

## 5.3 KARIONG, MOUNT PENANG PARKLANDS

### 5.3.1 BACKGROUND

#### 5.3.1.1 Overview

The Mount Penang site is situated adjacent to the M1 Sydney/ Newcastle on the Pacific Highway exit ramp to Gosford, about 70kms from the Sydney CBD and 10 minute drive west from the centre of Gosford.

The site is a total 158ha of which approximately 67ha is bushland below the escarpment. The plateau, approximately 91ha, has views to the east over Brisbane Water. Part of the site has been developed as a semi- rural campus and comprises a collection of significant heritage buildings, surrounded by native and formal open space, gardens, sporting fields and facilities and various community uses, including the Kariong High School.

Mount Penang has been used as a Juvenile Justice Centre since 1912. The site was originally known as the Gosford Home Farm for Boys as it became a centre for Juvenile offenders in the early 1900's. As one of the original institutions of its kind in Australia the site carried significant cultural and physical heritage values.

With the development of new facilities for a Juvenile Justice Centre in 1999 the NSW Cabinet agreed to the formation of a Development Corporation to manage the re-development of the remaining Juvenile Justice land, which is now referred to as Mount Penang and is the subject of this plan.

In September 1998 the Premier of NSW announced a NSW Government initiative for Mount Penang to provide the Central Coast with long term economic benefits and jobs. The key elements of the project identified by the Premier were:

- A flora/ horticultural festival to be held annually and for an extended period in 2001, the Centenary of Federation;
- Australian Football League (AFL), soccer and cricket facilities;
- Environmentally sustainable infrastructure and services;
- Gardens, restaurants and high-tech internet and interactive computer facilities;
- Legacy facilities of permanent gardens as well as community, cultural and accommodation facilities to attract tourism; and
- A commercial base for the development, securing private sector investment and sponsorship.

In November 1998 the Festival Development Corporation was officially created by Government Gazette Notice to achieve the objectives of the Growth Centre's Act – as the majority of the Mount Penang site is classified as a growth centre.



In September 2010 the Central Coast Regional Development Corporation (CCRDC) replaced the Festival Development Corporation and expanded the growth centre to include land within the local government areas of Gosford and Wyong. The CCRDC is charged with the responsibility of promoting, coordinating, managing and securing the orderly economic development of Mount Penang. The CCRDC is subject to the control of the Minister for Planning and Infrastructure.

The original DCP 144 – Mount Penang Festival Development Site (now incorporated into Central Coast DCP 2022), which was prepared in 2000 by the Urban Design Advisory Service on behalf of the Festival Development Corporation, was adopted by Gosford City Council on 7th March 2000. The work undertaken in 2000 to prepare the Mount Penang DCP represented the culmination of an urban design and planning process that involved stakeholder and public consultation, specialist studies, and market feasibilities, all of which has been revisited and updated as part of this plan.

This Chapter 5.3 Kariong, Mount Penang Parklands is an update to the original DCP 144 and takes into account major changes to the site since 2000 as well as reflecting a revision of the master plan for the Mount Penang site that has been informed by a servicing strategy, transport assessment and heritage review.

### 5.3.1.2 History of Mount Penang Juvenile Justice Centre

Following the announcement of the 1905 Neglected Children and Juvenile Offenders Act, the Mount Penang Juvenile Justice Centre was established, becoming the largest state-controlled centre in the southern hemisphere, accommodating 170 male offenders who were subjected to enforced physical labour, education and vocational training as a form of rehabilitation.

During the initial building phase (1912 – 1922) the physical labours of approximately 100 male juveniles were relied on for the construction of the centre's major buildings. The centre was to replace the former Nautical Training Ships and detention centres for juvenile offenders, a connection that was reflected in the architecture of the school buildings, which were designed to resemble lighthouse cottages. The entire working party consisted of boys formerly of the training ship *Sobraon*, and was supervised by the former probation officer of the Nautical School Ship, Herbert Charles Wood.

With plans approved by the Minister of Public Instructions and a budget of £12,000, construction of the essential building facilities commenced in 1912. These included the dormitories, a dining room, staff quarters, offices, a kitchen, store room for supplies and equipment, and accommodation for the tradesmen and Clerk of Works. By September 1913, the first dormitory, the Assistant Superintendent's residence and four weatherboard cottages for the married staff members had been completed. These cottages, still present on the site, are located along the existing entrance road to the complex.



It was not until 1915 that the second dormitory, constructed of concrete had been completed, along with a concrete reservoir, store and office. The arrangement of the dormitories on either side of the household block, allowed for a system to classify the juvenile detainees, in addition to providing constant supervision. Construction on the site didn't conclude until 1922 by which time a windmill to pump water from a stream below the escarpment; five galvanised water storage tanks; a carpentry workshop; a 300 yard trolley line that transported sandstone to the site from the quarry; as well as the construction of a permanent dam were all completed and operational.

In addition to the practical experience in construction and building, which was part of the boy's vocational training, the inmates were also provided with basic schooling. These classes originally operated in any of the constructed buildings or areas made available until the completion of the school building, which stands behind the main complex.

In 1923, the State Government passed the *Child Welfare Act*, repealing and consolidating a variety of provisions that existed in legislation relating to the care and management of children under State protection. The act was designed to place a much greater emphasis on children's health, welfare and rehabilitation under the direction of the newly created Child Welfare Department. These acts played an influential role in the reformation of the school; both in terms of the physical and ideological structure.

While a continuation of the building program ensured that the boys gained experiences that could be harnessed upon their release, between 1923 and 1940, the upgrading of the facilities and improvement to living conditions and amenities were occurring simultaneously, to meet the requirements of legislation contained in the *Child Welfare Act*. In 1938, electric lighting and a hot water system were installed, followed by a refrigeration service in 1937. By the end of 1937, the centre consisted of four dormitories, a recreation hall for movies and concerts, a dining and kitchen block, a hospital, a bathing and sanitary block, as well as a variety of out buildings, including a dairy and accommodation for the single and married staff.

In 1944 the newly appointed Superintendent, Vincent Heffernan, brought about a new sense of purpose; with particular focus towards the physical condition of the centre and the principles for rehabilitation. Between 1944 and 1947, Heffernan, a former executive officer in the National Emergency Services during the war, began reinvigorating the centre, purchasing new equipment for the trade room, upgrading the pastures and raising the pigs and cows to stud standard. From the 1940's, Mount Penang began showing their livestock, winning a number of prizes at local events at the Sydney Royal Easter Show.

In May 1944, a new sub-institution was opened at the centre by the then Minister for Education and Child Welfare, Clive Evatt. Initially built at a cost of £25,000, it was originally designed as a maximum security

complex for unresponsive boys. With the changes in government child welfare policies, the cottage sought to reflect a more open, family-style environment rather than the authoritarian structure and harsh discipline associated with reform schools. In 1948 the facility was opened, serving as the privileged cottage and later renamed in 1976, to the McCabe Cottage. Adjacent to the cottage two residences were built to house visiting families, reinforcing this reformation ideal.

The institution was renamed in 1946, from The Farm Home for Boys, Gosford to the Mount Penang Training School for Boys, Gosford, in order to represent the idea that a varied program of planned training was required for the re-education and rehabilitation of delinquent youths. After the 1950's, no significant changes occurred at Mount Penang, with the construction limited to four new buildings; an assembly hall, a new kitchen and dining room, a laundry and boiler house, and a storeroom, along with new sporting grounds, all erected behind the administration block.

Of the buildings constructed from 1912 to 1923, all the dormitories, the house block and other accommodation blocks remain on the site. The site retains the basic form of the original layout from the earliest period of construction.

### 5.3.1.3 Statement of Heritage Significance

#### **Statement of Significance: NSW State Heritage Register [2001].**

The Mount Penang Juvenile Justice Centre has been the most important juvenile detention centre in NSW for most of the twentieth century and is a direct continuation of the nineteenth century system of reformatory training ships. The design of the early buildings, their configuration and the layout of the site itself, as well as its agricultural and pastoral features, its remnant dairy and its landscaping collectively and individually illustrate juvenile penal philosophies and practices of the period and their subsequent evolution over eighty-five years of operation. The location of the Centre is a feature in the historical expansion of the City of Sydney into its rural hinterland and its operations are an element in the development of Gosford and the Central Coast.

Mount Penang also has significance for the local Aboriginal people both pre and post-contact, and during the time when Mount Penang was used as a juvenile detention centre and accommodated a number of Aboriginal detainees for whom the site would have profound associations.

The Centre has notable aesthetic qualities associated with its site and the available views, and layout of the low- scale buildings and the landscaping. The earlier buildings are attractive, human-scaled structures, which, while of an institutional character, utilise colonial homestead architecture, appropriate to their setting and construction techniques of particular interest. The earlier buildings reproduce these forms to reinforce the characteristic appearance of the complex, whilst the McCabe Cottages group is an excellent example of the Inter-War Functionalist architectural style.

The siting and relationship of buildings to each other and to the sports fields, paddocks and vistas are all components of the operational requirements and practices of the Centre. These provide technical information regarding juvenile detention and reformatory practices. Mount Penang is very important to the many boys and young men who were detained there over the course of nearly a century. For most detainees, Mount Penang is a place where the unforgettable occurred - experiences that strongly influenced the course of their lives. The place is significant to the many men and women who lived and worked at the former detention centre. For many of these people, it is a place of substantial personal and professional achievement. Mount Penang is also important to the local community as a landmark of historical and aesthetic importance. The place has functioned as a community meeting point, with many links between the wider community and the detainees and staff.

(Source: Mount Penang CMP 2001. Godden Mackay Logan)



## 5.3.2 INTRODUCTION

### 5.3.2.1 Name of Plan

This Chapter is called Mount Penang Parklands. This Chapter is to guide the development of the area known as Mount Penang and applies to all land zoned SP1 Special Activities - Mount Penang Parklands as designated on the zoning maps in *Central Coast Local Environmental Plan (LEP) 2022*.

### 5.3.2.2 Local Environmental Plan

This Chapter generally conforms with the provisions of the Central Coast LEP 2022.

### 5.3.2.3 Purpose of this Chapter

This Chapter complements the amending LEP by providing detailed development principles and controls that explain the objectives and requirements more thoroughly. This Chapter is also informed by a revision to the master plan of the Mount Penang site undertaken by the CCRDC. This master plan revision was informed by further investigations into servicing strategies for the site, transport assessments of future development, ecology and bushfire strategies and the requirement to update the Conservation Management Plan on a regular basis.

Specifically, the reports that informed this revision are as follows and can be obtained from Central Coast Council:

- *Revision of Heritage Curtilages Report*, EJE Architects, November 2013
- *Mount Penang Parklands Masterplan, Transport Assessment*, AECOM, November 2013
- *Water and Sewer Servicing Strategy*, ADW Johnson, November 2013
- *Roads, Stormwater and Utilities Servicing Strategy*, ADW Johnson, November 2013
- *Flora and Fauna Assessment, Mount Penang Parklands*, Travers Bushfire & Ecology, February 2014
- *Bushfire Protection Assessment*, Mount Penang Parklands, Travers Bushfire & Ecology, February 2014

Other documents and policies set out requirements which must be taken into account when determining a development application. These are listed below and are updated from time to time as required by the CCRDC:

- *Mount Penang Conservation Management Plan*, as updated from time to time, provides guidelines and policies for the conservation of the items of heritage significance on the site.

### 5.3.2.4 Operation of this Chapter

This plan was prepared in accordance with Section 72 (since revised) of the *Environmental Planning & Assessment Act, 1979* and accompanying Regulation.

### 5.3.2.5 Structure of this Chapter

The Chapter is structured in three sections:

Section 1 - explains how to use this plan and how it relates to other plans

Section 2 - identifies the site principles that provide the overall planning framework for the future use and development of the site

Section 3 - identifies the controls and guidelines that provide the requirements for all development. The section is divided into 2 parts:

- General Built Form Controls that describe the controls relating to the design of all buildings within the site; and

- The Precinct Control provides additional detail and controls for new buildings within specific precincts to ensure the desired future character of the precincts is achieved.

### 5.3.2.6 Vision

Mount Penang is to be an ecologically sustainable development that complements the existing heritage character and landscape setting. A vibrant mix of uses is proposed to enhance the quality of life for people on the Central Coast by providing new opportunities for employment, recreation, education, business, speciality retail, accommodation, festivals and events. Extensive gardens, event venues, sports facilities, picnic and bushland areas are to be established as a focus and amenity for the new facilities and the region.

### 5.3.2.7 Objectives

The objectives of this Chapter are:

- To provide a comprehensive approach to the development of Mount Penang
- To accommodate a mix of uses that generate employment opportunities for the region and broaden its economic base
- To conserve significant bushland, archaeological, cultural and other natural features
- To provide an area of the site for open space which will preserve, enhance and link to regional open spaces and provide for the needs of the local community
- To provide design principles and controls to encourage development that responds to its natural context and contributes to the quality of the built environment, the future character and the cultural significance of the site;
- To encourage development that respects, enhances and contributes to the heritage significances of the site and its cultural setting
- To provide for efficient movement of traffic and all modes of transport including pedestrians and cyclists to, from and within the site;
- To plan all development in accordance with ecologically sustainable development principles, preventing damage to the environment, and where possible, ensures that development is planned in a way that enhances the environment; and
- To achieve maximum energy efficiency through such measures as building location, design, use of materials and the selection of energy and water efficient building services, equipment and appliances.

### 5.3.2.8 When Do I Use This Chapter?

Central Coast Council will be the determining authority for all development applications in relation to Mount Penang.

Prior to lodging a development application (DA) applicants are encouraged to discuss their proposal with the Council Officers. Pre-lodgement meetings are an important part of the development assessment process as they assist the Council to identify potential challenges at an early stage of the assessment process and provides a valuable opportunity for Council officers to convey to potential applicants the requirements and intent of this Chapter.

This Chapter complements the LEP by providing the detailed development principles and controls that explains the objectives and requirement more thoroughly. Variations to the controls are possible only by demonstrating that the project meets the objectives of the development controls.

### 5.3.2.9 Concept Master Plan

The Illustrative Concept Master Plan on this page provides an indication of a potential future development scenario for the site. It is the intention of this plan to convey the character and suggested development that may occur within the parameters of the Central Coast LEP 2022 and the *Central Coast Development Control Plan (DCP) 2022*. It does not represent the only scenario for the site, nor should it be used to limit alternative scenarios that may be consistent with the objectives and controls of the Central Coast LEP 2022 and Central Coast DCP 2022.



1.2' Concept Master Plan

	Kangaroo Road Commercial Precinct		Public Roads
	Highway Commercial Precinct		Secondary Roads
	Festival / Gardens Precinct		Vehicle Access
	Daxters Track Precinct		Temporary access to events area
	Heritage Precinct		Pedestrian Access
	Sports Precinct		Site Access
	Philo Houses Precinct		
	Bushland Precinct		
	Site Boundary		
	Proposed Heritage Register Boundary		

## 5.3.3 PLANNING PRINCIPLES

### 5.3.3.1 Introduction

The overall planning framework for Mount Penang has been developed in response to the unique characteristics of the site as well as the requirements of potential uses and development that may be accommodated on the site in the future.



