

DCP
No.
81

Wyong Shire Council Retail Centres Development Control Plan

Date of commencement: 2006

Wyong Shire Council

Retail Centres

Development

Control Plan

OBJECTIVES

This plan aims to:

- Identify a clear hierarchy of retail centres within the Shire.
- Identify future centres within the Shire and their place within the hierarchy.
- Identify a procedure to maintain the hierarchy.
- Define the objectives and functions for each of the different levels of centres within the retail hierarchy.
- Identify standards and guidelines for development within the Business Zones.
- Provide guidance for retailing in Industrial Zones.

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended plan is adopted. People using this DCP should ensure that they have the current copy of the plan, including any amendments. If in doubt, please check with Council's Customer Service Centre.

Adopted as per council resolution on:	
Effective:	
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	General Manager:
	Dated:

TABLE OF CONTENTS

		Page No.
1.0	INTRODUCTION	3
1.1	Application	3
1.2	Where does this plan apply?	3
1.3	Aims and Objectives	3
1.4	How does this plan relate to other plans?	3
1.5	Definitions	3
2.0	RETAIL CENTRES HIERARCHY	4
2.1	Regional Centre	4
2.2	District Centre	4
2.3	Village Centre	4
2.4	Neighbourhood Centre	4
3.0	RETAIL CENTRES STRATEGY	5
3.1	Existing Centres	6
3.2	Future Centres	6
4.0	BULKY GOODS RETAILING	7
4.1	Objectives	7
4.2	Location	7
5.0	LIMITED RETAILING IN INDUSTRIAL AREAS	8
5.1	4(a), 4(c) and 4(e) Industrial Zones	8
5.2	4(b) Light Industrial Zone	8
6.0	NON-RETAIL SERVICES	9
6.1	Definition	9
6.2	Location	9
6.3	Minimum Non-Retail Floorspace	9
7.0	REGIONAL CENTRE	10
7.1	Tuggerah Regional Centre	10
8.0	DISTRICT CENTRES	13
8.1	Wyong District Town Centre	13
8.2	The Entrance District Town Centre	14
8.3	Toukley District Town Centre	15
8.4	Lake Haven District Shopping Centre	16
8.5	Bateau Bay District Shopping Centre	18
8.6	Warnervale (Proposed District Town Centre)	20
9.0	VILLAGE CENTRES	21
9.1	Objectives	21
9.2	Location of Existing and Proposed Village Centres	21
9.3	Maximum Retail Floorspace	21
9.4	Evaluation Criteria	21
10.0	NEIGHBOURHOOD CENTRES	22
10.1	Objectives	22
10.2	Maximum Retail Floorspace	22
10.3	Location Criteria	22
10.4	Evaluation Criteria	22
11.0	DESIGN GUIDELINES	23
11.1	Streetscape	23
11.2	Architectural Character	23
11.3	Public Amenity	24
11.4	Car Parking	25
11.5	Servicing	25

1.0 INTRODUCTION

1.1 Application

This plan is a Development Control Plan (DCP) prepared and adopted pursuant to Section 72 of the Environmental Planning and Assessment Act 1979 (the Act) and relevant clauses of the Environmental Planning and Assessment Regulation 2000. It is a document for the general guidance of Council in the exercise of its duties and functions under the Act.

1.2 Where does this plan apply?

The plan applies to all land within the Shire of Wyong which falls within the following zones under the Wyong Local Environmental Plan 1991 (WLEP, 1991) - 3(a) Business General, 3(b) Centre Support, 4(a) General Industrial, 4(b) Light Industrial and 4(e) Regional Industrial and Employment Development Zone.

1.3 Aims and Objectives

The plan aims to:

- Identify a clear hierarchy of retail centres within the Shire;
- Identify future centres and their place within the retail hierarchy;
- Identify a procedure to maintain the hierarchy;
- Define the objectives and functions for each of the different levels of centres within the retail hierarchy;
- Identify standards and guidelines for development within the Business Zones; and
- Provide guidance for retailing in Industrial Zones.

1.4 How does this plan relate to other plans?

This plan is based on information contained within the *Wyong Shire – Retail Centres Strategy 2006* prepared by Leyshon Consulting for Wyong Shire Council.

Clause 74C of the Environmental Planning and Assessment Act 1979 and Regulations require this DCP to be consistent with the Wyong Local Environmental Plan (LEP) 1991. In the event of an inconsistency between this plan and the provisions of the Wyong Local Environmental Plan 1991, the latter will apply.

Where there is any inconsistency between the provisions of this plan and any other Development Control Plan, whether adopted before or after this plan, this plan shall prevail to the extent of the inconsistency.

1.5 Definitions

Convenience Goods includes food/groceries, takeaway food, liquor, pharmacy goods, newsagency goods, hairdressing services, dry cleaning.

Comparison Goods includes clothing, footwear, jewellery, fashion accessories, electrical goods, homewares, recorded music and media, computers and software, furniture, whitegoods, luggage.

Gross retail floor space includes both retail floorspace and any bulky goods floorspace. Does not include floorspace for non-retail services.

2.0 RETAIL CENTRES HIERARCHY

Within Wyong Shire, the Retail Centres Hierarchy is as follows:

- Regional Centre
- District Centre – District Shopping Centre and District Town Centre
- Village Centre
- Neighbourhood Centre

2.1 Regional Centre

Centres greater than 80,000m² of gross retail floorspace and having a department store, one or more discount department stores, two supermarkets and a comprehensive range of speciality shops. Regional Centres generally include associated bulky goods centres/precincts. A comprehensive range of non-retail services may also be provided, including entertainment facilities such as cinemas. Regional Centres often contain significant office based employment, community facilities and residential development.

2.2 District Centre

Centres of up to 60,000m² of gross retail floorspace usually containing a discount department store, at least one full-line supermarket and a significant level of speciality shopping. A bulky goods/homewares retail precinct may be located within a District Centre, in addition to a range of non-retail services. The Centre may also exist in association with major community facilities.

District Centres are further classified as either District Shopping Centres or District Town Centres. The District Shopping Centres are generally larger in retail floorspace than District Town Centres, are anchored by a discount department store and have a relatively restricted component of non-retail floorspace. District Town Centres have substantial components of non-retail floorspace including office facilities, community services and a wider range of entertainment facilities than found at District Shopping Centres.

2.3 Village Centre

Centres which generally range up to 8,000m² of gross retail floorspace containing a supermarket, ideally of at least 2,500m², and a comprehensive range of food and non-food speciality shops. The Centre may also contain a limited range of non-retail services and be located in association with community facilities.

2.4 Neighbourhood Centre

Centres with a gross retail floorspace of up to 3,000m², containing a range of convenience shops such as a butcher, fruit and vegetables, takeaway, pharmacy, hairdresser, medical services, video/entertainment hire outlet and the like. Such centres may include a small supermarket of up to 1,500m².

3.0 RETAIL CENTRES STRATEGY

Wyong Shire is one of the fastest growing areas in New South Wales with potential for significant population growth over the next two decades. This will create considerable opportunities for additional retail and commercial development. In addition to this, Wyong Shire has an unusual dispersed settlement pattern, with clear separation between traditional coastal suburbs and new residential growth areas generally west of Tuggerah Lakes. The majority of future population growth in Wyong in the period 2006-31 will be in the northern parts of the Shire namely, Warnervale, Wadalba, Lake Munmorah and Northern Lakes.

