

CHAPTER 5.3 THE ENTRANCE PENINSULA

1.0 INTRODUCTION

1.1 Objectives of this Chapter

- To provide a high quality and varied residential environment with accessible open space, retail and community facilities
- To provide attractive streetscapes which reinforce the function of a street and enhance the amenity of dwellings
- To provide opportunity for a variety of housing types
- To provide a safe and efficient system of roads and pathways for vehicular, pedestrian and cycle movements
- To provide for the protection and enhancement of the environment

1.2 Land to which this Chapter Applies

This Chapter applies to land as shown on Figure 1.

1.3 Relationship to other Chapters and Policies

With regard to The Entrance Peninsula, WLEP 2013 contains development standards for provisions such as floor space ratio and building heights along with information with regard to the permissibility of land uses. In addition, this Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 –Housing and Ancillary Structures
- Chapter 2.4 – Multiple Dwelling Residential Development
- Chapter 2.11 – Parking and Access
- Chapter 6.1 – Key Sites
- Council's Civil Works – Design Guideline and Construction Specification

Chapter 5.3 – The Entrance Peninsula has the following Five Part Structure:

- 1 Introduction
- 2 Coastal Character – Character considerations for certain development types and/or sites
- 3 Building Envelopes – Building setback and envelope requirements for certain uses and zones
- 4 Design Guidelines – Generally relates to consideration of access requirements, provision of public space and the relationship between public and private space.
- 5 Key Sites – to be read in conjunction with Chapter 6.1 – Key Sites.

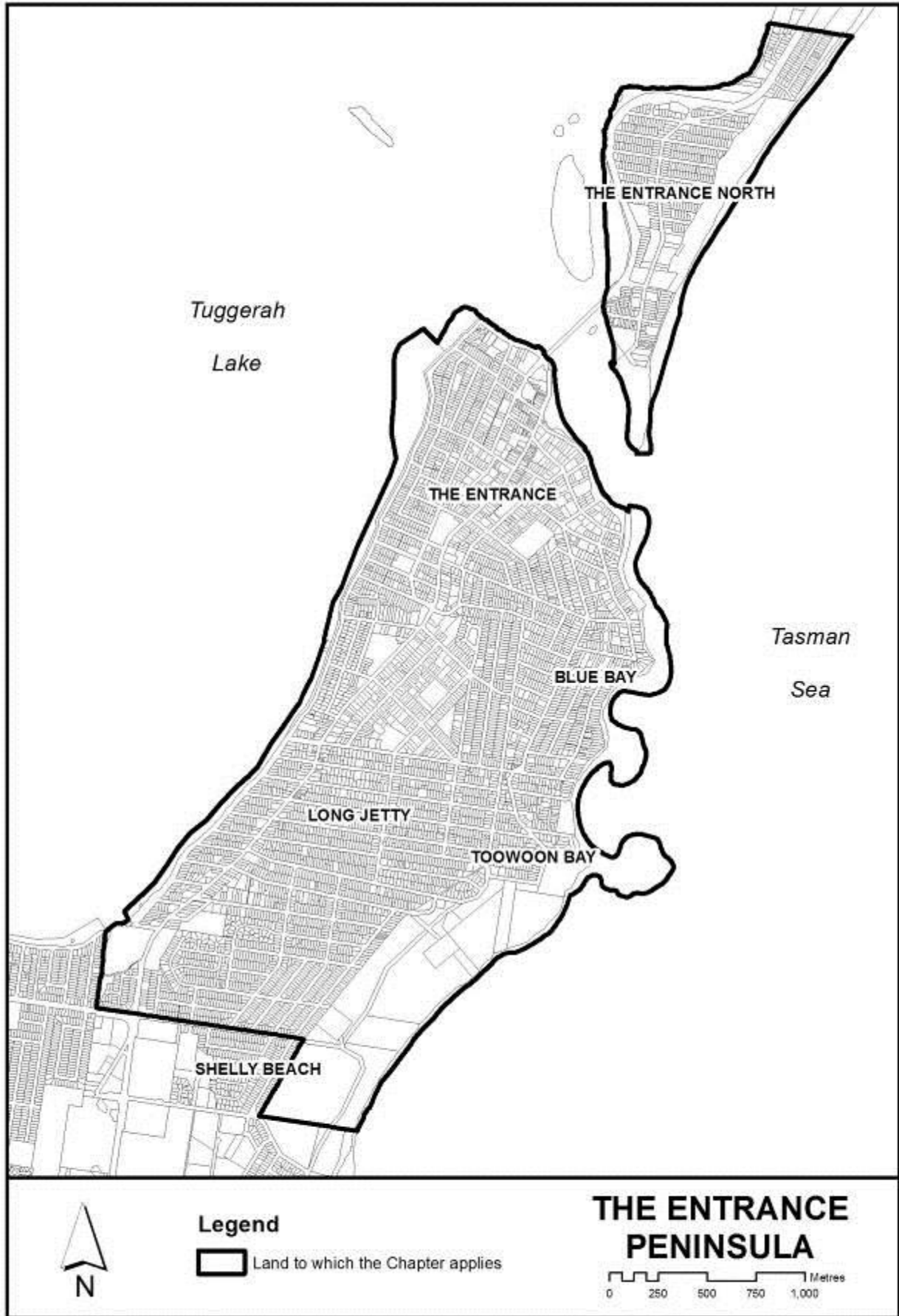


Figure 1 The Entrance Peninsula Area

2.0 COASTAL CHARACTER

Character provisions provide statements of strategic objectives or broad guidelines which relate to the appearance of future development.

A separate character statement is provided for each of the following:

Residential developments:

- Dwelling houses and dual occupancies
- Multi Dwelling Housing – includes development commonly known as villas or townhouses
- Residential Flat Buildings up to six storeys (and residential components of mixed commercial/residential developments)
- Residential Flat Buildings that are taller than six storeys (and tall residential components of mixed commercial/residential developments)

Mixed use developments:

- Neighbourhood centres at North Entrance and Toowoan Bay
- Village centre and bulky goods retailing at Long Jetty
- The Entrance Town Centre and tourist-related waterfront developments
- Light industrial at Long Jetty

The following statements of desired character contain “heads of consideration”, and which are followed by further details or particulars. Considerations follow the same sequence:

- Overall strategic direction
- Landscape settings and scenic quality
- Streetscape quality and scenic quality
- Building form and measures to minimise or disguise scale and bulk
- Visible activity surrounding every building

2.1 Desired Character: Dwellings Houses and Dual Occupancy Development

OBJECTIVES

The Critical Elements of Desired Character for Detached Dwellings and Dual Occupancy Developments are:

- To enhance the neighbourhood's existing landscape setting
- To improve the current quality of local streetscapes
- To protect the scenic quality of coastal or lakeside backdrops for properties where buildings would be visible from waterways or shorelines
- To promote an outdoor lifestyle by the appropriate design of buildings and dwellings

REQUIREMENTS

The following points are to be considered in the design of dwelling houses and dual occupancy development.

2.1.1 Landscape Settings and Protect Scenic Quality

- a Provide consistent generous deep soil setbacks facing the street, as well as facing one side boundary or the rear boundary.
- b Retain existing trees that are prominent elements of any streetscape or scenic backdrop.
- c Promote neighbourhood networks of canopy trees or tall shrubs, predominantly with indigenous coastal species.

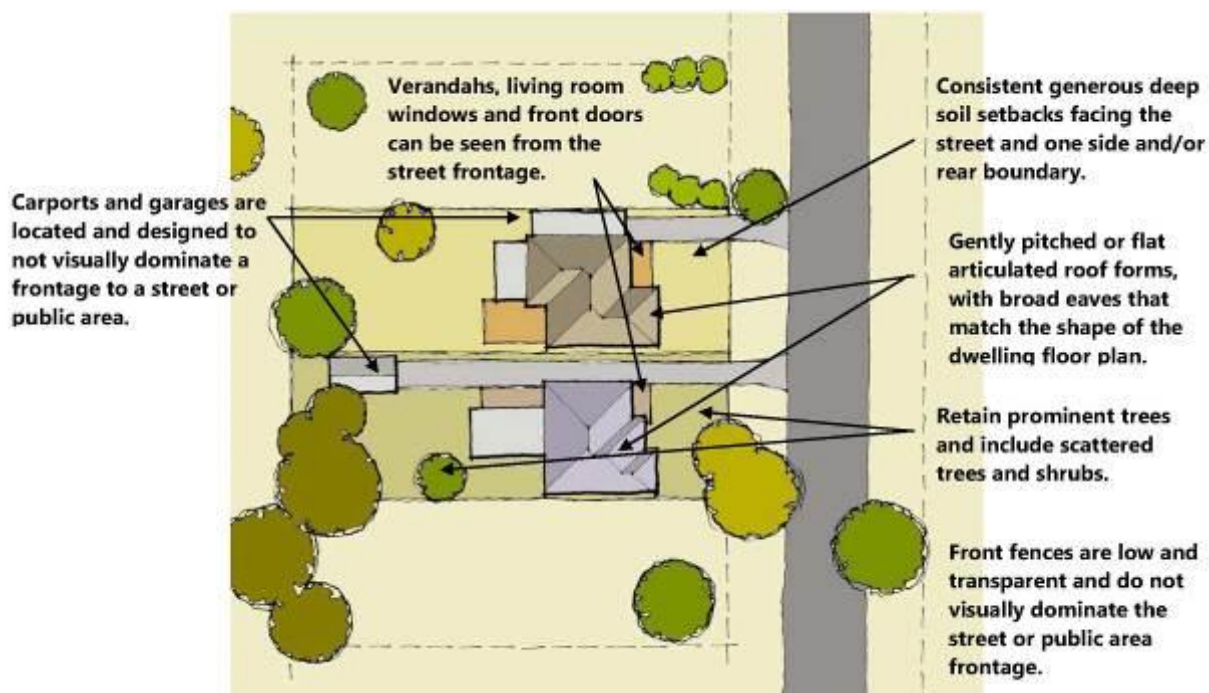


Figure 2 Desired character of dwelling house and dual occupancy type development

2.1.2 Quality of Streetscapes and Protect Scenic Quality

- a Site new buildings in a way that is compatible with surrounding development.
- b Disguise the scale and minimise the bulk of new buildings.
- c Ensure that new dwellings address their street frontage.
- d Avoid tall fences that would visually-dominate any frontage to a street or public open space next to the site.

2.1.3 Minimise and Disguise the Scale and Bulk of New Buildings

- a Divide floor space into well-articulated pavilion forms which are partly-separated by landscaped courtyards, and which are identified by individual roof forms.
- b Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- c Screen prominent corners with balconies and verandahs that incorporate lightly-framed structures and sunscreens.
- d Use painted finishes with light tones for walls rather than extensive face brickwork.
- e Locate and design garages so that they would not visually-dominate any facade which might be seen from the primary street frontage.

2.1.4 Present an Effective Residential Address for each Dwelling and Promote an Outdoor Lifestyle

- a Locate verandahs, living room windows and front doors so that they may be seen from the street frontage.
- b Ensure that size or location of garages would not obstruct the desired visibility of outdoor living areas, windows or doors.
- c Orient living areas to face any public open space that adjoins the site.

2.2 Desired Character: Multi-Dwelling Housing

OBJECTIVES

The Critical Elements of Desired Character for Multi-Dwelling Housing Developments are:

- To achieve higher standards of urban design quality
- To enhance the neighbourhood's existing landscape setting
- To improve the current quality of local streetscapes
- To protect the scenic quality of coastal or lakeside backdrops for properties where buildings would be visible from waterways or shorelines
- To promote an outdoor lifestyle by the appropriate design of buildings and dwellings

REQUIREMENTS

The following points are to be considered in the design of multi-dwelling housing development.

2.2.1 Enhance Landscape Settings and Protect Scenic Quality

- a Maintain areas of deep soil in generous setbacks facing the street and rear boundaries, and also in courtyards between buildings.
- b Retain existing trees that are prominent elements of any streetscape or scenic backdrop.
- c Promote neighbourhood networks of canopy trees or tall shrubs, predominantly with indigenous coastal species.

2.2.2 Improve the Quality of Streetscapes

- a Disguise the scale and minimise the bulk of new building forms.
- b Prevent parking within any setback that faces a street or park, as well as limiting the width of driveways and the number of garages that might be seen from any street.
- c Ensure that all new dwellings address their street frontage or face a driveway.
- d Avoid tall, visually-opaque fences that would visually-dominate any frontage to a street or an open space next to the site.
- e Screen driveways and new buildings by avenues or rows of trees and tall shrubs.

2.2.3 Minimise and Disguise Scale and Bulk of New Developments

- a Divide floor space into well-articulated pavilion forms which are separated by landscaped courtyards, with not more than two dwellings in each pavilion.
- b Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- c Screen prominent corners of each building with balconies and verandahs that incorporate lightly-framed structures and sunscreens.
- d Use painted finishes with light tones for exterior walls and vary tones or colours for successive buildings, rather than using extensive face brickwork or repeating the same colours.
- e Avoiding garages in street facades, and avoiding continuous wide garages that would visually-dominate any facade next to a driveway.

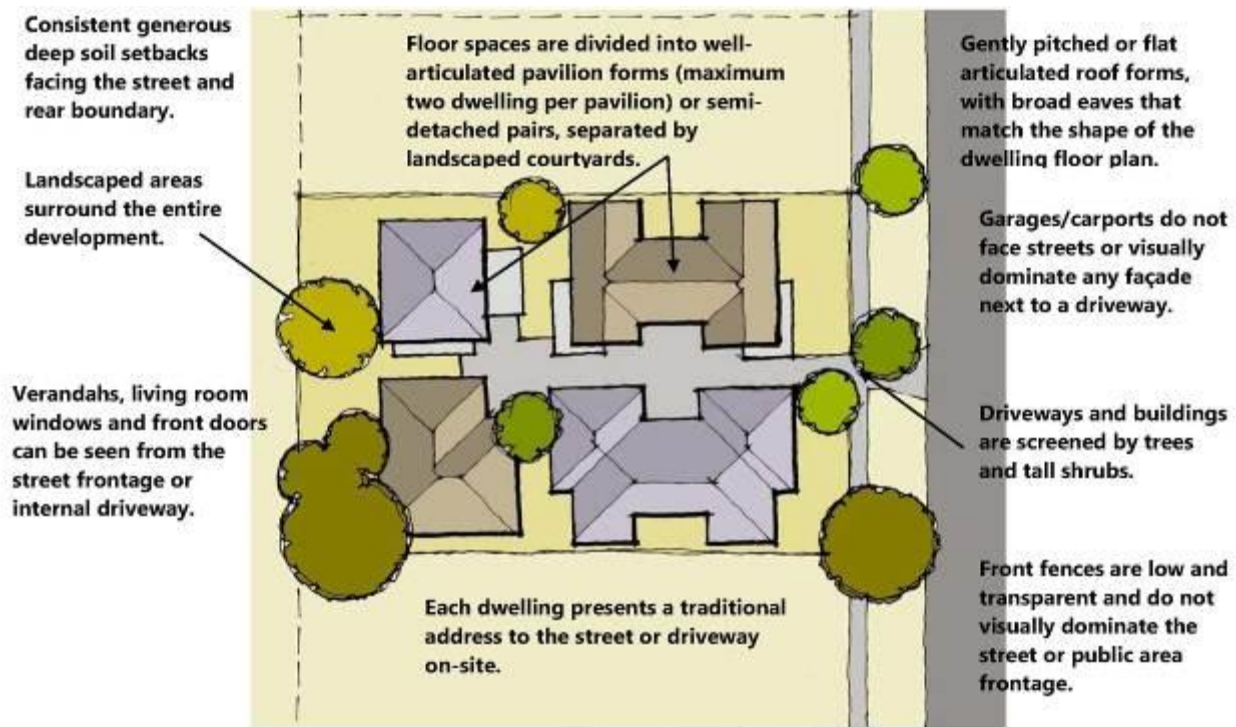


Figure 3 Desired character of multi-dwelling housing type development

2.2.4 Provide Effective Residential Addresses and Promote an Outdoor Lifestyle

- a Orient living areas primarily toward street frontages or open spaces.
- b Locate verandahs, living room windows and front doors so that they may be seen from the street frontage or from a driveway.
- c Avoid garages as part of any street facade.
- d Avoid tall fences that would visually-dominate any frontage to a driveway or a communal open space which is part of the development.

