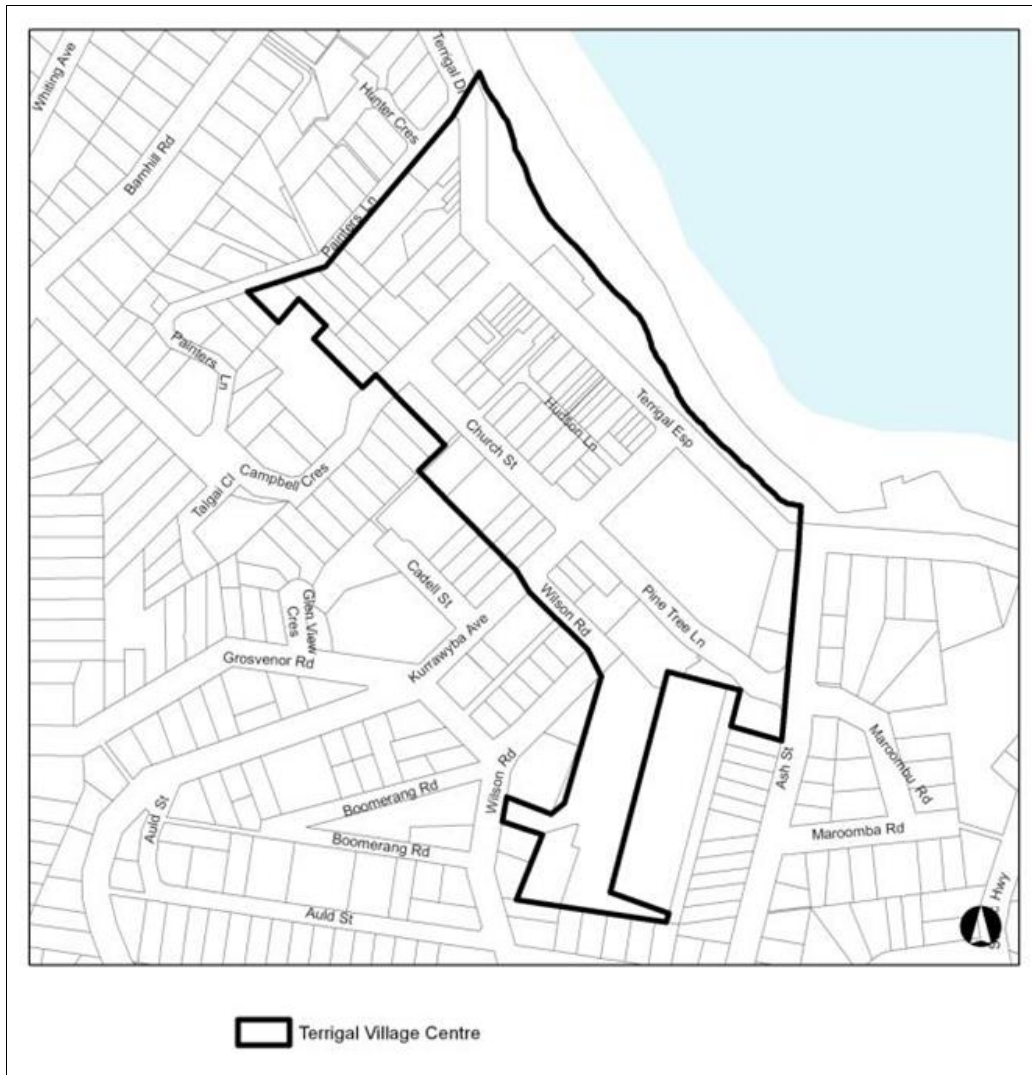


## 4.3 TERRIGAL VILLAGE CENTRE

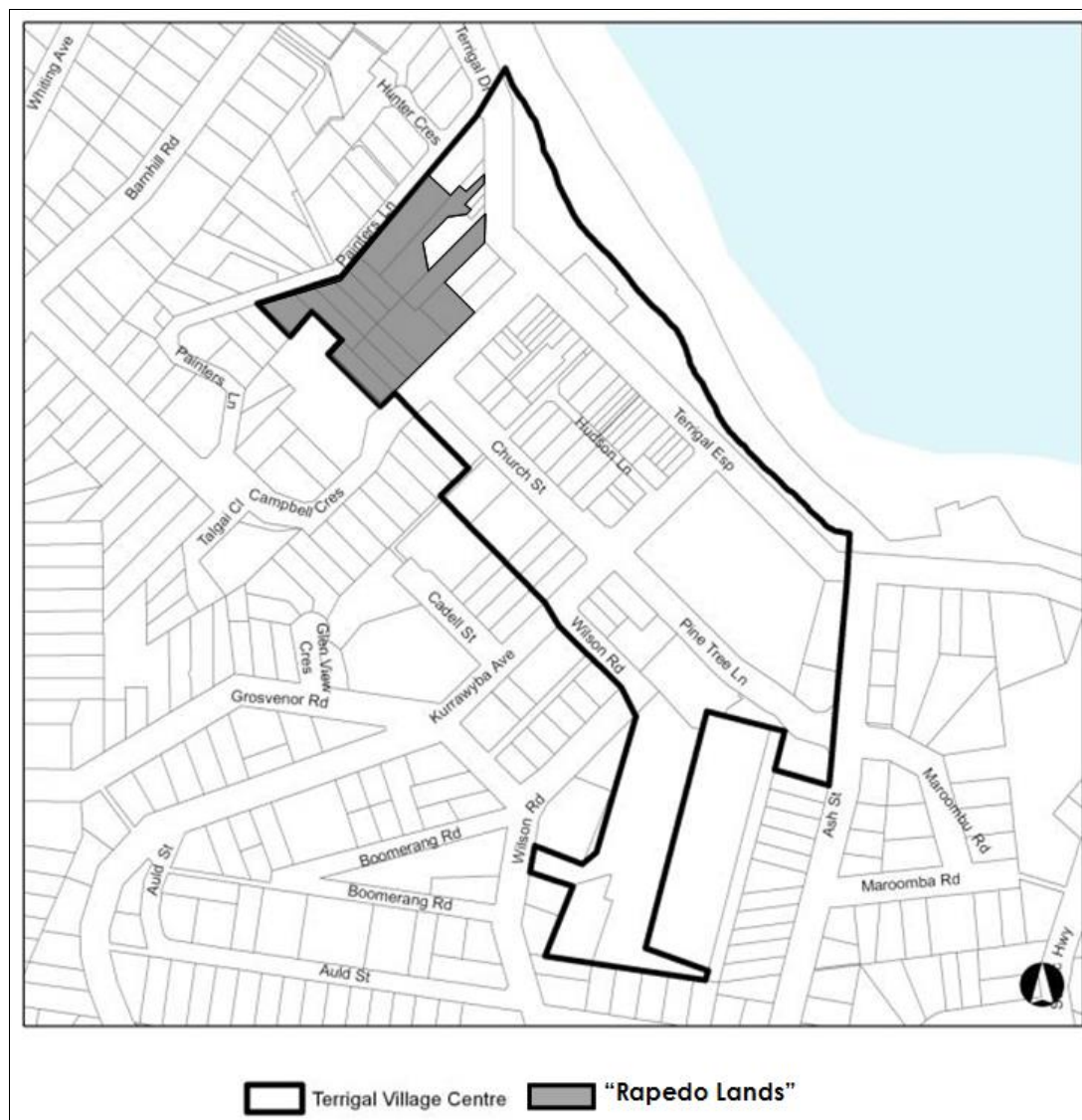
### 4.3.1 WHERE THIS CHAPTER APPLIES

This chapter applies to all development that requires consent, including alterations and additions to existing structures on properties within the Zones B2 & SP2 shown on the map below.



**Figure 4.3.1 –Terrigal Village Centre**

Clauses 4.3.5.2a-c, 4.3.6.2a & 4.3.6.4a do not apply to land within the Terrigal Village Centre known as the "Rapedo Lands" as outlined in Figure 4.3.2 (below) as this land is subject to separate height and FSR controls under *Central Coast Local Environmental Plan (LEP) 2022* as a result of a site specific rezoning gazetted on the 4 July 2003.



**Figure 4.3.2 – Terrigal Village Centre Map showing excluded Rapedo Lands**

### 4.3.2 AIMS OF THIS CHAPTER

- a Implement relevant recommendations arising from Gosford City's Terrigal Bowl Strategic Plan plus related resolutions of Council
- b Provide detailed controls that support Central Coast LEP 2022.
- c Establish contemporary urban design-based controls and guidelines for mixed-use development
  - i Having regard for the scenic quality and environmental capability of the Terrigal Village Centre
  - ii Addressing the character and amenity that are displayed by the surrounding neighbourhoods
- d Prepare detailed local controls that are consistent with aims, objectives and consent procedures established by State Environmental Planning Policies that apply to development in the Terrigal Village Centre
- e Supplement provisions of existing local development control chapters in this DCP that apply to coastal areas, including the Terrigal Village Centre:
  - i Scenic Quality, and
  - ii Character

### 4.3.3 OBJECTIVES OF THIS CHAPTER

- Promote efficient use of land by encouraging mixed use redevelopment that benefits local residents as well as visitors to the Central Coast, and
- Encourage the amalgamation of small properties for redevelopment, and
- Ensure that future buildings neither dominate this coastal setting nor intrude unreasonably onto coastal and ocean views that are available from surrounding residential hillsides, and
- Promote the highest standards of urban and architectural design quality, and
- Ensure high levels of amenity along streets and laneways, and
- Encourage intensive pedestrian activity along all streets and laneways, and
- Address the desired character of residential areas that surround the Terrigal Village Centre, and
- Provide for high levels of residential amenity in surrounding residential areas as well as within the Terrigal Village Centre, and
- Maximise energy-efficient planning, design and construction for new buildings, and
- Prevent the discharge of contaminated stormwater into the ocean, and
- Ensure that new development does not exceed the capacity of existing public infrastructure.

### General Controls

### 4.3.4 DESIRED CHARACTER AND SCENIC QUALITY

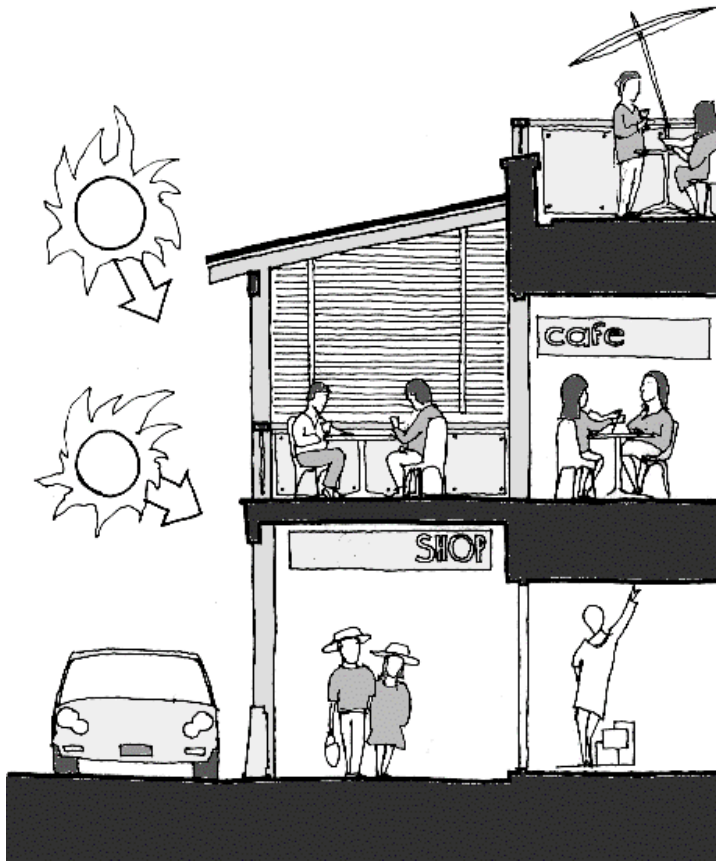
#### 4.3.4.1 Objectives

- Define fundamental features of the desired design character and design quality for both public places and buildings
- Recognise the importance of relationships between land use, the levels of pedestrian and business activity, the size and the design of buildings
- Encourage modestly-scaled buildings that would not dominate the scenic qualities of a foreshore setting
- Promote architectural identity for this village centre that is regionally-distinctive

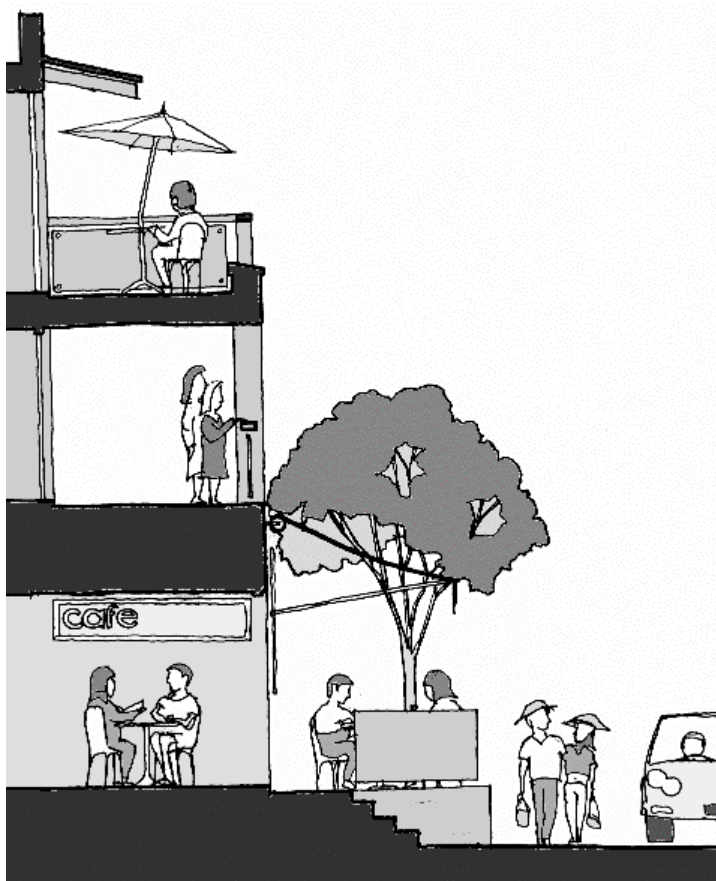
#### 4.3.4.2 Controls - Desired character of the public domain

- a All streets and laneways should support high levels of pedestrian activity
  - i Visible retail activity should be maximised along all frontages, except Painters Lane (see 4.3.4.2e below)
  - ii Existing levels of sunlight during the middle of the day should be protected
  - iii The design of public pavements should be consistent with the Terrigal Foreshore Improvements Landscape Masterplan Report and Associated Documents that has been adopted by Council. Refer to Council's Construction Operations Department for details

- iv The design of publicly-accessible areas on private properties should be consistent or compatible with the adopted Terrigal Foreshore Improvements Landscape Masterplan Report and Associated Documents
  - v The design of shop-fronts and business signs should be co-ordinated
- b All streets should achieve the following role and design standards
  - i Remain the primary retail frontages and pedestrian routes
  - ii Incorporate awnings or balconies that provide continuous shelter and shade along all shopfronts
  - iii Provide the street improvements specified by the adopted Terrigal Foreshore Improvements Landscape Masterplan Report and Associated Documents
- c Painters Lane should achieve the following role and design standards
  - i Remain residential in character with traditional residential street address
  - ii Retain existing informal leafy character whilst providing improved amenity and urban design
- d Other public laneways should achieve the following roles and design standards
  - i Secondary retail frontages that expand the diversity and extent of existing shops and street-level businesses
  - ii A safe balance between service access to buildings and secondary pedestrian routes
  - iii Enhanced environmental amenity achieved by buildings that are setback behind pedestrian terraces
  - iv Pedestrian terraces incorporate landscaping that is consistent or compatible with street improvements specified by the adopted Terrigal Foreshore Improvements Landscape Masterplan Report and Associated Documents



