

DCP 7

WYONG TOWN CENTRE

This plan shall be known as:

WYONG TOWN CENTRE

DEVELOPMENT CONTROL PLAN NO 7

OBJECTIVES

The aim of this plan is:

- 1 To encourage and facilitate the development of Wyong township as a district centre of retailing and administration by providing development criteria which focus on achieving complimentary built forms, quality urban design solutions and the enhancement of the character of the area.

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 the 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.

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| ADOPTED AS PER COUNCIL RESOLUTION NO. 01/343 | DATED | June 27 2001 |
| EFFECTIVE: November 7 2001 | | |
| CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS |  GENERAL MANAGER | |
| | DATE: | |

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PART 1 INTRODUCTION

1.1 WHAT IS THIS PLAN CALLED?

The name of the Plan is “Wyong Shire Development Control Plan No 7” (DCP No 7) - Wyong Town Centre.

1.2 WHERE DOES THIS PLAN APPLY?

This Plan applies to all land within the Wyong Town Centre as shown on Map 1.

1.3 WHAT IS THE BACKGROUND TO THIS PLAN?

This Plan has been prepared to implement the Wyong Town Centre Strategy. The Strategy considers the urban issues and structure of the town centre and suggests ways in which it can be enhanced through increases in residential densities, the guidelines and controls outlined in this plan and a Town Centre Improvement Program. All of which will encourage complementary development of desirable features. Any matters not covered in this plan are referenced in the Planning Strategy.

1.4 WHAT IS THE PURPOSE OF THIS PLAN?

The purpose of this Plan is

- a To expand on the provisions of Wyong Council’s Local Environmental Plan 1991 in relation to development within Wyong Town Centre.
- b To provide proponents with guidance as to the form of development that is considered appropriate within particular precincts and the locality generally.

c To ensure that proper consideration is given to all relevant issues in the planning, design and construction of development.

d To facilitate the assessment of proposals in a manner that is consistent and fair to all.

e To encourage high quality development consistent with and complementary to the heritage design theme of the Wyong Town Centre.

1.5 WHAT ARE THE AIMS AND OBJECTIVES OF THIS PLAN?

The aim of this Plan is to encourage and facilitate the development of Wyong township as a district centre of retailing and administration by providing development criteria which focus on achieving complementary built forms, quality urban design solutions and the enhancement of the character of the area.

The objectives of this Plan are:

- a To provide principles to be adopted in the development of the Wyong Town Centre.
- b To encourage high quality urban design.
- c To provide a comprehensive design oriented approach to development in Wyong through a single document.
- d To provide a user friendly document with objectives and controls to guide development.

- e To ensure that the conservation value of heritage buildings within the town centre is recognised through preservation and restoration.
- f To maintain and enhance a diverse range of housing choice.
- g To ensure a harmonious and attractive living environment that is safe and secure.
- h To provide a focus for the future development of Wyong Town Centre that will maintain its cultural identity and unique character.
- i To encourage energy efficient designs that are consistent with the principles of ecological sustainability.
- j To provide a planning framework that promotes the Wyong Town Centre as a focus of administration, business activity and retailing within the surrounding district and region.

1.6 WHAT TYPE OF DEVELOPMENT DOES THIS PLAN COVER?

This DCP applies to all development in the Wyong Town Centre (refer to Map 1) and covers a wide variety of land uses such as retail, commercial and residential.

1.7 HOW DOES THIS PLAN RELATE TO OTHER PLANS?

1.7.1 Wyong Local Environmental Plan 1991 (LEP 1991)

This plan seeks to provide more detail in relation to development in Wyong Town Centre than that provided in LEP 1991.

Section 72 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Regulations require this Plan to be consistent with Wyong Local Environmental Plan 1991 as amended. In the event of any inconsistency, the provisions of the LEP shall prevail.

1.7.2 Other Related Acts, State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Policies

Several other Acts, SEPPs and the planning strategy *Shaping the Central Coast*, prepared by the Department of Urban Affairs and Planning, have implications for the development in Wyong Town Centre. Due regard should be given to these provisions and in the event of any inconsistency, the provisions of the Act, SEPP or REP shall prevail.

1.7.3 Other Development Control Plans

This Plan should be read in conjunction with:

- DCP No 50 - Guidelines for Advertising Signs;
- DCP No 61 - Car Parking;
- DCP No 64 - Guidelines to Medium and High Density Residential Development;
- DCP No 70 - Notification of Development Proposals;
- DCP No 76 - Conservation of the Built Environment;
- Draft DCP No 81 - Retail Centres; and
- Council's Landscape Policy L1.

In the event of an inconsistency of this DCP with any other DCP or Council policy, the latter Plan or Policy shall prevail to the extent of that inconsistency.

1.8 ADOPTION AND AMENDMENT OF THIS PLAN

This Plan was adopted by Council on June 27 2001 and came into effect on November 7 2001.

This DCP may be amended from time to time by the 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 DCP is adopted. People using this DCP should check with Council whether they have the latest copy including any amendments.

1.9 HOW TO USE THIS PLAN?

In preparing an application for development within the area to which this plan applies, the following steps should be followed:

STEP 1 Check Wyong LEP 1991 to determine:

- a The zoning of the site;
- b The definition within which the land use falls; and
- c The permissibility of the land use within the relevant zone table.

STEP 2 Obtain and review copies of the relevant planning instruments and DCPs applicable.

STEP 3 Carefully work through the Controls and Design Guidelines detailed in Part 2 of this Plan to determine the specific controls applicable and the matters to be considered in any design.

STEP 4 To avoid delays and potential disappointment, it is strongly recommended that for other than straightforward proposals, conceptual plans be prepared and discussed with Council Officers. An appointment can be made with Council's Duty Planner or the Development Assessment Panel (DAP) for this purpose.

STEP 5 Ensure that all necessary plans and information accompany your development application (Refer to Part 3).

Note: To achieve a quality development in accordance with Council's requirements, it is strongly recommended that proponents utilise the services of qualified and experienced architects and planners in the design process.

