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Chapter 5

Precinct 8
Long Jetty Town Centre to
Saltwater Creek Reserve Park

Chapter 5

Precinct 9 Low to Medium Density Residential



Fig 5.9.1 Boondilla Road – Access to Ocean Bath (Source: Dickson Rothschild)



Fig 5.9.2 Boondilla Road beach access (Source: Dickson Rothschild)



Fig 5.9.3 Corner of Elsiemer Street and Eloora Road looking northeast (Source: Dickson Rothschild)



Fig 5.9.4 Corner of Thompson Street and Eloora Road looking southwest (Source: Dickson Rothschild)



Fig 5.9 Low to Medium Density Residential

Location

Precinct 9 includes residential areas in The Entrance and Long Jetty and extends from Boondilla Road in the north to the boundaries of Precincts 15 and 16 in the south and east respectively and Precinct 12 in the east.

Zoning

This precinct has the following zones: Multiple Dwelling Residential 2(b), Light Industrial 4(b), Open Space and Recreation 6(a) and Crown land.

Existing General Character

This precinct is primarily residential with a mix of single family dwellings and medium density housing interspersed throughout most streets in the precinct. Developments in Ocean Parade fronting the Pacific Ocean are of a different scale and quality to the majority of developments elsewhere in the precinct, and take advantage of direct views over the Pacific Ocean. A low north tending ridgeline running through the precinct affords views from dwellings in different parts of the precinct of either Tuggerah Lake or the Pacific Ocean. Streetscapes are similar in character to the general residential character throughout The Entrance Peninsula, with minimal street tree planting, overhead power lines and variable treatment of roads and their verges. The precinct provides a transition in built form from the higher density areas north of Boondilla Street and surrounding Jubilee Park, and the low density housing areas south of Thelma Street.

Existing Streetscape and Public Domain Character

- Overhead low voltage power lines in the streets tend to dominate the streetscape due to the generally sparsely planted street trees and other vegetation. Low scale residential buildings, including a mix of dwellings and multiple dwelling residential buildings are set back from front property boundaries.
- Generous width road verges and large lot sizes that enable buildings to be well separated and setback from the street boundary creates an openness of the streetscape.
- Streets have sealed pavements and generally no footpaths, kerbs or gutters.
- Parts of the precinct front onto the Pacific Ocean foreshore reserve, although access to the reserve and beach is restricted to a few places, including off Bay Road, Binburra Avenue, Toowoan Bay Road, Seaview Parade and the Boondilla Road staircase.
- There are no formal parks in the precinct, although informal open space areas surrounded by streets are located in Rhodin Drive, and between Boondilla Road and Ocean Parade.

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Precinct 9 Low to Medium Density Residential

Existing Built Form Character

- The precinct is mostly developed and is undergoing a gradual transition from an area occupied primarily by single dwellings to one with a mix of dwellings and various forms of medium density housing.
- The built form is typical of the general residential built form throughout The Entrance Peninsula. In areas adjacent to the coastal foreshore, predominantly 2 storey developments that take advantage of views over the ocean occur in a variety of architectural styles and materials.

Desired Future Character

Precinct 9 will be primarily a residential area accommodating a mix of single dwelling and multiple dwelling developments. They will be located within a convenient distance to all services and facilities on The Entrance Peninsula, including the ocean and lake foreshore recreation areas; retail, commercial and community facilities in The Entrance Town Centre, other centres, and located along The Entrance Road. It will provide an attractive, accessible, convenient and safe environment for its residents and visitors, and have improved connections to other areas and attractions of The Entrance Peninsula, including open space and recreation facilities, and retail and commercial facilities.

Design Objectives

- Maintain the low to medium density residential character and improve the amenity of residential areas.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles.
- Enhance the amenity of, and improve awareness of and access to the foreshore areas of the Pacific Ocean.

Design Strategies and Recommendations

Streetscape Improvement

- Prepare a streetscape strategy to provide a consistent design approach and program of implementation for footpaths, street tree planting and furniture, street lighting and signage. Such a strategy will include a program of street tree planting that improves and reinforces the legibility of Toowoan Bay Road, Pacific Street, Stella Street, Swadling Street, McLachlan Street, Lindsay Street, Watkins Street, Eloora Road and Bay Road as collector streets through the precinct, and reinforces the hierarchy of streets. See Chapter 7 Landscape and Public Domain Action Plan for details.

Pedestrian/Cycle and Public Transport Facilities

- Improve the pedestrian and cycle way connections to Swadling Park Reserve, Saltwater Creek Reserve Park, Lions Park and the Reserve fronting McLachlan Avenue from the surrounding neighbourhoods.
- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, and provide bus stops and facilities along its route.

Parks and Reserves

- Revise or prepare Landscape Plans and Plans of Management for the Pacific Ocean Foreshore Reserve to improve public access to foreshore areas, provision of car parking areas, directional signage, landscape provision and maintenance schedules.

Heritage

- Recognise, respect and treat appropriately properties and their curtilage that are identified in Wyong Shire LEP and Council's Heritage Study as being of heritage significance, including the dwelling at 25 Surf Street.

Recommendations to Relevant Council Planning Regulations

No changes to Council's planning instruments are recommended in this precinct.

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Precinct 10 Taylor Park Residential Transition



Fig 5.10.1 Taylor Park - Benelong Street Entrance looking southeast
(Source: Dickson Rothschild)



Fig 5.10.2 Existing Medium Density Residential
(Source: Dickson Rothschild)



Fig 5.10.3 Dening Street looking east
(Source: Dickson Rothschild)



Fig 5.10.4 Dening Street looking west
(Source: Dickson Rothschild)

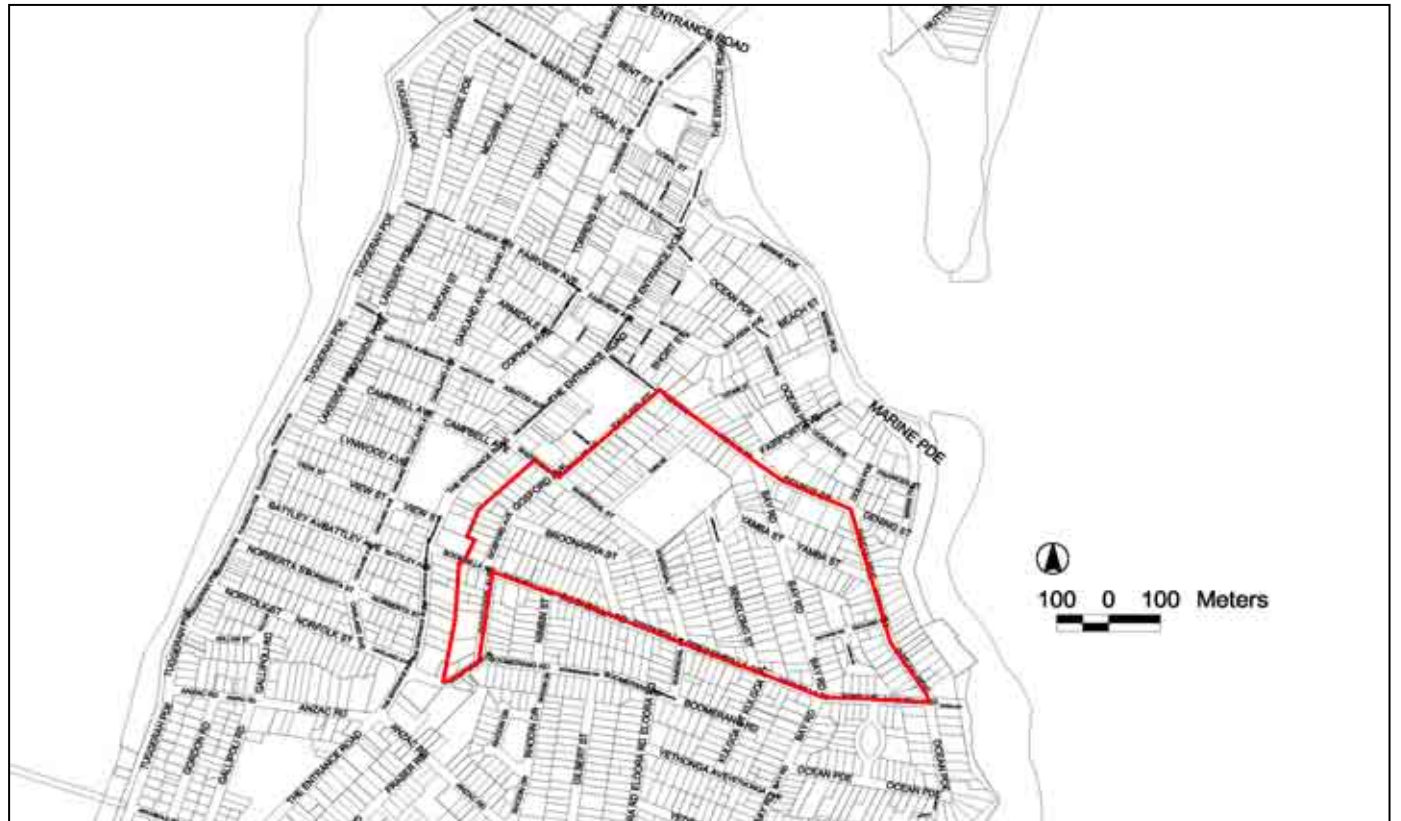


Fig 5.10 Taylor Park Residential Transition Study Area

Location

Precinct 10 is located to the south-east of The Entrance Town Centre and is generally bound by the rear of lots facing the western side of Gosford Avenue and Taylor Street to the west, Dening Street to the north, Ocean Parade to the east, and Boondilla Road to the south.

Zoning

This precinct has the following zones: Residential 2(a), Multiple Density Residential 2(b), Medium Density 2(c), Special Uses 5(a), and Open Space and Recreation 6(a).