2.3 Desired Character: Residential Flat Buildings up to Six Storeys

OBJECTIVES

The Critical Elements of Desired Character for Residential Flat Buildings with Six Storeys or less are:

- To achieve a significantly-improved standard of urban design quality
- To enhance the neighbourhood's existing landscape setting
- To improve the current quality of local streetscapes
- To protect the scenic quality of coastal or lakeside backdrops for properties where buildings would be visible from waterways or shorelines
- To promote an outdoor lifestyle by the appropriate design of buildings and dwellings

REQUIREMENTS

The following points are to be considered in the design of residential flat buildings (up to six storeys).

2.3.1 Enhance Landscape Settings and Protect Scenic Quality

- a Maintain areas of deep soil in generous setbacks facing the street, the rear boundary, along both side boundaries, and also in any courtyards that might be located between buildings.
- b Retain existing trees that are prominent elements of any streetscape or scenic backdrop.
- c Promote neighbourhood networks of canopy trees or tall shrubs, predominantly with indigenous coastal species.

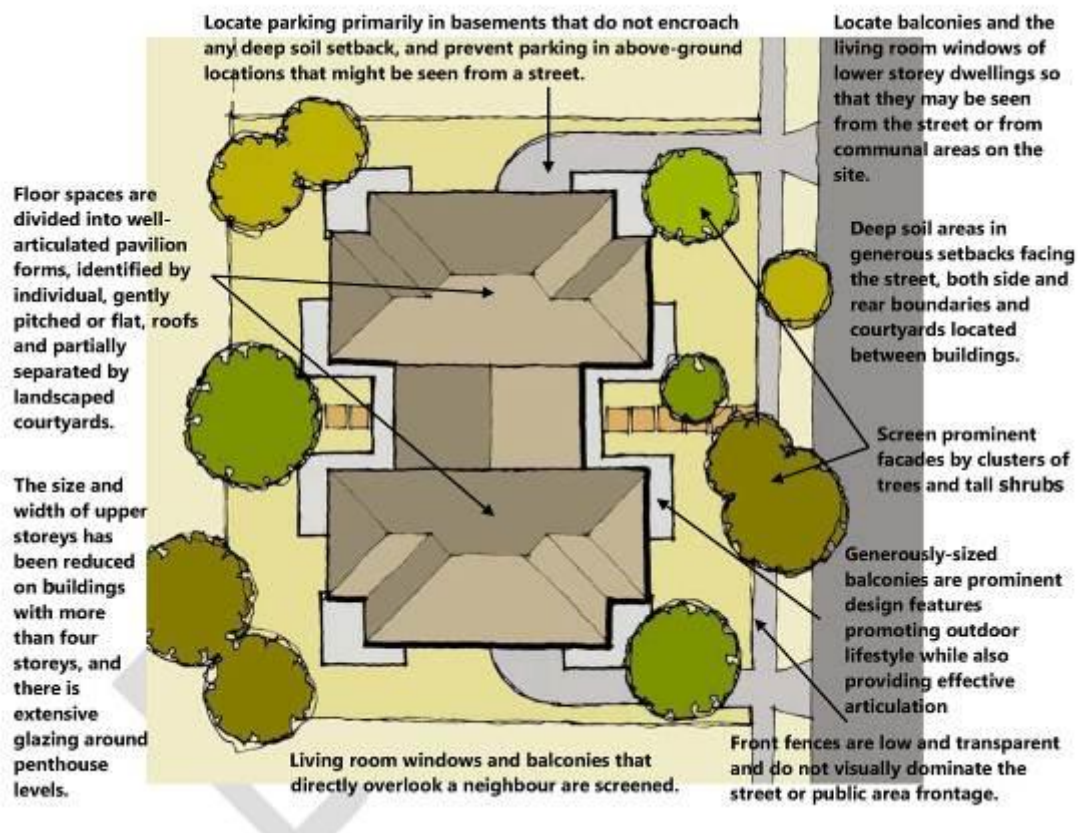


Figure 4 Desired character of residential flat building type development up to six storeys

2.3.2 Improve the Quality of Streetscapes and Protect Scenic Quality

- a Disguise the scale and minimise the bulk of new building forms.
- b Use generously-sized balconies as prominent design features that promote an outdoor lifestyle and also provide effective sun shading.
- c Screen prominent facades by clusters of trees and tall shrubs.
- d Locate parking primarily in basements that do not encroach any deep soil setback, and prevent parking in above-ground locations that might be seen from a street.
- e Avoid tall, visually-opaque fences that would visually-dominate any frontage to a street or an open space next to the site.

2.3.3 Minimise and Disguise Scale and Bulk of New Developments

- a Divide floor space into well-articulated pavilion forms which are partly-separated by landscaped courtyards, and which are identified by individual roofs.
- b Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- c For buildings with more than four storeys, reduce the size and width of upper storeys and introduce extensive glazing around penthouse levels.
- d Incorporate balconies as a pronounced design feature for facades, including lightly-framed structures and sunscreens to screen the most-prominent corners of each building, and also to promote an outdoor lifestyle.
- e Use painted finishes for exterior walls with predominantly light tones rather than extensive face brickwork, and vary paint tones or colours to accentuate articulated building forms.
- f Provide basement parking.

2.3.4 Provide Effective Residential Addresses and Promote an Outdoor Lifestyle

- a Incorporate generously-proportioned balconies which include sun and weather-screening.
- b Orient living areas primarily toward street frontages or open spaces.
- c Locate balconies and the living room windows of lower storey dwellings so that they may be seen from the street or from communal areas on the site.
- d Screen living room windows and balconies that might directly overlook a neighbour.

2.4 Desired Character: Residential Flat Buildings over Six Storeys

OBJECTIVES

The Critical Elements of Desired Character for Residential Flat Buildings with more than Six Storeys are:

- To achieve a significantly-improved standard of urban design quality
- To protect the scenic quality of coastal or lakeside backdrops
- To enhance the neighbourhood's existing landscape setting
- To improve the current quality of local streetscapes
- To promote an outdoor lifestyle by the appropriate design of buildings and dwellings

REQUIREMENTS

The following points are to be considered in the design of residential flat buildings (over six storeys).

2.4.1 Enhance Landscape Settings and Protect Scenic Quality

- Maintain areas of deep soil in generous setbacks facing the street, the rear boundary and along both side boundaries.
- Retain existing trees that are prominent elements of any streetscape or scenic backdrop.
- Promote neighbourhood networks of canopy trees, predominantly with indigenous coastal species.

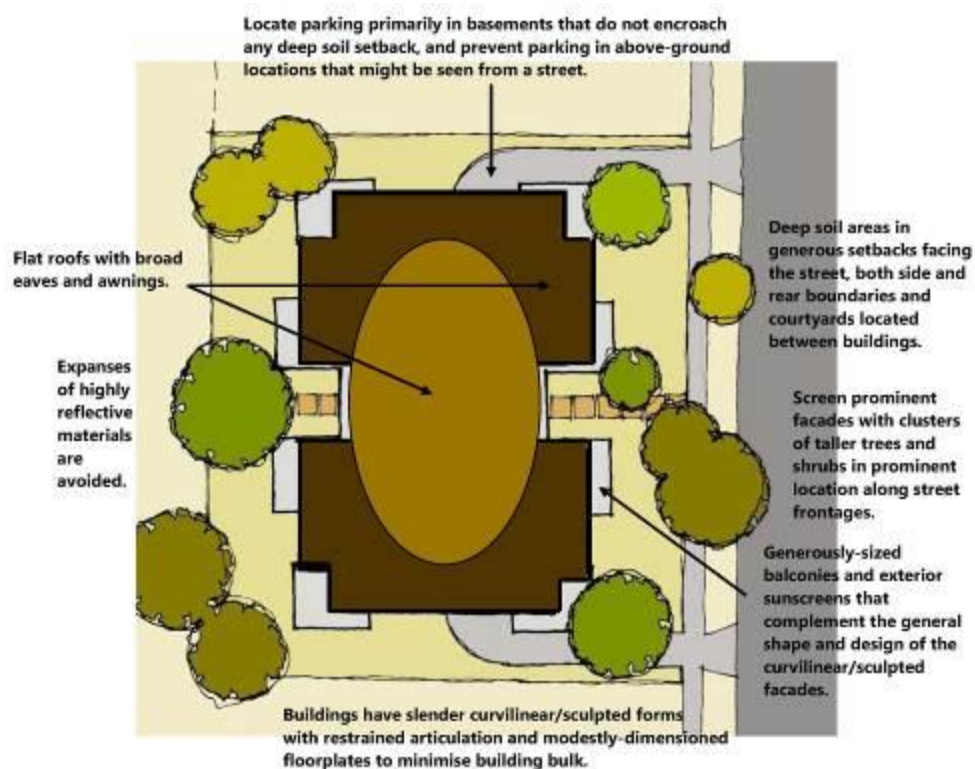


Figure 5 Desired character of residential flat buildings type development over six storeys

2.4.2 Protect Scenic Quality

- a Disguise the scale of buildings by slender forms with modestly-dimensioned floor plates.
- b Minimise bulk by facades that have a streamlined or curvilinear form.
- c Locate parking primarily in basements that do not encroach any deep soil setback, and prevent parking in above-ground locations that might be seen from a street.
- d Plant clusters of taller trees in prominent locations along street frontages.
- e Maintain or, where possible, enhance waterway view corridors.

2.4.3 Disguise Scale and Minimise the Bulk of New Buildings

- a Incorporate roofs that generally are flat, with broad eaves and awnings that cast patterns of deep shadows across facades.
- b Employ restrained articulation for facades, primarily through a co-ordinated diversity of finishes or design treatments, incorporating balconies and exterior sunscreens that complement the general shape and design of curvilinear facades.
- c Avoid expanses of highly-reflective materials.
- d Limit predominant paint finishes to tones that are light rather than dark or sombre.
- e Provide basement parking with driveways that would not appear prominent from any street frontage.

2.4.4 Provide Effective Residential Addresses and Promote an Outdoor Lifestyle

- a Incorporate generously-proportioned balconies which include sunshades and weather-screens.
- b Provide lower-storey dwellings and building lobbies that address their street frontage or face communal areas and walkways within the development.
- c Screen living room windows and balconies that might directly overlook a neighbour.

2.5 Desired Character: Mixed Development in Zone B1

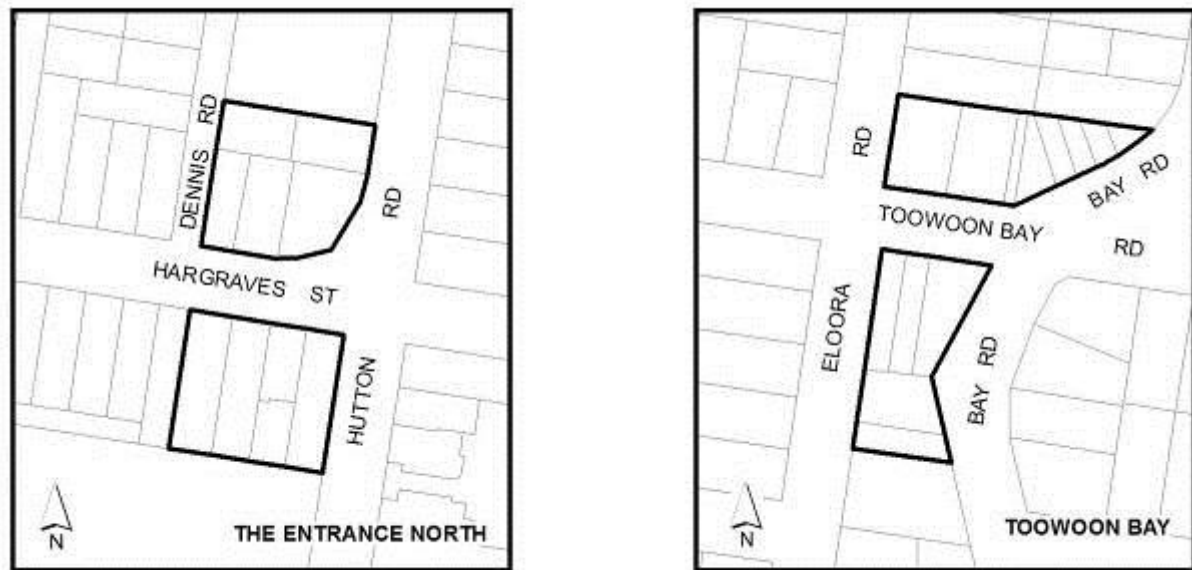


Figure 6 Location of mixed use development in The Entrance North and Toowoon Bay for Zone B1 Neighbourhood Centre

OBJECTIVES

The Critical Elements of Desired Character for Mixed Developments in Neighbourhood Centres that are zoned B1:

- To achieve an improved standard of urban design quality
- To promote an outdoor lifestyle by the appropriate design of buildings and open spaces
- To encourage increased levels of pedestrian activity along the major street frontages
- To maintain the amenity of neighbouring residential properties

REQUIREMENTS

The following points are to be considered in the design of mixed development in zone B1.

2.5.1 Encourage an Outdoor Lifestyle and Increased Levels of Pedestrian Activity

- a Ensure reasonable levels of midwinter sunlight for street frontages.
- b Provide a pedestrian friendly-scale for buildings next to pedestrian frontages.
- c Minimise scale and bulk of new buildings.
- d Stimulate highest levels of pedestrian activity along commercially-significant street frontages.
- e Contribute to the Council's improvements strategies for street frontages.