PART 2 DEVELOPMENT CONTROLS AND DESIGN GUIDELINES

This part sets out the controls and design guidelines applicable for development within the area to which this Plan applies.

2.1 PREFERRED LAND USES PERMITTED WITHIN ZONES

- a To determine the permitted uses on land within the Plan area, firstly identify the zone of the land from the zoning maps associated with Wyong Local Environmental Plan (LEP) 1991. The zone tables contained in Clause 10 of LEP 1991 specify the permitted uses for the various applicable zones.

2.2 DESIGN THEME FOR TOWN CENTRE

- a A heritage theme has been adopted for the Wyong Town Centre to complement its historical linkages with the development of Wyong Shire. The major town improvement works undertaken by Council within Wyong Town Centre have been designed to reflect and reinforce this heritage theme. It is important that future development on private land within the town centre complements and further reinforces this design theme. Attachment 1 includes Council's Urban Design Guidelines for the Public Realm of Wyong Town Centre.

- b Development within the retail/commercial area and other areas adjoining heritage items is to be consistent with the adopted Heritage Theme. Council also encourages the adoption of this theme for development outside of these areas. Refer to Clauses 2.4 and 2.8 for more information in relation to the design theme.

2.3 URBAN CONTEXT

- a Any development within the town centre, particularly new development should consider the urban context within which it is located and design accordingly. This especially includes how a building presents to its street frontage and how it relates to other buildings in the streetscape. Particular attention should be paid to buildings that may have more than one street frontage or that are infill developments. This is important, particularly for buildings located within the retail/commercial core and those of heritage significance.

2.4 HERITAGE

- a Wyong LEP 1991 lists twenty (20) heritage items present within the area that is the subject of this Plan. Clauses 32-36 of the LEP and Development Control Plan No 76 - Conservation of the Built Environment provide details of the controls applying to the development of and within the vicinity of these heritage items. These items are identified on Map 1.

- b To assist owners of these heritage items in the restoration of their building or facade, suggestions in the form of sketches and colour schemes are included in Attachment 2 of this Plan.

2.5 DEVELOPMENT CONSTRAINTS

- a Low lying areas within the Wyong Town Centre may experience high ground water levels and/or potential acid sulphate soils due to the towns location on the Wyong River. Where applicable, a geotechnical report assessing the suitability of sub-strata to support development will be required.

2.6 ADVERTISING SIGNAGE

- a Development Control Plan No 50 - Guidelines for Advertising Signs sets out the general requirements of Council in relation to advertising signs and structures.
- b Signs within the town centre that relate to heritage listed buildings, or where it is appropriate for other buildings, should adopt a heritage theme. This includes attention to colour, lettering, design and location. Further information can be obtained by contacting Council's Heritage Advisor.

2.7 AWNINGS

- a Awning height, style and detail should be integrated to provide visual continuity and weather protection, while still ensuring the preservation of the heritage character of many buildings within the Town Centre. Reference to colour themes (CI2.8) and signage controls (CI2.6) will assist.

2.8 COLOUR SCHEMES

- a A colour palette has been suggested from the Pascol Traditional Heritage Colour Range for the Wyong Town Centre to create an identifiable character for the retail / commercial precinct that maintains the heritage theme. This palette is included in Attachment 2.

2.9 GATEWAYS TO TOWN CENTRE

- a Five (5) main "gateway" locations to the Wyong Town Centre have been identified for special attention to establish attractive entrance features to the township (refer to Map 1 for locations). Three (3) minor entry points to the retail/commercial precinct have also been identified on this map. Development fronting these arrival points is to be of particularly high quality to assist in creating a favourable first impression, project a sense of arrival and encourage visitors to stay and explore.

- b A category 3 landscape plan is required to accompany applications for development at these critical locations. Council's Landscape Architect should be contacted to ascertain any specific landscaping requirements.
- e The use of street trees, lighting, furniture and footpath pavement material should be consistent with Council's Urban Design Guidelines for the Public Realm of the Town Centre, refer to Attachment 1.

2.10 LANDSCAPING DESIGN AND OPEN SPACE PROVISION

- a Council's Landscape Policy sets out the requirements for developers in relation to the engagement of an approved Landscape Consultant/ Contractor for the purposes of designing the landscape works associated with development. Council requires a high standard of landscaping to complement the quality of development within the Wyong Town Centre.
- b Development Control Plan No 64 sets out Council's requirements in relation to the provision of private open space within courtyards, on patios, decks and balconies.
- c All landscaping is to have regard to the streetscape and context within which the development sits. Opportunities to integrate with public open space areas will be encouraged.
- d Native plant species, particularly those endemic to the locality should be used in preference to exotic species.

2.11 RETAIL/COMMERCIAL TOP HOUSING

- a Retail/commercial top or associated housing is a permissible use in the 3(a) General Business Zone. To encourage this form of development to occur within Wyong Town Centre Map 2 outlines preferred locations and height limits for this type of development within the 3(a) zone.
- b When considering this type of development, the following guidelines should be used:
- Amalgamation of land parcels is encouraged to minimise the potential impacts of larger scale buildings;
 - Consideration of the appearance and urban context of infill and new development, particularly in relation to heritage buildings;
 - Provision of on site parking for the residential component of the development;
 - Heights and setbacks in accordance with that outlined on Map 2; and

- Any materials and finishes used should be high quality and relate to the surrounding buildings and landscape.

2.12 BUILDING SETBACKS

- Details of setback requirements in Residential zones are contained in Development Control Plan No 64 - Medium and High Density Residential Development.
- For business zones, including retail/commercial top housing, generally zero building line and boundary setbacks are permitted. The exception being for street frontages where a profile applies requiring the stepping of development to avoid excessive over shadowing of public places and maintenance of human scale to development (Refer to Map 2 for details of height limits for the 3(a) zone).

