4.14 Warners Bay Town Centre Area Plan

Introduction

Warners Bay developed slowly during the first half of the 20th century and it was not until the end of petrol rationing and the widespread use of the private car that it became a popular residential area.

The shopping centre expanded rapidly after 1980's. The Council created a reserve by filling and stabilising the edge of the Lake to the west of The Esplanade. This reserve is now landscaped and forms a major recreational space as part of a foreshore park at the lake's edge.

Warners Bay has been identified as requiring specific development solutions to suit its existing and desired future character, in addition to the Principles of Development provided in Parts 2 and 3 of this DCP.

Principles of Development contained within this Section include:

4.14.1 Built Form
4.14.2 Urban Context

The boundary of Warners Bay is identified on Map 1 – Area Plan.

Existing Character

Warners Bay Town Centre has a memorable setting on the northeastern foreshore of Lake Macquarie. It lies on low ground between Munibung Hill and Bayview Hill. One of the many commercial centres within Lake Macquarie located near the lake, Warners Bay is the only centre whose main street and buildings directly address the lake. There are excellent views from Warners Bay to the south and west across the lake, especially at sunset. The town centre has become a popular night time gathering place within the City with a range of restaurants facing the lake.

Behind the Esplanade in the town centre is a large car park accessed via a secondary street, John Street, where a supermarket, post office and additional businesses are located. A Performing Arts Centre and park are located adjacent to the commercial core.

Warners Bay town centre also supports a combination of commercial facilities, banks and retail outlets such as clothes shops and a range of traditional services such as the butchers and bakers.

The foreshore park directly in front of the town centre provides a range of recreational opportunities for residents and visitors and is particularly busy at weekends. Live music is performed in the rotunda on Friday evenings during summer, and on some Sundays during winter. People of all ages use the walkway and cycleway throughout the day. The Great North Walk, linking Lane Cove in Sydney to Newcastle, passes through the foreshore park. The park is also used for community events such as the bicycle race, 'Loop the Lake', Family Fun Days, Children's Festival and the Lake Macquarie Festival.

The main commercial strip of the town centre, the Esplanade, is about 300 metres long. This provides safe pedestrian access to the shops, as there are no cross streets to negotiate. However, this arrangement also closes off the parallel streets behind the main street from the easy access to the lake, including access from the supermarket and adjoining housing.

Surrounding the town centre is a range of relatively low-density housing. There is little short-term accommodation within or near the town centre. A large sports field and a creek to the northwest of the town centre, are major assets to the amenity of Warners Bay. The housing facing the foreshore is presently of a small scale, however recent proposals have shown a significant increase in higher density development in this location.

Desired Future Character

Warners Bay possesses a unique range of qualities that make it an attractive destination for the communities in Lake Macquarie and Newcastle. A foreshore park between the lake and the town centre provides assets that can be enhanced to allow Warners Bay to develop into a vibrant and memorable place. This can be achieved through enhancing pedestrian paths and gathering places, connecting active frontages, increasing the residential population in the centre and encouraging an appropriate building form.

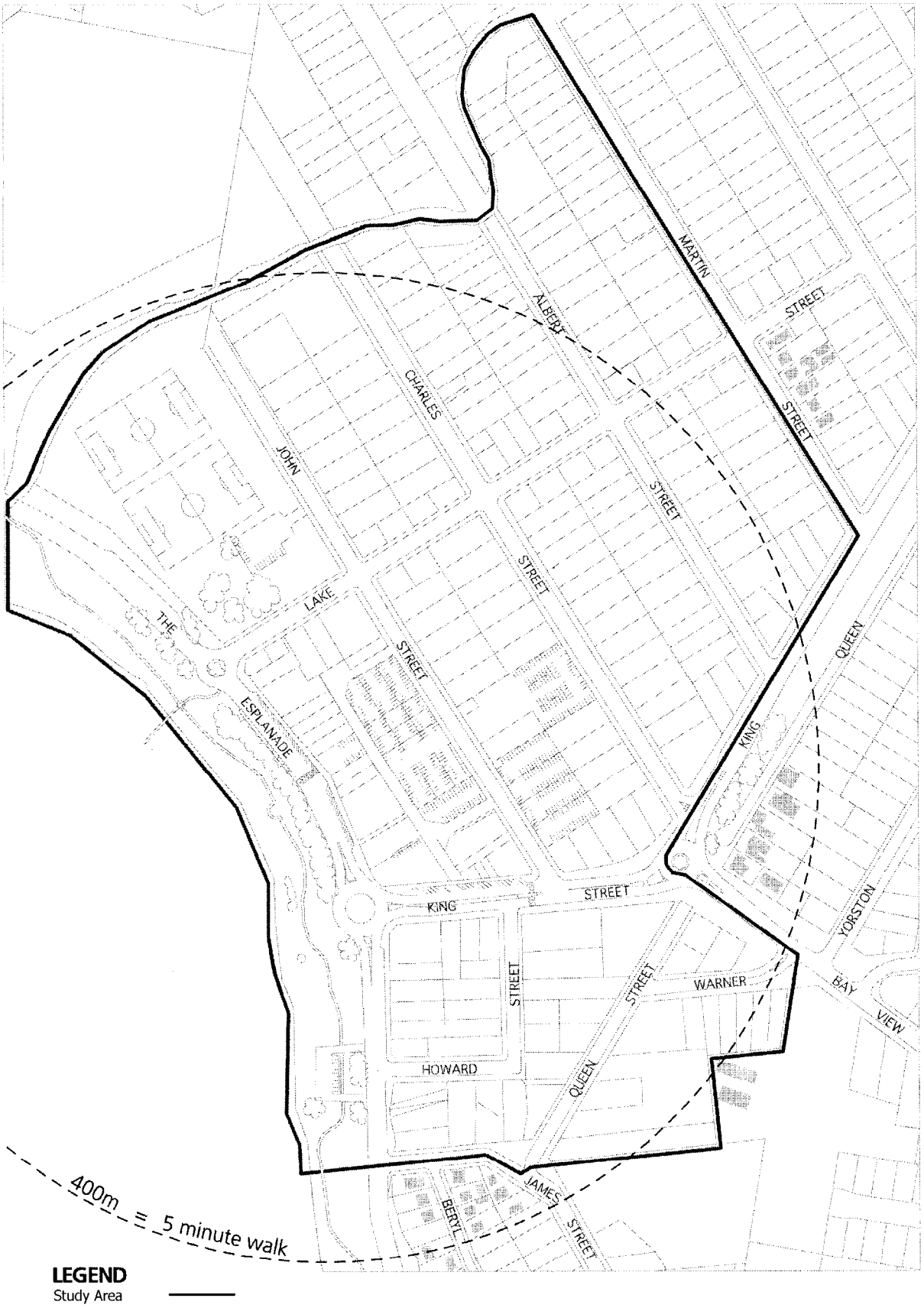
There are currently existing pedestrian paths within the Warners Bay town centre, which could be enhanced by creating gathering places at their ends. This would provide focus and identify destination points. Additional pedestrian paths could also be created to strengthen the connections from Charles Street to The Esplanade and the foreshore. Mid-block connections between King and Lake Streets are the most important.