**Figure 4.3.3: Street frontage activity - The principal setting for a vibrant Village centre**



**Figure 4.3.4: Laneways - A secondary setting shared by pedestrians and cars**

### 4.3.4.3 Controls - Desired character of buildings

- a Maximise benefits to the resident community as well as visitors to the Central Coast by encouraging redevelopment
  - i Accommodate a diverse range of shops, businesses and community activities at street level and first floor level
  - ii Locate residential flats above street level
- b Provide a backdrop that is appropriate to the scenic quality of this coastal setting
  - i Limit overall height to maintain existing street-level amenity and to prevent unreasonable obstruction of coastal and ocean views that are available from surrounding residential hillsides
  - ii Vary the profile and silhouette of buildings within a framework set by height and building envelope controls
  - iii Design exterior walls and roofs in response to all-around visibility from foreshores, street-level and surrounding hillsides, incorporating well-articulated building forms that cast a variety of shadows
  - iv Enhance the current appearance of laneway frontages by establishing a new secondary retail frontage that stimulates pedestrian activity and conceals service areas plus on-site car parking
- c Maintain positive aspects of the established village character
  - i Enhance the level and the diversity of existing retail activity at street-level
  - ii Promote the pedestrian-friendly scale that has been created by existing buildings with two storey "street walls" along each street
  - iii Protect existing levels of sunlight during the middle of the day along north- and west-facing footpaths
  - iv Promote an overall diversity of building designs along each street block, with forms varied to reflect the existing allotment pattern
- d Disguise the scale and bulk of new buildings, and promote an architectural identity for this centre that is regionally-distinctive
  - i Exterior walls and roofs should be well articulated, creating faceted forms that cast a variety of strong shadows
  - ii As exterior walls rise above the two storey "street-wall", they should be stepped back from their street or laneway frontage
  - iii The top-most storey should be constructed as a framed structure, setback from the face of lower storeys and capped by pitched roofs with wide eaves, surrounded by a mix of terraces and roofs, and
  - iv Exterior walls facing public places should be partially screened by framed balcony and verandah structures, wide roof overhangs and exterior sunscreens that reflect a light-weight character
- e Provide an appropriate interface to the surrounding residential zone
  - i Buildings should be surrounded by landscaped gardens along common boundaries with residential properties



- ii The height and scale of buildings should reflect the lower rise form of residential surroundings where traditional coastal cottages display a light-weight design character
- f Ensure that vehicle access and building services are integrated with the desired village character
  - i Parking areas and delivery docks should not interrupt the continuity of primary retail frontages, and should be concealed substantially behind shopfront floor space
  - ii Services should be concealed within the exterior envelope of buildings or consistent with the standard of architectural detailing



**Figure 4.3.5: Street elevation illustrating desired character of buildings** Note: Any fifth storey or greater should be divided into pavilion structures that are separated by terraces or roofs

## 4.3.5 STREET FRONTAGE

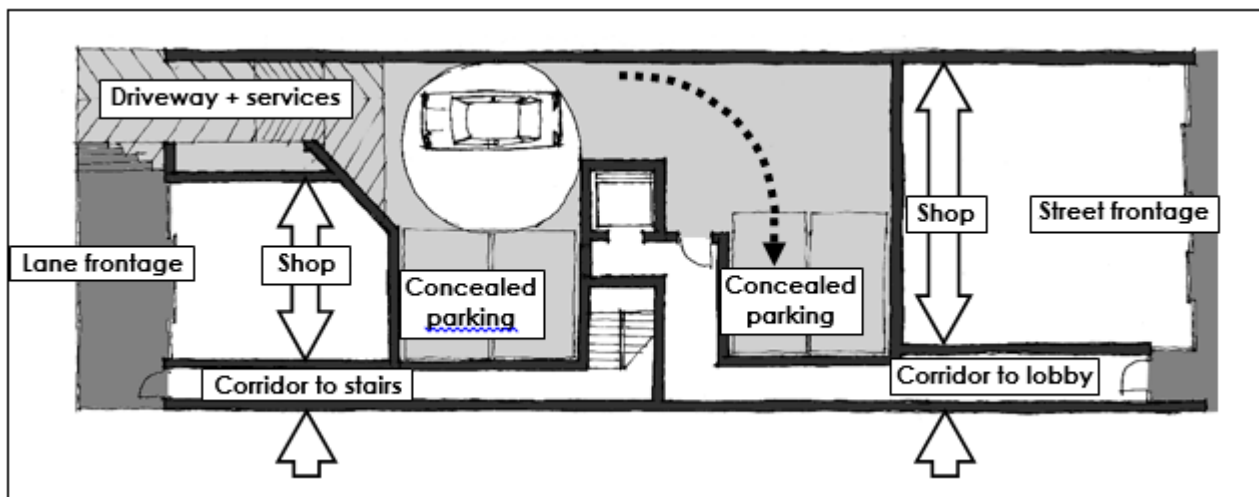
### 4.3.5.1 Objectives

- Incorporate best-practice urban design by ensuring that street frontages are wide enough to conceal car parking and delivery areas behind street level shopfronts
- Ensure that street frontages are sufficient to accommodate building services and corridor access for above-ground storeys
- Ensure that street frontages are sufficient to accommodate residential floorplans which provide a reasonable level of amenity
- Encourage consolidation of existing properties that have narrow frontages in order to facilitate efficient use of land

### 4.3.5.2 Controls - Wider frontages for development bonus

- a Where street frontages are wider than the specified minimum, Central Coast LEP 2022 provides for bonus building height.

- b For the purposes of Clauses 4.3, 4.3B, 4.4 and 4.4B in Central Coast LEP 2022 and this clause, "street frontage" refers to a street frontage nominated on the Height of Buildings and Floor Space Ratio Maps in Central Coast LEP 2022. Where more than one frontage is nominated on the map the applicant may select the frontage to which this clause applies.
- c The minimum street frontage for bonus height has been fixed to accommodate active street frontages plus building services:
  - i Nearly-continuous bands of shopfronts along all streets
  - ii Shopfronts along at least half of any laneway frontage
  - iii Ramp access to basement parking and delivery areas
  - iv Corridors to lift lobbies and stairs
  - v Cupboards for building services and / or garbage stores
- d Clause 4.3.5.2 a, b and c do not apply to land known as the "Rapedo Lands" outlined in Figure 4.3.2.



**Figure 4.3.6: Site plan illustrating the minimum frontage allotment- A typical allotment fronting Terrigal Esplanade and Hudson Lane (layout subject to appropriate details and dimensions)**



## 4.3.6 HEIGHT FORM AND SCALE OF BUILDING

### 4.3.6.1 Objectives

- Establish the primary controls to encourage financially-viable redevelopment that addresses scenic quality, character and residential amenity
- Limit both the visual impact of multi-storey buildings upon the scenic quality of this coastal setting, and the potential for obstruction of significant coastal and ocean views that are available from surrounding residential hillsides
- Vary the maximum building height for each development in proportion to the size and frontage of the development site.
- Maintain the established pedestrian-friendly scale of two storey facades facing all streets
- Promote a sunlit outdoor environment as the setting for a vibrant village centre, maintaining existing levels of sunlight along footpaths during the middle of the day
- Ensure that village centre dwellings will receive satisfactory levels of midwinter sunlight
- Encourage variations in building form that create a varied silhouette or profile, and that contribute to a regionally-distinctive architecture

### 4.3.6.2 Controls - Maximum Heights

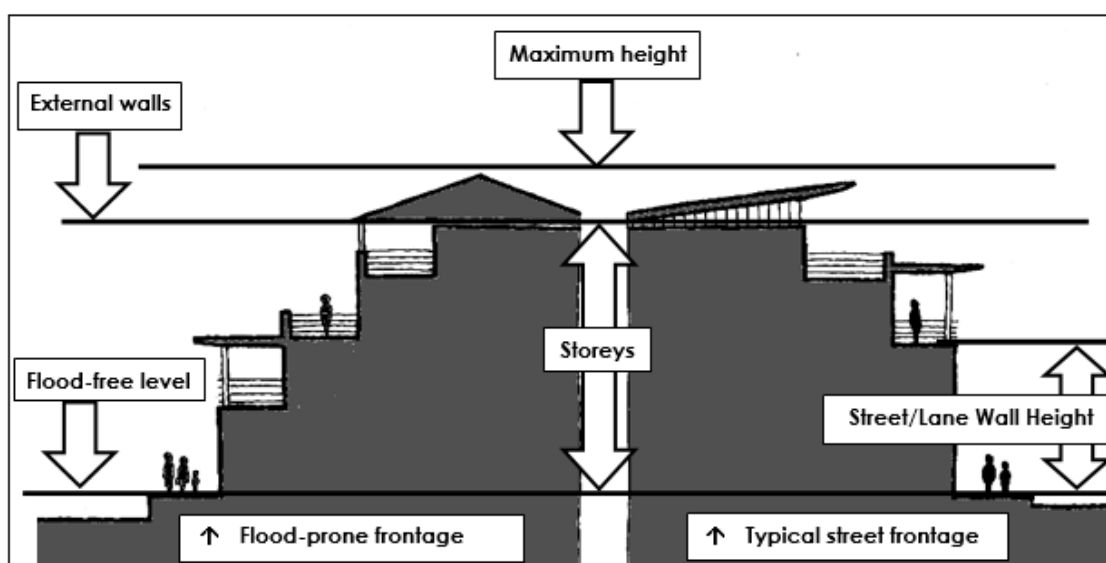
- a New buildings and alterations or additions to existing buildings shall not exceed the maximum building height specified in Clause 4.3 and 4.3B of Central Coast LEP 2022.
- b Where the maximum building height permitted under Central Coast LEP 2022 is indicated in Table 1, the additional provisions specified in the corresponding row in Table 1 apply:

LEP Height control	Site frontage	Site Area	Max Height in Storeys	Max External Wall Height in 'm'	Max Street/Lane Wall Height in Storeys/m
Clause 4.3A	Less than 20m		3	10	2 8.75m
RL on Height Map	20m or greater	Less than 2000m <sup>2</sup>	4	12.75	2 8.75m
Clause 4.3A	20m or greater	2000m <sup>2</sup> or greater	5	15.5	2 8.75m

**Table 1**

- c Clause 4.3.6.2b and Table 1 above do not apply to land identified as "Rapedo Lands" on Figure 4.3.2.
- d An 8.75m high and 2 storey façade will apply to all frontages of properties that have an interface with a street or laneway or common boundary with a residential zone.
- e The measurement of maximum heights incorporate the following reference points:
  - i **Maximum Height for the Building-** Specified in Central Coast LEP 2022 refer to clause 4.3 and 4.3B;

- ii **External Wall** - means walls that enclose a building, other than end walls above the pitching point of any inclined roof (such as a gable-end) or the sides to any attic's dormer window;
- iii **Storey** - defined in Central Coast LEP 2022;
- iv **Street/Lane Wall Height** - The vertical distance measured in metres or storeys at the centre of the street or laneway frontage from the average of the street/laneway levels at each end of the frontage to the parapet level of the frontage. The parapet level is the horizontal plane in which at least two thirds of the length of the top of the façade is situated.
- v The highest point of any roof provides an absolute limit to the height of buildings, and is intended to encourage the use of gently-pitched roofs that contribute to desirable variations in the silhouette and the profile of each building, but not to accommodate an additional storey that is enclosed by taller walls or by steeply pitched roofs that would increase the desirable scale or bulk of a building.

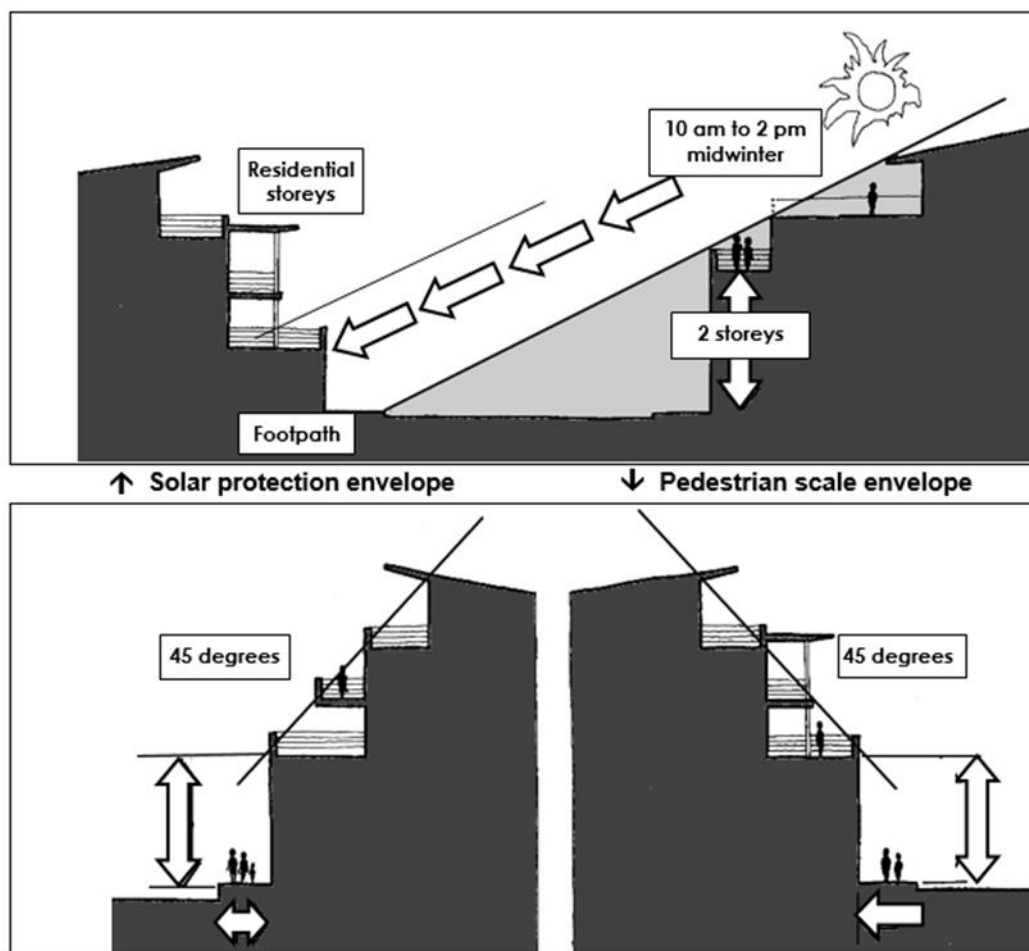


**Figure 4.3.7: Cross-section illustrating reference points for building heights**

### 4.3.6.3 Controls - Building envelopes

- a Except as provided in Sections 4.3.6.3b and c, exterior walls and balconies should not extend beyond a building envelope that is projected from each street or laneway frontage as detailed the Precinct Controls section of this Chapter:
  - i Maintain the existing level of midwinter sunlight along public footpaths between at least the hours of 10am and 2pm by a building envelope that is projected at the appropriate solar altitude angle from the adjacent street kerb, and / or;
  - ii Provide satisfactory levels of midwinter sunlight for residential storeys (whether existing or future buildings on properties that have not yet been developed according to this Chapter) by a building envelope that is projected at the appropriate solar altitude angle from the first floor level of a facade facing Hudson Lane, and / or;
  - iii Maintain the pedestrian-friendly scale of existing low-rise buildings facing each street or laneway by a building envelope that is projected at 45 degrees from the façade at a point not higher than 7m above "street level", or from the second storey floor, whichever is the lesser;
  - iv Note that awnings, eaves, balustrades and parapets may project beyond the pedestrian envelope, but generally should not project beyond the solar envelope unless glazed or substantially of transparent construction.