2.5.2 Stimulate Highest Levels of Pedestrian and Business Activity

- a Concentrate shops, entertainment or business-related premises or major pedestrian entrances in podium facades that will face and abut a commercially-significant street frontage.
- b Prevent blank walls, building services, vehicle entrances or above-ground carparking from facing any commercially-significant street frontage.
- c Locate carparking to the rear of properties or in basements where appropriate.

2.5.3 Minimise Scale and Bulk for New Developments

- a Provide landscaped buffers along rear boundaries which separate new developments from residential neighbours.
- b Limit the height of street facades to podiums which are no taller than one storey.
- c Storeys above any podium to have a pronounced setback from the podium facade, and provide outdoor living areas as part of the upper storey setback.
- d Divide upper-storey floor space into well-articulated pavilion forms which are separated by courtyards and identified by individual roofs.
- e Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- f Screen prominent facades by verandahs or balconies that incorporate lightly-framed structures and sunscreens.
- g Use painted finishes with light tones for exterior walls, and vary tones or colours for successive buildings, rather than using extensive face brickwork or repeating the same colours.
- h Incorporate themed business signs, and avoid major corporate logos.

2.6 Statement of Desired Character: Mixed Development in Long Jetty (Zones B2 and B6)

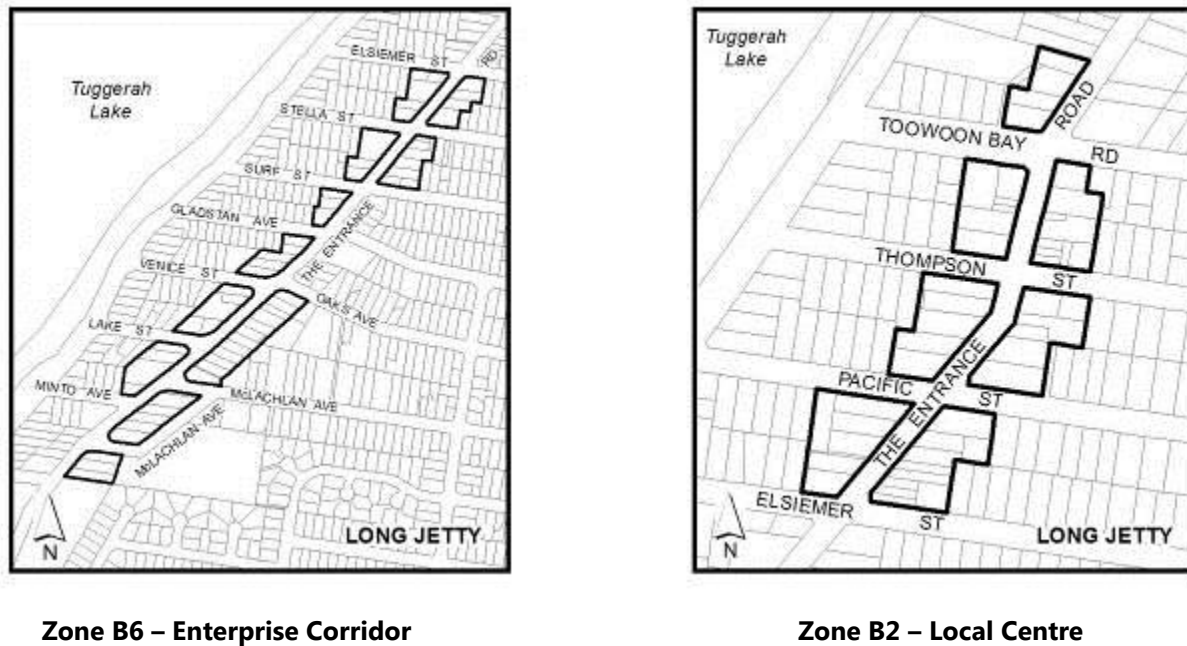


Figure 7 Location of mixed use development at Long Jetty Village Centre for zones B2 Local Centre and B6 Enterprise Corridor

OBJECTIVES

The Critical Elements of Desired Character for Mixed Developments on Lands at Long Jetty:

- To achieve significantly-improved standards of urban design quality
- To protect the scenic quality of lakeside backdrops for properties where buildings would be visible from waterways or shorelines
- To promote an outdoor lifestyle by the appropriate design of buildings and open spaces
- To improve the amenity and civic quality of existing street frontages
- To contribute to efficient management of local and district traffic
- To maintain the amenity of neighbouring residential properties

REQUIREMENTS

The following points are to be considered in the design of mixed development in Long Jetty.

2.6.1 Contribute to Efficient Management of Traffic

- a Allow for future widening of The Entrance Road by providing an adequate front setback.
- b Provide rear setbacks to accommodate access lanes to service all properties in each street block.

2.6.2 Encourage an Outdoor Lifestyle and Increased Levels of Pedestrian Activity

- a Provide reasonable levels of midwinter sunlight along commercially-significant street frontages.
- b Provide a pedestrian friendly-scale next to any pedestrian frontage by avoiding “street wall” building forms with sheer vertical facades that are excessively long.
- c Stimulate highest levels of pedestrian activity along commercially-significant street frontages.
- d Contribute to the Council’s improvements strategies for street frontages and open spaces.
- e Incorporate facilities for public transport, pedestrians and cyclists.

2.6.3 Stimulate Highest Levels of Pedestrian and Business Activity

- a Concentrate shops, entertainment or business-related premises, community facilities or major pedestrian entrances in podium facades that will face and abut a commercially-significant street frontage.
- b Avoid blank walls, building services, vehicle entrances or above-ground carparking that would face any commercially-significant street frontage.
- c Locate carparking predominantly in basements or behind “active” floor space.

2.6.4 Protect Scenic Quality and Promote an Outdoor Lifestyle

- a Provide landscaped buffers along rear boundaries which separate new developments from residential neighbours.
- b Limit the height of street facades to low-rise podiums, maximum two storeys.
- c Storeys above any podium are to have a pronounced setback from the podium façade.
- d Provide green roofs above podiums, which may be used as communal open spaces.
- e Divide upper-storey floor space into well-articulated pavilion forms which are separated by courtyards and identified by individual roofs.
- f Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- g Screen prominent facades by verandahs or balconies that incorporate lightly-framed structures and sunscreens.
- h Use painted finishes with light tones for exterior walls, and vary tones or colours for successive buildings, rather than using extensive face brickwork or repeating the same colours.
- i Coordinate the size, number and location of business signs, and avoid major corporate logos.
- j Maintain or, where possible, enhance waterway view corridors.

2.7 Desired Character: Mixed Development in The Entrance Town Centre

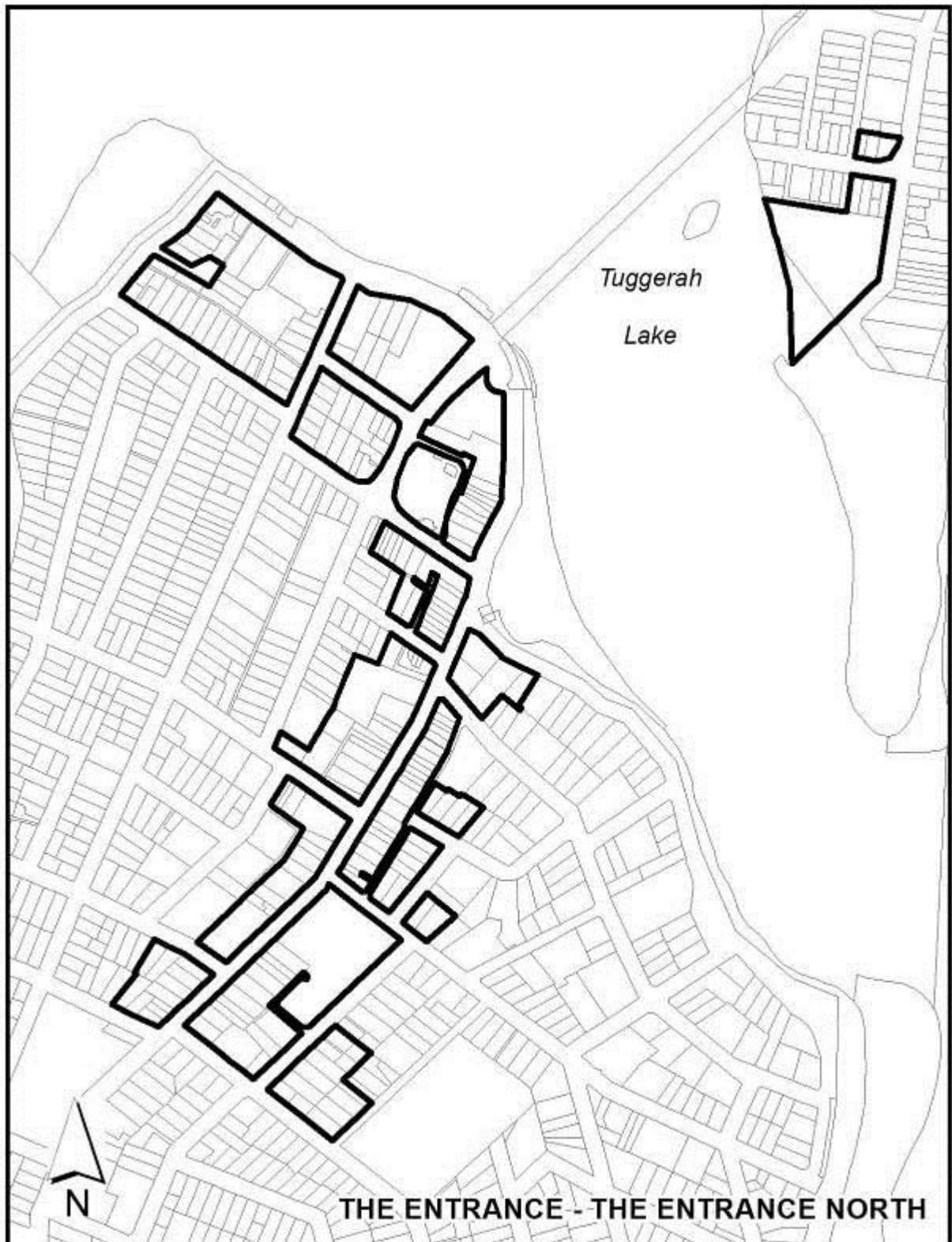


Figure 8 Location of Mixed Use Development in The Entrance Town Centre for Zones B2 Local Centre and SP3 Tourist

OBJECTIVES

The Critical Elements of Desired Character for Mixed Developments on Lands within or surrounding The Entrance Town Centre (Generally Southwards from The Entrance Channel in Zones B2 or SP3 and on The Greens The Entrance Bowling Club Freehold Lands):

- To achieve a significantly-improved standard of urban design quality
- To protect the scenic quality of coastal or lakeside backdrops for properties where buildings would be visible from waterways or shorelines
- To promote an outdoor lifestyle by the appropriate design of buildings and open spaces
- To encourage increased levels of pedestrian activity along streets and open spaces
- To improve the amenity and civic quality of existing street frontages and parks

REQUIREMENTS

The following points are to be considered in the design of mixed development in The Entrance.

2.7.1 Encourage an Outdoor Lifestyle and Increased Levels of Pedestrian Activity

- a Provide reasonable levels of midwinter sunlight for street frontages and open spaces.
- b Provide a pedestrian friendly-scale next to any pedestrian frontage by avoiding "street wall" building forms with sheer vertical facades that are excessively long.
- c Stimulate the highest levels of pedestrian activity around open spaces and along commercially-significant street frontages.
- d Provide views from pedestrian areas toward scenic backdrops or the sky by limiting the width of upper storey facades and by separating the upper storeys of adjoining buildings.
- e Contribute to the Council's improvements strategies for street frontages and open spaces.
- f Incorporate facilities for public transport, pedestrians and cyclists.

2.7.2 Stimulate Highest Levels of Pedestrian and Business Activity

- a Concentrate shops, entertainment or business-related premises, community facilities or major pedestrian entrances in podium facades that that will face and abut an open space area or a commercially-significant street frontage.
- b Avoid blank walls, building services, vehicle entrances or above-ground carparking that would face any open space area or commercially-significant street frontage.
- c Locate carparking predominantly in basements or behind "active" floor space.
- d Limit pedestrian links across any site to those which would service destinations that are commercially or socially significant, incorporating an outdoor fresh-air character rather than conventional indoor arcades, but only if such links would not detract from the desired level of street activity.

2.7.3 Protect Scenic Quality and Promote an Outdoor Lifestyle

- a Limit the height of street facades to podiums which generally are no taller than two storeys.
- b Require that storeys above any podium have a pronounced setback from the podium façade.
- c Provide green roofs above podiums which may be used as communal open spaces.
- d For buildings up to six storeys, apply built-form character guidelines for residential flat buildings up to six storeys.
- e For buildings taller than six storeys, apply built-form character guidelines for residential flat buildings taller than six storeys.
- f Coordinate the size, number and location of business signs, and avoid major corporate logos.

2.8 Desired Character: Mixed Light Industrial Development at Long Jetty

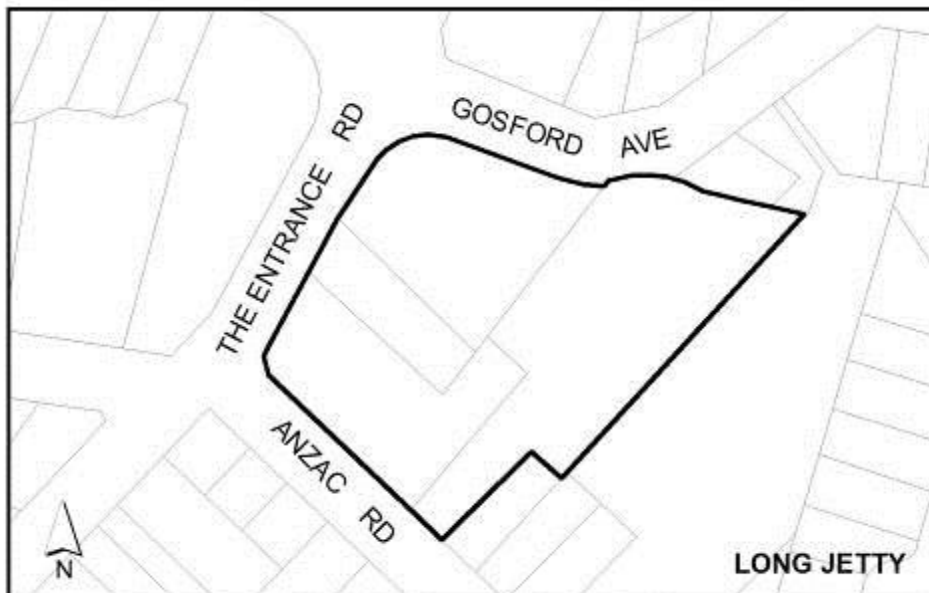


Figure 9 Location of Mixed Use Light Industrial Development at Long Jetty for the IN2 Light Industrial Zone

OBJECTIVES

The Critical Elements of Desired Character for Mixed Developments on Lands at Long Jetty within Zone IN2 are:

- To achieve significantly-improved standards of urban design quality
- To improve the amenity and civic quality of existing street frontages
- To contribute to efficient management of local and district traffic
- To maintain the amenity of neighbouring residential properties

REQUIREMENTS

The following points are to be considered in the design of mixed use light industrial development in Long Jetty.