The existing building form of the town centre also provides a number of opportunities to enhance Warners Bay. Buildings surrounding potential nodes or gathering points can promote the definition of those areas through the form they adopt and the uses they incorporate. In the Warners Bay Town Centre there are opportunities to improve and connect active frontages on streets surrounding The Esplanade. There are also opportunities to increase the residential density and centre's livability through the introduction of mixed use buildings, and home-based businesses.

Links –

- 2.1.1 – Ecological Values
- 2.1.2 – Ecological Corridors
- 2.1.3 – Scenic Values
- 2.1.4 – Tree Preservation and Management
- 2.1.5 – Bushfire Risk
- 2.4 – Heritage
- 2.6.9 – Access to Bushfire Risk Areas
- 3.2 – Subdivision
- 3.3 – Urban Centre Development
- 3.4 – Housing – Building, Siting, Form and Design

Map 1 – *Area Plan Boundary*



4.14.1 BUILT FORM

The **INTENT** of Council's requirements is to ensure that Warners Bay Town Centre develops into a compact, mixed-use centre with appropriate building uses, heights, setbacks and mass.

Performance Criteria		Acceptable Solutions	
	The intent may be achieved where:		
P1.	For Building Uses – ▪ The Centre develops as a compact, higher-density and mixed-use centre, ▪ Significant corners are accentuated with landmark quality built form. ▪ Long and short term accommodation is encouraged to capitalise on the amenity and present night time activity of Warners Bay.	**A1.**	Development responds to its relative building type in terms of uses and scale. Building types, and suitable locations for these, are identified below. Residential uses are incorporated in all development proposals. **Note –** Refer to Map 2. Proposed Building Types.
P2.	For Building Heights – Taller buildings respond appropriately to the scale of surrounding single or two storey buildings.	**A2.**	No Acceptable Solution prescribed as per A1.