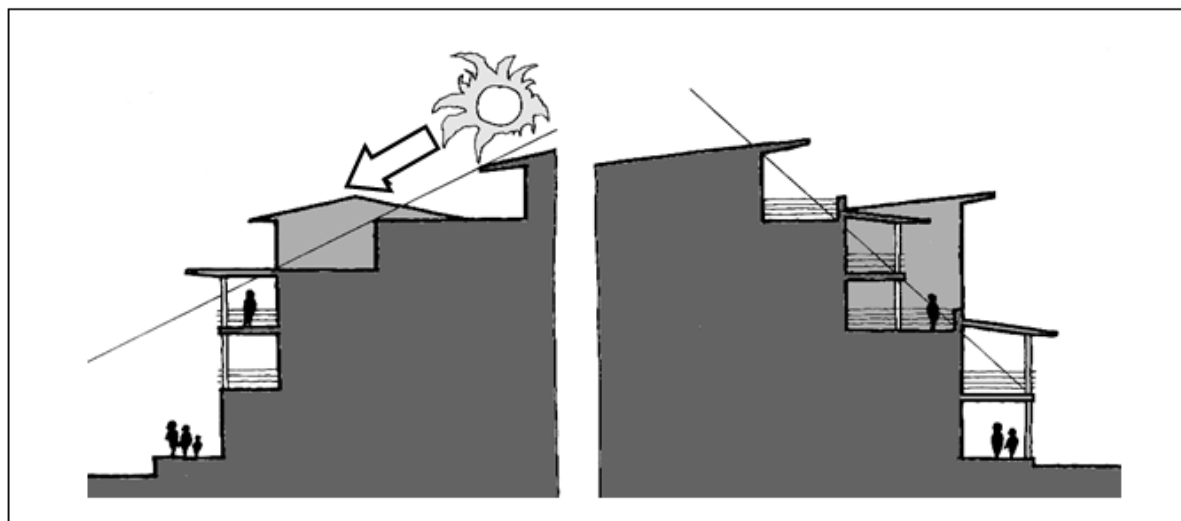
- b Adjacent to any residential property, exterior walls should be stepped to maintain reasonable sunlight to the principal living area and private open space of each dwelling according to the requirements of BASIX.
- c Minor variations of building envelopes are desirable in the following situations in order to avoid the appearance of continuous horizontal building forms:
  - i In general, variations are desirable at street corners where a vertical emphasis of landmark locations is appropriate, and to allow reasonable potential for the redevelopment of corner properties;
  - ii Also, variations are desirable on wide sites where vertical structures or balconies can provide effective contrasts to continuous horizontal forms with regular steps that might otherwise occur.



**Figure 4.3.8: Building envelopes - Cross sections through street and laneway frontages**

- d The location and dimension of variations to the building envelopes should be limited:
  - i Any façade that penetrates a solar envelope should not be wider than 10m or taller than 4 storeys, and resulting shadows that are cast across a footpath or neighbouring façade should be relatively narrow and fast-moving;
  - ii Variations of a pedestrian envelope should not have a total width that is greater than 30% of any façade's width, and no single variation should exceed a width of 10 metres or 4 storeys, except upon a corner property where variations will be assessed subject to conformity with objectives of Section 4.3.7.;

- iii Variations may include enclosed floor space or roofed balconies that are constructed above public footpaths to accommodate outdoor dining.



**Desirable variations to building envelopes**

↑ Variations to the solar protection envelope

↑ Variations to the pedestrian scale envelope

**Figure 4.3.9: Desirable variations to building envelopes**

#### 4.3.6.4 Controls - Buildings Exceeding Four Storeys

- a Maximum floor space for the fifth storey of any building in the Terrigal Village Centre is specified in clause 4.3B of Central Coast LEP 2022.
- b Floorspace in any fifth storey or greater should be located behind the setbacks that are specified in this chapter in the sections Building Envelopes, Setbacks to side and rear boundaries, and Alleyways and Courtyards.
- c Floor space in any fifth storey or greater should be distributed to disguise the scale and bulk of multi-storey buildings, as well as to minimise obstruction of significant coastal and ocean views that are available from surrounding residential hillsides:
  - i The maximum width of enclosed floor space should not exceed 50% of the primary street frontage to any site, and
  - ii Enclosed floor space should be distributed in separate pavilion structures that are not wider than 15 metres each, and are separated by not less than 10 metres from a neighbouring pavilion upon the same site.
- d The form of any fifth storey or greater should be consistent with the "Architectural Character and Identity" section of this chapter.
- e Clause 4.3.6.4a does not apply to lands known as the "Rapedo Lands" specified in Figure 4.3.2.

#### 4.3.6.5 Controls - Excavated storeys

- a Excavations to accommodate residential or business floor space should only occur upon hillside sites
  - i Excavated floor space should only occur where it can be demonstrated that excavations would have no adverse flood-impacts either on-site or in the vicinity, and
  - ii No excavation may extend below "street level" except for plant rooms or basement parking, and

- iii Excavated residential floor space may only occur where it can be demonstrated that proposed dwellings would receive satisfactory levels of daylight and outlook, sunlight, ventilation and privacy, according to Section 4.3.10 of this Chapter, and
  - iv Excavated residential floor space must not be more than one storey below existing ground level at any point
- b On any site adjoining a residentially-zoned property, excavations should be designed to provide a landscaped buffer that is compatible with the desired garden character of hillside residential properties
  - i Facing a side or rear boundary, excavated garden courtyards should be suitable for the growth of medium-sized canopy trees
  - ii Garden courtyards should be at least 4 metres wide measured from the external wall of a building to the face of any retaining wall
  - iii Retaining walls should be terraced and should be landscaped to disguise their vertical scale together with the height of any associated boundary fence

#### **4.3.6.6 Related controls**

- a In order to determine siting and building forms that would be consistent with the objectives of this Chapter, Section 4.3.6 should be considered in conjunction with:
  - i Section 4.3.4: Desired character of buildings
  - ii Section 4.3.8: Architectural character and identity
  - iii Section 4.3.10: Residential amenity
  - iv Section 4.3.11.2: Flood-Prone Properties

### **4.3.7 SETBACKS SITING AND SCALE OF BUILDING**

#### **4.3.7.1 Objectives**

- Enhance existing levels of retail and pedestrian activity along street and laneway frontages
- Improve the amenity and the urban design quality of frontages to Hudson Lane
- Disguise the scale and bulk of new buildings
- Establish an appropriate interface with residential properties and Painters Lane that reflects the desired character of surrounding hillsides
- Achieve high standards of residential amenity
- To encourage shops along at least 50% of all frontages to Hudson Lane.
- To accommodate pedestrian forecourts or terraces facing Hudson Lane in association with all shopfronts that are suitable for outdoor dining.

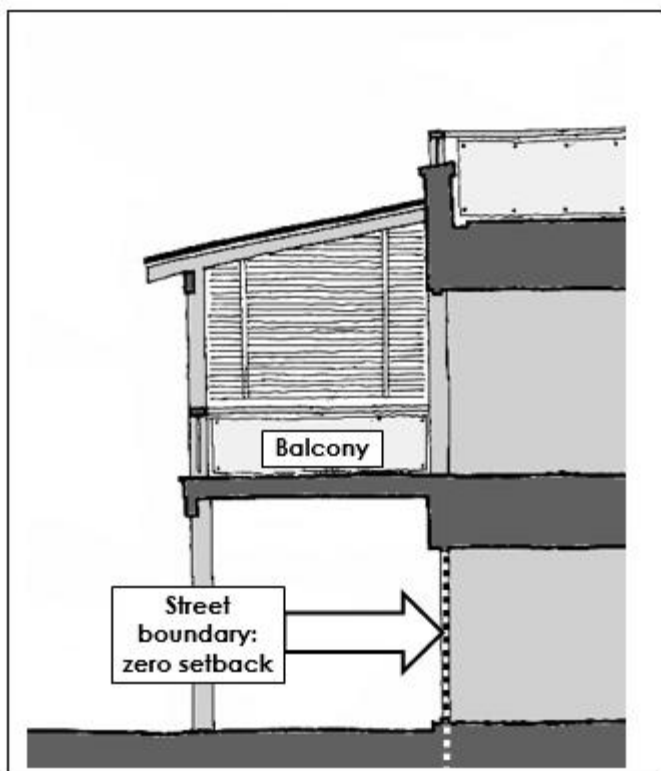
#### **4.3.7.2 Controls - Street Setbacks**

- a The alignment of lower storeys should reinforce and enhance existing levels of retail and pedestrian activity

- i Generally, facades should not be setback from the street frontage in order to maximise the visibility of shopfronts and to concentrate pedestrian activity along existing footpaths
- ii In general, increased setbacks are only acceptable along street frontages that are subject to flooding, where ground level shopfronts may be setback up to 3m in order to accommodate flood-free pedestrian access along elevated terraces
- iii Permissible encroachments include balconies constructed above public footpaths that are designed to accommodate outdoor dining
- iv Permissible variations include café shopfronts at ground level only, setback from the street frontage to accommodate “outdoor” tables

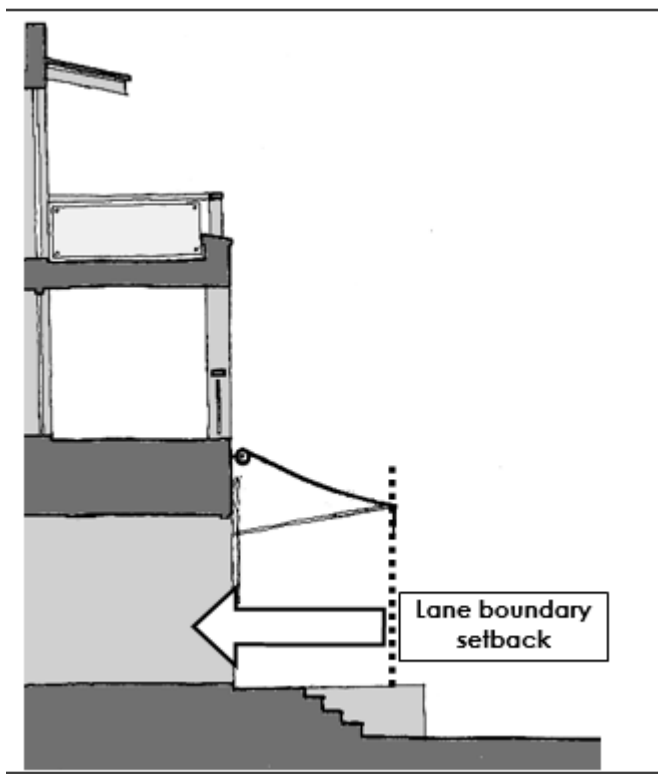
### 4.3.7.3 Controls - Laneway Setbacks

- a Setbacks from Hudson Lane are as follows:
  - i Except in the cases of corner allotments facing either Kurrawyba Avenue or Church Street, the setback for any new building or addition to any existing building fronting Hudson Lane is to be at least 3m from the frontage to Hudson Lane.
  - ii Facades should be setback from the lane boundary to increase sunlight that is available at street level, improving environmental amenity, as well as stimulating pedestrian and retail activity
  - iii Setbacks should accommodate publicly-accessible spaces such as terraces or forecourts that are suitable for outdoor dining



**Figure 4.3.10: Street front setback. Section illustrates lower storeys built to the boundary**





**Figure 4.3.11: Laneway setbacks. Section illustrates setback behind a terrace**

b Setbacks to Painters Lane are as follows:

- i Except for the case of the corner allotment facing The Esplanade the setback for any new building or addition to any existing building fronting Painters Lane is to transition from 3m at the boundary of Lot 3 DP 829025 and the land covered by SP 43573 to 6m at the boundary of Lot C DP 433631 and Lot B DP 433631 with an average of 4.5m.

#### 4.3.7.4 Controls - Setbacks to side and rear boundaries

a The alignment of lower storeys should maintain existing levels of retail and pedestrian activity:

- i In order to maximise the length of shopfronts facing all streets and Hudson Lane, lower storeys generally should not be setback from the side boundary with any property that is zoned to permit business development
- ii However, in order to provide publicly-accessible links such as alleyways or courtyards that are open to the sky above, lower storeys may be setback from side boundaries according to dimensions that are specified in Section 4.3.7.5

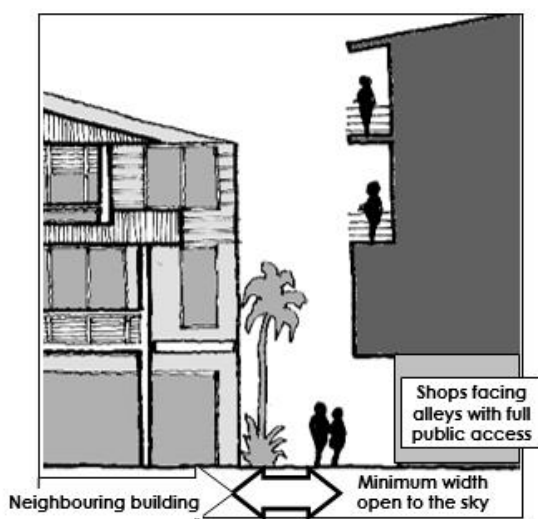
b Adjoining any residential building or a residential zone, new development should incorporate setbacks that are consistent with the desired residential character:

- i Lower storeys should be setback at least 4 metres in order to provide a landscaped courtyard that is suitable for medium-sized trees
- ii Subject to the location and orientation of any neighbouring dwelling, a wider setback may be necessary in order to achieve levels of residential amenity that are consistent with the Residential Amenity section of this Chapter
- iii Upper-storeys should be stepped to maintain adequate sunlight to residential properties
- iv Balconies may overhang the landscaped setbacks provided that the amenity of lower storey dwellings and neighbouring properties would not be affected, and provided also that balconies

would contribute to the desired urban design quality specified by Architectural Character and Identity section of this Chapter

#### 4.3.7.5 Controls - Alleyways and courtyards

- a Alleyways or courtyards should be located and designed to provide strategic benefits:
  - i Existing levels of “main-street” retail and pedestrian activity must not be eroded, and
  - ii New public access should enhance the Village Centre’s existing pedestrian network, and
  - iii Settings for outdoor activity should demonstrate high levels of amenity that include reasonable levels of daylight and midwinter sunlight at street level, plus protection from cold winter winds, and
  - iv “Open spaces” should contribute to effective articulation of building forms, enhancing the overall level of variations that are displayed by structures along each street, and
  - v Above-ground open space contributes to high levels of residential amenity related to daylight, sunlight, ventilation and the outlook from each dwelling
- b Alleyways generally should incorporate the following dimensions, locations and features:
  - i A minimum width of 3 metres, open to the sky above and sufficient for landscaped planters that are at least 1 metre wide with sufficient soil volume for canopy trees, and
  - ii Provide limited public access to residential lobbies, or
  - iii Alternatively, provide full public access between streets and lanes, with shopfronts along at least 30% of the overall length, and
  - iv Located immediately next to any existing alleyway or courtyard upon a neighbouring property, and
  - v Overlooked by windows and balconies that are designed to satisfy the Residential Amenity section of this Chapter



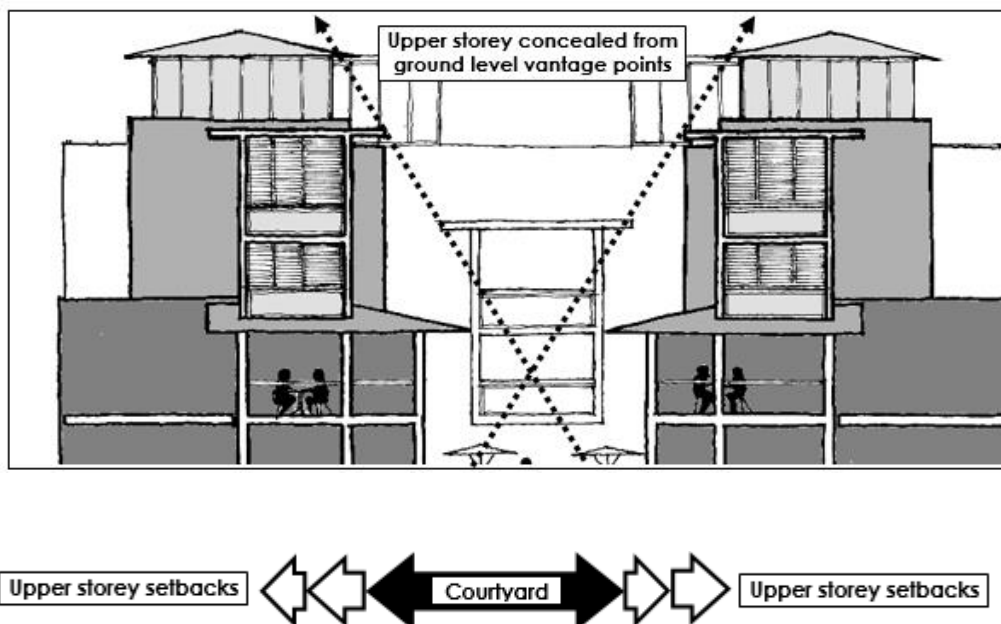
**Figure 4.3.12: Accessible alleyways. Viewed from the street frontage**

