***Attachment 3 – Wyong DCP Chapter 6.1 (Key Sites) – Clause 3.4 Requirements for***

***Dening/Short St Carpark***

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| **Wyong DCP Chapter 6.1 (Key Sites)**  **Clause 3.4 Requirements for Dening/Short St Carpark** | **Compliance** |
| 1. The coastal character, building envelope, design guidelines, and matters for consideration within Chapter 5.3 - The Entrance Peninsula apply to this site and must be addressed. | Refer to relevant  part of report |
| 1. Locate retail, commercial, community services / facilities and entertainment land uses on the two lower storeys, with residential and tourist accommodation on the levels above | Yes |
| 1. Any proposal shall address adjoining development in terms of overshadowing, building separation, view loss and amenity issues. | No |
| 1. Substantial street tree planting and high quality landscaping shall be employed in the development design. | To be detailed in  future DA |
| 1. Pedestrian movement within and around the site shall be catered for within the development design. | Yes, can be detailed in future DA |
| 1. Locate adequate public parking to cater for the future land use mix in a multiple level facility below ground level and/or above ground level if concealed behind occupied floor space. Provide for a net increase in public carparking. | No, 131 spaces including those within the streets are to be maintained on site. No additional parking spaces are provided. Podium carparking is not concealed behind occupied floor space. |
| 1. Development shall adequately address the relevant requirements of State Environmental Planning Policy (Coastal Management) 2018. | Yes, see relevant part of report. |
| 1. Consideration shall be given to the principles and objectives of other DCP Chapters, in particular Chapter 3.7 – Conservation of the Built Environment. | Yes, refer Council Heritage Officers comments. |
| 1. Developments are to identify the desirable qualities to be incorporated in appropriate heritage infill design on the site. The qualities should be illustrated in the Masterplan by annotated drawings addressing the principles of scale, form, siting, materials and colours. | No - See Urban Design Assessment. |
| 1. Ensure that retail and entertainment type activities are focussed toward Theatre Lane or Dening Street, and emphasise that focus by the appropriate configuration of pedestrian pathways and retail areas on this site. | No, retail components are not located on street frontages to provide street activity. |
| 1. Provide a small forecourt facing Dening Street to complement the future redevelopment of Lakeside Plaza and, potentially, as an extension of a future town square. | Yes, no formal proposals dedication detailed. |
| 1. Provide a plaza forecourt facing Bayview Avenue as a focal point for future development upon this site, and as the kernel of a possible future town (civic) square (extension of the existing Bayview Avenue mall. | Plaza provided, detailed design could be subject of future DA. |
| 1. Design the forecourt, and possible future town (civic) square, to accommodate public events, to provide opportunities for outdoor dining, and to highlight pedestrian pathways through the development. | No, detailed design not considered |
| 1. Provide a narrow forecourt along Theatre Lane to separate vehicles and pedestrians, suitable for pavement dining and accommodating pedestrian links from existing arcades off The Entrance Road.   . | Yes. |
| 1. Splay the building form at the corner of Theatre Lane and Dening Street to provide convenient pedestrian access to residential neighbourhoods which are located to the east and south-east. | Yes |
| 1. Promote an outdoor pedestrian environment by open air forecourts that are landscaped and shaded by awnings or trees. | Yes |
| 1. Locate the taller building elements above podium levels as slender towers toward the site’s northern end to minimise shadow impacts upon neighbouring activated streets, properties and a future town square, as well as to maximise the sharing of lake and coastal views which may be available from existing dwellings nearby. | Yes, taller tower located on northern end of the site. |
| 1. Concentrate vehicle access to this site via Short Street/Bayview Avenue only, incorporating separate entries to public and residential parking areas. | Yes. |
| 1. Evaluate town centre access around this site, and determine whether road closures or turn restrictions would be beneficial. | Not addressed. |