

CHAPTER 5.5 GWANDALAN CENTRE

5.5.1 INTRODUCTION

The purpose of this Chapter is to provide site specific guidelines for the carrying out of centre development on land to which this Chapter applies.

The site is located along Kanangra Drive, Gwandalan on the corner of Summerland Road. *The North Wyong Shire Structure Plan* identified a potential new centre in this area, subject to local planning and the site is located in close proximity to a number of proposed residential subdivisions. The centre will contain a mix of uses including commercial, retail, community and residential uses to service the increased population.

This Chapter has been prepared to provide guidance for the development of the site in a manner consistent with the *North Wyong Shire Structure Plan* and Council's *Community Strategic Plan*.

5.5.1.1 Objectives of this Chapter

- To provide site specific development controls for the development of a new centre on the subject land comprising commercial, retail, community and residential uses.
- To encourage the orderly development of the land for the purposes permitted under B2 Local Centre Zone, R1 General Residential Zone, and R2 Low Density Residential Zone
- To guide new centre development while reinforcing the existing hierarchy of commercial centres
- To ensure development responds to the environmental characteristics of the area
- To control the siting and scale of development on the land, and provide adequate service areas
- To ensure traffic and transport arrangements provide for the safe and efficient movement of vehicles
- To provide for adequate service areas
- To provide a mix of dwelling types that are compatible with centre development
- To ensure that the land is adequately serviced

5.5.1.2 Land to which this Chapter Applies

- a This Chapter applies to land as shown edged heavy black on Figure 1.

