

## 4.2 PENINSULA CENTRES

### 4.2.1 WHERE THIS CHAPTER APPLIES

This chapter applies to all development that requires consent, including alterations and additions to existing structures on properties within the B2 Zone within Woy Woy Town Centre, Ettalong Beach and Umina Beach Village Centres as shown on the maps below.



**Figure 4.2.1: Woy Woy Town Centre**



**Figure 4.2.2: Ettalong Beach Village Centre**



**Figure 4.2.3: Umina Beach Village Centre**

## 4.2.2 AIMS OF THIS CHAPTER

- Implement relevant recommendations arising from the Peninsula Urban Directions Strategy plus related resolutions of Council.
- Provide detailed controls that support Central Coast Local Environmental Plan (LEP) 2018.
- Establish contemporary urban design-based controls and guidelines for mixed-use development:
  - having regard for the scenic quality and environmental capability of the Woy Woy Town Centre and Ettalong Beach and Umina Beach Village Centres; and
  - addressing the character and amenity that are displayed by the surrounding neighbourhoods.
- Prepare detailed local controls that are consistent with aims, objectives and consent procedures established by State Environmental Planning Policies that apply to development in the Woy Woy Town Centre and Ettalong Beach and Umina Beach Village Centres.
- Supplement provisions of existing local development control chapters in this DCP that apply to coastal areas, including the Woy Woy Town Centre and Ettalong Beach and Umina Beach Village Centres:
  - Scenic Quality;
  - Character; and
  - Heritage of the centre.
- To encourage development of the centres in a manner which:
  - enhances the centre as a desirable place to live visit and do business;
  - attracts new investment which results in local jobs;
  - enhances recreational infrastructure of the centre for locals and visitors;
  - substantially improves the external perception and awareness of the Peninsula as a unique coastal experience for tourism.

## 4.2.3 OBJECTIVES OF THIS CHAPTER

- Promote efficient use of land by encouraging mixed use redevelopment that benefits local residents as well as visitors to Gosford City.
- Encourage the amalgamation of small properties for redevelopment.
- Ensure that future buildings allow for view sharing within the centres.

- Promote the highest standards of urban and architectural design quality.
- Ensure high levels of amenity along streets and laneways.
- Encourage intensive pedestrian activity along all streets and laneways.
- Address the desired character of residential areas that surround the Woy Woy Town Centre and Ettalong Beach and Umina Beach Village Centres.
- Provide for high levels of residential amenity in surrounding residential areas as well as within the Woy Woy Town Centre and Ettalong Beach and Umina Beach Village Centres.
- Maximise energy-efficient planning, design and construction for new buildings.
- Prevent the discharge of contaminated stormwater into Brisbane Water and Broken Bay.
- Ensure that new development does not exceed the capacity of existing public infrastructure.

## 4.2.4 FUTURE DEVELOPMENT WITHIN PENINSULA CENTRES - VISION

A regional centres structure hierarchy has been established by the Central Coast Regional Strategy (Dept of Planning) and further informed by the Council's Gosford Centres Strategy. The three main business centres identified on the Peninsula are Woy Woy, as a "town centre" and Umina Beach and Ettalong Beach, as "villages". Town centres (Woy Woy and Erina) are key centres that provide a major centre from a sub-regional perspective and provide a focus for retail, commercial, recreational and administrative services and offer a higher order range of price competitive goods and services.

Villages are a lower order centres compared to town centres, and offer a lesser order of goods and services in a smaller scaled setting than town centres. Villages do however play a highly important role in providing locally accessible goods and services to surrounding areas, and in particular allowing people to walk and cycle to the centre.

It is expected that there will be an increase in residential population living within the town centre of Woy Woy and villages of Umina Beach and Ettalong Beach. The benefits of focusing residential population in centres are identified as:

- More interesting places to live,
- Optimise use of services and infrastructure,
- More chance for walking and cycling as a viable means of transport,
- Allow for multi-use of facilities,
- Increase housing mix and contribute to affordability,
- Healthier environments,
- Preserving character and recognising/reinforcing distinctions between centres,
- Improving urban design,
- Strengthening local economy and providing an increase in patronage for retail and other services in centres.

It is also acknowledged, however, that at street level in the core areas of the three centres the streetscape should project a lively, human scaled, active environment focused on a high degree of public interaction. A high standard of urban design is also required for the public domain to encourage public activity. For this reason, residential use at street level is not encouraged within core areas other than for entrances to residential units located above street level.

Whilst the role of town centres is to support Gosford Regional City Centre, Woy Woy as a town centre on the Peninsula is the key focus of retail, commercial, administrative services and offering a higher order of price

competitive goods and services. Woy Woy is recognised as a significant transport interchange and hub that is supported by both fixed rail infrastructure and route connectivity for buses. It is a key point for the dissemination of public transport services on the Peninsula and linking the Peninsula to other areas.

Villages, although smaller in scale and built form than Woy Woy, will also act as a focus for each suburb and will also draw people for other areas for specialist tourist uses and boutique activities in Ettalong Beach, whilst Umina Beach will develop into a local service centre.

Other areas within business zonings on the Peninsula act as either neighbourhood centres (e.g. Lone Pine Avenue) or local nodes providing a restricted range of local services (e.g. Trafalgar Avenue), together with some pockets of business development zoned land. For these areas, more detailed design criteria are not considered necessary other than the controls in Central Coast LEP 2018.

The development of the three main centres should preserve and enhance the existing unique character of each centre, recognise its role and relationship to the overall hierarchy, build upon established strengths and achieve strategic improvements in accordance with the directions set out in this chapter.

### **Woy Woy Town Centre**

Woy Woy will be recognised as the sub-regional town centre and gateway to the Peninsula. It will emerge as a vibrant, multi-functional centre with a high in-town residential base, and diverse and interesting mix of both conventional and non-conventional commercial activities, service retailing and public administration, that maximises opportunities along with views to the waterfront and waterways. Existing heritage buildings and elements within the streetscape are to be respected and new developments to be designed so as to complement and build on this heritage theme. The formalisation of a civic precinct in the vicinity of the existing library, post office and police station is encouraged and public administration activities should be encouraged in this area.

There will be greater integration within the centre by linking the peripheral "greenfields" shopping centre and the traditional strip, and improved pedestrian and urban design links throughout the centre. Activities that encourage out of hours use of the centre and night time activities are encouraged, and this will be supported by an increase in the in-town residential population. The presence of car parking and traffic flow will become less domineering however it will remain as a key transport node for the Peninsula and linking the Peninsula to other areas. It will also act as a focal point for visitors and tourists, with a number of tourist activities centred on the foreshore and waterfront park, including tourist accommodation. It is envisaged that at the edges of the zoned town centre developments will seek to act as a transitional area between residentially zoned land and the zoned town centre.

### **Umina Beach Village Centre**

The Umina Beach Village Centre will become an increasingly attractive local centre providing opportunity for new forms of mixed use development and the potential for the creation of a much needed civic focal point. The centre will continue to provide lower level retail and commercial services to the local population and tourists as well as to the residents of the villages of Patonga and Pearl Beach. New development opportunities will provide for renewal of the existing building stock as well as the creation of newly zoned business zoned land forms of development not previously available on the Peninsula. The new retail/commercial development will provide for increased competition for existing businesses in the centre hence providing a better level of service to resident/tourists. The residential component of the new development will enable the creation of a community in the centre that can support local business and take ownership of the centre through their use of the centres services 'after hours'.

The Umina Beach Village Centre will not only perform a commercial role for local residents and tourists but provide for improved cultural facilities through the possible development of a new library, civic square and related facilities. To achieve the vision it is important that the urban design of the centre is improved as redevelopment occurs. Particular emphasis needs to be placed upon issues such as pedestrian amenity, public/private domain interface, connectivity of anchor uses, residential amenity and architectural quality.

## Ettalong Beach Village Centre

Ettalong Beach Village Centre should continue as a mixed use centre that provides a range of retail/commercial activities and residential accommodation for local residents as well as visitors. Its provision of specialised niche retailing and recreational activities that serve a wider population should be encouraged, and particular to build on the strengths offered by major tourist resort development. The resultant dynamic active atmosphere should be enhanced and maintained to provide sustainable commercial and retail revitalisation within the Centre. All new buildings are to be satisfactorily integrated into the existing urban fabric with its predominately "Australiana heritage" style theme to provide cohesion and continuity to the streetscape. Picnic Parade will provide the "entrance avenue" to the village and public domain improvements will define the entrances to the village boundary to give a sense of "arrival" at the village. Existing niche activities, such as restaurants, cafes, specialist butchers and the like are to be encouraged. Developments are to be designed to integrate the foreshore area to the village centre and residential development within the town centre should be able to enjoy view lines to the waterway, including Lion Island, and not be obscured by inappropriate bulky buildings. Opportunities that may be afforded by water based transport are to be maximised and integrated into the public domain of the overall centre.

### 4.2.5 BUILDING FORM

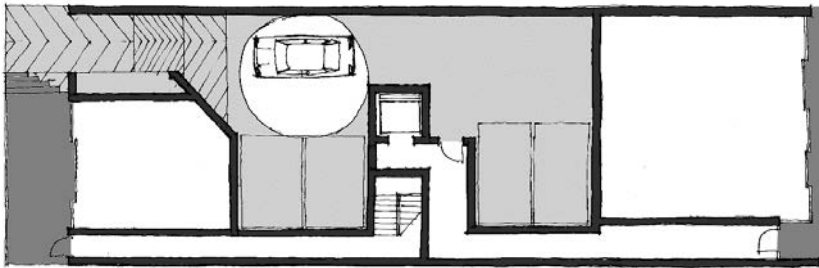
#### 4.2.5.1 Street Frontage

##### OBJECTIVES

- Encourage consolidation of existing properties that have narrow street frontages in order to facilitate efficient use of land.
- Incorporate best-practice urban design by ensuring that street frontages are wide enough to conceal car parking and delivery areas behind street level shopfronts.
- Ensure that street frontages are sufficient to accommodate building services and corridor access for above-ground storeys.
- Ensure that street frontages are sufficient to accommodate residential floorplans which provide a reasonable level of amenity.

##### CONTROLS

- a Where street frontages are 20m or more wide, Clause 4.3A of Central Coast LEP 2018 provides for additional building height.
- b For the purposes of Clauses 4.3A and 4.4A in Central Coast LEP 2018 and this clause, "street frontage" refers to the street frontages nominated on the Height of Building and Floor Space Ratio Map in Central Coast LEP 2018. Where more than one frontage is nominated on the map the applicant may select the frontage to which this clause applies.
- c The minimum frontage for additional height has been fixed to accommodate active street frontages plus building services:
  - i Nearly-continuous bands of shopfronts along all streets,
  - ii Shopfronts along at least half of any laneway frontage,
  - iii Ramp access to basement parking and delivery areas,
  - iv Corridors to lift lobbies and stairs,
  - v Cupboards for building services and/or garbage stores.



**Figure 4.2.4: Site plan illustrating the minimum frontage allotment. A typical allotment fronting Street and Lane (layout subject to appropriate details and dimensions)**

## 4.2.5.2 Building Height

### OBJECTIVES

- Establish the primary controls to encourage financially-viable redevelopment that addresses scenic quality, character and residential amenity.
- Limit both the visual impact of multi-storey buildings upon the scenic quality of these coastal settings, and provide for view sharing across each centre.
- Vary the maximum building height for each development in proportion to the size and frontage of the development site.
- Maintain the established pedestrian-friendly scale of two storey facades facing all streets.
- Promote a sunlit outdoor environment as the setting for a vibrant village centre, maintaining existing levels of sunlight along footpaths during the middle of the day.
- Ensure that village centre dwellings will receive satisfactory levels of midwinter sunlight.
- Encourage variations in building form that create a varied silhouette or profile, and that contribute to a regionally-distinctive architecture.

### CONTROLS

- a New buildings and alterations or additions to existing buildings shall not exceed the maximum building height specified in Clause 4.3 and 4.3A of Central Coast LEP 2018.
- b Where the maximum building height permitted under Central Coast LEP 2018 is indicated in Table 1 the additional provisions specified in the corresponding row in Table 1 apply:

Max. LEP Height 'm'	Max Height in Storeys	Max External Wall Height in 'm'	Max Street/Lane Wall Height in Storeys/m
19.75	6	18.25	2 8.75m
17	5	15.5	2 8.75m
14.25	4	12.75	2 8.75m
11.5	3	10	2 8.75m

**Table 1**

- c An 8.75m high and 2 storey façade will apply to all frontages of properties that have an interface with a street or laneway or common boundary with a residential zone.
- d The measurement of maximum heights incorporate the following reference points:
- i Maximum Height for the Building - Specified in Central Coast LEP 2018 refer to clause 4.3, 4.3A and the Height of Buildings Map;
  - ii External Wall - means walls that enclose a building, other than end walls above the pitching point of any inclined roof (such as a gable-end) or the sides to any attic's dormer window;
  - iii Storey - defined in Central Coast LEP 2018;
  - iv Street/Lane Wall Height - The vertical distance measured in metres or storeys at the centre of the street or laneway frontage from the average of the street/laneway levels at each end of the frontage to the parapet level of the frontage. The parapet level is the horizontal plane in which at least two thirds of the length of the top of the façade is situated.

The highest point of any roof provides an absolute limit to the height of buildings, and is intended to encourage the use of gently-pitched roofs that contribute to desirable variations in the silhouette and the profile of each building, but not to accommodate an additional storey that is enclosed by taller walls or by steeply pitched roofs that would increase the desirable scale or bulk of a building.

- v The highest point of any roof provides an absolute limit to the height of buildings, and is intended to encourage the use of gently-pitched roofs that contribute to desirable variations in the silhouette and the profile of each building, but not to accommodate an additional storey that is enclosed by taller walls or by steeply pitched roofs that would increase the desirable scale or bulk of a building.

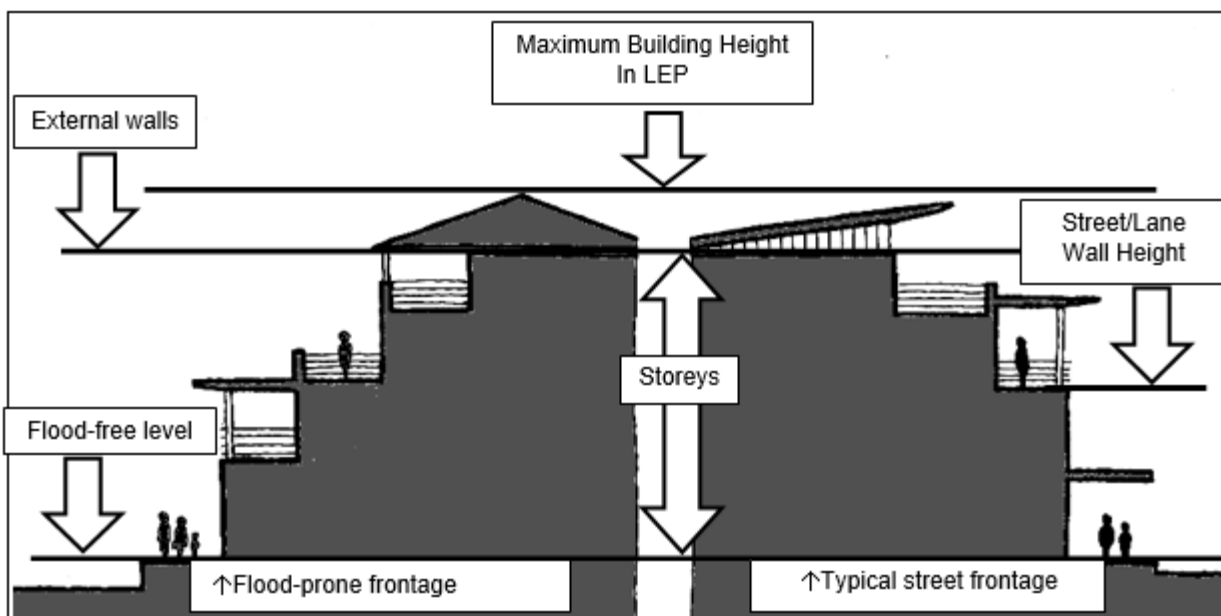


Figure 4.2.5: Cross-section illustrating reference points for building heights

### 4.2.5.3 Building Setbacks and Building Envelopes

#### OBJECTIVES

- Enhance existing levels of retail and pedestrian activity along street and laneway frontages and maximise the visibility of shopfronts.