Existing General Character

The character of this precinct is defined by its mix of predominantly 3 storey residential flat developments, and lower density developments including 1 and 2 storey dwellings and multiple dwelling units, all within convenient walking distance of The Entrance Town Centre, Taylor Park, The Entrance waterfront and the ocean foreshore. The built form of the precinct provides a transition between higher density development in The Entrance Town Centre and to the north in Precinct 5, and less dense developments to the south. Taylor and Shore Parks are centrally located to the precinct and provide the venues for both active sporting activities and passive uses for the local community. These parks have been identified as local facilities rather than regional facilities by the Wyong Shire Council.

Existing Streetscape and Public Domain Character

- Roads are generally wide, with 12-13 metre wide road pavement, wide grassed verges with kerbs and gutters on most roads, and sparsely planted street trees. Footpaths are only provided along The Entrance Road, Dening Street, and parts of Ocean Parade, Gosford Avenue, Taylor Street and Warrigal Street.
- Parallel kerbside parking is common throughout the precinct.
- Taylor and Shore Parks are formal recreation areas comprising playing fields with access from Dening Street, Warrigal Street, Park Road and Benelong Street, and are surrounded by buildings including a bowling club and bowling greens, sporting club rooms, a grandstand and Band Hall.

Existing Built Form Character

- Buildings are predominantly 3 storey residential flat developments, and lower density developments including 1 and 2 storey dwellings and multiple dwelling units designed and constructed in a variety of architectural styles and materials.

Desired Future Character

Precinct 10 will be a medium density residential area surrounding Taylor and Shore Parks and their passive and active recreation facilities. The area is also conveniently located in close proximity to The Entrance Town Centre, The Entrance waterfront and the Pacific Ocean foreshore. It will be a good place for its residents to live, providing easy access for them to all The Entrance Peninsula's attributes. It will have high quality built form and attractive streetscapes, including attractively landscaped streets and safe and convenient access to facilities within and adjoining the precinct.

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Precinct 10 Taylor Park Residential Transition

Design Objectives

- Provide an effective transition between the higher density land uses and buildings in The Entrance Town Centre and adjoining residential areas to the north, and the lower density residential areas to the south.
- Encourage high quality medium density housing surrounding Taylor Park in a village green setting facing the park and the street to improve passive surveillance and amenity for these areas.
- Encourage high quality urban design of buildings that reflect the coastal character of The Entrance and meet the needs of occupants.
- Encourage, promote and facilitate recreational, cultural, social and educational activities in Taylor and Shore Parks.
- Ensure that these parks meet the diverse needs of potential users, and are accessible to people of all abilities.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles.

Design Strategies and Recommendations

Building and Development Controls

General Controls

- Review Council's planning instruments to ensure all sites within the precinct are zoned to reflect their existing or most appropriate land use.
- New buildings are to provide an attractive facade to the street and to be designed to read as individual buildings or a number of individual buildings that complement existing built forms, and provide passive surveillance to the streets.

Taylor Park and its surrounds

- Review Council's planning instruments to allow buildings up to a maximum of 12 metres in height with frontage to streets surrounding Taylor Park and in parts of Benelong and Yamba Streets, provided lots are consolidated to a minimum 1800 sqm. This will provide a transition between higher buildings in the Town Centre and residential areas to the east and south.



Fig 5.10.5 Proposed building heights surrounding Taylor Park

- Review Council's planning instruments to allow buildings on the western edge of Park Street and in Taylor Street up to a maximum of 18 metres in height subject, and up to 12 metres on the three lots facing Warrigal Street subject to the buildings facing the street to promote passive surveillance of these streets, any part of these buildings above 2 storeys in height are to be set back from the podium edge in accordance with the provision of DCP 60.
- Review Council's planning instruments to require all new developments facing Taylor Park, Shore Park and the adjoining streets to have a high quality and functional elevation that ensures passive surveillance of the park and streets.

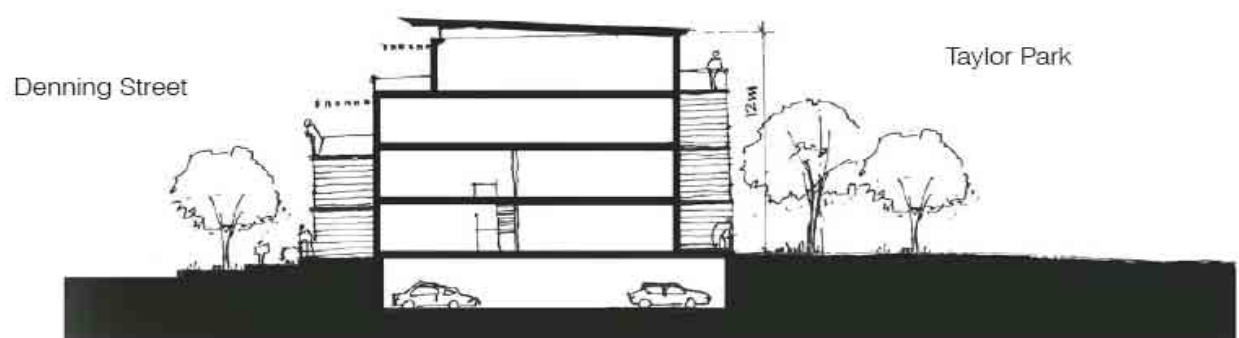


Fig 5.10.6 Proposed section of buildings looking over the park

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Precinct 10 Taylor Park Residential Transition

The Entrance Bowling Club

The Entrance Bowling Club is located on a mix of land leased from Council and Club owned land with multiple zones, and varying density and height controls that limit the potential for redevelopment. The Club and its buildings provide a recreation facility in close proximity to The Entrance Town Centre and provide passive surveillance of parts of Taylor Park. Car parking for the Club is separated from the main club facilities by Park Road. Urban design principles shown in the following figure illustrate the development opportunities for this site.

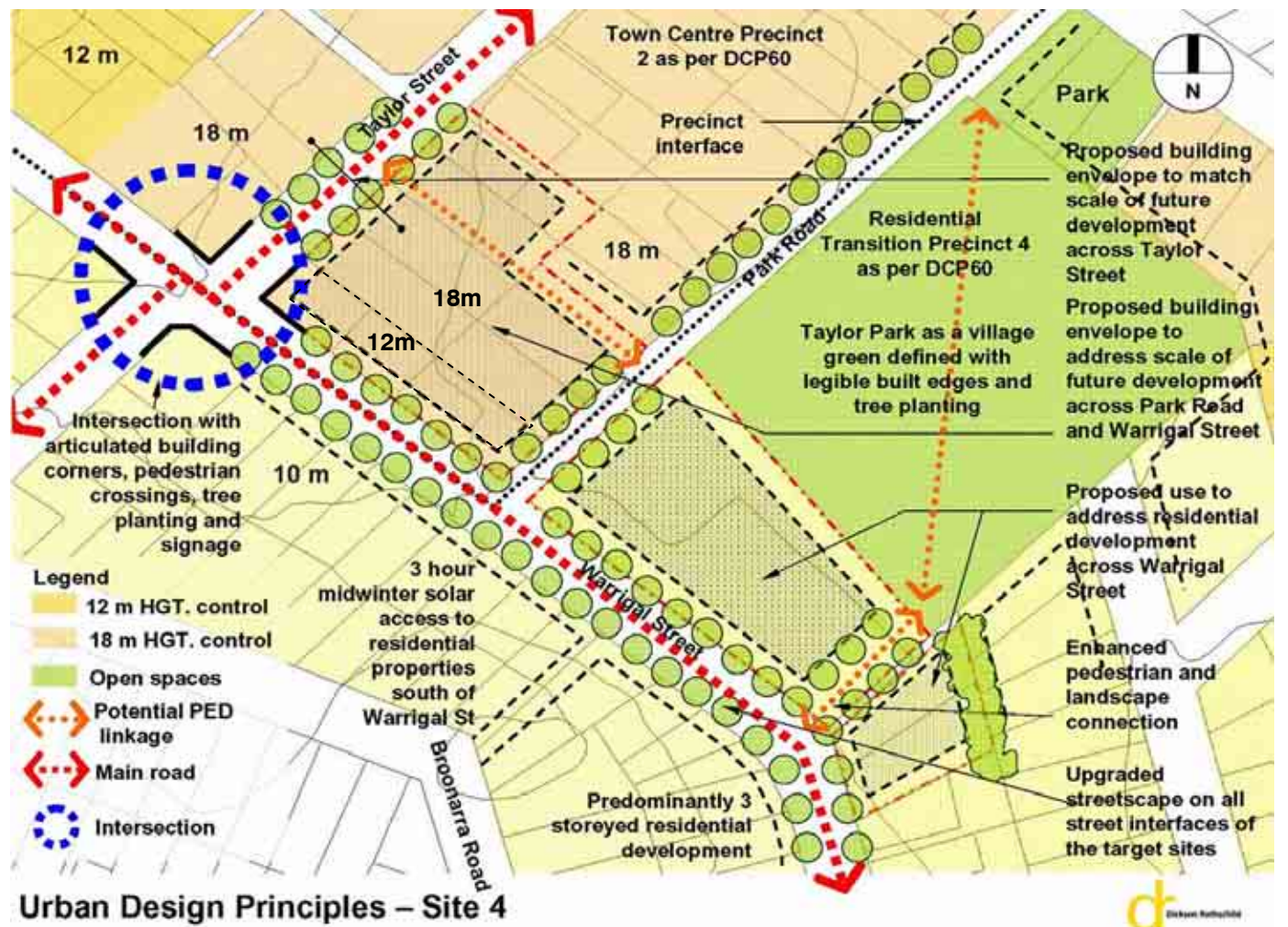


Fig 5.10.7 Urban Design Principles The Entrance Bowling Club

- A Master Plan or site specific set of development controls is to be prepared prior to consideration of any development or redevelopment for the Bowling Club lands to establish a consistent design approach for such developments and their relationship to Taylor and Shore Parks and adjoining developments.
- Rezone land at 30 Taylor Street, 8A Warrigal Street and 25 Park Street to an appropriate zone to facilitate redevelopment of the bowling club land.
- Review council's planning instruments to ensure any redevelopment of the bowling club buildings east of Park Road are a maximum of 12 metres high, with buildings facing the street to encourage passive surveillance and safety by design.
- New buildings on the bowling green and car park site between Taylor Streets and Park Road are to be a maximum of 18 metres high, with buildings facing the street to encourage passive surveillance and safety by design.
- New buildings on sites between Taylor Street and Park Road, and fronting onto the northern side of Warrigal Street are to be a maximum of 12 metres high and are to face the street to encourage passive surveillance and safety by design.
- The design of buildings is to ensure adequate solar access to adjoining sites including Taylor Park, Shore Park and surrounding streets, and the building's relationship with the existing streetscape.
- New or redeveloped buildings are to provide an attractive and active facade to Taylor and Warrigal Streets and Park Road, and to be designed to read as individual buildings or a number of individual buildings that complement existing built forms.
- Car parking areas are to be integrated with new or redeveloped buildings.