2.13 DENSITY OF DEVELOPMENT

- Details of the maximum number of dwellings permitted in a Residential 2(a), 2(b) or 2(c) zone are contained in Development Control Plan No 64 - Medium and High Density Residential Development.

2.14 HEIGHT OF BUILDINGS

2.14.1 Height Limits Generally in Residential Zones

- Development within zones 2(a) Residential and 2(b) Multiple Dwellings is to be limited to a maximum of 2 storeys in height.
- Development within zone 2(c) Medium Density is to be limited to a maximum of 3 storeys in height.
- Development in excess of 2 storeys in 2(a) and 2(b) zones and in excess of 3 storey in 2(c) zones will only be considered where it can be demonstrated to Council's satisfaction that exceptional circumstances apply. Applications seeking an exceedance must be accompanied by a written report justifying the proposal and providing an assessment of the likely impacts.

2.14.2 Height Limits with 3(a) Business Zone

- Development within zone 3(a) is not to exceed the maximum building heights nominated on Map 2 - Building Heights, attached to this Plan.
- Stepped setbacks from principle street frontages, particularly the Pacific Highway and Alison Road, will be applicable for that part of development that may exceed 2 storey (Refer to Map 2 for areas impacted).
- Amalgamation of land parcels is encouraged to minimise the potential impacts arising from larger scale buildings.

- d Applications for buildings greater than 2 storey in height shall be accompanied by a detailed report identifying the likely impacts in relation to the specific building design.
- e Consideration should be given to the appearance of the building within the urban context (the relationship between buildings and streetscapes, existing and proposed) as per Clause 2.3.
- b Council will require the applicant to prepare shadow diagrams for new development greater than 2 storey in height. Such diagrams should be prepared by an appropriately qualified person and be based on a survey of the relevant site and adjoining development.

2.14.3 Summary of Heights

- a The following table provides a summary of the maximum building height applicable to the various zones within the planning area.

| ZONE | MAXIMUM BUILDING HEIGHT |
|---------------------------------------|---|
| Residential 2(a) | Generally 2 storeys |
| Residential 2(b) Multiple dwelling | Generally 2 storeys |
| Residential 2(c) Medium Density | Generally 3 storeys |
| General Business 3(a) | Variable - refer to Map 2 attached to this Plan |

2.15 OVERSHADOWING

- a The objective in relation to overshadowing is to avoid an unreasonable reduction in sunlight access to the open space of surrounding properties (including public spaces regularly used by pedestrians).

2.16 ENERGY EFFICIENT DESIGN

- a To improve the long term environmental performance of developments, the design of buildings should have regard to the siting, layout and construction methods that minimise the need for fuel based heating, cooling and lighting and the use of water saving features and energy efficient water heating systems.

2.17 PRIVACY

- a Development is to be designed to avoid overlooking of living spaces within surrounding buildings and onto private open space areas.
- b Visual privacy for adjoining properties and within developments can be achieved by:
- screening with landscaping, walls, fences or feature structures;
 - staggering the position of windows and balconies either horizontally or vertically;
 - use of splayed windows and balconies to minimise direct views into adjoining living areas; and/or
 - use of narrow, translucent or obscured windows.

2.18 CAR PARKING

- a Requirements for the provision of car parking and vehicular access are contained in Development Control Plan No 61 - Car Parking.
- b For development in the 3(a) General Business zone Council may accept contributions in lieu of on-site provision of car parking associated with retail/ commercial development where it can be justified that there will be no detrimental effects on the site and surrounding locality. Refer to Section 94 Contributions Plan No 1 for the area for more detail.

2.19 DEVELOPER CONTRIBUTIONS

- a Developer contributions will be payable in accordance with Council's Section 94 Contributions Plan No 1 - Wyong District and Part Rural West District. Contributions are required for community facilities and open space and are calculated per additional dwelling unit. (Please Note: The current S94 Plan could be subject to change, following renewed population calculations as a result of residential density increases).

2.20 STORMWATER NUTRIENT AND SEDIMENT CONTROL

- a As part of a broad strategy to address water quality issues within the river and lake system, Council has adopted a Stormwater Management Plan which contains objectives in relation to the reduction of nutrients, suspended solids, litter, coarse sediments and hydrocarbons. Council will require the submission of a Stormwater Management Plan for each development site that should:
 - provide nutrient and sediment control devices to control runoff from development sites;

- be in accordance with the requirements of Wyong Shire Council Engineering Requirements for Development;
- incorporate relevant requirements of Council's Erosion and Sediment Control from Building Sites Policy;
- integrate effectively with other design elements such as streets, utility services, open space networks and landscaping; and
- make use of best practice environmental engineering techniques.

2.21 DESIGN CONSIDERATIONS

- a In addition and including the controls and guidelines listed above, Council when considering a development proposal, will also have regard to the following matters:
 - the intrusiveness of the development resulting from the bulk, scale, design or colour of the structure(s);
 - the compatibility of the proposed development within the broader urban context, that is the relationship of the building with existing and future development in the locality;
 - the impacts from overshadowing on any public space and adjacent development;
 - the impacts of the development on privacy within surrounding properties;
 - the incorporation of an attractive and interesting roof form;
 - the quality of materials and finishes;

- the method of vehicular access to the site and the capacity of the local street system to accommodate the anticipated traffic movements associated with the development;
- the adequacy of the provision of car parking;
- the economic impact of the development, particularly in relation to competing retail and commercial activities;
- the impacts of construction activities and the need for staging of construction, environmental protection measures and public safety;
- any other provision of this Plan or relevant provisions of other Plans;
- future uses of site - particularly for retail development where uses of a site may change at a later date; and
- energy efficient design - solar lighting and heating, insulation, natural ventilation, shading elements, appropriate building materials, renewable and non-polluting energy sources.

PART 3 ADVICE, PROCEDURES AND CHECKLISTS

3.1 GENERAL

Compliance with the objectives will be the overriding consideration when assessing a proposed development. Variations to numeric provisions will be accepted where an applicant can clearly demonstrate that the objectives will be achieved.