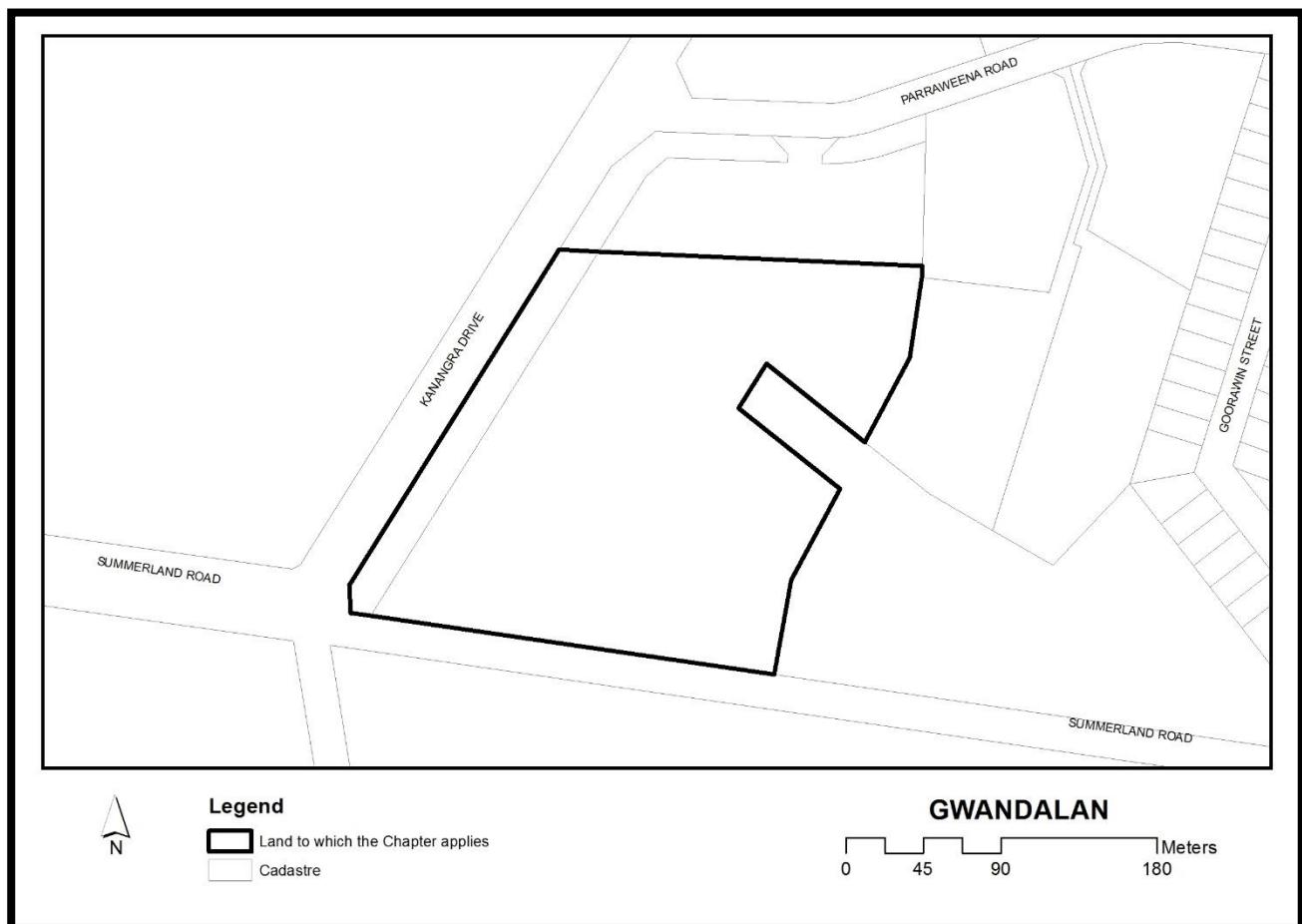


Figure 1- Land to which this Chapter applies

5.5.1.3 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Dwelling Houses, Secondary Dwellings and Ancillary Development
- Chapter 2.3 – Dual Occupancy and Multi Dwelling Housing
- Chapter 2.4 – Subdivision
- Chapter 2.5 – Commercial Development
- Chapter 2.13 – Transport and Parking
- Chapter 2.14 – Site Waste Management
- Chapter 2.15 – Signage and Advertising
- Chapter 3.5 – Tree and Vegetation Management
- Council's Civil Works Specification

5.5.2 DEVELOPMENT PRINCIPLES

Supplementary to the submission requirements of Chapter 2.4 Subdivision, the following is required to be addressed and/or provided with any subdivision application for land to which this plan applies.

5.5.2.1 Subdivision Design

OBJECTIVES

- To ensure that any future development of the site is sympathetic to site constraints.
- To encourage subdivision design of high quality, which controls and mitigates potential environmental impacts arising from development.
- To provide for appropriate servicing and avoid negative amenity impacts for staged subdivisions.
- To ensure that any subdivision design meets the appropriate standards of Council.

REQUIREMENTS

- a Applications for subdivision of the site must demonstrate how the application addresses the provisions of Chapter 2.4 Subdivision, in addition to any other requirements of this Chapter.
- b Applications for small lot subdivision in the R1 zone are to include an integrated design proposal that has regard to housing design, mix, siting, street layout, services and subdivision pattern.
- c Applications for subdivision are to provide supporting designs, plans, layouts and specifications for any additional water, sewer, stormwater and/or traffic infrastructure required to service the development. Any such infrastructure is to be provided in accordance with Council's Civil Works Specification at the expense of the developer.
- d Applications for subdivision must be supported by a staging plan (if applicable) which:
 - i nominates selected routes for construction traffic access which minimises impacts upon completed stages where possible; and
 - ii enables the provision of services for completed stages, including provision of turning circles for road-based services (e.g. garbage trucks).

5.5.2.2 Building Height and Setbacks

OBJECTIVES

- To ensure that building height is appropriate to the use and locality
- To ensure building setbacks provide for adequate spatial separation from surrounding areas and provide sufficient area for quality landscaping and noise attenuation

REQUIREMENTS

- a A maximum building height of 11 metres applies across the B2 Local Centre zone.
- b Architectural façade and roof treatments may be considered to project beyond this height, where it can be demonstrated that there is merit in doing so

- c Building heights across the site will need to address the scale of development to each road frontage and how they will impact on existing development
- d A landscape setback of 10m to Kanangra Drive is to be observed. This setback must not include any above natural ground level signage, car parking, servicing or other structures
- e A landscape setback of 5m to Summerland Road is to be observed
- f Any application for subdivision is to provide for appropriate setbacks from the adjoining industrial and residential uses to address noise and amenity impacts.

