

CHAPTER 6.15 KANWAL - CRAIGIE AVENUE PRECINCT

1.0 INTRODUCTION

The purpose of this Chapter is to provide specific guidelines for development within the Craigie Avenue Precinct.

1.1 Objectives of this Chapter

- To appropriately integrate development with the existing built and natural environment
- To ensure development includes a high quality of architectural design and consistency with the principles of ecological sustainable development
- To enable development of the land to proceed in a manner that is sensitive to the environmental characteristics of the area
- To ensure that the land is adequately serviced
- To ensure that any development on the land complies with the principles of water sensitive urban design

1.2 Land to Which the Plan Applies

The land to which this Chapter applies is shown edged heavy black in Figure 1.

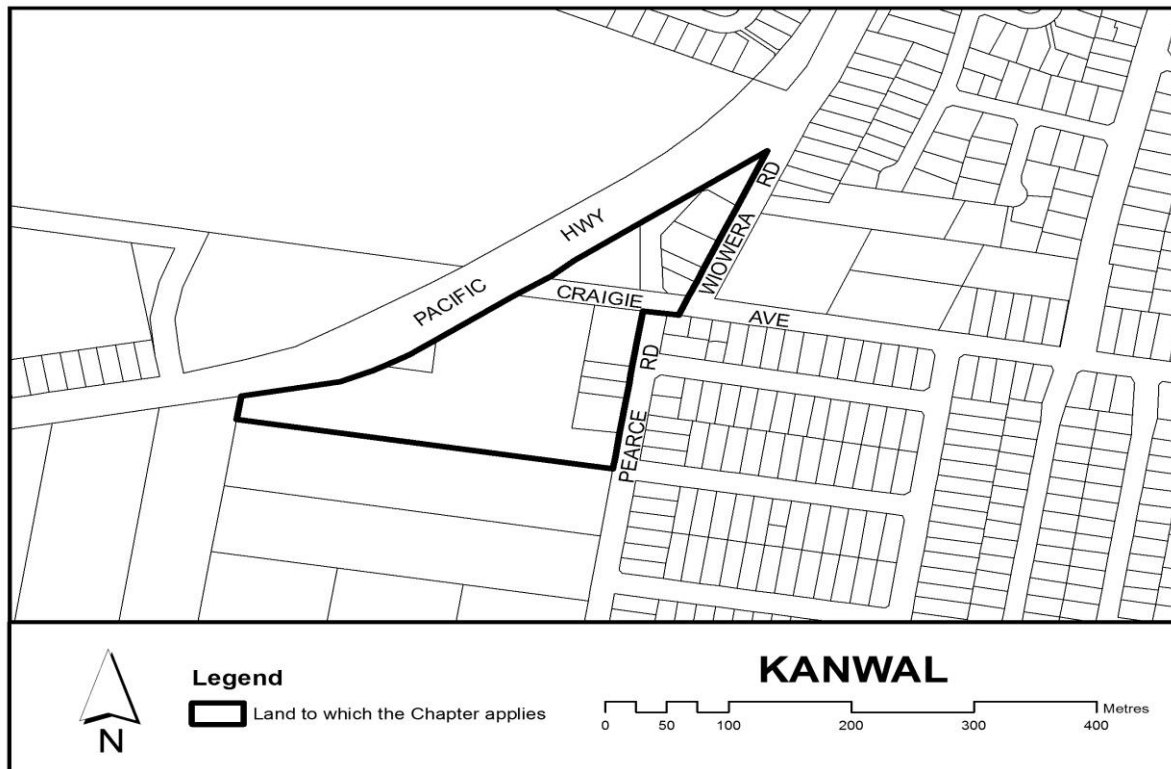


Figure 1 – Land to which this Chapter applies

1.3 Using this Chapter

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 2.4 - Multiple Dwelling Residential Development

Chapter 2.11– Parking and Access

Chapter 3.1 – Site Waste Management

Chapter 3.3 – Floodplain Management

Chapter 3.6 – Tree and Vegetation Management

Council's Civil Works – Design Guideline and Construction Specification

2.0 DEVELOPMENT PRINCIPLES

2.1 Wyong Local Environmental Plan 2013 – Site Specific Provisions – Craigie Avenue Precinct

Wyong Local Environmental Plan 2013 contains specific provisions that are to be considered for the development proposals within the Craigie Avenue Precinct and are to be read in conjunction with the DCP Chapter.

A Building Height and Floor Space Ratio Controls

In the B6 zone, a maximum floor space ratio (FSR) of 1.5:1 and building height of 12 metres.

A bonus on FSR to 2:1 and height to 20 metres if a proposed development falls within the definition of Health Services Facilities or is, in the opinion of the determining authority, a use which complements and contributes to the Special Centre role of the hospital precinct. The floor space and height bonus is only applicable to sites with an area greater than 2000m².