Applicants are encouraged to use the services of architects, town planners, engineers, landscape architects and professional designers to design their development and prepare necessary support documentation.

3.2 WHAT ARE THE REQUIREMENTS FOR MAKING AN APPLICATION?

The Application Form

Applicants are advised to contact Council to determine the type of application that meets the requirements of Council and best suits the needs of the applicant.

The completed form must be either signed by the owner of the land or accompanied by written authority of the owner to lodge the application, including where appropriate, the company seal or seal of the body corporate.

Plans

Four copies of architectural plans showing:

- dimensions and reduced levels of all floors and ridge lines;
- detailed floor plans (scale not less than 1:100);
- site plan (scale not less than 1:200), including the north point;
- all elevations and relevant sections (scale not less than 1:100);

A survey plan showing:

- changes of levels on the site;

- the position of the building on the site and adjoining sites, and the ridge lines and eaves levels of those buildings.

All levels are to be related to levels on the road fronting the site.

A landscape concept plan showing the design principles and to include:

- the location, height and species of all existing vegetation;
- the location, height (at maturity) and species of proposed vegetation;
- cross-sections through the site showing level changes and proposed landscape works;
- areas proposed for the retention of stormwater;
- ground levels such as spot levels or contours; and
- methods employed to minimise soil erosion.

Shadow Diagrams and/or Models.

For buildings over 2 storeys in height or development where there is likely to be an overshadowing of adjoining properties, Council requires that shadow diagrams, showing the effect of 9.00am, 12noon and 3.00pm shadows during the winter solstice, be lodged with the development application.

Council may also require diagrams showing likely impact on views and/or privacy. For larger developments models may also be required.

Drainage

The proposed method of draining the land and any stormwater detention areas in the form of a Stormwater Management Plan as detailed in Section 2.20. Applicants are advised to consult with Council's Development Engineer in this regard.

Statement of Environmental Effects

This Statement (a requirement of the EP&A Act, 1979) must demonstrate that consideration has been given to the environmental impact of the development and set out any measures that have been taken to mitigate any likely adverse environmental impact. Where any criteria within this DCP have not been satisfied, the applicant must demonstrate that the intent of the criteria has been satisfied by reference to relevant objectives. The Statement is to address the relevant items contained in Section 90 of the EP&A Act, 1979.

Heritage

Where the subject site is identified in Schedule 1 of the Wyong Local Environmental Plan 1991 or in the Wyong Heritage Study as an item of environmental heritage, it is necessary to lodge a Statement of Heritage Impact with the application in order to assess the impact on the heritage significance of the item and to define a curtilage.

3.3 WHAT APPLICATIONS NEED TO BE ADVERTISED?

All applications involving the following types of development will be advertised:

- residential flat buildings; and
- demolition, defacing or damage of a heritage item.

3.4 WHO SHOULD BE CONSULTED?

Before preparing an application, applicants should seek advice from council officers or arrange a meeting with Council's Development Assessment Panel. This Panel is made up of Council officers who provide a venue for the gathering of information by prospective applicants and give advice on how particular problems may be resolved.

Applicants are also urged to consult with adjoining landowners likely to be affected by their proposal, prior to lodging an application with Council. Such consultation will allow the concerns of affected parties to be taken into account in the design process and may thereby minimise the delays in the processing of the application.

3.5 CAN AN APPLICATION OR APPROVAL BE CHANGED OR MODIFIED?

An application can be changed or an approval can be modified provided the changes are not considered significant by Council. If the changes are considered significant, a new application will be required. In any event, the proposal may need to be re-advertised in which case additional fees may be charged.

Development Control Plan No7
Wyong Town Centre

MAP 1



- KEY**
- Study Area
 - Gateways to Town Centre
 - * Gateways to Retail/Civic Precinct
 - Heritage Items as Listed in Wyong LEP 1991

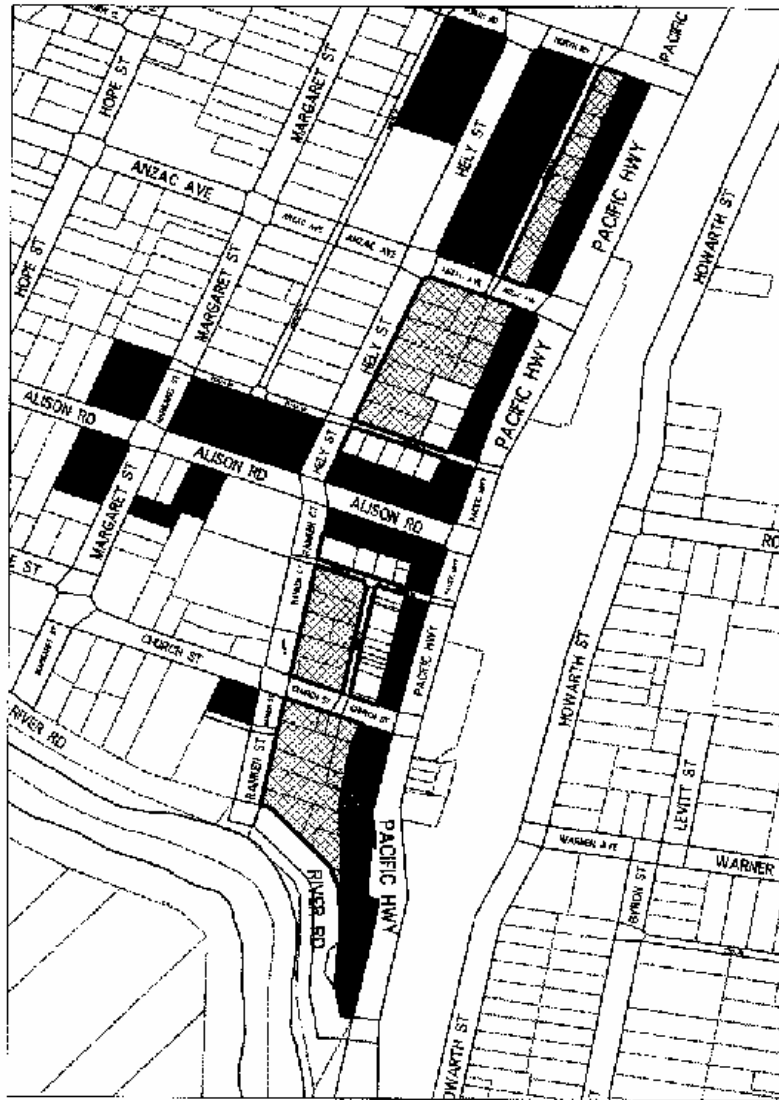
Study Area, Gateways & Heritage Items






Scale 1:1 2000

Development Control Plan No7
Wyong Town Centre

MAP 2



KEY

-  2 Storey Height Limit
-  4 Storey Height Limit
-  Preferred Locations for Retail/Commercial Top Housing