The planning principles outlined below provide the framework for the long term development of the site. More specific precinct controls are provided in Section 3: General Built Form Guidelines and Precinct Controls. The planning principles for Mount Penang address the following:

- a Land Form
- b Conservation Area and Built Elements
- c Conservation Area and Landscape Setting
- d Land Use
- e Street Hierarchy
- f Pedestrian and Cycle Circulation
- g Parking
- h Public Transport and Events Transport
- i Landscape and Open Space
- j Flora and Fauna
- k Built Form, Character and Scale
- l Aboriginal Archaeology
- m Bushfire

### **5.3.3.2 Land Forms**

Development of the site is to maintain the integrity of the natural setting of the site by:

- a Minimising impact on and enhancing the Piles Creek tributary and its position within broader festival/gardens precinct;
- b Minimising impact on and enhancing remnant bushland and habitat areas on site;
- c Responding to the natural topography of the site by locating larger parcels of development on the western side of the creek as it offers large flat expanses of land;
- d Minimising impact on the steepest areas of the site from development, and minimising cut and fill;
- e Minimising impact on existing views and vistas to and from ridge lines located to the east and west of Piles Creek;
- f Integrating ecologically sustainable principles for onsite stormwater management; and
- g Minimising impact on existing significant trees.



2.2 Land Forms

	Pile Creek Tributary and Dam		L1 Old Pine Tree Group		L6 Mature cultural plantings including coast trees, bough box, camphor laurels, white poplars, hoop pines, iron oak and wattle
	Stream to be protected		L2 Scribbly Gum Group		L7 Scribbly Gum Group
	Stream corridor		L3 White Poplar/Wood		L8 Eucalypt Bushland
	Significant remnant, riparian and bushland		L4 Playing field, 4.5m perimeter bush box & eucalypt plantings		L9 Entry drive with perimeter bush box & eucalypt plantings
			L5 Mature cultural plantings along western edge of school		

### 5.3.3.3 Conservation Area (Historic Precincts) and Built Elements

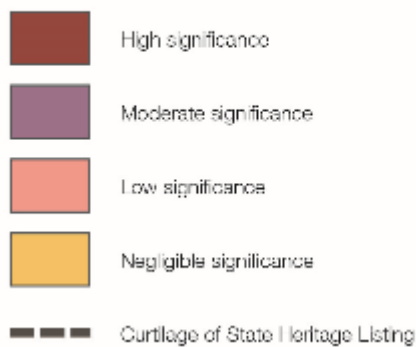
Individual buildings, spaces and elements should be dealt with in accordance with their assessed cultural significance, as outlined in the current Conservation Management Plan. The former Mount Penang Juvenile Justice Centre is to be managed by:

- Respecting the layout of the buildings, their physical and visual interrelationships, the road system and the scale of development in future planning;
- Siting new development to retain the predominance of the existing form and pattern of development and to be appropriately scaled and screened in order to retain the site's aesthetic qualities;
- Ensuring that new development is not visually intrusive within the heritage precinct of the site;

- d Respecting the physical and visual relationship between complexes of buildings, such as the relationship of the existing cottages to each other, or the McCabe buildings to the rest of the heritage precinct and site;
- e Conserving items of 'High' significance through appropriate conservation processes that may include preservation, restoration (including removal of intrusive elements where feasible) and appropriate reconstruction. If reuse requires additional built fabric, such building elements must respect all historically significant fabric. Such development should follow best practice infill guidelines and not cloud the definition of the heritage fabric;
- f Conserving items of 'Moderate' significance by using any of the conservation processes identified above. Preservation, restoration, reconstruction (if previously demolished) or adaptation is acceptable, to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric;
- g Conserving items of 'Low' significance where management requirements and resources permit retention. Any removal of 'Low' significance elements must be well considered and contribute to the overall development and interpretation of the site;
- h Keeping or removing items of 'Negligible' significance, where retention is viable or removal is deemed appropriate and may be replaced by more sympathetic development;
- i Core buildings should have purposes allowing an historic interpretation of the land which they define, as well as an understanding of the nature of the landscape on which they were built. They must remain identifiable in all future development of the site;
- j If buildings or elements of High, Moderate or Low significance are altered, they should be recorded prior to the commencement of work;
- k Where there is a conflict between fabrics of different significance, then the higher heritage value should be the determining factor in making the decision; and
- l Protect historic fabric from damage arising from user impact, management interventions to facilitate or control user protection and maintenance of historic fabric and installation of fixed interpretation media.



2.3 Conservation Area (Heritage Precinct) and Built Elements



### 5.3.3.4 Conservation Area and Landscape Setting

The overall site is to continue to be 'read' and interpreted in the future as the original Gosford Farm Home for Boys - that is, as essentially a rural site. Landscape precincts and elements should be dealt with in accordance with their assessed cultural significance by;

- a Retaining and respecting its semi-rural character and ambience;
- b Respecting the relationship of the buildings to the topography, with formal landscaping including avenues, groves, courtyard spaces, and paddocks;
- c Preserving the natural bushland below the plateau to heavily vegetated nature and original setting of the Farm;

- d Retaining, where appropriate, certain selected open spaces demonstrating the former character of the place;
- e Preservation of view corridors within the site and from different parts of the site out to the surrounding landscape. Tree and shrub planting schemes should ensure access to important views out and linkages between heritage buildings and precincts are not eventually blocked when such vegetation matures;
- f Retaining the mature historic plantings on the site, particularly the Avenue plantings along the entry roads and around the edges of the playing field; and
- g Respecting the alignment of the original roads and pathways through the site, especially the major access point from the Pacific Highway and Kangoo Road at Baxter's Track. It should be recognised that these have changed over time.



Image 1: Small business precinct cottages



Image 2: View of landscape

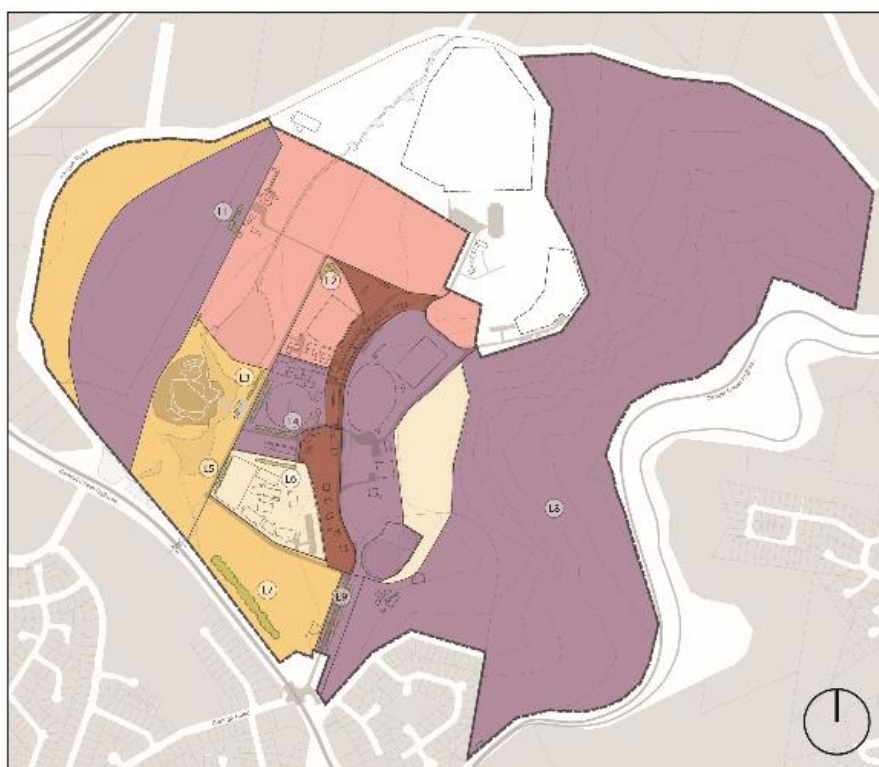


Image 3: Small business precinct





Image 4: The Avenue



2.7 Conservation Area and Landscape Setting

	High significance		Old Pine Tree Group
	Moderate significance		Scribbly Gum Group
	Low to moderate significance		White Poplar Avenue
	Low significance		Playing Field 1 perimeter brush box & eucalypt plantings
	Negligible significance		Mature cultural plantings along western edge of school
	State Heritage Corridor		Mature cultural plantings including coral trees, brush box, camphor laurels, white poplars, hoop pines, an oak and a larch
			Scribbly Gum Group
			Eastern bushland
			Entry drive with perimeter brush box & eucalypt plantings

### 5.3.3.5 Land Use

Uses have been located on the site to achieve a close relationship between the site's character and development requirements. These land uses and their associated activities have been assigned to designated precincts across the site, which is the subject of Section 3.0 of the DCP, and include:

a Commercial:

- i Commercial development is to be focused along the site's western and southern boundaries, away from the heritage core, and where access can be gained from Central Coast Highway and Kangoo Road. The two precincts where commercial uses are to be located include:
  - Kangoo Road Commercial Precinct, which forms the western edge of the site and provides development sites suitable for bulky goods retail, commercial and Business Park uses. The sites will be accessed from Kangoo Road with a single access road providing access to the eastern most sites; and
  - Highway Commercial Precinct is positioned between Kariong High School to the north, Phillip House Precinct to the south-east and the Central Coast Highway to the south-west. Development in this precinct will be orientated towards the Central Coast Highway, and will be accessed via The Avenue.

b Festival/Gardens:

- i The Festival/ Gardens Precinct extends from Baxter's Track, which defines the northern boundary of the site, south along Piles Creek to the Mount Penang Gardens and the Central Coast Highway. The eastern edge of the precinct is defined by Parklands Road and the western edge by the heritage core. The precinct includes the listed item, McCabe House. The topography falls to Piles Creek which flows south through the precinct into the Upper and Lower Dams; and
- ii There is an opportunity to locate festival activities to the northern edge of the precinct, accessed from Baxter's Track.

c Mixed Use:

- i Baxter's Track Precinct occupies the area between the existing Heritage Precinct and the Juvenile Justice Centre. Access to this area will be gained from either The Avenue or Kangoo Road, via Baxter's Track, depending on the nature of the land use and activity. A range of activities and facilities can be accommodated, including an extension of the existing grain and land uses from the Heritage Precinct in the south, or the festival and events activities from the west. Consideration will be given to the heritage character, visual impact, access and site conditions, particularly the terrain, access and drainage; and
- ii Phillip House Precinct is the southernmost precinct and remains isolated from the majority of the site in terms of visual and movement connections, and activation. Development opportunities may be limited due to the quality and coverage of native vegetation, retention of Phillip House and the water tanks. A pocket of land exists to the east of the tanks that is suitable for development, subject to more detailed site investigations in relation to bushfire protection and native species.

d Sports:

- i Sports Precinct encompasses the existing ovals and sports facilities located to the east of The Avenue, an area that features a protected easterly aspect and views towards Brisbane Waters; and

- ii The refurbishment of existing and development of new facilities will support a range of indoor and outdoor sporting activities, supplemented by the business activities currently being undertaken in the Heritage Precinct (International Football School).

e Heritage:

- i Heritage Precinct forms the core of the site's existing commercial activities, which occur in the original dormitory buildings developed as part of the Gosford Home Farm (Juvenile Centre) in the early 1900's. The precinct's eastern edge is aligned with The Avenue and western edge with Parklands Road, which also provides access to Mount Penang Gardens and Village Greens No.1 and No. 2; and
- ii A range of commercial, community and performance activities will continue to operate within this precinct.

f Bushland:

- i Bushland Precinct remains an important natural component and will continue to be considered separate in its appearance and performance from the rest of the site; and
- ii There's an opportunity to use this area for a range of ecotourism, cultural and educational activities, which may relate to businesses and facilities elsewhere in Mount Penang



2.5 Land Use Precincts

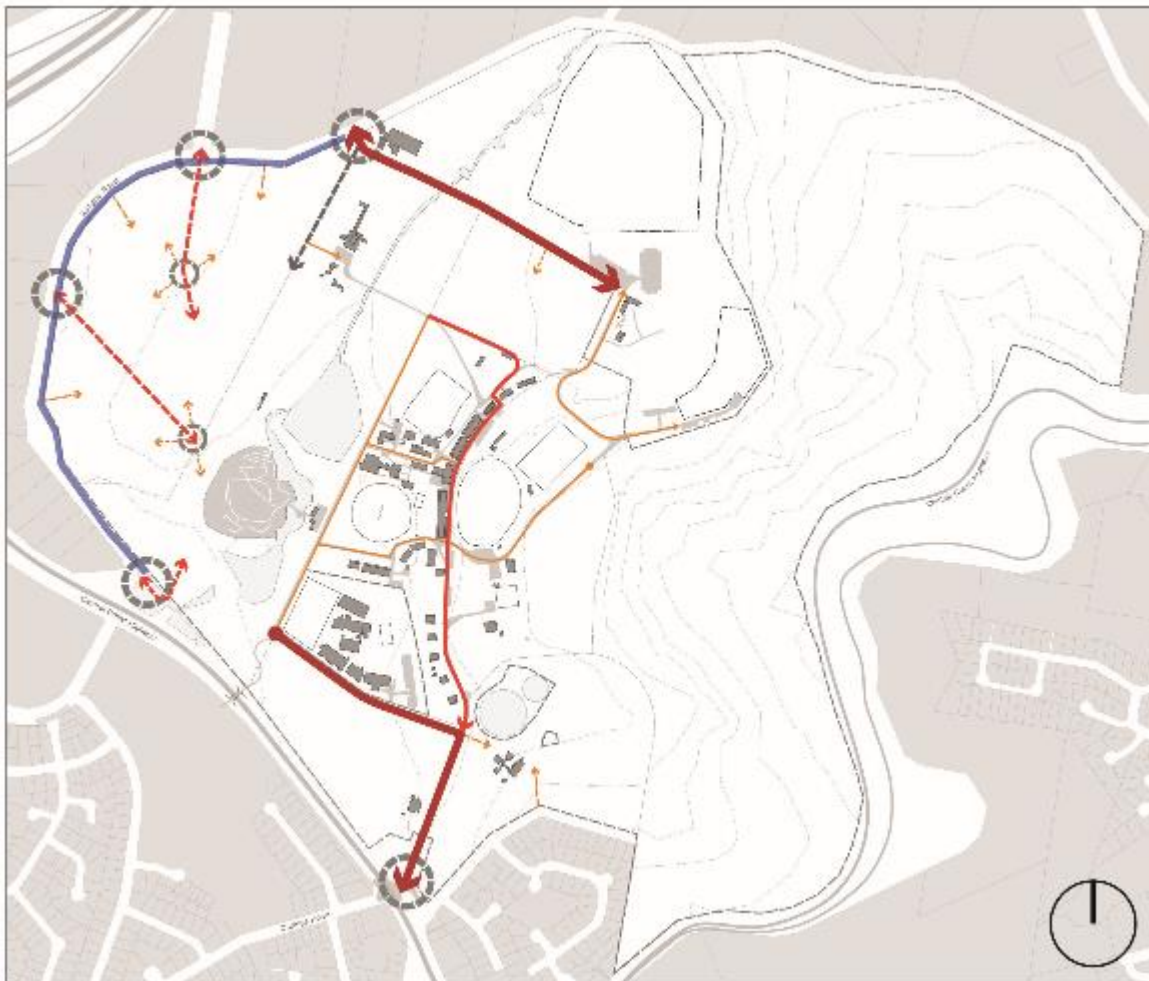
- |                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | Kangoo Road Commercial Precinct  |
|  | Highway Commercial Precinct      |
|  | Festivals/Gardens Precinct       |
|  | Baxters Track Mixed-use Precinct |
|  | Heritage Precinct                |
|  | Sports Precinct                  |
|  | Philip House Mixed-Use Precinct  |
|  | Bushland Precinct                |

### 5.3.3.6 Street Hierarchy

The structure, hierarchy and layout of streets on the site are to be designed to respond to the site's character, existing features and land form, and future development opportunities. This hierarchy has been influenced by the Transport Assessment reference in this Chapter and available from Central Coast Council on request.