Streetscape Improvement

Taylor Park, Shore Park and their surrounds

- Remove or restore the aged and inappropriate buildings and grandstand along Park Road, to open up views of the park from the surrounding residential area, and improve passive surveillance and visual amenity.
- Provide additional car parking spaces with disabled parking spaces near Park Road for users of the Parks.
- Provide adequate lighting to ensure public safety and security to the park and the surrounding areas.

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Precinct 10 Taylor Park Residential Transition

- Review the existing Plan of Management to include a strategy for creating an improved visual setting for the parks and to the surrounding road network. Such a plan should include a landscaping plan which demarcates passive and active recreation areas, and reviews the adequacy of BBQ facilities, kiosk, toilets, seating and signage, picnic facilities and playground equipment for the park.

The Entrance Bowling Club

- Any development or redevelopment of the bowling club site is to provide street tree planting and public domain works along street frontages, including a lighted pedestrian connection between Warrigal Street and Taylor Park.

Adjoining Residential Areas

- Prepare a streetscape strategy to provide a consistent design approach and program of implementation for footpaths, street tree planting and furniture, street lighting and signage. See Chapter 7 Landscape and Public Domain Action Plan for details.

Pedestrian/Cycle and Public Transport Facilities

- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, including in Ocean Parade and Denning Street, and provide bus stops and facilities along its route.

Recommendations to Relevant Council Planning Regulations

	Reference	Existing Planning Control	Proposal	Justification
Building Height	DCP64 CI4.2(c)	Residential 2(c) - Generally 3 storeys for sites of 1800m ² or less and variable for sites greater than 1800m ² . Height map allows for 18metres (6 storeys) in particular locations Special Uses 5(a) – no controls Open Space 6(a) – no controls	Allow buildings up to 12 metres in height fronting Taylor Park provided lots are consolidated to a minimum of 1800sqm, and include a height map to all affected properties Alter controls to allow buildings up to 18 metres in height on the western side of Park Street and in Taylor Street, and 12 metres on the 3 lots facing the northern side of Warrigal Street with a 2 storey podium base for buildings fronting the park and facing streets which are adjacent to the park, on consolidated sites of 1800sqm. Include an amended height map in planning controls. Living areas should face the park for passive surveillance. Refer to precinct diagram. This yield is dependant on meeting the site consolidation requirement.	To promote quality medium density housing around the park, in a village green setting with a high quality visual appearance facing the park as well as the street.
Floor Space Ratio	DCP64 CI 4.2(b)	Residential 2(c) – FSR 0.9:1	It is recommended to review increasing the FSR of the sites shown facing the park to 2:1	See above
Building Setback adjoining public reserve	DCP64 CI 5.3.3(b) DCP99 s.3.1 pp16	Category A Road (The Entrance Road): 7.5m Category B Road: 6.0m Category C Road: 4.5m Requires 4.5m rear setback and 0.9m side setback	Alter controls to achieve a rear building setback to the sites adjacent to the public reserve should be 7.5 m consistent with allowing a landscape to the park frontage	To create a green edge surrounding the park.

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Precinct 10 Taylor Park Residential Transition

Strategy Plan



Fig 5.10.8 Strategy Map for Taylor Park Residential Transition

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Precinct 10
Taylor Park Residential
Transition

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Precinct 11 The Entrance Road Corridor



Fig 5.11.1 Pedestrian footpath – The Entrance Road (Long Jetty Section)
(Source: Dickson Rothschild)



Fig 5.11.2 Corner of Venice Street and The Entrance Road looking north
(Source: Dickson Rothschild)



Fig 5.11.3 Corner of Venice Street and The Entrance Road looking south
(Source: Dickson Rothschild)



Fig 5.11.4 Corner of Oakland Avenue and The Entrance Road looking north
(Source: Dickson Rothschild)



Fig 5.11.5 Corner of Norberta Street and The Entrance Road looking south
(Source: Dickson Rothschild)

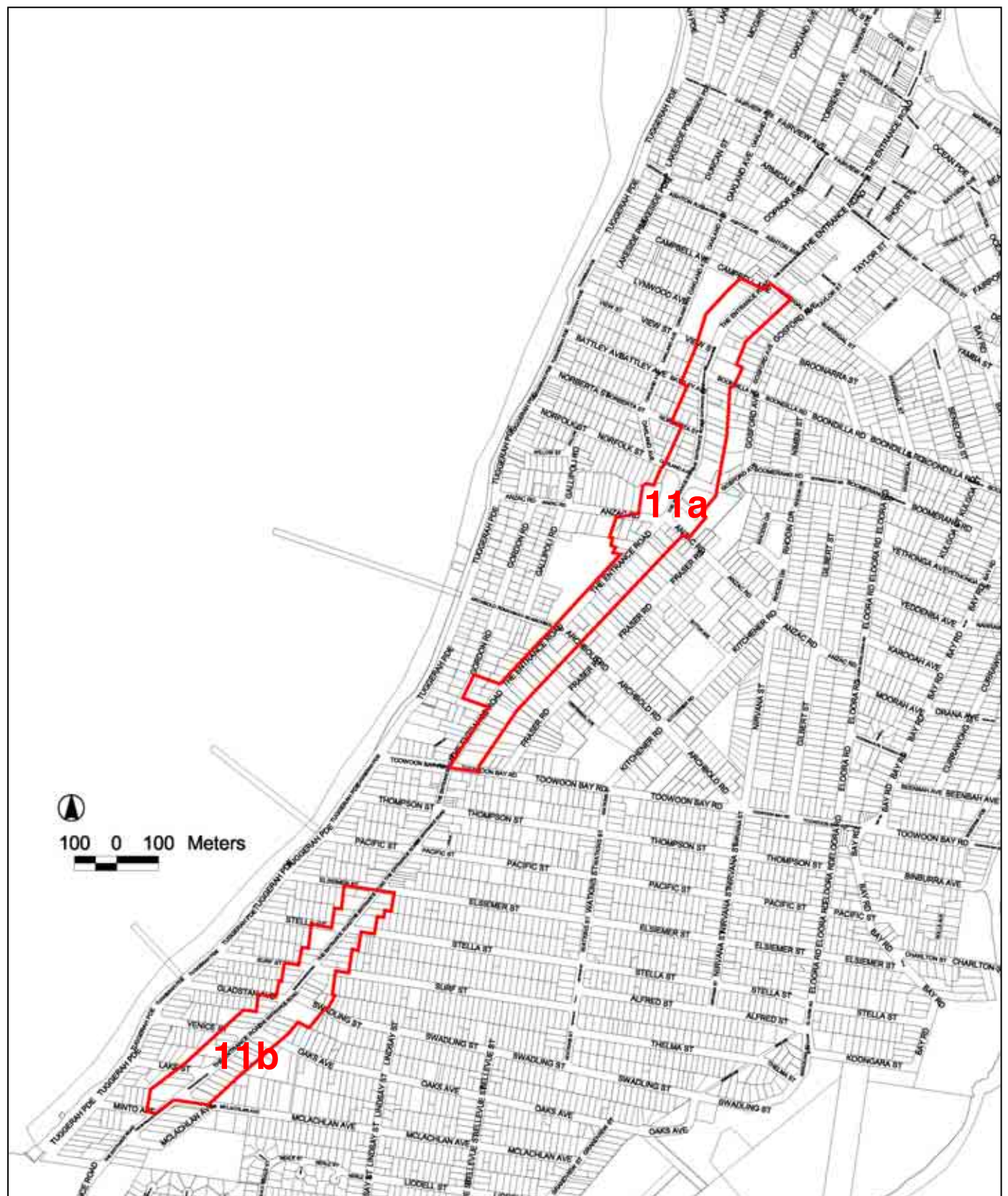


Fig 5.11 The Entrance Road Corridor Study Area

Location

Precinct 11 located along both sides of The Entrance Road between Campbell Avenue and Warrigal Street in the north, and Minto Avenue and McLachlan Avenue in the south. It excludes that part of The Entrance Road within Long Jetty Town Centre in Precinct 8. The precinct is divided into two sub-precincts, Precinct 11a located north of Toowoon Bay Road, and the intersection of The Entrance Road and Gordon Road; and Precinct 11b located south of Elsiemer Street.