B Office Development

Development other than that for Health Services Facilities and for the purposes of independent offices shall not exceed 30% of the total possible floorspace of the B6 zone.

C Bulky Goods Retailing

A maximum gross floor area (GFA) of 1000m² for bulky goods retailing developments on any site within the B6 zone.

D Seniors Housing

Seniors housing is an additional permitted use listed in Schedule 1 of the LEP for development sites within the B6 zone that have an area that is greater than 2000m².

2.2 Character Consideration

The desired future character of the Craigie Avenue Precinct is to present as an activity centre with an attractive presentation to the Pacific Highway corridor and provide a clear differentiation from the residential development to the east. The Precinct should be recognisable as part of the Special Centre based around the Wyong Hospital.

Activation of the Craigie Avenue frontage may be used to contribute to this character. Taller building elements should be used to provide variable roofscape to define the precinct.

2.3 Building Setbacks

OBJECTIVE

- To ensure building setbacks provide for adequate spatial separation from surrounding areas and provide sufficient area for quality landscaping, noise attenuation measures and appropriate solar access

REQUIREMENTS

- a The minimum setback of any building from the Pacific Highway boundary shall be 10m for buildings up to 12m in height and 15 metres for buildings in excess of 12 metres.
- b The minimum setback from the Craigie Avenue boundary of any building element greater than 8m in height shall be 7.5m and not more than 50% of the Craigie Avenue frontage of any site shall have a setback of less than 5m.
- c The minimum setback of any building from the Pearce Road and Wiowera Road boundaries shall be 5.5 metres unless the building includes shop-top housing in which case a minimum setback of 3m shall apply up to 8m building height and 7.5m for any part of a building higher than 8m.
- d The utilisation of setback areas for Asset Protection Zones (APZ's) is to be as per the requirements of 'Planning for Bushfire Protection' legislation published by the Rural Fire Services.

Note 1: Setback requirements may also be affected by any sight line requirements of the RMS or Council.

Note 2: All lots within the Precinct to the north of Craigie Avenue and land fronting Pacific Highway to the south of Craigie Avenue may be subject to RMS road widening requirements which will need to be considered as part of development proposals where applicable.

2.4 Public Transport, Site Access and Car Parking

OBJECTIVES

- To provide safe, efficient and convenient access to and egress from the site, having regard to the existing street network
- To ensure pedestrian access, including that to public transport, is sufficiently provided for

REQUIREMENTS

- a Car parking areas are to be designed in accordance with the requirements of Chapter 2.11 – Parking and Access and AS/NZ2890.
- b Visual impacts are to be minimised by screen landscaping along road verges, within setbacks and in the car park area.

- c All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.
- d Where alternative access is available vehicular access to/from the State road shall be via the local road network and the Pacific Highway/Craigie Avenue intersection only.
- e Where appropriate alternative vehicular access is available, access to Craigie Avenue is not be located within 90 metres of the signalised intersection.
- f Intensification of development may require the expansion and upgrade of the Craigie Avenue/Pacific Highway intersection with the full cost to be at the expense of the developer. Development proposals are to be supported by Transport Management Plans and Traffic Impact Studies as required under Chapter 2.11 Parking and Access and will be assessed by Council and the RMS. The appropriate reports are to identify any upgrading works required.
- g Safe and efficient pedestrian access is to be provided to bus stops in the vicinity of the site for all allotments.

2.5 External Presentation and Visual Appearance

OBJECTIVE

- To be compatible with the existing and likely future character of the area and make a positive contribution to the existing streetscape

REQUIREMENTS

- a Suitable architectural features shall be incorporated in the building designs to provide visual relief and to minimise the bulk and scale of development.
- b Awnings provide visual interest to buildings and protect pedestrians from weather elements.
- c Entrances should be clearly expressed through porticos or other devices.
- d Roof structures and form is to be interesting and varied to avoid a flat monotonous roof profile, to be consistent with adjoining development roof form.
- e Any roof materials used should be non-reflective and blend in with the local context.
- f Roof top structures such as cooling towers and the like, shall not detract from the architectural merit of the building. All such structures are to be appropriately screened or integrated within the roof design.
- g All outdoor storage areas, including areas for waste and bulk bins, are to be screened by fencing and landscaping. Outdoor storage will not be permitted where it can be seen from the public domain. Any proposed storage and waste areas are to be clearly defined.
- h A landscape area minimum 3m wide shall be provided adjacent the Pacific Highway boundary within building setbacks.
- i Building elevations visible from the Pacific Highway corridor shall present an interesting visual appearance including articulation to break up large wall areas or other architectural means to add interest and variety to any large building facade.