***Map 2** – Proposed Building Types*

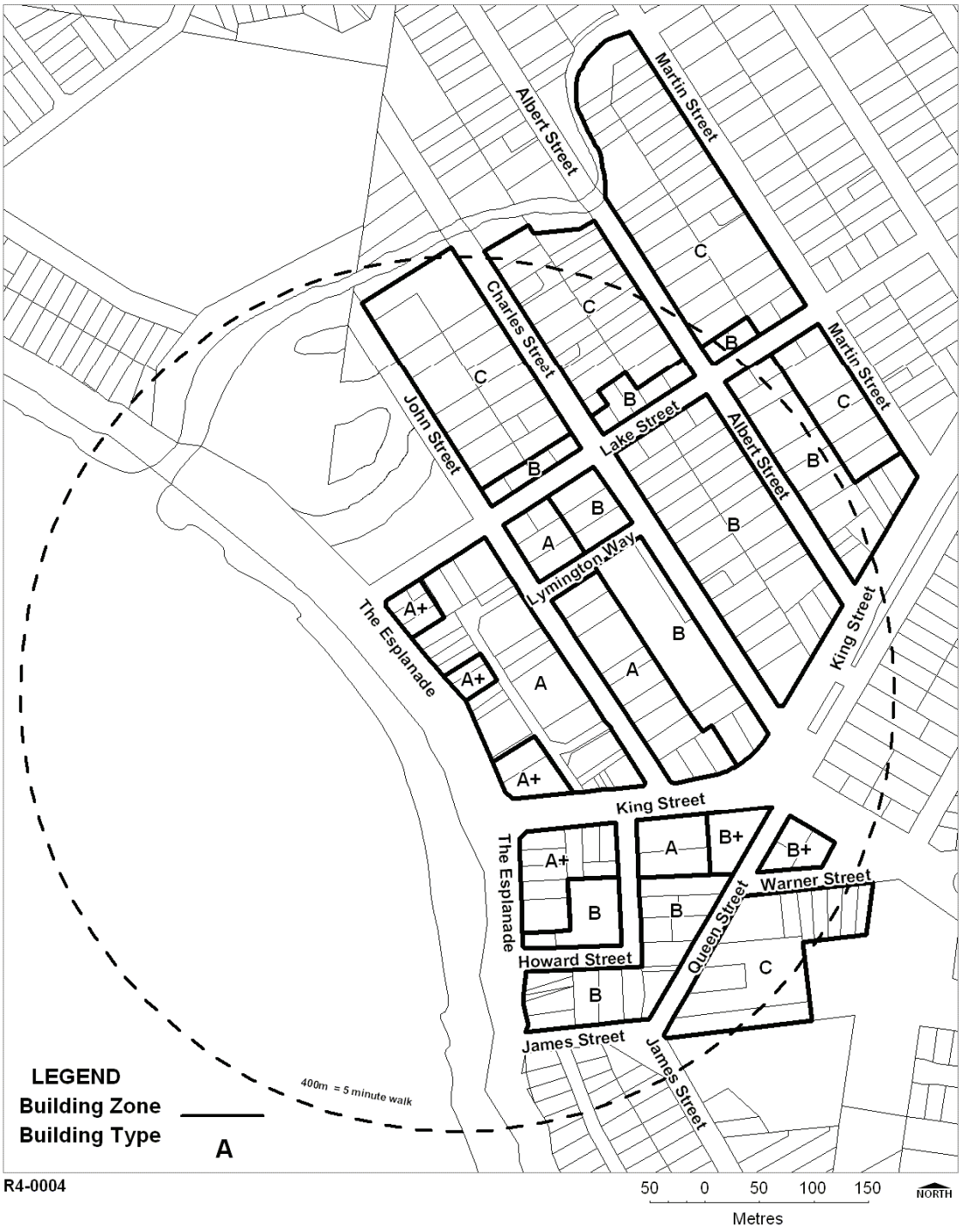


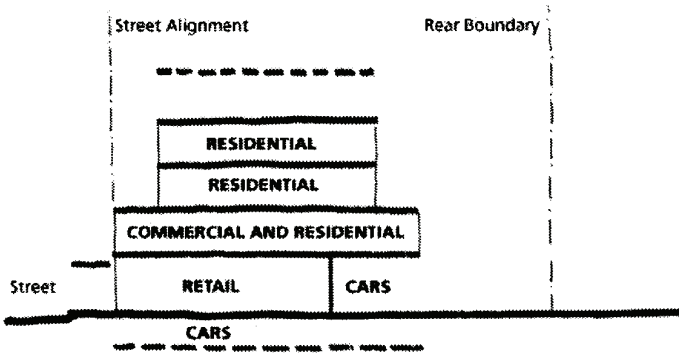
Diagram 1 – *Building Types*

Building Type A+

- Primary land mark sites
- 3 to 4 storeys
- Special design merit considerations may enable additional floorspace but must be justifiable against the desired future character and impacts on adjoining lands.

Building Type A

- 3 to 4 storeys
- Retail / Commercial / Residential
- Residential on at least the top two floors
- Car parking at rear, in basement or in common parking areas
- Pedestrian paths through the site at ground level where shown

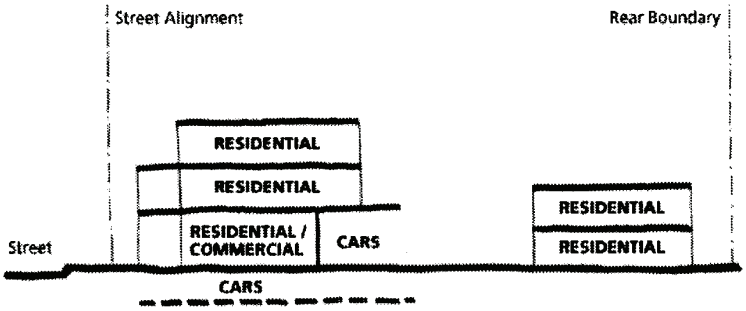


Building Type B+

- Secondary landmark sites
- 2 to 3 storeys
- Primary residential with commercial/tourist accommodation/home business on the ground floor
- Car parking at the rear or centre of the site
- Residential uses also at the rear of the site
- Special design merit considerations may enable additional floorspace but must be justifiable against the desired future character and impacts on adjoining lands.

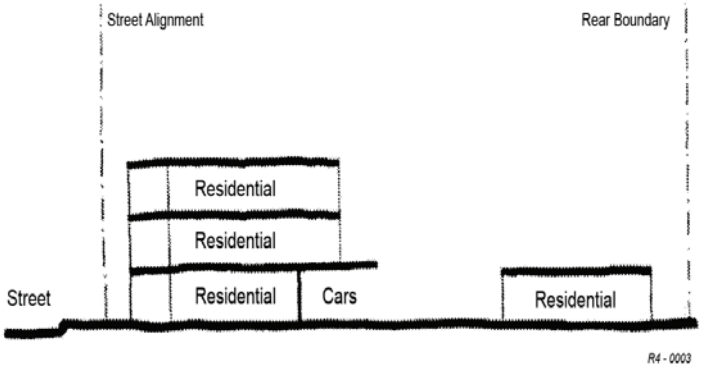
Building Type B

- 2 to 3 Storeys
- Primarily Residential with Commercial/Tourist Accommodation/Home Business on ground floor
- Car parking at rear or centre of site
- Residential uses also at rear of site



Building Type C

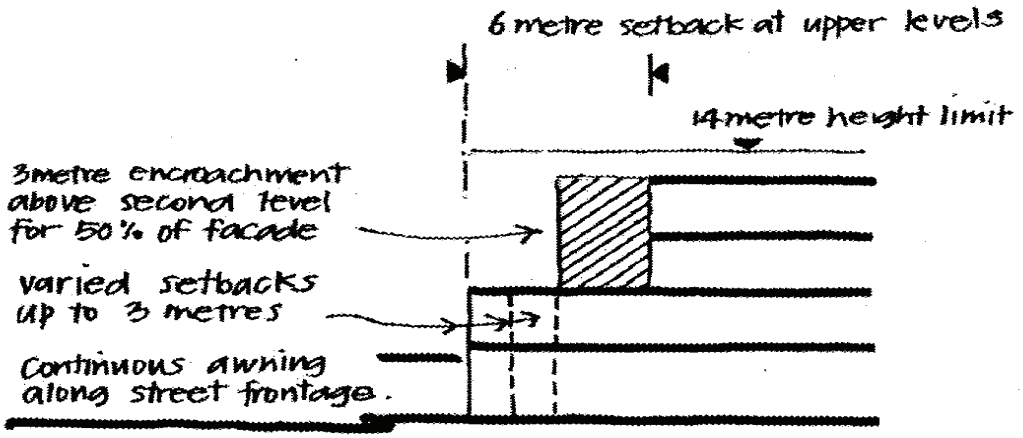
- 2 to 3 Storeys facing streets with single storey buildings behind
- Residential uses only
- Car parking behind buildings, away from the street
- Buildings to be of a residential scale and character.