2.8.1 Contribute to Efficient Management of Traffic

- a Allow for future widening of The Entrance Road by providing an adequate front setback.
- b Provide all access from Anzac Road and Gosford Avenue, generally. Access is not to be provided from The Entrance Road, except for sites where access from Anzac Road or Gosford Avenue is not available.

2.8.2 Improve Amenity and Civic Quality of Street Frontages

- a Provide adequate setback to facilitate any necessary vehicle parking, sufficiently screened by appropriate landscaping along The Entrance Road.
- b Partly-screen buildings and forecourt parking by rows of tall canopy trees that are predominantly indigenous coastal species.
- c Locate ancillary offices and showrooms facing The Entrance Road and minimise the extent of blank walls that would be seen from that road.
- d Contribute to the Council's improvements strategies for street frontages and open spaces.

2.8.3 Disguise the Scale of Buildings

- a Provide landscaped buffers along rear boundaries which separate new developments from residential neighbours.
- b Limit the height of street facades to a two storey podium.
- c Storeys above any podium to have a pronounced setback from the podium façade.
- d Divide upper-storey floor space into well-articulated pavilion forms which are separated by courtyards and identified by individual roofs.
- e Incorporate roofs which are gently-pitched or flat, with broad eaves that cast patterns of deep shadows across facades.
- f Screen prominent facades by balconies that incorporate lightly-framed structures and sunscreens.
- g Use painted finishes with light tones for exterior walls, and vary tones or colours for successive buildings, rather than using extensive face brickwork or repeating the same colours.
- h Coordinate the size, number and location of business signs, and avoid major corporate logos.

3.0 BUILDING ENVELOPE PROVISIONS

Envelope controls apply to specific facades or frontages. They supplement “objectives” provided by the desired character statements (Section 2.0).

The Height of Building Map, read in conjunction with Clause 4.3 of the WLEP 2013, provides detail of height restrictions for development on The Entrance Peninsula.

OBJECTIVES

3.1 Building Envelope Provisions: Residential Development

Numeric controls for residential development are provided within other DCP Chapters, including Chapters 2.1, 2.3 and 2.4, together with the Residential Flat Design Code under SEPP No 65 and WLEP 2013.

3.2 Building Envelope Provisions: Mixed Development

- a Mixed development applies to zones B1, B2, B4, B6, SP3 and RE2.
- b In relation to mixed development in general, there are several topics or situations which require envelope controls:
 - i typical frontages to streets, laneways and civic spaces: Setbacks for ground floors and upper storeys, together with desirable encroachments;
 - ii for development within The Entrance Town Centre: Setbacks from side boundaries to moderate the scale and visual impact of upper stories;
 - iii next to residential developments: Landscaped setbacks and/or sunlight controls;
 - iv for development at Long Jetty: Setbacks to accommodate road-widening and rear lanes.

A sequence of several envelope controls follows.

3.2.1 Mixed Development in Zone B1: The Entrance North and Toowoan Bay

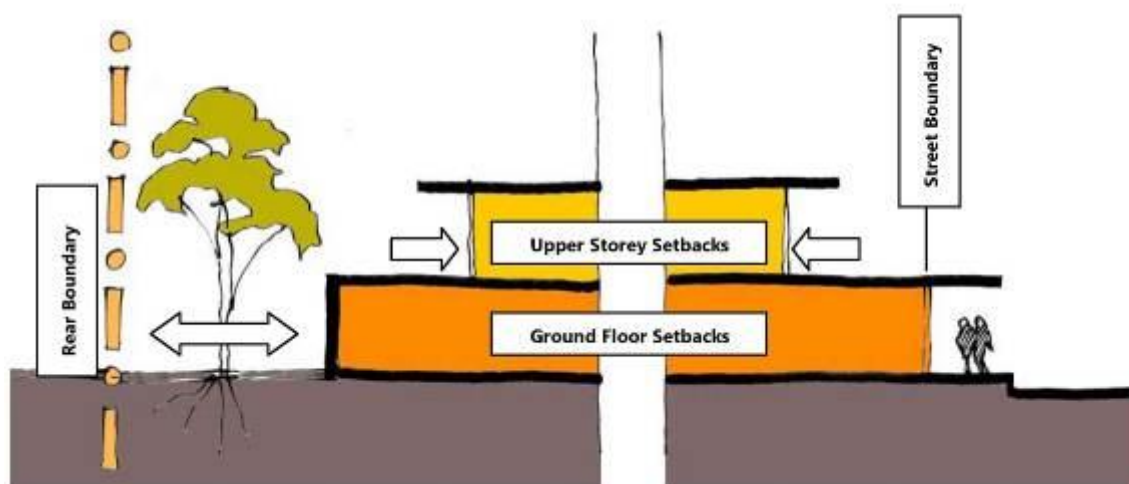


Figure 10 Building envelope for mixed use development in Zone B1 Neighbourhood Centre at The Entrance North and Toowoan Bay (refer Figure 6)

3.2.1.1 Impact on Adjoining Residential Property

OBJECTIVE

- To moderate the scale and bulk of developments that are next to a residential property

REQUIREMENTS

- a A setback, which is predominantly deep soil, to be provided next to a rear boundary that adjoins a residential property.
- b New buildings and any basement to be setback by a minimum of 6m from a rear boundary that adjoins a residential property.
- c Storeys above the ground floor of any new building to have an additional setback of 5m from a rear boundary that adjoins a residential property.

3.2.1.2 Streetscape

OBJECTIVE

- To maintain amenity, new buildings should have a single storey appearance when viewed from any street

REQUIREMENTS

- a The maximum building height and the floor space ratio shall be in accordance with Clauses 4.3 and 4.4 of WLEP 2013.
- b Buildings to have a zero setback from building lines which are defined by the site's boundaries that face a street or lane.
- c Second storeys to be setback a minimum of 5m from any building line.
- d Buildings may have a zero setback from any boundary that is shared with another mixed development in zone B1.

3.2.1.3 General

The following encroachments beyond the building envelope are acceptable:

- a A balcony or terrace may be located within any upper storey setback.

3.2.2 Mixed Development in Zone B2: Long Jetty Village Centre (Three Storey)

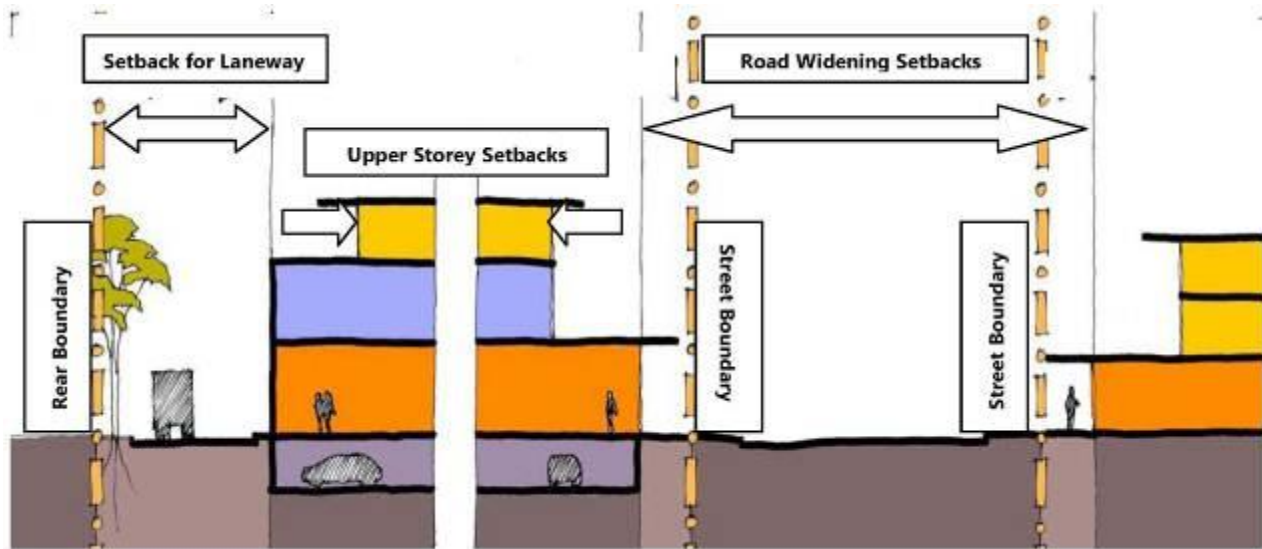


Figure 11 Building envelope for three storey mixed use development in Zone B2 Local Centre at Long Jetty Village Centre (refer Figure 7)

3.2.2.1 Laneways

OBJECTIVE

- To provide deep setbacks from rear boundaries to accommodate new laneway access

REQUIREMENTS

- a All properties that face The Entrance Road shall contribute to the Council's laneway strategy.
- b Buildings to be setback 10m from rear boundaries.
- c Third storeys to have an additional setback of 5m.
- d The required rear boundary setback to accommodate two way traffic and one continuous landscaped verge which is located next to the rear boundary and at least 2m wide.
- e Basements may encroach beneath a laneway to within 4m of a rear boundary.
- f Laneway pavements to accommodate the medium rigid design vehicle which is specified by AS 2890.2.
- g Reciprocal rights-of-way to be established for all properties which would benefit from the laneway.

3.2.2.2 Road Widening

OBJECTIVE

- All development shall accommodate future widening of The Entrance Road

REQUIREMENTS

- a Developments shall be setback from existing front boundaries by the distance which is specified by the NSW Roads and Maritime Services in order to accommodate future widening.
- b Land within the road widening setback shall be dedicated to the NSW Roads and Maritime Services, without cost.

3.2.2.3 Streetscape

OBJECTIVE

- To maintain amenity, new facades facing any street should have a single storey appearance

REQUIREMENTS

- a Maximum building height shall be according to provisions of Clause 4.3 of WLEP 2013.
- b Buildings and any basements to have a zero setback from building lines which are defined by a road widening setback, or by a site's boundaries which face a secondary street or a lane.
- c Second and third storeys to be setback from any building line by a minimum of 5m.
- d Buildings may have a zero setback from any boundary that is shared with another mixed development in zone B2.

3.2.2.4 General

The following encroachments beyond the building envelope are acceptable:

- a A balcony or terrace may be located within any upper storey setback.

3.2.3 Mixed Development in Zone B2: Long Jetty Village Centre (Four Storey)

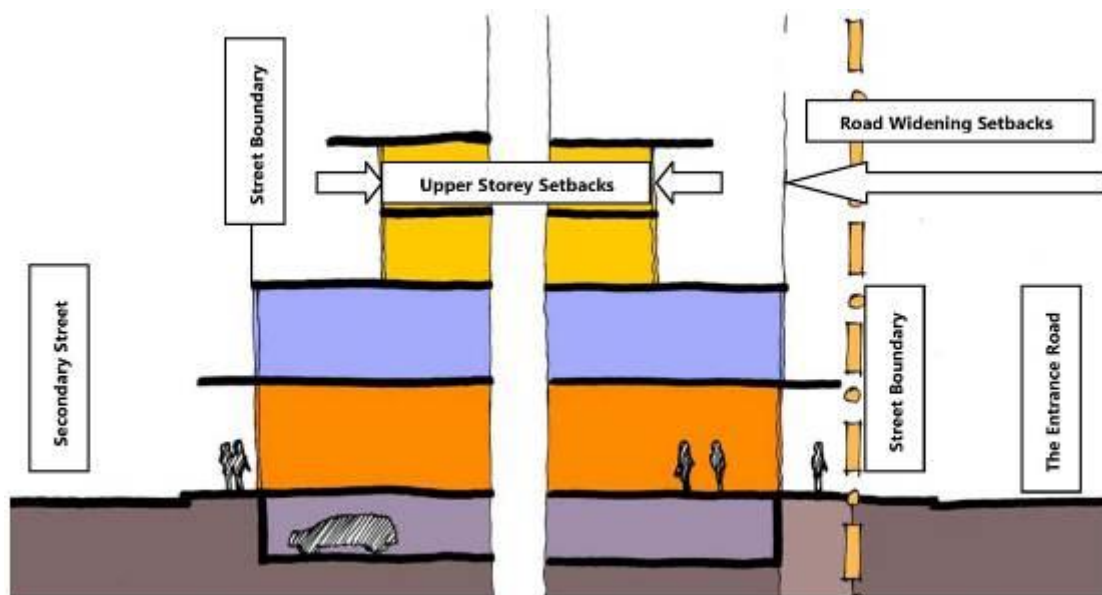


Figure 12 Building envelope for four storey mixed use development in Zone B2 – Local Centre at Long Jetty Village Centre (refer Figure 7)

3.2.3.1 Streetscape

OBJECTIVE

- To maintain amenity new facades facing any street should have a two storey appearance

REQUIREMENTS

- Maximum building height shall be according to provisions of Clause 4.3 of WLEP 2013.
- Buildings and any basements to have a zero setback from building lines which are defined by a road widening setback, or by a site's boundaries which face a secondary street or a lane.
- Third and fourth storeys to be setback from any building line by a minimum of 5m.
- Buildings may have a zero setback from any boundary that is shared with another mixed development in zone B2.

3.2.3.2 Road Widening

OBJECTIVE

- To ensure all development accommodates future widening of The Entrance Road

REQUIREMENTS

- Developments shall be setback from existing front boundaries by the distance which is specified by the NSW Roads and Maritime Services in order to accommodate future widening.
- Land within the road widening setback shall be dedicated to the NSW Roads and Maritime Services, without cost.

3.2.3.3 General

The following encroachments beyond the building envelope are acceptable:

- a A balcony or terrace may be located within any upper storey setback.