Height Limits & Suggested
Retail/Commercial Top Housing
for 3(a) General Business Zone



Scale 1:5000

**ATTACHMENT 1 - URBAN DESIGN GUIDELINES FOR THE WYONG TOWN CENTRE
PUBLIC REALM**

URBAN DESIGN GUIDELINES FOR

THE WYONG TOWN CENTRE PUBLIC REALM

This is a specific set of guidelines relating to the design, treatment and management of individual elements in the public realm of Wyong Town Centre. These guidelines will ensure an appropriate environmental and cultural response to design and will create a distinct identity for Wyong.

A heritage theme has been adopted for the Wyong Town Centre to complement its historic links to the surrounding locality. The town centre contains a number of historic buildings from a variety of eras ranging from the late nineteenth century to the 1930s - 1960s Art Deco and modernistic styles. This rich variety of historic links encouraged a heritage theme to be adopted and a number of the following guidelines embrace this theme.

It should be noted that these design guidelines are only for the public realm and do not refer to building design or appearance. These guidelines can be found in the new Wyong Development Control Plan included in this package.

OBJECTIVES

- ◇ To provide a range of features which create an identifiable heritage character for the public realm of the Town Centre and the surrounding residential areas.
- ◇ To ensure a practical and safe ground surface for the public realm which must meet specific criteria in terms of appearance, structural properties, cost, quality control and cleaning.
- ◇ To provide unique lighting for the public realm that is high quality, well designed, appropriate to the location, adds safety and liveliness to the town and is of a scale suited to pedestrian activity.
- ◇ To provide street furniture in appropriate locations that is well designed, distinctive and will complement existing items, including the heritage theme.
- ◇ To retain any existing landscaping that complements the existing buildings and the public realm generally.
- ◇ To provide additional street trees and plantings wherever possible to improve the appearance and amenity of the public realm and are consistent with the planting theme adopted for the town centre.
- ◇ To ensure that Wyong Park remains the dominant element in the townscape emphasising the hill and the landscape elements of the town.
- ◇ To ensure the development of a town arts framework as a step towards the cultural development of Wyong.
- ◇ To establish “gateway” locations to the town centre to ensure a favourable first impression which projects a sense of arrival and encourages visitors to stay and explore.

GUIDELINES

a Paving/Floor Treatment

Historically, there has been no enduring significant heritage paving material evident in the Wyong Town Centre. Construction of buildings were mostly in timber and brick and roads of dirt, bitumen or crushed rock, early footpaths were either unpaved or used the same materials as the roadway.

The guidelines below have been developed for the public realm and are aimed at reinforcing the hierarchy of the town streets and places and will ensure the existing paving is built upon through a realistic and co-ordinated implementation program.

- ◇ Pavements must be practical and safe and be in accordance with Council's preferred surface treatment strategy, details of some acceptable pavement types are outlined in the table below:

| | Precinct/Site | Location | Materials | Base |
|---|--------------------------------|--|---|----------|
| 1 | Retail/Commercial | Alison Rd & Pacific Hwy | Special purpose pavers 400 x 400 or granite setts | Concrete |
| 2 | Administration Civic Centre | Hely St, Anzac Ave, Margaret St | 50 x 200 brick 200 x 400 concrete | Concrete |
| 3 | Residential | Margaret St West Howarth St East | Concrete slabs Bitumen (heritage) | |
| 4 | Parks | Frank Balance Park Baker Park Wyong Park | Bitumen Bitumen Special purpose pavers | |
| 5 | Heritage Buildings | Pacific Hwy & Alison Rd | Granite setts or special pavers | |

Note:

Examples of recommended pavers -

1 *Exposed aggregate pavers*

2 *Concrete or clay pavers*

3 *Bitumen*

4 *Concrete slabs*

Special purpose pavers -

* *Granite setts*

* *Bluestone or similar*

- ◇ The hierarchy of streets should be reinforced by the paving type and consistent detailing. Continuity and consistency along the whole length of a street should be provided in preference to other precincts which may cut across it.
- ◇ The individual character of special precincts or places should be accentuated and a setting for inclusion of lighting, planting, street furniture, public art and signage consistent with the location and choice of paving material should be provided. Heritage buildings, for example, are highlighted by the use of bronze plaques in the paving, which provide a brief history of the particular building.
- ◇ If possible, adjacent publicly and privately owned outdoor spaces should be integrated through the choice of consistent paving materials and detailing.

b Lighting

Electric lanterns originally lit the town. Currently, the lighting system includes street lighting, lighting of some public areas and lighting on private property. Public areas are used both day and night and lighting is an effective way to increase the use and safety of places at night and to upgrade and direct views. The following guidelines will provide a cohesive and consistent system of lighting for the town centre which will assist in establishing a theme and thereby strengthening the sense of place.