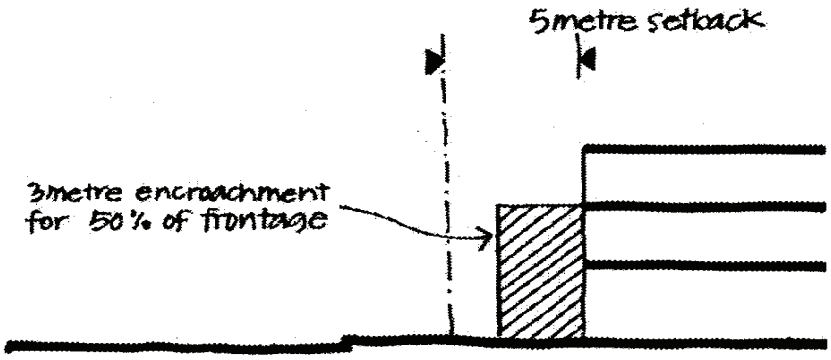
Performance Criteria		Acceptable Solutions	
	For Building Mass And Setbacks –		
P3.1	Where Building Type A: ▪ Development within the core of the town centre serves to define the edge of main streets. ▪ Facades of taller buildings are articulated so as to acknowledge the scale of the surrounding area and create visual interest.	**A3.1**	Development within the core of the town centre should be of a perimeter block form:- ▪ the bulk of the main facade for levels 1 and 2 is along the street alignment with a varied setback to three metres for 25 percent of the facade length, ▪ awnings are provided along 100 percent of all street frontages, ▪ for storeys above level 2, at least 50 percent of walls are to be setback 6 metres from the street alignment, with 3 metre setbacks allowed for up to 50 percent of the wall length, ▪ balconies may encroach into these setbacks, ▪ building heights should be less than 14 metres, except on landmark sites.
P3.2	Where Building Type B: There is a transition in scale between the town centre and surrounding residential uses.	**A3.2**	Development surrounding the core of the town centre should be of a reduced scale and mass with greater setbacks:- ▪ of 5 metres from street alignment ▪ 50 percent of facade length required to encroach up to 3 metres towards the street ▪ setback of 1.5 metres from side and rear boundaries for single level buildings, and 3 metres for higher buildings ▪ storeys above level 2 are to be set back 3 metres from lower levels ▪ building heights should be less than 9 metres ▪ setbacks may be reduced on landmark sites
P3.3	Where Building Type C: Development in surrounding areas maintains the existing residential scale and fabric.	**A3.3**	Development beyond the town centre should be of a detached or duplex nature:- ▪ setback of 5 metres from street alignment ▪ setback of 1.5 metres from side boundaries for single level and 3 m for 2 level buildings.