Zoning

This precinct has the following zones: Multiple Dwelling Residential 2(b), Medium Density Residential 2(c), Business Centre 3(a), Centre Support 3(b), Light Industrial 4(b), Special Uses 5(a) (Hall, School, RSL and Church). Precinct 11a has the following zones: Business Centre 3(a), Centre Support 3(b) and Special Uses 5(a) (Church). Precinct 11b has the following zones: Multiple Dwelling Residential 2(c), High Density residential 2(d), Light Industrial 4(a), Special Uses 5(a) (Hall, School, RSL and Church).

Existing General Character

Precinct 11 is characterised by predominantly traffic dependent strip commercial uses along The Entrance Road south of Elsiemer Street, and a mix of industrial uses, a school and a club, medium density housing and single dwellings in a low amenity environment along a major traffic corridor that runs through The Entrance.

Precinct 11a

Development on the eastern side of The Entrance Road is predominantly a mix of medium density housing developments and single dwellings separated by a small, industrial area at the Oakland Avenue/Gosford Avenue junction. Buildings are between 1 and 3 storeys high. The western side of

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Precinct 11 The Entrance Road Corridor

The Entrance Road is a mix of dwellings and medium density residential buildings between 1 and 3 storeys high. The continuity of this form of development along The Entrance Road is broken by The Diggers RSL Club, a school, a motel and small restaurant.

Precinct 11b

South of Elsiemer Street, the highway strip commercial and light industrial nature of development is broken between Surf Street and Venice Street/Oaks Avenue by a mix of dwellings and medium density residential developments fronting onto The Entrance Road. The majority of all buildings fronting onto The Entrance Road have vehicular access to and from the road.

Existing Streetscape and Public Domain Character

- The many ageing commercial and industrial buildings along The Entrance Road detract from an attractive and inviting gateway to The Entrance Peninsula with their inconsistent building setbacks from the street, contrasting facade treatments, cluttered signage and multiple vehicle access points.
- The visual quality of the streetscape is affected by the limited number of street trees, and intrusive low voltage overhead powerlines along the length of The Entrance Road.
- Footpaths are located on both sides of The Entrance Road along its length, and verges are grassed in areas not fronting commercial or industrial uses, and are relatively well maintained.
- Safe pedestrian crossing of The Entrance Road is only available at Campbell Avenue, adjacent to the Diggers RSL Club, mid-block between Elsiemer and Stella Streets, and the new traffic lights at Swadling Street.

Existing Built Form Character

Precinct 11a

- The precinct is mostly developed with residential and commercial buildings in a variety of architectural styles and materials. Many of the older dwellings are being replaced with dual occupancy developments and multiple dwelling developments between 1 and 3 storeys high.
- The Diggers RSL Club car park and its multiple vehicle access points provide a large break between Anzac and Archibold Roads in the almost continuous and inconsistent alignment of buildings along The Entrance Road.
- Buildings in the industrial area at the intersection of The Entrance Road and Oakland/Gosford Avenue are generally constructed of metal sheeting and combined with a lack of landscaping of these sites, present a series of uninviting facades to the street.

Precinct 11b

- Buildings between Surf Street and Venice Street/Oaks Avenue are mainly dwellings and multiple unit residential developments of varying architectural styles and materials.
- Commercial/industrial buildings located south of Elsiemer Street and north of Minto Avenue/McLachlan Avenue are built in a variety of commercial building styles, roof forms and materials. Buildings set backs from the front property boundary vary with some buildings on the property boundary and others set back to allow for parking. The treatment of building facades and signage results in an uninviting presentation to the street.

Desired Future Character

The precinct will provide the major road corridor through the Entrance Peninsula. At its southern end, it will accommodate a range of high quality medium density residential buildings up to 12 metres high, set in attractive streetscapes characterised by an enhanced landscaped setting. North of the Long Jetty Town Centre, the precinct will remain predominantly residential in character, with high quality multiple unit residential buildings up to 9 metres high. Land uses occupying large sites, including the Diggers RSL Club, the Gosford Avenue industrial area and the school will have enhanced landscaped treatment of their sites, car parks and verges of adjoining streets to complement the landscaped setting south of the Long Jetty Town Centre.

Design Objectives

- Improve the quality of buildings and landscape treatment along The Entrance Road to create an attractive corridor that welcomes visitors to the Entrance Peninsula.
- Encourage redevelopment of the existing retail/commercial/light industrial strip along The Entrance Road to residential uses to improve the visual attractiveness of the area and provide the incentive for the expansion and revitalisation of the Long Jetty Centre.
- Provide high quality public domain for the precinct to ensure the safe and convenient use of the streets, footpaths and land uses fronting the streets.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles.
- Improve awareness and connections to the lakefront, adjacent parks and neighbourhoods with streetscape enhancements and directional signs.
- Improve the pedestrian amenity of The Entrance Road corridor.
- Facilitate improved public transport services and facilities, including provision of a shuttle/circulator bus service.

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Precinct 11 The Entrance Road Corridor

Design Strategies and Recommendations

Building and Development Controls

- Amend Council's planning instruments for the lands fronting The Entrance Road between Elsiemer Street and Minto Avenue/McLachlan Avenue to allow medium density residential development to complement and encourage the revitalisation of a consolidated Long Jetty Centre.
- Amend Council's planning instruments for the Gosford Road industrial area to allow mixed-use commercial/residential development with vehicle parking located at the rear of buildings and limited direct access from The Entrance Road. Access to sites and parking areas should primarily be from side streets.
- Review Council's planning instruments to consider rezoning lands fronting The Entrance Road between Surf Street and Venice Street/Oaks Avenue to 2(c) Medium Density Residential to reflect the status of existing residential land uses in this location.
- New buildings fronting The Entrance Road between Elsiemer Street and Minto Avenue / McLachlan Avenue to be a maximum of 12 metres high and to maintain a 2 storey elevation at the front boundary building set-back, with upper level facades of the buildings stepping back to maintain the perception of a 2 storey building fronting the street; maintain solar access to the street and adjoining buildings; and encourage passive surveillance of the street. Upper levels of buildings are to be oriented to the street frontage unless otherwise justified in terms of integration with existing and future adjoining development.
- New development is to provide high quality design elements and landscaping to address The Entrance Road.
- Any redevelopment at the intersection of The Entrance Road and Gosford Avenue is to provide a gateway element comprising mixed-use commercial / residential buildings up to a maximum of 9 metres high. Buildings could incorporate a landmark corner element using increased setbacks, an additional 3 metres in height and/or distinctive landscape treatment.

Streetscape Improvements and the Public Domain

- Prepare an Urban Design Plan for The Entrance Road corridor that satisfies the RTA's requirements for additional pedestrian crossings, traffic calming devices, vehicle access to sites and car parking areas, street tree plantings, and directional and decorative signage on main roads. This Plan should also consider the widening of existing pedestrian footpaths, where appropriate/possible, to allow sufficient space for a standard palette of street furniture, street lighting and footpath materials consistent with creating a cohesive and attractive public domain (refer Landscape & Public Domain Action Plan described in Chapter 7).
- Improve the streetscape of all side streets within the precinct, including additional street tree planting, street paving, furniture and lighting and directional signage to improve the visual appeal and safety of streets, and connections to adjoining residential areas and the Tuggerah Lake foreshore areas.
- Undertake an audit of unapproved signage and implement any recommendations to remove inappropriate and unauthorised signs, and to group signs into a single sign.
- Promote the image of the precinct by using branding elements such as logos, banners and colour themes as used by The Entrance Town Centre Management Programs.

Pedestrian/Cycle and Public Transport Facilities

- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, including The Entrance Road, and provide bus stops and facilities along its route.

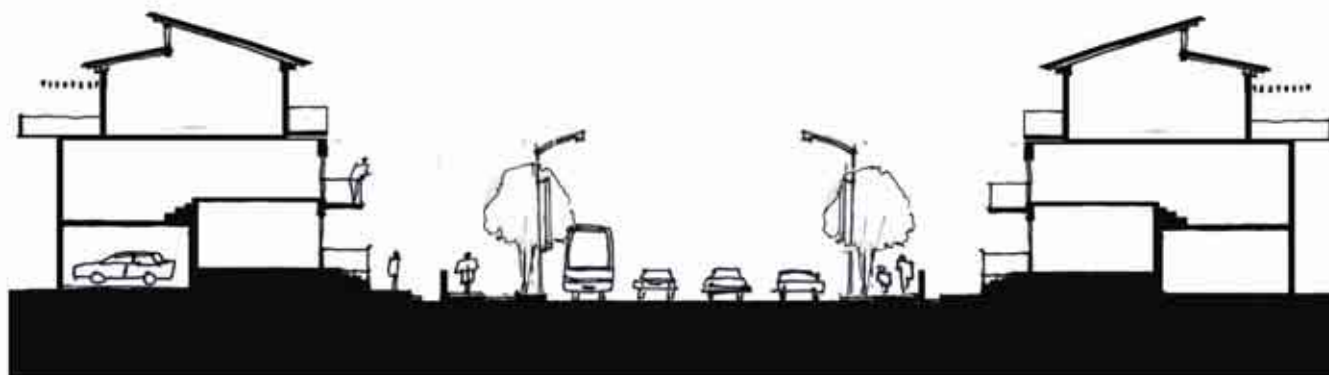


Fig 5.11.6 Indicative Section of The Entrance Road north of Long Jetty Centre

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Precinct 11 The Entrance Road Corridor