- a The street hierarchy must consider:
  - i Entrance points that inform the site's internal road hierarchy. The new road network should, where possible, use existing roadways and upgrades to existing routes to provide greater movement across the site that responds to the site's physical and heritage values;
  - ii Establishing a road hierarchy that respects the existing road patterns and limits traffic in the Heritage Precinct by providing additional access and egress points along Kangoo Road;
  - iii Defining property and precinct boundaries, which reinforces the site's various land uses and activities, whilst providing greater legibility and permeability; and
  - iv The definition and surveillance of open spaces throughout the site, so that the streets create an active edge and interface between public spaces and other uses.
- b Access to the surrounding road network from the site is to be optimised by:
  - i Create a new primary access point at the north-western corner of the site from Kangoo Road to provide access to McCabe House, and via Baxter's Track to the Juvenile Correction Centre and the Festival precinct;
  - ii Providing a new site access to the Festival Garden Precinct from the south, at the junction of Kangoo Road and the Central Coast Highway as part of the proposed expansion of the existing commuter parking area, which may also serve as parking for major event;
  - iii Providing a number of new site access points off Kangoo Road to directly service the Kangoo Road Commercial Precinct, Baxter's Track Mixed Use Precinct and Juvenile Correction facilities; and
  - iv Retaining and upgrading the existing signalised site entry at The Avenue for access to the Commercial Precinct, Festival Garden Precinct, Kariong High School, Heritage Precinct and Sports Precincts only.
- c The impact of vehicular traffic on the amenity of the environment is to be minimised by:
  - i Locating larger landscaped car parks on the site perimeter to minimise traffic circulation within the core area;
  - ii Providing a hierarchy of streets that concentrate the majority of traffic on a perimeter road and limits the traffic in the core of the site to narrow access ways that encourage slower speeds;
  - iii Ensuring the new roads are only used by traffic using the site and not used by through traffic for short cuts;
  - iv Designing streets to the minimum size to provide necessary movement and access;
  - v Designing roads to reinforce the rural landscape character of the site.





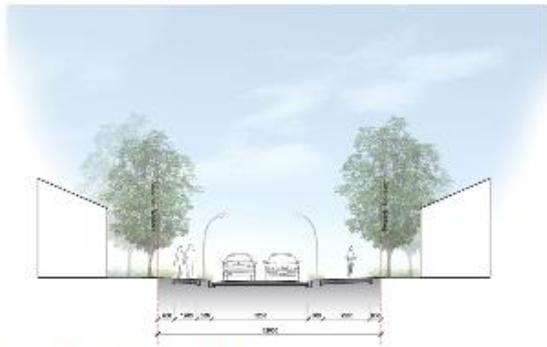
-  Public Road
-  Secondary Road
-  Access Road
-  Temporary Events Access Road
-  Proposed Secondary Road
-  Proposed Access Road
-  Site Access Point
-  Existing Kangas Road to be upgraded to achieve a road pavement width of 9m



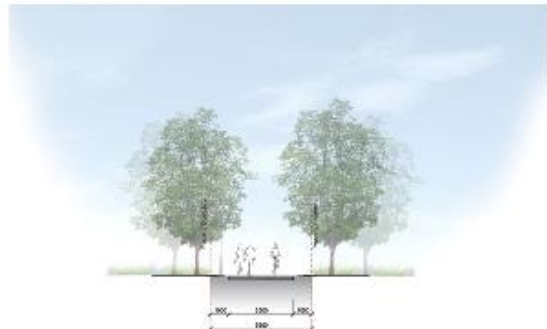
2.6.1 Primary Street Section



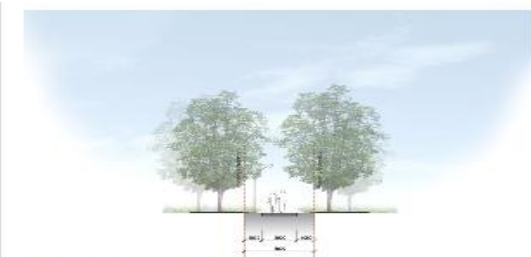
2.6.2 Secondary Street Section



2.6.3 Access Street Section



2.6.4 Shared Street Section



2.6.5 Pedestrian Street Section

### 5.3.3.7 Pedestrian and Cycle Circulation

Movement and connections within the site should be encouraged to be taken by foot or bicycle via an integrated network of routes that deliver the following:

- a A continuous pedestrian path around the site connecting the major activities and features, open spaces and areas of natural value;
- b A network of smaller paths within and between precincts that may align with historic routes and connections;
- c Pedestrian only and shared routes with cyclists so that activity can be focused along key movement corridors, leading to improved safety and surveillance, particularly in relation to the connections between surrounding suburbs, the High School and sporting facilities;
- d Adequate bicycle parking, located throughout the site;
- e Integrated accessibility for the mobility impaired, paying careful consideration to the grade, treatment, lighting and visibility of the routes;
- f A network of walks throughout the Bushland Precinct that links to various areas of the site and encourages users to engage with the site and its facilities; and
- g Additional pedestrian links to connect with adjoining residential neighbourhoods and regional open space networks.



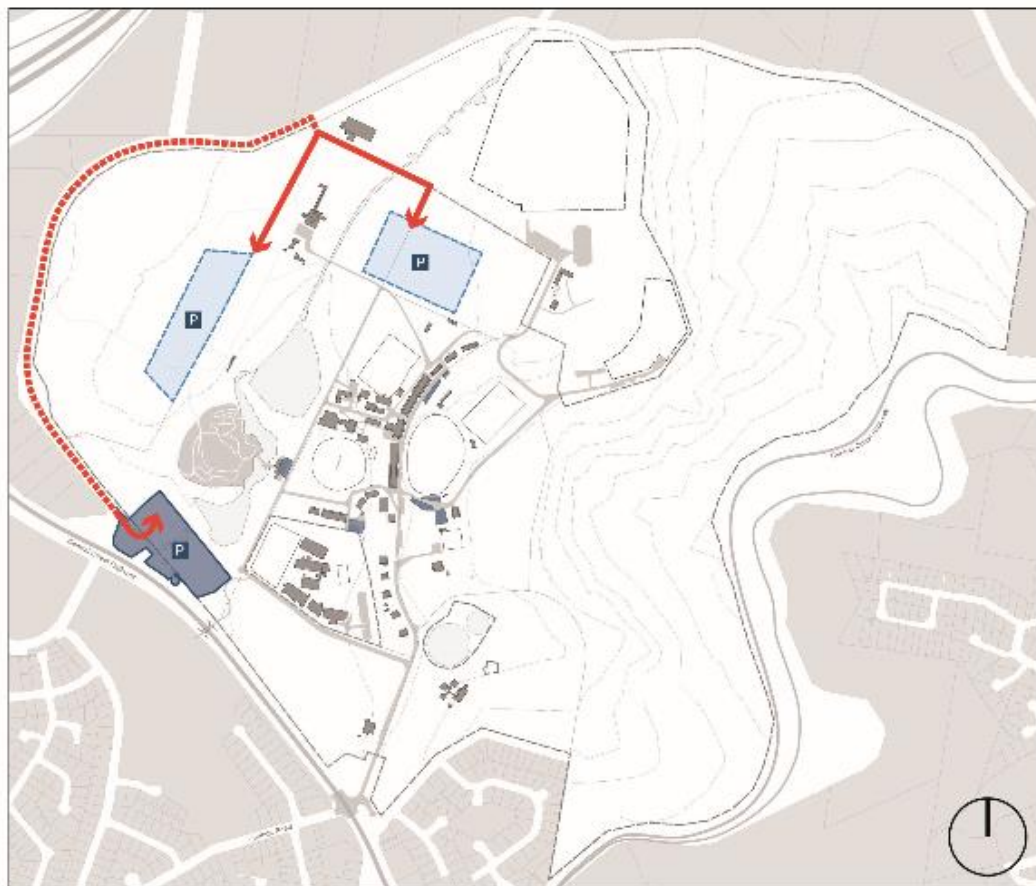
2.7 Pedestrian and Cycle Circulation

- Shared Pedestrian and Bicycle Routes
- Pedestrian Paths
- Bushwalking Paths

### 5.3.3.8 Parking

Adequate car parking is to be incorporated on the site without compromising the setting and amenity of the site, whilst responding the fluctuations in activity throughout the year. Considerations should include;

- a Locating larger car parks at the perimeter of the site and smaller permanent car parks (10-20) in locations related to specific uses;
- b Ensuring car parks and overflow parking is shaded and screened with appropriate planting so that their visual presence is managed appropriately;
- c Providing car parks for major events on grassed areas that receive proper drainage, on a relatively level terrain, and accessed by sealed roads with sufficient capacity to manage peak flows;
- d Limiting lengths of on-street parking;
- e Providing car parking in accordance with Central Coast Council's current parking requirements;
- f Parking associated with commercial developments in the Kangaroo Road Commercial and Highway Commercial Precincts to be provided on a plot-by-plot basis, meeting the parking requirements outlined in Council's current planning controls.



P.P. Parking

-  Permanent Public Parking
-  Temporary Event Parking
-  Parking Access Route



### 5.3.3.9 Public Transport and Event Transport

Mount Penang is well served by major regional roads and arterial connections, but remains largely isolated from the majority of Gosford and the Central Coast. With the exception of those residents living in Kariong, the majority of people wishing to access the site must rely on private vehicles. Access to the site via public transport and event transport must be encouraged and supported by the following:

- a Formulating a public transport strategy to promote regular transport services to the site and special event supplementary service;
- b Providing coach and bus parking, taxi ranks and set down/pick-up areas at the entrance to the site off the Central Coast Highway; and
- c Event transport drop-off and pick-up points located at the periphery of the site that are integrated into the established circulation network and provides direct access to the key precincts.



2.9 Public Transport and Event Transport

- Events Bus Access
- School Bus Access
- Bus Stop



### 5.3.3.10 Landscape and Open Space

The landscape character of Mount Penang is determined by the close relationship between the site's various natural features, open spaces, and associated activities. To ensure these relationships are retained and where possible, enhanced, the following considerations should be made:

- a Provide a high quality open space framework consisting of new public streets, avenues, and parks that encourage pedestrian activity;
- b Develop a sequence of Village Greens as the focus for a range of activities and events, which may be associated with the Festival / Garden precincts, or respond to the uses within the Heritage Precinct;
- c Provide a number of playing fields to cater for a range of sports and recreational activities;
- d Structure the Festival / Garden Precinct around a major flexible public open space corridor, which forms the green spine for the site, and during the peak event periods the focal point for activities and movement.



2.10 Landscape and Open Space

	Village Green		Public Open Space - Festival Area		Existing Perimeter Planting
	Playing Fields		Public Open Space - Bushland		Landscaped Streetscape
	Gardens		100m Bushfire APZ Setback		Sports Precinct

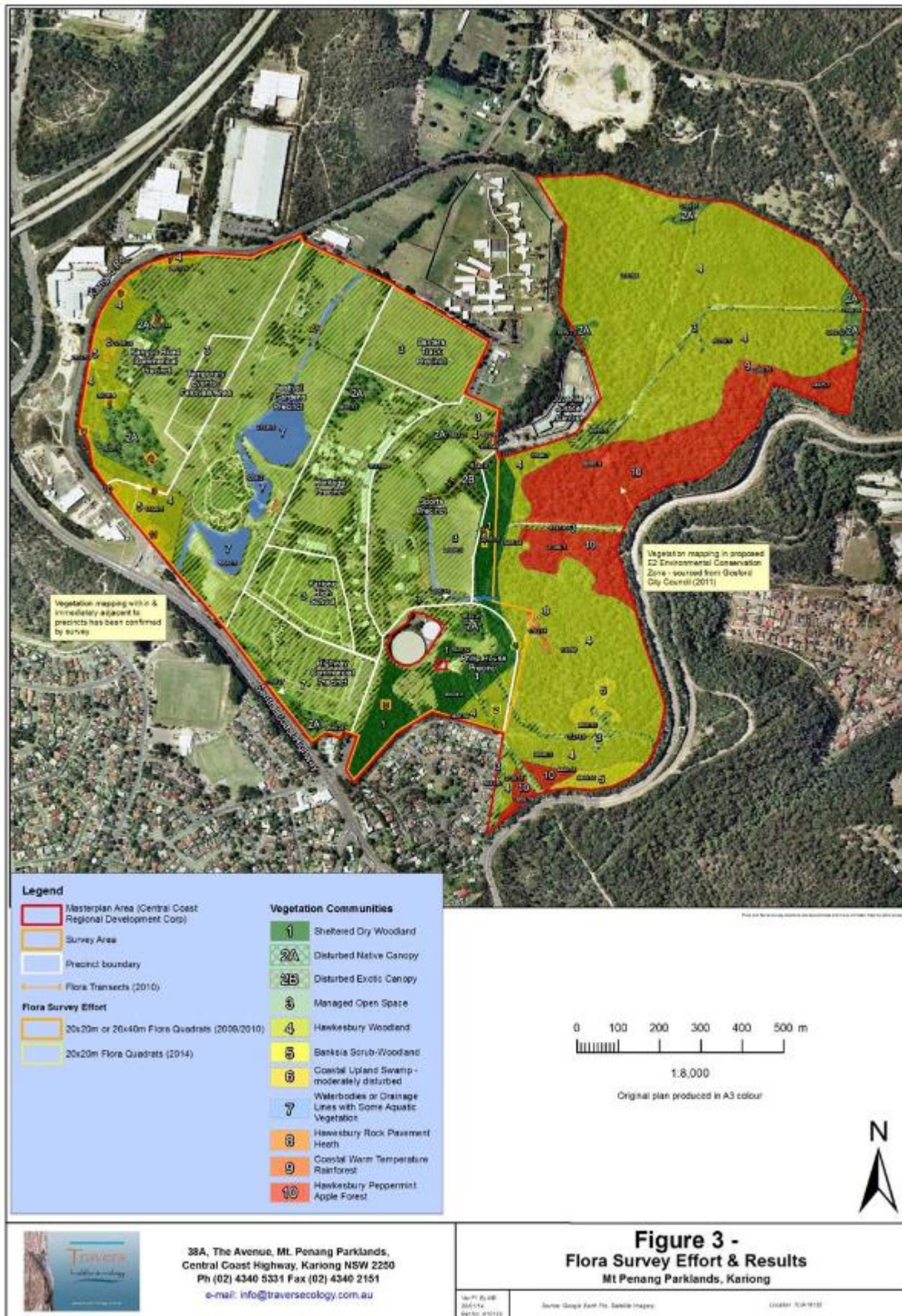
### 5.3.3.11 Flora and Fauna

The site features an expansive network of native communities of flora and fauna that make a valuable contribution to the unique character of Mount Penang and must be considered as part of all future development proposals. To minimise the potential ecological impacts the following mitigation measures are recommended;

- a As part of all major development applications for the site, undertake specific flora and fauna assessments;
- b Stormwater management measures will need to ensure maintenance or improvement in water quality and the protection of receiving waters (surface and groundwater) into nearby water bodies;
- c Provision of a minimum vegetated riparian buffer (10 m from top of bank) for the mapped watercourse upstream of the existing Mount Penang Gardens and associated dams; and
- d Retain or provide canopy vegetation to maintain arboreal linkages through the central riparian corridor across the site.