- c Publicly Accessible Courtyards generally should incorporate the following dimensions, locations and features:
  - i Located only where they face a public street frontage that receives midday sunlight, and

- ii Located no closer than 25 metres from an existing street corner where they would not erode either the role or the visual prominence of existing corner shop-fronts or building forms, and
  - iii Accommodating continuous shopfronts around a publicly-accessible space that is open to the sky above and is suitable for pavement dining, and
  - iv Minimising disruption to established shop-frontages as well as maximising both the visibility and the proximity of new shopfronts to existing public footpaths, with "street level" dimensions that generally should not exceed 8 metres to 10 metres (measured as site frontage and courtyard depth), and
  - v Overlooked by windows and balconies that are designed to satisfy the Residential Amenity section of this Chapter
- d Around alleyways and courtyards that are publicly-accessible, walls should incorporate upper storey setbacks in order to enhance amenity at street-level:
- i The third and fourth storeys should be setback at least 1m from the face of lower storey walls to avoid the appearance of sheer vertical walls
  - ii Any storey above the fourth storey should have an additional setback sufficient to conceal that storey from vantage points located within the alleyway or courtyard at "street level"
- e Preferred locations for alleyways and courtyards are shown in the Precinct Control section of this Chapter

#### 4.3.7.6 Related controls

- a In order to determine siting and building forms that would be consistent with the objectives of this Chapter, Section 4.3.7 should be considered in conjunction with:
- i Section 4.3.4: Desired character
  - ii Section 4.3.8: Architectural character and identity
  - iii Section 4.3.10: Residential amenity
  - iv Section 4.3.11.2: Flood-prone properties



**Figure 4.3.13: Street elevation of courtyard Highlighting desired dimensions at ground level and upper storey setbacks**

## 4.3.8 ARCHITECTURAL CHARACTER AND IDENTITY

### 4.3.8.1 Objectives

- Design all facades and roofs to address the all-around visibility of properties in this Village centre from street level as well as from surrounding residential hillsides
- Employ a variety of architectural design techniques that disguise the scale and the bulk of multi-storey buildings
- Promote the civic amenity and the regional identity of this village centre through high standards of architectural and urban design

### 4.3.8.2 Controls - Building form

- a The silhouette of each building should contribute to the overall diversity of form that is visible from nearby foreshores as well as from surrounding residential hillsides
  - i Within each façade, vary the level of roofs, external walls and parapets in order to avoid simple cubic forms and flat roofs that tend to accentuate scale and bulk
  - ii Each top storey should incorporate stepped floorplans or, for developments of five or more storeys, separate pavilion structures, capped by highly-articulated roof forms that contribute to the overall diversity of building silhouettes facing every street
- b Facades facing each street or lane should be composed as three distinct layers that contribute to design diversity and disguise both the scale and bulk of multi-storey buildings:
  - i The "base" of each building includes the lowest storey, and may also include the first storey above street level
  - ii The "middle" of each building should accommodate at least one residential level, but not the upper-most storey
  - iii The "top" of each building should accommodate the "penthouse" residential storey

- c Horizontal layering of buildings should be emphasised by setbacks and materials:
- i The “base” should be set against street frontages or close to laneway frontages, and should display a solid appearance, for example “thick” masonry walls that are punctured by display windows
  - ii The “middle” should combine solid walls with a varied pattern of windows, partly screened behind balconies and generally set back from the face of the lower storeys
  - iii The “top” or penthouse level should have a very light appearance that is accentuated by walls that are setback from the storeys below, incorporating extensive window walls plus light cladding, and capped by framed roofs with wide eaves



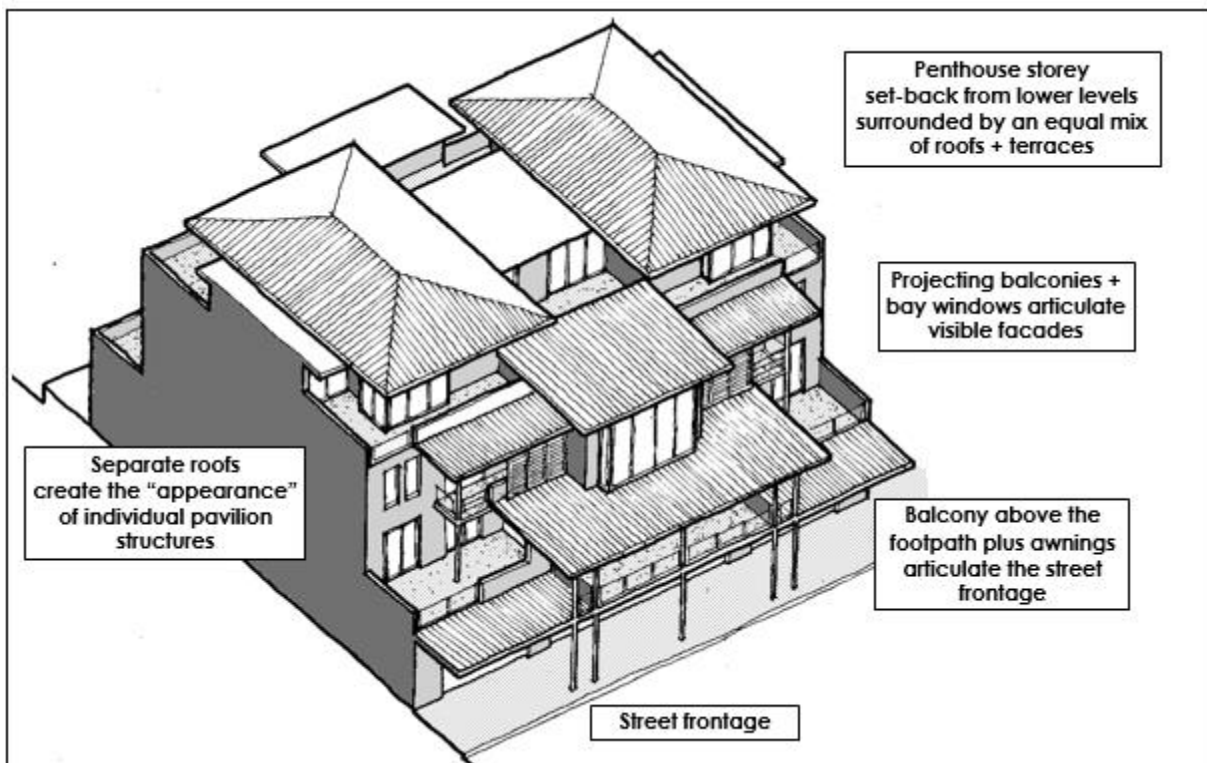
**Figure 4.3.14: Street elevation illustrating appropriate form of three and four storey buildings. Penthouse level on five storey or greater buildings should be broken into pavilion structures separated by roofs or terraces**

- d The form and design of facades that are visible from any street or lane should be articulated by distinct steps in plan and cross section:
- i Facades should be divided into a series of vertical panels that vary in width from 2 metres to 6 metres, in order to reflect the design diversity of traditional village centres comprising rows of individually-designed narrow-fronted shop-dwellings
  - ii Vertical panels in each façade should be accentuated by stepped building forms and by projecting structures such as balconies or bay windows, casting a pattern of distinct shadows in order to disguise the scale and bulk of multi-storey buildings
  - iii Each vertical panel should also be highlighted by variations in materials and exterior finishes in order to prevent the appearance of monolithic or repetitive building forms
  - iv On wider sites, alleyways and courtyards should be used to divide buildings, creating the appearance of separate structures with a more-modest scale
- e The form and design of roofs should address visibility from surrounding hillside properties:
- i Roofs should be predominantly gently pitched and surrounded by wide eaves, rather than flat roofs set behind parapets that tend to accentuate the scale and bulk of multi storey buildings
  - ii Plant and mechanical services should be concealed or integrated with the design of roofs

- iii Penthouse levels should be surrounded by an equal mix of roofs and terraces in order to disguise the scale and bulk of multi-storey buildings

### 4.3.8.3 Architectural details and finishes

- a All facades that are visible from surrounding streets or residential hillsides should display a consistent design standard
- b Side and rear facades should match the design quality, degree of articulation and the standard of finishes that are desirable for front façades



**Figure 4.3.15: The desired articulation of building forms illustrating steps in plan and cross-section**

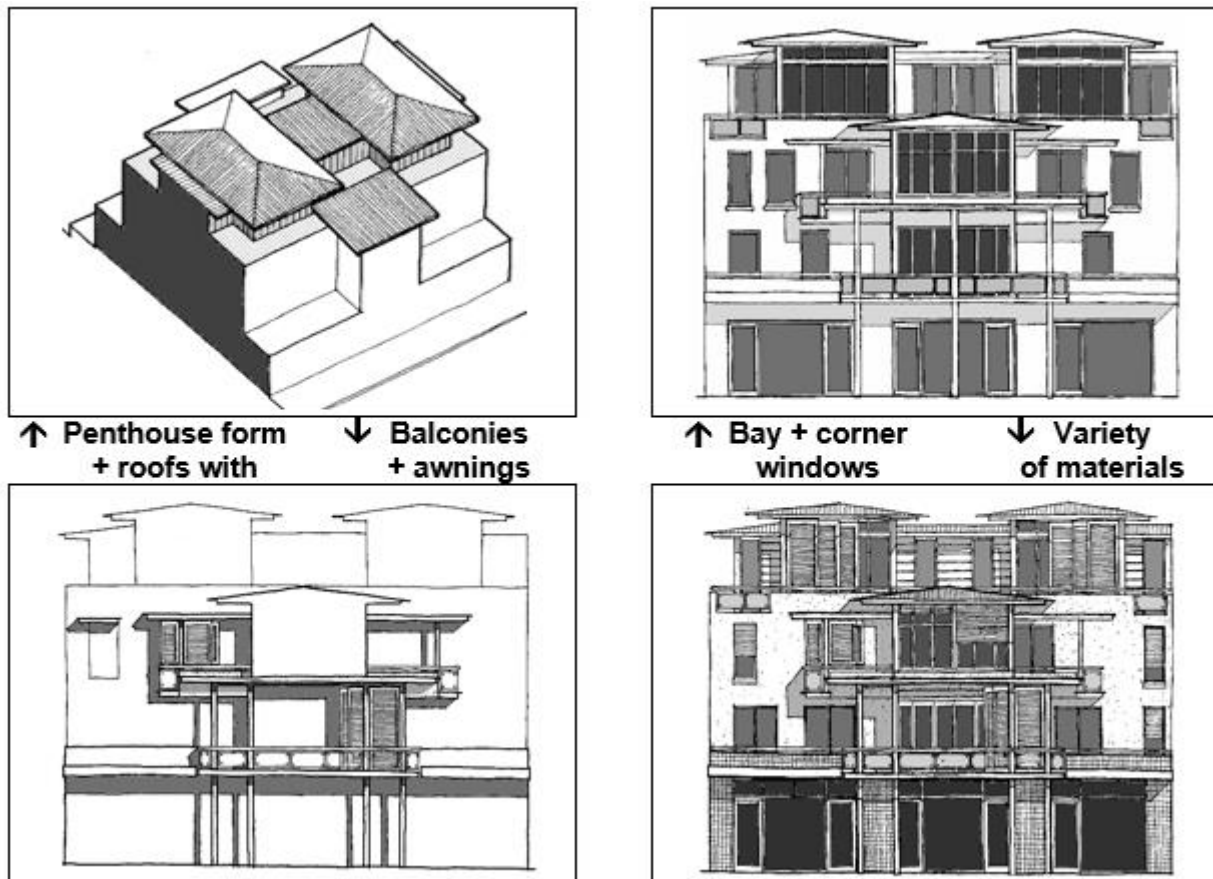
Diagram illustrates a three or four storey building. Any fifth storey or greater should be divided into separate pavilions.

### 4.3.8.4 Light-weight features

- a The architectural identity of this coastal village centre should be emphasised by light-weight design features that provide distinctive design contrasts with the underlying masonry form of each building
  - i Light-weight features should contribute to the design diversity of each visible facade, as well as screening and contrasting masonry building forms that tend to accentuate both the scale and bulk of multi-storey structures
  - ii Each building should incorporate a “penthouse” storey where framed pavilion-structures are setback from the face of lower storeys, capped by roofs that are gently-pitched with wide eaves contributing to the distinctive silhouette of each building, and
  - iii In general, exterior walls should be partly-screened by balconies, verandahs and pergolas that are framed of steel or timber to accentuate the degree of articulation that is necessary to avoid continuous cubic forms, as well as disguising the scale and bulk of multi-storey structures, and
  - iv Exterior walls should also incorporate wide bay or corner windows to disguise the scale of sheer vertical walls, particularly at any “outside” corners that would be visually-prominent from street-level, and



- v A variety of moveable exterior screens and blinds should be fitted to windows and balconies to provide privacy and shade, as well as filtering the visibility of building forms and contributing to the diversity of design contrasts, and
- vi Exterior materials and finishes should display an overall variety, including a proportion of sheet or board cladding plus painted finishes that accentuate the horizontal “layers” of each façade
- vii Street-level facades may also incorporate open balconies that are set above the street footpath, designed to accommodate outdoor dining, and either cantilevered from the first storey or framed as a post-and-beam structure standing upon the footpath, providing design contrasts that are visually-prominent from street-level vantage points



**Figure 4.3.16: Features that accentuate a “light-weight appearance.”** Diagrams illustrate three and four storey buildings – any fifth storey or greater should not extend across the full frontage

## 4.3.9 STREET - LEVEL ACTIVITY AND CIVIC DESIGN

### 4.3.9.1 Objectives

- Maintain and enhance the established “main street” retail environment, particularly by concentrating pedestrian activity along existing retail frontages
- Encourage a new secondary retail frontage along Hudson Lane in proportion to market demand for retail and business floor space
- Accommodate a mix of apartments plus businesses, including restaurants and community-related services, on the first floor above ground to maximise the range of services that are provided for residents and visitors
- Conceal on-site parking and services from street frontages

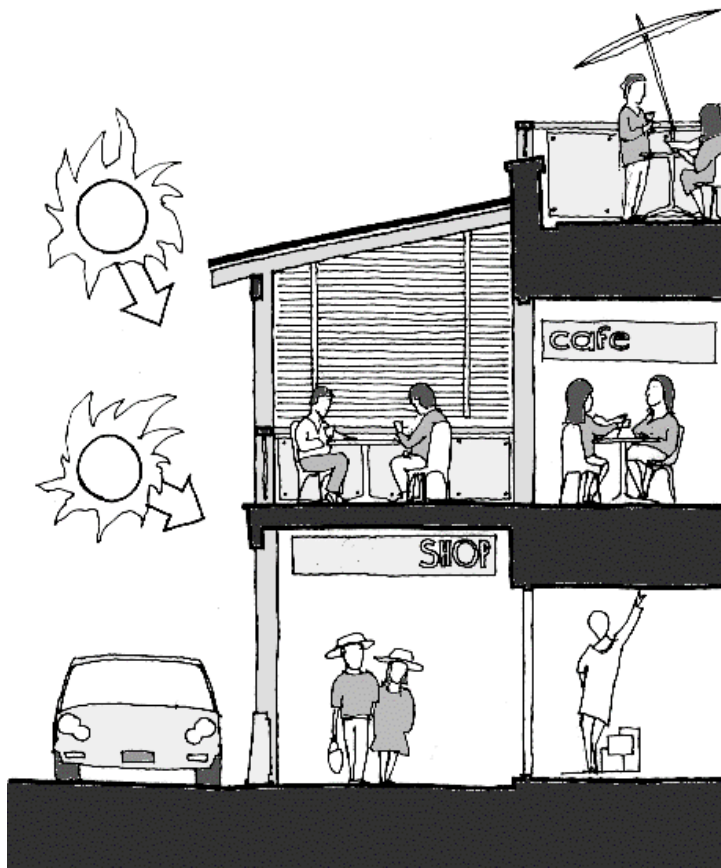
- Co-ordinate the design of shopfronts, business signs, and the landscaping of public areas according to “main street” principles
- Ensure that the landscaping and furnishing of public areas are consistent with Council’s adopted master plan for street improvements