3.2.4 Mixed Development in Zones B2, SP3 and RE2 up to six storeys: Frontages to Streets, Lanes and Civic Spaces

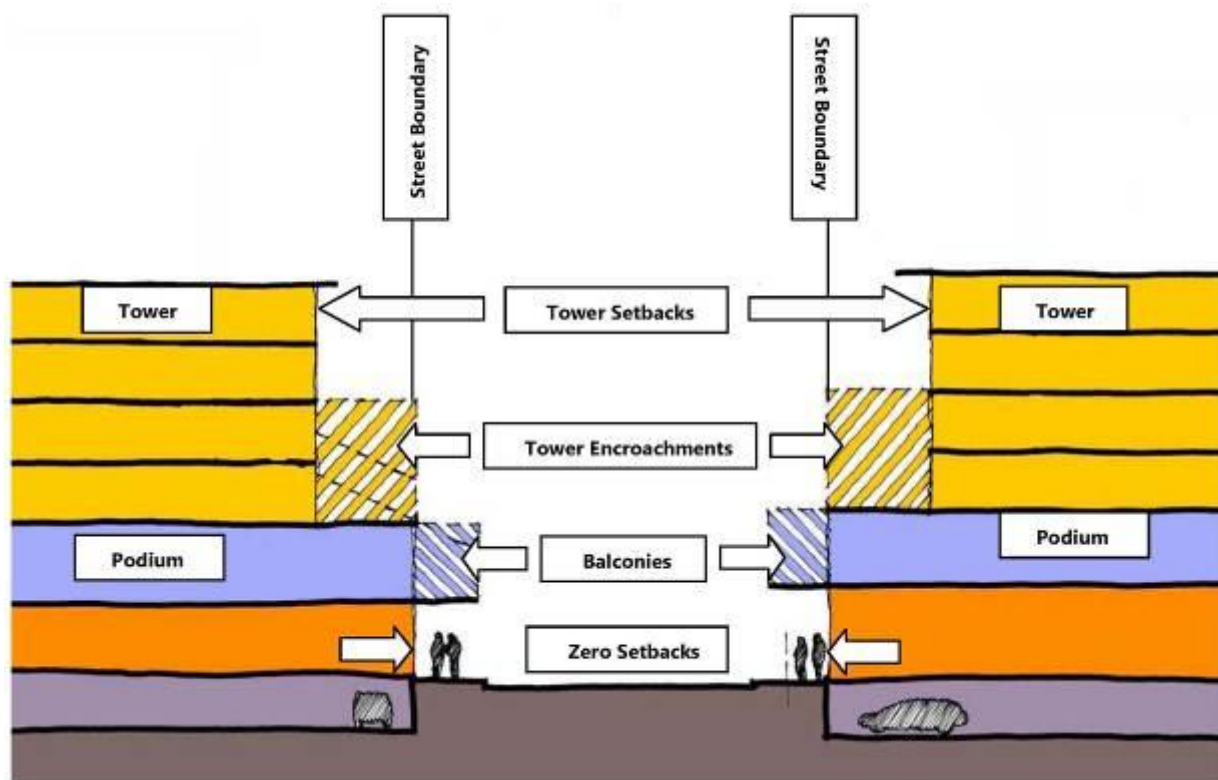


Figure 13 Building envelope for mixed use development up to six storeys in Zones B2 Local Centre, SP3 Tourist and RE2 Private Recreation at The Entrance Town Centre (refer Figure 8)

3.2.4.1 Streetscape

OBJECTIVE

- To maintain appropriate amenity and built form, all new buildings shall comprise podium and tower elements

REQUIREMENTS

- a Maximum building height and floor space ratio shall be in accordance with Clauses 4.3 and 4.4 of WLEP 2013.
- b Podium elements to have a zero setback from building lines which are defined by a site's boundaries that face a street, a lane or a public open space.
- c Podium elements to face any civic open space on a development site.

- d Podium elements to be a maximum of two storeys high.

Note: The height of the podium shall be determined by ceiling heights that are necessary to accommodate proposed uses.

- e A podium is not to include an additional mezzanine level.
- f All storeys above a podium to be located within tower elements.
- g For buildings up to six storeys, tower elements to be setback from building lines by a minimum of 5m.

3.2.4.2 General

The following encroachments beyond the building envelope are acceptable:

- a A balcony on the first storey above any street or open space may extend up to 3m beyond a building line. (Indicated by mauve diagonal hatching).

Note: Balconies that extend beyond a property boundary over the footpath need to obtain a licence from Wyong Shire Council.

- b For tower facades, up to 50% of the width may extend as far as the general building line but only for third and fourth storeys. (Indicated by yellow diagonal hatching).
- c In general, basements are not to extend beyond a building line.
- d Unless noted above, balconies shall not extend beyond the tower envelope.

3.2.5 Mixed Development in Zones B2, SP3 over Six Storeys: Frontages to Streets, Lanes and Civic Spaces

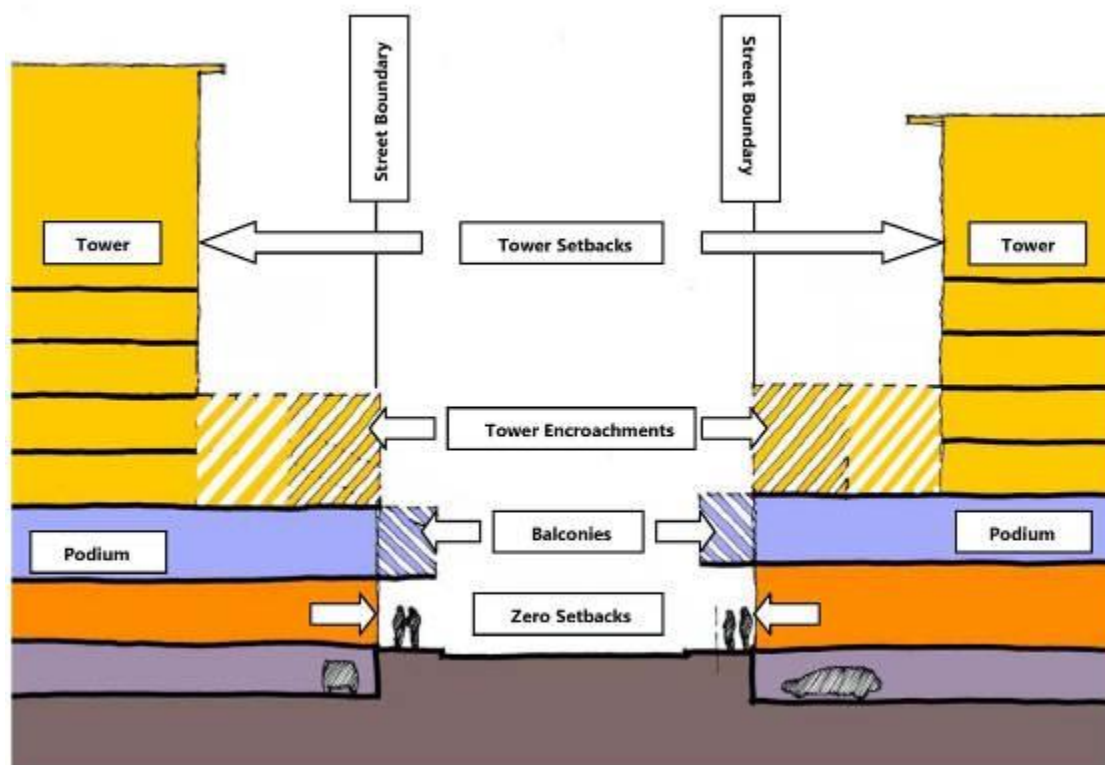


Figure 14 Building envelope for mixed use development over six storeys in Zones B2 Local Centre and SP3 Tourist at The Entrance Town Centre (refer Figure 8)

3.2.5.1 Streetscape

OBJECTIVE

- To maintain appropriate amenity and built form, all new buildings shall comprise podium and tower elements

REQUIREMENTS

- a Maximum building height and floor space ratio shall be in accordance with Clauses 4.3 and 4.4 of the WLEP 2013.
- b For podium elements, heights and setbacks to be the same as for buildings up to six storeys.
- c For buildings taller than six storeys, tower elements to be setback from building lines by a minimum of 10m.

3.2.5.2 General

The following encroachments beyond the building envelope are acceptable:

- a a balcony on the first storey above any street or open space may extend up to 3m beyond a building line. *(Indicated by mauve diagonal hatching);*

Note: Balconies that extend beyond a property boundary over the footpath need to obtain a licence from Wyong Shire Council.

- b for tower facades, up to 50% of the width may extend as far as the general building line but only for third and fourth storeys. *(Indicated by yellow diagonal hatching);*
- c in general, basements shall not extend beyond a building line;
- d unless noted above, balconies shall not extend beyond the tower envelope.

3.2.6 Mixed Development in Zones B2, SP3 and RE2: Sunlight to Footpaths and Open Spaces

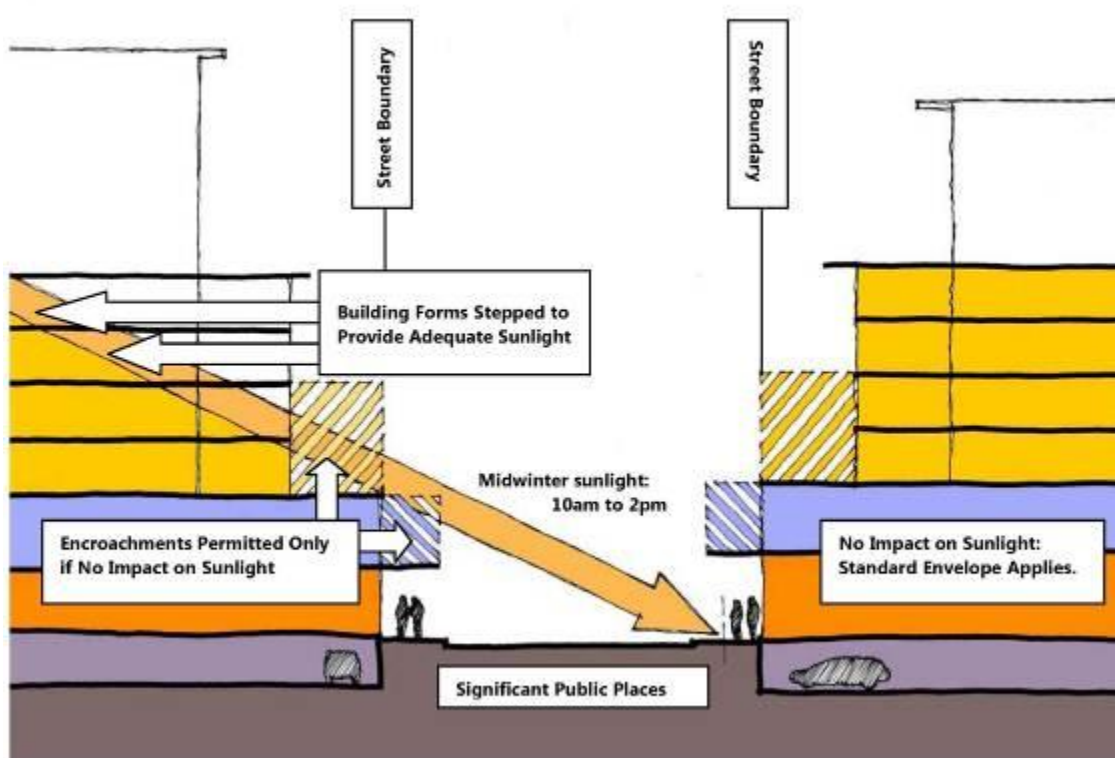


Figure 15 Building envelope for mixed use development in Zones B2 Local Centre, SP3 Tourist and RE2 Private Recreation in relation to provide adequate sunlight to footpaths and open spaces at The Entrance Town Centre (refer Figure 8)

Note: Significant public places are footpaths along The Entrance Road, north-facing footpaths in side streets off The Entrance Road, public open spaces (existing or as proposed by a site-specific DCP or a development application which has been submitted to the Council).

OBJECTIVE

- To ensure that new building works shall provide sunlight to significant public places

REQUIREMENTS

- a Significant public places occur within zones B2 and SP3 at The Entrance Town Centre. As well as satisfying other envelope controls, new buildings are to:
 - i maintain the amount of sunlight that is currently available to significant public places between the hours of 10 am and 2.00pm during midwinter (June 21); and
 - ii ensure specified sunlight is to be available to at least half of any public open space, and at least half of the width for the specified footpaths.
- b The following encroachments may be acceptable:
 - i encroachments must demonstrate that the minimum sunlight would be achieved;

- ii balconies on the first storey above any street or open space may be permitted as for six storey buildings;
 - iii for tower facades, up to 25% of the width may extend as far as the general building line but only for third and fourth storeys. *(Indicated by yellow diagonal hatching).*
- c Development applications to provide the following information:
- i shadow diagrams for midwinter and the equinoxes, demonstrating existing and proposed shadows between 10 am and 2pm in relation to significant public places.

3.2.7 Mixed Development in Zones B2, SP3 and RE2: Facing a Side Boundary or a Rear Lane

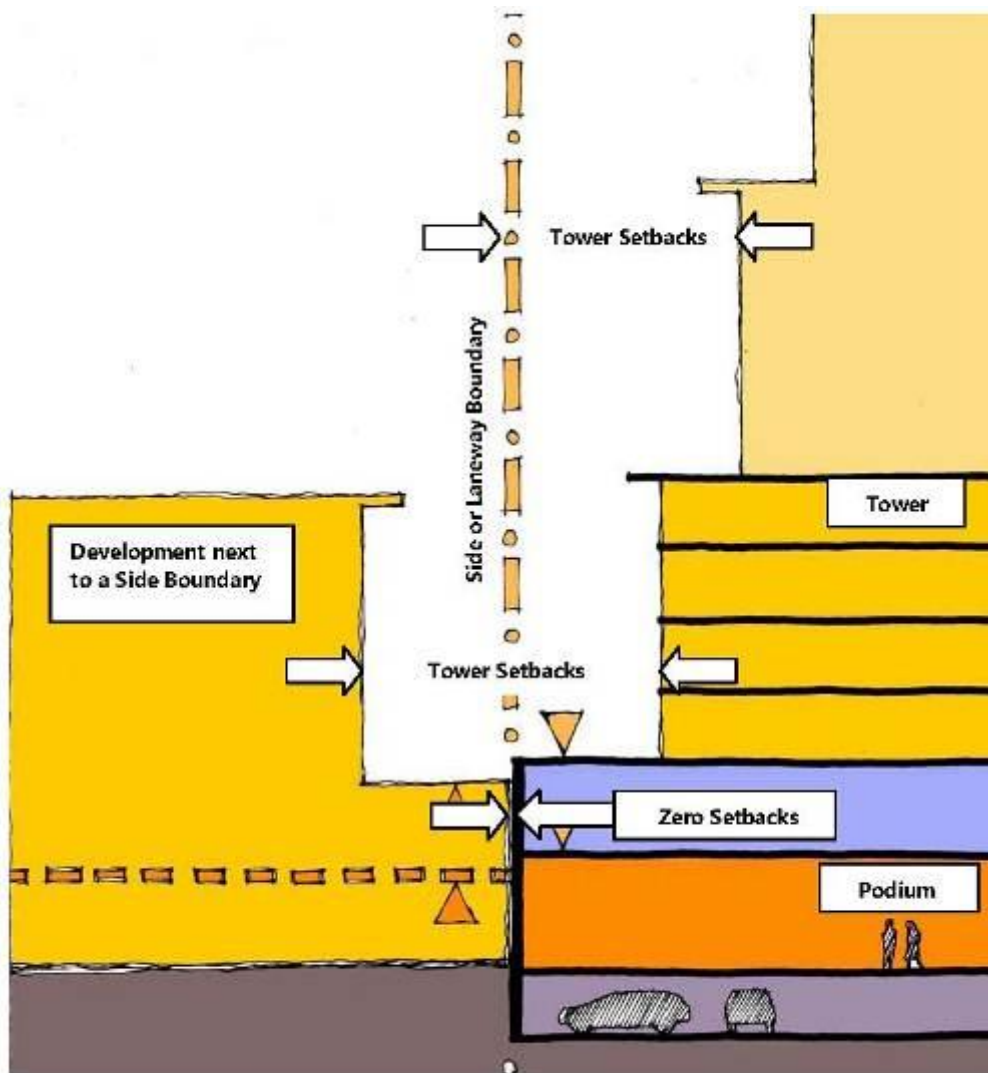


Figure 16 Building envelope for mixed use development in Zones B2 Local Centre, SP3 Tourist and RE2 Private Recreation in relation to a side boundary or a rear lane or street in any location

OBJECTIVE

- To ensure adequate amenity and appropriate built form, consistent with Councils Adopted Strategy for this locality, street elevations of new buildings shall comprise podium and tower elements

REQUIREMENTS

- Podium elements may have a zero setback from any boundary that faces another mixed development in zone B2 or SP3, or an existing rear lane.
- Podium elements to be a maximum of two storeys high.
- Next to an existing mixed development, podium elements to be approximately 1m taller or lower than the adjacent podium.
- Tower elements to be setback from any boundary that faces another mixed development, or an existing rear lane, by half of the "distance separation" that is specified by the SEPP No 65 Residential Flat Design Code.