- Improve the amenity and the urban design quality of frontages to laneways.
- Disguise the scale and bulk of new buildings.
- Provide a consistent urban form providing definition of the street edge within the centres core area.
- Establish an appropriate interface with residential properties that maintains the desired character of the area.
- Ensure adequate space between centre sites and adjoining residential development to enable effective landscaping and tree planting between buildings, separation of buildings for privacy and views.
- Achieve high standards of residential amenity.
- To encourage shops along at least 50% of frontages of "active" laneways.
- To accommodate pedestrian forecourts or terraces facing "active" laneways in association with all shopfronts that are suitable for outdoor dining.
- Retain existing levels of sunlight and amenity to footpaths and publicly accessible areas.

#### 4.2.5.3.1 Controls - Street Setbacks

- a Street setbacks are to comply with those outlined in Figures 4.2.6, 4.2.7 and 4.2.8.



**Figure 4.2.6: Woy Woy setbacks**





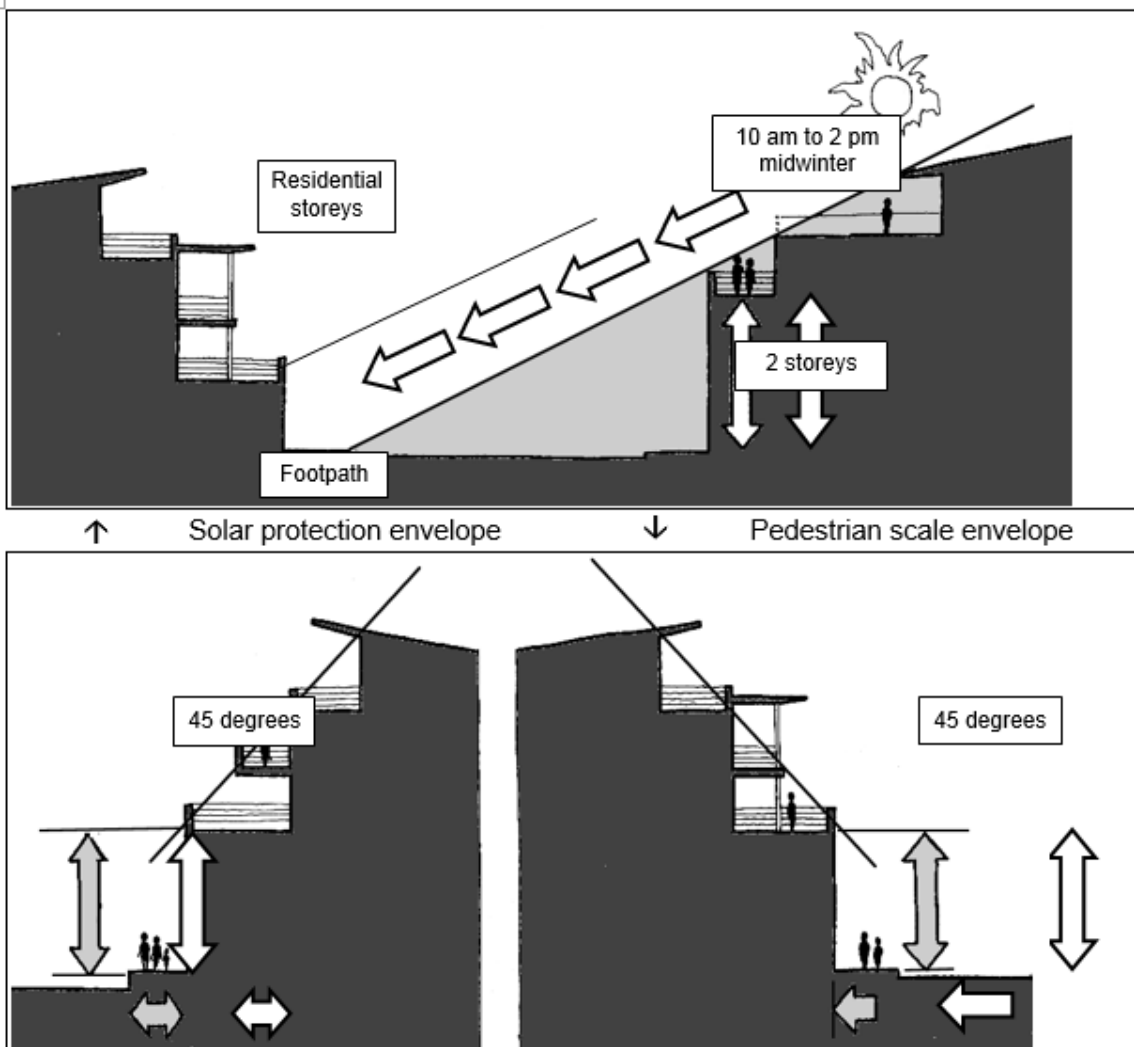
**Figure 4.2.7: Ettalong Beach setbacks**



**Figure 4.2.8: Umina Beach setbacks**

- b Existing levels of midwinter sun along public footpaths between the hours of at least 10am and 2pm must be maintained by a building envelope that is projected at the appropriate solar altitude angle from the adjacent street kerb.
- c Any part of a building that is above 7m or 2 storeys in height whichever is the lesser is to be set back in accordance with a pedestrian envelope that is projected at 45° from the façade at a point not higher than 7m or 2 storeys in height whichever is the lesser at a point not higher than for any boundary that has a frontage to a public right of way such as a street or lane. To maintain the pedestrian-friendly scale of existing low rise buildings.

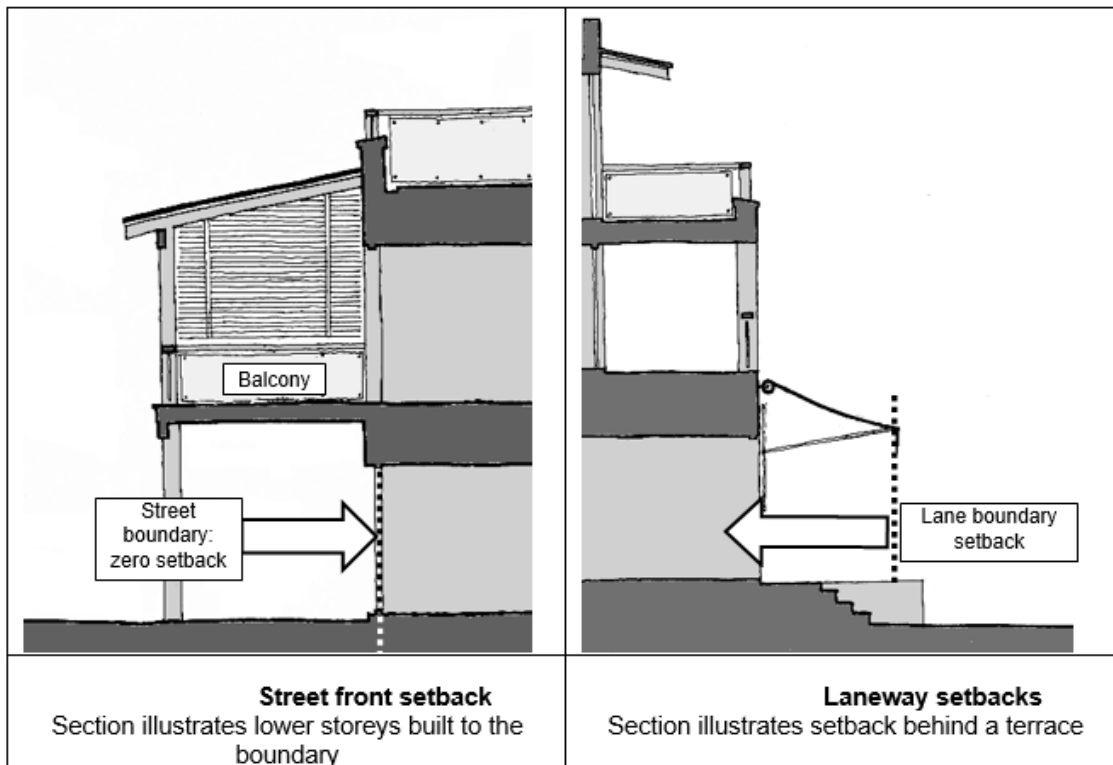
- d Minor variations of building envelopes are desirable in the following situations in order to avoid the appearance of continuous horizontal building forms:
  - i At street corners where a vertical emphasis or landmark location is appropriate, and to allow reasonable potential for the redevelopment of corner properties;
  - ii On wide sites where vertical structures or balconies can provide effective contrasts to continuous horizontal forms with regular steps that might otherwise occur;
  - iii Any façade that penetrates a solar envelope should not be wider than 5m or taller than 4 storeys, and resulting shadows that are cast across a footpath or neighbouring façade should be relatively narrow and fast-moving;
  - iv Variations of a pedestrian envelope should not have a total width that is greater than 30% of any façade's width, and no single variation should exceed a width of 5 metres or 4 storeys;
  - v Variations may include enclosed floor space or roofed balconies, where permitted by Council (see Figure 4.2.9) are constructed above public footpaths to accommodate outdoor dining;
  - vi Awnings, eaves, balustrades and parapets may project beyond the pedestrian envelope, but generally should not project beyond the solar envelope unless glazed or substantially of transparent construction.
- e Any part of a non-residential building that is above 8.75m or 2 storeys in height is to be set back at least 3 m from any side boundary that does not have frontage to a public right of way.
- f In general, increased setbacks are only acceptable along street frontages that are subject to flooding, where ground level shopfronts may be setback up to 3m in order to accommodate flood-free pedestrian access along elevated terraces.
- g Permissible encroachments may where permitted by Council include balconies constructed above public footpaths that are designed to accommodate outdoor dining.
- h Permissible variations include café shopfronts at ground level only, setback from the street frontage to accommodate "outdoor" tables.



**Figure 4.2.9: Building envelopes - Cross sections through street and laneway frontages**

#### 4.2.5.3.2 Controls - "Active" Laneway Setbacks

- a Laneway setbacks are to comply with the setbacks on Figures 4.2.7 - 4.2.8.
- b Laneways defined as "Active" Laneways on Figures 4.2.7 - 4.2.8 are to be setback at least 3m from the laneway frontage to increase sunlight that is available at street level, improving environmental amenity, as well as stimulating pedestrian and retail activity.
- c "Active" Laneway setbacks should accommodate publicly-accessible spaces such as terraces or forecourts that are suitable for outdoor dining.



**Figure 4.2.10: Street front setback**

**Figure 4.2.11: Laneway setbacks**

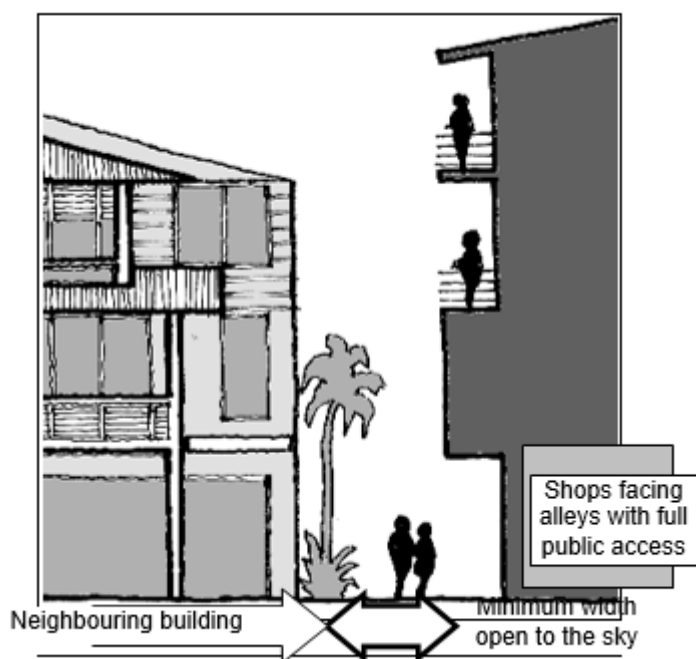
#### 4.2.5.3.3 Controls - Setbacks to side and rear boundaries

- a In order to maximise the length of shopfronts facing all streets and laneways, lower 2 storeys generally should not be setback from the side boundary with any property that is zoned to permit business development.
- b However, in order to provide publicly-accessible links such as alleyways or courtyards that are open to the sky above, lower storeys may be setback from side boundaries according to dimensions that are specified in this Section of the DCP.
- c Adjoining any residential building or a residential zone, new development should incorporate setbacks that are consistent with the desired residential character:
  - i Lower storeys should be setback at least 4 metres at ground level in order to provide a landscaped courtyard that is suitable for medium-sized trees;
  - ii Subject to the location and orientation of any neighbouring dwelling, a wider setback may be necessary in order to achieve levels of residential amenity that are consistent with the Residential Amenity section of this Chapter;
  - iii Upper-storeys should be stepped to maintain adequate sunlight to the principal living area and private open space of each dwelling according to the requirements of SEPP BASIX 2004.
  - iv Balconies may overhang the landscaped setbacks provided that the amenity of lower storey dwellings and neighbouring properties would not be affected, and provided also that balconies would contribute to the desired urban design quality specified in this chapter.