Recommendations to Relevant Council Planning Regulations

	Reference	Existing Planning Control	Proposal	Justification
Zoning	LEP 1991	Residential 2(b), Residential 2(c), Business Centre 3(a), Centre Support 3(b), Light Industrial 4(b), Special Uses 5(a)	<p>Rezone LEP zone corridor south of Long Jetty Centre to Residential 2(c) zone to allow medium density residential developments.</p> <p>Rezone lands fronting The Entrance Road between Surf Street and Venice Street/Oaks Avenue to Residential 2(c) zone to allow medium density residential developments.</p> <p>Zone corridor north of Long Jetty Centre to reflect existing use, rezone Light Industrial 4(b) to allow mixed use commercial/residential use.</p>	<p>Provide the incentive to redevelop strip commercial/industrial uses to create an attractive residential development corridor along the Entrance Road as a gateway to The Entrance Peninsula.</p> <p>Zoning both sides of The Entrance Road to an appropriate residential zone between Surf Street and Venice Street/Oaks Avenue would reflect existing land use</p> <p>Provide the incentive for the redevelopment of the Gosford Road industrial area to provide for higher amenity development at an important gateway site to the southern part of the Entrance Peninsula.</p>
Building Height	DCP64 CI4.2(c)		<p>South of Long Jetty Centre, development height to allow 12 metres, with 2 storeys at front boundary building setback, with upper levels of buildings stepping back to maintain solar access.</p> <p>Introduce a height map for the precinct to manage building heights.</p> <p>North of Long Jetty Centre, buildings are to be 9 metres maximum.</p> <p>At the industrial area at The Entrance Road/Gosford Road intersection, provide for a landmark element.</p>	<p>Provide the incentive to redevelop strip commercial/industrial uses to create an attractive residential development corridor along the Entrance Road as a gateway to The Entrance Peninsula.</p>
Floor Space Ratio	DCP64 CI 4.2(b)	Residential 2(a) – FSR 0.5:1 Residential 2(b) – FSR 0.6:1	<p>Provide an FSR of 1.5:1 to provide incentive to redevelop sites for residential development along The Entrance Road should be considered.</p>	<p>This area in FSR will provide the incentive to redevelop some marginal commercial sites and will provide for better design outcomes for this corridor.</p>
Building Front Setback	DCP64 CI 5.3.3(b) DCP99 CI2.4	Category A Road (The Entrance Road): 7.5m Category B Road: 6.0m Category C Road: 4.5m	<p>3 metre setback from front property boundary for The Entrance Road south of Long Jetty Centre and the industrial site on the corner of The Entrance Road and Gosford Road.</p> <p>The building profile control along The Entrance Road should be modified to allow a 2 storey height at the street edge. Setbacks would then be based on a 45 degree solar angle from the street.</p>	<p>To create a consistent street edge along The Entrance Road and allow for residential setbacks.</p>

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Precinct 12 Oceanside Residential



Fig 5.12.1 Werrina Parade looking south
(Source: Dickson Rothschild)



Fig 5.12.2 Existing built form at Werrina Parade
(Source: Dickson Rothschild)



Fig 5.12.3 Existing streetscape character at Werrina Parade
(Source: Dickson Rothschild)



Fig 5.12.4 Distinctive views to Blue Bay
(Source: Dickson Rothschild)



Fig 5.12.5 Two storey residential dwellings

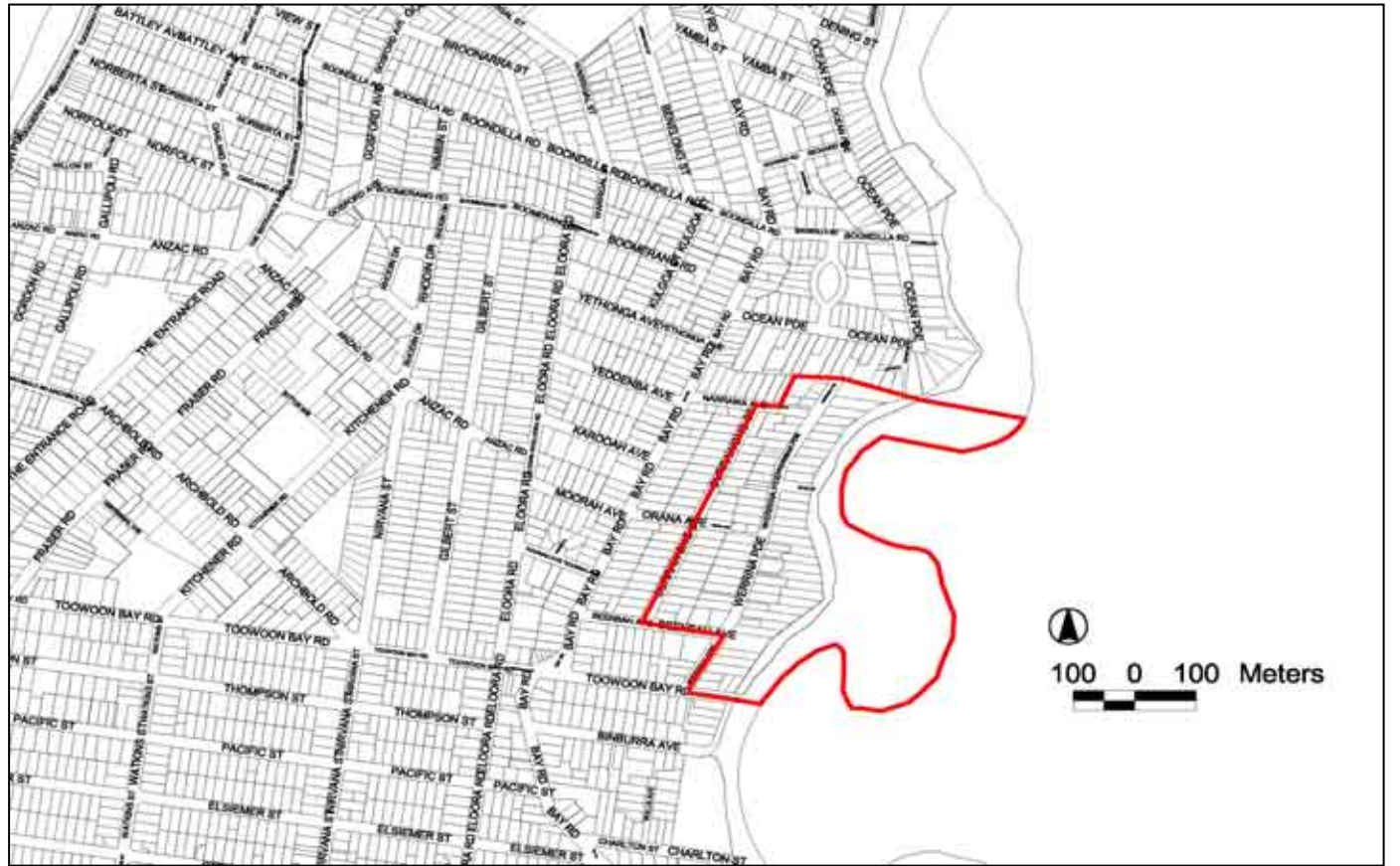


Fig 5.12 Oceanside Residential Study Area

Location

Precinct 12 is bounded by Narrawa Street and Werrina Parade in the north, Currawong Street to the west, Beenbah Avenue and Toowoong Bay Road to the south and the Pacific Ocean to the east.

Zoning

This precinct has the following zones: Residential 2(a).

Existing General Character

This precinct is a high value residential area in an oceanfront location, with access to Blue Bay and views over Blue Bay and Toowoong Bay from parts of its area. The easterly aspect of the sloping terrain has encouraged a mix of predominantly 2 storey dwellings on the coastal side of Werrina Parade and 1 and 2 storey dwellings elsewhere, in a variety of architectural styles, roof forms and materials. The street trees are sparsely planted with the majority of landscape in the precinct being set within established private gardens.

Existing Streetscape and Public Domain Character

- Wide grassed verges and limited number of street trees allow buildings and overhead powerlines to dominate the streetscape.
- There are no parks within the precinct. Access to the ocean foreshore of Blue Bay is restricted and is only available from the Seaview Parade car park and access track and from Blue Street, where public toilets are located and require upgrading, and from Toowoong Bay Road in the south.

Existing Built Form Character

- Buildings are predominantly large floor plate dwellings at the high end of the market, particularly on the eastern side of Werrina Parade. A limited number of these buildings are dual occupancy dwellings.
- Dwellings are a mix of 1 and 2 storey buildings in a variety of architectural styles and colours.

Desired Future Character

Precinct 12 will be a high quality oceanfront residential neighbourhood, with enhanced streetscape through planting of salt tolerant street trees. Public access to, and awareness of the foreshores of Blue Bay and Toowoong Bay will be improved by signage and safe pathways from adjoining streets.

Design Objectives

- Ensure future developments respond to the sloping terrain in terms of building bulk and scale to maintain views of the Pacific Ocean.
- Improve awareness of public access to Blue Bay and Toowoong Bay beaches.

Chapter 5

Precinct 12 Oceanside Residential

Design Strategies and Recommendations

Streetscape Improvements and the Public Domain

- Improve streetscape and the public domain in all streets in the precinct by implementing a program of street tree planting using salt tolerant species, and consistent kerb and footpath treatments where appropriate.
- Redesign and install upgraded beach access points at Blue Bay and Toowoona Bay, including new directional signage.
- Refurbish or replace the existing public toilet facilities at Blue Bay.

Recommendations to Relevant Council Planning Regulations

There are no recommendations to change Council's planning instruments.