The combination of these factors requires that Council maintain a robust Retail Centres Strategy to ensure that growth pressures can be managed to maximise the economic benefits to the Shire. The Retail Strategy aims to ensure that an appropriate level of service in shopping and commercial services is available to residents.

The Retail Centres Strategy contains recommendations regarding the expansion of existing retail centres and the development of new centres during the period 2006-2031.

Figure 1 identifies the spatial distribution of the adopted retail hierarchy in Wyong Shire.

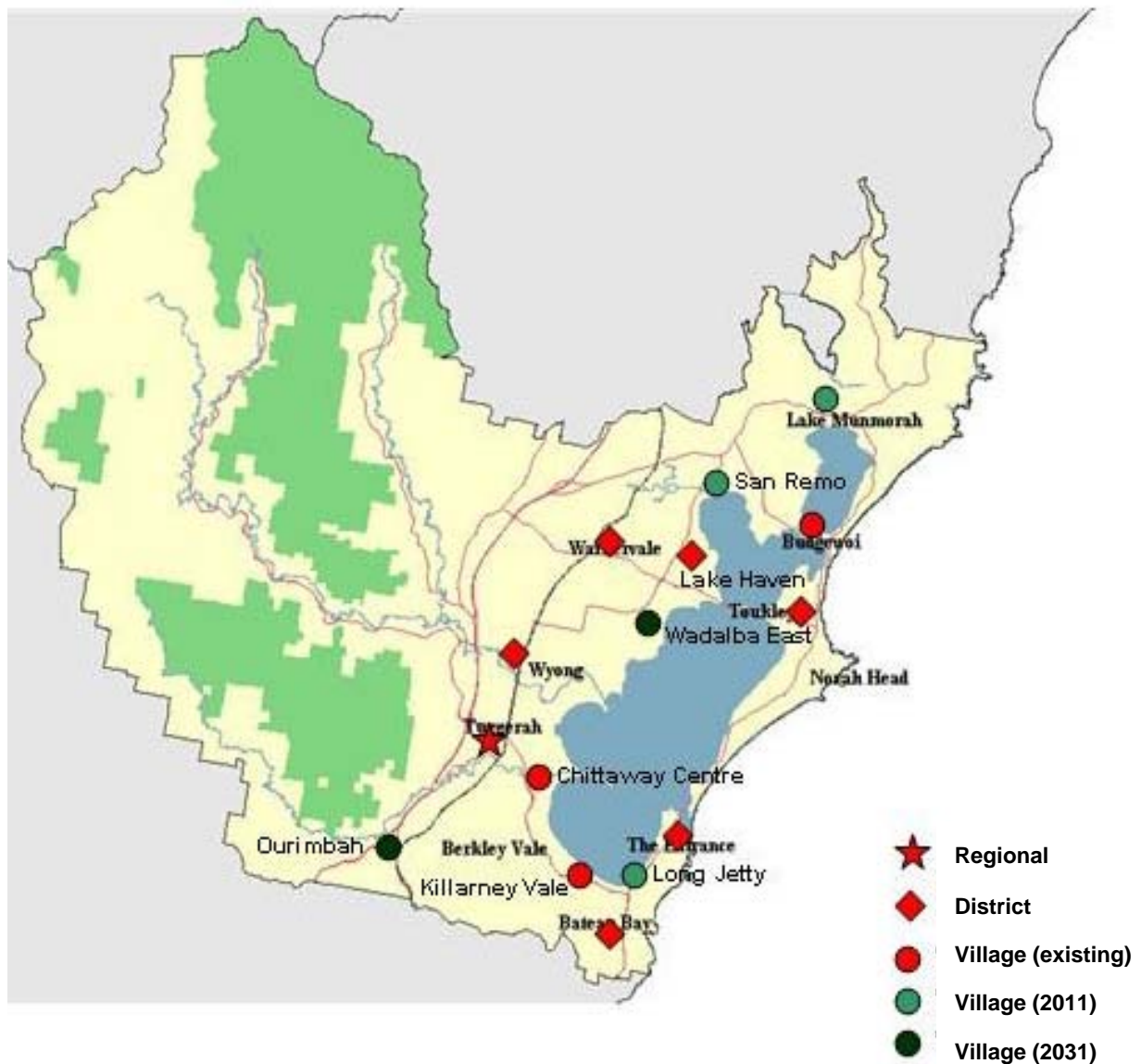


Figure 1

Retail Centres Hierarchy for Wyong Shire

3.1 Existing Centres

The existing Retail Centres within Wyong Shire are:

- Regional Centre – Tuggerah (Figure 2)
- District Town Centre - Wyong, The Entrance, Toukely
- District Shopping Centre - Lake Haven, Bateau Bay (Figures 3 and 4)
- Village Centre - Killarney Vale, Chittaway, Budgewoi

3.2 Future Centres

Centres which are shown on the plan but do not exist at present are:

- Proposed District Town Centre - Warnervale
- Proposed Village Centres - San Remo, Lake Munmorah, Ourimbah, Wadalba East, Long Jetty

3.2.1 Warnervale District Centre

Warnervale will provide a range of retail, commercial, employment, recreation, education and community support services for the release areas in the north of the Shire. The Centre is expected to contain a discount department store, at least one major supermarket, cinemas and a wide range of speciality stores. It will be developed in stages, with the first stage expected to open by 2016.

3.2.2 San Remo Village Centre

A new Village Centre in San Remo has been approved by Council and is under construction. This centre is restricted in size due to its support role for the District Centres at Lake Haven, Warnervale and Wyong.

3.2.3 Lake Munmorah Village Centre

A new Village Centre will be required in the Lake Munmorah area to service the Northern Lakes/Budgewoi area. A specific site is yet to be identified and will be subject to further detailed planning of the San Remo and Northern Lakes Social Planning Districts.

There is potential for this centre to expand up to 10,000m². In its initial stages of development the centre is expected to be anchored by a full-line supermarket. The Centre may have some potential for bulky goods retailing. The inclusion of bulky goods floorspace would need to be accommodated within the 10,000m² floorspace limit referred to above.

3.2.4 Ourimbah Village Centre

Ourimbah has the potential to grow into a Village Centre of up to 5,000m² including a medium-scale supermarket. It is possible however that due to the limited catchment population available to this centre, Ourimbah may never require all of the maximum permissible floorspace.

3.2.5 Wadalba East Village Centre

A new Village Centre of up to 5,000m² will be required in Wadalba East after 2021. The location of the centre should be identified in the land release planning for Precinct 8B and will be subject to detailed planning studies.

3.2.6 Long Jetty Village Centre

Long Jetty has the potential to expand to include a small supermarket and speciality floorspace of up to 5,000m². The Long Jetty area, unlike other village centres, already contains a significant component of bulky goods retailing and industrial service activities.

4.0 BULKY GOODS RETAILING

Provision has been made for bulky goods retailing in the Regional Centre and selected District Centres so as to:

- a Improve and sustain the viability of the existing higher order centres; and
- b Diversify the range of retail opportunities which such centres offer.