#### **4.3.9.2 Controls - “Main Street” design principles**

- a “Main street” design principles that are appropriate to the scale of this village centre should be promoted to enhance existing levels of civic amenity and pedestrian activity, contributing to social and economic improvements:
  - i The outdoor environment and beachside location should be promoted as key features of this retail setting
  - ii A near-continuous ribbon of shopfront businesses should be maintained along all streets and extended along Hudson Lane
  - iii Pedestrian activity should be concentrated along existing footpaths
  - iv Areas that cater for lower intensity pedestrian activity should be located along the foreshore promenade, rather than as part of the established retail area
  - v New pedestrian spaces or links should only be created where they would enhance existing levels of retail and pedestrian activity
  - vi The design of shop-fronts and business signs should be co-ordinated
  - vii All outdoor pavements and street furniture should incorporate consistent designs and materials

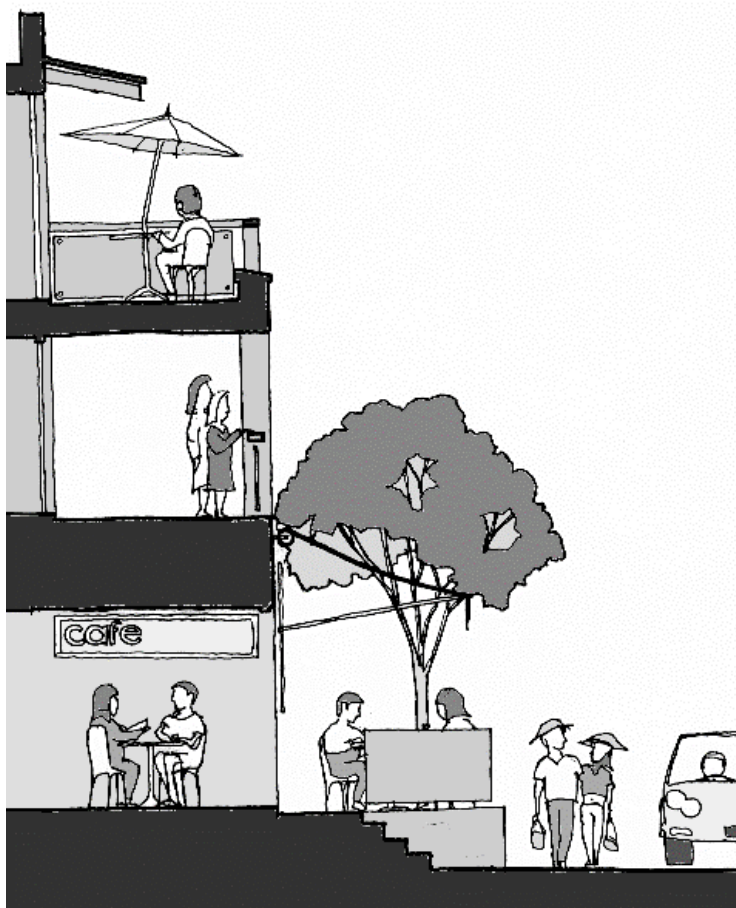
#### **4.3.9.3 Controls - Street-level activity**

- a Along all street frontages, visible pedestrian and retail activity should be maximised:
  - i Facades should accommodate a near-continuous ribbon of shopfronts plus primary entrances to each building, and
  - ii Shopfronts and entrances should be protected by fixed awnings and weatherproof balconies that run for the full length of each street block, and
  - iii On-site car parking and service areas should not be visible from any street frontage, and should be located in basements or behind occupied floor space such as shops, and
  - iv Facades should not accommodate fire exits, service cupboards, vehicle or service entrances unless there are no feasible alternatives, for example where a property has a single street frontage



**Figure 4.3.17: Activity along street frontages. A setting for concentrated retail and pedestrian activity**

- b Along Hudson Lane, visible pedestrian and retail activity should be promoted at street level in conjunction with safe and efficient vehicle access:
  - i Facades should be set behind pedestrian forecourts that are open to the sky above, suitable for outdoor dining and separated from traffic, but should not be used for parking at-grade, and
  - ii Facades should accommodate new shopfronts along at least 50% of each site frontage, protected by retractable awnings or balconies, and
  - iii Facades also should accommodate building entrances, fire exits and service cupboards, plus vehicle and service entrances that are designed to maximise safety for pedestrians and motorists
- c Above-ground facades also should contribute to the levels of visible activity:
  - i Footpaths may be overhung by first-floor balconies that are designed primarily to accommodate outdoor dining, and
  - ii Restaurants and other businesses at first floor level should have extensive windows that permit views to and from street level, and
  - iii Dwellings at first floor level or above should have a combination of balconies and extensive windows that permit views to and from the street, fitted with adjustable exterior screens to provide shade and privacy



**Figure 4.3.18 Activity along Hudson Lane. A shared zone for pedestrian activity and vehicle access**

- d Along Painters Lane facades should contribute to social interaction between residents and promote a safe residential environment by providing for surveillance in conjunction with safe and efficient vehicle access
  - i Provide sight lines from regularly occupied rooms and open spaces within each dwelling and the lane, and to semi public places within developments such as driveways and walkways
  - ii Facades should incorporate front doors, verandahs, balconies, terraces and courtyards and windows to regularly occupied rooms

#### 4.3.9.4 Controls - Publicly-accessible areas

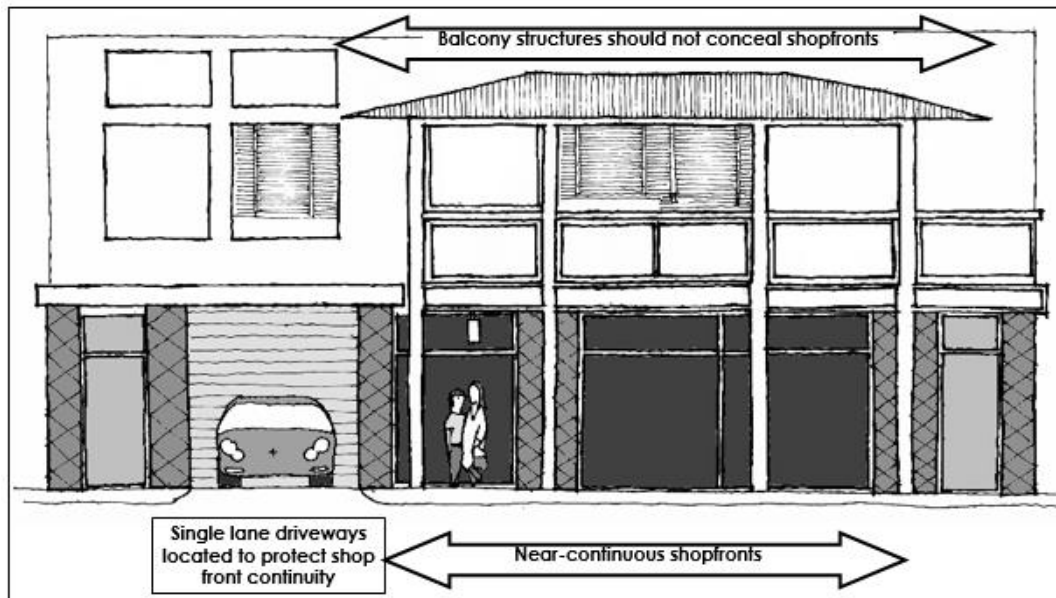
- a Publicly-accessible areas that erode the level of on-street activity are not compatible with "main-street" design principles, and should not be used in this village centre, for example:
  - i Indoor arcades or narrow dark alleyways that do not promote a high-amenity setting for outdoor pedestrian activity, or where shopfronts are concealed from the street restricting their commercial potential
  - ii Wide courtyards and piazzas, particularly at street-corner locations, that interrupt the continuity of existing shop-fronts along any street and disperse pedestrian activity away from existing footpaths
- b Along Hudson Lane, publicly-accessible terraces or forecourts should be provided within the building setback:
  - i Paved areas should be suitable for outdoor dining, either elevated above the defined flood-contour to match indoor floor levels, or level with the laneway

- c For properties that are defined as flood-prone, pedestrian access to shopfronts should be provided via arcades that are open to the street frontage:
  - i Facing streets, access may be either via open “arcades” that are set into the street façade and elevated above the flood level, or direct from street level to each shop and building entrance via individual stairs and ramps
  - ii Facing laneways, alleyways or courtyards, access may be via terraces that are open to the sky, either elevated above the flood level, or at street level with individual access to each shop and building entrance
  - iii All transitions from streets or laneways up to elevated indoor floors should incorporate barrier-free access that is suitable for people with impaired mobility, according to requirements of the Federal Disability Discrimination Act plus the relevant Australian Standard
  - iv Where elevated terraces or arcades are used, their finished level should be consistent with any existing structures upon neighbouring properties, and the location of stairs or ramps should provide direct access to all shop or business tenancies
  - v Vehicle entrances and ramps should be integrated with the level and alignment of forecourts, terraces or arcades to maximise pedestrian safety and avoid unsafe cross-falls or trip points

#### 4.3.9.5 Controls - Shopfronts and entrances

- a The alignment and design of shopfronts should be co-ordinated according to “main street” principles that promote a commercially-unified appearance together with high levels of public amenity
  - i Shop-fronts should be aligned according to the setbacks that are specified by Section 4.3.7 of this Chapter, and
  - ii Each shopfront window should be divided into a lower panel that incorporates a display window extending approximately 2.7m above the finished interior floor level, and an upper panel that supports a continuous band of business signs beneath any overhead awning or balcony, and
  - iii Walls and any solid doors between shopfront windows should be finished in durable materials that facilitate routine cleaning and maintenance, as well as reflecting the design quality of Council’s adopted Master Plan for CBD pavement improvements
  - iv Shopfronts should not be concealed behind heavy colonnade structures that would restrict the visibility of any commercial tenant from the road, or limit natural daylight along footpaths
- b Service and vehicle entrances should be integrated with the design quality and the commercial presentation of street-level facades
  - i Entrances should not disrupt the general continuity of shop-fronts or the commercial significance of corner locations, and should be at least 20 metres from a street corner or another entrance
  - ii Entrances should address road and pedestrian safety, particularly along footpaths and near crossings
  - iii The width of openings should be minimised, with driveways preferably limited to one-way passages not wider than 3.5 metres, supported where necessary by directional warning lights that are visible from cars approaching along the street, plus queuing space to enable vehicles to pass safely, and

- iv Security shutters should be set at least 6 metres from a street or laneway frontage, and shutters, doors, plus wall and ceiling finishes within that setback should match the design standard of shopfronts and street facades, and
- v Between any garage shutter and the street or laneway frontage, pipework and service ducts should be concealed behind walls and above ceilings



**Figure 4.3.19: Configuration and design of lower storey street facades**

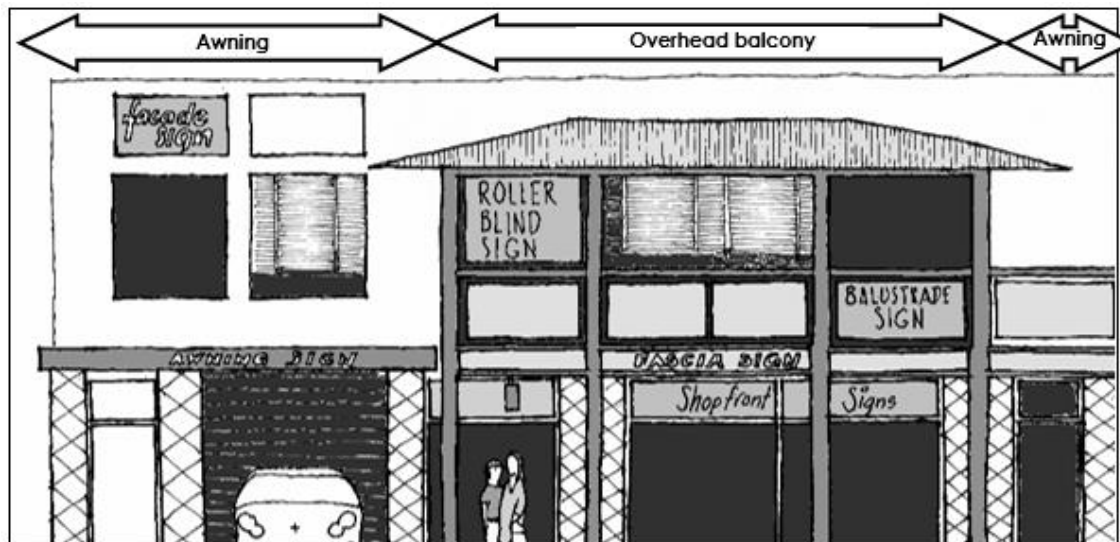
#### 4.3.9.6 Controls - Awnings and balconies

- a All street footpaths should have continuous weather protection provided by awnings or overhead balconies
  - i Awnings should maximise protection from summer sunlight, and should be of opaque materials rather than glazed in order to minimise the need for intensive maintenance
  - ii The underside of any awning or balcony should be generally consistent with the level of awnings on both neighbouring properties, between 3.3 metres and 3.5 metres above the finished interior floor level, and
  - iii Awnings and balconies should have vertical fascias that are at least 0.3 metres deep in order to support a continuous band of business signs
  - iv The face of awnings and balconies should be setback from the kerb-line of any roadway by at least 0.5 metres to prevent vehicle impact damage
- b Balconies above footpaths are subject to Council's license plus design requirements
  - i Balconies may be erected above public footpaths subject to the terms and conditions of Council's leasehold
  - ii Balconies must be consistent with the maximum dimensions and design provisions that are specified by Sections 4.3.6 and 4.3.8 of this Chapter
  - iii Balconies may be roofed but should not be enclosed by permanent walls or windows, and should be designed primarily for dining
  - iv Balconies may be cantilevered structures or post-and-beam structures that rest on the footpath with adequate protection from vehicle impact damage



### 4.3.9.7 Controls - Business signs

- a Business signs for ground floor tenancies should be limited in number and location
  - i Above-awning signs should not be permitted
  - ii Awning fascia signs should be limited to one per tenancy not taller than 0.3 meters
  - iii Under-awning signs should be limited to one per tenancy, a maximum of 2 metres wide and 0.6 metres high, either painted murals or internally illuminated
  - iv Shopfront signs should be limited to the upper panel of the shopfront window, and either painted onto the glass, a mural or collage, or internally illuminated
  - v Generally, signs should not be applied to the lower panel of any shop-front window, with the exception of illuminated signs that are located inside the glass-line
- b Business signs for above-ground tenancies should be integrated with the architectural forms or features of each building, and should be limited in number
  - i Above-awning signs and signs projecting from the face of buildings should not be permitted
  - ii Wall or window signs should not exceed more than two per tenancy, each not more than 2 metres high by 1 metre wide, and either fitted within window openings or in locations that are compatible with the shape of the façade or with the pattern of window openings
  - iii Awning fascia signs should be limited to one sign per tenancy not taller than 0.3 meters
  - iv Under-awning signs should be limited to one per tenancy, a maximum of 2 metres wide and 0.6 metres high, either painted murals or internally illuminated