Chapter 5

Precinct 13 Toowoon Bay Village Centre



Fig 5.13.1 Existing streetscape at Toowoon Bay Road (Source: Dickson Rothschild)



Fig 5.13.2 Continuous awnings along Toowoon Bay Road provide all weather protection for pedestrians (Source: Dickson Rothschild)



Fig 5.13.3 Bay Road looking north (Source: Dickson Rothschild)



Fig 5.13.4 Toowoon Bay Road looking west (Source: Dickson Rothschild)

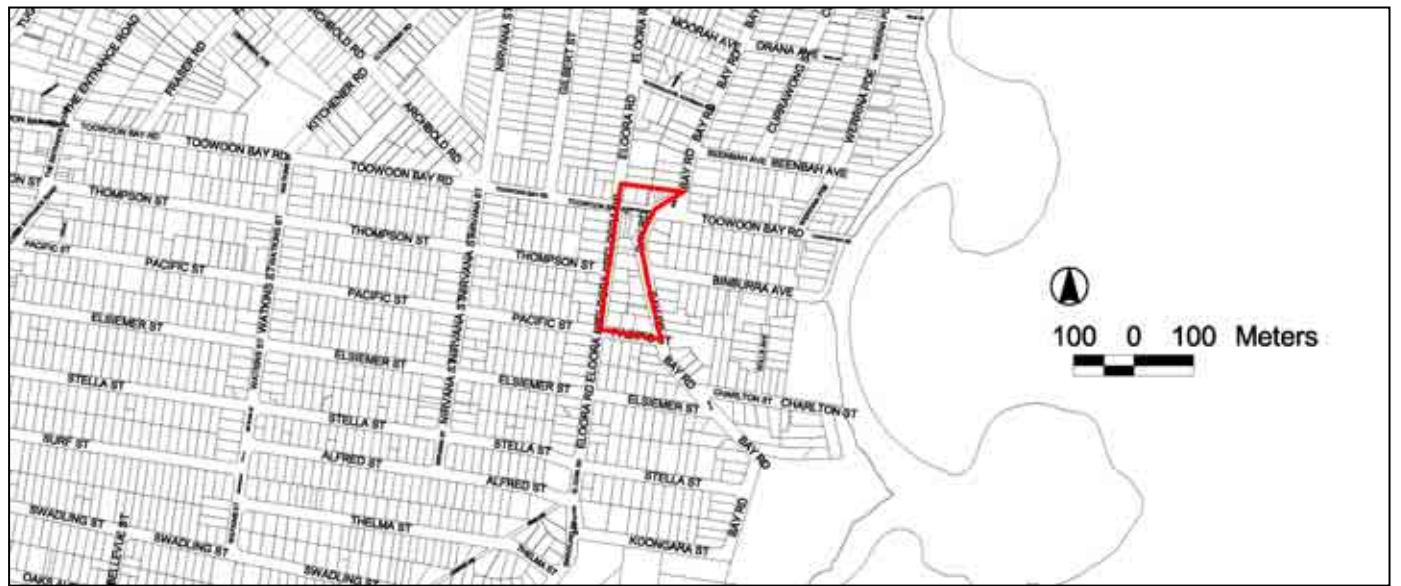


Fig 5.13 Toowoon Bay Village Centre Study Area

Location

Precinct 13 comprises the Toowoon Bay Bay Village Centre and the residential street block to the south. It is bound by Eloora Road to the west, Pacific Street to the south, Bay Road to the east, and the rear of lots fronting the intersection of Toowoon Bay Road and Bay Road to the north.

Zoning:

The precinct has the following zones: Multiple Dwelling Residential 2(b) and Business Centre 3(a).

General Character:

The general character of the retail centre part of the precinct is that of a traditional village shopping centre with on-street parking and an off-street car park behind shops on the northern side of Toowoon Bay Road. The limited area of the Centre and its simple architectural features reflect the era before retail diversification and car dominance. Its significance is reflected in its urban form and mix of commercial uses. Redevelopment pressure is evident in recent land use changes and refurbishment. Views to the Ocean are available from parts of the precinct.

Existing Streetscape and Public Domain Character

- The Toowoon Bay Road streetscape is in good condition and of a scale that reflects a traditional village retail centre. Here, continuous awnings provide all weather protection for pedestrians.
- The treatment of street furniture, landscaping, signage and paving material in the village centre is not consistent and should be improved to provide a cohesive public domain image to the centre.
- The streetscape along Bay Road and Eloora Road is harsher than that in Toowoon Bay Road, reflecting the traffic capacity of these roads.

Existing Built Form Character

- The distinctive building facades along Toowoon Bay Road are typical of a traditional village retail centre. Buildings are predominantly 1-2 storeys with footpath awnings over retail shop fronts at street level.
- The balance of the precinct contains commercial and residential uses that do not share the traditional design features of the Toowoon Bay Road section.

Desired Future Character

Precinct 13 will retain its traditional village retail centre image and will provide retail and commercial facilities, primarily catering to the needs of local residents and visitors. Its traditional village centre image will be strengthened by future redevelopment of sites along Bay Road and streetscape improvements on this road, including provision of footpath awnings, street furniture, lighting and street trees.

Design Objectives

- Promote the precinct as a village centre providing for a variety of street activities, including outdoor cafés.
- Create a street environment complementary with the low scale nature of the village centre, including paving, landscape treatment, and consistent signage appropriate to the form and scale of buildings.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles, including enhanced pedestrian amenity and bicycle parking facilities.
- Provide for future expansion of the village centre within the precinct's boundaries.

Chapter 5

Precinct 13 Toowoon Bay Village Centre

Design Strategies and Recommendations

Building and Development Control

- Limit the height of future residential and commercial development within the precinct to a maximum height of 6 metres.
- Require all new buildings in the area of the precinct zoned Business Centre 3(a) to provide awnings over footpaths, consistent with those provided elsewhere in the precinct.

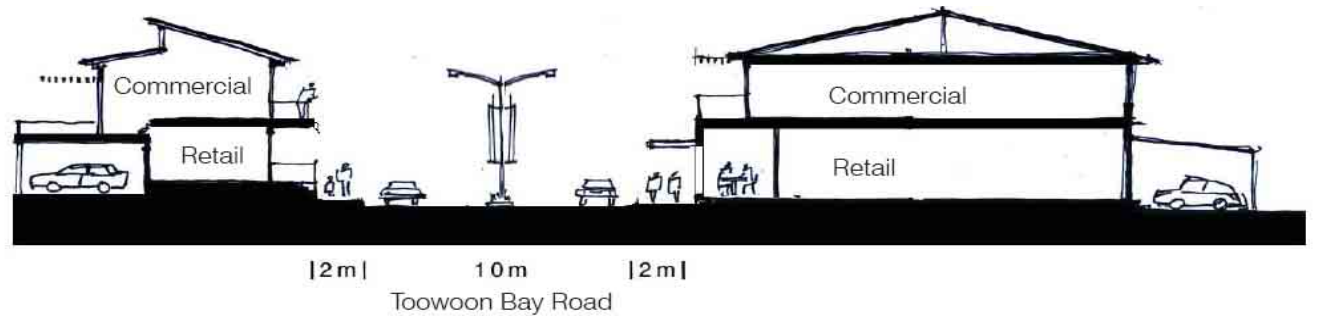


Fig 5.13.5 Indicative section of the Toowoon Bay Village Centre

- Any new developments on the corner of Bay Road and Toowoon Bay Road to provide a landmark corner element in the design of the building. This could be achieved by increased building setbacks, an extra 3m height on the building and/or distinctive landscape treatment.

Streetscape Improvement

- Prepare an urban design plan for improving the streetscape and the public domain, including the provision of upgraded and consistent treatments of pavements, signage, seating, street tree planting and footpath lighting.
- Investigate the possibilities of widening existing pedestrian footpaths to allow sufficient space for outdoor cafes, dining and landscaping.
- Provide clear car park identification signs on roads within the precinct to improve awareness of existing car parking facilities north of Toowoon Bay Road.

Pedestrian/Cycle and Public Transport Facilities

- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, and provide bus stops and facilities along its route.

Recommendations to Relevant Council Planning Regulations

There are no recommendations to change Council's planning instruments.

Strategy Plan



Chapter 5

Precinct 14 Jubilee Park



Fig 5.14.1 Kitchener Road looking northeast
(Source: Dickson Rothschild)



Fig 5.14.2 Existing school at Kitchener Road
(Source: Dickson Rothschild)



Fig 5.14.3 Nirvana Street looking south
(Source: Dickson Rothschild)



Fig 5.14.4 Jubilee Park (Source: Dickson Rothschild)



Fig 5.14.5 Gilbert Street looking north
(Source: Dickson Rothschild)



Fig 5.14 Jubilee Park Study Area

Location

Precinct 14 is bounded by Anzac Road to the north, Fraser Road to the west; Toowoon Bay Road between Fraser Road and Watkins Road; and Thompson Street between Watkins Road and Eloora Road to the south; and Eloora Road to the east.

Zoning

This precinct has the following zones: Medium Density Residential 2(c), High Density Residential 2(d), and Open Space and Recreation 6(a).

Existing General Character

The character of Precinct 14 defined by its mix of predominantly 3 storey residential flat developments, and lower density developments including 1 and 2 storey dwellings and multiple dwelling units located around Jubilee Park. The part of the precinct south of Toowoon Bay Road and east of Nirvana Street is predominantly low density in character with single dwellings dominating the few multi-unit developments that have been constructed. A high level reservoir is located in Gilbert Street. Elsewhere in the precinct, particularly surrounding and to the north and west of Jubilee Park, medium to higher density residential developments predominate. Jubilee Park provides a centrally located landscaped core to an otherwise relatively sparse streetscape character to the precinct.

Existing Streetscape and Public Domain Character

- The amenity of streets throughout the precinct are affected by the limited number and variable sizes of street trees, overhead powerlines, and the variable standards of the maintenance of road pavement and verges.
- The treatment of front fences gives the impression of gardens extending almost to the roadway, creating openness to the streetscape and providing a unifying element throughout most of the precinct.
- A high level reservoir dominates the streetscape in Gilbert Road.
- Residential lots are generally large and in parts of the precinct where medium and higher density residential developments are in the minority, trees retained in the gardens of dwellings provide a cohesive landscape element to the streetscape.
- Jubilee Park, located at the centre of the precinct provides formal and informal recreation opportunities, and is being refurbished by Council to deliver a more comprehensive range of passive and active recreational needs for residents and park users.