Bulky goods retailing is only permitted on land zoned 3(a) Business General and 3(b) Centre Support Zone.

4.1 Objectives

- To provide for relatively low intensity commercial and retail uses with extensive floorspace requirements, but not including supermarkets or other food or produce markets.
- To support and enhance the range of retail opportunities within the Shire.
- To provide for the development of bulky goods sales rooms and showrooms in those areas designated as 3(b) Centre Support Zone.
- To provide for centre support retailing in areas within Regional or District Centres where they can perform a legitimate centre support function.
- To promote centre support retailing in areas which are highly accessible to public and private transport.

4.2 Location

Bulky goods retailing is primarily located in the Tuggerah Regional Centre, Tuggerah Straight and at Long Jetty. Approval also exists for a major concentration of such space adjacent to the Lake Haven District Centre, and a rezoning application has been submitted for land adjoining the Bay Village Shopping Centre.

The expansion of the above areas or the creation of any additional bulky goods retailing in Wyong Shire will be dependent on:

- a The development not leading to the deterioration of any centre designated for retail activity.
- b The development not resulting in a net decrease in retail employment.
- c The development resulting in an increase in the total range of retail goods and services presently available to the community.
- d The development being highly accessible to public transport.
- e Mainstream food and clothing retailing, excluding restaurants and factory outlet retailing, are prohibited in the 3(b) Centre Support zone.

5.0 LIMITED RETAILING IN INDUSTRIAL AREAS

One of the aims of this DCP is to permit limited retailing opportunities in industrial zones which do not adversely affect the viability of existing Retail Centres.

Office uses are permitted in industrial areas only when ancillary to the permissible industrial use. Ancillary is taken to mean development which depends on another principal activity (in this case an industrial activity) carried out on the land and which only occupies a minor proportion of the total developed area.

The office component of an industry would be considered an acceptable ancillary use. Similarly, a small showroom for an industrial manufacturer would be considered an acceptable use where those goods displayed are manufactured on site. Goods just assembled on site would not be an acceptable ancillary use in this context.

Applicants will need to satisfy Council that the proposed retailing activity will not detrimentally affect any Centre identified within the Wyong Retail Strategy and the use will not constitute a retailing activity better suited to a business zone.

5.1 4(a), 4(c) and 4(e) Industrial Zones

Retailing activity in the 4(a) General Industrial Zone, 4(c) Business Park Zone and 4(e) Regional Industrial and Employment Development Zone is restricted to the provision of an ancillary component to a permissible industrial use and general stores (shops that sell a variety of small consumer goods that meet the day-to-day needs of occupants and employees of the buildings within the industrial zone).

5.2 4(b) Light Industrial Zone

A proposal for retail development in the 4(b) Light Industrial Zone must fall within one of the following categories:

- a Retailing associated with and ancillary to industrial uses on the same land.
- b General stores serving the daily needs of people employed in the industrial area, such as sandwich or take-away food stores.
- c Motor showroom.
- d Building products sales rooms or showrooms – includes building materials supplies, plumbing supplies, air-conditioning systems, swimming pools and the like.

6.0 NON-RETAIL SERVICES

The demand for non-retail floorspace is driven principally (but not exclusively) by the growth in office-based employment. Given the scale of expected population (and therefore workforce) growth during the next two decades, demand for the further provision of non-retail floorspace in Wyong Shire will undoubtedly continue.

The provision of non-retail services encourages the development of mixed use centres and provides appropriate and required accommodation for small business.

6.1 Definition

Non-retail services are classified as:

- Medical – doctors, optometrists, physiotherapists, etc.
- Professional – lawyers, accountants.
- Finance – banks, building societies, credit unions, accounting and tax advisory services.
- Entertainment facilities – bars, tavern, cinemas and licensed clubs.
- Community and Recreational facilities – health clubs, gyms, childcare, education establishments, etc.
- Any other commercial services – offices, etc.

6.2 Location

Non-retail floorspace should ideally be concentrated in major centres that have a high degree of public transport accessibility – namely the Tuggerah Regional Centre and District Town Centres of Wyong, Toukley, The Entrance and Warnervale (proposed).

Notwithstanding the above, office and other non-retail activities should be encouraged to locate within smaller centres in Wyong LGA, in particular, new village centres.

Entertainment facilities are encouraged to locate in Regional or District Town Centres. Applications for such facilities in Village Centres will be considered by Council on their merits. Such uses are not subject to floorspace controls.

6.3 Minimum Non-Retail Floorspace

A minimum of 10% of the total additional floorspace of all new and redeveloped District Shopping Centres and Village Centres must be allocated to non-retail services. This must be increased to 20% for the Tuggerah Regional Centre and the District Town Centres at Wyong, Toukley, The Entrance and Warnervale.

It should be noted that all maximum floorspace calculations in this DCP relate to the gross retail floorspace (refer to 1.5 Definitions) and do not include non-retail services. That is, the minimum 10% non-retail floorspace requirement is in addition to the maximum gross retail floorspace restrictions.

The principal reason for this is that non-retail floorspace generally does not have any significant economic effect. As such, the DCP contains no maximum non-retail floorspace limit to encourage all centres to develop along mixed use lines. However, it must be noted that an expansion proposal for the non-retail elements of Retail Centres will be subject to the usual planning and urban design considerations.

7.0 REGIONAL CENTRE

7.1 Tuggerah Regional Centre

The Tuggerah Regional Centre consists of retail and non-retail floorspace within Westfield Tuggerah and along Anzac Road. The Centre also provides a substantial component of bulky goods and related floorspace in areas to the east of the railway line (Tuggerah Supa Centa) and potentially on the Tuggerah “Gateway” site between Westfield Tuggerah and the Motorway (refer to Figure 2).

7.1.1 Objectives

- Provide for and encourage the growth and development of a comprehensive range of retailing, cultural and community activities which complement the role of the existing District Centres, especially the Wyong Town Centre.
- Create an attractive and visually significant urban environment providing a strong sense of place, permanence and community.
- Reinforce safe and convenient access and interaction with adjacent commercial and residential areas.
- Provide for the effective integration of public transport requirements, pedestrian access, private motor vehicle access and parking facilities.
- Encourage the development of a wide range of goods and services which contribute to employment and economic growth within the Shire.

7.1.2 Maximum Retail Floorspace

The maximum gross retail floorspace for the Tuggerah Regional Centre is 180,000m², with 125,000m² of retail floorspace and 55,000m² of bulky goods floorspace. Council’s Retail Centres Strategy recommends the following timing for floorspace additions to the Tuggerah Regional Centre:

- 15,000m² of retail floorspace and 10,000m² of bulky goods floorspace after 2011;
- 15,000m² of retail floorspace after 2016; and
- 25,000m² of retail floorspace and 5,000m² of bulky goods floorspace after 2021.

Any application to expand the retail floorspace prior to the timing outlined above must demonstrate to Council’s satisfaction:

1. That there is an increase in retail expenditure (through an increase in population or household income levels in the trade area of the Centre as set out in the Retail Centres Strategy), that justifies an earlier need for the additional floorspace;
2. The expansion will not have an adverse economic effect on the Wyong District Town Centre or Bateau Bay Shopping Centre in particular; and
3. The expansion will not negate development proposed for the Warnervale District Town Centre.