5.5.2.3 Traffic, Parking and Safety

OBJECTIVES

- To ensure traffic and transport arrangements provide for the safe and efficient movement of vehicles and pedestrians by applying the principles of movement and place.

REQUIREMENTS

- a Any application for subdivision of the site must be supported by a Traffic Study prepared in accordance with the Austroads Guide to Traffic Management AGTM03-09 Traffic Studies and analysis and AGTM 12-09 Traffic Impacts of Developments, which is to include, but is not limited to:
 - i Current traffic counts for the Kanangra Drive / Summerland Road intersection inclusive of all planned and approved developments.
 - ii The anticipated additional vehicular traffic generated from the proposed development.
 - iii The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
 - iv Consideration of the traffic impacts on existing and proposed intersections and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development. The study shall also give consideration to the cumulative traffic impacts of other proposed and approved developments in the area.
 - v Identifying the necessary road network infrastructure upgrades that are required to maintain existing levels of service and road safety on both the local and classified road network. In this regard, preliminary concept drawings shall be submitted with the development application for any identified road infrastructure upgrades. However, it should be noted that any upgrades on the classified road network will need to be to the satisfaction of Roads and Maritime Services and Council.
 - vi Traffic analysis of any major relevant intersections, using SIDRA or similar traffic model, including:
 - Current traffic counts and 10-year traffic growth projections at 1.5% per annum (inclusive of proposed and approved developments in the area),
 - Electronic input/output data files for Roads and Maritime Services and Council review.
- b Subdivision layouts are to be designed to ensure:

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- i all residential lots are accessed from an internal road network separate to the retail component;
 - ii multiple access and egress points from Kanangra Drive are discouraged;
 - iii there is provision in residential streets for appropriate turning circles for waste collection, where required;
 - iv road/street lengths and intersections provide for adequate site distances and incorporate appropriate safety and speed management controls;
 - v road/street lengths and intersections discourage unsafe vehicle manoeuvres;
 - vi there is appropriate pedestrian connectivity and efficient servicing by busses. Documentation is to be provided which demonstrates consultation with the local Bus Company has been undertaken and the proposed network is serviceable by busses;
 - vii carparking is designed and provided for in accordance with the requirements of Chapter 2.11 – Parking and Access.
- c A four-way controlled intersection is to be provided on Summerland Road that aligns with the proposed main access of the adjoining development to the south (Lot 111 DP 1234514). The intersection is to provide for a pedestrian/cycle crossing point at a location with a strong desire line between the two developments.
- d Any proposed access from Summerland Road is to be located at a minimum of 80 metres from the existing roundabout.
- e Cycleways and/or shared pathways and footpaths are to be provided within the site and located to provide logical and coherent linkages to adjoining residential areas, community and open space facilities and public transport connection routes or stops.
- f A bus stop/shelter is to be provided, having regard to access and movement of buses to and from the site.
- g Provision shall be made for safe and direct pedestrian pathways and crossing facilities within the carpark, leading to the shopping centre entry, and along the property frontage facing Kanangra Drive and Summerland Road, to minimise pedestrian and vehicular conflicts.
- h The design and construction of roads, drainage, cycleways and or shared pathways and pedestrian paths is to be in accordance with Chapter 2.4 Subdivision of this DCP, Council's Civil Works Specifications and any relevant Austroads Standards. Documentation is required which demonstrates how overland flows and drainage associated with roadworks will be managed to a standard acceptable to Council.
- i All access, manoeuvring and loading is to comply with the requirements of Development Control Plan 2.13 – Transport and Parking and are to have regard to pedestrian pathways and pedestrian safety.
- j All loading and servicing areas shall be clearly identified for each proposed use and are to be separate from general parking and circulation areas and away from shopping centre customer pedestrian desire lines where serviced by Medium Rigid Vehicles (MRV) or larger. Any reversing manoeuvres for MRV's or larger are only to occur in designated and isolated loading and service areas.
- k Loading and service areas, where serviced by MRV's or larger, shall not be visible from Kanangra Drive. Where necessary they shall be suitably screened with the assistance of landscaping.