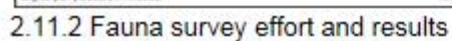
These measures have been influenced by the Flora and Fauna Assessment referenced in this Chapter and available from Central Coast Council on request.





### 2.11.1 Flora survey effort and results



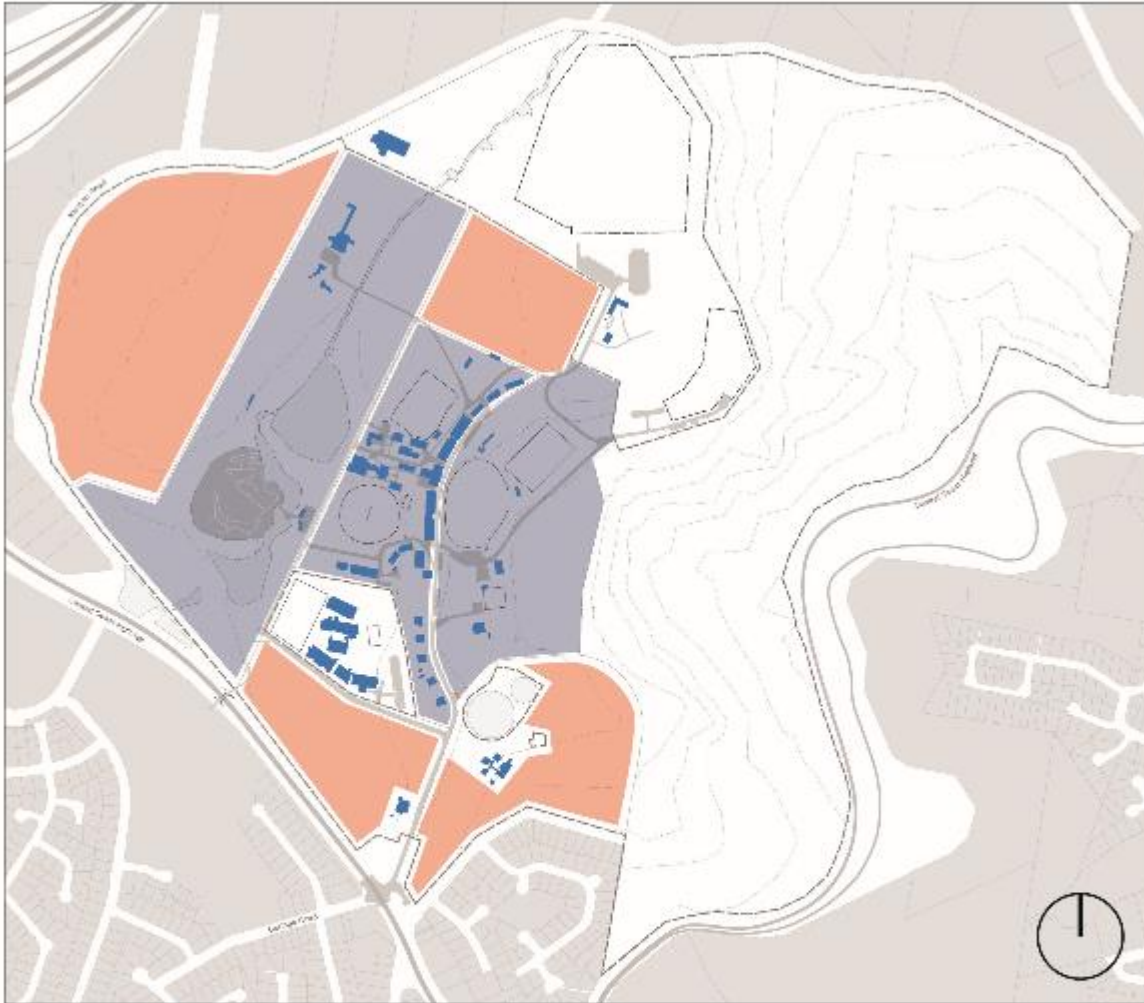


### 5.3.3.12 Built Form, Character and Scale

Development on the site is to be carefully managed so that the location, scale, and character of new buildings respond, and where possible, enhance the overall cultural significance of Mount Penang. For this reason a series of potential development zones have been identified that must be overlaid with the precinct guidelines outlined in Section 3.0. The key considerations for development occurring within these zones include:

- a Ensuring new buildings associated with the existing heritage buildings respect the scale, form and character of these heritage buildings;
- b Protecting the existing physical and visual relationships between groups or complexes of significant buildings;
- c Siting larger commercial structures on the western side of the site;
- d Encouraging buildings which define and address the streets and public spaces;
- e Ensuring new buildings are appropriately scaled to street widths and open spaces;
- f Developing buildings which protect the amenity of open spaces and key views into and from the site; and
- g Integrating parking and servicing access without compromising street character, landscape or pedestrian amenity.





2.12 Bull Form, Character and Scale



### 5.3.3.13 Aboriginal Archaeology

Aboriginal sites are to be incorporated into the development of the site by:

- a Conserving the undisturbed bushland area to protect all known Aboriginal sites within a bushland setting;
- b Locating managed pathways in appropriate locations through the bushland;
- c Ensuring active ongoing management of all known aboriginal sites.



2.13 Aboriginal Archaeology



Extent of known Aboriginal archaeological sites

### 5.3.3.14 Bushfire

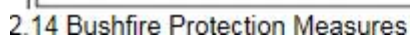
The local terrain, coverage of native vegetation and proximity of development to the Bushland Precinct raises several key considerations associated with bushfire and the threat associated with future development across the site.

As required, a detailed Bushfire Assessment Report is to be prepared before lodging a development application, and which should address:

- a Asset Protection Zones (APZs) that are to be provided;
- b Necessary fuel management within the APZs including, regular maintenance of the landscaped areas;
- c Building construction standards to be applied to any future Class 1 to 4, 9 or 10a building in accordance with Australian Standard AS3959 Construction of buildings in bushfire prone areas (2009) with additional construction requirements as listed within Section A3.7 of Addendum Appendix 3 in Planning for Bushfire Protection (PBP).
- d Building construction standards for Class 5-8 and 10 buildings to be considered on a case by case basis;
- e Access that will comply with the acceptable solutions (Section 4.1.3 PBP);
- f Necessary water supply;
- g Emergency management.

These guidelines have been influenced by the Bushfire Protection Assessment referenced in this Chapter and available from Central Coast Council on request





## 5.3.4 DESIGN GUIDELINES

### 5.3.4.1 Introduction

Mount Penang has a rich and varied character reflecting its diverse natural and cultural landscape, its history and range of uses. As a consequence, the site can be naturally divided into a number of precincts based on the physical characteristics of different parts of the site. The various characteristics of each precinct, including their opportunities and constraints, have suggested a range of appropriate potential uses and the desired future character of each precinct.

General guidelines provide controls that apply to all precincts. Precincts guidelines provide the detailed planning framework for the different precincts.

The precincts have been identified as follows:

- a Kangoo Road Commercial Precinct
- b Highway Commercial Precinct
- c Festival / Gardens Precinct
- d Heritage Precinct
- e Baxters Track Mixed Use Precinct
- f Sports Precinct
- g Phillip House Mixed Use Precinct
- h Bushland Precinct

### 5.3.4.2 General Built Form Guidelines

- a Access and Car Parking
  - i Service and loading areas should be separated from general parking
  - ii Pedestrian and vehicular access to new building should be separated
  - iii All surface car parks are to be landscaped with screen planting and shade trees
- b Heritage

All heritage buildings and landscape elements are identified on the relevant precinct drawings and are to be conserved in accordance with the current Conservation Management Plan for Mount Penang. The Conservation Management Plan provides detailed conservation policies for all heritage items.

- i Heritage Buildings and structures should generally be conserved by:
  - Ensuring that new uses for heritage buildings are compatible with the retention of significance of the buildings and the site as a whole;
  - Minimising change to heritage buildings, such as the alteration of their external form, appearance and detail, unless to remove intrusive elements;
  - Retaining the existing physical and visual relationship between groups or complexes of heritage buildings;
  - Retaining the integrity of significant interiors, such as those of the existing dormitories;
  - Ensuring the character of new development is generally restrained and satisfies established 'infill' principles;



- Additions to existing buildings, including buildings of low or negligible heritage significance, satisfy the following criteria to ensure a successful relationship with existing heritage buildings, the precinct and cultural landscape as a whole:
  - Retention of the element which contributes to the heritage values of the existing buildings, and the precinct in which it is located;
  - Retention of an appropriate curtilage or setting for the existing building, and surrounding heritage buildings;
  - Appropriateness of siting and setbacks, including the retention of appropriate visual and spatial relationships;
  - Compatibility with the existing scale, form, and character; and
  - Harmony with existing materials and details.

ii New Buildings or Structures:

- New buildings shall not be located within groups of significant buildings, such as the cottages and dormitories;
- New buildings should respect the scale, form and character of significant buildings to which they relate, without imitating them;
- New buildings shall be subservient in scale and not dominate the existing heritage buildings to which they relate;
- New buildings will need to satisfy all of the following criteria to ensure that they are compatible with heritage buildings, the precinct and cultural landscape as a whole:
  - Retention or enhancement of the characteristics which contribute to the heritage value of the precinct in which it is located;
  - Retention of an appropriate curtilage or setting for surrounding heritage buildings;
  - Appropriateness of siting and setbacks, including the retention of appropriate visual and spatial relationships;
  - Compatibility with the existing scale, form, and character;
  - Sympathy with existing materials and details; and
  - Retention of significant view corridors.

iii The Non-Aboriginal archaeological potential of the site should be protected by:

- Undertaking work in accordance with the policies for potential archaeological values in the Conservation Management Plan for Mount Penang; and
- Obtaining an Excavation Permit prior to any disturbance of relics should the Archaeological Assessment determine that archaeological remains are present in the form of 'relics', as defined in the *NSW Heritage Act 1977*.

c. Building Heights

- i Building heights are expressed in storeys. A storey is defined as one volume of habitable floor space between floor and ceiling. A minimum floor to ceiling height applies for new buildings:

- Commercial / public buildings:
      - 3.3 metres – for ground floor
      - 2.7 metres - for levels above ground
    - Accommodation / non-public buildings/ kiosks and pavilions:
      - 2.7 metres – for ground floor
  - ii Additional storeys will not be considered by reducing the floor to ceiling height. Mezzanines, habitable rooms in roof spaces and basements more than 1 metre above ground level will be counted as storeys.
  - iii Due to the location, separation and relatively unconstrained characteristics of the Kangoo Road Commercial and Highway Commercial Precinct, these two precincts are capable of accommodating substantial built form outcomes.
  - iv Maximum height limits also apply for each precinct. These heights vary across the site to reflect the variety of building types, building forms and desired future character for each precinct. Building heights are measured from natural ground level. On sloping sites, the maximum height is measured from any point within the building envelope at natural level.
- d Building Setbacks
- i All new buildings are to be setback from designated pedestrian paths and/or street alignments as indicated on the relevant precinct drawing. No part of a building or structure may encroach into a prescribed setback zone; and
  - ii The setback zone is to be a well-designed landscaped area that contributes to the amenity of the public domain as well as the building. The area should be predominantly planted with trees and shrubs. Paving should be minimal and limited to entrance paths and vehicular access.
- e Building Envelope
- i Building layouts should optimise natural light and cross ventilation;
  - ii The existing heritage buildings are typically no longer than 40 metres in length. To complement the existing building forms, to avoid long uninterrupted facades and to allow views between buildings the uniform façade length of new buildings in close proximity to existing heritage buildings should not overly exceed existing heritage building lengths along any frontage; and
  - iii Buildings that exceed this control must demonstrate how the bulk and scale of the building is minimised by providing modulation to the building facades.
- f Building Expression
- i Building elements that modulate the façade of a building, such as verandahs, balconies, terraces, bay windows, sun shading and the like are required on buildings;
  - ii Special attention to the design and detailing of the ground level, entrances and roofs of new buildings with a public interface. A regular rhythm of columns and windows is recommended to help modulate long facades;
  - iii Weather protection at entrances is recommended;
  - iv All buildings should be designed with openable windows to maximise natural ventilation;

- v All facades, including rear facades must include fenestration (windows);
- vi Verandahs should be designed consistently with heritage buildings; and
- vii Plant equipment, lift overrun, communication devices, solar collectors and the like are to be integrated into the design of the building.

g Building Signage

- i All signage is to be contained within the envelope of the building. No rooftop signs are permitted; and
- ii Commercial signage is to be limited to identification signs. These may be located above entrances or suspended under verandahs or awnings.

h Building Construction and Materials

- i Buildings should demonstrate ESD principles in construction, materials and operations;
- ii Materials with a high thermal mass such as bricks, concrete and stone improve the energy efficiency of a building and are recommended for external walls;
- iii External walls, floors, and roofs are to be insulated to improve energy efficiency; and
- iv Curtain wall and mirror glass are discouraged.

i Solar Access and Overshadowing

- i Buildings should be designed to optimise solar access to habitable rooms and open spaces and courtyards;
- ii Appropriate external sun shading is required on all building windows that receive direct summer sun; and
- iii Buildings are to be designed to minimise overshadowing of neighbouring buildings and open spaces particularly during the winter months.

j Water Conservation and Solar Energy Use

- i Minimise the use of reticulated water on site through conservative practices and reuse of rainwater;
- ii All new development is to include water saving devices such as dual flush toilets, tap aerators, spring return taps and low water use dishwashers and washing machines; and
- iii Solar hot water heaters of the appropriate size should be integrated into all new development.

k Contamination

- i All land within the site has the potential to be contaminated. It is a requirement that during the preparation of a development application that an initial evaluation be carried out (in accordance with the Land Guidelines) to establish whether there is a risk to health or environment caused by the proposed use on the subject land; and
- ii Where contamination does exist and poses a risk to health or the environment, Council may only grant consent if it is satisfied that the land is suitable or can be made suitable through remediation for the proposed development.

l Infrastructure Provision

- i Basic infrastructure and services, such as water, sewer, stormwater, power, telephone lines, gas and roads are outlined and to be delivered in accordance with the referenced servicing strategy reports.
  - ii Council will only consent to development where road infrastructure is in place that is a standard acceptable to Council to service a development.
  - iii The RMS is to be consulted for all new development that includes the addition of lettable floor space and provide specific advice on any impacts to the State Highway network in the vicinity of the development.
- m Site Drainage and Stormwater Control
  - i The impact of development on the existing stormwater, water supply, sewerage and energy supply infrastructure is to be minimised through appropriate site planning, in particular in relation to the conserved bushland areas and watercourses;
  - ii Soil and water management measures should be minimise and control soil erosions and sediment transport;
  - iii Development is to be designed to ensure maximum rainwater infiltration on site by minimising paved areas and providing stormwater drainage systems that promote natural infiltration; and
  - iv Development sites should provide for on-site stormwater controls to ensure stormwater flows and stormwater quality are maintained at pre development conditions. Should infiltration devices be utilised to control stormwater then a geotechnical investigation should be submitted with any application for subdivision to demonstrate the capability of the soil to accommodate the infiltration devices.
- n Waste Management
  - i All development should provide onsite storage for waste and recycling facilities.
- o Building Services
  - i All new service elements such as arials, vent pipes, hot water services, solar collectors, plant equipment and the like are to be concealed from public view and integrated into the design of the building; and
  - ii All hydraulic, electricity and other service lines are to be concealed from the public views. Services elements, such as radio mast should be located to minimise the visual and environmental impact of the installation.