Existing Built Form Character

- The precinct is mostly developed and is undergoing a transition with the construction of contemporary 3 storey residential flat buildings and medium density developments replacing dwellings particularly in the western parts of the precinct.
- Dwelling houses are relatively modest in scale and constructed in a variety of architectural styles, roof forms and materials.
- A high level reservoir located in Gilbert Street dominates surrounding buildings in the street and is visible from most parts of the precinct.
- Consent for the development of a 10 storey residential flat building complex on a large consolidated development site near the junction of Toowoon Bay Road and Kitchener Road has been granted. This building will provide a dominant building element in the precinct if, and when, constructed.

Chapter 5

Precinct 14 Jubilee Park

Desired Future Character

Precinct 14 is to be a medium density residential neighbourhood providing good levels of amenity and convenience for its residents and visitors. Its proximity to Jubilee Park and convenient access to The Entrance Town Centre, Long Jetty Village Centre, Toowoon Bay Village Centre, other commercial uses on The Entrance Road, Tuggerah Lake and The Pacific Ocean, and the facilities and activities that are provided in these places, will make it a desirable place to live and visit. It will have a range of high quality residential buildings designed and constructed to complement The Entrance Peninsula's coastal character. Its public domain will include a rejuvenated Jubilee Park providing for the active and passive needs of local residents and visitors, safe and attractive streets, including high quality landscape, and consistent design and treatment of facilities including street lighting and signage.

Design Objectives

- Improve the standard of urban design in low and medium density residential buildings throughout the precinct.
- Improve residential amenity and safety in residential areas and around the edges of Jubilee Park.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles and improves residential amenity.
- Facilitate active and passive recreation opportunities in Jubilee Park and make it a place for community events and activities.

Design Strategies and Recommendations

Building and development Control

- Review Council's planning instruments to allow new buildings up to 12 metres high surrounding Jubilee Park on lots fronting both sides of Sutton Street, the east side of Fraser Road, the north side of Archibold Road between Fraser Road and Nirvana Street, and the west side of Nirvana Street, provided lots are consolidated to a minimum 1800 sqm, and buildings are designed and located to ensure adequate solar access to adjoining sites including Jubilee Park and surrounding streets.



- Review Council's planning instruments to require all new developments facing Jubilee Park, and the adjoining streets to have a high quality and functional elevation that complements the amenity of the area, and ensures passive surveillance of the park and streets.

Chapter 5

Precinct 14 Jubilee Park

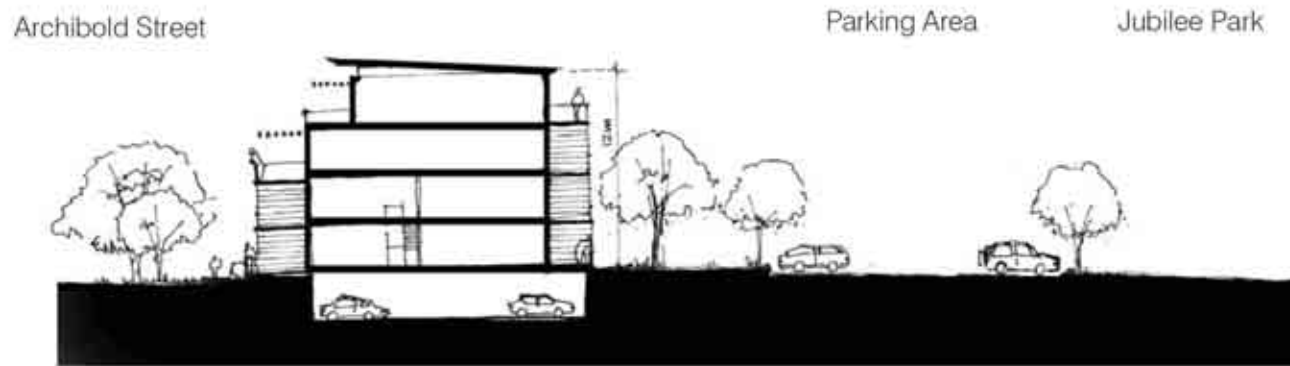


Fig 5.14.7 Section through potential development neighbouring Jubilee Park

- New buildings to be designed to read as individual buildings or a number of individual buildings that complement existing built forms, and provide passive surveillance to the streets.

Streetscape Improvement

- Ensure completion of the program of works to be undertaken in Jubilee Park as specified in Jubilee Park Plan of Management, including the acquisition of properties along Kitchener Road to consolidate the area of Jubilee Park.
- Review and amend as necessary the Jubilee Park Plan of Management to ensure park identification and directional signage is consistent with the recommendations included in Chapter 7 Landscape and Public Domain Action Plan, to provide for additional car parking and disabled car parking near the park, and to ensure the park is appropriately illuminated.
- Prepare a streetscape strategy to provide a consistent design approach and program of implementation for footpaths, kerbs and gutters, street tree planting, street lighting and signage. Such a strategy is to include a program of street tree planting that improves and reinforces the legibility of Toowoon Bay Road as a collector road running along the southern boundary of the precinct, and improves the amenity of the streetscape in all streets in the precinct. See Chapter 7 Landscape and Public Domain Action Plan for details.

Pedestrian/Cycle and Public Transport Facilities

- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, including in Toowoon Bay Road, and provide bus stops and facilities along its route.

Recommendations to Relevant Council Planning Regulations

	Reference	Existing Planning Control	Proposal	Justification
Building Height	DCP 60 CI 2.3.1(b)	Residential 2(c) zone - Generally 3 storeys for sites of 1800m ² or less and variable for sites greater than 1800m ² , providing there is a height map that permits higher developments.	Allow new buildings up to 12 metres high surrounding Jubilee Park via the incorporation of a building height map on lots fronting both sides of Sutton Street, the east side of Fraser Road, the north side of Archibold Road between Fraser Road and Nirvana Street, and the west side of Nirvana Street, provided lots are consolidated to a minimum 1800 sqm. Buildings are to be designed and located to ensure adequate solar access to adjoining sites including Jubilee Park and surrounding streets.	To encourage higher quality residential amenity and housing around and fronting the upgraded park, and provide opportunity for passive surveillance.
Floor Space Ratio	DCP 60 CI 2.3.4	Residential 2(c) – FSR 0.9:1	Consideration should be given to increasing the permitted FSR for buildings fronting the park to be increased to 1.5 FSR provided they involve the consolidation of lots, as well as incorporate composed streetscapes to the park.	To encourage higher quality residential amenity and housing around and fronting the upgraded park.
Building Setback to public reserve	DCP64 CI 5.3.3(b) DCP 99 S.3.1, pp16	4.5m rear setback 0.9m side setback	It is recommended to modify for significant sites to 7.5 metres to allow adequate area for landscape.	To integrate new development with the existing landscape to create a unified and visually appealing design

Chapter 5

Precinct 14 Jubilee Park

Strategy Plan



Fig 5.14.8 Strategy Map for Jubilee Park

Chapter 5

Precinct 15 Low Density Residential - South



Fig 5.15.1 Existing residential dwelling at Liddel Street (Source: Dickson Rothschild)



Fig 5.15.2 Existing residential dwelling at Bonnieview Street (Source: Dickson Rothschild)



Fig 5.15.3 Existing residential dwelling at Grandview Street (Source: Dickson Rothschild)



Fig 5.15.4 McLachlan Avenue looking east (Source: Dickson Rothschild)



Fig 5.15 Low Density Residential – South Study Area

Location

Precinct 15 is located in the southern end of the study area and is bound by Crown land and Tuggerah Lakes Golf Course to the east; Shelly Beach Road to the south; Redmyre Street, Lions Park and Lindsay Street to the west; and the Public Reserve off McLachlan Street, Waterview Avenue and Oak Avenue to the north.

Zoning

This precinct has the following zones: Residential 2(a), and Open Space and Recreation 6(a).

Existing General Character

This precinct comprises primarily single family detached dwellings set on large landscape lots. Buildings are predominantly low set 1 storey dwellings, with 2 storey dwellings in the minority. Streets are wide and in a modified grid that generally responds to the contours of the land. Although street trees are relatively sparse, native vegetation has been retained in the gardens of many residential lots. The extent of retained native vegetation, and the location of parks and Tuggerah Lakes Golf Course on its boundaries results in a garden setting over much of the precinct.

Existing Streetscape and Public Domain Character

- Roads are generally wide and have wide grassed verges, with kerb and gutter on most roads and sparsely planted street trees.
- Residential lots are generally large and dwellings low set with well landscaped front gardens. This combined with many large trees retained in clumps in gardens throughout the precinct provides a cohesive landscape element to the streetscape.
- There are no formal or informal parks in the precinct.

Existing Built Form Character

- Buildings are predominantly low set 1 storey dwellings, with 2 storey dwellings in the minority.
- Dwellings are relatively consistent in their design, being generally low set with low pitched roofs. They are constructed in a variety of materials, including brick, timber and fibro.

Desired Future Character

Precinct 15 will be primarily a low density residential area providing for convenient family living in an attractive setting through its well landscaped private gardens and landscaped streets. It will provide an attractive, accessible, convenient and safe environment for its residents and visitors, and have improved connections to other areas and attractions of The Entrance Peninsula, including Tuggerah Lake and the Pacific Ocean, open space, recreation and community facilities, as well as retail and commercial facilities.

Design Objectives

- Maintain the low density residential character and improve the amenity of residential areas.
- Provide an enhanced streetscape that facilitates safe movement of pedestrians, cycles and vehicles.

Chapter 5

Precinct 15 Low Density Residential - South

Design Strategies and Recommendations

Building and Development Control

- Review Council's planning instruments to ensure that all dwellings facing Tuggerah Lakes Golf Club between Oaks Avenue and Shelly Beach Road are constructed to a maximum height of not more than 6 metres.