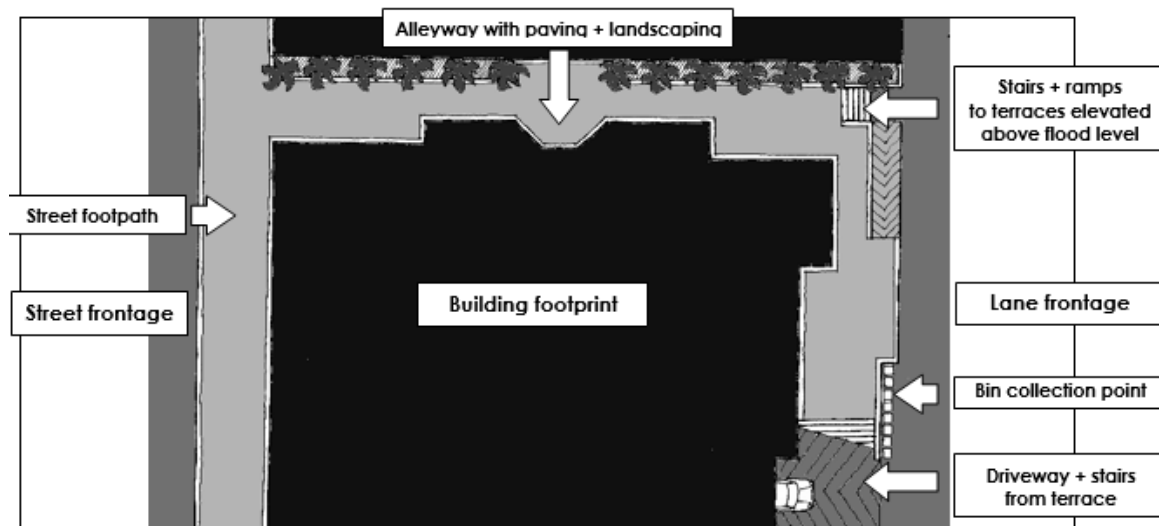


**Figure 4.3.20: Street facade with awnings, balconies and integrated signs**

#### 4.3.9.8 Controls - Landscaping and street furniture

- a Street footpaths adjacent to each development site should be reconstructed by each development according to Council's adopted Master Plan for street improvements:
  - i Footpaths must be constructed of pavers laid over a structural base that incorporates service conduits, as specified by the adopted scope of works
  - ii Along each building frontage and street kerb, footpaths must be finished to specified levels with select unit pavers that are surrounded by header courses
  - iii Provision must be made for future installation by Council's contractor of street furniture and lighting in the locations designated by the *Terrigal Foreshore Improvements Landscape Masterplan Report* and Associated Documents
- b Publicly-accessible areas within development sites should employ materials and specifications that are identical to the adopted CBD improvements Master Plan:
  - i Paved areas such as alleyways, courtyards and terraces should be surfaced with unit pavers and headers around all building facades and at any changes in level
  - ii Kerb crossings and vehicle entrances up to the face of any security shutter should be surfaced with contrasting interlocking pavers
  - iii Stairs and ramps should be poured in-situ concrete according to the Master Plan's Type 2 specification, with dimensions and grades per the applicable Australian Standard
  - iv Any changes in level or grade should be marked by tactile indicators
- c Lighting of publicly-accessible areas should meet Australian Standard and *Building Code of Australia* (BCA) requirements:
  - i The standard and design of light fittings should be compatible with the adopted improvements Master Plan
- d Canopy trees should be provided along alleyways, terraces facing Hudson Lane and in open courtyards:
  - i Trees should be provided at the rate of at least one per 10 lineal metres

- ii Species should be consistent with the adopted improvements Master Plan
- iii Planter boxes should be sized, water-proofed, drained, filled and irrigated according to requirements of the species accommodated and to any applicable standards
- e Utilities and utility cabinets should be integrated with the design of publicly-accessible areas:
  - i Services should be located underground wherever possible
  - ii Above-ground cabinets should be located away from the principal pedestrian pathways and designed to minimise their visual impact



**Figure 4.3.21: Site plan highlighting areas that should be landscaped** Plan illustrates a typical property between Terrigal Esplanade and Hudson Lane

## 4.3.10 RESIDENTIAL AMENITY

### 4.3.10.1 Objectives

- Provide high levels of residential amenity that are appropriate for multi-unit development in a village centre setting
- Maintain and enhance the existing levels of amenity that are enjoyed by residential areas on the surrounding hillsides
- Contribute to high quality architectural and urban design by employing exterior screens as significant elements of all buildings
- Contribute to energy-efficient construction by appropriate solar orientation and effective application of exterior sunshades

### 4.3.10.2 Controls - Minimum dimensions

- a Floor-to-ceiling dimensions should promote effective daylighting and ventilation for all habitable rooms:
  - i The minimum ceiling height for habitable rooms should be 2.7 metres
- b The size and configuration of each habitable room should be appropriate to their proposed use:
  - i Dimensions plus the location of windows and doors should accommodate the furniture typically associated with the use of each room

- ii All development proposals should illustrate a furniture layout for each typical apartment
- c Common lobbies and hallways should define residential territory and be wide enough to accommodate the passage of people and furniture:
  - i Each stair or lift lobby should service not more than eight apartments per floor
  - ii The width of lobbies and hallways should be increased beside lifts or stair landings, and opposite the entry to each apartment to facilitate removal of furniture and the two-way passage of residents
  - iii Common hallways should not be less than 1.2 metres wide at any point

### 4.3.10.3 Controls – Views

- a Buildings must not exceed the maxima specified by Central Coast LEP 2022
- b The top storey of each building should be shaped to minimise obstruction of significant coastal and ocean views that are enjoyed from dwellings on the surrounding hillsides:
  - i Significant views include the ocean horizon, landmarks such as Crackneck, The Skillion and Wamberal dunes, inshore waters such as The Haven and the Wamberal beachfront.
  - ii Upper-storey roofs should have gentle pitches that generally are not steeper than 10 to 15 degrees in order to minimise obstruction of existing views.
  - iii On sites larger than 2000m<sup>2</sup> or wider than 20 metres, the top storey should be divided into pavilion structures separated by “view corridors” that are wide enough to allow filtered views from hillside properties

### 4.3.10.4 Controls - Private open space

- a Private open space should be provided for each dwelling to accommodate outdoor recreation in proportion to the dwelling size:
  - i Private open space for each dwelling may be provided as one or more balconies or roof terraces
  - ii The primary private open space for each dwelling should be located immediately beside living or dining rooms
  - iii The area and dimensions of each private open space should be sufficient to accommodate typical outdoor activities such as dining, sitting and reclining
  - iv No private open space should have dimensions less than 2 metres wide and 4 metres long
- b Private open spaces should be designed to maximise the amenity of each dwelling within a development:
  - i Balconies and terraces should incorporate adjustable sunshades to screen hot summer sun and prevent indoor overheating
  - ii Balconies and terraces should incorporate privacy screens constructed to prevent direct cross-viewing and transfer of noise between adjoining dwellings
- c Private open spaces should contribute to the desired form and character of buildings that are specified by the Architectural Character and Identity section of this Chapter:
  - i Balconies and terraces should be used to articulate desired building forms

- ii The shape, dimensions and location of balconies or terraces should be varied across each façade
- iii Balconies should be designed in short lengths, and should not create the appearance of monolithic building forms by extending continuously along the length of any façade

#### 4.3.10.5 Controls - Outlook and daylight

- a All habitable rooms should have a reasonable outlook:
  - i The floorplan of each dwelling should be shaped and oriented to provide an attractive outlook, preferably towards activities or natural backdrops that are located beyond the development site
  - ii Where the outlook from a dwelling would be blocked by surrounding buildings, private balconies or landscaped courtyards should be designed to provide an appropriate outlook
- b Each dwelling should receive high levels of natural daylight:
  - i The principal windows to all habitable rooms should be located and / or oriented to provide at least 6 metres from any wall or obstruction, measured perpendicular to the plane of glazing
  - ii Where balconies overhang the windows to a habitable room below, the depth of the overhang should not be more than 2 metres

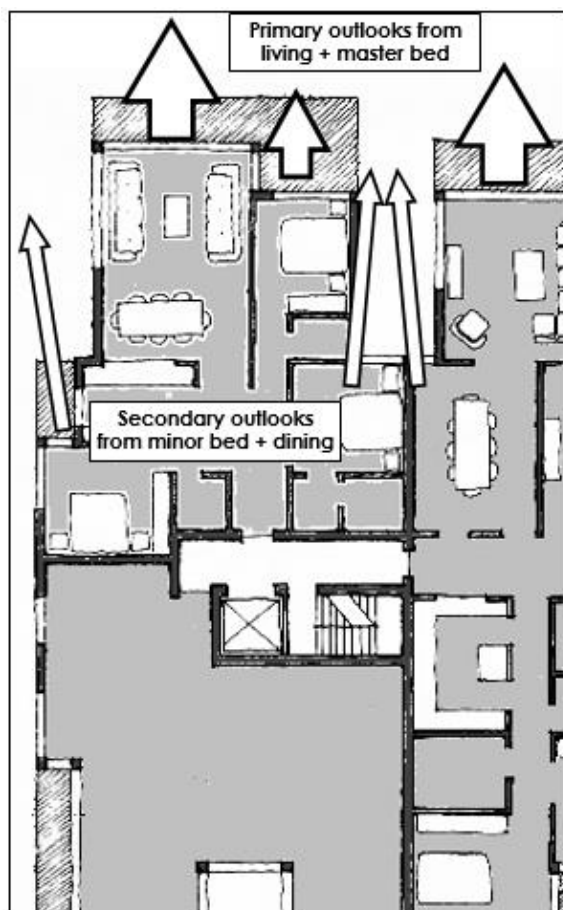


Figure 4.3.22: Floorplans provide attractive outlooks. Indicative floorplan facing Terrigal Esplanade

#### 4.3.10.6 Controls - Acoustic Privacy

- a The specification of acceptable noise levels in a residential environment is a complex task:
  - i Acceptable noise levels have been established with regard to intrusive noise such as road traffic, but there is often limited guidance available for domestic noise sources

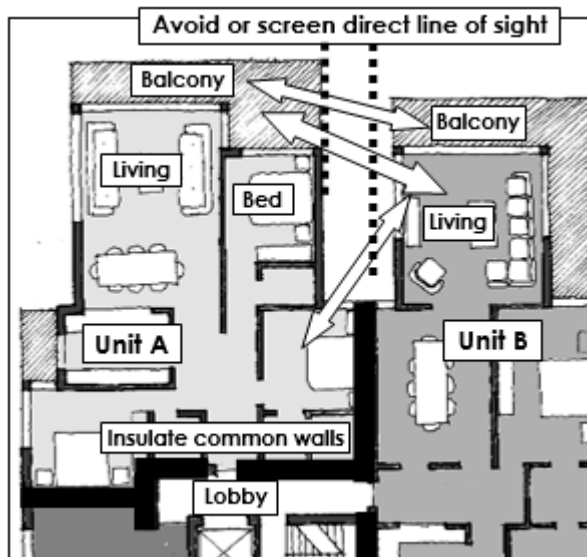
- ii In the first instance, developments should be planned to satisfy “rule-of-thumb” controls that are listed below
  - iii Where “rule-of-thumb” controls are not satisfied, or in other situations and circumstances that might be determined by Council, applications may require a technical report prepared by a qualified acoustic consultant
- b All structures and walls between dwellings should be acoustically-rated according to the applicable standards
- c “Rule-of-thumb” planning and construction techniques should prevent the transfer of noise into any dwelling:
  - i Firstly, noise sources should be separated or otherwise insulated from neighbouring dwellings
  - ii Secondly, windows and private open spaces should be oriented to prevent direct line transfer of noise, either from existing or from likely noise sources
  - iii Thirdly, windows and private open spaces should be shielded to prevent direct line transfer of noise, for example by exterior screening of balconies and by acoustic insulation of balcony ceilings
  - iv As a last resort, windows may be acoustically-insulated to prevent direct line transfer of noise, with mechanical ventilation provided for habitable rooms
- d Site planning and design should prevent direct line transfer between the following areas in particular:
  - i The windows of habitable rooms and / or private open spaces within neighbouring dwellings
  - ii Common access balconies and the habitable rooms or private open spaces of any adjacent dwelling
  - iii Bedroom windows and vehicle entrances or garbage collection areas
  - iv Bedrooms and lift shafts or common access corridors or living rooms in neighbouring dwellings
  - v Note that direct line transfer may be blocked externally by acoustically-impervious screens such as masonry walls or acoustically-rated glazing
  - vi For noise sources that are located above any dwelling, high-level windows are not adequate to block direct line transfer
- e Mechanical plant should be located and designed to minimise nuisance noise:
  - i Plant should be located well away from habitable rooms unless acoustically-insulated according to the applicable standards

#### **4.3.10.7 Controls - Visual Privacy**

- a Neighbouring buildings and/or dwellings should have an appropriate orientation and an adequate separation in order to prevent unreasonable direct views into any dwelling:
  - i Windows and private open spaces should not face the windows or private open spaces of any neighbouring dwelling
  - ii Windows of habitable rooms in adjoining dwellings should be separated by at least 12 metres
  - iii Any window of a habitable room should be separated from a neighbouring private open space or common access balcony by at least 9 metres



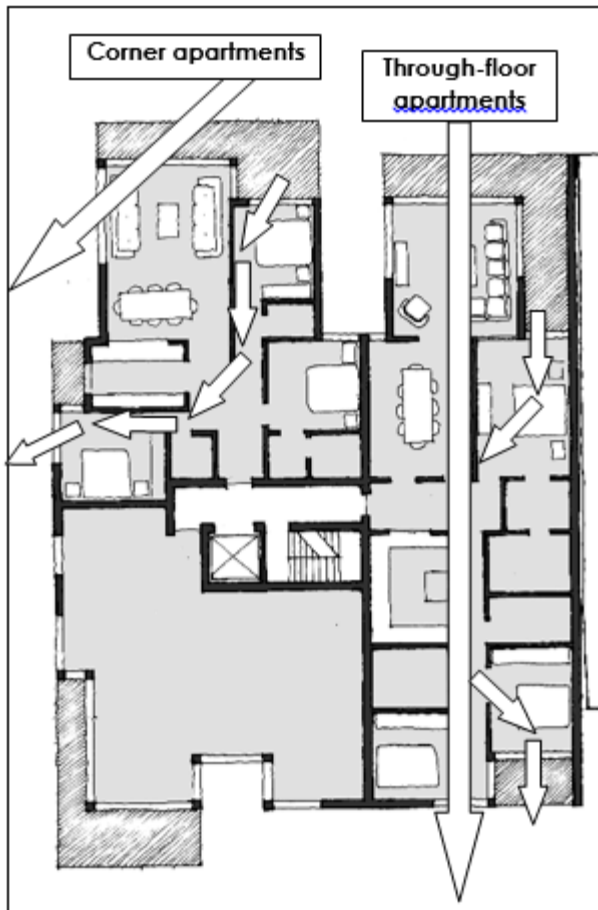
- b Where the desired orientation and separation cannot be achieved, exterior screening should be used:
  - i Fixed screens should be installed on windows, for example fixed louvres that admit light but prevent directional overlooking
  - ii Balconies and terraces should be fitted with screens that may be fixed or adjustable according to the proximity of vantage points and the significance of potential cross-views
  - iii Where elevated vantage points allow cross-viewing, high-level windows might not provide effective screening



**Figure 4.3.22: Privacy considerations for neighbouring dwellings**

#### 4.3.10.8 Controls - Climate control

- a Site planning and design of facades should protect all dwellings from overheating during summer:
  - i Windows facing east, north or west should be shaded by eaves, balcony overhangs or exterior sun-shades that prevent the entry of sunlight from the equinoxes through to mid-summer
  - ii Shading devices for windows should be designed to admit sunlight from the equinoxes until mid-winter, for example adjustable screens and blinds, louvered screens, or by suitably-dimensioned balcony overhangs or eaves
- b Dwelling floorplans should facilitate natural cross-ventilation during summer months:
  - i Easterly winds should have an unobstructed path through the majority of dwellings within each development
  - ii Dwellings should be planned with windows in two external walls to facilitate cross-ventilation, for example "corner" apartments and "through-floor" apartments



**Figure 4.3.24: Apartment floorplans that encourage natural ventilation**

#### 4.3.10.9 Controls - Safety and Security

- a Developments should be planned and designed to promote neighbourhood security:
  - i Site planning should distinguish a range of "territory", from areas with full public access such as alleyways and forecourts, to semi-public areas such as apartment lobbies and corridors
  - ii Lines of sight should be provided from each dwelling to publicly-accessible streets and laneways below as a "passive security" measure that enhances the level of personal safety in public areas
  - iii Floorplans should limit the opportunities for concealment of intruders in semi-public areas, with courtyards, lobbies, corridors and parking areas that avoid recesses or blind corners, and cupboards or service rooms that are lockable
  - iv Publicly-accessible areas should have at least two travel paths to facilitate escape
  - v "Passive" security planning should be supported by "hard" security measures such as lockable car-park shutters and entrance doors to common lobbies