### 5.3.4.3 General Public Domain Guidelines

- a Landscape Requirements
  - i A building setback for most new buildings requires a well-designed landscaped area that adds to the amenity of the precinct as well as the buildings. This area should be predominantly planting with minimal paving;
  - ii All streets and paths should be lined with tree planting. The scale and character of the planting may vary for each precinct to give local identity; and
  - ii Native species indigenous to the area should be used where practicable. Invasive exotic species should be avoided particularly in close proximity to the conserved bushlands.

- b Paving
  - i Unit paving is standard for all footpaths; and
  - ii Accent paving is required at intersections of pedestrian and cycleway networks.
- c Street Furniture
  - i All street furniture (bins, bollards, street signs, street lighting, benches, drinking fountains, bus shelters etc.) are to be coordinated with CCRDC.
- d Street Signage
  - i All information, directional and identification signs are to be coordinated with CCRDC;
  - ii Street identification signs should be located at all intersections. Street identification signs may be mounted on buildings if possible to reduce clutter;
  - iii Traffic control signs should be limited to those essential for traffic and parking control; and
  - iv No private identification or advertising signage is permitted in the public domain.
- e Street Lighting
  - i Street lighting should be coordinated and standardised through Mount Penang;
  - ii On major pedestrian routes and in key public spaces such as the village greens, the Mount Penang Gardens and the sporting precinct pedestrian lighting of the footpaths is to be provided; and
  - iii Buildings with verandahs should incorporate lighting such as wall mounted fittings (instead of pedestrian light standards) to light the verandah.
- f Artwork
  - i The use of artwork, fountains and water elements is considered integral to the festival site providing a focus for the public domain. Water elements in particular should be incorporated into the design of the Mount Penang Gardens.

### **5.3.4.4 Precinct Guidelines**

#### **5.3.4.4.1 Kangoo Road Commercial Precinct**

##### **a Existing character**

The precinct currently features gently sloping open grasslands, with pockets of dense bushland along the south-western edge of the adjoining Kangoo Road. The undeveloped and open character of the precinct sits in contrast to the relatively enclosed and densely vegetated landscape that sweeps between the various collections of buildings throughout the heritage core to the east.

##### **b Desired Future Character**

The Kangoo Road Commercial Precinct fronts Kangoo Road, forming the western edge of the site and the opportunity for large-format development plots suitable for bulky goods, research, information technology and office (Business Park). This precinct, being remote from the historic core of Mount Penang, has the potential for its own distinct identity and address, with the majority of the development sites to be accessed directly from Kangoo Road. Whilst the precinct is establishing new commercial development the site can continue to be used to support events being undertaken elsewhere in Mount Penang.



c Controls

In general, the following controls apply to all development in the Kangoo Road Commercial Precinct.

d Activities and Uses

- i Employment uses such as research and development establishments, office/ commercial co-operative nurseries, workshops, laboratories, other business uses, showrooms, speciality retails, themed attractions, educational institutions, recreational uses, and related ancillary uses are allowed in the Kangoo Road Commercial Precinct;
- ii Temporary uses associated with major events and festivities held in the Festival/Garden Precinct can be held in the designated area at the eastern boundary; and
- iii Active Frontages that promote pedestrian activity such as building entrances, display windows are encouraged to animate the building frontage.

e Access and Car Parking

- i The Kangoo Road Commercial Precinct is to be served by:
  - Kangoo Road will provide direct access to properties within the precinct via driveways servicing individual sites, or via private access roads that serve a number of sites created by the subdivision of the precinct; and
  - New site access at Baxter's Track & Kangoo Road provides an alternative point of access and egress for properties located in the northern area of the precinct.
- ii Car parking is provided in designated parking areas at a sufficient scale to meet the requirements of the corresponding land use. The parking is to be provided within the property boundary of that land use, and parking elsewhere in the precinct and site cannot be relied upon to meet parking requirements;
- iii The visual presence of parking areas should be mitigated through the use of landscaped screening, which can also serve as shading elements for surface parking areas;
- iv Car parking provided at or above ground level must be located behind the building line and screened from view;
- v Car park or service entries should be minimised to reduce visual impact;
- vi Parking provisions is to be in accordance with Councils current parking standards.

f Building Heights

- i The building heights in the Kangoo Road Commercial Precinct should respond to the topography of the site, taking into consideration the location of landscaped features (both existing and proposed) and visual prominence when viewed from the Heritage Precinct to the east. The south-western area of this precinct provides for an intermediate height of 3 storeys;
- ii Typically, lower buildings should be positioned along the precinct's eastern edge, whilst taller buildings are to be located along the Kangoo Road frontage along the western boundary of the precinct; and
- iii Number of storeys for new buildings range from 2- 4 storeys:

Maximum building height:

- 2 storey buildings: 9 metres
- 3 storey buildings: 12 metres
- 4 storey buildings: 16 metres

g Building Setbacks

- i The development building heights in the Kangoo Road precinct are to be setback from the designated street alignment as indicated on the precinct control drawings:
- ii Minimum 20 metres from Kangoo Road, and
- iii Minimum 10 metres from the secondary (private access) roads and side boundaries.

h Building Expression

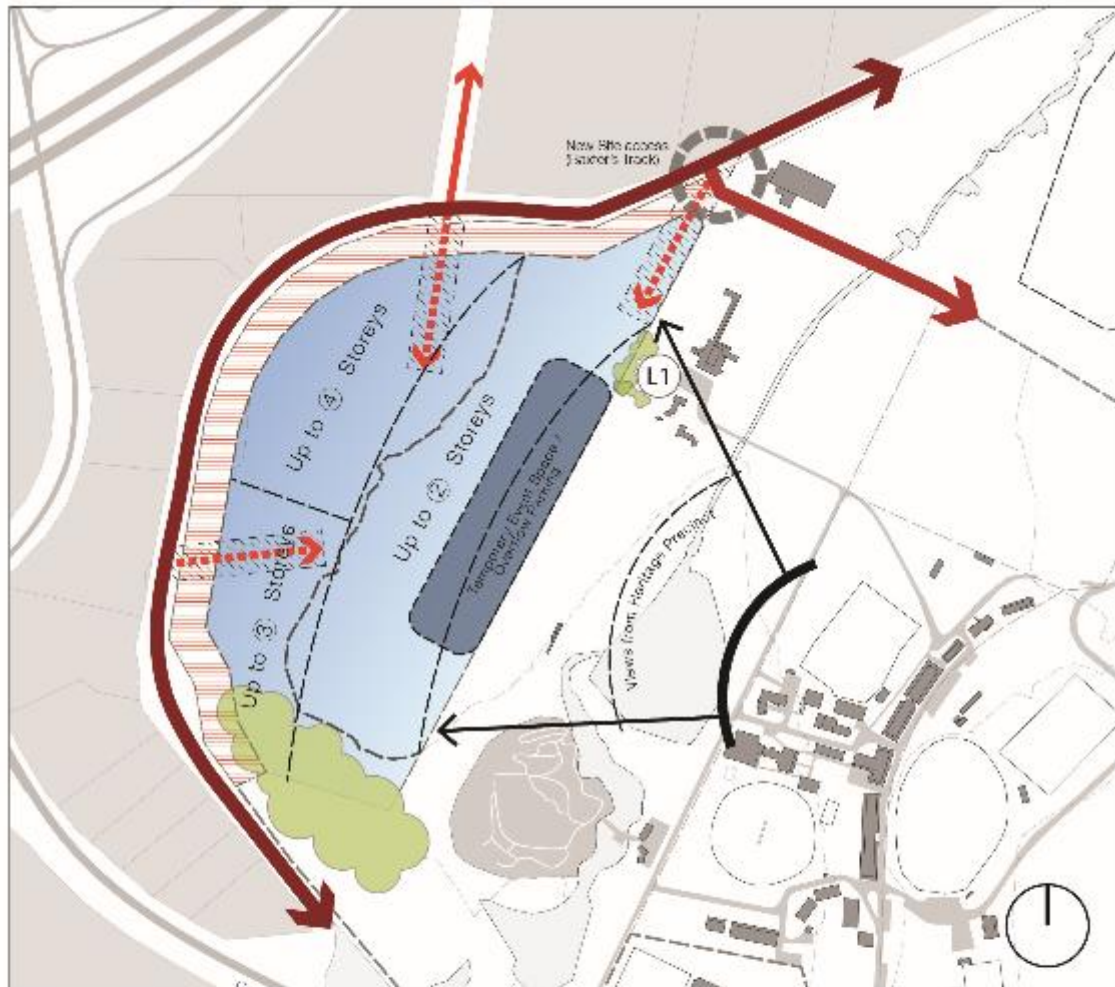
- i New buildings should be designed to minimise scale and bulk. All new buildings require significant articulation to modulate the facades, particularly where the facade addresses the Festival / Garden Precinct;
- ii Building elements that modulate the façade of a building, such as windows, building openings, sun
- iii shading, and the like are required. A regular rhythm of structure, openings and treatments is recommended to help modulate long facades;
- iv Special attention to the design and detailing of the ground level, entrances and roofs of new buildings is required, particularly on larger new buildings with a public interface, to reduce the overall scale and bulk;
- v Weather protection at entrances is recommended;
- vi All building windows that receive direct summer sun are required to have appropriate external sun protection;
- vii All facades, including rear facades must include fenestration (windows). Except for party walls, blank walls are not permitted. Concrete floor slabs are not to be expressed on the external face of the buildings;
- viii Detailed modelling of parapet walls at the skyline is recommended;
- ix Subdued colours and materials with low reflectivity are required to minimise the visual impact of buildings as viewed from the Heritage Precinct.

i Landscape Requirements

- i The character of the remnant indigenous vegetation on the site should be supplemented and extended with local species around the perimeter of the site to provide a landscape setting for the buildings and a buffer to Kangoo Road;
- ii Additional landscaping features are to be provided as part of the Street Hierarchy principles outlined in Section 2.0, which relate specifically to the quality and design of the streetscape; and
- iii The assessment of each individual development application within the precinct will take into consideration the quality of the landscape proposed and its integration into the wider open space and landscape network for Mount Penang.

j Visual Impact

- i All development proposals (including the combination of built form controls, building setback, building heights and screening) must be supported by a detailed visual impact assessment which demonstrates the visual impact of the development is minimised when viewed from the Garden / Festival and Heritage Precincts.



### 3.1.1 Kangaroo Road Commercial Precinct



#### 5.3.4.4.2 Highway Commercial Precinct

a Existing Character

- i The character of Highway Commercial Precinct, which runs along the site's southern frontage to the Central Coast Highway between The Avenue and the Mount Penang Gardens is grassed paddocks with rows of trees that define spaces used for event parking and markets;
- ii The area of vegetation along the southern frontage of the precinct increases in depth towards the fire station at the junction with The Avenue. Despite this landscape feature the precinct is highly visible from traffic moving along the Central Coast Highway; and
- iii The precinct plays an important role as it occupies the key gateway to Mount Penang from the south, is the most visible from passing traffic, and provides an important transition between precincts, including the Heritage Precinct to the north, Festival/ Garden Precinct to the east, Phillip House to the west and Kariong High School to the north, and with which it shares access via Festival Drive.

b Desired Future Character

- i The Highway Commercial Precinct plays an important role in defining the character of the entire Mount Penang site, due to its highly visible location along the Central Coast Highway, and gateway from the site's primary entrance at The Avenue. The form, scale, quality and design of development within this precinct will influence perceptions of development and activities throughout the rest of the site, and must therefore be of the highest standard. All development must respond to the various interfaces acting on this precinct; addressing the Central Coast Highway, whilst gaining access from Festival Drive, and responding to the landscapes to the east (Phillip House) and west (Gardens).

c Controls - In general, the following controls apply to all development in the Highway Commercial Precinct.

d Activities and Uses

- i Employment uses such as office/commercial, retail outlets, speciality retail, educational institutions, and related ancillary uses are allowed in the Highway Commercial Precinct;
- ii Active frontages that promote pedestrian activity such as building entrances, display windows are encouraged to animate the building frontage of new festival buildings; and
- iii Development should be orientated to the surrounding street frontages to provide activity, interest and surveillance. These frontages include the Central Coast Highway (south), Festival Drive (north), and The Avenue (west).

e Access and Car Parking

- i The Highway Commercial Precinct is to be accessed via Mount Penang's primary southern access point at the junction of The Avenue and the Central Coast Highway, which is located to the south of the precinct;
- ii All servicing and parking access is to be gained from Festival Drive along the northern frontage of the precinct. No vehicular access is to be gained directly from the southern frontage to Central Coast Highway;
- iii Due to the proximity of the Kariong High School, which is located immediately to the north of the precinct, servicing of any retail and commercial properties should be restricted during peak school periods (8am – 9:30am and 2:30pm – 4pm);

- iv Car parking is provided in designated parking areas at a sufficient scale to meet the requirements of the corresponding land use. The parking is to be provided within the property boundary of that land use, and parking elsewhere in the precinct and site cannot be relied on to meet parking requirements;
- v The visual presence of parking areas should be mitigated through the use of landscaped screening, which can also serve as shading elements for surface parking areas;
- vi Car parking provided at or above ground level must be located behind the building line and screened from view;
- vii Car park or service entries should be minimised to reduce visual impact;
- viii Parking provisions is to be in accordance with Councils current parking standards; and
- ix Car parking to the frontage of Central Coast Highway is discouraged and any parking in this area should ensure its visual presence is minimised.

f Building Heights

- i The height of development along the Central Coast Highway frontage (up to 4 storeys) should provide a strong built edge to Mount Penang's southern frontage, stepping up in height from the 2-storey limit along the Festival Drive frontage;
- ii Variations in building height along the north-south and east-west axis is encouraged, as it provides interest and is likely to create taller elements that create legibility in the streetscape;
- iii Taller buildings are to be located at the eastern and western edges of the Central Coast Highway frontage to create gateway markers for the site's primary access at The Avenue and the pedestrian connection to Kariong;
- iv The heights of buildings along The Avenue frontage should be reduced to a maximum of 2 storeys in order to respond to the existing built form and character of the Heritage Precinct to the north;
- v Number of storeys for new buildings range from 2- 4 storeys:  
  
Maximum building height:
  - 2 storey buildings: 9 metres
  - 3 storey buildings: 12 metres
  - 4 storey buildings: 16 metres
- vi Any development proposed along the eastern edge should respond to the existing built form and character of the Heritage Precinct to the north.