- I On site vehicular turning facilities are to be provided to enable all vehicles to exit the site in a forward direction.
- m Internal traffic circulation of the retail component is to be designed to accommodate the swept path of the largest vehicle entering and exiting the site.
- n Queuing for any service station or other drive-through developments are not to impede general parking operations or queue back onto circulation or entry roads or the adjacent road network.
- o Provision shall be made for set down/picking up areas, Taxi Zone, Mini Bus parking and disabled parking within the development site at appropriate locations.
- p Road Safety Audits will be required to be undertaken to identify potential road hazards for all road users. These audits are required to be undertaken (at minimum) at the feasibility and detailed design stage of the subdivision planning. A pre-opening audit may be required, subject to the scale of the proposed development. Signage and pavement marking plans are to be provided for all internal and external areas and submitted to the Local Traffic Committee for its consideration, prior to approval by Council.

5.5.2.4 Urban Design and Amenity

OBJECTIVES

- To support the role of the new centre by enhancing site amenity and creating an active public domain
- To achieve comfortable street environments for pedestrians in terms of lighting, human scale, sense of enclosure and provision of street trees
- To ensure development is of a scale and nature that is compatible with the surrounding environment and provides appropriate street edge definition within the site
- To ensure site permeability including clear and direct through site links for pedestrians

REQUIREMENTS

- a A town square and village green is to be provided in the B2 Local Centre zone to support the role of the site as a new centre with a minimum area of 0.5ha.
- b Retail or commercial premises are to provide for an open-air forecourt entry that has pedestrian linkages to the town square and village green.
- c Retail or commercial premises are to be sited to provide a strong edge definition along the western frontage of the site along Kanangra Drive.
- d Large retail or commercial floor spaces not requiring continuous and direct connection to the street (e.g. supermarkets) should be “wrapped” by smaller commercial buildings to avoid blank walls and create an active street frontage.
- e Retail premises, including large format retail premises (supermarkets and discount department stores) will have pedestrian access to the public domain, and will present visual interest to the public domain through active frontages and articulated building facades with recessing or projecting architectural elements.
- f Through site pedestrian links between buildings in the commercial zone are to be provided and detailed within the landscape plan.

- g The site design is to demonstrate how the public domain is the main focal point for the commercial centre.
- h A simple, high quality and durable palette of paving materials and street furniture is to be used to unify the Centre's public domain.
- i Development is to provide suitable street lighting levels in key pedestrian areas.
- j The development is to be designed and managed so that it does not result in an unreasonable adverse acoustic impact on surrounding and nearby residential properties.

5.5.2.5 Biodiversity, Landscaping and Solar Access

OBJECTIVES

- To maintain and enhance the bushland or treed character of the area
- To avoid and minimise impacts to biodiversity
- To retain significant trees for the urban amenity, microclimate, scenic, air and water quality, and the social benefits that they provide
- To ensure that landscaping is appropriately integrated into the overall design
- To soften views to the site from Kanangra Drive and provide visual interest along the western edge of the site
- To ensure landscaping is in scale with and provides for the softening and screening of the building form
- To ensure solar access to residential properties and public spaces is provided

REQUIREMENTS

- a The applicant is to demonstrate appropriate avoid and minimise measures following Stage 2 of the *Biodiversity Assessment Method Operational Manual* to reduce impacts to biodiversity and is to provide a Biodiversity Development Assessment Report.
- b At Development Application Stage, threatened flora survey design and effort should be in accordance with *NSW Guide to Surveying Threatened Plants* (OEH, 2016) and *Survey Guidelines for Australia's Threatened Orchids* (DoE, 2013).
- c A landscape plan prepared by a suitably qualified landscape professional is to be submitted with any application for development which demonstrates how the landscaping has been integrated into the overall design. The landscape plan is to show a theme for the development and justify the species and materials selected, including their location.
- d The landscape plan is to demonstrate how the development maintains and enhances the bushland setting and identify opportunities to retain existing trees, including a scenic vegetated buffer along the western boundary.
- e The landscape plan is to demonstrate an appropriate transition between the R2 Low Density Residential zone and the adjoining C4 Environmental Living Zone through provision of appropriate setbacks, vegetation and screening.