Note: The required tower setback is calculated according to the number of storeys within the tower element only.

3.2.8 Mixed Development in Zones B2, SP3 and RE2: Boundary Facing Residential Development

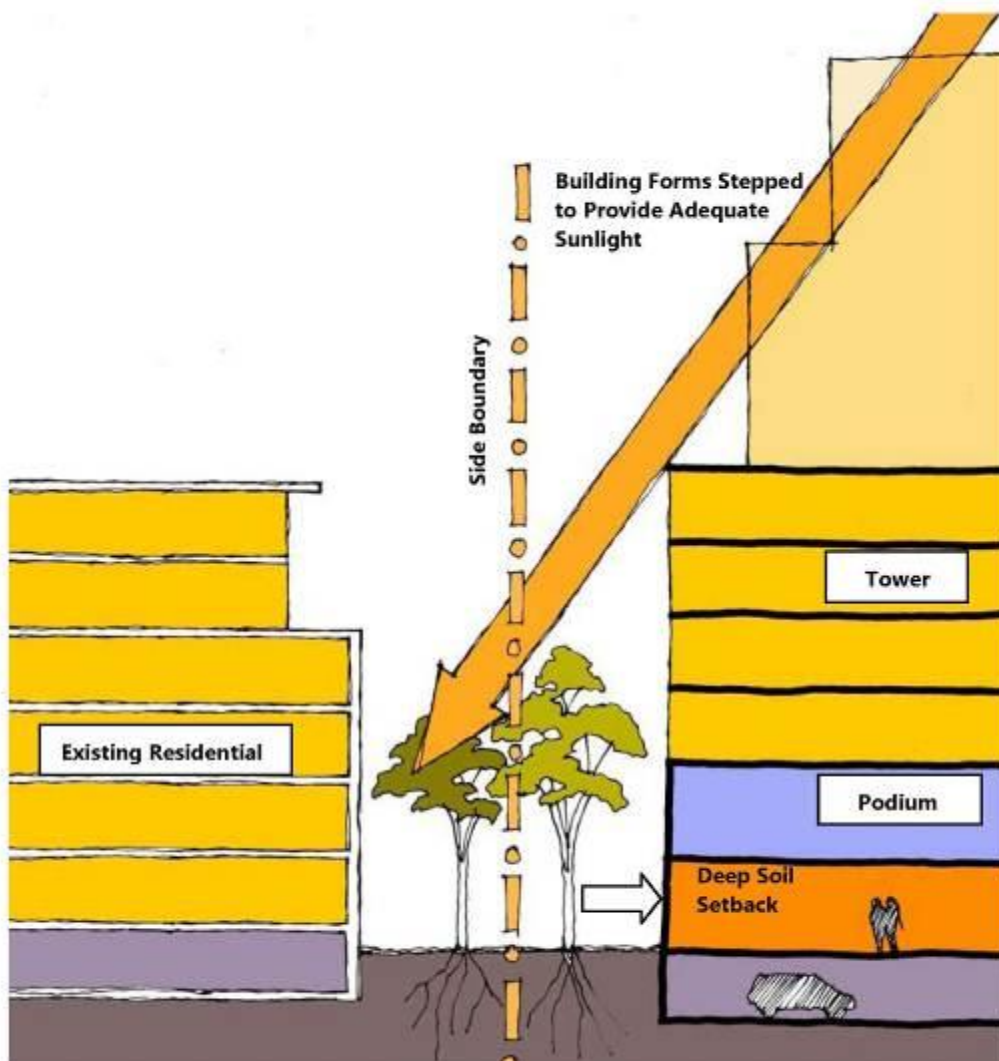


Figure 17 Building envelope for mixed use development in Zones B2 Local Centre, SP3 Tourist and RE2 Private Recreation in relation to a boundary facing residential development

3.2.8.1 Landscaped Setbacks

OBJECTIVE

- To maintain amenity for residents, new buildings shall provide a landscaped setback

REQUIREMENTS

- a A setback which is predominantly deep soil is to be provided next to any residential property.
- b Podium elements and any basement to be setback from any boundary that faces a residential property by a minimum of 6m.

3.2.8.2 Sunlight Access

OBJECTIVES

- To address issues such as sunlight access, tower elements to be setback from any boundary that faces a residential property
- To ensure that upper storeys do not to reduce sunlight to neighbouring dwellings

REQUIREMENTS

- a The setback should be half of the "distance separation" which is specified by the SEPP No 65 Residential Flat Design Code.
- b Neighbouring dwellings to receive the amount of sunlight that is specified by the SEPP No 65 Residential Flat Design Code.
- c If a neighbouring dwelling currently receives less than the required amount of sunlight, there is to be no further reduction.
- d To protect existing sunlight, adjustment may be necessary to the form, siting and dimensions of upper storeys that are permitted by the general envelope controls.

Note: The required tower setback is calculated according to the number of storeys within the tower element only.

3.2.9 Mixed Development in Zone B6: Bulky Goods Retailing at Long Jetty

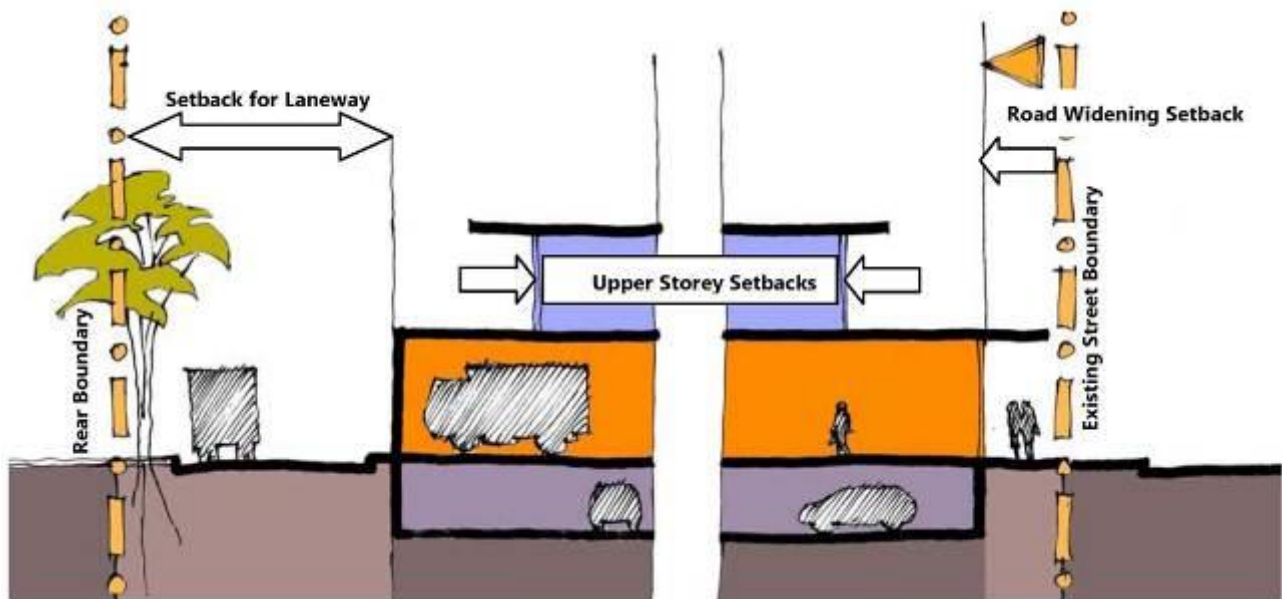


Figure 18 Building envelope for two storey mixed use development in Zone B6 Enterprise Corridor at Long Jetty Village Centre (refer Figure 7)

3.2.9.1 Laneways

- To provide deep setbacks from rear boundaries to accommodate new laneway access

REQUIREMENTS

- All properties that face The Entrance Road shall contribute to implementation of the Council's laneway strategy.
- Buildings to be setback 10m from rear boundaries.
- Second storeys to have an additional setback of 5m.
- The required rear boundary setback is to accommodate two way traffic and one continuous landscaped verge, which is located next to the rear boundary and at least 2m wide.
- Basements may encroach beneath a laneway to within 4m of a rear boundary.
- Laneway pavements to accommodate the medium rigid design vehicle which is specified by AS 2890.2.
- Reciprocal rights-of-way are to be established for all properties which would benefit from the laneway.

3.2.9.2 Road Widening

OBJECTIVE

- To accommodate future widening of The Entrance Road

REQUIREMENTS

- a Developments shall be setback from existing front boundaries by the distance which is specified by the NSW Roads and Maritime Services in order to accommodate future widening.
- b Land within the road widening setback shall be dedicated to the NSW Roads and Maritime Services without cost.

3.2.9.3 Streetscape

OBJECTIVE

- To maintain amenity, facades facing any street are to have a single storey appearance

REQUIREMENTS

- a Maximum building height and floor space ratio shall be in accordance with Clauses 4.3 and 4.4 of WLEP 2013.
- b Buildings and any basements to have a zero setback from building lines which are defined by a road widening setback, or by a site's boundaries which face a secondary street or a lane.
- c Second and third storeys to be setback from any building line by a minimum of 5m.
- d Buildings may have a zero setback from any boundary that is shared with another mixed development in zone B6.

3.2.9.4 General

The following encroachments beyond the building envelope are acceptable:

- a a balcony or terrace may be located within any upper storey setback.

3.2.10 Mixed Development in Zone IN2: Light Industrial at Long Jetty

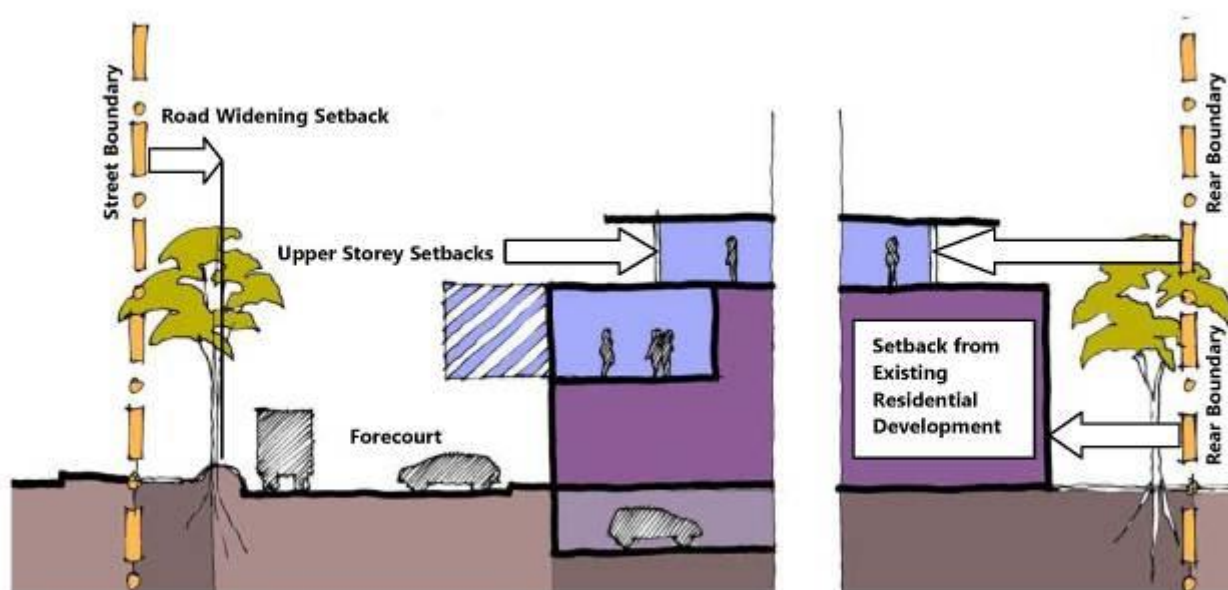


Figure 19 Building envelope for mixed use development in Zone IN2 Light Industrial at Long Jetty Village Centre (refer Figure 9)

3.2.10.1 Road Widening

OBJECTIVE

- To accommodate future widening of The Entrance Road

REQUIREMENTS

- Developments shall be setback from existing front boundaries by the distance which is specified by the NSW Roads and Maritime Services in order to accommodate future widening.
- Land within the road widening setback shall be dedicated to the NSW Roads and Maritime Services, without cost.

3.2.10.2 Streetscape

OBJECTIVE

- To moderate the scale and bulk of buildings facing The Entrance Road

REQUIREMENTS

- Maximum building height and floor space ratio shall be in accordance with Clauses 4.3 and 4.4 of WLEP 2013.
- Buildings to be sited behind landscaped forecourts that accommodate parking and delivery access.
- Forecourts to accommodate the medium rigid design vehicle which is specified by AS 2890.2.
- Second storey balconies or office premises may overhang forecourt parking areas by up to 5m.

- e Third storeys to be setback from the ground floor facade and from any side boundary by a minimum of 5m.
- f The lower two storeys may have a zero setback from any side or rear boundary that is shared with another mixed development in zone IN2.

3.2.10.3 Impact on Adjoining Residential Property

OBJECTIVE

- To moderate the scale and bulk of buildings that are next to a residential property

REQUIREMENTS

- a A setback which is predominantly deep soil is to be provided next to a side or rear boundary that adjoins a residential property.
- b New buildings and any basement are to be setback from the boundary with a residential property by a minimum of 6m.
- c Storeys above the ground floor of any new building are to have an additional setback of 5m.