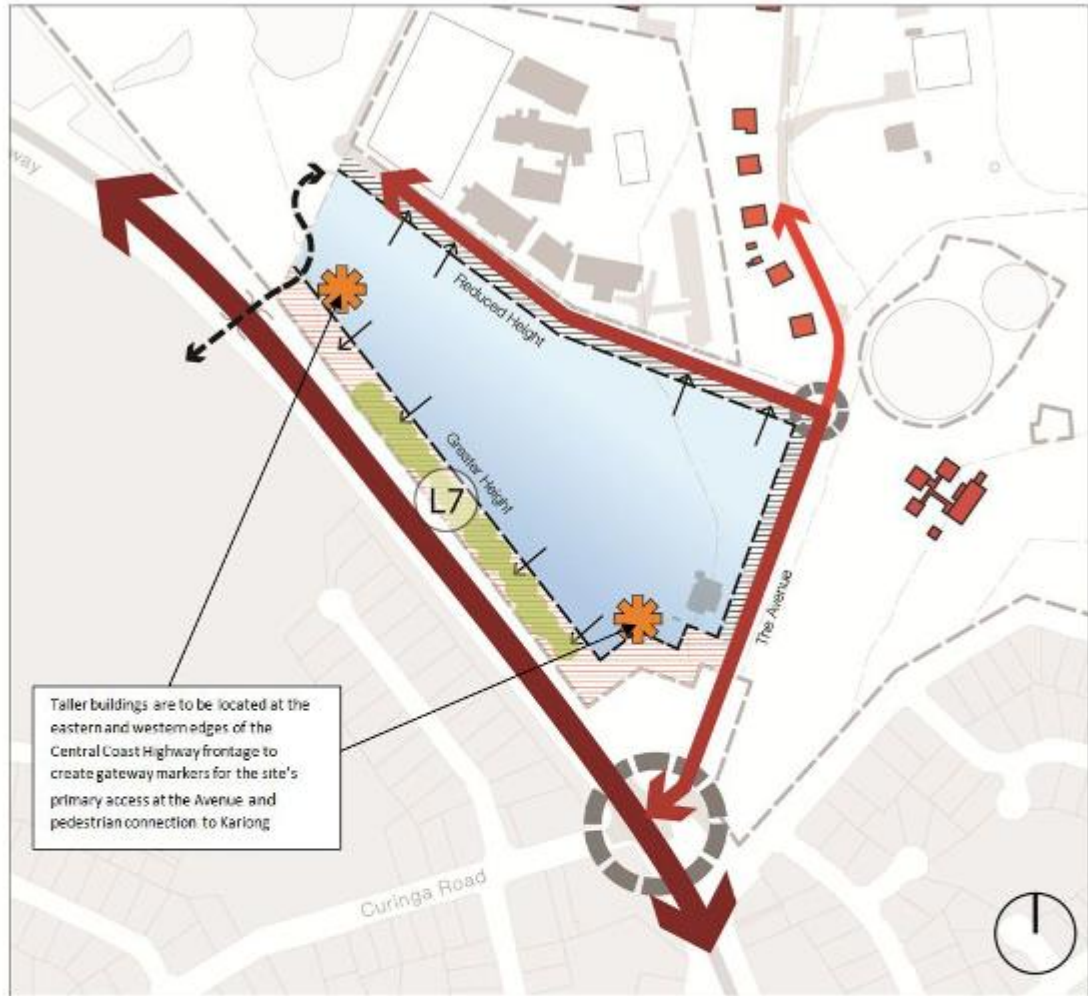
g Building Setbacks

- i The height and scale of development in the Highway Commercial Precinct is to be setback from the designated street alignment as indicated on the precinct control drawings:
  - Minimum 20 metres from Central Coast Highway, so that the existing vegetation can be protected and enhanced; and
  - Minimum 10 metres from the secondary street frontages of The Avenue and Festival Drive.

h Building Expression



- i New Buildings should be designed to minimise the scale and bulk of these buildings. All new buildings require articulation to modulate the facades of the buildings;
  - ii Building elements that modulate the façade of a building are required to create a regular rhythm that breaks-up potentially long facades;
  - iii Special attention to the design and detailing of the ground level, entrances and roofs of new buildings is required, particularly on larger new buildings with a public interface to reduce the overall scale and bulk;
  - iv Multiple building entrances and display windows are encouraged to animate the building frontage of new festival buildings;
  - v Weather protection at entrances is recommended;
  - vi All building windows that receive direct summer sun are required to have appropriate external sun protection;
  - vii All facades, including rear facades must include fenestration (windows). Except for party walls, blank walls are not permitted. Concrete floor slabs are not to be expressed on the external face of the buildings;
  - viii Detailed modelling of parapet walls at the skyline is recommended, with the use of elevated signage above the parapet or roofline to be avoided;
  - ix The visual prominence of development from the Central Coast Highway should be the subject of view analysis as part of any development applications within the precinct; and
  - x Building plant should be integrated into the design of the building facade.
- i Landscape Requirements
- i The character of the remnant indigenous vegetation on the site should be supplemented and extended with local species around the perimeter of the site to provide a landscape setting for the buildings and a buffer to the Central Coast Highway and The Avenue;
  - i Additional landscaping features are to be provided as part of the Street Hierarchy principles outlined in Section 2.0, which relate specifically to the quality and design of the streetscape;
  - ii The assessment of each individual development application within the precinct will take into consideration the quality of the landscape proposed and its integration into the wider open space and landscape network for Mount Penang; and
  - iii Any development proposals should minimise impact on the locally listed trees and maximise retention of these trees within retained landscape areas



3.4.2 Highway Commercial Precinct

	10m Development setback along Festival Drive		Central Coast Highway
	20m Development setback along Highway		Primary road
	Remnant bushland to be retained		Secondary road
	Locally Listed Scribbly Gum Group		Pedestrian Access
	Built form of heritage significance		Frontage
	Primary site access		
	Gateway site		

### 5.3.4.4.3 Festival / Gardens Precinct

#### a Existing Character

- i This precinct forms the central green spine of the site. The gently sloping topography has been formed by Piles Creek, which flows through the Gardens into Brisbane Water National Park, and over time has formed a shallow valley separating the Heritage Precinct from the Festival / Gardens Precinct.
- ii The landscape in the north of the precinct is characterised by a number of open paddocks, whose boundaries are defined by rows of vegetation and fence lines. The heritage listed McCabe House is located at the north-western edge of the paddocks, surrounded by groups of mature trees and accessed via McCabe Road.
- iii The southern half of the precinct features the Mount Penang Gardens, which includes a series of dams, holding ponds and water gardens that are accessed via the kiosk and café on Parklands Road. The topography drops away to the south of the gardens towards the Central Coast Highway.

#### b Desired Future Character

- i The precinct is to serve as a festival and events venue where the activities are integrated into the existing landscape, including the Mount Penang Gardens, which will continue to serve as a major attractor for the entire site. Over time the levels of activity within the precinct will expand and contract in order to meet the needs of the festival and event operators. During peak periods access will be gained via Kangoo Road and Baxter's Track, whilst in those periods between events the precinct will reintegrate with those precincts to the east and south.
- ii Permanent facilities may be developed to support and encourage use of the precinct for festivals and events, and may include new exhibition spaces, pavilions, museum and cultural centre. During event periods temporary structures, such as tents and marquees may be erected within the precincts. Overflow parking areas will be arranged on the paddock areas in the north of the precinct and on designated areas of surrounding precincts.
- iii The Mount Penang Gardens will continue to feature a rich variety of permanent gardens located along the valley floor of the precinct, which will enhance the site's image when viewed from the Central Coast Highway. The gardens will be focused around a series of water features and an outdoor amphitheatre. Small kiosks and pavilions may be located throughout the gardens. A range of passive recreational uses related to the gardens will be accommodated, and may include temporary garden themed events, or integration into larger events being undertaken throughout the site.
- iv The design of this precinct will have regard to the environmental effects of noise and wind and will generally limit development adjacent to the water course. A comprehensive water management program based on ESD principles is also to be incorporated into the precincts.

#### c Controls - In general, the following controls apply to all development in the Festival / Gardens Precinct.

#### d Activities and Uses

- i The Festival / Gardens Precinct can accommodate a range of land uses and activities associated with exhibitions, cultural festivals, and special events, which may include temporary and permanent garden displays, temporary exhibitions, festivals, entertainment, boating, amusements and rides complementary to the character of the Mount Penang Gardens;
- ii Other permanent land uses may include specialty retail, food and beverage, cultural and educational activities, such as those currently being undertaken at the Mount Penang Gardens; and

- iii McCabe Cottage may be used for a range of commercial uses including conference, exhibition, education and accommodation.

e Access and Car Parking

- i The Festival / Gardens Precinct is to be a pedestrian-priority environment with access for servicing and parking limited to the periphery, including Parklands Road and Baxter Track;
- ii Access to McCabe House will be taken from the access point at Kangoo Road and Baxter Track, transferring the existing McCabe Road to a pedestrian route through the precinct;
- iii Permanent car parking is to be provided in designated areas at the periphery of the precinct and in adjacent precincts to protect the amenity of the gardens;
- iv Overflow parking areas required during major events will be located in the north of the precinct, accessed directly from Kangoo Road via Baxters Track. The configuration and management of this areas must take into consideration the overland flow paths to Piles Creek, existing vegetation and curtilage of McCabe House;
- v Additional commuter car parking, which can also serve as overflow parking during major events, is to be located at the southern edge of the precinct, directly abutting the existing commuter parking area at the junction of Kangoo Road and Central Coast Highway;
- vi Pedestrian access to the precinct is from the eastern (Heritage Precinct) and southern frontages (Central Coast Highway and Southern Commercial Precinct);
- vii Vehicular access to be taken from the precincts northern (Baxters Track) and western frontages, via Kangoo Road;
- viii Additional pedestrian crossing over Piles Creek should be delivered at key points to reinforce the connections between event parking, designated festival areas, the gardens and permanent land uses (kiosk); and
- ix The visual impact of car parking when viewed from the gardens should be minimised through screening.

f Building Heights

- i Maximum 9 metres height for new buildings associated with the on-going operation of the Mount Penang Gardens and permanent buildings relating to the running of festivals, exhibitions and events.
- ii Small viewing towers within the Mount Penang Gardens that exceed this height may be appropriate and will be assessed on their merits, and
- iii Temporary structures associated with the operation of events, festivals and exhibitions may exceed the designated height limit and will be assessed on their merits, taking into consideration how long the structure will be standing, its location, scale, mass and proximity to the Heritage Precinct.

g Building Setbacks

- i All new and temporary buildings in the precinct are to be setback from the designated pedestrian paths and street alignment:
- ii Minimum 5 metres from pedestrian paths;
- iii Minimum 10 metres from the street alignment; and



- iv All new buildings in the precinct are to be setback a minimum of 20 metres from the watercourse, subject to the proper assessment of the impact on water quality.
- h Building Expression
  - i McCabe cottage is to be conserved in accordance with the Conservation Management Plan; and
  - ii All new and temporary buildings should be designed to be small scale, with generous separation distances from other buildings, footpaths and roads, vegetation and water courses. Single contiguous built forms should be avoided.
- i Building Materials
  - i Lightweight materials such as timber and plywood are preferred for all new and temporary buildings;
  - ii Roof materials should respond to the local architectural vernacular seen throughout the Heritage Precinct to the east, which include galvanised corrugated steel; and
  - iii Verandah posts and external windows and door joinery should be timber.
- j Landscape Requirements
  - i The Mount Penang Gardens are to be developed around themed planting and a series of water features ranging from natural ponds, cascading basins to fountain and reflective pools;
  - ii A landscape masterplan for the Festival Garden Precinct should be prepared before any permanent work on the Gardens or the development of new buildings is undertaken, including a Management Plan for Piles Creek and associated water bodies;
  - iii New planting and landscaped zones should be used to reinforce pedestrian routes through the precinct and delineate the areas where overflow event parking and festival activities are to be undertaken; and
  - iv All individual and recurring events, festivals and exhibitions should take into account the rehabilitation of the landscape to its original/existing quality, and include measures to mitigate damage to vegetation, grassed areas and water courses.



3.4.3 Festival / Gardens Precinct



#### 5.3.4.4.4 Baxter's Track Mixed Use Precinct

a Existing Character

- i Baxter's Track Precinct occupies the area between the existing Heritage Precinct and the Juvenile Justice Centre. Access to this area will be gained from either The Avenue or Kangoo Road, via Baxter's Track. A range of activities and facilities can be accommodated within this precinct, including an extension of the existing grain and land uses from the Heritage Precinct to the south, sports and recreation activities integrated with the east, or the festival and event activities from the west.

b Desired Future Character

- i The future character of this precinct must take into consideration the existing and desired future character of the precincts immediately to the west, east and south, and the Juvenile Correction Centre to the north. Development must be mixed and responsive to the changing needs and operation of the site. Fine grain development must reflect the existing heritage character and built form, whilst any new buildings should be designed to accommodate a range of uses and activities that complement neighbouring precincts; and
- ii The pattern of development expressed in the Heritage Precinct to the south provides a strong reference for any future development within this precinct, with groups of buildings gathered around a central (village green) space.

c Controls

In general, the following controls apply to all development in the Baxter's Track Precinct.

d Activities and Uses

- i Permanent uses may include specialty retail, commercial, research, temporary accommodation, education, culture and recreation, all of which are associated with the existing activities in the adjacent Heritage and Sports Precincts;
- ii Temporary uses may include exhibitions and events associated with those activities undertaken at the Festival/Gardens Precinct to the west; and
- iii Active frontages that promote pedestrian activity such as building entrances, display windows are encouraged to animate the building frontage of new buildings, addressing pedestrian routes through the precinct and new spaces.

e Access and Car Parking

- i The Baxter's Track Precinct is predominantly a pedestrian environment, similar to the Heritage Precinct, where access for vehicles is limited to the periphery;
- ii Car parking is provided in designated parking around the periphery of the precinct, the area accessed via The Avenue, Parklands Road and Baxter's Track; and
- iii Pedestrian and vehicular access to buildings should be separated.

f Building Heights

- i Number of storeys for new buildings:
  - Maximum 2 storeys; and
  - Maximum building height: 9 metres
- ii Generous floor to ceiling heights are required for new buildings to provide an appropriate scale compatible with the existing heritage buildings located to the south in the Heritage Precinct;

- iii Temporary structures associated with the operation of events, festivals and exhibitions may exceed the designated height limit and will be assessed on their merits, taking into consideration how long the structure will be standing, its location, scale, mass and proximity to the Heritage Precinct.

g Building Setbacks

- i All new building in the Baxter's Track Precinct are to be setback from the designated routes by:
  - Minimum of 10m from secondary roads, including Baxter's Track;
  - Minimum 5 metres from pedestrian paths; and
  - Minimum 5 metres from the access ways, via Parklands Road and The Avenue.

h Building Envelope

- i The maximum building depth of new buildings should not exceed 15 metres to ensure a compatible form and scale with the existing heritage buildings; and
- ii Building layouts should optimise natural light and cross ventilation.

i Building Expression

- i New Buildings should be compatible in form, scale and expression with the existing heritage buildings located to the south, in the Heritage Precinct. A distinct building expression of pitched roofs, simple, robust materials and detailing that responds to the rural architectural heritage of the area is recommended;
- ii Building facades with a public interface or fronting village greens and paths should have verandahs along the length of these facades to provide shade and shelter;
- iii Weather protection at entrances is recommended;
- iv Verandahs should be continuous and relate to adjoining buildings in height and width. Verandahs should have hipped or skillion roofs at a shallower pitch than the main roof; and
- v Windows and doors should have vertical proportions.