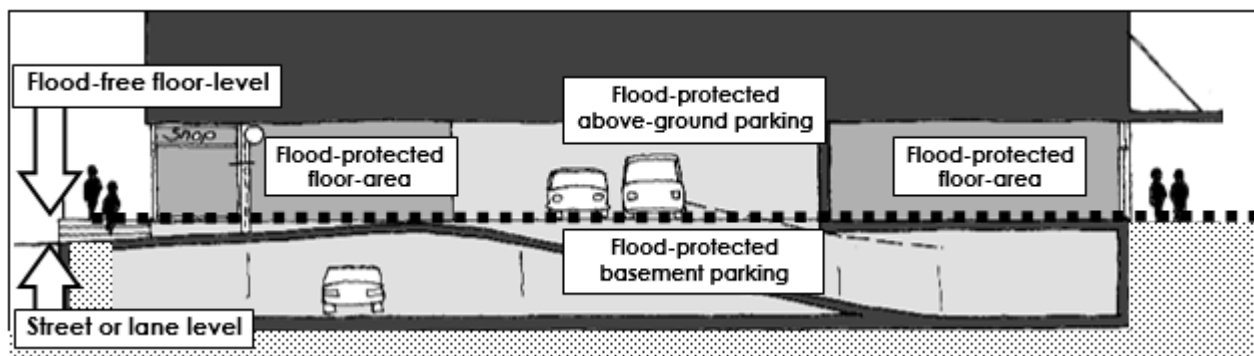
## 4.3.11 NATURAL HAZARDS AND ENVIRONMENTAL PLANNING

### 4.3.11.1 Objectives

- Address the requirements of State planning instruments together with Council's controls and policies with regard to safety, conservation of natural resources plus the control and minimisation of waste
- In areas that are subject to recognised environmental hazards, prevent development that is not planned or constructed appropriately
- Promote the efficient use of natural resources
- Prevent the discharge of contaminated stormwater from each property

### 4.3.11.2 Controls - Flood prone properties

- a On properties that are defined as flood prone, development must be planned and constructed according to the State Government's "Floodplain Development Manual" plus the Water Cycle Management Chapter of this DCP:
  - i Council's Section 10.7 Planning Certificates (*Environmental Planning and Assessment Act 1979*) indicate properties that have been identified as flood prone
  - ii For flood prone properties within the Terrigal village centre, Council has defined 1% AEP flood level.
  - iii On flood prone properties, new building works must be designed to protect structures, people and personal possessions from flood hazard and damage
  - iv New building works and basements must not increase the level or the severity of flood impacts for any other property that is located within the surrounding drainage catchment
- b Building works on flood prone properties must be designed to prevent the entry of floodwaters:
  - i The lowest occupied floor must be elevated 0.5 metres above the 1% AEP flood level that has been defined by Council
  - ii Parking areas must incorporate ramps that rise from the level of the street or laneway frontage to prevent the entry of flood-waters



**Figure 4.3.25: Cross-section illustrating flood protection measures. Indicative property between Terrigal Esplanade and Hudson Lane**

### 4.3.11.3 Controls - Energy efficiency

- a New dwellings should be planned, designed and constructed according to provisions of *State Environmental Planning Policy (SEPP) BASIX* (2004):
  - i Applications should include a completed energy performance statement, and
  - ii Site planning, interior layout and design of facades should incorporate an effective range of passive solar principles
  - iii All windows facing east, north or west should be protected by eaves, structural overhangs, or exterior sunshades
  - iv At least two thirds of all dwellings within each development should have a northerly orientation for living room windows
- b Construction Certificate applications should include additional information:
  - i Insulation should be incorporated within all framed exterior walls and roofs in accordance with the applicable Australian Standard
  - ii Water heaters that achieve at least a four star greenhouse rating should be installed

### 4.3.11.4 Controls - Stormwater Management

- a The discharge of contaminated waters from each site should be prevented:
  - i Car parking and delivery areas should be fitted with interceptor traps to collect petroleum and metal wastes deposited by vehicles onto driveways and floors
- b Stormwater collected during peak storm events should be detained on-site:
  - i Detention systems should be provided to protect the trunk drainage network from overloading
  - ii Development applications should provide preliminary details of proposed detention systems, including their capacity to accommodate peak storm events, dimensions and location to facilitate gravity discharge to the trunk network
  - iii Final details of the detention system, including maintenance requirements, should be provided with Construction Certificate applications

### 4.3.11.5 Controls - Water conservation

- a The collection of stormwater for re-use on site is encouraged for new developments:
  - i Re-use may include irrigation of planted areas, car washing within dedicated basement areas, or toilet flushing
  - ii Storage systems should be fitted with first-flush interceptors, sediment traps and outlet filters, and non-potable waters should be distributed via pipes that are separated from the potable system
  - iii Details of storage systems, including technical operation and maintenance, should be provided with Construction Certificate applications

## 4.3.12 VILLAGE CENTRE IMPROVEMENTS SERVICING OF DEVELOPMENT

### 4.3.12.1 Objectives

- New development should contribute to village centre improvements that form part of Council's adopted Master Plan:
  - Street footpaths should be reconstructed along the full frontage of each development site
  - Footpath construction should incorporate the materials, construction techniques and specifications that form part of the adopted improvements program
  - Monetary contribution for works may be levied according to a Contributions Plan that has been adopted by Council for this Village centre

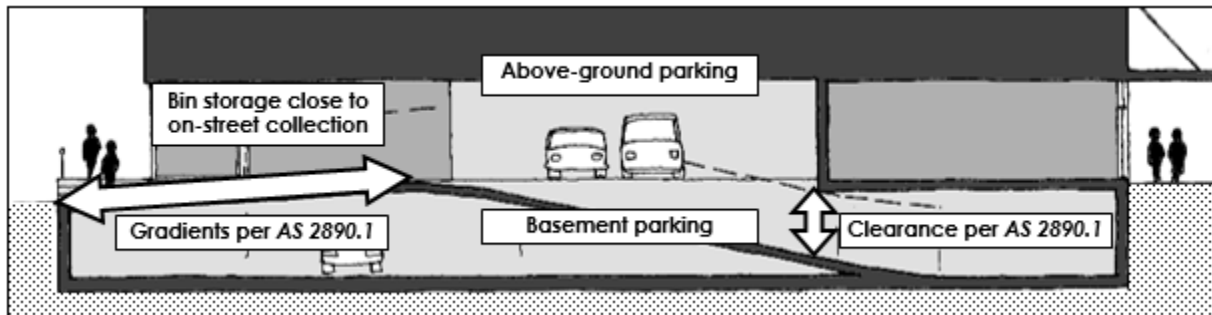
### 4.3.12.2 Controls – Car parking

- a Each development should provide car parking at the rates set by the Car parking Chapter of this DCP:
  - i All of the car parking required for the residential component of the development is to be provided on site.
  - ii No less than two thirds of the car parking calculated for the retail and commercial component of the development is to be provided on site, the balance may be provided by way of s94 contribution.
- b Parking areas, driveways and ramps must be designed according to the applicable Australian Standard AS 2890.1:
  - i Ramps must not be steeper than 1:20 within 6 metres of a street or laneway boundary to protect pedestrian safety
  - ii Ramps must not exceed specified maximum gradients and must incorporate transitional gradients to prevent vehicle damage
  - iii Minimum headroom requirements must be satisfied along all ramps, driveways and bays
  - iv Preferred ramp widths should conform to Section 4.3.9.5 of this Chapter.

### 4.3.12.3 Controls – Deliveries

- a Developments that contain dwellings should provide for short-term parking of furniture removalists vehicles:
  - i Where on-street loading-zones are located in proximity to the site and with direct access to the proposed residential lobby: no off-street provision is required
  - ii For sites facing The Esplanade that have rear-lane access only: on-site space should be provided for a small delivery vehicle in a location that does not obstruct access to parking areas
- b Developments that accommodate non-residential floor space should provide delivery areas in proportion to the scale and intensity of retail and business uses:
  - i Where the area of each defined retail or business tenancy does not exceed 100m<sup>2</sup>: Deliveries may be made "across-the-kerb" from designated loading zones

- ii For sites facing the proposed pedestrian mall in The Esplanade, deliveries may be permitted via the pedestrian mall within restricted hours that are defined by Council
- iii Where the area of any retail or business tenancy exceeds 100m<sup>2</sup>: one dedicated delivery space should be provided on-site, located and designed according to Sections 4.3.8 and 4.3.9 of this Chapter



**Figure 4.3.26: Cross-section illustrating vehicle and service access Indicative property between Terrigal Esplanade and Hudson Lane**

#### 4.3.12.4 Controls - Garbage storage and collection

- a Garbage storage should be provided in accordance with the Waste Management Chapter of this DCP together with the urban design and amenity provisions of this Chapter:
  - i Storage areas should accommodate the number of bins specified by the Waste Management Chapter.
  - ii Storage areas should be located according to the urban design and amenity provisions that are listed in Sections 4.3.8, 4.3.9 and 4.3.10 of this Chapter, close to a street or laneway frontage in order to facilitate collection by Council's contractors
- b Unloading of bins should not require Council's contractors to enter a private property:
  - i Properties with rear lane access should provide a level area within each property immediately adjacent to the lane and suitable for the short-term storage of bins prior to collection
  - ii For properties without rear lane access, development applications must include a management plan that confirms the responsibility of the proposed building's owners and/or managers for movement of bins to a kerbside collection position plus their removal to an indoor storage area immediately after collection by Council's contractor

#### 4.3.12.5 Controls - Clothes Drying

- a Natural drying facilities are encouraged for new developments:
  - i Each dwelling should be provided with outdoor space for clothes-drying, fitted with a retractable clothes line and located as part of a private balcony or terrace that is surrounded by fixed screens to conceal washing from street-level vantage points



### 4.3.12.6 Controls - Plant and Piped Services

- a Plant and equipment should be concealed within the fabric of each building in order to promote high standards of urban design and amenity:
  - i Plant, equipment and ductwork should not be surface-mounted on roofs, terraces, or exterior walls
  - ii Services, pipes and ductwork should not be visible from any public frontage
  - iii Services, pipes or ductwork should be concealed in the entrances to parking or delivery areas that face a street or laneway
  - iv Plant and equipment should be designed and located to prevent exposure of nearby dwellings to unreasonable odours or noise
- b Control valves and meters for piped services should not intrude upon the continuity of shopfronts or design of facades facing any street:
  - i Valves and meters should be accessed via secondary street or laneway frontages, and where possible, located in secured cabinets that are associated with carpark entrances rather than intruding upon street facades
  - ii Where cabinets must be located along a street frontage, their width should be minimised and they should be integrated with the design of shopfronts

### 4.3.12.7 Controls – Antennas

- a The number, design and location of television and radio antennas should be limited:
- b There should be one common mast per building
- c Satellite dishes should not be installed on roof-tops, and should be restricted to small units located on private balconies or terraces to conceal their appearance from street level vantage points
- d Mobile phone facilities are not appropriate to the desired urban design quality or the population density of this village centre
- e Arrays of transmitters have an uncoordinated appearance that would detract from the desired urban design quality
- f Expressions of concern for public health suggest that the location of transmitters in a village centre would not be appropriate given the intensity of pedestrian activity or the density of residential accommodation.

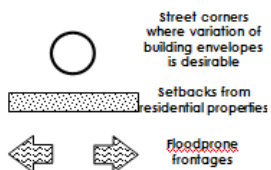
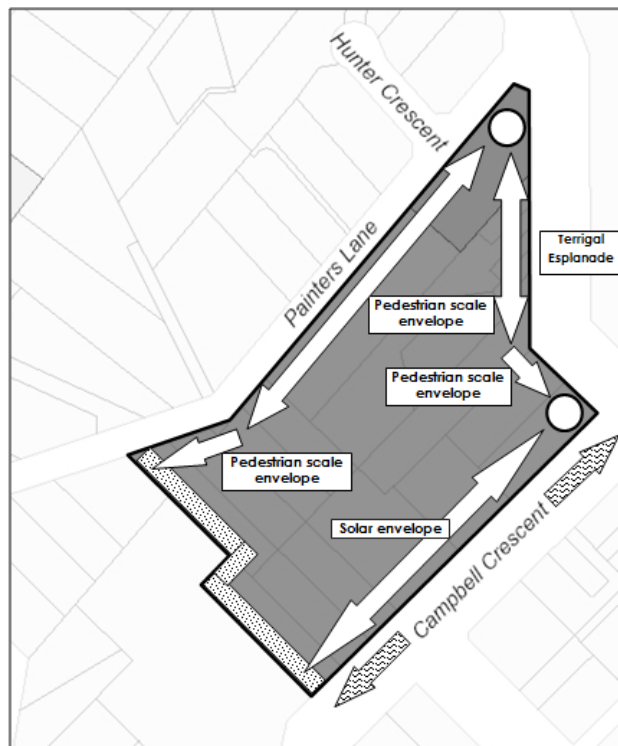
## 4.3.13 PRECINCT CONTROLS

### 4.3.13.1 Purpose

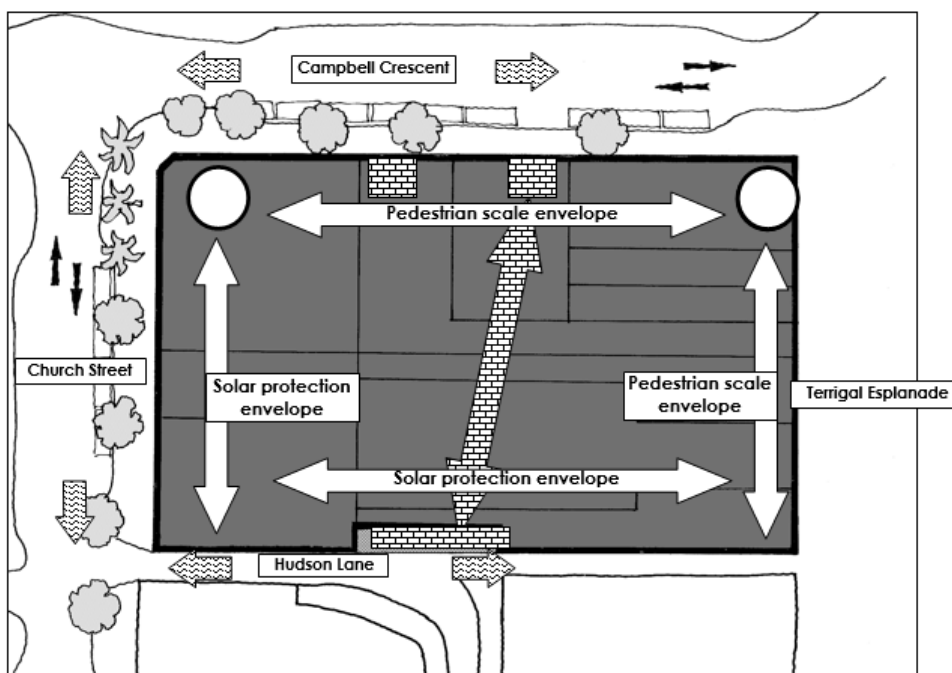
- a This Chapter identifies the appropriate location or general application of specific controls in the General Control section of this Chapter:
  - i Solar protection envelope: Section 4.3.6.3
  - ii Pedestrian scale envelope: Section 4.3.6.3
  - iii Desirable street corner variations to the building envelope: Section 4.3.6.3

- iv Setbacks to residential properties: Section 4.3.7.4
  - v Desirable publicly-accessible alleyways and courtyards: Section 4.3.7.5
  - vi Flood prone frontages: Section 4.3.11.2
- b The Precinct Control section of this Chapter incorporates a series of street block maps:
- i Incorporating property boundaries that were current at August 2003
  - ii Illustrating general features of Council's *Master Plan for CBD Improvements*, as adopted at August 2003
- c Street block maps provide diagrammatic indications regarding particular features:
- i The number and/or the general location of publicly accessible alleyways and courtyards that are desirable within any street block
  - ii Frontages that are deemed flood prone
  - iii Note that the precise location of desirable alleyways or courtyards upon any development site must be selected according to provisions of Section 4.3.7.5
  - iv Note also that the precise extent of flood prone frontages should be checked with Council
- d Maps in the Precinct Control section of this Chapter cover the following street blocks:
- Block 1 Terrigal Esplanade: north of Campbell Crescent
- Block 2 Terrigal Esplanade: north of Hudson Lane to Campbell Street
- Block 3 Terrigal Esplanade: north of Kurrawyba Avenue
- Block 4 Terrigal Esplanade: south of Kurrawyba Avenue
- Block 5 Pinetree Lane: south of Kurrawyba Avenue
- Block 6 Church Street: east side
- Block 7 Church Street: west side