Diagram 2 – *Building Mass & Setbacks*

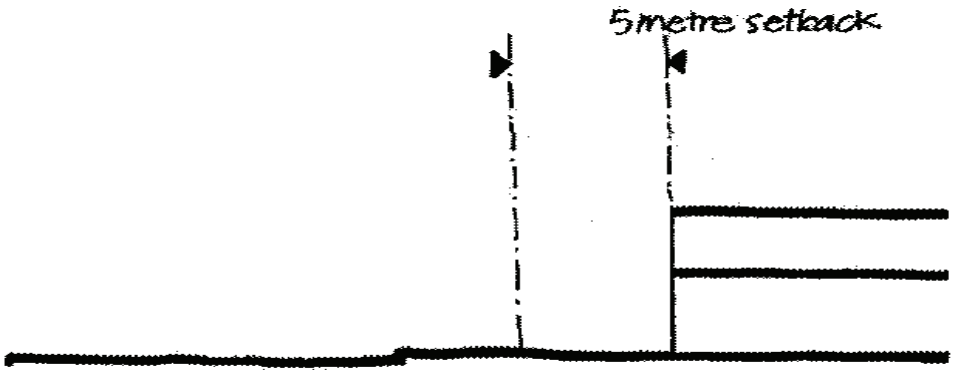
Building Type A



Building Type B

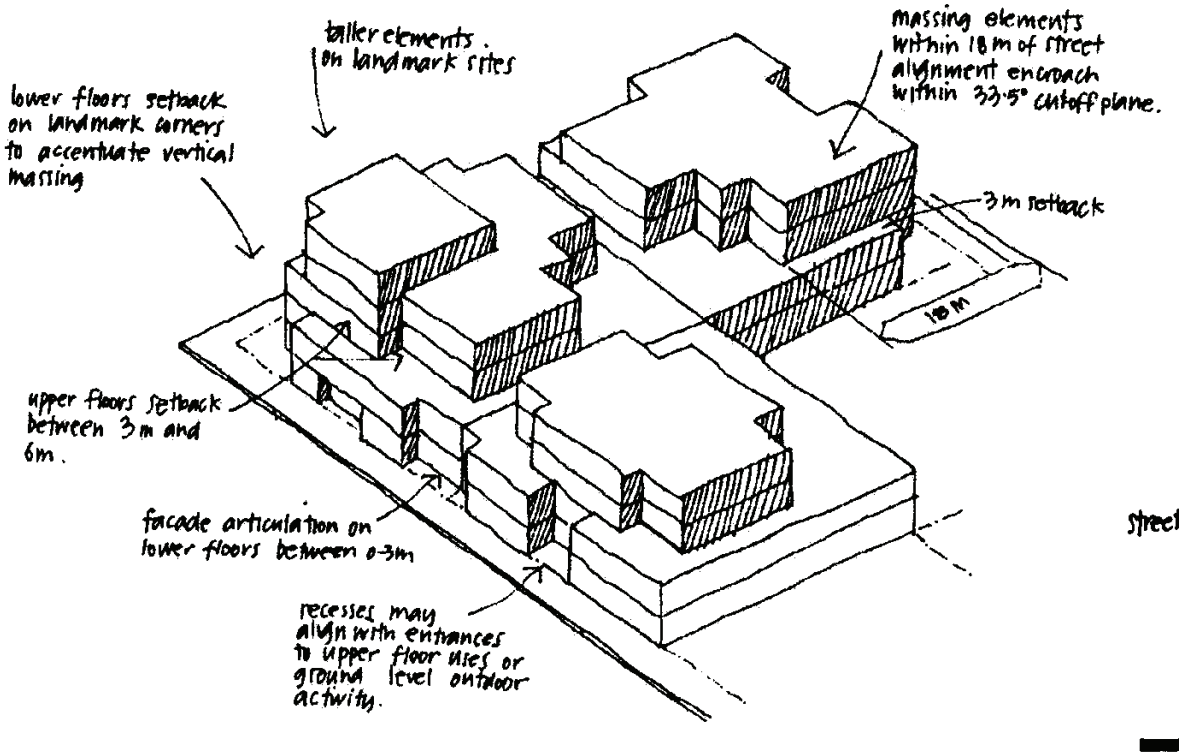


Building Type C



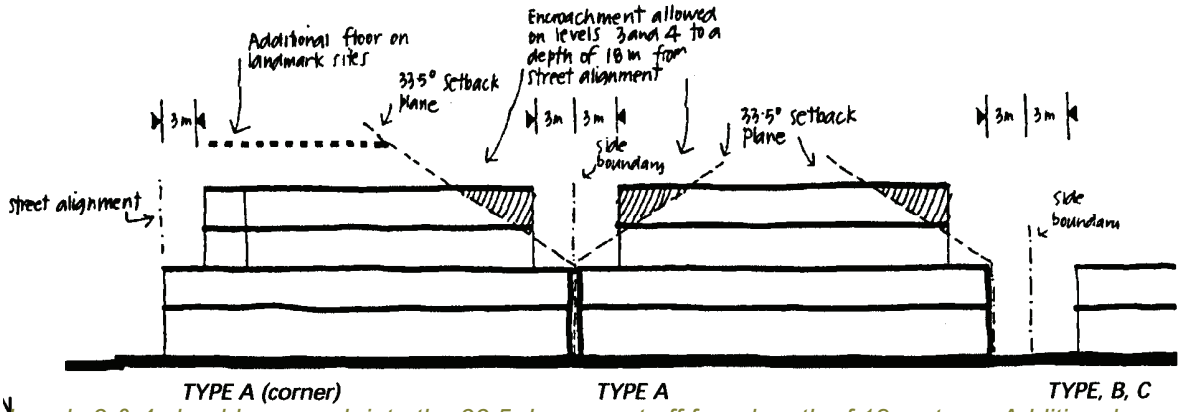
Performance Criteria	Acceptable Solutions
P4. Relationship To Neighbouring Development is maintained as: ▪ Heights of buildings relate to the existing scale of Warners Bay and take advantage of the lakeside location. ▪ Taller buildings do not overshadow potential residential uses on neighbouring sites. ▪ Distinctive built form on landmark sites is encouraged.	**A4.1** Development within the town centre includes the amalgamation of sites of the same building type to ensure built form responds to its relative building type in terms of scale, massing and setbacks. **A4.2** Setbacks to side and rear boundaries should be determined by the application of the angle of the sun in mid winter for the Lake Macquarie region (33.5 degrees) projected from a height of 6 metres on the side or rear alignment. Where adjacent to: ▪ Type A buildings , levels 1 and 2 can be built up to the side boundary , with the setback angle projected from a 6 metre height ▪ Type B or C buildings, side and/or rear setbacks are to be 3 metres.

Diagram 3 – *Relationship to Neighbouring Development*



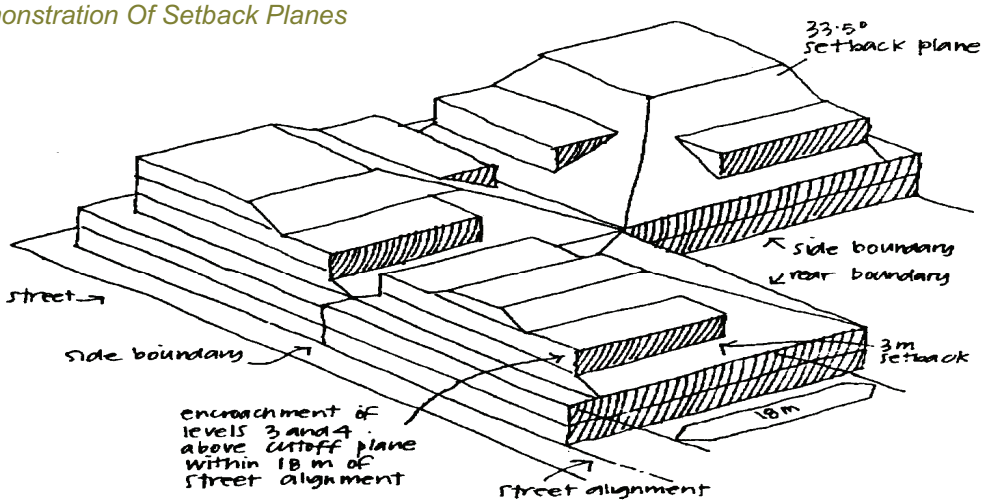
Resultant Building Mass with required front facade articulation

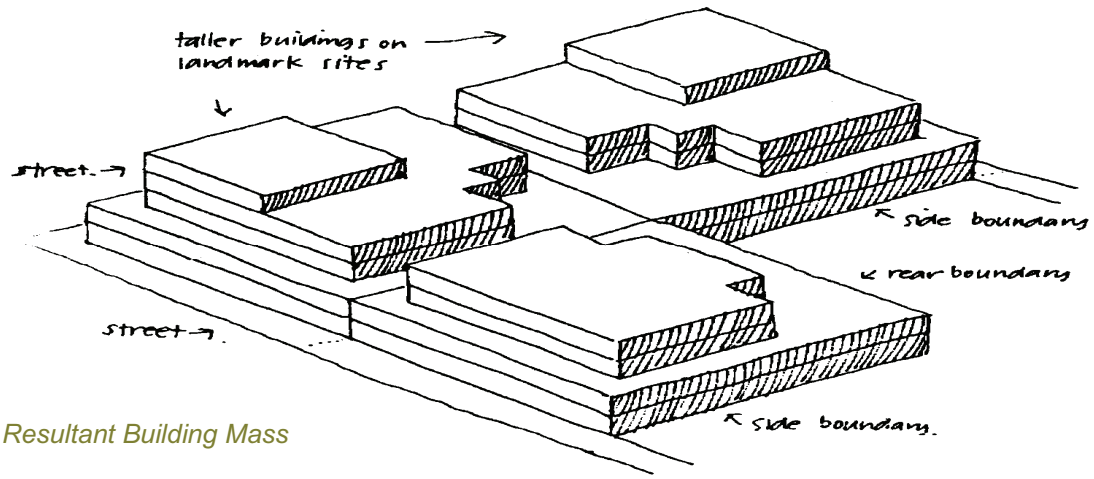
Diagram 4 – *Setback Planes*



Levels 3 & 4 should encroach into the 33.5 degree cut off for a length of 18 metres. Additional floors may be allowed on buildings on landmark sites.