3.2.10.4 General

- a The following encroachments beyond the building envelope are acceptable:
 - i a balcony or terrace may be located within any upper storey setback.
- b Alterations and additions may maintain existing building setbacks for lower storeys:
 - i top storey additions are to apply setbacks that are specified at 3.2.10.2(e).

4.0 DESIGN GUIDELINES

OBJECTIVES

- To stimulate the highest-possible levels of outdoor pedestrian activity around all properties where mixed development is permitted
- To contribute to the successful operation of centres and community-based recreation facilities or clubs by stimulating the highest-possible levels of pedestrian activity
- To identify civic spaces and public infrastructure that would enhance desired levels of pedestrian activity
- To nominate locations for facilities or building elements which have the potential to disrupt or compromise desired levels of pedestrian activity

4.1 Design Guidelines: Residential Development

Detailed design guidelines for residential development are provided within other DCP Chapters including, Chapters 2.1, 2.3 and 2.4, together with the Residential Flat Design Code under SEPP No 65.

4.2 Design Guidelines: Mixed Use Development

4.2.1 Pedestrian Networks

- a Footpaths that have potential to/already contribute to simulating significant social and commercial activity of centres are:
- i The Entrance Town Centre:
 - The Entrance Road northwards from Campbell Avenue/Warrigal Street;
 - Dening Street from The Entrance Road to Taylor Street;
 - Theatre Lane;
 - Bayview Avenue from The Entrance Road to Short Street;
 - Ambler Parade;
 - Ocean Parade from The Entrance Road to Ambler Parade;
 - Marine Parade in the vicinity of the intersection with The Entrance Road;
 - Coral Street from The Entrance Road to Torrens Avenue;
 - Victoria Avenue from The Entrance Road to east of Farnell Lane;
 - Fairview Avenue from The Entrance Road to Torrens Avenue;
 - along and facing The Entrance Channel at Picnic Point (including, all frontages to The Entrance Road West and Oakland Avenue between its intersections with The Entrance Road West and Oakland Avenue);
 - ii Long Jetty Village Centre:
 - all frontages along The Entrance Road;
 - Thompson Street westwards from the corner of The Entrance Road;
 - Pacific Street westwards from the corner of The Entrance Road;
 - iii The Entrance North and Toowoong Bay Neighbourhood Centres:
 - all frontages to existing shops;
- b New open spaces with the potential to simulate significant social and commercial activity are:
- i The Entrance Town Centre:
 - A town square in the Dening Street, The Entrance Road, Short Street vicinity;

- An outdoor forecourt along the eastern side of Theatre Lane;
 - Extension of Bayview Avenue Mall along the Bayview Avenue to Short Street;
 - A forecourt or small square in the vicinity of the Ebb Tide Mall property;
 - Waterfront mall/promenade alongside and facing The Entrance Channel, between Wilfred Barrett Drive and Picnic Point, along the current alignment of The Entrance Road West;
 - A water front open space area/promenade in The Entrance North Waterfront Vicinity west of Hutton Road, between The Entrance Bridge and (including) Karagi Reserve;
- ii Long Jetty Village Centre:
- A village square incorporated into the future Long Jetty Village Centre extension vicinity, west of The Entrance Road between Pacific and Thompson Streets.

OBJECTIVES

- To recognise the significant role of pedestrian places in relation to social and business activity within centres on The Entrance Peninsula
- To promote an outdoor lifestyle by concentrating pedestrian and business activity along significant pedestrian footpaths and around existing and new public open spaces
- To establish a framework for planning and design of future development in order to stimulate optimum levels of pedestrian activity within centres on The Entrance Peninsula
- To nominate new open spaces which would provide public benefits as part of a “Key Site” development

REQUIREMENT

Development proposals upon lands which face any of the nominated public places (whether existing or as desired) are to be planned and designed to maximise pedestrian and business activity:

- a incorporate new open spaces as specified above;
- b provide active frontages facing pedestrian footpaths that are nominated above, or facing any desired open space that is specified above;
- c locate major facilities, services and parking areas where they would not disrupt the desired level of pedestrian activity;
- d include new cross-site pedestrian pathways only where they would follow “desire lines” to major destinations or facilities.

4.2.2 Transport and Access Infrastructure

OBJECTIVES

- To provide new facilities in locations that would contribute to the desired levels of outdoor pedestrian activity
- To improve the efficiency of existing traffic flows and avoid conflict between cars, heavy vehicles, cyclists and pedestrians
- To nominate facilities which would provide public benefits as part of a “Key Site” development

REQUIREMENTS

- a Public carparking is to be provided as part of the following “Key Site” developments in The Entrance Town Centre and at Picnic Point:
 - i Lakeside Plaza;
 - ii The Denning Street carpark;
 - iii Ebbtide Mall;
 - iv the designated public carpark in Manning Road;
 - v Tourist Zone Site between Wilfred Barrett Drive and Picnic Point.
- b A public transport layover area is to be provided along The Entrance Road in the vicinity of Denning Street as part of the Lakeside Plaza “Key Site” redevelopment.
- c To accommodate new public open spaces, the redirection of existing town centre traffic is to be evaluated and, where desirable, implemented as part of the following “Key Sites”:
 - i Lakeside Plaza;
 - ii The Denning Street Carpark.
- d To improve road safety and efficiency of traffic flows, existing site access should be realigned for the following “Key Site” developments:
 - i Lakeside Plaza: rear lane access is to be provided to properties fronting The Entrance Road, and possibly extended through to The Entrance Road;
 - ii Ebbtide Mall: site access from Torrens Avenue to be consolidated as a single access/egress;
 - iii Diggers @ The Entrance: site access from The Entrance Road is to be consolidated as a single access/egress, with traffic signals at The Entrance Road, if required by the RTA and Council’s traffic committee, with the access/egress to be connected to a simplified network of internal access roads.
- e To improve the safety and efficiency of The Entrance Road through Long Jetty, site access at Long Jetty, properties zoned B2 and B6 are to be accessed from side streets and/or from a system of rear lanes, in accordance with the following image:

- i access is not to be provided from The Entrance Road except for “mid-block” sites where access to a side street or laneway, is not available;
 - ii rear lane access is to be provided, dedicated and constructed at no cost to Council, with the redevelopment of any site that would not occupy the full width of a street block, and where existing or future development of the remaining properties in that street block would not have direct access to a side street;
 - iii rear laneways are to be wide enough to accommodate two way traffic and one continuous landscaped verge at least 2m wide, which abuts the rear boundary and vehicle parking, where on-site parking is not otherwise available;
 - iv laneway pavements are to accommodate a medium rigid design vehicle, specified by AS2890.2;
 - v reciprocal rights-of-way are to be established for all properties which would benefit from the laneway.
- f Cycle access to be promoted by all new developments:
- i bike storage is to be provided in safe and accessible locations, either at street level or as part of basement carparks;
 - ii cycle storage is to be provided at a rate required by Council or specified by Council policy.

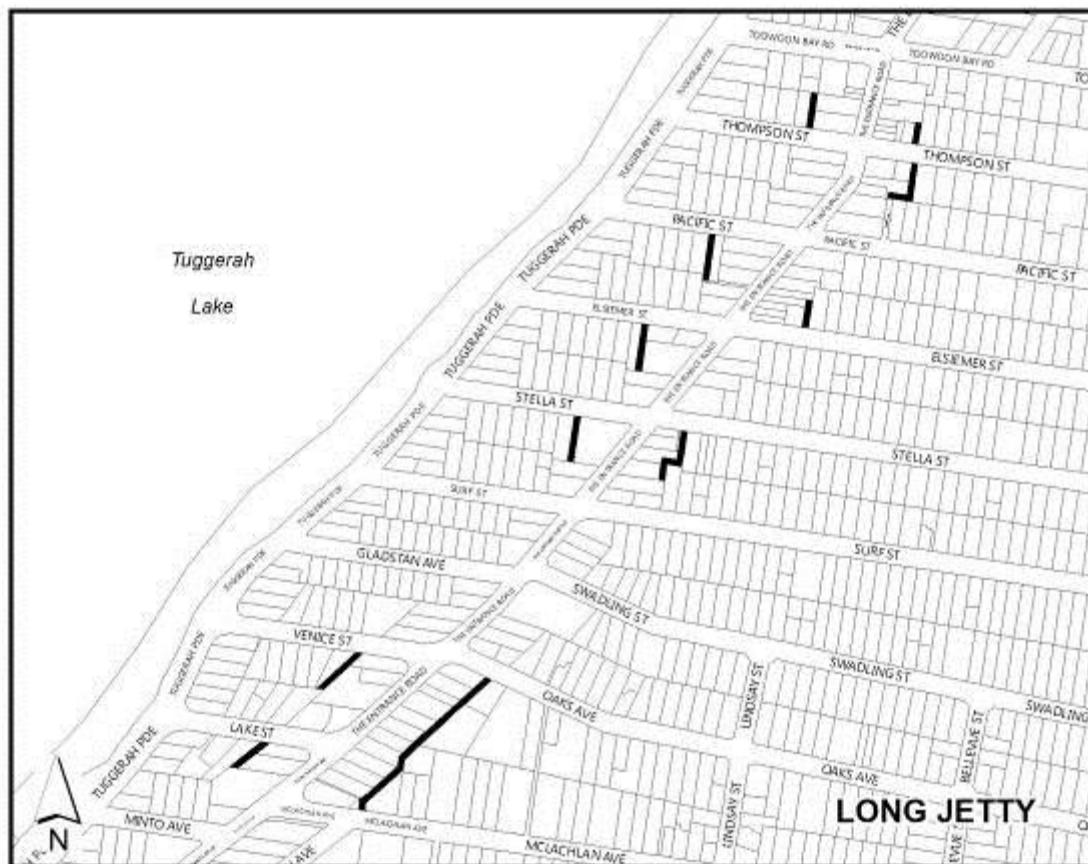


Figure 20 Access arrangements from side streets and rear lanes at Long Jetty Village Centre in Zones B2 Local Centre and B6 Enterprise Corridor

4.2.3 New Public Open Spaces

OBJECTIVES

- To provide new facilities in locations that would contribute to the desired levels of outdoor pedestrian activity
- To ensure that new facilities have the flexibility to accommodate a variety of activities as well as encouraging informal social interaction
- To co-ordinate the planning, design and construction of publicly-accessible spaces
- To nominate facilities which would provide public benefits as part of a "Key Site" development

REQUIREMENTS

- a A new town square is to be provided as a focal point for The Entrance Town Centre:
 - i the square is to be located along Dening Street between The Entrance Road and Short Street;
 - ii the square ought to be provided as part of "Key Site" developments upon the Lakeside Plaza and the Dening Street Carpark Sites;
 - iii subject to a positive traffic assessment and the redirection of existing vehicles, the square may incorporate portion of the Dening Street road reserve;
 - iv the square is to be designed to accommodate planned events as well as informal social interaction;
 - v the square is to have a minimum width of approximately 30m and an area of approximately 2,000m², with at least two thirds of the required space located on the Lakeside Plaza property with a minimum width of 20m;
 - vi pavements in the square are to be generally level and may include steps to raised areas around the perimeter that are suitable for pavement dining and spectators;
 - vii the square is to be shaded by rows of trees, and its surface area should not be encumbered by any fixed furniture or substantial structures.
- b A waterfront mall/promenade should be provided along The Entrance Channel:
 - i the waterfront mall/promenade is to be located along the current alignment of The Entrance Road west, between Wilfred Barrett Drive and Picnic Point;
 - ii the waterfront mall/promenade ought to be provided as part of "Key Site" developments at Picnic Point;
 - iii subject to a positive traffic assessment and the redirection of existing vehicles, the waterfront mall/promenade may incorporate portion of the Oakland Avenue Road Reserve;
 - iv the waterfront mall/promenade is to be designed as a series of outdoor recreation areas along a broad pedestrian pathway;
 - v construction of the waterfront mall/promenade is to be designed to resist erosion and scour of banks along The Entrance Channel;

- vi the waterfront mall/promenade is to have a minimum width of approximately 20m;
 - vii pavements along the waterfront mall/promenade are to be generally level, but may include steps to raised areas that accommodate specific recreation settings such as children's play areas;
 - viii the waterfront mall/promenade is to be shaded by rows of trees, and structures are to be designed creatively to display a distinctly-coastal character or theme.
- c Widening of Theatre Lane to accommodate a pedestrian forecourt:
- i the forecourt is to extend along the eastern side of the Lane from Dening Street to Bayview Avenue;
 - ii the forecourt may be provided as part of "Key Site" development upon the Dening Street Carpark Site;
 - iii the forecourt is to be designed to separate pedestrians from vehicles and is to be wide enough to accommodate pavement cafes;
 - iv the forecourt is to have a minimum width of 5m;
 - v the pavement is to be gently-sloping, and be shaded by a row of trees;
 - vi the forecourt is to incorporate urban-designed traffic barriers, with clear crossing points opposite existing arcades off The Entrance Road.
- d A small centrally-located forecourt or square to be provided as part of a "Key Site" development on the Ebbside Mall property and its immediate neighbours:
- i the forecourt/square is to face a new access avenue off Torrens Avenue, opposite existing outdoor parking areas on the neighbouring properties;
 - ii the forecourt/square to be designed as an address for the "Key Site" development, and to accommodate arrivals and drop-offs;
 - iii the forecourt/square is to have a minimum width of 5m;
 - iv pavements should be level or gently-sloping, and are to incorporate a clear crossing point toward outdoor carparking at the rear;
 - v the forecourt/square is to have a pedestrian link to The Entrance Road.
- e An extension of Bayview Avenue Mall along the Bayview Avenue to Short Street to be provided as part of a "Key Site" development on the Dening Street Carpark Site:
- i the square is to be located along Bayview Avenue between The Entrance Road and Short Street, subject to a positive traffic assessment and the redirection of existing vehicles;
 - ii the square ought to be provided as part of "Key Site" developments upon the Dening Street Carpark Site;
 - iii the square is to be designed to accommodate planned events as well as informal social interaction;
 - iv the square is to have a minimum width of approximately 20m and an area of approximately 1,000m². Additional space could be located on the Dening Street Carpark property;

- v pavements in the square are to be generally level and may include steps to raised areas around the perimeter that are suitable for pavement dining and spectators, if sufficient space;
 - vi the square is to be shaded by rows of trees, and its surface area is not to be encumbered by any fixed furniture or substantial structures.
- f A waterfront open space area/promenade should be provided in The Entrance North Waterfront Vicinity west of Hutton Road, between The Entrance Bridge and (including) Karagi Reserve:
- i the waterfront open space area/promenade is to be located west of Hutton Road, between The Entrance Bridge and (including) Karagi Reserve;
 - ii the waterfront open space area/promenade should be provided as part of "Key Site" development on the Dunleith Tourist Park Site;
 - iii the waterfront open space/promenade is to be designed as a series of outdoor recreation areas along a broad pedestrian pathway along the waterfront;
 - iv construction of the waterfront open space area/promenade is to be designed to resist erosion and scour of banks along The Entrance Channel;
 - v the waterfront open space area/promenade is to have a minimum width of approximately 10m generally and 20m within the Dunleith Tourist Park "Key Site" property boundary;
 - vi pavements along the waterfront open space area/promenade are to be generally level, but may include steps to raised areas that accommodate specific recreation settings such as children's play areas;
 - vii the waterfront open space area/promenade is to be shaded by rows of trees, and structures are to be designed creatively to display a distinctly-coastal character or theme.
- g A village square should be incorporated into the future Long Jetty Village Centre extension vicinity, west of The Entrance Road between Pacific and Thompson Streets:
- i the square is to be located west of The Entrance Road between Pacific and Thompson Streets;
 - ii the square ought to be provided as part of "Key Site" developments upon the Long Jetty Village Centre Extension Site;
 - iii the square is to be designed to accommodate planned events as well as informal social interaction and connect to Tuggerah Lakes Foreshore Reserve;
 - iv the square is to have a minimum area of approximately 2,000m²;
 - v pavements in the square are to be generally level and may include steps to raised areas around the perimeter that are suitable for pavement dining and spectators, if sufficient space;
 - vi the square is to be shaded by rows of trees, and its surface area is not to be encumbered by any fixed furniture or substantial structures.
- h Consistent design standards are to be applied by all new open spaces:
- i surfaces, gradients and level changes are to accommodate visitors with impaired mobility or sight, and should satisfy relevant requirements of AS 1428;

- ii tree plantings are to be consistent or compatible with the Council's established town centre plans;
- iii surfaces, materials and furniture (including play structures, shelters, seating and lighting) are to be designed and constructed according to the applicable Australian Standards as well as satisfying the Council's established works standards or town centre plans.