#### 4.2.5.3.4 Controls - Alleyways and courtyards

- a Alleyways or courtyards should be located and designed to provide strategic benefits:
  - i Existing levels of "main-street" retail and pedestrian activity must not be eroded;

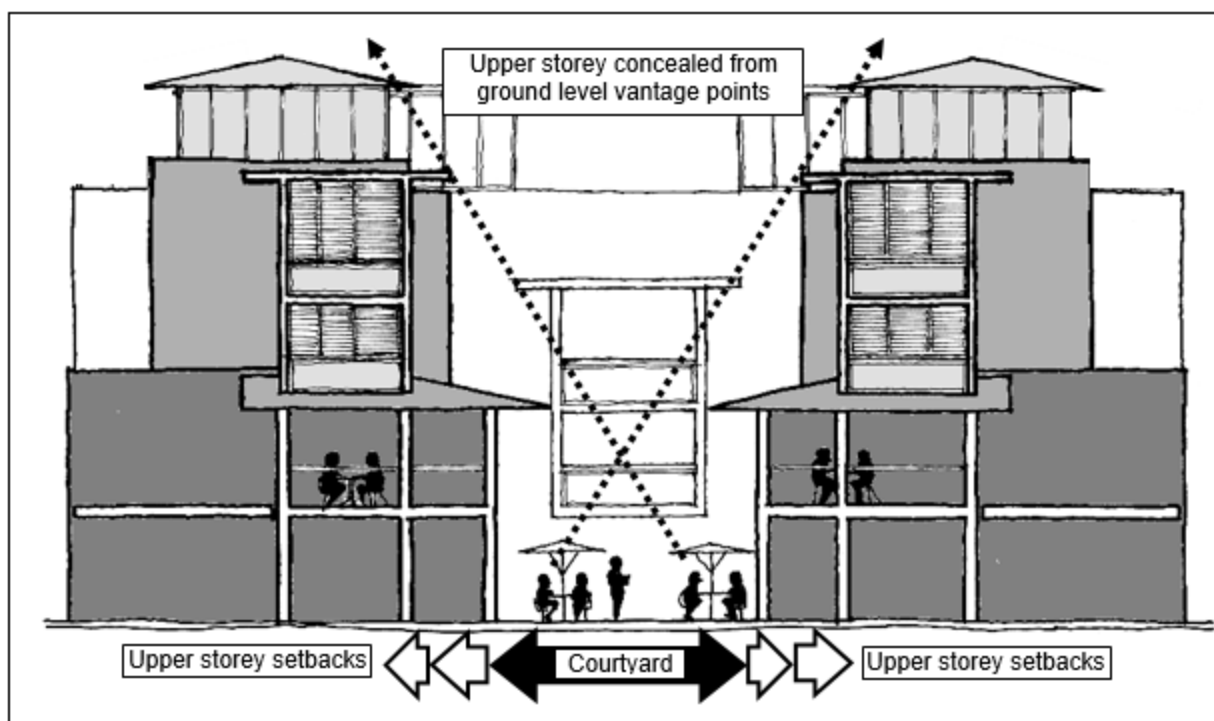
- ii New public access should enhance the Centre's existing pedestrian network;
  - iii Settings for outdoor activity should demonstrate high levels of amenity that include reasonable levels of daylight and midwinter sunlight at street level, plus protection from cold winter winds;
  - iv "Open spaces" should contribute to effective articulation of building forms, enhancing the overall level of variations that are displayed by structures along each street;
  - v Above-ground open space contributes to high levels of residential amenity related to daylight, sunlight, ventilation and the outlook from each dwelling.
- b Alleyways generally should incorporate the following dimensions, locations and features:
- i A minimum width of 3 metres, open to the sky above and sufficient for landscaped planters that are at least 1 metre wide with sufficient soil volume for canopy trees;
  - ii Provide limited public access to residential lobbies or alternatively, provide full public access between streets and lanes, with shopfronts along at least 30% of the overall length;
  - iii Be located immediately next to any existing alleyway or courtyard upon a neighbouring property;
  - iv Be overlooked by windows and balconies that are designed to satisfy the Residential Amenity section of this Chapter.



**Figure 4.2.12: Accessible alleyways - viewed from the street frontage**

- c Courtyards generally should incorporate the following dimensions, locations and features:
- i Located only where they face a public street frontage that receives midday sunlight,
  - ii Located no closer than 25 metres from an existing street corner where they would not erode either the role or the visual prominence of existing corner shop-fronts or building forms,
  - iii Accommodating continuous shopfronts around a publicly-accessible space that is open to the sky above and is suitable for pavement dining,

- iv Minimising disruption to established shop-frontages as well as maximising both the visibility and the proximity of new shopfronts to existing public footpaths, with "street level" dimensions that generally should not exceed 8 metres to 10 metres (measured as site frontage and courtyard depth), and
  - v Overlooked by windows and balconies that are designed to satisfy the Residential Amenity section of this Chapter.
- d Around alleyways and courtyards that are publicly-accessible, walls should incorporate upper storey setbacks in order to enhance amenity at street-level:
- i The third and fourth storeys should be setback at least 1m from the face of lower storey walls to avoid the appearance of sheer vertical walls; and
  - ii Any fifth or sixth storey (where permitted) should have an additional setback sufficient to conceal that storey from vantage points located within the alleyway or courtyard at "street level"



**Figure 4.2.13: Street elevation of courtyard - Highlighting desired dimensions at ground level and upper storey setback**

#### 4.2.5.4 Building Separation

##### OBJECTIVES

- To ensure that new development is scaled to support the desired character with appropriate massing and spaces between buildings.
- To provide visual and acoustic privacy for existing and new residents.
- To control overshadowing of adjacent properties and private or shared open space.

##### CONTROLS

- a The minimum separation between windows and balconies of a residential building and any neighbouring building either on site or adjoining sites:

- i 2-3 storeys/up to 11.5m:
  - 12m between two habitable rooms/balconies
  - 7m between a habitable room/balcony and a non-habitable room
  - 2m between two non- habitable rooms
- ii 3-4 storeys/up to 14.25m
  - 12m between two habitable rooms/balconies,
  - 9m between a habitable room/balcony and non-habitable room,
  - 6m between two non-habitable rooms
- iii .5 Storeys 17m and above (where permitted):
  - 18m between habitable rooms/balconies
  - 13m between a habitable room/balcony and a non habitable room,
  - 9m between two non-habitable rooms.

### 4.2.5.5 Building Depth

#### OBJECTIVES

- To achieve the development of thin cross section buildings and narrow commercial floorplates to improve amenity and promote sustainable design and building management practices where living and working environments are not reliant on artificial lighting, heating and cooling.
- To ensure that building design provides adequate amenity for occupants in terms of sun access and natural ventilation.
- To ensure that the bulk of the development is in scale with the desired future character.

#### CONTROLS

The following building depth controls shall apply:

- a Commercial development:
  - i The maximum depth of office floors with windows in one side is 10m,
  - ii The maximum depth of office floors with windows in two opposite sides should be 20m.
- b Residential flat development:
  - i The maximum internal plan depth of residential flat buildings is to be 18m from glass line to glass line,
  - ii Single aspect apartments are to have a maximum internal plan depth of 10m from glass line to internal face of wall.
- c Where residential flat developments are proposed to be wider than 18m the Applicant must demonstrate how satisfactory daylighting and natural ventilation are to be achieved (refer to the Internal and External amenity section of this chapter for satisfactory daylighting and natural ventilation requirements).

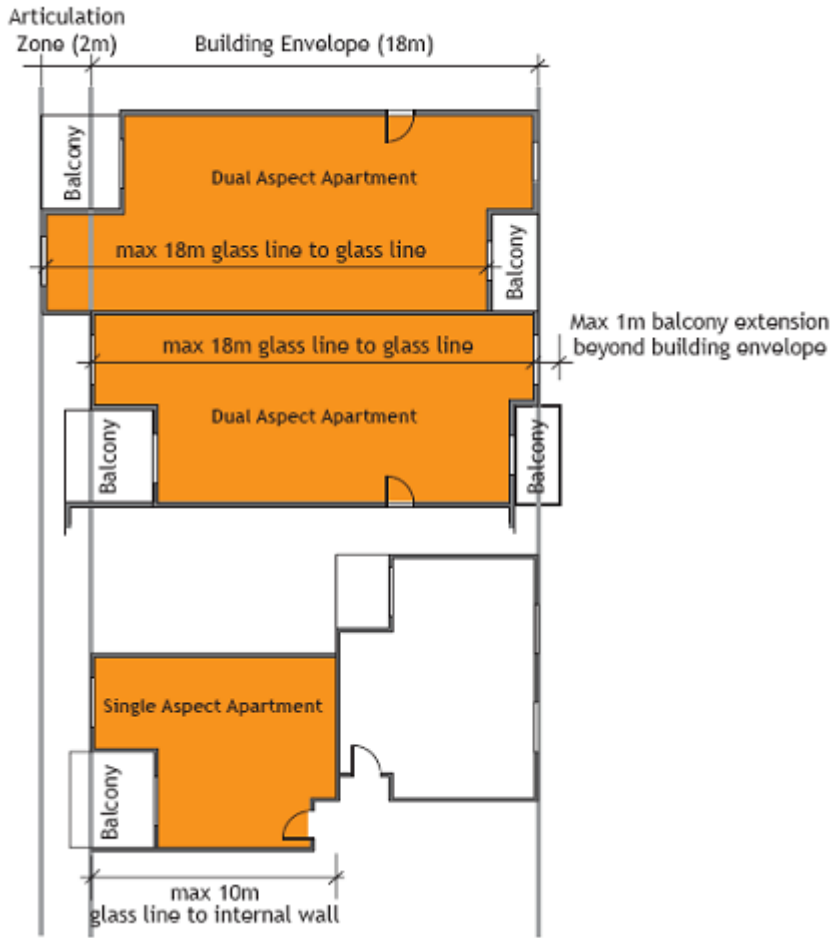


Figure 4.2.14 - Building Depth - Source: Residential Flat Design Code, Planning NSW 2002



## 4.2.6 BUILDING ARTICULATION

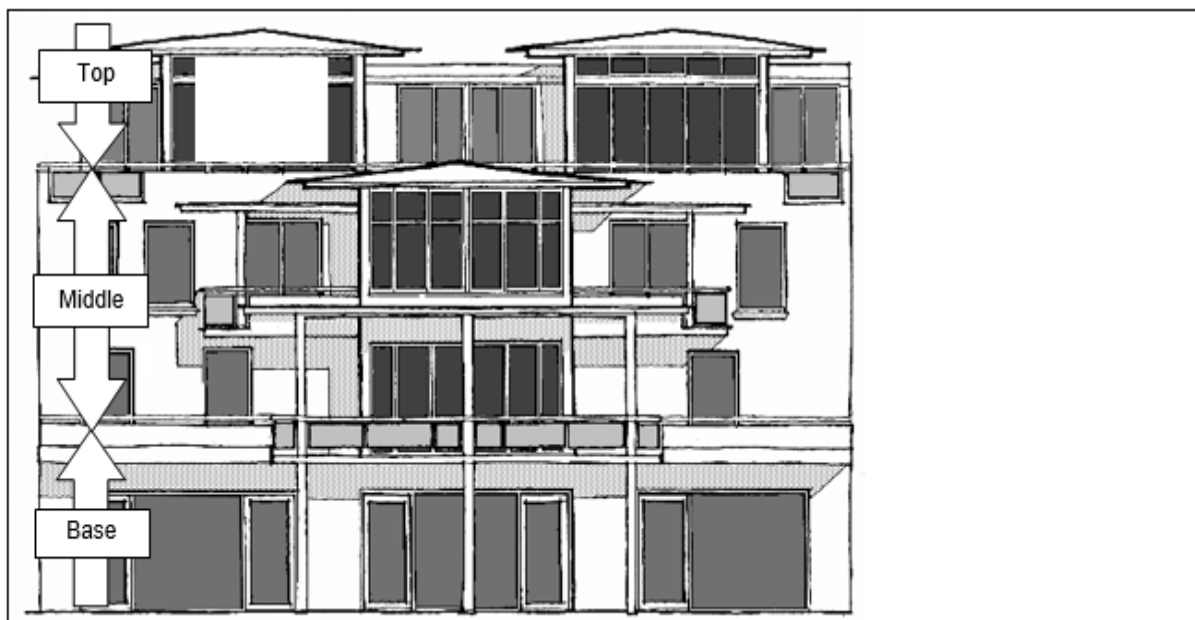
### 4.2.6.1 Building Facades

#### OBJECTIVES

- To ensure that buildings are of a high architectural quality that contribute to the desired character of the centre.
- To ensure that building facades are of an appropriate scale, rhythm and proportion that respond to the desired character of the centre.
- To ensure building elements are integrated into the overall building form and design.
- To employ a variety of architectural design techniques that disguise the scale and bulk of multi storey buildings.

#### CONTROLS

- a All building facades shall be modulated and articulated this can be achieved through the following:
  - i Define a base, middle and top related to the overall proportion of a building;
  - ii Express datum lines using cornices, a change in materials, texture or colour or setbacks;
  - iii Use a variety of window types to express building uses;
  - iv Use recessed or extended balconies and deep windows.



**Figure 4.2.15: Street elevation illustrating appropriate form of three and four storey buildings**

Penthouse level on upper storeys of buildings should be broken into pavilion structures separated by roofs or terraces

- b The silhouette of each building should contribute to the overall diversity of form within each centre:
  - v Within each façade, vary the level of roofs, external walls and parapets in order to avoid simple cubic forms and flat roofs that tend to accentuate scale and bulk,

- vi Each top storey should incorporate stepped floorplans or separate pavilion structures, capped by highly-articulated roof forms that contribute to diversity of building silhouettes.
- e Street level facades should be divided into a series of vertical panels that vary in width from 2 to 6metres, in order to reflect the design diversity of traditional village centres comprising of rows of individually designed narrow fronted shop-dwellings.
- f The width of any part of a single building above 2 storeys shall not exceed 30m on any on any elevation facing the street.
- g Building facades must be designed to respond to solar access by using solar protection elements such as eaves, louvers and awnings.
- h Balconies shall not run the full length of any façade but should be designed in short lengths so as not create the appearance of monolithic building forms.
- i Balconies and windows to habitable rooms should be situated to encourage opportunities for passive surveillance to public areas.
- j All building elements including shading devices, awnings/colonnades, signage, drainage pipes and communication devices must be co-ordinated with the overall façade design.
- k Plant and equipment should be concealed within the fabric of each building in order to promote high standards of urban design and amenity:
  - i Plant, equipment and ductwork should not be surface-mounted on roofs, terraces, or exterior walls,
  - ii Services, pipes and ductwork should not be visible from any public frontage,
  - iii Services, pipes or ductwork should be concealed in the entrances to parking or delivery areas that face a street or laneway,
  - iv Plant and equipment should be designed and located to prevent exposure of nearby dwellings to unreasonable odours or noise,
  - v If individual air-conditioning units are used they must not be visible from the street.

### 4.2.6.2 Top Floor Design and Roof Forms

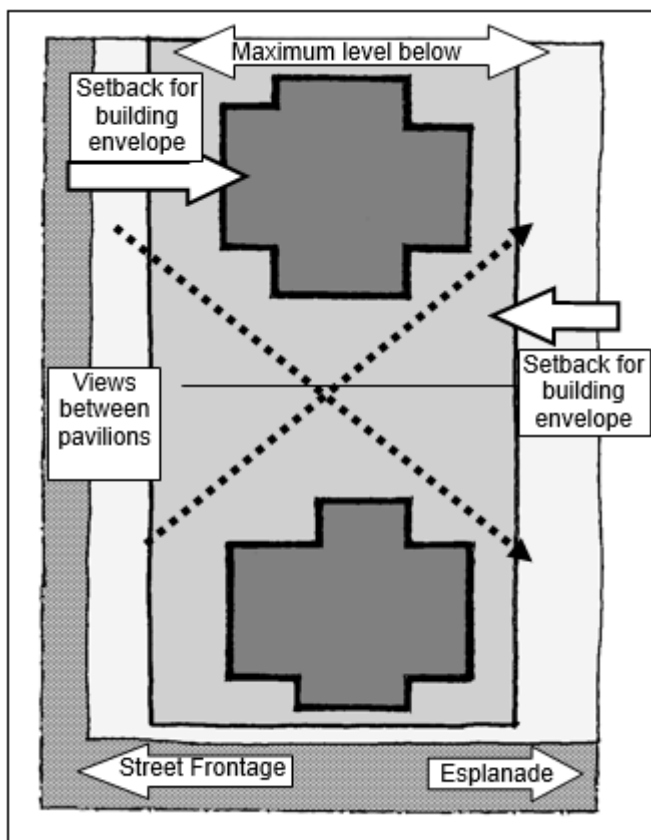
#### OBJECTIVES

- Ensure that roof design responds to the desired character and contributes to the overall design and environmental performance of buildings.
- Ensure that the design of the top storey of buildings minimises visual bulk, provides articulation and prevents any increased overshadowing.

#### CONTROLS

- a On larger sites where additional height is permitted due to site frontage and area in accordance with Clause 4.3 of the Central Coast LEP 2018 and Table 1 of this chapter, the top storey must be distributed to disguise the scale and bulk of multi storey buildings and in order to retain view corridors that are wide enough to allow filtered views to the water from other properties within the centre.
- b The upper storey of buildings should be articulated with differentiated roof forms, predominantly low pitched roofs surrounded by wide eaves, rather than flat roofs set behind parapets that accentuate the scale and bulk of multi-storey buildings.