Demonstration Of Setback Planes



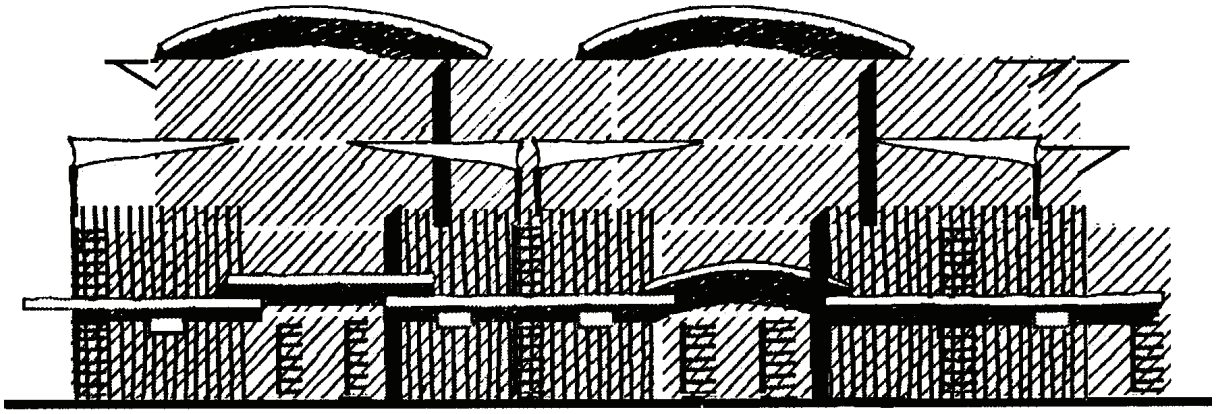


Resultant Building Mass

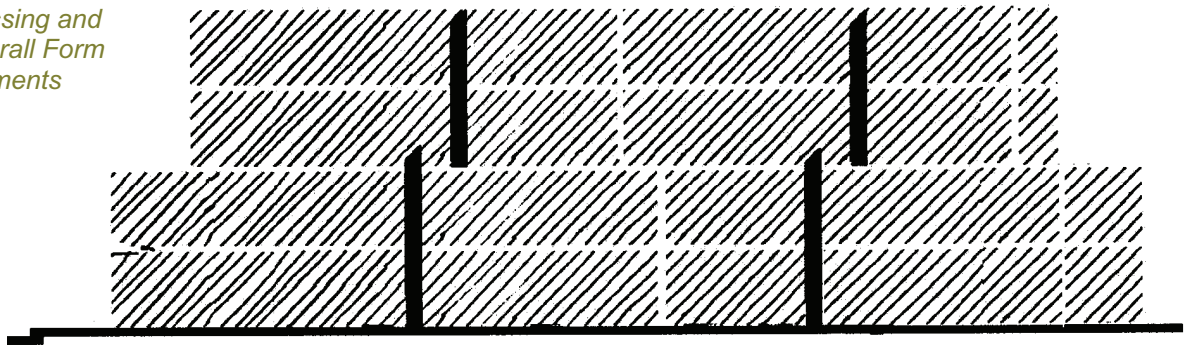
Performance Criteria		Acceptable Solutions	
P5.	For Building Elements And Details Building Type A Buildings have a stepped form and mass, relate to the surrounding context while having a contemporary expression, possess ground level detail and visual interest and intricacy in the façade.	**A5.1**	The Buildings massing and overall form should step at strategic points ▪ Floor 3 ▪ Uppermost level (if over 4 storeys) ▪ Facades are modulated in maximum 50m^2 elements
		A5.2	Contextual elements are provided between 1 and 2 storeys. Wall planes should follow street alignment, 80 percent of all street frontages should be active with: ▪ walls with punched openings for balconies or terraces ▪ walls with windows which are square or vertical in proportion ▪ elements above two storeys have a visual connection to lower elements through the use of materials, proportion of elements, and/or vertical design elements. ▪ expressive roof lines and awnings eg. incorporating curves
		A5.3	Upper level elements should be: ▪ setback 3 metres to 6 metres from street alignments ▪ of any geometry, curved, stepped (not following street alignment) ▪ horizontal in character to emphasise floor lines, balcony lines, horizontal windows or full height glazing window walls.
		A5.4	Ground level detail elements should include: ▪ variety of detail and finishes ▪ signage integrated with facade design ▪ clear expression of entrances to ground level and upper floor uses ▪ window treatments such as mullions and display cases ▪ openings that extend activity onto the street
		A5.5	Intricate elements could comprise: ▪ Pergolas, attached sun screening, shades, awnings and sails ▪ balustrades, terraces, screens and should be located: ▪ At corners ▪ On upper floors where roof lines and the building mass steps back ▪ Where plant rooms and lift motor rooms project

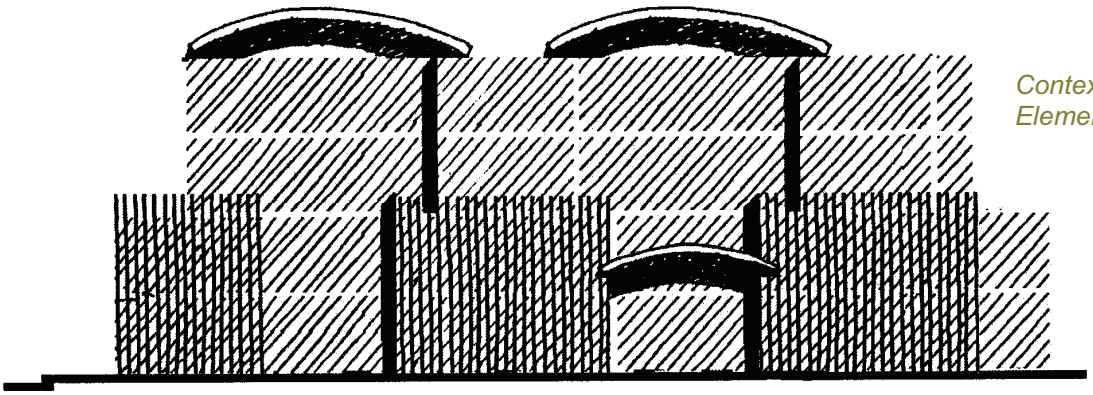
Diagram 5 – *Building Elements and Details*

