11
1. SITE SPECIFIC GUIDELINES

1.1 PRECINCT ‘A’

Marina Services/Seafood Processing

This precinct will provide opportunities for the development of maritime activities, incidental support services and public facilities, Fisheries Research and Education facilities and seafood processing facilities. Accommodation uses are not permitted.

Building Envelope

- Height shall be determined by the DoT in consideration of the amenity of the Marina and taking into account the specific use proposed.
- All service elements must be screened from public view, e.g. bin stores, etc.
- A pedestrian link through this site linking the boardwalk to the outer breakwater walkway must be allowed for.

Setback and Built Form

- This is the first built form experienced on the approach to the Marina and it requires strong articulation to humanise the scale. There are also opportunities for activation along this façade by the use of glazing to highlight internal operations with interpretive possibilities.
- The floor plate should be kept simple rather than user specific to facilitate possible future adaptive reuse of the building.
- Commercial and Interpretive functions should be investigated in order to link the maximised public and tourist engagement.
- There are no specific building setback requirements.

Parking

- Car parking is to be located internal to the development, accessed from the service wharf road.

Materials

- Painted tilt panel or pre-cast concrete are acceptable materials, in addition to the requirements of the Master Plan and Design Guidelines.
- External walls shall feature at least two materials and at least two paint colours in accordance with the Master Plan and Design Guidelines.
1.2 PRECINCT ‘B’

Marina Tourist / Commercial Use

This waterfront precinct will provide a marina focussed commercial retail and hospitality service for tourists and visitors as well as local residents. Accommodation uses are not permitted.

Building Envelope

- The building height shall be one or two storeys.
- Outdoor eating areas are encouraged to water frontages, without limiting public access.
- Given the exposed location, particular care is required for the screening of service areas.

Set Back and Built Form

- Buildings must address Marina frontage and main entry roads.
- Building setback from foreshore path retaining wall to be a minimum of 4.5m.
- There are no other set back requirements.
- A partially enclosed roof terrace/observation deck is permissible, however due care must be given to maintaining ocean site lines as detailed on drawing SK01 – ‘Precinct B – Building Requirements’.
- FFL to be 3.2m minimum (sounding datum)

Parking

Carparking for this development will be provided externally by others. Parking is not required within the precinct development site.

Materials

The choice of the materials for external walls will be made from a selection of at least three of the following:

- Cement rendered brickwork [flat, smooth texture]
- Select appearance grade, dressed timber (clear finished) and structural timber.
- Compressed fibre cement panels, factory finished with a fluoropolymer coating.
- Precast and/or in-situ off form concrete.
- Zinc roof sheeting and wall cladding
- Copper roof sheeting and wall cladding
• Innovative use of glazing and framing suites. Traditional residential and office style glazing will not be acceptable.
• Aluminium (preferable anodised) roof sheeting, wall cladding/panels, screens and glazing suites.
• Natural stone walls (locally sourced is preferable) with minimal mortar joints or dry stone wall appearance.

Note: Materials used for the roof, eaves and the glazing are not included in the combination of wall claddings required.
1.3 PRECINCT ‘C’

Marina Tourist / Commercial Use

This Precinct will comprise mainly tourist uses and some commercial and uses to take advantage of the marina frontage. Restaurant retail and café uses are permitted to the ground level ‘active frontage’ overlooking the marina.

Tourist base uses must occupy the ground floor of any development.

For upper floors proposals will be considered on their individual merit, measured against the fundamental objectives for the precinct to become a predominantly tourist based development.

Building Envelope

- The building height shall be 2 or 3 storeys.
- Outdoor eating areas are encouraged to waterfrontages, without limiting public access.
- Given the exposed location, particular care is required for the screening of service areas.

Set Back and Built Form

- Buildings must address Marina frontage and main entry roads.
- The building setback from the foreshore path retaining wall is to be a minimum of 4.5m.
- There are no other set back requirements.
- Level 1 is permitted to cantilever over the foreshore path and revetment, however structural supports or any other building element must not penetrate or destabilise the revetment in anyway.
- A partially enclosed roof terrace/observation deck is permissible, however due care must be given to maintaining ocean site lines as detailed on drawing SK02 – ‘Precinct C – Building Requirements’.
- FFL to be 3.2m minimum (sounding datum)

Parking

Carparking for this development will be provided externally by others. Parking is not required within the precinct development site.
Materials

The choice of the materials for external walls will be made from a selection of at least three of the following:

- Cement rendered brickwork [flat, smooth texture]
- Select appearance grade, dressed timber (clear finished) and structural timber.
- Compressed fibre cement panels, factory finished with a fluoropolymer coating.
- Precast and/or in-situ off form concrete.
- Zinc roof sheeting and wall cladding
- Copper roof sheeting and wall cladding
- Innovative use of glazing and framing suites. Traditional residential and office style glazing will not be acceptable.
- Aluminium (preferable anodised) roof sheeting, wall cladding/panels, screens and glazing suites.
- Natural stone walls (locally sourced is preferable) with minimal mortar joints or dry stone wall appearance.

Note: Materials used for the roof, eaves and the glazing are not included in the combination of wall claddings required.
1.4 PRECINCT ‘D’

Marina Tourist / Commercial Use

This Precinct will comprise mainly tourist uses and some commercial and uses to take advantage of the marina frontage. Restaurant retail and café uses are permitted to the ground level ‘active frontage’ overlooking the marina.

Building Envelope

- The building height shall be single storeys.
- Given the exposed location, particular care is required for the screening of service areas.

Set Back and Built Form

- There are no set back requirements.
- Buildings are permitted to cantilever 4.8m over the revetment measured from the inside edge of the revetment crest. Structural supports or any other building element must not penetrate or destabilise the revetment in anyway.
- Uninterrupted public access of at least 3.5m width must be maintained along the waterfront.
- A partially enclosed roof terrace/observation deck is permissible.
- FFL to be 3.2m minimum (sounding datum)

Parking

Car parking for this development will be provided externally by others. Parking is not required within the precinct development site.

Materials

The choice of the materials for external walls will be made from a selection of at least three of the following:

- Cement rendered brickwork [flat, smooth texture]
- Standard or High Feature appearance grade, and/or Recycled feature grades 1 & 2 for dressed timber boarding (clear finished), panelling and structural timber
- Recycled Decorative Grade lightly loaded timber beams and posts.
- Compressed fibre cement panels, factory finished with a fluoropolymer coating.
- Precast and/or in-situ off form concrete.
- Zinc roof sheeting and wall cladding
- Copper roof sheeting and wall cladding
• Innovative use of glazing and framing suites, including timber framed windows and doors. Traditional residential and office style glazing will not be acceptable.
• Aluminium (preferable anodised) roof sheeting, wall cladding/panels, screens and glazing suites.
• Natural stone walls (locally sourced is preferable) with minimal mortar joints or dry stone wall appearance.

Note: Materials used for the roof, eaves and the glazing are not included in the combination of wall claddings required.