The maximum retail floorspace should not be regarded as a “planning right”. Applications to expand the Centre must address the evaluation criteria below.

7.1.3 Evaluation Criteria

Proposals to expand any section of the Tuggerah Regional Centre beyond the current floorspace level must be consistent with an agreed master plan. The master plan is to demonstrate how the Centre could integrate better with the surrounding precinct and Tuggerah Railway Station. It must also illustrate how the proposal caters for additional traffic generation, including any impact on the existing roundabouts on Wyong Road. The master plan is to be prepared by the applicant and endorsed by Council prior to the submission of a development application.

An economic impact assessment is to accompany all proposals to expand the Tuggerah Regional Centre. The impact assessment must demonstrate to Council's satisfaction that the expansion:

- a Will not adversely affect other Retail Centres, existing and proposed;
- b Is not in conflict with the Retail Centres Strategy;
- c Is consistent with demand estimates for additional retail space based on the trade area of the centre as set out in the Retail Centres Strategy;
- d Contributes to the overall viability of the Tuggerah Regional Centre; and
- e Will provide a diversity of shops to enable a comprehensive range of retailing. In this regard, the proposal must demonstrate that the additional floorspace meets an identified community need for a certain type of retailing, and that the range of retailing available to the public will be improved.

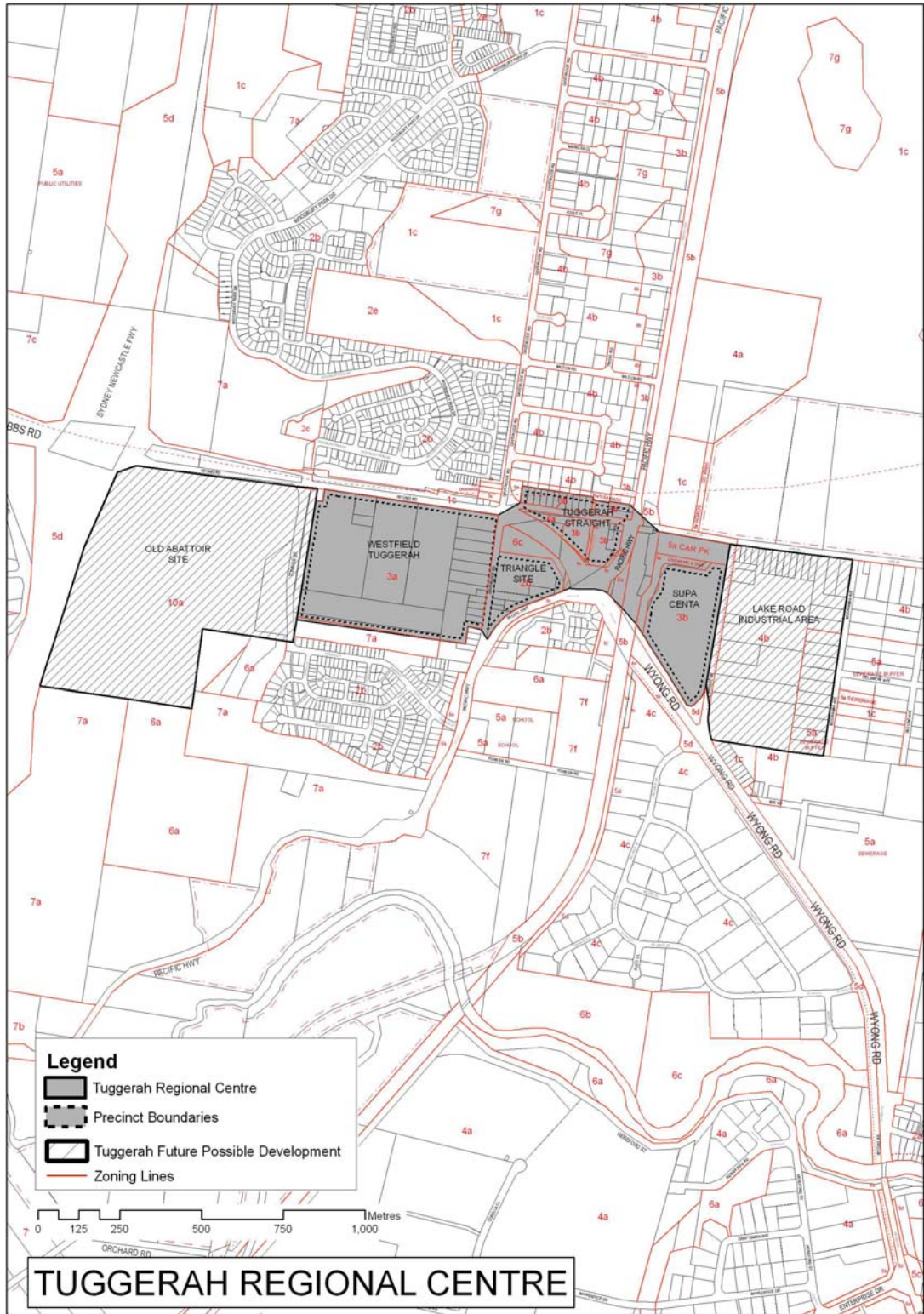


Figure 2 Location map of Tuggerah Regional Centre

8.0 DISTRICT CENTRES

The existing District Centres are intended to provide accessible retail services in selected locations in Wyong Shire. The five existing District Centres within the Shire are Wyong, Toukley, The Entrance, Lake Haven and Bateau Bay. Each has a distinct character which should be reinforced in any subsequent development.

The District Centres are further classified into two categories namely District Town Centres and District Shopping Centres. District Town Centres include Wyong, Toukley, The Entrance and the proposed new centre currently being planned for Warnervale. District Shopping Centres include Lake Haven and Bateau Bay.

8.1 Wyong District Town Centre

Wyong District Town Centre is the administrative centre for the Shire. This should be preserved through the enhancement of office and professional service functions. The retail and administrative roles of the Wyong Centre has been hindered by competition from the Tuggerah Regional Centre and Tuggerah Business Park over the last decade.

8.1.1 Objectives

- To remain the principal administrative centre for the Shire.
- Development must integrate with the heritage themes evident, including scale, materials and design elements.
- Redevelopment of retailing activity should be in a form which reinforces the compact nature and functions of the Town Centre.
- Landscape and streetscape improvement is encouraged to enhance the amenity of the existing area.
- Shop-top housing is encouraged throughout the Wyong District Town Centre.

8.1.2 Maximum Retail Floorspace

The maximum gross retail floorspace for Wyong is 17,000m². The existing retail floorspace in Wyong is estimated to be 11,899m². Due to the current high level of vacant floorspace within the Wyong District Town Centre, any expansion of the Centre is not envisaged before 2021. However, an exception to this timing could be considered for:

- Redevelopment of the River Foreshore as identified in Council's Wyong/Tuggerah Planning Strategy; or
- Redevelopment that incorporates a substantial amount of non-retail and/or residential use.