- ◇ The public realm should be illuminated by high quality, well designed fittings appropriate to the location and of a scale suited to pedestrian activity. The following table outlines the suggested lighting for areas within the town centre:

| Location | Pole & Lantern | Lamp | Finish |
|----------------------|---|---|------------------------------------|
| Major Retail Streets | Special purpose lighting poles and lanterns | High pressure sodium flooded and flat top fitting | Painted finish to specified colour |
| Park Lands | 3.5m special purpose lighting poles for pedestrian paths - selected lanterns | High colour rendition similar to metal halide - min C2 category | Unpainted finish |
| Squares | 3.5m special purpose lighting poles for pedestrian lighting - selected lanterns | High colour rendition similar to metal halide - min C2 category | Painted finish to specified colour |

- ◇ Lighting fixtures should be simple, modern and sophisticated in design. Pole lighting should comprise slender, elegant, non-tapered poles set on attractive bases. Materials, colours, finishes and detailing should reflect the distinctive town palette.
- ◇ Lighting for the public realm of Wyong Town Centre should:
 - ⇒ accentuate the entrances and major gateways;
 - ⇒ highlight special elements and features;
 - ⇒ increase the understanding and navigation of the town at night by highlighting major streets, open spaces and single elements; and
 - ⇒ improve the attractiveness and appeal of the town at night.

c Street Furniture

Street furniture should be provided in appropriate locations in the public areas of the town. A suite of well designed and distinctive street furniture has been developed which will complement existing items found in the town centre, including heritage items. Guidelines for this furniture are outlined below.

Seats

- ◇ Seats should be ergonomically designed to provide comfort and ease of use (including for the elderly and very young).
- ◇ Materials should maximise comfort and amenity in relation to climate, safety and maintenance issues.

- ◇ The location of the seats should be based on public need. Opportunities for the location of seats include: gathering places for groups or couples; quiet solitude for individuals; and resting places for pedestrians, especially the aged and parents with children.
- ◇ Seats should be located to:
 - ⇒ maximise available shade in summer and shelter from the rain;
 - ⇒ minimise undue noise and prevailing wind conditions; and
 - ⇒ be in a clear line-of-site to rubbish bins.
- ◇ Consideration should be given to an outlook:
 - ⇒ which is interesting;
 - ⇒ provides a view of the “passing parade”; and
 - ⇒ options for more than one vista.

Bollards

- ◇ The form and structural strength of bollards should be adequate to meet functional requirements.
- ◇ Bollards should be attractive in appearance, especially with regard to situations where a number of bollards are required.
- ◇ Removable and hinged bollards should be provided to meet the needs of service access.

Bin Enclosures

- ◇ Bin enclosures should be pleasing in appearance with an obvious indication of purpose.
- ◇ The form and strength of bin enclosures should be adequate to meet functional requirements, including efficient servicing.
- ◇ Bin enclosures should be of a suitable height to be accessible to children and people in wheelchairs.
- ◇ Bin enclosures should adequately accommodate the sub-container.
- ◇ Materials and detailing should maximise ease and safety of use.
- ◇ The placement of bin enclosures in public places should be based on public need, providing opportunities for bins at: passive or active gathering places; public transport stops; and routes heavily used by pedestrians.
- ◇ Bin enclosures should be located where they can be seen and identified.
- ◇ The location of bin enclosures should be determined in relation to other outdoor furniture items.
- ◇ Materials, detailing and the form of bin enclosures should maximise ease of cleaning in a safe and efficient manner.
- ◇ Changes to adjacent surface levels should not cause distortion and malfunctioning of the bin enclosure’s door mechanism.

d Street Trees and Plantings

The history of Wyong as a timber and farming town has resulted in a mix of vegetation. Remnant native forest trees, salt marshes and coastal tree species dominate the town’s canopy. Cultural planting of *Phoenix dactylcoides* and *Phoenix canariensis* about 1920 gives a strong focal point to the town. Street trees should be provided wherever possible to improve the appearance and amenity of the town’s public realm. Below are some guidelines for the planting of street trees and other landscaping within the town centre which aim to maximise opportunities for new street trees.

- ◇ Council’s Landscape Policy sets out the requirements for developers in relation to the engagement of an approved consultant/contractor for the purpose of designing the landscape works associated with development. Council requires a high standard of landscaping to complement the quality of development in Wyong.
- ◇ Where possible and appropriate, native plant species, particularly those endemic to the locality should be used. However, in Wyong a number of *Plantanus acerifolia* (an exotic species) have been used in some streets as they relate better to the adjoining built form.
- ◇ The planting of canopy trees at street level is encouraged to soften the visual impact of surrounding buildings. Street tree planting should support the scale, status, continuity and amenity of streets. Major streets should use large urban trees and minor streets should use smaller clean-trunked trees or in some situations such as narrow lanes and adjacent to heritage buildings or features of special merit, street trees should be omitted or used to frame the special features.
- ◇ Continuity or consistency in planting should be evident along the whole length of a street in preference to precincts which may cut across streets.
- ◇ The hierarchy of streets in the town should be reinforced by a selection of species appropriate to the scale and type of street. For example, the following tree species have been suggested for planting in Wyong:

| | |
|-------------------------|--|
| Gateways | <i>Phoenix canariensis</i> |
| Alison Road/Town Centre | <i>Pyrus calleryana</i> “Ornamental Pear” <i>Ulmus duinensis</i> “Chinese Elm” (under lines) |
| Anzac Street | <i>Syzigium australis</i> “Brush Cherry” (under lines) <i>Tristaniopsis laurina</i> “Water Gum” <i>Plantanus acerifolia</i> “London Plane” |
| Civic Centre | <i>Plantanus acerifolia</i> “London Plane” <i>Syzigium australis</i> “Brush Cherry” |

e City Art

One of Wyong’s most precious assets is its community and fostering distinct precincts or local character within the fabric of a diverse and vibrant town culture will enhance this precious asset. The facilitation of artistic activity and a strong artist community is a pre-requisite to this goal.