- c Design of roofs must respond to solar access, for example by using eaves and skillion roofs.
- d Service elements such as lift overruns, plant equipment, chimneys, vent stacks, water storage, communication devices, solar panels etc. must be integrated into the overall design of the roof so as not to be visible from the street.
- e Roofing colours within the Ettalong Village Centre must be in accordance with the Heritage Colour Scheme. An example of heritage colours is the Heritage and Traditional Colours range by Pascol Paints Australia Pty Ltd.
- f The number, design and location of television and radio antennas should be limited to one common mast per building.
- g Satellite dishes should not be installed on roof-tops, and should be restricted to small units located on private balconies or terraces to conceal their appearance from street level vantage points.



**Figure 4.2.16: Example of distribution of upper storey floor area**

### 4.2.6.3 Corner Building Articulation

#### OBJECTIVE

To reinforce the built form of the street block and enhance the public domain and the meeting of streets.

### 4.2.6.3 Corner Building Articulation

#### CONTROLS

- a Emphasise street corners by giving visual prominence to parts of the building façade, such as a change in building articulation, material or colour, roof expression or height.
- b At street corners the height for street walls may be exceeded to create a corner element. The corner element is not to exceed the maximum building height and may extend a maximum distance of 5 metres along the building frontage of both streets when measured from the corner.
- c Corner buildings are to address both street frontages.

### 4.2.6.4 Active Street & Active Laneway Frontages

#### OBJECTIVES

- Maintain and enhance the established "main street" retail environment, particularly by concentrating pedestrian activity along existing retail frontages.
- Encourage a new secondary retail frontage along "active" laneways in proportion to market demand for retail and business floor space.
- To have ground floor facades that enhance the public domain, amenity and safety.
- Co-ordinate the design of shopfronts, business signs and the landscaping of public areas according to "main street" principles.
- To have street frontages suitable for active business uses.
- To promote pedestrian activity in the public domain.
- Conceal on-site parking and services from street frontages.

#### CONTROLS

- a Active street & active laneway frontages are defined as one of a combination of the following at street level:
  - i Entrance to retail;
  - ii Shopfront;
  - iii Glassed entries to commercial and residential lobbies occupying less than 50% of the street frontage to a maximum of 12m frontage.
  - iv Café or restaurant if accompanied by an entry from the street;
  - v Active office uses, such as reception, if visible from the street; and
  - vi Public building if accompanied by entry.
- b Active street & active laneway frontages are required at ground level for all areas indicated on Figures 4.2.17 - 4.2.19.

Figure 4.2.20 Woy Woy Town Centre Active Street Frontages

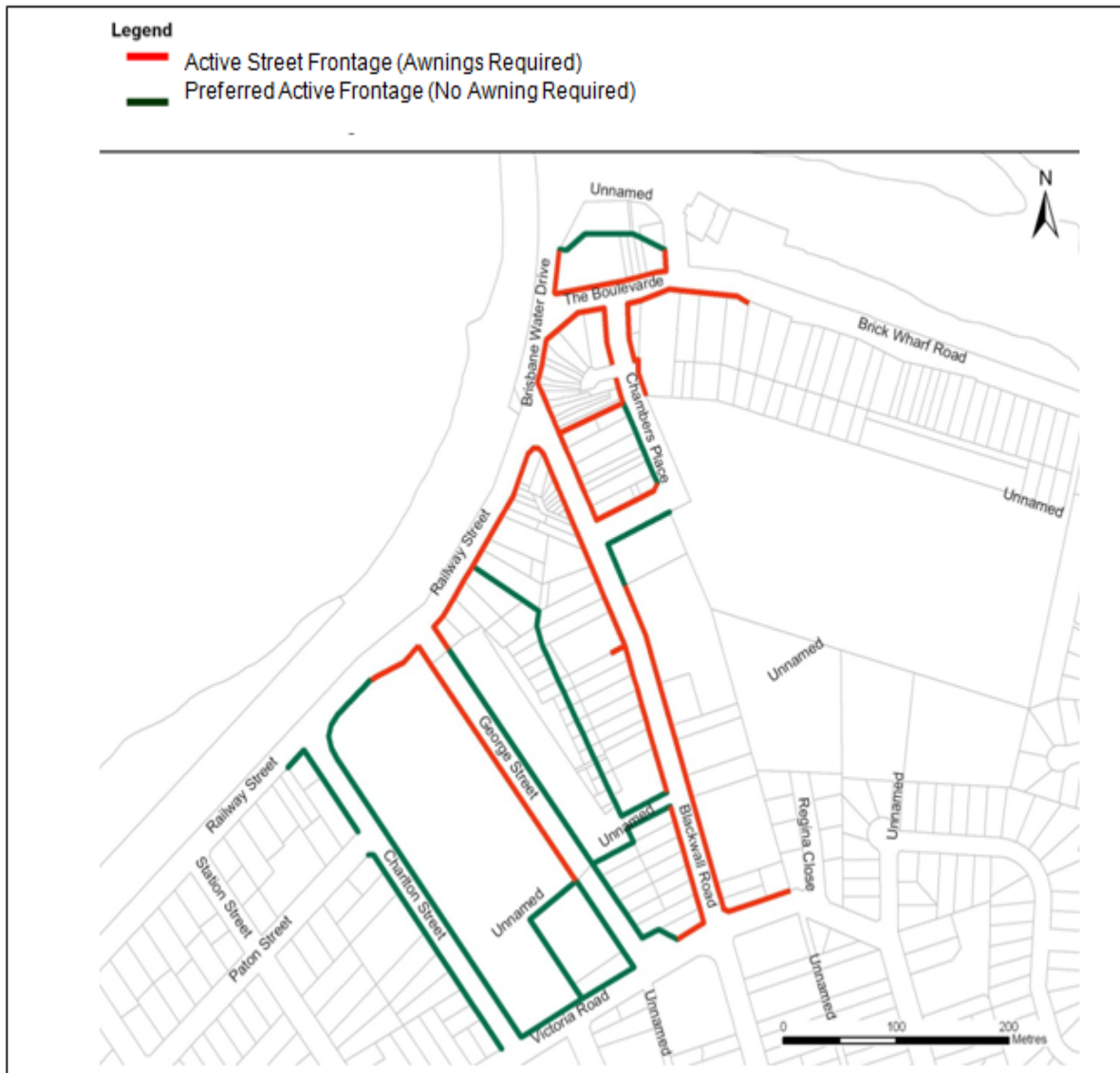


Figure 4.2.17 Woy Woy Town Centre Active Street Frontages



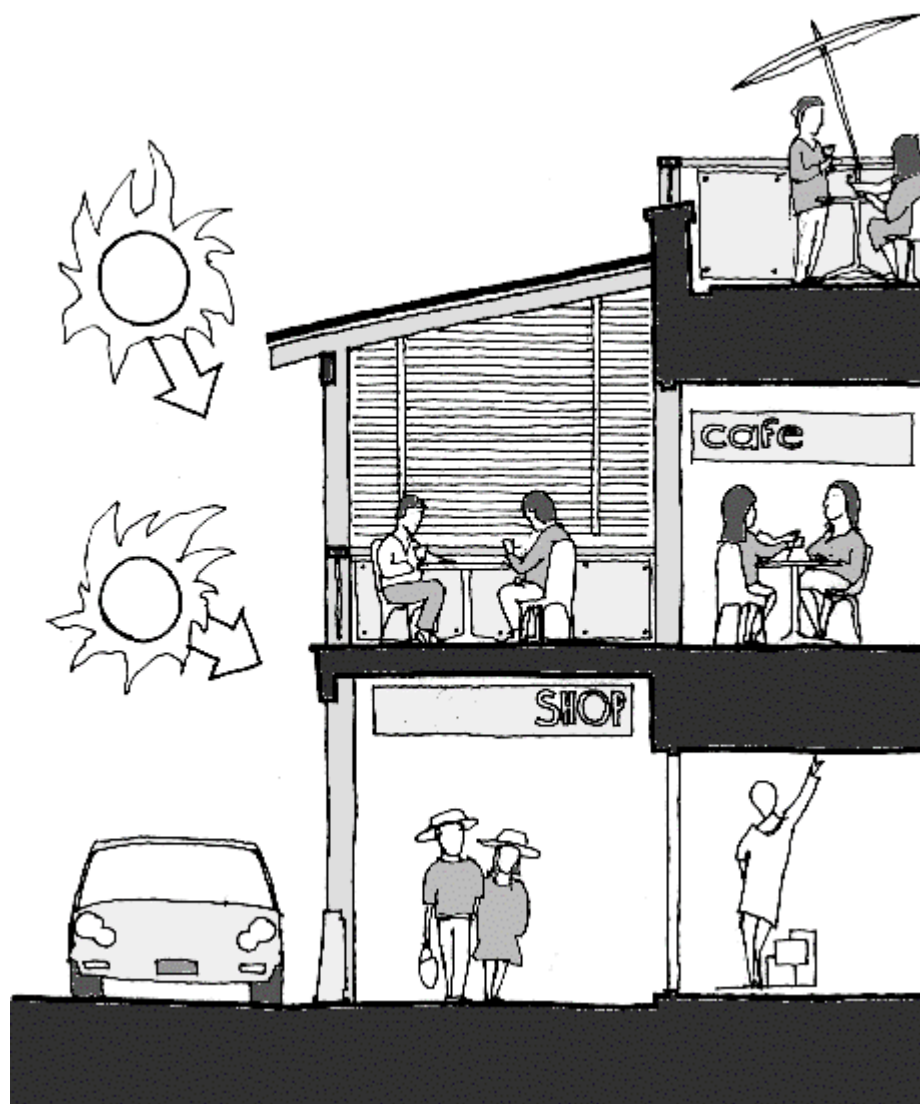
Figure 4.2.18 Ettalong Beach Village Centre active street frontages



Figure 4.2.19 Umina Beach Village Centre active street frontages

- c Ground floor articulation for shopfronts along active street frontages must not be more than 1.2m deep.
- d Buildings must not have continuous length of blank walls at street level.
- e Provide clear glazing to all street frontage windows.
- f The sill height of street frontage windows must not be more than 1.2m above street level.

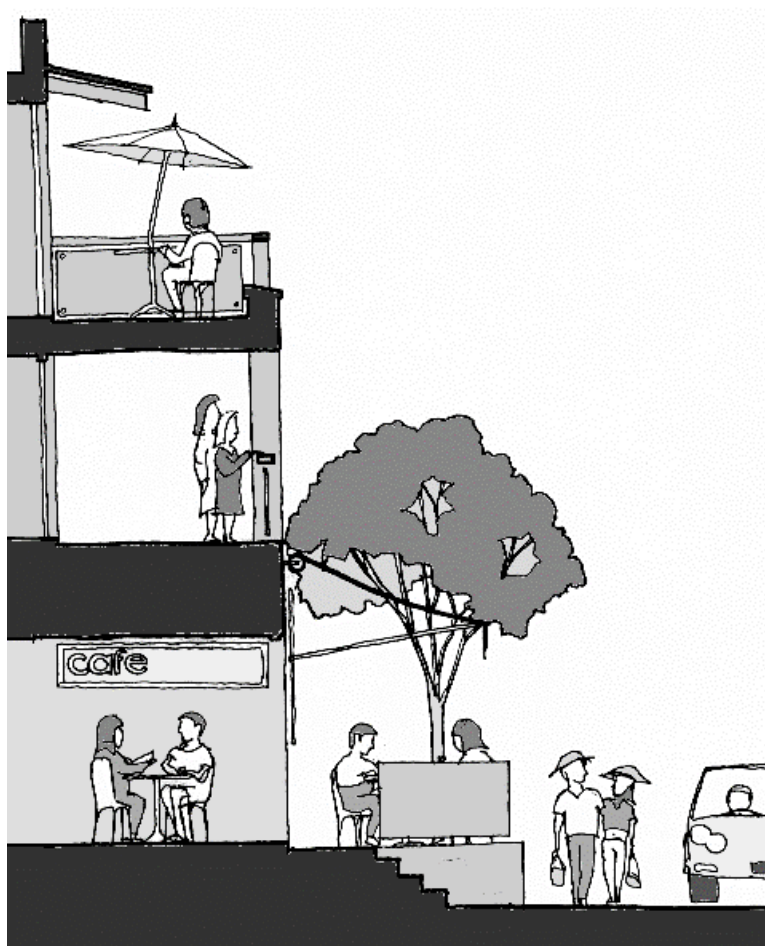
- g Main street frontages should not accommodate fire exits, service cupboards, vehicle or service entrances, control valves and meters for piped services which would intrude upon the continuity of shopfronts or design of facades facing any street:
  - i Vehicle access, fire exits, service cupboards, valves and meters should be accessed via secondary street or laneway frontages. Valves and metres should where possible, located in secured cabinets that are associated with carpark entrances rather than intruding upon street facades,
  - ii Where vehicle access, fire exits, cabinets etc. must be located along a street frontage, their width should be minimised and they should be integrated with the design of shopfronts.
- h New pedestrian spaces or links should only be created where they would enhance existing levels of retail and pedestrian activity.
- i On-site car parking and service areas should not be visible from any street frontage, and should be located in basements or behind occupied floor space such as shops.



**Figure 4.2.20: Activity along street frontages. A setting for concentrated retail and pedestrian activity**

- j Along active laneways, visible pedestrian and retail activity should be promoted at street level in conjunction with safe and efficient vehicle access:
  - i Facades should be set behind pedestrian forecourts that are open to the sky above, suitable for outdoor dining and separated from traffic, but should not be used for parking at-grade,

- ii Facades should accommodate new shopfronts along at least 50% of each site frontage, protected by retractable awnings or balconies, and
  - iii Facades also should accommodate building entrances, fire exits and service cupboards, plus vehicle and service entrances that are designed to maximise safety for pedestrians and motorists.
- k Above-ground facades also should contribute to the levels of visible activity:
- i In certain areas of Woy Woy indicated in Figure 4.2.17 footpaths may be overhung by first-floor balconies that are designed primarily to accommodate outdoor dining,
  - ii Restaurants and other businesses at first floor level should have extensive windows that permit views to and from street level, and
  - iii Dwellings at first floor level or above should have a combination of balconies and extensive windows that permit views to and from the street, fitted with adjustable exterior screens to provide shade and privacy.