The maximum floorspace should not be regarded as a "planning right". Applications to expand the Centre will need to address the evaluation criteria below.

8.1.3 Evaluation Criteria

Proposals to expand the retail floorspace within the Wyong District Town Centre must demonstrate to Council's satisfaction that the expansion:

- a Does not exacerbate the existing vacant floorspace currently available in the Centre;
- b Contributes to the overall viability of the Town Centre and diversifies the range of services available within the trading catchment; and
- c Reinforces the identified role of the Centre.

8.2 The Entrance District Town Centre

The Entrance District Town Centre provides a range of personal and professional services along with entertainment and convenience food shopping functions. The Entrance also functions as a recreation and tourism centre for the entire Shire.

Restructuring of The Entrance Town Centre will be supported where it does not undermine the continued competitiveness of the convenience food shopping role of the Centre.

8.2.1 Objectives

- The Entrance District Town Centre is maintained as a primary focus for a comprehensive range of retailing uses.
- The Centre promotes a range of activities which emphasise the tourism and recreation character of the Centre.
- The Centre is developed in a form which creates and reinforces a recreational and holiday atmosphere. Development of tourism-related residential accommodation is encouraged, as is shop-top housing.
- The retail core of the Town Centre is physically contained to its current area in order to maintain a compact centre offering an optimum level of convenience and safety to pedestrians.
- All development is to integrate with the landscape and streetscape improvement program (see DCP 60).

8.2.2 Maximum Retail Floorspace

The maximum gross retail floorspace for The Entrance District Town Centre is 27,800m². The existing retail floorspace in The Entrance is estimated to be 19,800m². Council's Retail Centres Strategy recommends an additional 8,000m² of retail floorspace by 2011.

In accordance with the Retail Centres Strategy, up to 10,000m² of additional retail floorspace may be permitted above the maximum limit of 27,800m² subject to:

1. The additional retail floorspace being justified through a detailed assessment of tourism expenditure for The Entrance;
2. The additional retail floorspace being predominantly aimed at tourists; and
3. The additional retail floorspace being accommodated within an integrated development incorporating non-retail uses (i.e. tourist accommodation, residential development, recreational and entertainment facilities, etc).

The maximum floorspace should not be regarded as a "planning right". Applications to expand the Centre will need to address the evaluation criteria below.

8.2.3 Evaluation Criteria

Expansion of the retail floorspace will be subject to consideration of the amount of additional floorspace, use of additional floorspace and the timing of expansion. Proposals to expand the retail floorspace must demonstrate to Council's satisfaction that:

- a The proposed floorspace does not exacerbate the amount of existing vacant floorspace currently available in the Centre;
- b The proposed development contributes to the overall viability of the Town Centre and diversifies the range of services available within the trading catchment; and
- c The proposed development serves to reinforce the identified role of the Centre, complementing its tourism and recreation character.

8.3 Toukley District Town Centre

Toukley District Town Centre contains a range of personal and professional services along with providing major weekly food shopping functions. The Centre also maintains a recreation and tourism function.

Redevelopment of the Toukley District Town Centre is to reinforce these functions. In particular, Council will encourage the expansion of supermarket retailing in the Centre.

8.3.1 Objectives

- The Toukley District Town Centre should be maintained as a primary focus for retailing facilities which provide a comprehensive range of convenience goods and a limited range of comparison goods to support the needs of the surrounding residential and tourist population.
- Retailing activity shall be contained within the existing retail area and shall develop in a form which contributes to an overall consolidation of the physical and functional role of the Centre.
- All development within the Toukley District Town Centre shall integrate with the landscape and streetscape improvement program.

8.3.2 Maximum Retail Floorspace

The maximum gross retail floorspace for the Toukley District Town Centre is 21,000m². The existing available floorspace in the Centre is estimated to be 15,902m². Any proposal to expand Toukley is restricted until after 2021 given the current high amount of vacant floorspace within the Toukley Town Centre. However, an exception to this timing could be considered for:

- A second supermarket which would increase competition in the food retail sector; or
- Redevelopment that incorporates a substantial amount of non-retail and/or residential use.

The maximum floorspace should not be regarded as a “planning right”. Applications to expand the Centre will need to address the evaluation criteria below.

8.3.3 Evaluation Criteria

Expansion of the retail floorspace will be subject to consideration of the amount of additional floorspace, use of additional floorspace and the timing of expansion. Proposals to expand the retail floorspace of the Toukley District Town Centre must demonstrate to Council's satisfaction that:

- a The proposed floorspace does not exacerbate the amount of existing vacant floorspace currently available in the Centre;
- b The proposed development contributes to the overall viability of the Town Centre and diversifies the range of services available within the trading catchment;
- c The proposed development serves to reinforce the identified role of the Centre;
- d The proposed development provides adequate and accessible car parking; and
- e Additional floorspace is not proposed in an Out-of-Centre location.

8.4 Lake Haven District Shopping Centre

Lake Haven District Shopping Centre currently comprises the Lake Haven Shopping Centre and an adjoining area set aside for bulky goods retailing (refer to Figure 3). The current role of the Centre is the provision of both district and sub-regional shopping facilities to residents in the San Remo, Gorokan and Toukley areas.

The major objective for the Lake Haven District Shopping Centre is to provide a comprehensive range of convenience goods as well as a component of comparison goods.

8.4.1 Objectives

- To provide a community focus for existing residential areas around the centre and for the initial release area in Warnervale.
- Facilitate medium-term retail expansion and diversification to ensure continued competitiveness.

8.4.2 Maximum Retail Floorspace

The maximum gross retail floorspace for the Lake Haven District Shopping Centre is 63,000m² with 38,000m² of retail and 25,000m² of bulky goods. Council's Retail Centres Strategy recommends the following timing for floorspace additions to the Lake Haven District Shopping Centre:

- 5,000m² of bulky goods after 2011; and
- 5,000m² of retail floorspace after 2016.

Any application to expand the retail floorspace prior to the timing outlined above must demonstrate to Council's satisfaction:

1. That there is an increase in retail expenditure (through an increase in population or household income levels in the trade area of the Centre as set out in the Retail Centres Strategy), that justifies an earlier need for the additional floorspace;
2. The expansion will not have an adverse economic effect on the Toukley Town Centre; and
3. The expansion will not negate or retard the development proposed for the Warnervale District Town Centre or development proposed for the Lake Munmorah Village Centre.

The maximum floorspace should not be regarded as a "planning right". Applications to expand the Centre will need to address the evaluation criteria below.

8.4.3 Evaluation Criteria

Expansion of the retail floorspace will be subject to consideration of the amount of additional floorspace, use of additional floorspace and the timing of expansion. Any application to expand the Lake Haven District Shopping Centre must demonstrate to the satisfaction of Council:

- a The expansion will not adversely affect other retail centres, existing or proposed;
- b There is the ability to integrate the additional floorspace and car parking requirements within the boundaries of the existing centre as outlined in Figure 3;
- c Traffic is adequately catered for. The proposal must address the expected increase in traffic generation on the existing roundabout at Pacific Highway/Lake Haven Drive; and
- d Will provide a diversity of shops to enable a comprehensive range of retailing. In this regard, the proposal must demonstrate that the additional floorspace meets an identified community need for a certain type of retailing, and that the range of retailing available to the public will be improved.