Building Type A



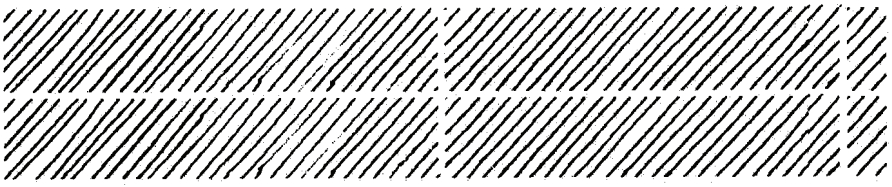
Massing and Overall Form Elements

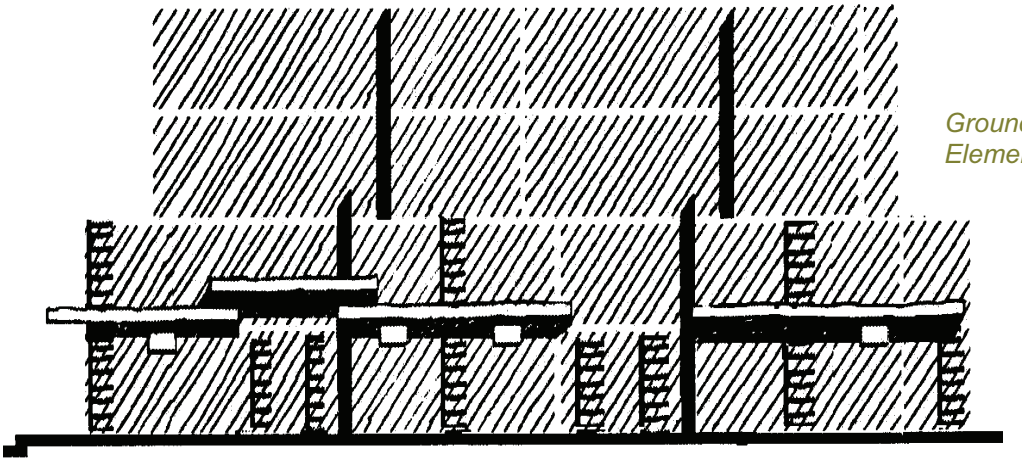




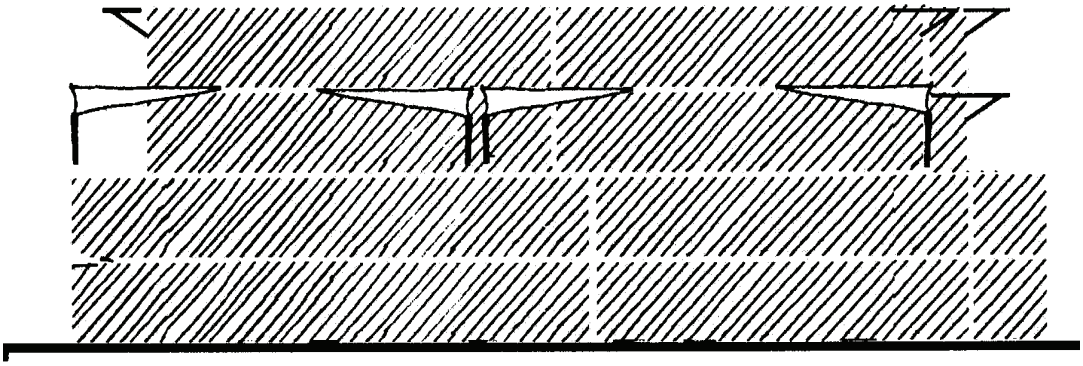
Contextual Elements

Upper Level Elements





Ground Level Detail Elements



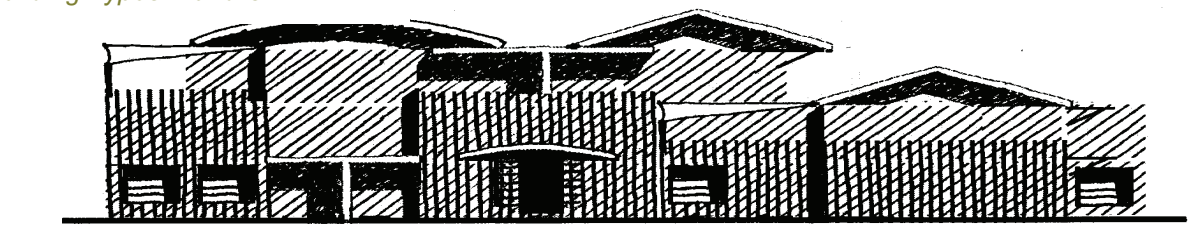
Intricate Elements

Performance Criteria	Acceptable Solutions
For Building Blends and Details –	
P6. Where Building Types B & C: Buildings have a stepped form and mass, relate to the surrounding context while having a contemporary expression, possess ground level detail and visual interest and intricacy in the facade.	**A6.1** Building massing and overall form elements including scale should respond to the surrounding context. Type B buildings should be 2 to 3 storeys in height, with type C buildings 1 to 2 storeys. Buildings should be stepped in mass and form vertically and horizontally. **A6.2** Contextual elements are to be 1 or 2 storeys in height. Wall planes should follow street alignments and generally allocate 80 percent of the facade as active frontage. Contextual elements include: ▪ Walls with punched openings with a verandah or terrace behind ▪ Walls with windows which are square or vertical in proportion ▪ Use of similar materials, colours and curved roof forms ▪ Emphasis on vertical design elements such as windows and blade walls. **A6.3** Upper level elements should be : ▪ Of any geometry in plan or section such as curved walls or balconies ▪ Horizontal in character to emphasise floor lines, balcony lines, horizontal windows or full height glazed window walls. ▪ Other elements which are not derived from the surrounding context **A6.4** Ground level detail elements could include: ▪ Richness and variety of details and finishes ▪ Additional detail at entrances to ground level and upper floor uses ▪ Window treatments such as bay windows ▪ Pergolas, fencing and gates, privacy screens to ground level terraces ▪ Signage integrated with facade design where commercial and home base business uses are incorporated

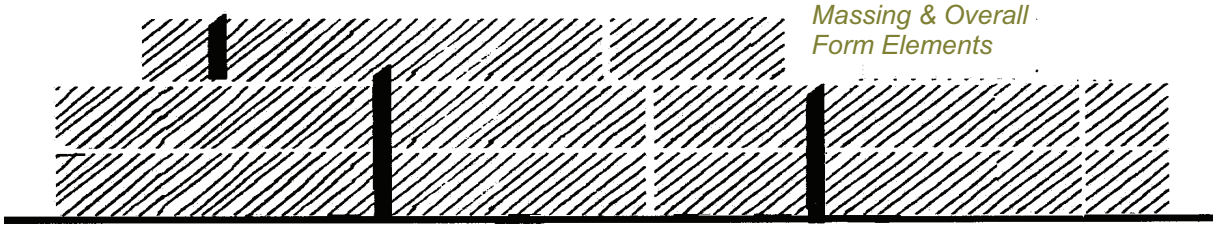
Performance Criteria	Acceptable Solutions
P6. Continued –	**A6.5** Intricate elements should consist of: ▪ Terraces, upper level verandah screens, pergola roofs ▪ Variety of roof form, attached sunscreens, sails or awnings and should be located: ▪ On corners ▪ At upper floors and where the roof line and/or the building mass steps