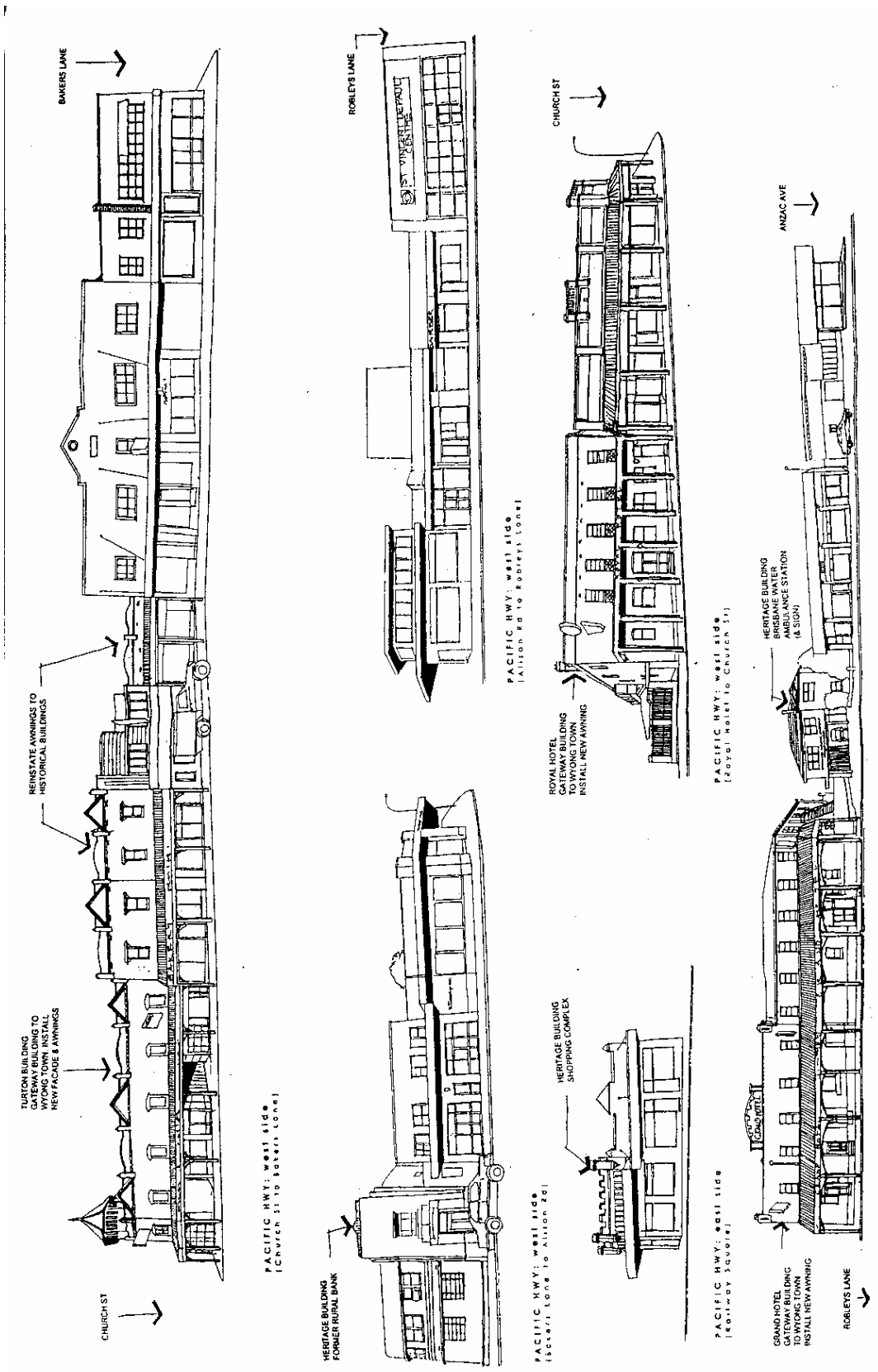
There are no particular guidelines to develop a town arts framework, but any framework developed should embody the following principles:

- ◇ **Enlivenment** - the arts enliven a town by capturing people’s imagination, touching their hearts and stimulating debate. Artistic diversity is a key element in an enlivened town.
- ◇ **Rich, creative environment** - diverse artistic expression springs from an environment in which there is ongoing artistic production and interaction between artists.

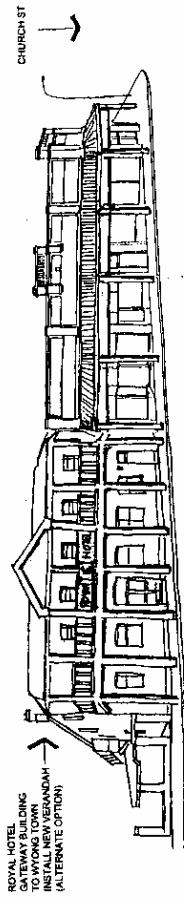
- ◇ **Access and equity** - town arts should be inclusive and access should not be diminished because of income level, disability or cultural difference.
- ◇ **Consultation and participation** - a sense of community ownership of the Town's arts is dependent on consultation with the community - residents, business and visitors - and their participation in decision-making and activities.
- ◇ **Effective resource partnerships** - the development of town arts is dependent on a commitment to effective resources, incorporating a partnership approach with key stakeholders.
- ◇ **Creating a distinctive identity and sense of place** - the arts best contribute to creating a strong sense of place through taking into account the different qualities of the natural, built and cultural environments.
- ◇ **Supporting innovation** - creating art which surprises, delights and transforms the town requires support for creative risk-taking.

A draft framework should be developed for the cultural development of Wyong that incorporates the abovementioned principles and that can identify with the following key themes and opportunities:

- ◇ **Festivals and Major Events** - Wyong could explore the opportunity to develop the town as a festival and major event venue.
- ◇ **Placemaking and Expressing Local Creativity** - One of Wyong's most precious assets is its community. Fostering distinct precincts of local character within the fabric of a diverse and vibrant town culture will enhance this precious asset. Facilitating artistic activity and a strong artist community is a pre-requisite to this goal.
- ◇ **Partnerships and Collaborations** - Wyong is poised on the brink of a new era of development. Seizing new opportunities for the town's economic recovery will require a pro-active management approach in working collaboratively with strategic partners to achieve common goals. The arts can be a trump card in this future for the town.
- ◇ **Marketing and Promotions** - Wyong is in urgent need of an overall creative and distinctive marketing approach. The arts will benefit enormously from a co-operative marketing approach which places the arts within an integrated view of their place in the life of a town.