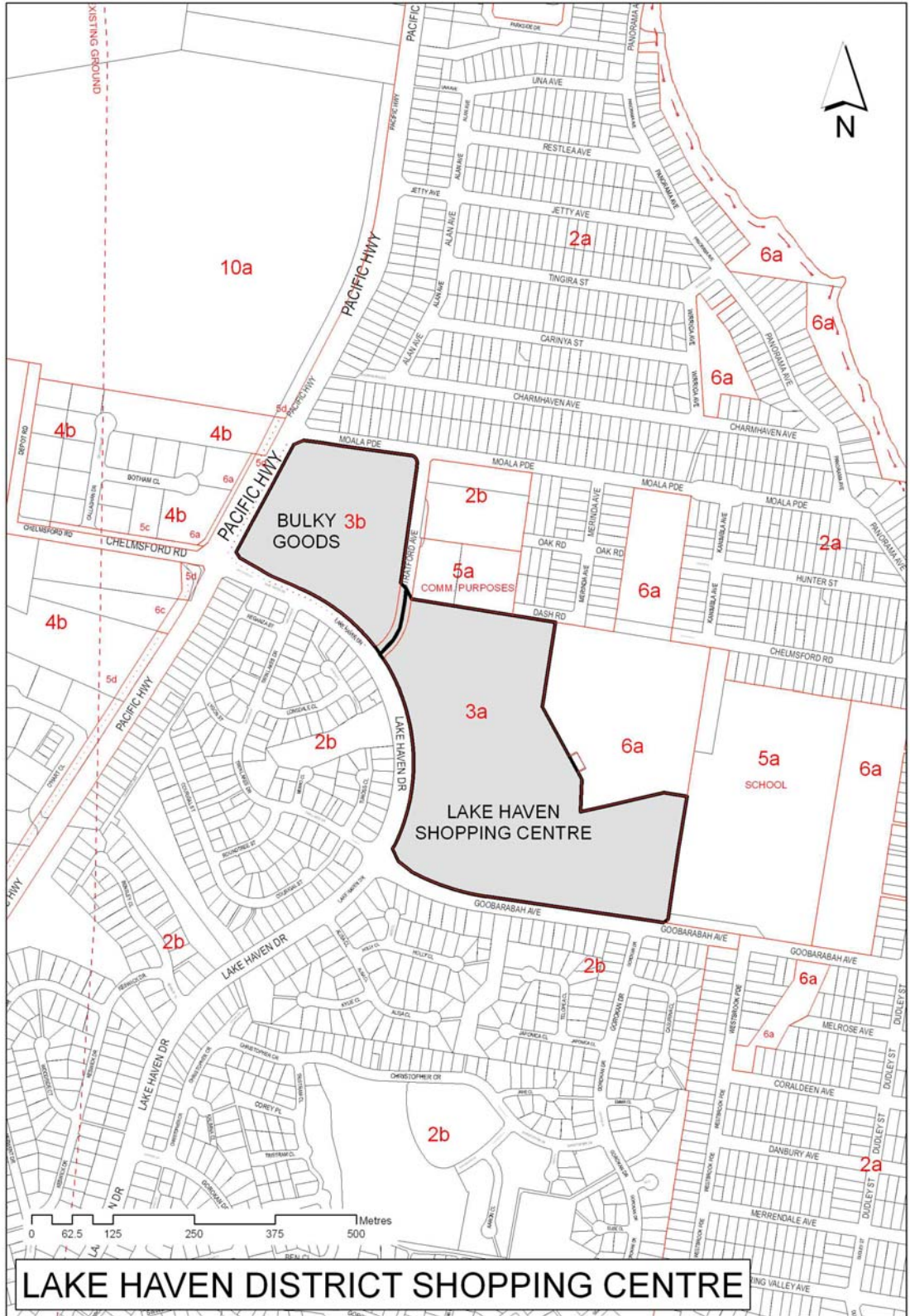


Figure 3 Lake Haven District Shopping Centre

8.5 Bateau Bay District Shopping Centre

The Bateau Bay District Centre contains the Bay Village Shopping Centre, library, child care facilities and the adjoining bulky goods site (refer to Figure 4).

The current role of this centre is the provision of district shopping facilities to The Entrance and Southern Lakes areas. The major objective for the centre is to be the focus of retail facilities which offer a comprehensive range of convenience goods and some comparison goods retailing to support the requirements of the surrounding population.

8.5.1 Objectives

- Maintain the Bateau Bay District Shopping Centre's current role and range of functions.
- To facilitate minor restructuring and/or adjustments to floorspace over time to ensure long-term competitiveness.

8.5.2 Maximum Retail Floorspace

The maximum gross retail floorspace for the Bateau Bay District Shopping Centre is 36,000m² incorporating 31,000m² of retail floorspace and 5,000m² of bulky goods floorspace. Council's Retail Centres Strategy recommends the addition of 5,000m² of bulky goods floorspace by 2011. Given the recent expansion of the Bay Village Shopping Centre, any additional retail floorspace should not be considered until after 2021.

Any application to expand the retail floorspace prior to the timing outlined above must demonstrate the following to Council's satisfaction:

1. That there is an increase in retail expenditure (through an increase in population or household income levels in the trade area of the Centre as set out in the Retail Centres Strategy), that justifies an earlier need for the additional floorspace.

The maximum floorspace should not be regarded as a "planning right". Applications to expand the Centre will need to address the evaluation criteria below.

8.5.3 Evaluation Criteria

Proposals for expansion of the Bateau Bay District Shopping Centre will be considered against the following criteria.

- a The expansion will not adversely affect other retail centres (in particular The Entrance and Long Jetty); and
- b There is the ability to integrate the additional floorspace and car parking requirements within the boundaries of the existing centre as outlined in Figure 4; and
- c Will provide a diversity of shops to enable a comprehensive range of retailing. In this regard, the proposal must demonstrate that the additional floorspace meets an identified community need for a certain type of retailing, and that the range of retailing available to the public will be improved.