- f Landscaping is to link buildings and to provide a constant theme or image, including the retention of significant trees and vegetation.
- g Development is to make provision for adequate landscaped buffer areas between the commercial uses, residences and adjoining industrial development.
- h Building setbacks and carparking areas are to be appropriately landscaped to enhance the natural features of the site and soften hardstand areas.
- i Appropriate landscaping is to be provided within the western boundary setback.
- j Any provision for parking adjoining the town square, village green and forecourt is to be buffered by appropriate landscaping.
- k Development is to incorporate landscaping that screens or softens non-active facades or building elements.
- l Appropriate species are to be chosen to ensure that sight distance for motorists/pedestrians is not compromised.
- m Any application for development is to provide solar access to residential properties and the public domain areas in the commercial zone to Council's satisfaction.

5.5.2.6 Aboriginal Heritage

OBJECTIVES

- To protect the Aboriginal Cultural Heritage of the site.

REQUIREMENTS

- a Development is to be undertaken in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, 2010
- b Prior to any building excavation or physical works commencing on the site further sub-surface investigation is recommended to fully determine the site's Aboriginal cultural heritage significance.
- c An application for an Aboriginal Heritage Impact Permit (AHIP) should be made prior to development and cover all lands subject to development. The AHIP must be granted prior to the commencement of any works requiring ground disturbance.
- d All future ground disturbance activities on the site are subject to a chance finds procedure. If unexpected Aboriginal objects are identified, all works should cease, and the heritage consultant notified.

5.5.2.7 Site Facilities

OBJECTIVES

- To provide appropriate site facilities for retail, commercial and residential uses in a way that minimises impacts on the streetscape and public domain

- To provide adequate site facilities, including garbage and recycling areas to all developments
- To provide adequate service areas and access for developments that are integrated into the overall design

REQUIREMENTS

- a Waste collection and storage areas, mail boxes and external storage facilities must be sited and designed as an integral element of the building design. Screened enclosures are to be provided to waste receptacles external to the building.
- b Waste minimisation and recycling best practice shall apply to the development in accordance with Chapter 2.14 Site Waste Management.
- c Loading docks, service areas and garbage storage should not be visible from any public place and should be suitably screened from pedestrian thoroughfares, roads and parking areas, and adjacent properties.

5.5.2.8 Sewer and Water Supply

OBJECTIVES

- To ensure the efficient and effective provision of services to the site

REQUIREMENTS

- a The site is to be connected to reticulated water and sewer and all services are to be located underground.
- b Existing sewerage and water supply easements traversing the site are to be retained in any future development or alternative arrangements made, only if it can be demonstrated that the alternative arrangements will maintain current servicing standards.
- c Proposed schematic layouts of water, sewer and stormwater drainage systems are to be submitted with any development application.

5.5.2.9 Drainage, Stormwater and Water Cycle Management

OBJECTIVES

- To apply water sensitive urban design principles and practices to avoid erosion and increases in stormwater runoff, and to maintain stream stability, water quality and protect the receiving environments
- To reduce flood risk in urban areas and downstream water bodies
- Preserve pre-development hydrology regimes and receiving environments to ensure the protection, and maintain the integrity of significant ecosystems, vegetation and fauna habitats
- To ensure the integrity and functionality of existing stormwater management devices and systems within the vicinity of the site
- To provide water quality and quantity control measures that are cost effective and affordable, with consideration given to ongoing maintenance costs

REQUIREMENTS

- a Any application for subdivision is to address erosion in relation to any direct and indirect impacts to the adjoining C2 Environmental Zone and the C4 Environmental Living Zone, including impacts to the drainage line and downstream impacts.
- b Any application for subdivision is to consider the need for land rehabilitation in relation to land downstream that is affected by indirect erosion from the proposed development.
- c Any application for subdivision is to include a Stormwater Management Plan. The plan is to be included in a written report with plans detailing stormwater quality control measures, management of stormwater runoff, hydrology management measures, waterway stability management measures and potable water saving measures that are to be implemented on the site. Such measures and management techniques/routines are to be designed and sized to a standard acceptable to Council.