Streetscape Improvement

- Prepare a streetscape strategy to provide a consistent design approach and program of implementation for footpaths, kerbs and gutters, street tree planting, street lighting and signage. See Chapter 7 Landscape and Public Domain Action Plan for details.

Pedestrian/Cycle and Public Transport Facilities

- Provide for a proposed tourist circulator/shuttle bus route on a route indicated in Chapter 7 Public Transport and Management Action Plan, and provide bus stops and facilities along its route.

Recommendations to Relevant Council Planning Regulations

The are no recommendations to change Council's planning instruments.

Chapter 5

Precinct 16 Crown Lands/Golf Course



Fig 5.16.1 Shelly Beach (Source: Dickson Rothschild)



Fig 5.16.2 Existing residential dwelling adjacent to the Golf Course (Source: Dickson Rothschild)



Fig 5.16.3 Tuggerah Lake Golf Course (Source: Dickson Rothschild)

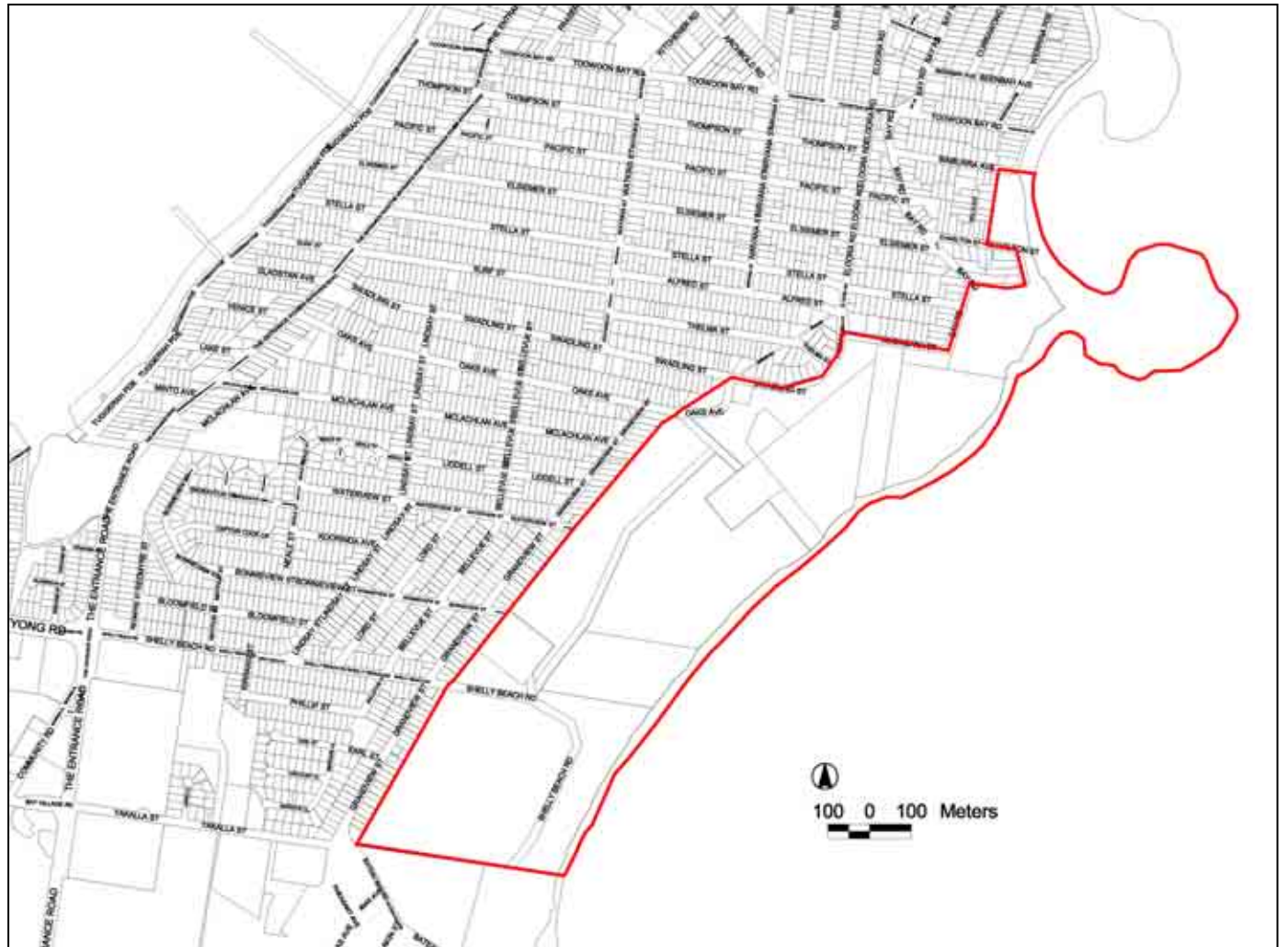


Fig 5.16 Crown Lands/Golf Course Study Area

Location:

Precinct 16 comprises the designated Crown lands along the southeast section of the study area and includes Shelly Beach and the southern headland of Toowoan Bay.

Zoning:

This precinct has the following zones: Open Space and Recreation 6(a) and Crown land.

General Character:

This precinct is used predominantly for recreation and tourism uses, capitalising on its oceanfront location. It comprises the 18 hole Tuggerah Lakes Golf Course and club house facilities, a large caravan park for tourists and permanent residents, Shelly Beach and its surf club, Swadling Park Reserve, and Toowoan Bay beach and surf club. The mixture of golf course, open ocean foreshore reserve and the safe surfing beaches at Toowoan Bay and Shelly Beach provide a recreation and lifestyle setting not found elsewhere on The Entrance Peninsula.

Existing Streetscape and Public Domain Character

- The golf course is characterized by many elevation changes, undulating tree lined fairways and spectacular views towards Shelly Beach and the Pacific Ocean.
- Remnant coastal vegetation in the coastal foreshore reserve, including native grasses, shrubs and trees separate Shelly Beach from the caravan park, and golf course.
- Shelly Beach is well known as a surfing beach. The beach and its immediate surrounds features a Surf Club building and car park, rock walls, picnic and BBQ areas, and a beach front local shop.
- Swadling Park Reserve is an attractively landscaped public open space incorporating bbq areas, picnic shelters, play areas and toilet facilities.
- Toowoan Bay Beach is a safe beach for surfing, wind-surfing and sun-bathing.

Existing Built Form Character

- The caravan park located at the northern end of Shelly Beach and the golf course provides tourist accommodation in cabins and a large number of demountable homes.
- Tuggerah Lakes Golf Course clubhouse, car park and maintenance sheds are located off the southern end of Grandview Street in buildings typical of golf club facilities. The Golf Club is considering redevelopment options.
- Shelly Beach Surf Club is a low key landmark building located on Shelly Beach Road opposite the beach.
- Toowoan Bay Surf Club building is a significant brick landmark overlooking Toowoan Bay.

Desired Future Character

Precinct 16 will retain its seaside recreation and lifestyle character. Rehabilitation of remnant coastal dunes in the coastal foreshore reserve will minimise future coastal hazards in this area.

Chapter 5

Precinct 16 Crown Lands/Golf Course

Design Objectives

- Preserve and enhance the natural features of Crown lands, including vegetation and sand dunes.
- Ensure any future development adjacent to the coastline is not affected by potential coastal hazards.
- Facilitate redevelopment of the Tuggerah Lakes Club House facilities to allow the club and golf course to continue as a viable operation.

Design Strategies and Recommendations

- Review Council's planning instruments, including incorporating an enabling clause in Wyong LEP 1991 to ensure future redevelopment of the Tuggerah Lakes Golf Club facilities may include tourist uses including hotel accommodation, restaurant, conference centre, recreational centre, and/or serviced apartments/short stay residential accommodation.
- Review Council's planning instruments to require any redevelopment of buildings on the Golf Club's land to address the adjoining streets and to have a high quality and functional elevation that ensures passive surveillance of the streets, car park and golf course.
- New buildings in a redeveloped Tuggerah Lake Golf Club to be a maximum of 6 metres high, orientated to maximise views to the Pacific Ocean, and designed as a number of separate yet connected buildings, not as a single block form.
- Review the operational feasibility of relocating the maintenance sheds of the Golf Club to minimise their impact on adjoining residential development in Grandview Street. Relocate these facilities if feasible to areas at the northern end of the golf course.

Streetscape Improvement

- Implement a program of street tree planting in Koongara Street, Swadling Street and Oaks Avenue that improves and reinforces the legibility of these streets and reinforces the green edge to the northern boundary of the precinct.
- Enhance the landscape treatment and signage at the entrances to the Golf Club off Grandview Street and Shelly Beach Road.
- Prepare Plans of Management for the Shelly Beach Surf Club area, and for the Oaks Avenue access road and car park area to improve the safety of access to the beach, including directional signage and facilities for cycle parking.

Recommendations to Relevant Council Planning Regulations

	Reference	Existing Planning Control	Proposal	Justification
Zoning	LEP	Open Space 6(a)	Amend Wyong LEP by including an enabling clause that allows tourist development on land owned by Tuggerah Lakes Golf Club, land zoned Open Space 6(a) and occupied by the Club House and adjacent facilities..	To facilitate the redevelopment of the surrounds of the existing golf club buildings to allow tourist facilities including hotel accommodation restaurant, conference facilities, recreation centres, and/or service apartments/short stay residential accommodation to ensure continued viable operation of the golf club.
Building Height	DCP64 Cl 4.2(b)	Open Space 6(a) – no specific controls	Recommend a maximum of 6 metres. Introduce a building height map into planning controls.	To maintain a low scale to the area that is compatible with the existing built form.

Chapter 5

Precinct 16
Crown Lands/Golf Course

Strategy Plan



Fig 5.16.4 Strategy Map for Crown Lands / Golf Course Area