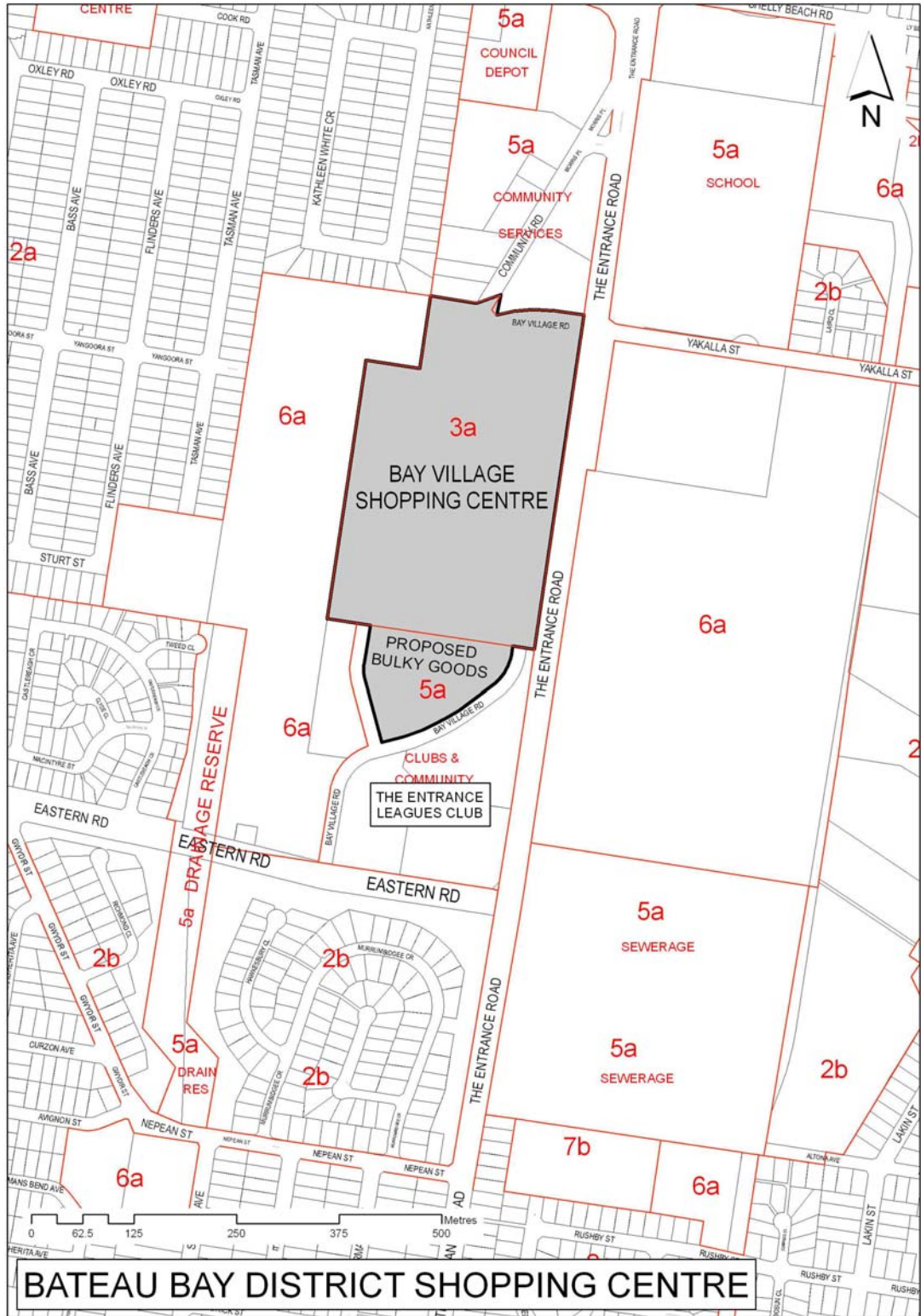


Figure 4 Bateau Bay District Shopping Centre

8.6 Warnervale (Proposed District Town Centre)

A new District Town Centre will be established in the short-to-medium term at Warnervale. It is envisaged the Centre will be developed on a staged basis, with the first stage to be developed before 2016.

The Centre will provide district retail, commercial, employment, recreation, education and community support services to residents of the Warnervale/Wadalba release area and adjacent social planning districts. Warnervale is the preferred location for a cinema complex to service Northern Wyong.

The Centre is expected to contain a discount department store, at least one major supermarket, entertainment facilities and a wide range of speciality stores.

8.6.1 Objectives

- To provide a focus for a range of recreation, education and community support services for the release areas.
- To maximise public transport access to the Centre.
- To allow sufficient remaining capacity for appropriate neighbourhood centres to be developed in other parts of Warnervale.
- To share the trade area in northern Wyong LGA with the Lake Haven District Centre.
- If development of the Centre is staged, development must ensure the ultimate functionality of the District Centre and associated public transport interchange is not compromised.

8.6.2 Maximum Retail Floorspace

The Warnervale District Town Centre is restricted to a maximum gross retail floorspace of 40,000m², which includes 25,000m² of retail and 15,000m² of bulky goods. Council's Retail Centres Strategy recommends the following timing for new retail floorspace for the Warnervale District Town Centre:

- 15,000m² of retail floorspace by 2011;
- 10,000m² of retail floorspace and 10,000m² of bulky goods floorspace after 2016; and
- 5,000m² of bulky goods floorspace after 2021.

Any application to expand the retail floorspace prior to the timing outlined above must demonstrate to Council's satisfaction:

1. That there is an increase in retail expenditure (through an increase in population or household income levels in the trade area of the Centre as set out in the Retail Centres Strategy), that justifies an earlier need for the additional floorspace.

The Warnervale District Town Centre is expected to be staged in relation to the anticipated land release and development strategy to be prepared for the Warnervale Town Centre. It is envisaged the first stage of retail development (2011) will comprise up to 15,000m² and be anchored by at least one supermarket. A second stage (2021) of up to 10,000m² could contain a discount department store, a second supermarket and additional speciality retail floorspace.

Any bulky goods development should not occur until after the first stage of retail development has been established.

9.0 VILLAGE CENTRES

Village Centres provide for a range of weekly food and convenience shopping. Opportunities exist to improve the competitiveness and level of service of these Centres with expanded supermarket floorspace, particularly at Ourimbah, Killarney Vale and Budgewoi.

9.1 Objectives

- To provide centres which allow for access to daily shopping needs.
- To encourage shop-top housing in Village Centres.

9.2 Location of Existing and Proposed Village Centres

Village Centres currently exist at Killarney Vale, Budgewoi and Chittaway. Expansion of the supermarket at Killarney Vale has been supported by Council.

It is proposed that the existing centres at Long Jetty and Ourimbah be expanded into Village Centres. It is also intended that three further Village Centres be created at San Remo, Wadalba East and Lake Munmorah.

9.3 Maximum Retail Floorspace

Village Centres will be restricted to less than 8,000m² total gross retail floorspace due to their support role for the District Centres. Exceptions to this principle are Long Jetty and Lake Munmorah.

Long Jetty Village Centre, unlike the other nominated centres, contains a significant existing component (estimated at 3,800m²) of bulky goods retailing and industrial service activities. Whilst this development type should not expand, opportunities may exist to relocate such services within the Village Centre. It is envisaged that Long Jetty could incorporate a supermarket with additional specialty floorspace of up to 5,000m². This would be in addition to the existing bulky goods floorspace (i.e. maximum gross retail floorspace of 8,800m²).

It is also proposed to provide a new Village Centre within the Lake Munmorah area of up to 5,000m² by 2011. A specific site is yet to be identified and will be subject to further detailed planning of the San Remo and Northern Lakes Social Planning Districts. This Village Centre might have the potential to expand by an additional 5,000m² of retail floorspace after 2021 (i.e. maximum gross retail floorspace of 10,000m²). Bulky goods floorspace would need to be accommodated within this floorspace limit.

9.4 Evaluation Criteria

Expansion of the retail floor area will be subject to the evaluation criteria outlined below. Expansion cannot be justified on the basis of incremental population growth alone, as this will erode any opportunity to develop the District Centres throughout the Shire.