2.6 Energy and Water Efficiency

OBJECTIVE

- Ecologically sustainable development is one of the fundamental objects of the Environmental Planning and Assessment Act, 1979 and should be incorporated in the design and construction of the built elements of the project

REQUIREMENTS

- High quality architectural design/orientation of the built form to maximise the use of natural lighting and ventilation, and where possible passive heating/cooling.
- Selection of environmentally sustainable building materials.
- Incorporation of internal and external energy saving fixtures such as (but not limited to) energy efficient lamps, fittings, switches, dimmers and motion detectors.
- Incorporation of internal and external water savings fixtures such as (but not limited to) "3 Star WELS" (dual flush) rated toilet cisterns and "6 Star WELS" rated taps and aerators for basins.
- Waste minimisation and recycling best practice shall apply to the development in accordance with Chapter 3.1 – Site Waste Management.
- Provide effective sunshading for windows and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.
- Design buildings to promote cross flow ventilation.
- Glazing is not to exceed 20% reflectivity.
- Limit light and noise pollution post construction i.e. ensuring lights are not directed beyond the site boundary or upwards (excluding illuminated place names).
- Ensure built form, car parking areas and landscaping contribute to effective management of stormwater, biodiversity and energy efficiency.

2.7 Acoustic and Lighting Controls

OBJECTIVE

- To ensure that residents in the area do not have their amenity unduly impacted upon by noise and light emissions from future development on the land

REQUIREMENTS

- Development on the subject land will be required to meet the requirements of the EPA Industrial Noise Policy (EPA, 2000) in evaluating appropriate noise attenuation from any nearby properties.
- External sources of lighting for security will need to be designed to comply with Australian Standard (AS) 1158 1999 or AS 1680.2.1 as appropriate. Night lighting is to be integrated into the surrounding landscaping to provide continuous lighting levels for security and direction.

2.8 Design Safety and Security

OBJECTIVES

- To design the built environment to increase the perception of risk to persons engaged in crime, by increasing the possibility of detection, challenge and capture
- To contribute to the safety of the public domain
- To reduce the actual perceived crime rewards and excuse making opportunities

REQUIREMENTS

- a Building design is to incorporate the principles of Crime Prevention Through Environmental Design (CPTED). Such principles include (but are not limited to):
 - i enabling natural (or passive) surveillance such that normal space users are able to see and be seen by others going about their normal business;
 - ii incorporation of access control measures including both physical and symbolic barriers to channel and direct pedestrian and vehicle movement;
 - iii territorial reinforcement measures to define public and private space. This is to be achieved by design features, actual and symbolic boundary markers and space legibility;
 - iv pedestrian access and egress routes being clearly defined and appropriately lit, visible to others and provide direct access from car parking and public transport facilities.

2.9 Landscaping

OBJECTIVE

- To utilise landscaping to contribute to the attractiveness and character of the development and its integration with adjoining land uses

REQUIREMENTS

- a A Landscape Plan prepared by a suitably qualified landscape professional is to be provided with all development proposals.
- b Landscaping is required in the side and rear setbacks if visible from the public domain.
- c The perimeter of open storage areas is to be landscaped to provide screening from public view.
- d Low water demand drought resistant vegetation to be used in landscaping areas.
- e A landscape area minimum 3m wide shall be provided adjacent the Pacific Highway boundary within building setbacks.

2.10 Residential Uses

OBJECTIVE

- Provide for appropriate residential uses that are consistent with the objectives of the B6 zone and in addition provide for seniors living development taking advantage of the services available in the area

REQUIREMENTS

- a Any Seniors Living proposal is to comply with the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability).
- b Any Shop-top housing proposal is to comply with the requirements of Chapter 2.4 - Multiple Dwelling Residential Development.

Note: Under Wyong LEP 2013 consent cannot be granted for shop top housing on land in Zone B6 Enterprise Corridor if the gross floor area of the housing will exceed 50 percent of the total gross floor area of the building in which the housing is situated.

2.11 Water Cycle Management Requirements

OBJECTIVE

- Manage the quality and quantity of stormwater runoff, flow and volumes from urban development

REQUIREMENTS

Any development proposal for this site is to comply with Council's Civil Works Design Guideline and Construction Specification, guided by the following provisions:

- a Water sensitive urban design shall be used to maintain outflow from the site at pre-development levels and should include at source detention devices.
- b Drainage design must incorporate water quality treatment drains including pre-treatment devices that remove litter, coarse bedload sediment, oil and grease before discharging to end of pipe water quality treatment device.
- c Water quality treatment must be provided to control suspended solids and nutrients leaving the site and the drainage system.
- d Water quality and quantity modelling shall be undertaken for the site to demonstrate that the development will mimic predevelopment flow volumes, nutrient and sediment loads.
- e Roof water will be captured in tanks and used to provide water to external taps, landscaped areas and toilet flushing.

2.12 Environmental Management

OBJECTIVE

- Ensure the area of land within the Precinct which is zoned E2 is appropriately and sustainably managed

REQUIREMENT

- a Any development application on land which includes or adjoins land zoned E2 Environmental Management is to include a Plan of Management for the ongoing maintenance of existing vegetation within the E2 zoned area.