Note: Consultation with the Council's Open Space and Landscape units is recommended prior to the detailed design of works.

4.2.4 Active Frontages

OBJECTIVES

- To promote an outdoor lifestyle by concentrating pedestrian and business activity along significant pedestrian footpaths and around existing and new public open spaces
- By concentrating pedestrian activity, to optimise social interaction and economic development within centres on The Entrance Peninsula
- To identify activities or building elements that would interrupt or compromise desired levels of pedestrian activity

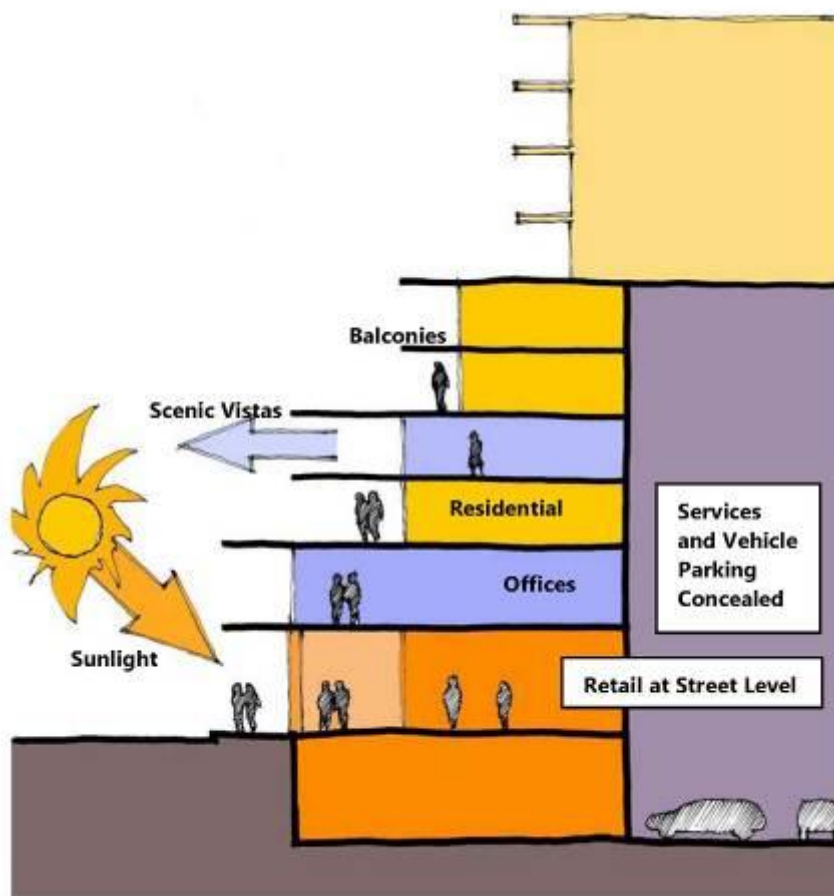


Figure 21 Building elements and land uses that are visible and attractive to pedestrian and enhance the safety and amenity of places publicly accessible

REQUIREMENTS

- a Active frontages display a variety of land uses or building elements which are visible and attractive to pedestrians, and enhance the safety and amenity of publicly-accessible places:
 - i active frontages in any facade are measured by the width of windows or balconies;
 - ii at street level, active frontages include building entrances or lobbies, and premises with substantial display windows such as business premises, food and drink premises, and shops;
 - iii immediately above street level, active frontages include balconies, and premises that accommodate substantial numbers of customers such as food and drink premises or lobbies and foyers of entertainment facilities, function centres and registered clubs;
 - iv on higher storeys, active frontages are achieved by residential balconies and living room windows.
- b Active frontages are to be provided along footpaths and other publicly-accessible places, and the extent of active frontages within any facade is to be in proportion to the commercial-significance of the adjacent footpath or publicly-accessible place:
 - i facing new civic spaces, active frontages are to occupy at least 90% of any ground floor facade and 80% of facades for the first three storeys above the ground floor;
 - ii facing existing streets that are commercially-significant, active frontages are to occupy 85% to 90% of any ground floor facade, and at least 80% of the first storey above the ground floor;
 - iii facing rear laneways that are significant pedestrian routes and streets that provide vehicle access, active frontages are to occupy at least 30% of any ground floor facade, and 50% of the first storey above the ground floor;
 - iv facing streets that are not defined as commercially-significant, there is no requirement to provide active frontages at ground floor level or on the storey immediately above.
- c Certain facilities or building elements interrupt the continuity and effectiveness of active frontages, and are not to be located in any facade which faces a new open space, a commercially-significant footpath or a new cross-site pedestrian link:
 - i carparks and delivery docks are to be accessed from streets or laneways that are not commercially-significant, unless no alternative is available;
 - ii carparks are to be located in basements or if located above-ground level, are to be hidden behind active frontages that face any new open space, cross-site link, or commercially-significant footpath;
 - iii above-ground carparks are to occupy 50% of a facade that faces a laneway or a street which is not commercially-significant provided that parking decks are shrouded completely by architecturally-designed screens which complement the form and design of the development's facades;
 - iv "big box" retailers and entertainment facilities that are enclosed by blank walls are subject to the same restrictions as above-ground carparks;
 - v service areas and delivery docks are to be accessed from streets or laneways that are not commercially-significant, unless no alternative is available.

4.2.5 New Pedestrian Links

OBJECTIVES

- To accommodate new cross-site pathways that would not compromise the desired levels of pedestrian activity in public places
- To allow new links that follow “desire lines” to major destinations or facilities
- To promote an outdoor lifestyle by providing a fresh-air character for new cross-site pathways
- To co-ordinate the planning, design and construction of publicly-accessible spaces
- To nominate facilities which would provide public benefits as part of a “Key Site” development

REQUIREMENTS

- a New cross-site pedestrian links are to be provided as part of the following “Key Site” developments:
 - i Lakeside Plaza;
 - ii Ebbtide Mall;
 - iii the vacant property facing Marine Parade;
 - iv the Tourist zoned properties between Wilfred Barrett Drive and Picnic Point;
 - v Dunleith Tourist Park;
 - vi Diggers @ The Entrance;
 - vii Shelley Beach Golf Club.
- b An outdoor character is preferred for new cross-site pedestrian links:
 - i walkways are to be designed like a public street or courtyard, and the major thoroughfares should incorporate rows of shade trees;
 - ii the width of new links are to be between 5m and 10m according to commercial significance of the link, and the desirability of providing winter sunlight to active frontages;
 - iii walkways are to be flanked by awnings and active frontages which occupy at least 90% of the walkway’s facades at “ground” level and on the storey immediately above (if any);
 - iv alignment of walkways is to highlight major destinations within or surrounding the development, and is to emphasise the location of lifts, stairs and travelators;
 - v 24 hour access is desirable.
- c Indoor pedestrian links are to be compatible with the desired outdoor lifestyle:
 - i length of arcade-style links are to be minimised;
 - ii width of arcades are to be at least 5m;

- iii arcade ceilings are to be tall, and alignment is to provide a direct outlook to sunlit outdoor areas or scenic backdrops;
- iv alignment is to highlight major destinations within or surrounding the development, as well as emphasising the location of lifts, stairs and travelators, and is not to include any hidden recesses or blind corners.

5.0 KEY SITES

The WLEP 2013 identifies the Key Sites within the Wyong Shire that have the potential to be a catalyst for economic growth and development confidence. Several of these sites are located on The Entrance Peninsula and are identified on the mapping provided with WLEP 2013.

OBJECTIVE

- To facilitate the economic growth of the Shire by identifying sites within the various commercial/retail centres of the Shire that would provide a significant economic benefit to the Shire if they were developed to a suitable standard

REQUIREMENTS

- a For the requirements for development of Key Sites, applicants should refer to Clause 7.8 of WLEP 2013 and Chapter 6.1 - Key Sites.
- b Development applications which seek to exercise the LEP's bonus height provisions will not be considered until a Masterplan and site-specific development control plan (DCP) have been prepared by the applicant and approved by Council for the identified Key Site.

5.1 Concept Plans / Site Specific Development Control Plans: General Design Principle Requirements

All Key Sites on The Entrance Peninsula, must demonstrate compliance with all the following general design principles:

- a Design the taller elements as slender towers which have a maximum longitudinal dimension of approximately 35m, and locate these elements to maximise the sharing of iconic coastal views which may be available from existing dwellings nearby.
- b Employ simple streamlined building forms, for example using curvilinear/sculptured facades that are oriented toward coastal views, and avoid roof-top plant rooms that are not designed to complement the form of towers.
- c Configure new developments as podiums with towers that are separated by broad courtyards.
- d Provide green roofs above podiums, and upon those rooftops, locate a variety of communal recreation spaces which are designed to protect the privacy of surrounding dwellings.
- e Ensure that development design does not compromise the ability of adjoining properties to develop with building forms which are consistent or mutually-compatible.
- f Avoid orientating blank exterior walls towards town centre footpaths that are commercially-significant.

- g Screen the impact of service areas or above-ground carparking by providing deep soil setbacks that are planted with medium sized trees.
- h Screen the impact of service areas or “big box” retailers which might face residential properties or developments by providing deep soil setbacks that are planted with medium sized trees that are indigenous coastal species.
- i Employ co-ordinated non-slip and durable paving for indoor and outdoor areas, including street pavements.
- j Establish new pedestrian spaces around the sites, and integrate those spaces with pedestrian desire lines that are evident in the town centre.
- k Maintain areas of deep soil in generous setbacks facing all boundaries where practically possible.

5.2 Development Applications: Matters for Consideration

For development applications for Key Sites which seek bonus height, the Local Environmental Plan provisions require that certain matters must be satisfied. Those matters include the following additional details:

- a The proposed development is to be consistent with all provisions and commitments of the site-specific development control plan.
- b The proposed development would not have a significant adverse impact upon the natural environment:
 - i Removal of significant native vegetation from the land, any shoreline or inter-tidal zone, or impact upon the health and longevity of such vegetation, and
 - ii Contribution to the erosion of any frontal dune, shoreline or inter-tidal zone, and
 - iii Lowering or obstruction of ground waters which would affect acid sulphate soils, native plant communities or estuarine habitat, or contribute to erosion.
- c The proposed development will improve the quality and amenity of the surrounding locality and not compromise future development of adjoining sites in a way that is consistent with the WLEP 2013.
 - i Justification of appropriate development options for built form, siting and height, and
 - ii Evaluation of scenic impacts for the proposed development, from adjacent and distant perspectives, and in the context of surrounding development, either existing or as proposed by an adopted site-specific development control plan, or by a valid development consent, and
 - iii Open spaces and landscaped areas, and
 - iv A dimensioned envelope for buildings including height and setbacks, and
 - v Massing and articulation of building forms, and
 - vi Location of communal areas, and
 - vii Location of private open spaces, and
 - viii Location of active frontages in any mixed use development, and
 - ix Location of vehicle access points and parking areas, and
 - x Location of community facilities and infrastructure, and

- xi Any items of environmental heritage.
- d The proposed development would contribute economic, social and environmental benefits:
- i An exemplary standard of energy efficiency, and
 - ii Exemplary management of the water cycle and quality of stormwater discharges, and
 - iii New or expanded business activity, and increased opportunities for local employment, and
 - iv Delivery of housing choice for permanent residents through variety of dwelling types and sizes, and by providing an appropriate proportion of dwellings which are accessible and adaptable for special housing needs, and
 - v Contribution to new public infrastructure including publicly-accessible open spaces, community facilities, access networks or transport facilities, and
 - vi Effective integration with surrounding networks and patterns of open space, land use, activity, buildings and access, either existing or as proposed by an adopted site-specific development control plan or by a valid development consent, and
 - vii Protection of public environmental amenity for existing street frontages and open spaces, and for significant places on private lands which are publicly-accessible, in terms of sunlight, shelter, utility and safety, and
 - viii Protection of private environmental amenity for dwellings, private open spaces and business premises, in terms of sunlight, visual and acoustic privacy, an open outlook and view-sharing, and
- e The proposed development would not expose future occupants to significant environmental hazards, and would not increase the level of hazard that currently affects nearby properties and public infrastructure:
- i Flooding, and
 - ii Rising sea levels which are projected to result from global climate change, and
 - iii Coastal erosion of dunes, shore lines and waterways, and
- f The proposed development demonstrates design excellence and will achieve a very high standard of architectural design, materials and detailing appropriate to the building type and location:
- i Minimal impact upon scenic quality of the coastal zone, and
 - ii Compatibility with the surrounding landscape setting and with surrounding building development in terms of desired coastal character, and
 - iii Effective design of private open spaces to promote active outdoor living and to provide shading for dwelling interiors, and
 - iv Appropriate design of communal areas and open spaces to promote social interaction, and
 - v Improved amenity and appearance for existing street frontages and public open spaces, and
 - vi Positive integration of building services and access for vehicles, and
 - vii High standards of detailing, materials and finishes, appropriate to the coastal environment, consistent with the desired coastal character provisions of this Chapter, Wyong D.

- g The development consent being granted on or prior to 1 January 2018