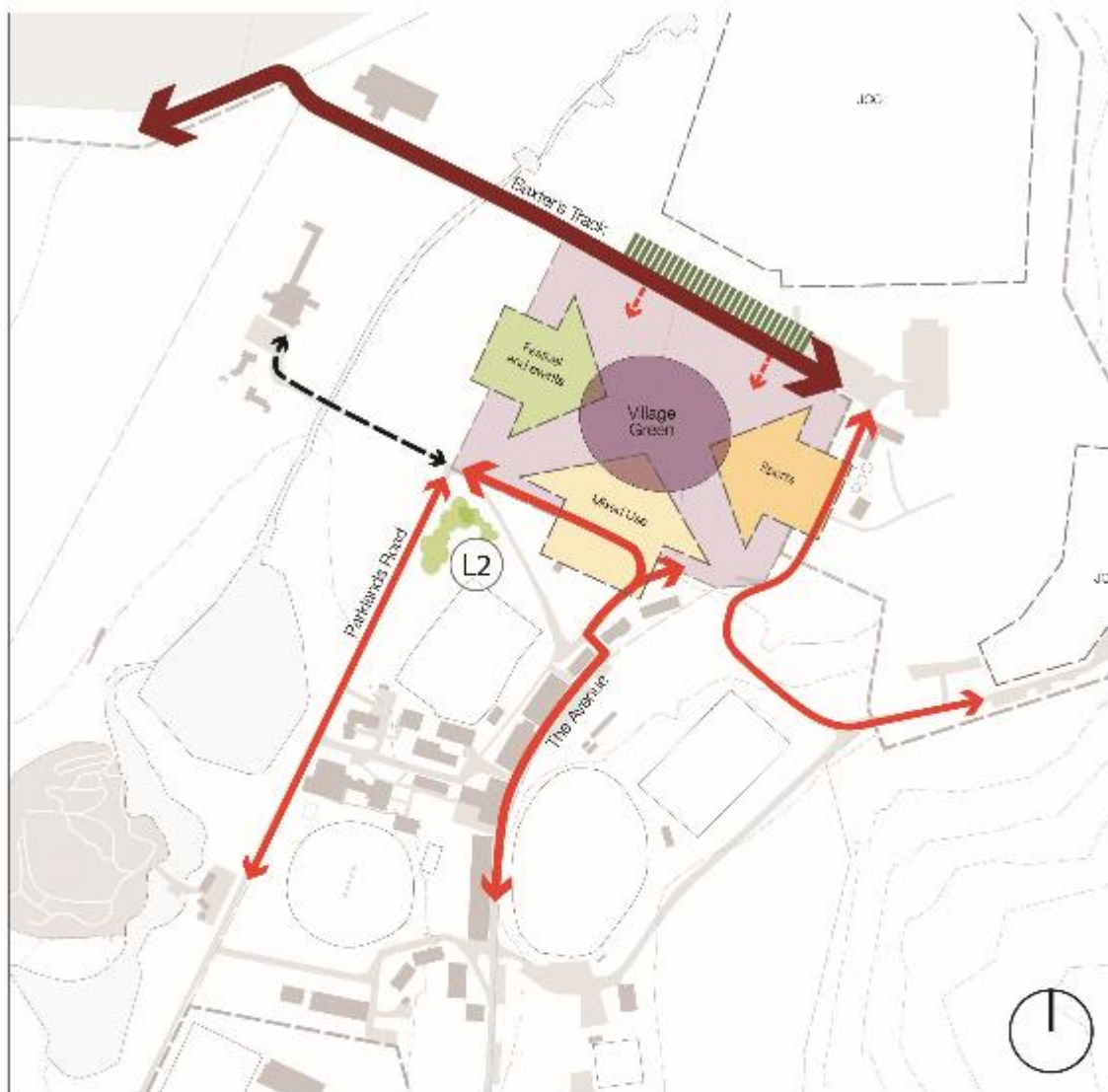
j Building Materials

- i External walls should be painted, bagged or rendered masonry;
- ii Lighter muted colours are preferred for external finishes;
- iii Roofs should be galvanised corrugated steel (unpainted); and
- iv Verandah posts and external window and door joinery should be timber (painted finish).

k Landscape requirements

- i The character of the Village Greens in the Heritage Precinct should be reflected in the configuration and design of significant open spaces within the Baxter's Track Precinct;
- ii Additional landscaping features are to be provided as part of the Street Hierarchy principles outlined in Section 2.0, which relate specifically to the quality and design of the streetscape; and
- iii The assessment of each individual development application within the precinct will take into consideration the quality of the landscape proposed and its integration into the wider open space and landscape network for Mount Penang.





3.4.4 Baxter's Track Mixed Use Precinct

-  Festival Site
-  Primary Road
-  Secondary Road
-  Pedestrian Access
-  Landscape Screening
-  Locally Listed Scribbly Gum Group

### 5.3.4.4.5 Heritage Precinct

#### a Existing Character

- i The historic core of Mount Penang features a number of large single-storey dormitory buildings which address the narrow ridge that takes in views to Brisbane Water and which defines the eastern boundary of the precinct. Two rows, or fingers of dormitory buildings; run perpendicular from the ridge and around Village Greens No. 1 and No. 2, which are the prominent feature along the western edge of the precinct. All the existing buildings are either orientated towards the views in the east or the village greens to the west. A network of pedestrian routes provides connections between the clusters of car parking and dormitory buildings, which are accommodated by a range of commercial, recreational, cultural and educational uses.

#### b Desired Future Character

- i As the historic and activity centre of the site, the future character of this precinct must respect and enhance the established heritage and landscape values as part of any future development. The existing relationship of the dormitory buildings with the main oval and the village greens is a key feature of the site that should be maintained and enhanced. It is appropriate to make minor modification and extensions to the ridge road to enhance the character and develop the road as the 'minor spine' of the site;
- ii The historic core of site is to be revitalised as a mixed use precinct incorporating speciality retail, restaurant, and commercial businesses and accommodation. The heritage buildings are to be conserved and refurbished to meet the requirements of potential tenants, and new buildings that complement the heritage and character of the precinct are to be developed to address tree lined paths, gardens and Village Greens;
- iii The revised Heritage Register Boundary encompasses this precinct and the majority of the adjoining Sports Precinct to the east.

#### c Controls

In general, the following controls apply to all development in the Heritage Precinct.

#### d Activities and Uses

- i Allowable uses in this precinct may include specialty retail, commercial, research, temporary accommodation, education, culture and recreation, all of which are to be complementary with the existing uses and activities being undertaken in the precinct and the adjacent Sports Precinct;
- ii Temporary uses may include exhibitions and events associated with activities undertaken at the Festival and Garden Precinct to the west;
- iii Active frontages that promote pedestrian activity such as building entrances and display windows are encouraged to animate the building frontage of new festival buildings;
- iv Active frontages should make up a minimum of 30% of the building frontages addressing the village green, streets and pedestrian routes. Outdoor cafes and restaurants are also encouraged in these locations; and
- v Active frontages that promote pedestrian activity such as building entrances, display windows are encouraged to animate the building frontage of new buildings, addressing pedestrian routes through the precinct and new spaces.

#### e Access and Car Parking

- i Access to the precinct will be gained via The Avenue and the junction with the Central Coast Highway. Secondary access can be gained via Parklands Road along the western boundary of the precinct, however, this is to be avoided where possible;
  - ii The Heritage Precinct is predominantly a pedestrian environment with limited access for service vehicles;
  - iii Car parking is to be provided in designated parking areas so that the amenity of the pedestrian environment can be maintained;
  - iv Parking spaces should be clustered into groups and located in close proximity to the buildings, avoiding large expanses of surface parking.
- f Building Heights
  - i Number of storeys for new buildings:
    - Maximum 2 storeys; and
    - Maximum building height: 9 metres
  - ii Generous floor to ceiling heights are required for new buildings in the Heritage Precinct to provide an appropriate scale compatible with the existing heritage buildings.
- g Building Setbacks
  - i All new building in the Heritage Precinct are to be setback from the designated routes by:
    - Minimum 5 metres from pedestrian paths; and
    - Minimum 5 metres from all vehicular routes (primary, secondary and access)
- h Building Envelope
  - i The maximum building depth of new buildings should not exceed 15 metres to ensure a compatible form and scale with the existing heritage buildings;
  - ii Building layouts should optimise natural light and cross ventilation.
- i Building Expression
  - i Existing buildings (dormitories) are to be conserved in accordance with the Conservation Management Plan. Acceptable alternations may include internal alternations, new external openings and rear additions. Alterations and additions must demonstrate compatibility with the existing scale, form and character; and harmony with existing materials and details;
  - ii New buildings and alternations and additions to non-heritage buildings in the heritage precinct should be compatible in form, scale and expression with the existing heritage buildings. A distinct building expression of pitched roofs, simple, robust materials and detailing that responds to the rural architectural heritage of the area is recommended;
  - iii Building facades with a public interface or fronting village greens and paths should have verandahs along the length of these facades to provide shade and shelter;
  - iv Weather protection at entrances is recommended;
  - v Verandahs should be continuous and relate to adjoining buildings in height and width. Verandahs should have hipped or skillion roofs at a shallower pitch than the main roof;
  - vi Roofs to new buildings should be hipped or Dutch gabled and have a pitch of between 30 degrees and 40 degrees;

vii Windows and doors should have vertical proportions.

j Building Materials

i External walls should be painted, bagged or rendered masonry;

ii Lighter muted colours are preferred for external finishes;

iii Roofs should be galvanised corrugated steel (unpainted); and

iv Verandah posts and external window and door joinery should be timber (painted finish).

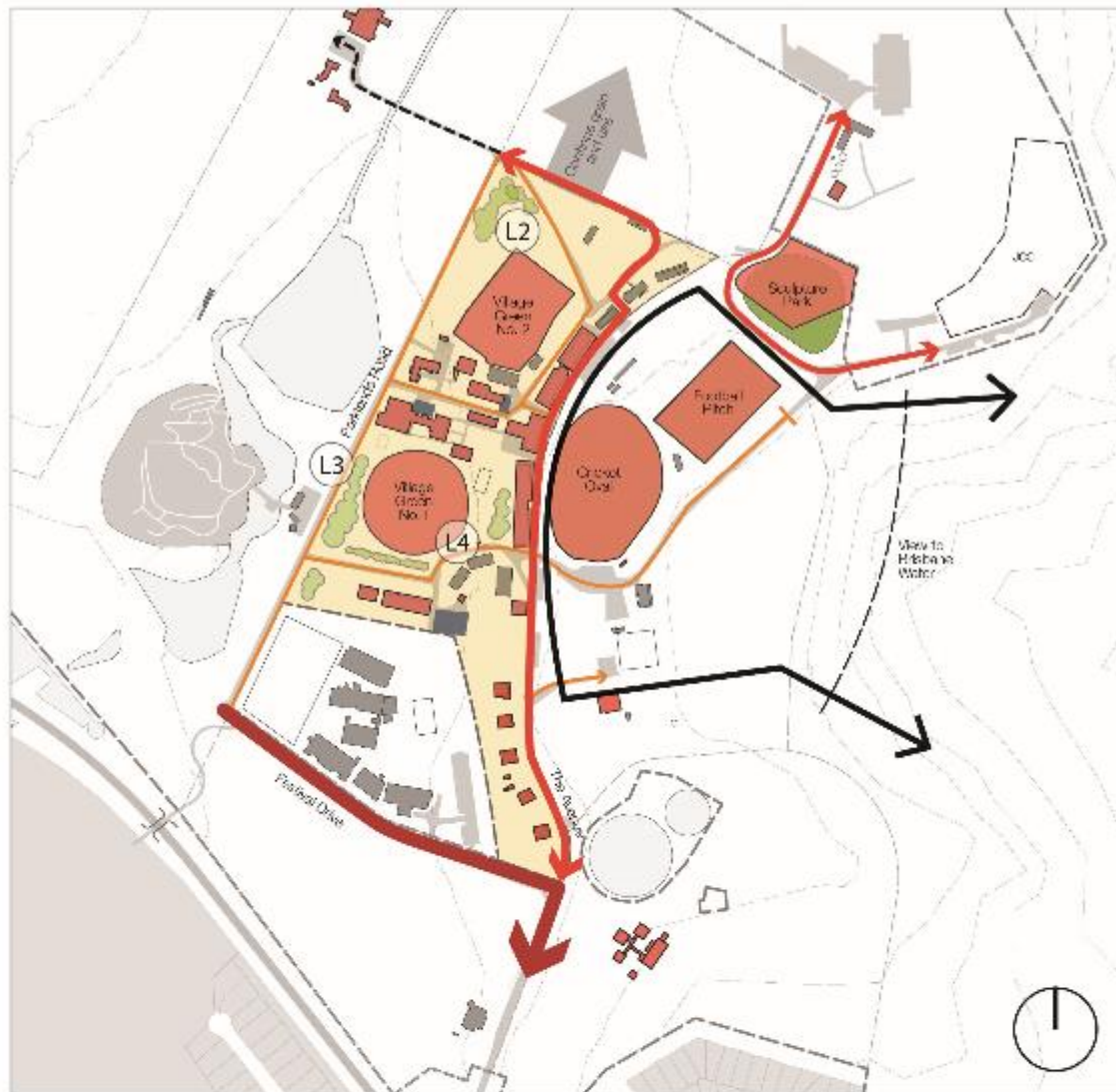
k Requirements

i The Village Greens must be retained in their current location, setting and landscape quality, with buildings orientated towards these spaces and pedestrian routes aligned with their edges;





ii Additional landscaping features are to be provided as part of the Street Hierarchy principles outlined in Section 2.0, which relate specifically to the quality and design of the streetscape; and

iii The assessment of each individual development application within the precinct will take into consideration the quality of the landscape proposed and its integration into the wider open space and landscape network for Mount Penang.





3.4.5 Heritage Precinct

	Built form of heritage significance		Primary road
	Parking		Secondary road
	Remnant bushland to be retained		Access route
	Locally listed Scribbly Gum Group		Pedestrian access
	Locally Listed White Poplar Avenue		
	Playfield Field 1 Locally Listed perimeter brush box & eucalypt plantings		

### 5.3.4.4.6 Sports Precinct

#### a Existing Character

- i This area is located below the ridge road in the heart of the site. The position affords a protected easterly aspect with framed views to Brisbane Water. The steep topography has been terraced to accommodate 3 full size sports fields and other recreations facilities including pools and tennis courts. The top oval, framed by some significant planting, has strong formal association with adjoining ridge roads and historical buildings. In the north of the precinct the Sculpture Park is located on the natural sandstone ledges which overlook the sporting fields and Bushland Precinct.

#### b Desired Future Character

- i The Sports Precinct encompasses the existing ovals and sports facilities located to the east of The Avenue, an area that enjoys view to the east and potential integration with the activities being undertaken in the precincts to the west, including Kariong High School. The refurbishment of existing and development of new facilities must be complementary to the needs of the Central Coast to support a range of indoor and outdoor sporting activities, supplemented by the business activities currently being undertaken in the Heritage Precinct (International Football School). The southern lawn will be dedicated to passive recreation, featuring barbeques and a picnic area. Access to the Bushland Precinct to the east is to be gained through this precinct.

#### c Controls

In general, the following controls apply to all development in the sports precinct.