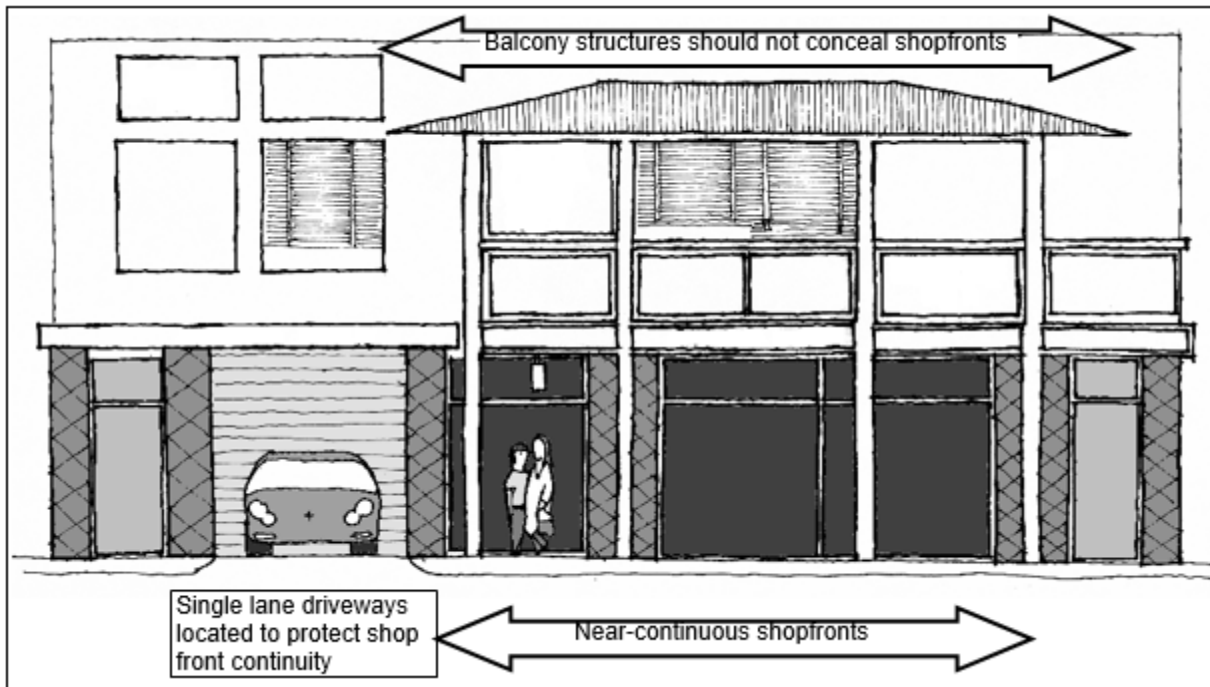


**Figure 4.2.21: Activity along a laneway. A shared zone for pedestrian activity and vehicle access**

- l Publicly-accessible areas that erode the level of on-street activity are not compatible with "main-street" design principles and are not permitted for example:
  - i Indoor arcades or narrow dark alleyways that do not promote a high-amenity setting for outdoor pedestrian activity, or where shopfronts are concealed from the street restricting their commercial potential;



- ii Wide courtyards and piazzas, particularly at street-corner locations, that interrupt the continuity of existing shop-fronts along any street and disperse pedestrian activity away from existing footpaths.
- m For properties that are defined as flood-prone, pedestrian access to shopfronts should be provided via arcades that are open to the street frontage:
  - i Facing streets, access may be either via open “arcades” that are set into the street façade and elevated above the flood level, or direct from street level to each shop and building entrance via individual stairs and ramps;
  - ii Facing laneways, alleyways or courtyards, access may be via terraces that are open to the sky, either elevated above the flood level, or at street level with individual access to each shop and building entrance;
  - iii All transitions from streets or laneways up to elevated indoor floors should incorporate barrier-free access that is suitable for people with impaired mobility, according to requirements of the Federal Disability Discrimination Act plus the relevant Australian Standard;
  - iv Where elevated terraces or arcades are used, their finished level should be consistent with any existing structures upon neighbouring properties, and the location of stairs or ramps should provide direct access to all shop or business tenancies;
  - v Vehicle entrances and ramps should be integrated with the level and alignment of forecourts, terraces or arcades to maximise pedestrian safety;
  - vi Service and vehicle entrances should be integrated with the design quality and the commercial presentation of street-level facades.
- n Vehicle entrances should not disrupt the general continuity of shop-fronts or the commercial significance of corner locations, and should be at least 20 metres from a street corner or another entrance.
- o Vehicle entrances should address road and pedestrian safety, particularly along footpaths and near crossings.
- p The width of openings should be minimised, with driveways preferably limited to one-way passages not wider than 3.5 metres, supported where necessary by directional warning lights that are visible from cars approaching along the street, plus queuing space to enable vehicles to pass safely.
- q Security shutters should be set at least 6 metres from a street or laneway frontage, and shutters, doors, plus wall and ceiling finishes within that setback should match the design standard of shopfronts and street facades.
- r Between any garage shutter and the street or laneway frontage, pipework and service ducts should be concealed behind walls and above ceilings.



**Figure 4.2.22: Configuration and design of lower storey street facades**

### 4.2.6.5 Building Entries

#### OBJECTIVES

- Ensure that building entries contribute positively to the streetscape and building façade design.
- To create building entrances that are a clear and identifiable element of the building in the street and are accessible to all.

#### CONTROLS

- a Upper levels of buildings shall address the street either:
  - i With main entrances to lift lobbies directly accessible and visible from streets or active laneways, or
  - ii Where site configuration is conducive to a side entry, with a path to the building entry that is readily visible from the street.
- b Building entries should be articulated with awnings, porticos, recesses, bladewalls or projecting bays for clear identification.
- c In mixed use buildings, entries to residential apartments are to be separated from commercial entries to provide security and identifiable address for different users.
- d Entries to upper level uses shall not dominate ground floor shopfronts. These entries shall not occupy more than 20% of any main street frontage.
- e Lockable mail boxes must be provided close to the street, integrated with building areas or front fences at 90 degrees to the street and to Australia Post standards.
- f Fire egress should not be to the primary frontage. If this is unavoidable due to single frontage sites the fire egress must be integrated as part of the lobby entrance or shopfront design.

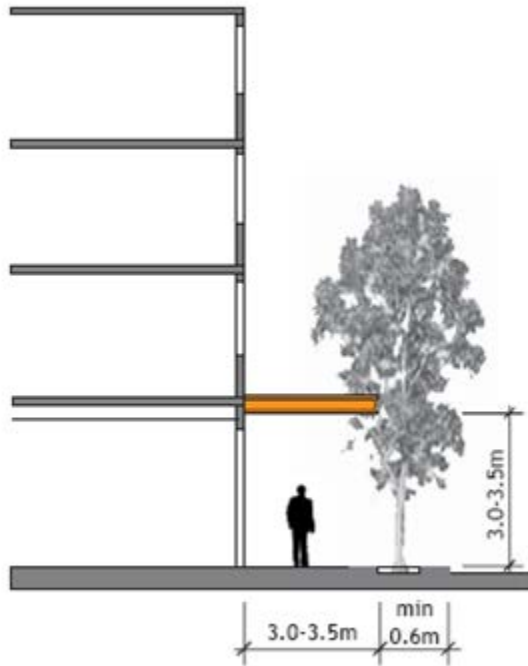
## 4.2.6.6 Awnings

### OBJECTIVES

- To improve pedestrian amenity by providing sun and rain protection by the provision of continuous awnings or colonnades.
- Ensure that awnings are in keeping with the desired streetscape character and with the development in scale and design.

### CONTROLS

- a Awnings are required along all "active" street frontages (see Figures 4.2.17 - 4.2.19).
- b Awning heights are to be between 3m and 3.5m except where integration with an adjoining properties awning requires variation in this case awning height must not be greater than 4.2m.
- c Awnings and posts (where applicable) are to be setback a minimum of 600mm from the face of the kerb.
- d Awnings should maximise protection from summer sunlight and should be of opaque materials rather than glazed in order to minimise the need for intensive maintenance.
- e Awnings and balconies (where permitted above footpaths) should have vertical fascias that are at least 0.3m deep in order to support a continuous band of business signs.
- f In Ettalong awnings should promote the heritage theme and provide character to the streetscape:
  - i Awnings are to be enhanced with posts, either structural or non-structural which reflect the heritage character of the streetscape and can be constructed with or without brick support piers with sandstone capping and associated heritage trim.
  - ii Awnings are to be either
    - Bull nose
    - Skillion
    - Over vertical or under vertical
    - Overhead gable
  - iii Where posts are structural supports, the awning is to be designed so that if anyone of the posts was damaged, removed or knocked out, the structure would still be supported by the remaining posts.



**Figure 4.2.23 - Awning Height**

Source: *Residential Flat Design Code, Planning NSW 2002*

### 4.2.6.7 Materials and Finishes

#### OBJECTIVES

- Buildings that are consistent with the palette of materials and finishes within the area to achieve a coherent streetscape.
- Use of materials and finishes that contribute to the articulation of overall façade design.

#### CONTROLS

- a Large expanses of any single material to the building facades must be avoided.
- b External walls should be constructed of high quality and durable materials and finishes with "self-cleaning" attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.
- c Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal environment or finishes that result in unacceptable amenity impacts, such as reflective glass, mirror or curtain wall glazing are not permitted.
- d Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
- e In Ettalong the colours of new buildings and renovated structures are to be comprised of heritage colours. This will ensure the heritage theme remains consistent throughout the centre. An example of heritage colours is the Heritage and Traditional Colours range by Pascol Paints Australia Pty Ltd. Window frames are to be light tones which must relate to the main wall colour.

## 4.2.7 INTERNAL AND EXTERNAL AMENITY

### 4.2.7.1 Internal Ceiling Heights & Room Dimensions

#### OBJECTIVES

- Floor to ceiling dimensions should promote effective daylighting and ventilation for all habitable rooms.
- Promote internal ceiling height that contributes to flexibility and adaptability of use at ground level and/or first level.
- To ensure developments have apartments with well proportioned and functional interior spaces.

#### CONTROLS

- a All mixed use developments must comply with the following minimum ceiling heights, measured from finished floor level (FFL) to finished ceiling level (FCL):
  - i 3.3m for ground and first floor retail or commercial in mixed use buildings to promote flexibility of use;
  - ii 2.7m for all habitable rooms;
  - iii 2.4m for all non habitable rooms.
- b One and Two bedroom apartments shall have a minimum plan dimension of 3m (excluding wardrobe space) in all bedrooms.
- c Apartments with three or more bedrooms shall have at least two bedrooms with a minimum plan dimension of 3m (excluding wardrobe space).

### 4.2.7.2 Internal Common Circulation

#### OBJECTIVES

- Ensure that buildings are efficient and provide accessible, safe and pleasant circulation spaces for occupants and users.
- Common lobbies and hallways should define residential territory and be wide enough to accommodate the passage of people and furniture.

#### CONTROLS

- a The design of internal common circulation space must comply with the provisions of AS1428.1 to provide adequate pedestrian mobility and access.
- b All common circulation areas including foyers, lift lobbies and stairways must have:
  - i appropriate levels of lighting with a preference for natural light where possible;
  - ii corridor lengths that give short clear sightlines;
  - iii no tight corners;
  - iv legible signage noting apartment numbers, common areas and general direction finding;
  - v adequate passive ventilation with no mechanical air conditioning; and
  - vi low maintenance, robust materials.

- c Each stair lift or lobby should not service more than eight apartments per floor.
- d The width of lobbies and hallways should be increased beside lifts or stair landings, and opposite the entry to each apartment to facilitate removal of furniture and the two way passage of residents.
- e Common hallways should not be less than 1.5m wide and at least 1.8m at lift lobbies.
- f Buildings are to be designed to avoid blind or dark alcoves near lifts and stairwells, at the entrances, within indoor carparks and along corridors and walkways.
- g Any developments with commercial use above ground floor must provide for separate access points via lift or stairs to the commercial and residential areas.

### 4.2.7.3 Solar Access

#### OBJECTIVES

- To ensure that daylight access is provided to all habitable rooms.
- To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.
- To ensure that buildings minimise the negative impact of overshadowing on internal and private external areas of neighbouring buildings.

#### CONTROLS

- a At least 70% of apartments shall receive a minimum of 3 hours direct sunlight upon at least 50% of the surface to living room windows or adjacent balconies between the hours 9am and 3pm on June 21.
- b At least 50% of the principal open space area shall receive at least three hours direct sunlight between 9am and 3pm on June 21.
- c For existing neighbours at least 3 hours of sunlight to the living rooms and the principal area of private open space shall be retained between 9am and 3pm on June 21. Where existing sunlight is less than this, siting and form of the proposed development should ensure that the existing amount of sunlight is not reduced.
- d No more than 10% of single aspect apartments are to have a southerly aspect. Developments which seek to vary this standard must demonstrate how site constraints and orientation prohibit the achievement of these controls.

### 4.2.7.4 Ventilation

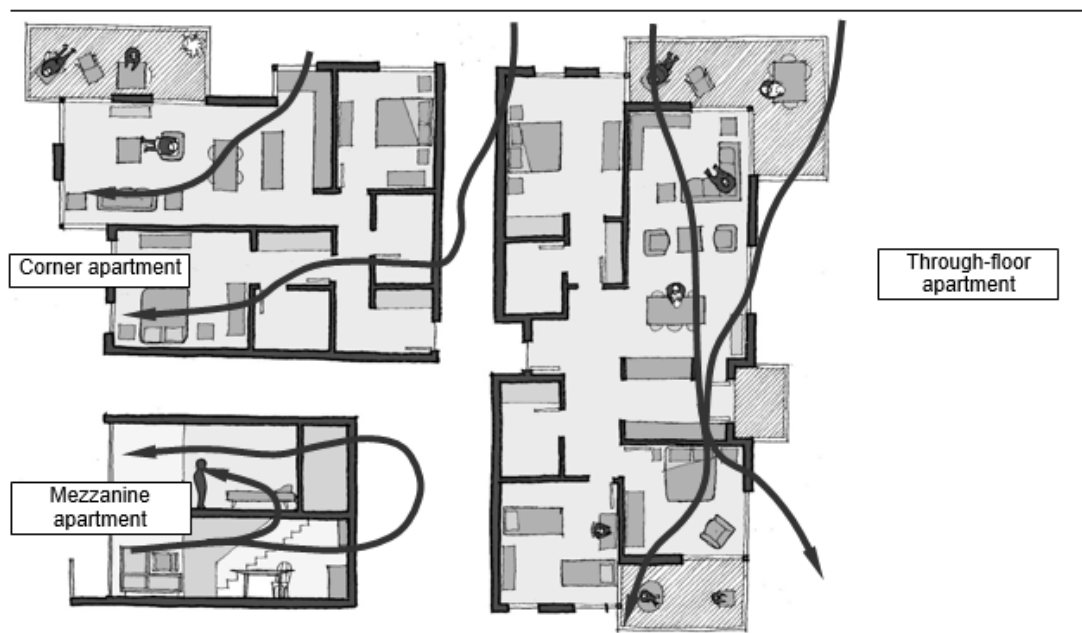
#### OBJECTIVES

- To ensure that new developments provide high standards of residential amenity by ensuring all apartments provide all habitable rooms with direct access to fresh air.
- To provide natural ventilation to non-habitable rooms where possible.
- To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.
- To provide workplaces with opportunities for natural ventilation.

#### CONTROLS

- a At least 60% of proposed dwellings must have natural cross ventilation.

- b At least 25% of all kitchens are to be naturally ventilated. All kitchens in a residential building shall not be located more than 8m from an external wall.
- c All habitable rooms are to have operable windows or doors to the outside which open to at least 45% of the window or door area.
- d Use the building layout and section to increase the potential for natural ventilation. Possible solutions include:
- i Facilitating cross ventilation by designing narrow building depths and providing dual aspect apartments (cross-through and corner apartments);
  - ii Facilitating convective currents by designing units which draw cool air in at lower levels and allow warm air to escape at higher levels (e.g. Maisonette and two-storey apartments);
  - iii Dwellings should be planned with windows in two external walls to facilitate cross-ventilation, for example "corner" apartments and "through-floor" apartments;
  - iv Minimising interruptions in air flow through the apartment. The more corners or rooms airflow must negotiate, the less effective the natural ventilation;
  - v Grouping rooms with similar usage together, for example, keeping living spaces together and sleeping spaces together. This allows the apartment to be compartmentalised for efficient summer cooling or winter heating.