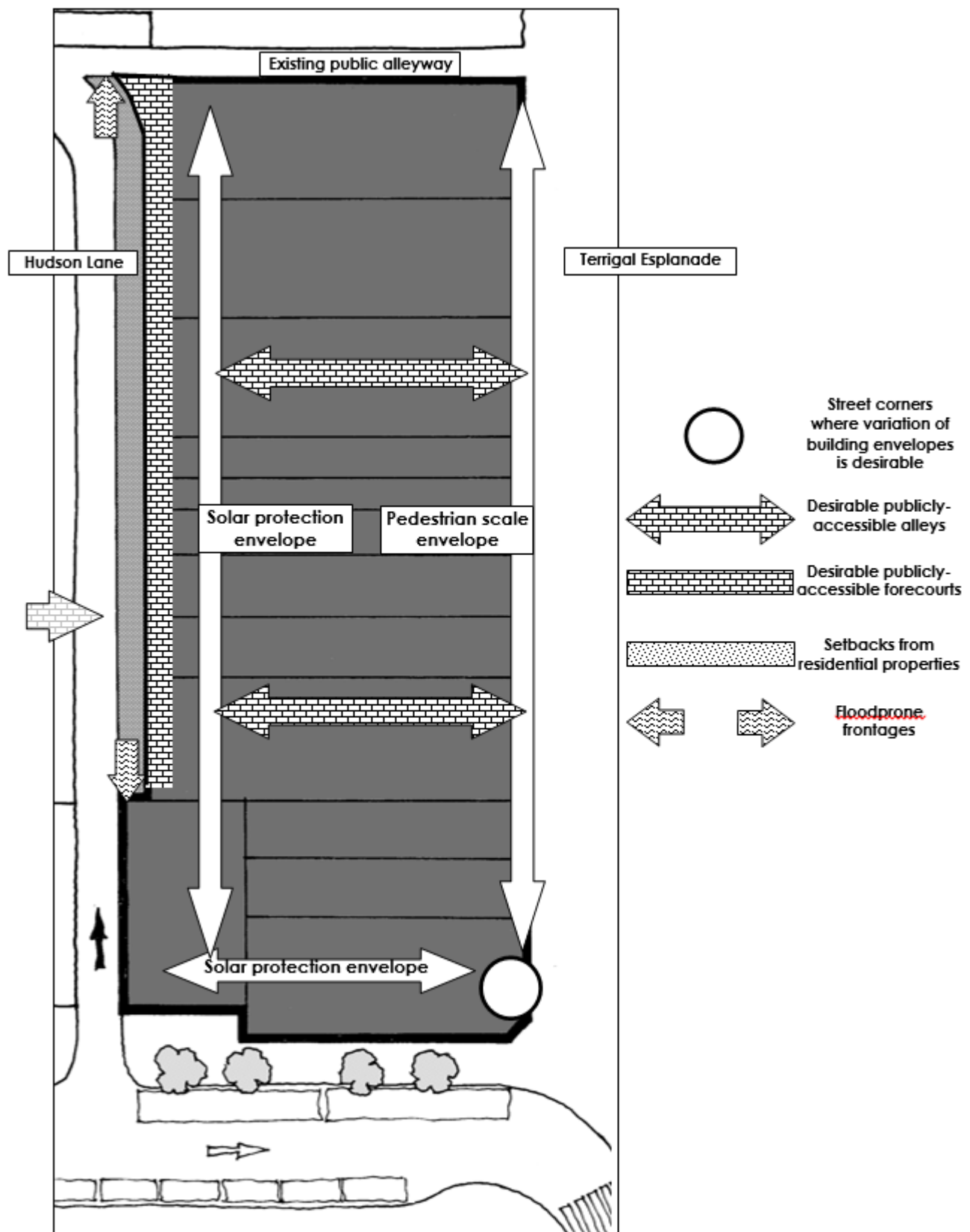
### Block 1 Terrigal Esplanade: north of Campbell Crescent



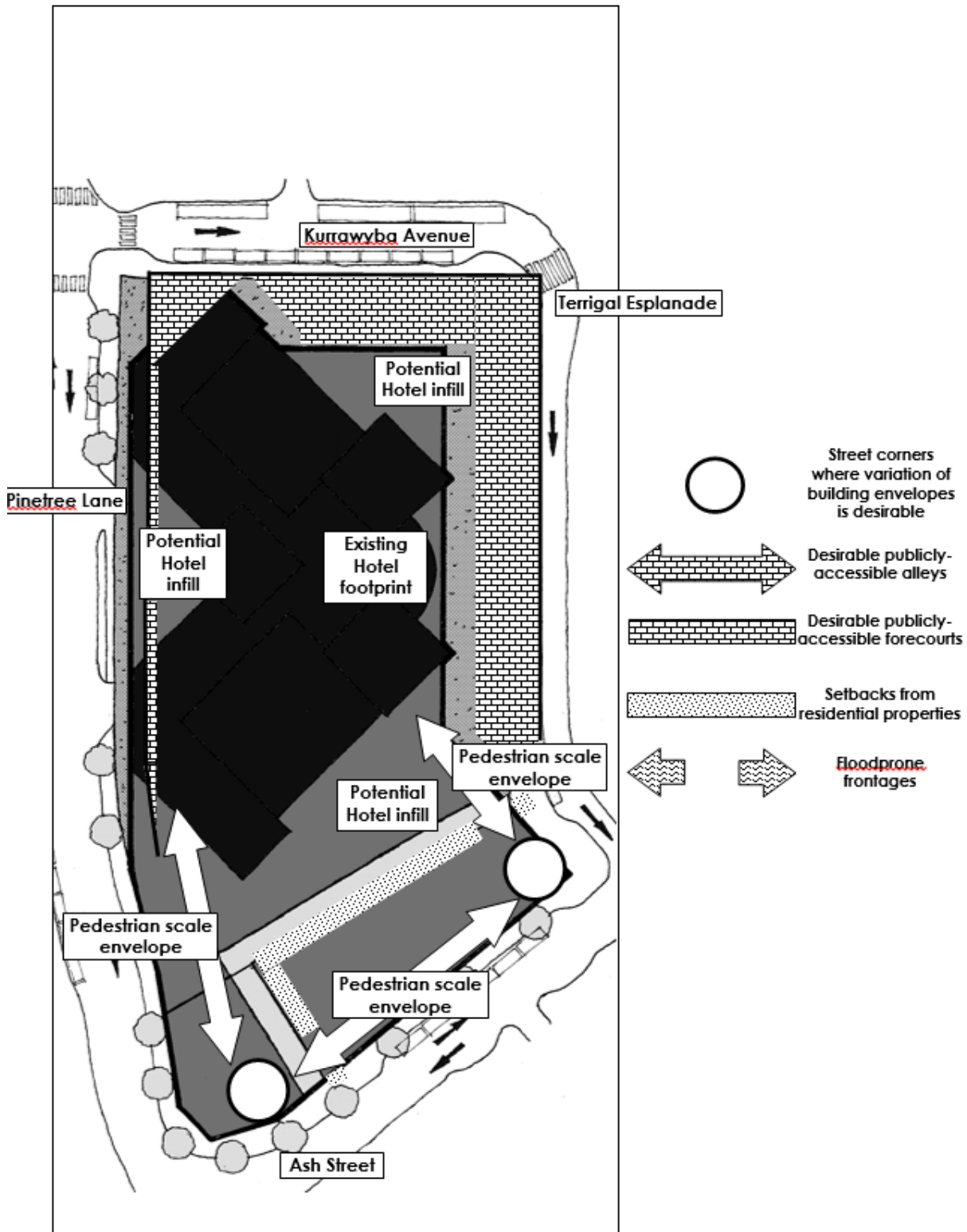
### Block 2 Terrigal Esplanade: north of Hudson Lane to Campbell Street



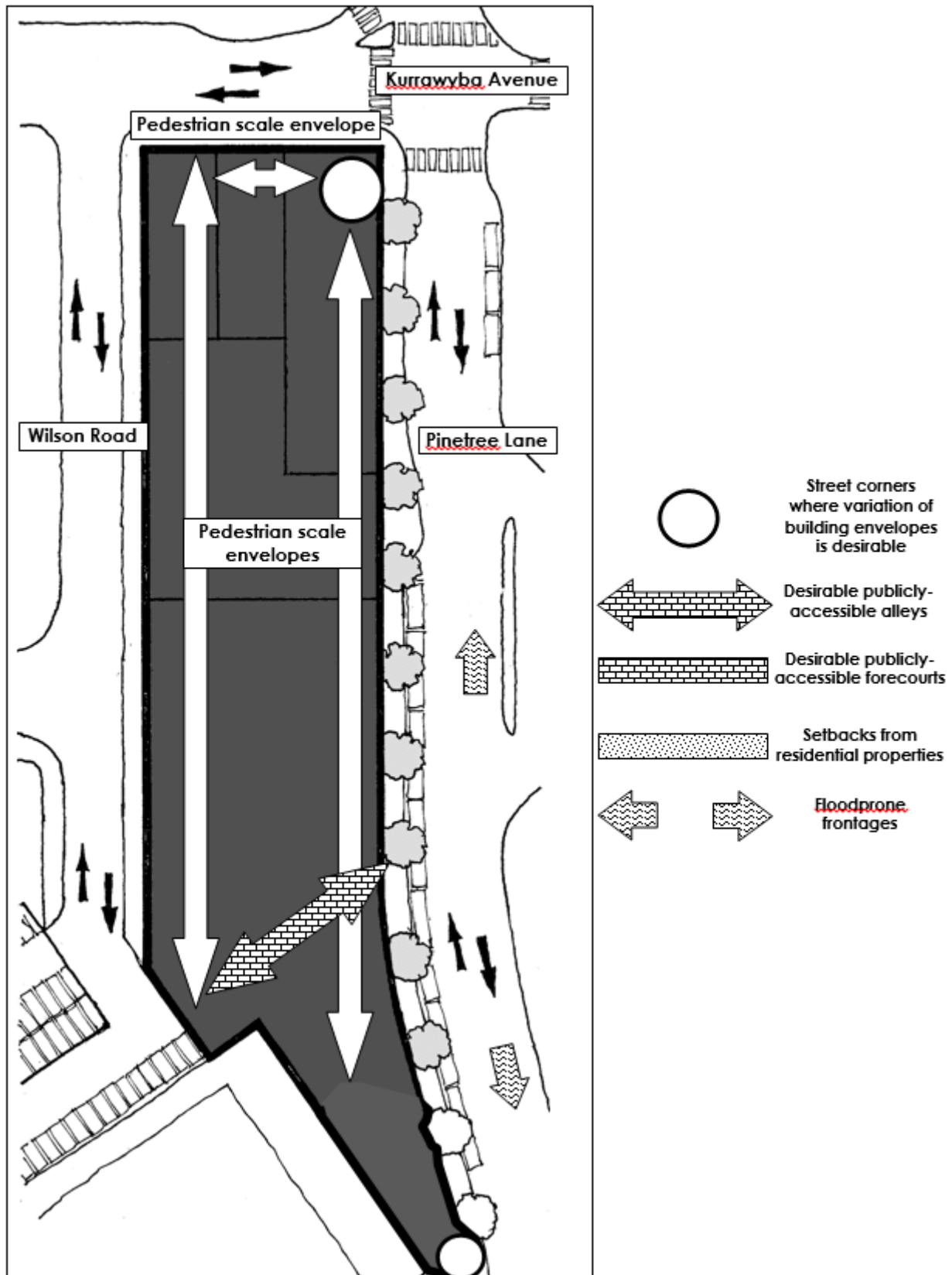
## Block 3 Terrigal Esplanade: north of Kurrawyba Avenue



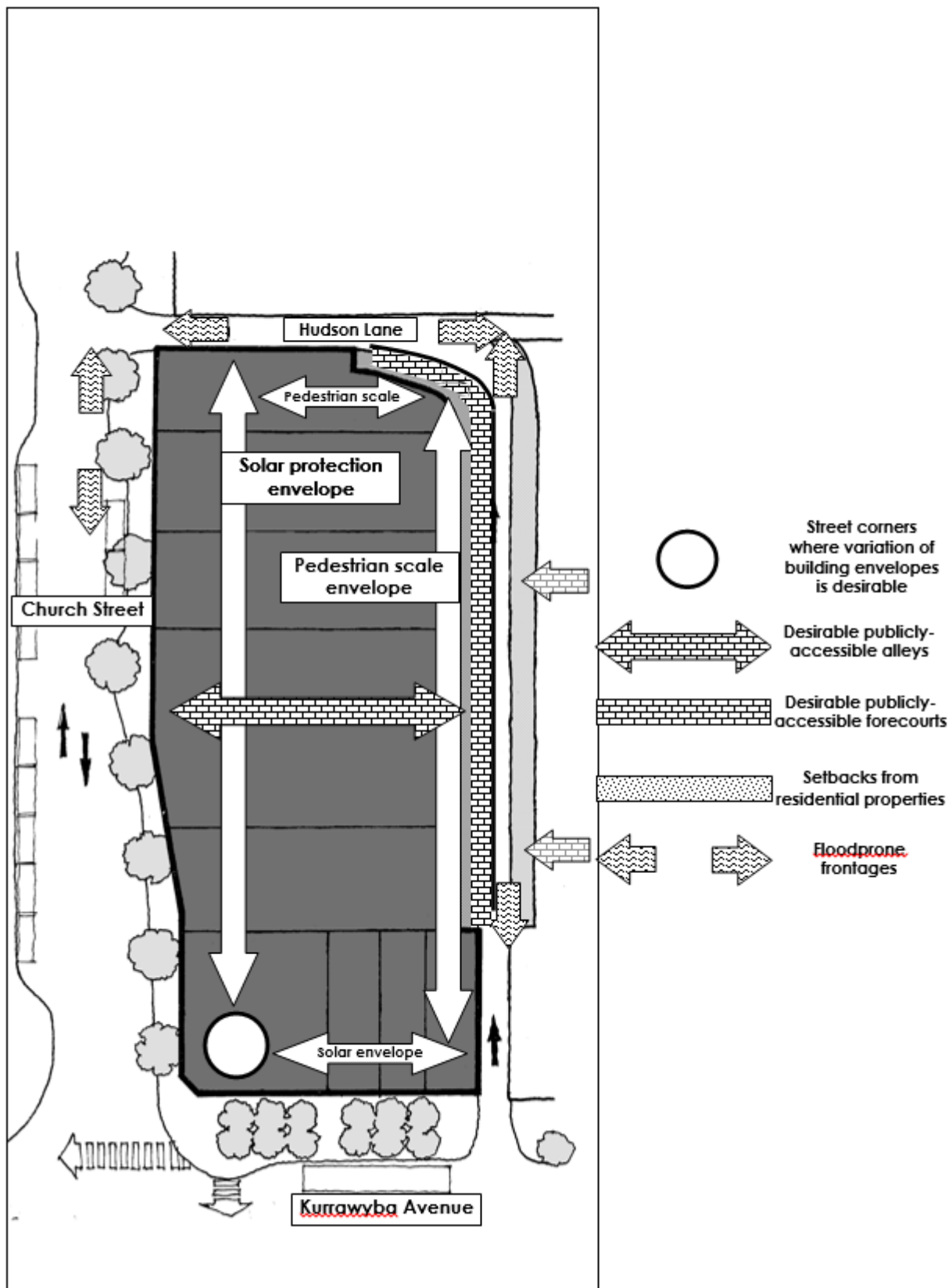
## Block 4 Terrigal Esplanade: south of Kurrawyba Avenue



**Block 5 Pinetree Lane south of Kurrawyba Avenue**





**Block 6 Church Street east side**

## Block 7 Church Street west side