The applicant will need to address the following issues:

- a The expansion will not adversely affect other retail centres; and
- b There is the ability to integrate the additional floorspace and car parking requirements with the established footprint of the Village Centre.

10.0 NEIGHBOURHOOD CENTRES

Existing Neighbourhood Centres are numerous and well distributed throughout established residential areas. There is scope for expansion in some of these centres within the limits of existing zoning and development controls. Appropriate centres will range from single convenience stores to traditional small groupings of up to twelve (12) shops and may include convenience stores integrated with service station operations.

10.1 Objectives

- To provide centres which allow for daily and/or convenience shopping needs.
- To encourage shop-top housing in Neighbourhood Centres.

10.2 Maximum Retail Floorspace

Neighbourhood Centres shall be limited to a maximum retail floorspace of 3,000m².

10.3 Location Criteria

Neighbourhood Centres are to be approximately located in the following areas:

- Greater than 800 metres from a Regional or District Centre; and
- Where the local catchment population will be equal to or exceed 2,000 persons.

10.4 Evaluation Criteria

Expansion of the retail floor area of such centres will be subject to the criteria outlined below. Expansion cannot be justified on the basis of incremental population growth alone.

The applicant will need to address the following issues:

- a The expansion will not adversely affect other retail centres; and
- b There is the ability to integrate the additional floorspace and car parking requirements with the established footprint of the Neighbourhood Centre.

11.0 DESIGN GUIDELINES

Retail Centres are a focal point for communities for shopping, services, socialising and recreating (cafes, restaurants, cinemas, etc). By default they have a different built environment to that of surrounding residential areas. As land values and development densities are generally higher and land uses are mixed, the public importance of streets and other public spaces increases and there is a need for greater attention on the interrelationship of private development and public places.

11.1 Streetscape

It is important that commercial buildings assist in defining the street for pedestrians. Setbacks help people to understand where buildings are facing and where you can enter a building.

Standalone shopping centres with car parking areas in front or large areas of blank wall erode the built form. Buildings that support the definition of streets and public spaces ensure the Centre is an attractive, legible place for business or pleasure.

- a Buildings should define and create streets, street corners and public spaces through shopfronts facing the street, narrow or no setbacks, and use of windows and doors, awnings and corner façade treatments.
- b In multi storey mixed use buildings, retail activities should be located on the ground floor to activate the street, maximise merchandise display opportunities, and provide visual interest and safety for pedestrians. Commercial office activities should be located on the first floor, with residential on the floors above, to ensure vertical mixing of uses and passive surveillance at all times of the day.
- c To activate the street and create visual interest and safety for pedestrians at all hours of the day, as many doors and windows should be located on the building façade as functionally, aesthetically and structurally possible.
- d Where appropriate in the urban character, corner elements should be included into buildings located on intersections with either additional floors or façade treatments to accentuate the importance of street corners as places of pedestrian interaction and to provide visual landmarks for pedestrians.
- e Awnings should be provided on all building frontages and should extend over at least half of the width of the footpath. Awnings provide visual interest to buildings and protect pedestrians from weather elements.
- f Roller shutters should not be installed on the front of commercial buildings in street shopping precincts. Roller shutters on buildings can detract from the streetscape and amenity of the area.
- g Buildings should be aligned with footpaths to create spatial enclosure and a sense of place.
- h Building facades should be aligned so as to minimise intervening space which could create security problems for shoppers.

11.2 Architectural Character

Façade articulation provides character and human scale to commercial buildings. The placement of windows and doors, and the treatment of blank walls allow vertical and horizontal proportions to be obvious or subtly incorporated into the façade. Design techniques can reduce a buildings' visual impact and provide visual interest.

- a Large retail or commercial floor spaces not requiring continuous and direct connection to the street (eg. supermarkets) should be “wrapped” by smaller commercial buildings to avoid blank walls and create an active street frontage.
- b For large buildings, including multi storey mixed use buildings, the treatment of the façade should be designed to provide character, visual legibility and human scale and to delineate the distinct uses.
- c Glass curtain walls should be minimised on building street frontages to reduce glare, increase energy efficiency, reduce opportunity for window damage through antisocial behaviour, and create visual interest for the display of merchandise.
- d Entrances should be clearly expressed through porticos or other devices. Entries to shop fronts should be recessed to clearly define the location of the building access, provide relief to the ground floor façade and provide visual interest.
- e Buildings should contain no more than 5 metres of ground floor wall without a door or window. Windows should make up at least 50% of the ground floor front wall.

11.3 Public Amenity

The public domain includes public areas such as parks, streets, footpaths and also privately owned areas accessible to the public like building forecourts, arcades, shopping centres and car parks.

Future development must create gathering places that enhance and connect with those already existing. Shared public areas should be accessible to all community members and visitors. As a setting for community life they need to be attractive, safe, interesting, comfortable, well defined and easily accessible.

- a Buildings, street furniture and landscaping are to contribute to the definition and amenity of the area.
- b Landscaped areas shall be integrated within the overall design to soften dominance of buildings and to provide shade, meeting places, resting areas and playgrounds.
- c Benches and other forms of seating should be provided both internally to centres and externally to provide places for shoppers to rest.
- d Centres should adopt consistent paint and signage schemes to ensure consistency of centre presentation and image.
- e Use of one colour over a whole building is discouraged. Colour should be used to express features, define storeys and relate to adjacent buildings and places. Special attention should be given to heritage buildings and development that adjoins them.
- f Sunshades should be incorporated into architectural expression of the northern façade of buildings.
- g All buildings should be designed with opening windows to maximise natural ventilation.
- h Buildings should contain large shopfronts and upper storey windows to provide passive surveillance of pedestrian areas and car parks.
- i Street furniture and paving shall take into account the needs of people with a disability or decreased mobility (eg. seats to have arms and not be too low, slip resistant paving should be utilised).
- j Pedestrian routes are to be clear, safe, well lit and legible to all. Particular attention should be given to linking areas of the public domain and at potential conflict points between different transport modes.

11.4 Car Parking

Car parking should be well connected, clear to access, not dominant but generally screened behind buildings and landscaping.

- a Parking layouts should have a logical design with a direct path to nearby buildings. Pedestrian access should be clearly separated from vehicular access.
- b If parking is provided at or above ground level it should be located behind the building line and screened from public view through the use of landscaping or shade elements.
- c Multi storey car parking should incorporate ground level activities such as shops or offices. Such parking stations should not impact negatively on public open space.
- d Internal streets and parking area should be designed to reduce the width of roadways and facilitate pedestrian movement throughout the Retail Centre.
- e Centres should be designed to facilitate after hours trading by enabling convenience traders to address car parks.

11.5 Servicing

Servicing of commercial buildings is essential for the delivery of goods and the removal of waste as well as providing discrete access for employees and service personnel. How the design of a building incorporates servicing can influence its ease of public and private use and have a significant impact upon public amenity and safety.

- a Unsightly yards, waste areas and loading or servicing bays should be grouped and located underneath or behind buildings. Ideally, they should not be visible from public streets, parks or other public spaces.
- b Access to service areas shall be routed away from main streets to protect pedestrian amenity and safety, and reduce friction from vehicular traffic.