**Figure 4.2.24: Floor plans and section (at bottom left) showing well-ventilated dwelling types**

- e Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Design solutions include:
- i Locating small windows on the windward side (facing the prevailing winds) and larger windows in the leeward side (away from the prevailing winds) of the building thereby utilising air pressure to draw air through the apartment;
  - ii Using higher level casement or sash windows, clerestory windows or operable fanlight windows including above internal doors -to facilitate convective currents. This is particularly important in apartments with only one aspect;

- iii Select windows which the occupants can reconfigure to funnel breezes into the apartment, such as vertical louvered, casement windows and externally opening doors.
- f In development for office or business uses at least 90% of all workspaces must be within 8m and direct line of sight of a perimeter window.
- g Provide operable windows for 90% of the workspaces.

### 4.2.7.5 Visual Privacy

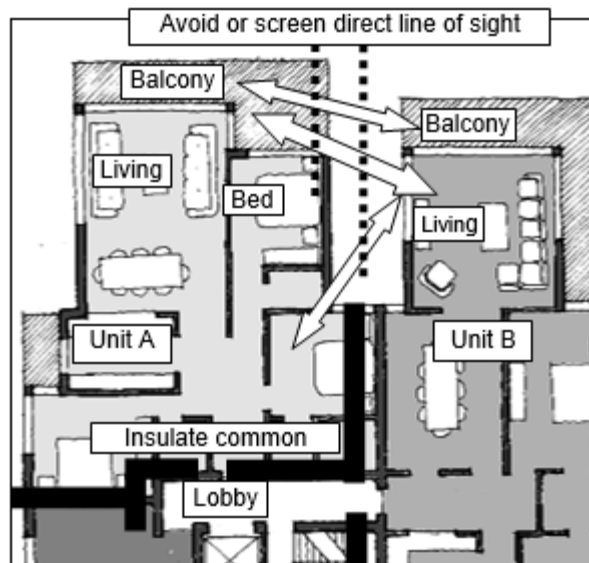
#### OBJECTIVE

- To provide reasonable levels of visual privacy externally and internally during the day and night without compromising views and passive surveillance.

#### CONTROLS

- a All development must comply with the Building Separation Controls in this chapter to ensure adequate visual privacy for building occupants.
- b Neighbouring buildings and/or dwellings should have an appropriate orientation and an adequate separation in order to prevent unreasonable direct views into any dwelling.
- c Buildings must be designed to provide privacy without compromising access to light and air. This can be achieved through design features:
  - i Off-setting windows of apartments in new development and windows in adjacent development;
  - ii Recessing balconies and/or vertical fins between adjacent balconies;
  - iii Using solid or semi-transparent balconies;
  - iv Using louvers or screen panels to windows and/or balconies;
  - v Providing vegetation as a screen between spaces;
  - vi Incorporating planter boxes into walls or balustrades to increase visual separation between areas;
  - vii Utilising pergolas or shading devices to limit overlooking of lower apartments or common and private open space.
- d Transparent balustrades are to be avoided.





**Figure 4.2.25: Privacy considerations for neighbouring dwellings**

### 4.2.7.6 Acoustic Privacy

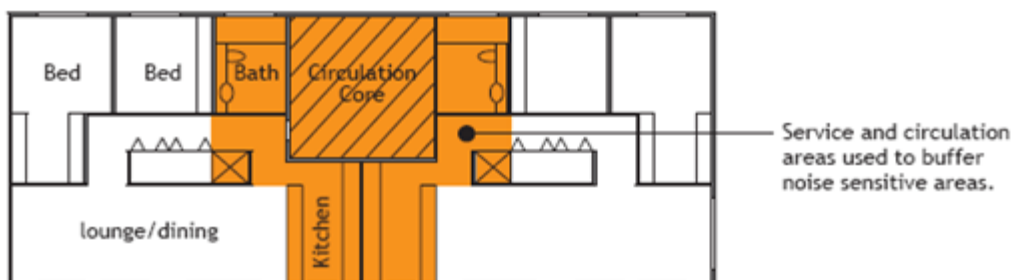
#### OBJECTIVES

- To ensure that new development provides high standards of residential amenity by ensuring acoustic privacy for all occupants of the development.
- To ensure that residential apartments adjoining main roads, and other noise generating areas are designed and constructed to minimise the impact of external noise.

#### CONTROLS

- a All developments must comply with the Building Separation controls in this chapter to ensure adequate acoustic privacy for building occupants.
- b All developments are to meet or exceed the sound insulation provisions and standards of the BCA.
- c Buildings shall be designed to minimise the impact of traffic or railway noise with careful planning, design construction and materials in accordance with the relevant Australian Standard.
- d Dwellings should be designed to minimise noise transition by, but not limited to:
  - i Grouping uses according to the noise level generated;
  - ii Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical equipment or corridors and lobby areas, minimising the amount of shared walls with other apartments;
  - iii Using service areas/corridors to buffer noise sensitive areas such as bedrooms from noise generators including traffic, railway line, service and loading vehicle entries;
  - iv Incorporating appropriate noise shielding or attenuation techniques into the design and construction of the building.
- e Mechanical plant should be located away from habitable rooms unless acoustically-insulated according to the applicable standards.

- f Premises operating after hours (such as cafes, restaurants, entertainment facilities and the like) are to be designed to minimise the impacts of noise, associated with late night operation on nearby residents.



**Figure 4.2.26 - Group Service and Circulation Areas for Acoustic Privacy**

Source: *Residential Flat Design Code, Planning NSW 2002*

### 4.2.7.7 Private Open Space

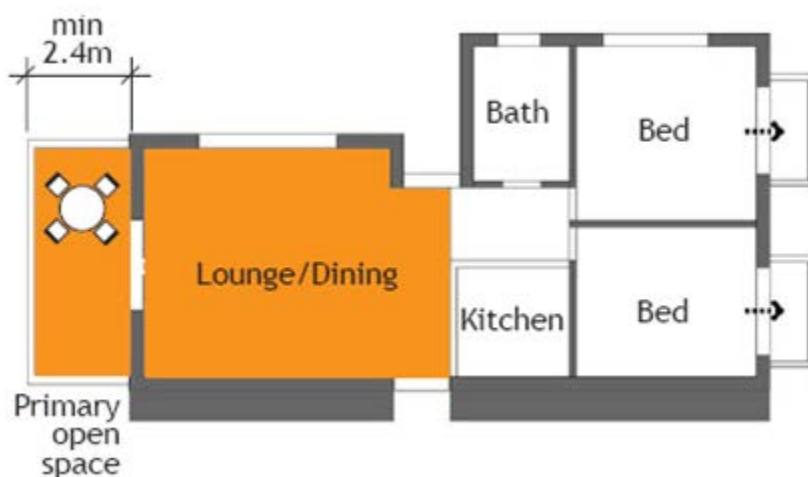
#### OBJECTIVES

- Ensure that private open space is functional, responsive to the environment promoting the enjoyment of outdoor living for apartment residents.
- Ensure that private open space (balconies, decks, terraces) are integrated into the overall design of development.
- Balcony design should allow views and casual surveillance of the street while providing for safety and visual privacy.

#### CONTROLS

- a For each dwelling with a private entrance at ground level, provide open space as landscaped garden courtyards or terraces:
- i At least 50m<sup>2</sup> including one area which may include a verandah or terrace that sits above a basement carpark;
  - ii Measuring at least 5m x 5m to accommodate a variety of activities as well as landscaping that includes at least shrubs and at least one tree;
  - iii The minimum dimension for any private courtyard is 3.5m.
- b Private open space (outdoor) for ground and podium level apartments should be differentiated from common areas by:
- i a change in level and/or;
  - ii screen planting, such as hedges and low shrubs; and/or
  - iii up to 1.2m solid wall with at least 30% transparent component above and gate to common open space.
- c For all units not at ground/podium level private open space should be provided as terraces or balconies with a minimum area of:
- i 8m<sup>2</sup> for each one bedroom unit (as a single space);

- ii 12m<sup>2</sup> for each two bedroom unit (as one or more spaces);
  - iii 16m<sup>2</sup> for each unit with three or more bedrooms (as one or more spaces);
  - iv including one area measuring at least 2.5m x 2.5m which can comfortably accommodate an outdoor table setting or seating.
- d The primary open space should be directly accessible from the main living area.
- e Balcony or terrace design shall incorporate building elements such as pergolas, sun screens, shutters, operable walls and the like to respond to the street context, building orientation and residential amenity.



**Figure 4.2.27 - Primary Open Space adjacent to Primary Living Area –**

Source: *Residential Flat Design Code, Planning NSW 2002*

### 4.2.7.8 Common Open Space

#### OBJECTIVES

- Ensure that common open space is usable, attractive and an appropriate size and proportion and not overshadowed by adjoining buildings.
- To provide common open space that is easily accessible for all residents and visitors.
- To provide residents with passive and active recreational opportunities.
- To provide an area on site that enables soft landscaping and deep soil planting.

#### CONTROLS

- a Provide common open space for developments with more than 10 dwellings.
- b Common open space may be provided in one or more parcels, provided that spaces designed specifically for recreation cover at least 50m<sup>2</sup> and have a minimum dimension of 5m.
- c Communal areas that are landscaped with shrubs and trees should have a minimum width of 1m.
- d Common open space areas may be provided on a podium or roof in mixed use buildings.
- e Common open space may be located so as to provide a landscaped buffer between town centre development and surrounding residential development.
- f Facilitate the use of communal open space for the desired range of activities by:

- i Designing size and dimensions to allow for the proposed uses.
  - ii Minimising overshadowing;
  - iii Carefully locating ventilation duct outlets from basement car parks;
  - iv Design dwellings to overlook and provide informal surveillance of communal open spaces;
  - v Consider possible amenity impacts to surrounding residents e.g. acoustic and privacy impacts and design and locate any common open space accordingly.
- g Where developments are unable to achieve the recommended communal open space, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in a contribution to public open space.

### 4.2.7.9 Storage

#### OBJECTIVES

- Ensure apartments provide adequate and accessible storage for everyday household items.
- To provide storage for sporting, leisure, fitness & hobby equipment.

#### CONTROLS

- a In addition to kitchen and bathroom cupboards and bedroom wardrobes storage space shall be provided for each residential apartment at the following minimum volumes:
- i 6m<sup>3</sup> for a studio;
  - ii 8m<sup>3</sup> for one bedroom units;
  - iii 10m<sup>3</sup> for two bedroom units; and
  - iv 12m<sup>3</sup> for units with three or more bedrooms,
- with at least 50% of the storage space for each dwelling provided within the unit.

### 4.2.7.10 External Clothes Drying Facilities

#### OBJECTIVES

- Provide apartments that maximise the opportunities for sun and wind drying of clothes.
- Ensure that clothes drying areas do not detract from the visual appearance of the building.

#### CONTROLS

- a Each dwelling should be provided with outdoor space for clothes drying.
- b External clothes drying areas must be permanently screened from public and communal space areas.

### 4.2.7.11 Safety and Security

#### OBJECTIVES

- To ensure that developments are safe and secure for residents and visitors.
- Reduce the opportunities for crime through environmental design.
- To contribute to the safety of the public domain.

- Encourage a sense of ownership over public and communal open spaces.

## CONTROLS

- a All developments must address "Safer by Design" principles to the design of the public and private domain.
- b Ensure that the building design allows for passive surveillance of public and communal spaces, accessways, entries and driveways.
- c Site planning should distinguish a range of "territory", from areas with full public access such as alleyways and forecourts, to semi-public areas such as apartment lobbies and corridors.
- d Lines of sight should be provided from each dwelling to publicly-accessible streets and laneways below as a "passive security" measure that enhances the level of personal safety in public areas.
- e Floorplans should limit the opportunities for concealment of intruders in semi-public areas, with courtyards, lobbies, corridors and parking areas that avoid recesses or blind corners, and cupboards or service rooms that are lockable.
- f Publicly-accessible areas should have at least two travel paths to facilitate escape.
- g "Passive" security planning should be supported by "hard" security measures such as lockable car-park shutters and entrance doors to common lobbies.
- h For large scale retail and commercial development with a construction value of \$7 million or over, provide a "Safer by Design" assessment in accordance with the CPTED principles from a qualified consultant.

## 4.2.8 HERITAGE

### OBJECTIVES

- Ensure that development conserves and enhances the heritage values of the Town Centre and the significance of heritage items that contribute to the fabric and value of the Town Centre.
- To encourage the restoration of heritage items and mitigation of adverse impacts from new development on their setting.
- To encourage the viable adaptive reuse of heritage items and their integration into the physical, cultural and economic life of the Town Centre.

### CONTROLS

- a Heritage items are identified in Central Coast LEP 2018, development should be in accordance with Clause 5.10 of the Central Coast LEP 2018.
- b Any development application which affects a heritage item including development in the vicinity of a heritage item is to be accompanied by a Heritage Impact Statement. The Heritage Impact Statement is to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the significant item or place.
- c New work to or in the vicinity of a heritage item should be sympathetic in form, siting, proportions, bulk and scale and must not detract from the appreciation of the item and its surrounds. However new work should be identifiable as such. It should be noted that to achieve the above numerical controls may need to be varied and as such maximums may not be achievable.

- d An application for development on or in the vicinity of a heritage item must demonstrate that the construction process will not result in structural damage to the item or place.
- e Heritage Items are to be retained and conserved and the significance of the place is to remain interpretable. Significant external fabric, building features and spaces are to be retained. The interior fabric, where possible, should be retained.
- f the redevelopment of sites that include heritage items is to provide for conservation works to the heritage item as part of the redevelopment and ensure its conservation.
- g Additions should retain the streetscape prominence of the heritage items. The additions should appear as distinct and secondary to the existing building, using appropriate setbacks.
- h Development involving adaptive reuse of a heritage item may require the preparation of a conservation management plan (CMP) or conservation management strategy (CMS) to guide change in a sympathetic manner. An applicant should consult with Council prior to the submission of a development application to establish whether a CMP or CMS is required.

#### **4.2.8.1 Development in the Vicinity of a Heritage Item**

- a The term "in the vicinity" not only means immediately adjoining the site, but depending on the site context, can be extended to include other sites with a high visual presentation due to landform, size or location of the Heritage Item.
- b Significant views to and from the heritage item are to be retained and enhanced with new development respecting the item and its setting.
- c New development should not detract from the ability to appreciate the significance of the heritage item.
- d Development in the vicinity of a heritage item is to be sympathetic to the item having regard to:
  - i Form of the building height, roofline, setbacks and alignment;
  - ii Proportions including openings, bays, floor to ceiling heights and coursing levels;
  - iii Materials and colours;
  - iv Siting and orientation;
  - v Setting and context.

## 4.2.9 HOUSING CHOICE AND MIX

### OBJECTIVES

- Ensure that residential development allows or can be adapted to allow people to stay in their home as their needs change due to aging or disability.

### CONTROLS

- a No more than one third of the dwellings in any development should be the same type.
- b Dwelling types are defined by the following factors:
  - i The number of bedrooms in each dwelling;
  - ii The location of dwellings at ground level or above ground;
  - iii Whether lift access is provided for above-ground dwellings;
  - iv The number of levels or storeys within each dwelling;
  - v The size and design of private open spaces that are provided for each dwelling:
    - Ground level garden terraces or above ground balconies
    - Single or multiple open spaces for each dwelling
    - Size and landscaping of open spaces: predominantly paved or planted.
- c In developments with more than ten dwellings: at least 10% must be "accessible" designed to accommodate residents with impaired mobility according to AS 1428.
- d In developments with more than three dwellings: one third should be adaptable and must satisfy Class C specifications in AS4299.
- e Both Accessible and Adaptable dwellings require "barrier free" access as defined by AS 1428 and AS 4299:
  - i New developments should provide at least one "barrier-free" access path between the street and entrances to a proportion of ground floor dwellings,
  - ii "Barrier-free" access should be provided throughout all of the common areas in a development, including major pedestrian pathways, building lobbies, internal hallways or balconies that provide access to individual dwellings, plus garbage stores and parking areas.