#### d Activities and Uses

- i Outdoor uses and activities to be undertaken in the Sports Precinct include organised sports, such as Australian Rules Football (AFL), cricket, tennis, football (soccer), basketball and swimming, as well as passive recreational opportunities for picnic and barbeques; and
- ii The existing buildings and new facilities will incorporate a range of uses including sport camp accommodation, catering facilities, gymnasiums, clubhouse and a new grandstand.

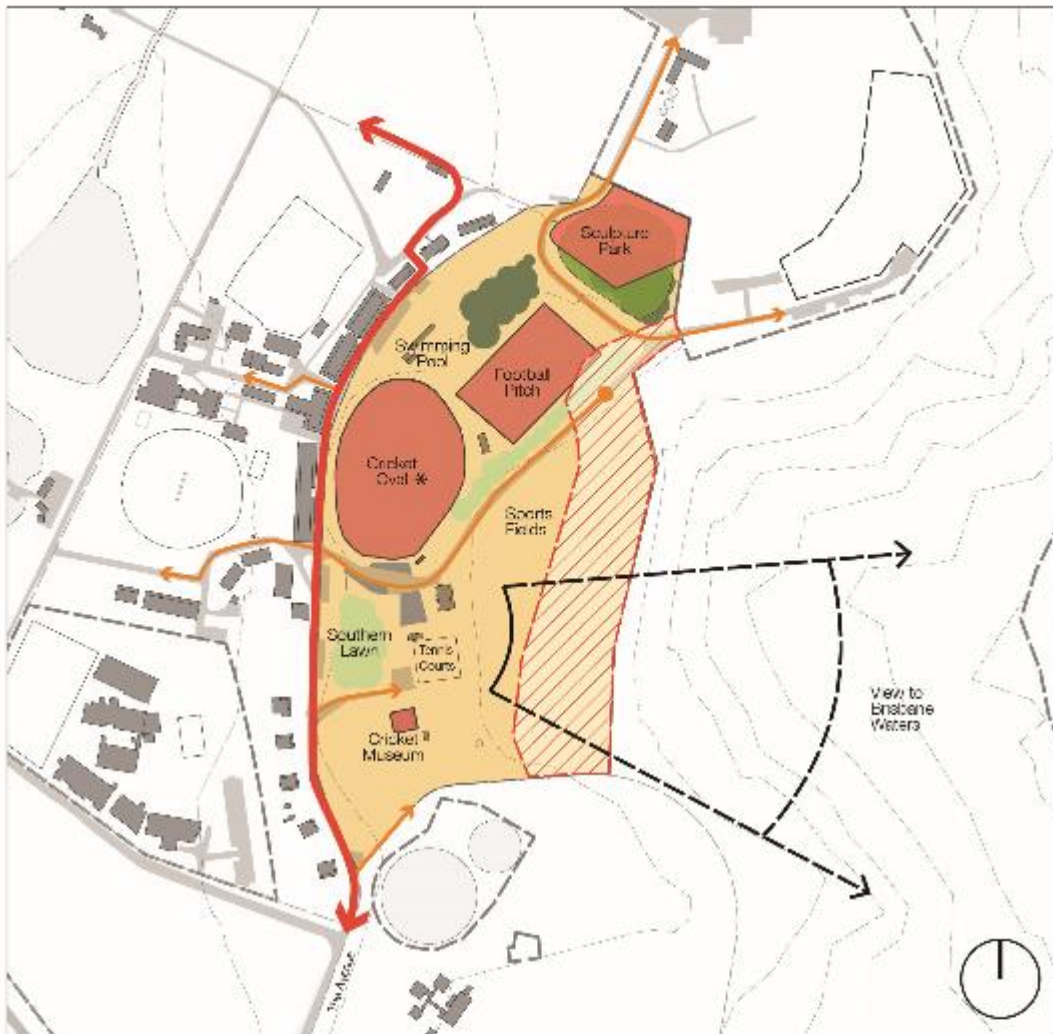
#### e Access and Car Parking

- i The Sports Precinct is predominately a pedestrian environment with limited access for service vehicles, loading and parking;
- ii Vehicular access will be gained from The Avenue at the junction with Carinya Road,
- iii Additional vehicular access to designated parking areas and facilities is gained directly from The Avenue, such as swimming pool complex in the north of the precinct;
- iv Designated pedestrian routes are required to supplement the existing access roads. These will be integrated into the wider site movement network and link with key buildings and facilities in the Heritage and Mixed Use Precincts to the west;
- v Car parking is to be provided in designated parking areas along The Avenue, so that they are shared between the Heritage and Sports Precincts; and
- vi Overflow parking for major events will be provided in the lowers sports field, located in the east of the precinct adjacent to the bushland.

#### f Building Heights

- i Number of storeys for new buildings:
  - Maximum 2 storey;
  - Maximum building height: 9 metres, so allow indoor sports facilities to be developed within the precinct; and
  - The maximum height for a new grandstand is not to exceed the existing height of the trees on the adjoining embankment to protect views to Brisbane Water from the Avenue.
- g Building Setbacks
  - i Any new buildings and structure in the Sports Precinct are to be setback a minimum of 5 metres from any paths or roads;
  - ii The new grandstand is to be setback a minimum of 5 metres from the cricket (main) oval.
- h Building Expression
  - i New buildings such as pavilions and kiosks should be small scale with generous pitched roofs and overhangs compatible in form, scale and expression with the existing heritage buildings;
  - ii Outdoor areas, such as verandahs, decks and terraces are encouraged to extend the indoor area and create an interface with the surrounding open spaces;
  - iii More significant developments, such as indoor sports facilities, should be located in the lower (eastern) areas of the site where the impacts on views from The Avenue can be mitigated;
  - iv Alternations and additions to existing non-heritage buildings in the Sports Precinct should not exceed the existing height, and should be compatible with the form, scale, and expression of the heritage dormitory buildings and cottages located in the Heritage Precinct.
- i Building Materials
  - i New Buildings
    - Lightweight materials such as timber and plywood are preferred for pavilions and kiosks;
    - Roofs should be galvanised corrugated steel;
    - Verandah posts and external windows and door joinery should be timber (painted).
  - ii Existing Buildings
    - Alternations and additions to existing non heritage buildings should be consistent with the existing fabric of the buildings and/or use materials as specified for new buildings.
- j Grandstand
  - i Lightweight materials such as timber and steel are preferred for the new grandstand;
  - ii The roof may be galvanised corrugated steel or colorbond;
  - iii Subdued colours are recommended to minimise the visual impact of the building when viewed from above and below the escarpment; and
  - iv Non reflective materials and finishes are preferred.
- k Landscape Requirements

- i Screen planting along the high side of the new oval, the grandstand and parking area to screen this area from the historic core is required.



3.4.6 Sports Precinct

- Built form of heritage significance
- Sports Precinct
- Parking
- 100m Bushfire APZ Setback
- Remnant bushland to be retained
- Remnant indigenous bushland to be retained
- Secondary road
- Access road
- \* Cricket oval to be retained and augmented



#### 5.3.4.4.7 Phillip House Precinct

a Existing Character

- i Phillip House precinct is the southern most precinct and is largely isolated from the majority of the site in terms of visual and movement connections, activities and operations. Development opportunities may be limited due to the quality and coverage of native vegetation, retention of Phillip House and the water tanks. Phillip House provides a number of important community services to the children and families on the Central Coast.

b Desired Future Character

- i Phillip House is the central focus of this precinct. Sitting within a native landscape, surrounded by indigenous vegetation, the property will continue to provide valuable community services to the people of the Central Coast. Any new development around Phillip House will be sensitive to its architectural character, form and siting, to ensure the visual prominence of the existing building remains unaffected when viewed from Old Mount Penang Road. Opportunities for additional development in the north of the precinct for eco-tourism or accommodation associated with activities elsewhere in Mount Penang must pay careful consideration to the risk of bushfires and the potential impact on native flora and fauna.

c Controls

In general, the following controls apply to all development in the Phillip House Precinct.

d Activities and Uses

- i New development allowed in the precinct may include such land uses as eco-tourism accommodation, linked to the Bushland Precinct, or temporary boarding accommodation linked to the activities undertaken in the Sports Precinct; and
- ii Phillip House and any new associated buildings may incorporate community facilities, such as childcare and counselling services.

e Access and Car Parking

- i Access to the Phillip House Precinct will be gained from the Central Coast Highway via Old Mount Penang Road;
- ii All servicing, loading and limited parking will be undertaken in the designated parking areas, located in the grounds immediately surrounding Phillip House;
- iii Hard surface parking areas should be limited in their size to reduce the visual impact and to better manage rainwater run-off and landscaped areas;
- iv Access to the potential development site in the north of the precinct will be gained from Old Mount Penang Road, via the shared access point with Phillip House; and
- v Pedestrian connections to the Bushland and Sports Precinct, and the remainder of the Mount Penang site can be made to the north.

f Building Heights

- i Number of storeys for new buildings:
  - Maximum 2 storeys

- Maximum building height: 9 metres, which can accommodate a typical two-storey development or a single storey building with greater internal volumes.

g Building Setbacks

i New Development:

- Any new buildings are to be setback a minimum of 10 metres from access roads.
- Phillip House:
  - Any new buildings within close proximity to Phillip House should be setback a minimum of 20 metres and not be located between Old Mount Penang Road and Phillip House.
- Asset Protection Zones:
  - Due to the close proximity of existing and potential development to native vegetation there is a threat of bushfires in this precinct, and throughout Mount Penang, that must be carefully considered and addressed via Bushfire Assessments as part of any development applications.

h Building Zone

Generally,

- i New development and additions to existing buildings should respect the topography and minimise cut and fill;
- ii New development within the area will have regard to the shallow soils that are easily eroded with sandstone close to the surface and resultant drainage problems;
- iii Any new buildings and structures are to be limited to the building zone indicated on the attached precinct plan;
- iv To ensure that daylight access is provided to all habitable rooms and to improve energy efficiency and cross ventilation a maximum building depth of 15 metres is required;
- v The maximum internal floor area of accommodation cabins or any other new buildings may not exceed 50 square metres. No more than 20 cabins are allowed;
- vi Alternations and additions to Phillip House should not exceed the existing building height. Additions should not exceed 30% of the internal floor area of the building;
- vii Any new buildings and structures in the vicinity are to be compatible in form and scale with Phillip House.

i Building Expression

- i New buildings, such as cabins and associated facilities, should be small in scale buildings with generous pitched roofs and overhangs with simple, robust materials and detailing; and
- ii New buildings within close proximity of Phillip House should be compatible with the character, form and architectural details of the existing building.

j Building Materials

i New Developments

- Lightweight materials such as timber and plywood are preferred for smaller pavilion and cabin developments;
- Roofs should be galvanised corrugated steel should be used throughout the precinct.

ii Phillip House

- Alternations and additions to Phillip House should be consistent with the existing fabric of the buildings and/or use materials as specified for new buildings;
- Roofs should be galvanised corrugated steel; and
- Subdued colours and non-reflective materials and finishes are required.

k Landscape Requirements

- i Vegetation along The Avenue entrance road is to be retained and supplemented by additional planting in keeping with the existing vegetation.



3.4.7 Philip House Precinct

-  Potential development site
-  No development zone
-  APZ to be determined as part of future development applications
-  Primary site access
-  Remnant bushland to be retained
-  Moderate significance
-  Control Coast Highway
-  Primary road
-  Secondary road
-  Access road

### 5.3.4.4.8 Bushland Precinct

#### a Existing Character

- i Bushland Precinct is located in the east of Mount Penang and features a steeply sloping landscape covered in native vegetation that extends into the Brisbane Water National Park. With the exception of several fire trails the area is completely untouched by development and possesses significant flora and fauna value. In addition, the area has been found to contain Aboriginal archaeological sites.

#### b Desired Future Character

- i The Bushland Precinct will remain an important natural component for both Mount Penang and the entire Brisbane Water area. The separation of this precinct from the remainder of Mount Penang is reinforced by its appearance, natural values and location. There is opportunity to use this area for a range of ecotourism, cultural and educational activities, which may relate to businesses and facilities elsewhere in Mount Penang.

#### c Controls

In general, the following controls apply to all development in the Bushland Precinct.

#### d Activities and Uses

- i Outdoor uses in the Bushland Precinct may include passive recreation such as bushwalking on established tracks and field studies; and
- ii New facilities in the precinct may incorporate a range of uses, including a field studies (education/research) centre, cultural or visitor centre, whether for eco-tourism or the activities occurring elsewhere in Mount Penang.

#### e Access and Car Parking

- i Access to the Bushland Precinct will be gained by entering off the Central Coast Highway along The Avenue through the Heritage and Sports Precincts;
- ii Additional access to fire trails and service routes will be taken from Debenham Road South in the north, and Old Mount Penang Road to the south;
- iii The precinct is predominately a pedestrian environment with limited access for vehicles. Parking will be located at the periphery of the precinct and shared with those activities being undertaken in the Sports and Heritage Precincts; and
- iv No designated (hard surface) parking areas are to be provided in the Bushland Precinct.

#### f Building Heights

- i Development is to be limited within this precinct. Where it does occur, the allowable number of storeys for new buildings:
  - Maximum 1 storey:
- ii Maximum building height: 5 metres

#### g Building Zone

Generally,



- i Any new development should respond to the topography and sit above ground on piles or stilts, reducing the need for concrete slabs, and cut and fill techniques to level the site;
  - ii New development within the area will have regard to the shallow soils that are easily eroded with sandstone close to the surface and resultant drainage problems;
  - iii Any new buildings and structures must be the subject of a detailed bushfire risk assessment and appraisal of the local flora and fauna to ensure the risks to the building and the local environment are properly addressed;
  - iv In relation to eco-tourism accommodation a maximum internal floor area of any central facility including visitor reception, dining/ lounge area etc., is not to exceed 100 square metres;
  - v The maximum internal floor area of accommodation cabins or any other new buildings may not exceed 50 square metres.
- h Building Expression
  - i New buildings, such as cabins and associated facilities, should be small in scale buildings with generous pitched roofs and overhangs with simple, robust materials and detailing;
  - ii Outdoor areas such as verandahs, decks and terraces are encouraged to extend the indoor area;
  - iii Verandahs should have hipped or skillion roofs at a shallower pitch than the main roof.
- i Building Materials
  - i Lightweight materials such as timber and plywood are preferred for pavilions and kiosks;
  - ii Roofs should be galvanised corrugated steel;
  - iii Verandah posts and external windows and door joinery should be timber (natural or painted).
- j Landscape requirements
  - i The quality and coverage of the native landscape should be protected as part of any development within this precinct. Any additional planting should carefully consider the native indigenous species selected by a qualified arborist.

### **Reference Documents**

*Draft Transport Assessment*, AECOM, November 2013. Refer Gosford City Council Document No. 19486945

*Water and Sewer Servicing Strategy*. ADW Johnson, November 2013. Refer Gosford City Council Document No. 19486945

*Roads, Stormwater and Utilities Servicing Strategy*, ADW Johnson, November 2013. Refer Gosford City Council Document No. 19486945

*Flora and Fauna Assessment, Mount Penang Parklands*, Travers Bushfire and Ecology, February 2014. Refer Gosford City Council Document No. 19486945

*Bushfire Protection Assessment, Mount Penang Parklands*, Travers Bushfire & Ecology, February 2014. Refer Gosford City Council Document No. 19486945