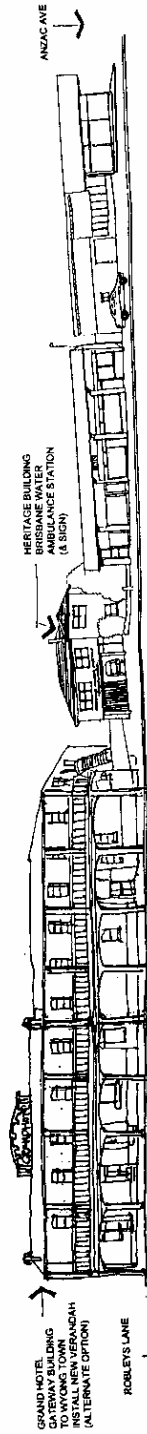


WYONG TOWN CENTRE
 Pacific Hwy: West Side (Royal Hotel to Grand Hotel)
 BUILDING & FACADE RESTORATION SUGGESTIONS
 K. SIMPSON ARCHITECT



ROYAL HOTEL
 ROYAL HOTEL BUILDING
 TO WYONG TOWN
 INSTALL NEW VERANDAH
 (ALTERNATE OPTION)

PACIFIC HWY: WEST SIDE
 (ROYAL HOTEL TO CHURCH ST)

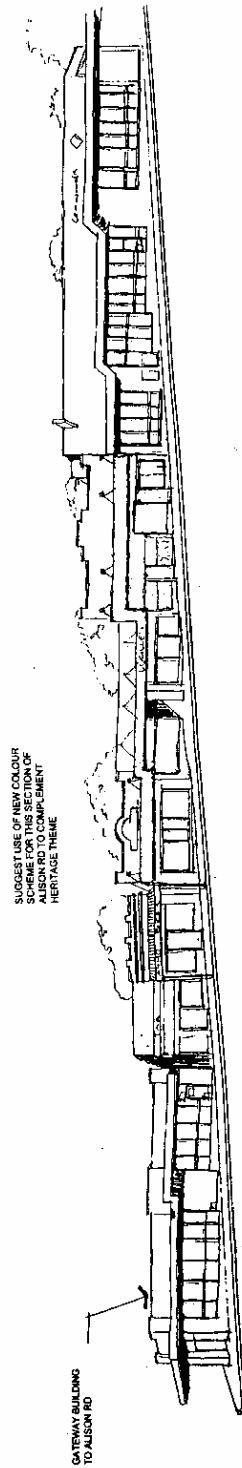
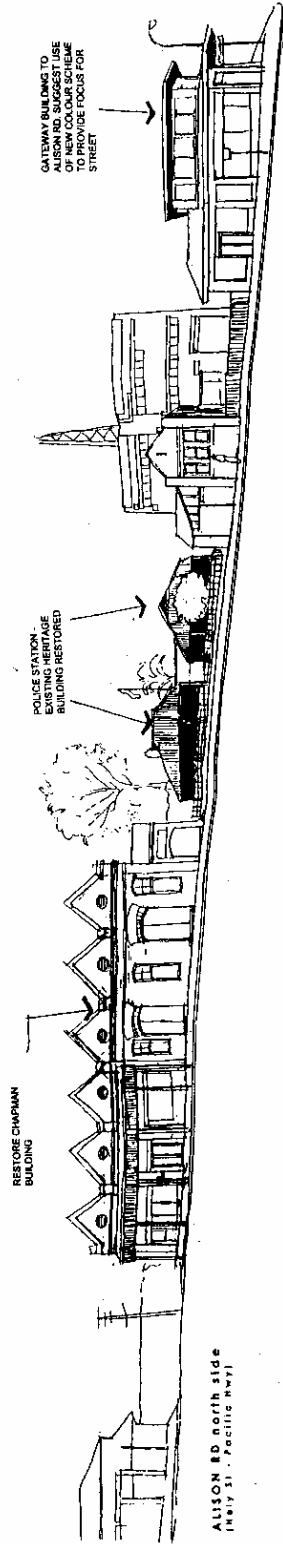


GRAND HOTEL
 GRAND HOTEL BUILDING
 TO WYONG TOWN
 INSTALL NEW VERANDAH
 (ALTERNATE OPTION)

PACIFIC HWY: WEST SIDE
 (ROULETTE LANE TO ANZAC AVE)

HERITAGE BUILDING
 BRISBANE WATER
 PURIFICATION STATION
 (& SIGN)

WYONG TOWN CENTRE
 Emphasis on Grand & Royal Hotels - Alternative Option for Restoration
 BUILDING & FACADE RESTORATION SUGGESTIONS
 K. SIMMONS URBAN ARCHITECTS
 OCT 1989 & Update OCT 2000

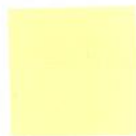


WYONG TOWN CENTRE
 ALISON RD (Newly St. to Pacific Hwy)
 BUILDING & FACADE RESTORATION SUGGESTIONS
 P. BIRCHALL ARCHITECTS
 OCT 1988 & UPRATED OCT 2008

ATTACHMENT 2 - WYONG TOWN CENTRE PROPOSED BUILDING COLOUR SCHEME

WYONG TOWN CENTRE PROPOSED BUILDING COLOUR SCHEME

FACADE COLOURS



Manilla



Biscuit



Drab



Rose Pink



French Grey



Vellum



Light Stone



Buff

TRIMS AND AWNING COLOURS



Sienna



Cream



Salmon



Mid Stone



Brunswick Green



French Grey



Mid Green



Venetian Red



Indian Red

SOURCE: Selected from PASCOL Premium Paint Traditional Heritage Colour Chart

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19/10/2000