Diagram 6 – *Elements and Details*

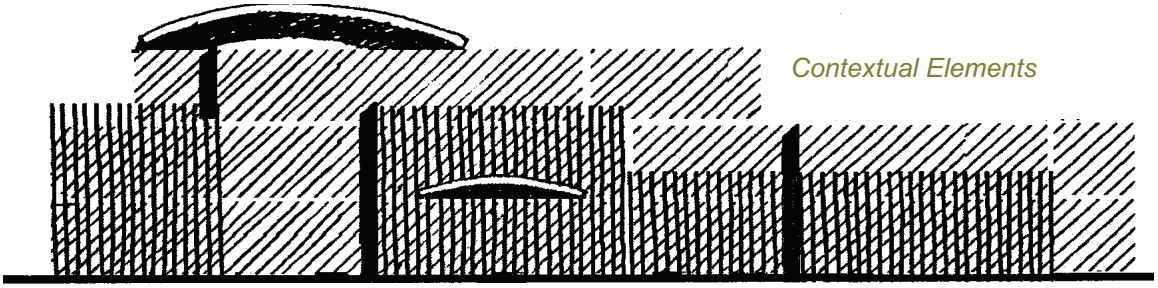
Building Types B and C



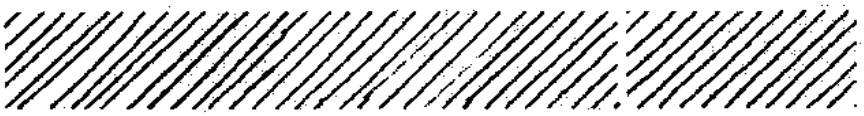
Massing & Overall Form Elements



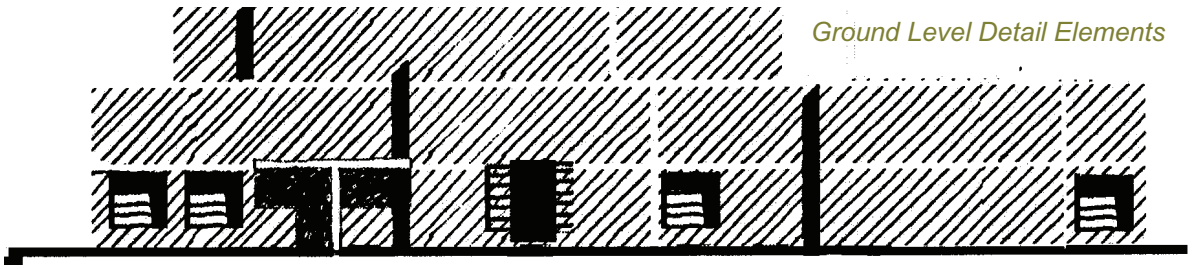
Contextual Elements



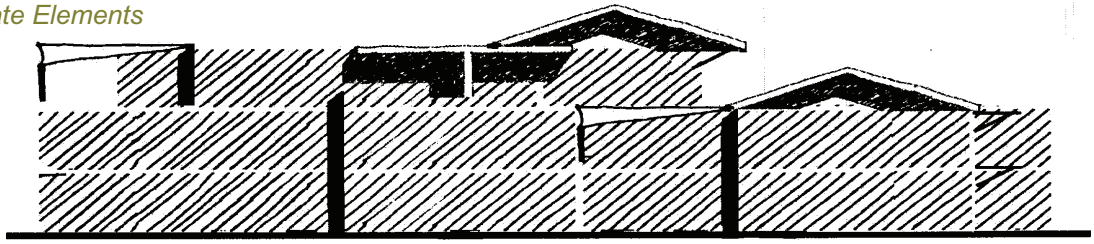
Upper Level Elements



Ground Level Detail Elements



Intricate Elements



4.14.2 URBAN CONTEXT

The **INTENT** of Council's requirements is to ensure that future development of the Warners Bay Town Centre enhances the character, sense of place and improves accessibility within the centre.

Performance Criteria	Acceptable Solutions
The intent may be achieved where:	
P1.1 Paths and gathering places– ▪ within the centre are improved and connecting paths between the town centre, foreshore and residential areas are strengthened; and ▪ additional vehicular connections are provided to improve traffic movements and access to future development.	**A1.1** Development strengthens existing paths by maintaining and/or creating safe and accessible crossings across: ▪ King Street, at the large roundabout ▪ The Esplanade, at the large roundabout ▪ The Esplanade, at Howard Street ▪ Develop through block connection between The Esplanade and John Street ▪ Between John Street and Charles Street (2) ▪ Between Charles Street and Albert Street **A1.2** Future development on the large carpark on John Street, behind the Esplanade should create a safe pedestrian link to John Street defined by an active frontage. Future development on the carpark should create a new access street on the alignment of the central arcade. (1) A new street should be provided between John and Charles Streets opposite the post office as new development occurs. (2) A new street between the Esplanade and John Street should be provided if the sporting fields are developed in the future. (3) In the longer term, John Street should connect through to Albert Street. (4)

Performance Criteria		Acceptable Solutions	
P1.2	Nodes and Gathering Places Additional gathering places are created in the town centre to enhance urban amenity for pedestrians.	**A1.3**	Development reinforces gathering places with paved areas, appropriate landscaping, shade structures, seating and other design elements such as fountains and public art generally in the locations shown on Map 3: ▪ On both sides of the existing pedestrian crossing midway between Lake and King Streets. On the foreshore side include a shade structure, lookout platform, seating, additional screening to the toilet block and access to the foreshore park and cycleway, ▪ At the other end of the midblock pedestrian path on John Street ▪ In the north-west corner of the carpark near the two arcades Buildings should address nodes by having entries, corner treatments and main facades facing the nodes. **Note –** Refer to Map 3.
P2.	Building Footprints, Active Frontages and Landmarks – Building Footprints Buildings' form and design defines and creates memorable streets and street corners.	**A2.**	▪ Buildings should generally be of a perimeter block form. That is, buildings should be located close to the street frontage with car parking located behind and not between the building and the main street frontage. ▪ Buildings may encroach into setbacks on street corners in order to better define that corner. **Note –** Refer to Map 4.
P3.	Buildings incorporate the appropriate amount of active frontage along street alignments and other public places.	**A3.**	▪ All building types should have active frontages facing onto streets, public spaces and routes through buildings. ▪ Active frontages along walls perpendicular to streets should not lessen active frontage facing streets.
P4.	Landmark sites are enhanced on the approach to, and within the town centre.	**A4.**	▪ Development should not obstruct views to landmark buildings. Future development on landmark sites should address its main approach by facing its main facade or corner, and its main entry towards the approach and/or gathering place.

Map 3 – *Nodes and Gathering Places*

Map 4 – *Building Footprints, Active Frontages and landmarks*