5.5.2.10 Advertising and Signage

OBJECTIVES

- To encourage well designed and suitably positioned signs which contribute to the aesthetic and legibility of the shopping centre while respecting the amenity of the residential area and the safety of motorists and pedestrians
- To provide signs that complement the architectural style and use of buildings and which do not result in light overspill or glare from artificial illumination
- To consider the visual quality of the public domain in the design and illumination of signage

REQUIREMENTS

- a All signage is to comply with Chapter 2.15 –Signage and Advertising. A Signage Strategy is to be submitted as part of the development application. The Signage Strategy shall identify the number and location of proposed signs and demonstrate how the signs will be integrated into the design of the development.
- b Signage is to be consistent on all buildings in terms of format, colour and location and roof top signage is to be prohibited on all buildings.
- c The overspill from artificial illumination or sun reflection is to be minimised for new development which is adjacent to existing residential areas. Any development application is to demonstrate that the development will not result in lighting glare or overspill from artificial illumination.
- d Signs are not to reduce the required sight distance for motorists.

5.5.2.11 Bushfire Management

OBJECTIVES

- To minimise the risk of bushfires on life, property and the environment
- To enable appropriate bushfire protection without unreasonably compromising the biodiversity and landscape values of the area

REQUIREMENTS

- a Any application for subdivision is to include a Bushfire Risk Management plan. The plan is to be consistent with the provisions and requirements of *Planning for Bushfire Protection 2019* (PBP 2019) and is to include (but not limited to):
 - Provision of Asset Protection Zones in accordance with PBP 2019
 - Access to be provided in accordance with the design specifications set out in PBP 2019
 - Services to be provided in accordance with PBP 2019

5.5.2.12 Noise

OBJECTIVES

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

REQUIREMENTS

- a Development on the subject land will be required to meet the requirements of the *EPA Industrial Noise Policy* (EPA, 2000) & *Noise Policy for Industry* (2017), and the *NSW Road Noise Policy 2011* in evaluating appropriate noise attenuation measures that need to be incorporated into site design to protect sensitive receptors.
- b Any application for subdivision is to be accompanied by a noise impact assessment that assesses potential operational noise impacts from the nearby sewerage treatment plant and adjoining industrial uses.
- c A report by a suitably qualified acoustic consultant shall be submitted with any development application which should address the following issues:
 - i integration of any acoustic fences or barriers with the design of boundary fencing and landscaping;
 - ii ensure that adjoining residential areas are protected from any noise emanating from the site, including during construction as well as future operation (including both fixed and movable noise sources);
 - iii treatment of loading areas to ensure their operation remains within the Environmental Protection Authority noise emission criteria;
 - iv use of devices to reduce noise emissions from any plant and equipment and loading areas as necessary.

5.5.2.13 Odour Impacts and Land Contamination

OBJECTIVES

- To ensure that land proposed for development does not present a risk to future occupants
- To ensure that odours from the Gwandalan sewerage treatment plant do not impact on residential amenity

REQUIREMENTS

- a An appropriately qualified consultant shall be engaged to carry out a detailed site investigation report to determine the level of contamination of a site and to prepare a remedial action plan prior to the issuing of any Subdivision Certificate.
- b An appropriately qualified consultant shall be engaged to carry out the remedial actions outlined in the remedial action plan and provide validation that the site is suitable for residential use prior to the issue of any Subdivision Certificate.
- c Residential development is to be sited outside the 1 OU sewerage treatment plant odour contour, and all development is to consider odour impacts at the development application stage.
- d Any application for subdivision is to consider odour impacts from the adjoining industrial uses.

5.5.2.14 Development Staging and Construction Management

OBJECTIVES

- To ensure the orderly development of the land and assist in the coordinated programming and provision of necessary infrastructure
- To ensure that construction on the site is undertaken in an environmentally responsible manner

REQUIREMENTS

- a The development is to be staged in a manner that provides for adequate servicing and infrastructure including sewer, water, waste, and traffic movement
- b Construction access should have regard to environmental impacts including noise, traffic, and damage to new assets
- c During construction, on-site management will need to be carried out in accordance with Council's Civil Works – Design Guideline and Construction Specification
- d During construction, appropriate measures are to be implemented to ensure that there is no impact on the adjoining C2 Environmental Conservation land, including to the existing drainage line.