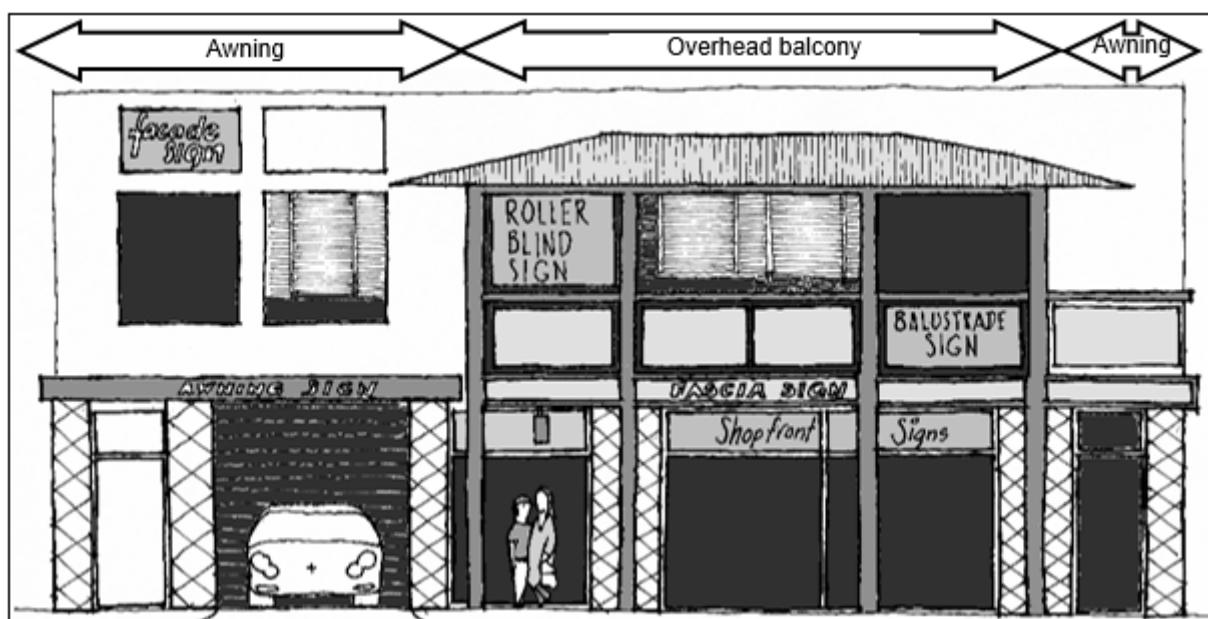
## 4.2.10 ADVERTISING AND SIGNAGE

### OBJECTIVES

- Ensure that signage and advertising enhances the visual quality of the streetscape.
- Ensure that signage and advertising are integrated with the building design by responding to scale, proportions and architectural detailing.
- Ensure that signage and advertising communicates effectively and contributes to the character of the public domain.

## CONTROLS

- a Commercial signage should be co-ordinated and limited in size and number to promote the identity of each centre rather than emphasising corporate sponsorship.
- b Business signs for ground floor tenancies should be limited in number and location:
  - i Above roof or above-awning signs are not permitted,
  - ii Awning fascia signs should be limited to one per tenancy not taller than 0.3 metres,
  - iii Under-awning signs should be limited to one per tenancy, a maximum of 2 metres wide and 0.6 metres high, either painted murals or internally illuminated,
  - iv Shopfront signs should be limited to the upper panel of the shopfront window, and either painted onto the glass, a mural or collage, or internally illuminated,
  - v Generally, signs should not be applied to the lower panel of any shop-front window, with the exception of illuminated signs that are located inside the glass-line.
- c Business signs for above-ground tenancies should be integrated with the architectural forms or features of each building, and should be limited in number:
  - i Above-awning signs and signs projecting from the face of buildings should not be permitted.
  - ii Wall or window signs should not exceed more than two per tenancy, each not more than 2 metres high by 1 metre wide, and either fitted within window openings or in locations that are compatible with the shape of the façade or with the pattern of window openings.
  - iii Awning fascia signs should be limited to one sign per tenancy not taller than 0.3 meters.
  - iv Under-awning signs should be limited to one per tenancy, a maximum of 2 metres wide and 0.6 metres high, either painted murals or internally illuminated.
- d Within Ettalong Beach Village Centre external signage is to be in heritage colours. An example of heritage colours is the Heritage and Traditional Colours range by Pascol Paints Australia Pty Ltd.



**Figure 4.2.28: Street facade with awnings, balconies and integrated signs**



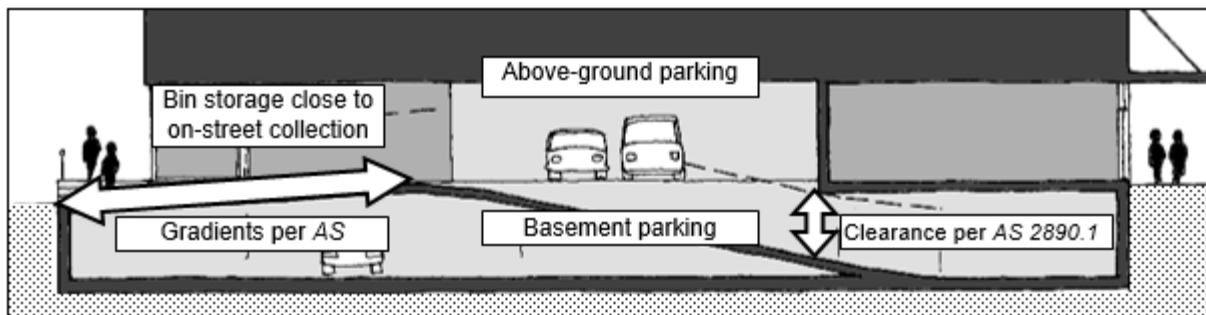
## 4.2.11 VEHICLE ACCESS & CAR PARKING

### OBJECTIVES

- Ensure that vehicle and service entrances are designed to facilitate active street frontages, pedestrian amenity and safety.
- Provide adequate and accessible service areas and loading facilities.
- Provide adequate car parking for the buildings users and visitors.
- Ensure that the location and design of car parking is integrated with the design of the site and building design.

### CONTROLS

- a Parking should be provided at the rates set out by the Transport and Parking Chapter of this DCP.
- b On site parking should provide at least one space per dwelling, plus one space per retail or business tenancy.
- c The balance of spaces required by the Transport and Parking Chapter of this DCP may be accommodated in Council's public facility, subject to a monetary contribution set by Council's adopted Contributions Plan.
- d Parking areas, driveways and ramps must be designed according to the applicable Australian Standard AS 2890.1:
  - i Ramps must not be steeper than 1:20 within 6 metres of a street or laneway boundary to protect pedestrian safety,
  - ii Ramps must not exceed specified maximum gradients and must incorporate transitional gradients to prevent vehicle damage,
  - iii Minimum headroom requirements must be satisfied along all ramps, driveways and bays,
  - iv Preferred ramp widths should conform with the requirements of the Active Street and Laneway Frontages section of this Chapter.
- e Conceal off street parking behind shops or apartments.
- f Provide unobtrusive vehicle entrances from laneways or secondary streets to minimise the disruption of shopfronts and pedestrian activity.
- g Basement car parking shall not project above finished ground level along primary or active laneway frontages.
- h On primary or active laneway frontages multi storey car parks must contain retail, commercial or other active uses.
- i Grilles or other appropriate screening devices are required to the upper floors of multi-storey car park fronting the street, active laneway or adjoining residential to minimise visual and amenity impacts.
- j In flood prone areas in Woy Woy, parking shall have a ramp threshold of RL 1.95 metres and parking areas shall be waterproofed and provided with arrangements protecting flood to the threshold level.



**Figure 4.2.29: Cross-section illustrating vehicle and service access**

- k Developments that contain dwellings should provide for short-term parking of furniture removalists vehicles:
  - i Where on-street loading-zones are located in proximity to the site and with direct access to the proposed residential lobby: no off-street provision is required,
  - ii For sites facing main streets that have rear-lane access only: on-site space should be provided for a small delivery vehicle in a location that does not obstruct access to parking areas
- l Developments that accommodate non-residential floorspace should provide delivery areas in proportion to the scale and intensity of retail and business uses:
  - i Where the area of each defined retail or business tenancy does not exceed 100m<sup>2</sup>: Deliveries may be made "across-the-kerb" from designated loading zones,
  - ii For sites facing the any proposed pedestrian mall deliveries may be permitted via the pedestrian mall within restricted hours that are defined by Council,
  - iii Where the area of any retail or business tenancy exceeds 100m<sup>2</sup> one dedicated delivery space should be provided on-site, located and designed according to the Transport and Parking section of this DCP.

## 4.2.12 ENVIRONMENTAL PLANNING AND NATURAL HAZARDS

### 4.2.12.1 Energy Efficiency

#### OBJECTIVES

- To reduce the necessity for mechanical heating and cooling.
- To minimise greenhouse gas emissions.
- To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sun.

#### CONTROLS

- a New dwellings should be planned, designed and constructed according to provisions of State Environmental Planning Policy - Building Sustainability Index (BASIX):
  - i Applications should include a completed energy performance statement,
  - ii Site planning, interior layout and design of facades should incorporate an effective range of passive solar principles,
  - iii All windows facing east, north or west should be protected by eaves, structural overhangs, or exterior sunshades,

- iv At least two thirds of all dwellings within each development should have a northerly orientation for living room windows.
- b Construction Certificate applications should include additional information:
  - i Insulation should be incorporated within all framed exterior walls and roofs in accordance with the applicable Australian Standard,
  - ii Water heaters that achieve at least a four star greenhouse rating should be installed.
- c For all non-residential development:
  - i Improve the control of mechanical space heating and cooling by designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.
  - ii Improve the efficiency of hot water systems by:
    - Insulating hot water systems;
    - Grouping wet areas together to reduce heat loss from lengthy pipework;
    - Insulate all pipework;
    - Installing water saving devices, such as flow regulators, 3 star rates shower heads, dual flush toilets and tap aerators.
  - iii Reduce reliance on artificial lighting and designing lighting systems to target only those spaces which require lighting at any particular "off peak" time, not the whole building.
  - iv Daylight sensor control, movement detectors and automated dimmers and timers of electrical lighting are to be used in common areas such as entries, corridors, carparks and communal open space areas.
- d For Commercial Development Over \$5 Million

Provide an Energy Efficiency Report from a suitably qualified consultant to accompany any development application for new commercial office development with a construction cost of \$5 million or more that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme.

From 1st November 2006 all non-residential development Classes 5 to 9 will need to comply with the Building Code of Australia energy efficiency provisions.

### 4.2.12.2 Flood prone Properties and Stormwater Management

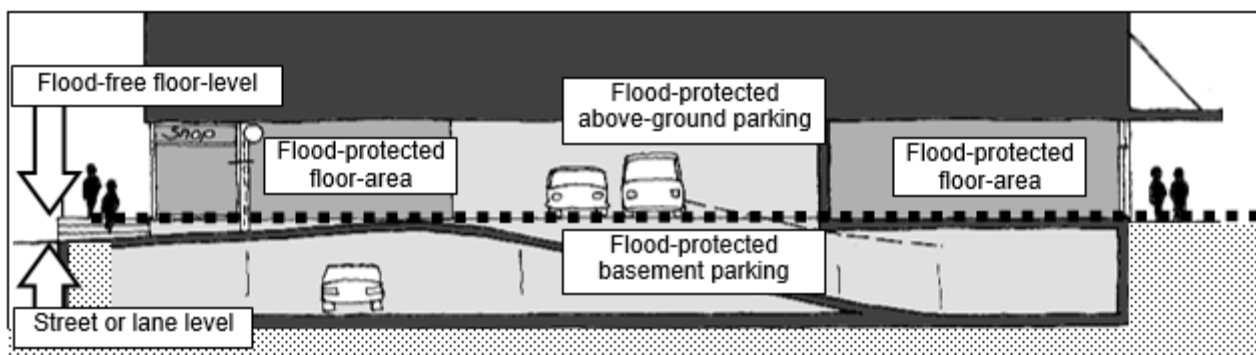
#### OBJECTIVES

- Address the requirements of State planning instruments together with Council's controls and policies with regard to safety, conservation of natural resources plus the control and minimisation of waste.
- In areas that are subject to recognised environmental hazards, prevent development that is not planned or constructed appropriately.
- Prevent the discharge of contaminated stormwater from each property.

#### CONTROLS

- a On properties that are defined as flood prone, development must be planned and constructed according to the State Government's "Floodplain Development Manual" plus the Water Cycle Management chapter of this DCP.
  - i Council's Section 149 Certificates indicate properties that have been identified as flood prone.

- ii For flood prone properties within the Woy Woy town centre, Council has defined 1% AEP flood level.
  - iii On flood prone properties, new building works must be designed to protect structures, people and personal possessions from flood hazard and damage.
  - iv New building works and basements must not increase the level or the severity of flood impacts for any other property that is located within the surrounding drainage catchment.
- b Building works on flood prone properties must be designed to prevent the entry of floodwaters:
- i The lowest occupied floor must be elevated 0.5 metres above the 1% AEP flood level that has been defined by Council.
  - ii Parking areas must incorporate ramps that rise from the level of the street or laneway frontage to prevent the entry of flood-waters.



**Figure 4.2.30: Cross-section illustrating flood protection measures**

- c Car parking and delivery areas should be fitted with interceptor traps to collect petroleum and metal wastes deposited by vehicles onto driveways and floors to prevent the discharge of contaminated water from a site.
- d Stormwater collected during peak storm events should be detained on-site:
  - i Detention systems should be provided to protect the trunk drainage network from overloading,
  - ii Development applications should provide preliminary details of proposed detention systems, including their capacity to accommodate peak storm events, dimensions and location to facilitate gravity discharge to the trunk network,
  - iii Final details of the detention system, including maintenance requirements, should be provided with Construction Certificate applications.

### 4.2.12.3 Water Conservation

#### OBJECTIVE

- Promote the efficient use of natural resources

#### CONTROLS

- a The collection of stormwater for re-use on site is encouraged for new developments:
  - i Re-use may include irrigation of planted areas, car washing within dedicated basement areas, or toilet flushing,

- ii Storage systems should be fitted with first-flush interceptors, sediment traps and outlet filters, and non-potable waters should be distributed via pipes that are separated from the potable system,
- iii Details of storage systems, including technical operation and maintenance, should be provided with Construction Certificate applications.

#### 4.2.12.4 Waste and Recycling

##### OBJECTIVES

- To ensure that required services do not detract from the desired streetscape character of public areas and street facades.
- To ensure efficient storage and collection of waste and quality design of waste storage facilities.

##### CONTROLS

- a Garbage and recycling storage should be provided in accordance with the Waste Management Chapter of this DCP together with the urban design and amenity provisions of this Chapter:
  - i Storage areas should accommodate the number of bins specified by the Waste Management Chapter.
  - ii Storage areas should be located according to the urban design and amenity provisions that are listed in the Active Street and Laneway Frontages section of this Chapter, close to a street or laneway frontage in order to facilitate collection by Council's contractors
- b Unloading of bins should not require Council's contractors to enter a private property:
  - i Properties with rear lane access should provide a level area within each property immediately adjacent to the lane and suitable for the short-term storage of bins prior to collection,
  - ii For properties without rear lane access, development applications must include a management plan that confirms the responsibility of the proposed building's owners and/or managers for movement of bins to a kerbside collection position plus their removal to an indoor storage area immediately after collection by Council's contractor.

#### 4.2.12.5 Wind Mitigation

##### OBJECTIVES

- To ensure that new developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.
- To ensure that moderate breezes are able to penetrate the centres streets.

##### CONTROLS

- a To ensure public safety and comfort, the following maximum wind criteria are to be met by new buildings:
  - i 10 metres/second in retail streets,
  - ii 13 metres/second along major pedestrian streets, parks and public places, and
  - iii 16 metres/second in all other streets.
- b Site design for taller buildings should:

- i set components above two storeys back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts,
  - ii ensure that tower buildings are well spaced from each other to allow breezes to penetrate the centres,
  - iii consider the shape location and height of buildings to satisfy wind criteria for public safety and comfort at ground level,
  - iv Ensure usability of open terraces and balconies.
- c A Wind Effects Report is to be submitted with the DA for all buildings greater than 14m in height.

### 4.2.13 CENTRE IMPROVEMENTS

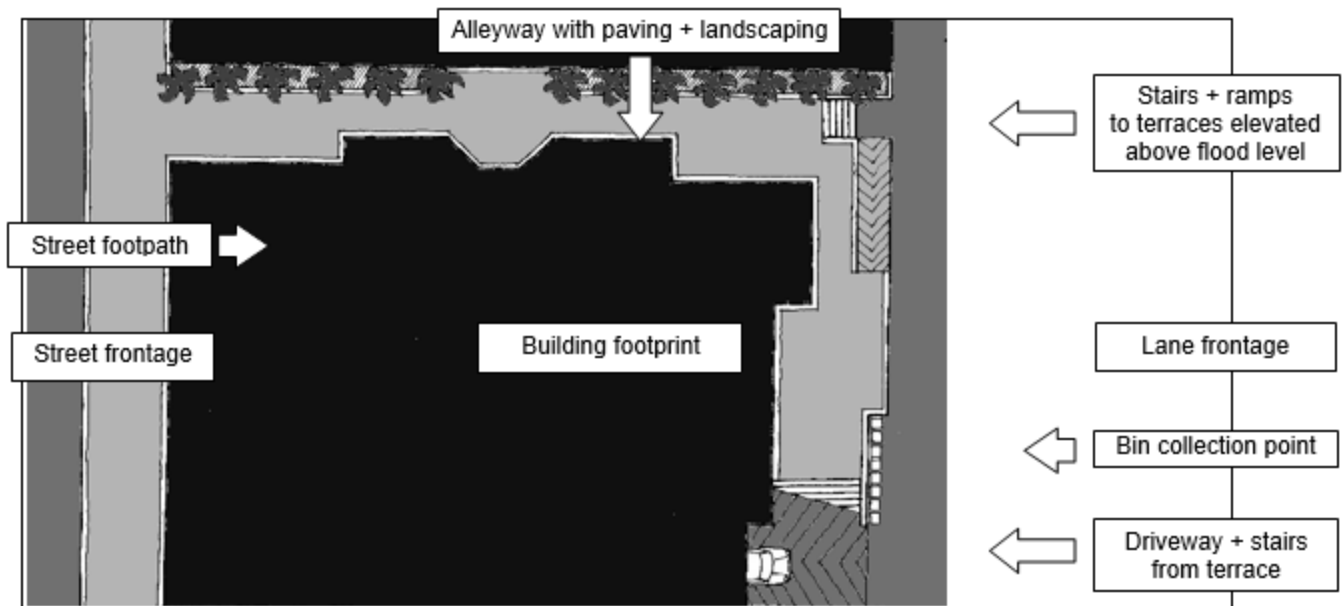
#### OBJECTIVE

- Ensure that new development contributes to centre improvements that form part of Council's adopted Master Plan.

#### CONTROLS

- a Street footpaths should be reconstructed along the full frontage of each development site according to Council's adopted Master Plan for street improvements.
- b Footpath construction should incorporate the materials, construction techniques and specifications that form part of the adopted improvements program:
  - i Footpaths must be constructed of pavers laid over a structural base that incorporates service conduits, as specified by the adopted scope of works,
  - ii Along each building frontage and street kerb, footpaths must be finished to specified levels with select unit pavers that are surrounded by header courses,
  - iii Provision must be made for future installation by Council's contractor of street furniture and lighting in the locations designated by the Master Plan.
- c Publicly-accessible areas within development sites should employ materials and specifications that are identical to the adopted improvements Master Plan:
  - i Paved areas such as alleyways, courtyards and terraces should be surfaced with unit pavers and headers around all building facades and at any changes in level,
  - ii Kerb crossings and vehicle entrances up to the face of any security shutter should be surfaced with contrasting interlocking pavers,
  - iii Any changes in level or grade should be marked by tactile indicators.
- d Lighting of publicly-accessible areas should meet Australian Standard and BCA requirements and the standard and design of light fittings should be compatible with the adopted improvements Master Plan.
- e Canopy trees should be provided along alleyways, terraces facing laneways and in open courtyards:
  - i Trees should be provided at the rate of at least one per 10 lineal metres,
  - ii Species should be consistent with the adopted improvements Master Plan,

- iii Planter boxes should be sized, water-proofed, drained, filled and irrigated according to requirements of the species accommodated and to any applicable standards.
- f Utilities and utility cabinets should be integrated with the design of publicly-accessible area:
  - i Services should be located underground wherever possible,
  - ii Above-ground cabinets should be located away from the principal pedestrian pathways and designed to minimise their visual impact.



**Figure 4.2.31: Site plan highlighting areas that should be landscaped Plan illustrates a typical property between Main Street and Lane**

## 4.2.14 PRECINCT CONTROLS

### Umina Village Centre Expansion Area - Structure Plan

The Umina renewal area is different from the existing business zoned areas of the Umina Beach Village as it is not subject to the same level of improvements and therefore does not have the basic development structure of a centre. Further, public infrastructure such as pedestrian linkages, public meeting areas etc. that should support the area are not in place

The area then is a 'greenfield' site for mixed residential/business development and there is a need for an initial broad plan that guides the location and integration of the key elements that are necessary to support the creation of a successful extension to the Umina Beach Village Centre. A Structure Plan has been prepared for the renewal area and this will form part of the Development Control Plan for the Umina Beach Village Centre.

The Structure Plan is a broad based plan that integrates individual physical elements in both the public and private domain to create a framework for the development of the renewal area. The Structure Plan has been prepared to form the first level of plan making to guide the development of the renewal area.

Plan-making will move to a more detailed level as further planning investigations take place. Such plans integrate building design, traffic management, public domain improvements, improved sustainability outcomes and community planning. These investigations will, amongst other matters, confirm the locations of some of the physical elements in the renewal area, provide detail as to the uses of Council owned land and provide more specific development guidelines. These investigations will form part of an integrated planning study for the Umina Beach Village Centre.

It is important that the structure plan be flexible enough to accommodate changing circumstances associated with the further investigations referred to above. Such flexibility though is to be guided by the aims and objectives of the structure plan. The structure plan has been developed based on a number of aims.

#### Aims of the Structure Plan

The structure plan is provided as an attachment to this document and the following provides the following primary aims behind the creation of the plan.

- Creation of a Civic area
- Connection of Key Attractors
- Capitalising on Amenity Benefits
- Creating Opportunity for Innovative Development and Design

#### Objectives of the Structure Plan

With the above aims in mind the following objectives for the structure plan have been established;

- Promote efficient use of land by encouraging redevelopment of existing properties to achieve a mix of residential, business and community uses (mixed use precinct).
- Encourage property amalgamations that enable the maximisation of the development potential of the precinct but also result in the achievement of the public benefit objectives for the precinct.
- Encourage architectural treatments to buildings that enable integration of buildings with public spaces.
- Encourage neighbourhood longevity by catering for all ages through a mix of housing types.



- Provide a range of housing types to enable the creation of affordable housing options.
- Provide a safe public realm and ensure its useability and function for a wide cross section of the community.
- Promote the vitality, community life and social interaction of the precinct.
- Enhance the useability of public space, both visually and by improving movement (walk ability) in and around the precinct.
- Foster community 'ownership' and approval as part of the renewal process.
- Assist the efficiency and economic performance of the local business community.
- Improve relationship between public and private spaces to the benefit of the public and business community.
- Integrate and compliment other opportunities for investment.
- Maximise opportunities for ecological and environmental sustainability including rainwater recycling, energy efficiency, encourage cycling.
- Support the provision of affordable housing within the renewal area.

## Desired Outcomes from Structure Plan

### Aim - Creation of a Civic area

#### Desired Outcome –

The ribbon or strip development style of the centre has meant that the Umina Beach Village has lacked the public focal point that characterises many successful traditional commercial centres. The possibility of moving the existing Council Library to the public carpark located in the renewal area between Alfred and Bullion Streets offers the opportunity for the commencement of the creation of Civic focal point for the Umina Beach Village. The elements that could make up the development of a Civic area are the library along with community spaces and meeting rooms as well as a public open space area that forms a Civic square.

The key element of the Civic area will be the Civic square. This public open space area needs to be visible from streets and residential development to promote the feeling of safety, have high amenity to promote use through sunlight access and protection from unpleasant winds, have good connection to the attractors of people to the centre through pedestrian linkages and be subject to a high level of finishes to promote attraction.

### Aim -Connection of Key Attractors

#### Desired Outcome

A number of possible or existing attractors of people are located on land adjoining the renewal area or within the renewal area. These attractors are the existing Bi- Lo supermarket at the north - western end of the centre, the possible Civic area on the existing Council carpark in the middle of the renewal area and the possible Woolworths supermarket at the eastern end of the renewal area.

These attractors will create pedestrian movements between and around them. It is important that safe and comfortable pedestrian links are available for pedestrians to access these attractors.

Roads that dissect the renewal area need to be lessened in their role as vehicle thoroughfares and increased in their pedestrian function. These roads should become shareways between vehicles and pedestrians.

### Aim -Capitalising on Amenity Benefits

**Desired Outcome –**

The renewal areas northerly aspect and flat terrain provides the opportunity to capitalise on the benefits of natural sunlight as an important amenity component for a mixed use centre. Utilisation of the northerly aspect by private development and protection of sunlight access for public areas and for private development is necessary to ensure that the area is attractive to move through and live within.

**Aim - Creating Opportunity for Innovative Development and Design****Desired Outcome –**

The possible development of the Council carpark to create a Civic area provides the opportunity to develop residential and commercial development on the remaining land. Council's ownership of the land provides the opportunity to leverage innovative development and design. Providing a commercial return on the release of the community's land is an important aim of the planning for the renewal area. The development of the carpark also provides opportunity for Council to show leadership in innovation in the areas of affordable housing, business support and sustainable development.

The provision of affordable housing units within a residential component of the carpark development enables Council to implement one of its social policies. The making available of a component of the commercial/retail floorspace for start - up businesses enables Council to contribute to the economic wellbeing of local area. The requirement for the provision of energy and water saving systems within the residential development enables Council to provide a demonstration project of how such systems can be incorporated into dwellings enabling Council to demonstrate leadership in sustainable housing.

**Detailed Investigations**

The Structure Plan identifies the aims and objectives for the development of the Umina Beach Renewal Area. The structure plan is a broad based plan that needs to be supported by more detailed planning to achieve the desired outcomes. Such planning needs to be integrated to achieve the goal of providing attractive residential development and the renewal of the precinct.

**4.2.14.1 Detailed Planning Provisions**

Although there is flexibility in the application of the structure plan to development proposals, there are a number of detailed provisions that need to be incorporated into the DCP. These are outlined below;

**OBJECTIVE**

To ensure that the pedestrian links are provided in a location that offer the most direct and safest route between the activity nodes of supermarkets and possible Civic area.

**CONTROL:**

- a The public and urban design benefit for either Lot 22 DP 8872 Oscar Street and Lot 33 DP 8872 Alfred Street Umina provided in return for the bonus height as contained in Clause 4.3 of the Central Coast LEP 2018 is to consist of a 3m wide alleyway. The location of the alleyway is shown on the structure plan. This alleyway is to be dedicated to Council as part of a development application for a building proposed in accordance with the Central Coast LEP 2018.

**OBJECTIVE:**

To ensure that an existing alleyway is maintained in its current location to provide direct access between possible Civic area and the pedestrian crossing opposite the alleyway in West Street.

**CONTROL:**

- a The public and urban design benefit for either Lot 1 or Lot 2 DP 537967 West Street Umina provided in return for the bonus height as contained in Clause 4.3 of the Central Coast LEP 2018 is to consist of the existing alleyway located between the two properties. The location of the alleyway is shown on the structure plan. This alleyway is to be dedicated to Council as part of a development application for a building proposed in accordance with the Central Coast LEP 2018.

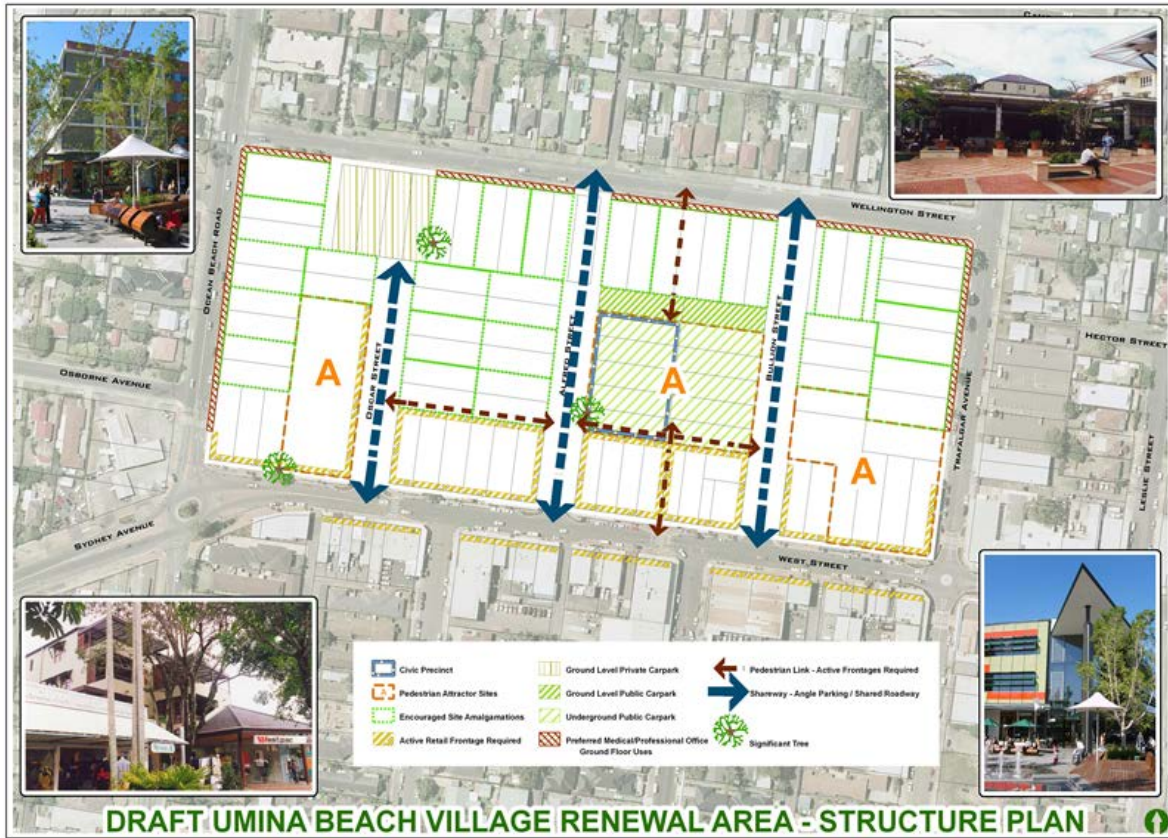


Figure 4.2.32 - Umina Beach Extension Area Structure Plan