***Attachment 7*** *–* ***Wyong DCP Chapter 5.3 – The Entrance Peninsula – Compliance Table***

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| **Wyong DCP Chapter 5.3 – Compliance table** | |
| **Control** | **Compliance** |
| **2.7 Desired Character: Mixed Development in The Entrance Town Centre** | |
| 2.7.1 Encourage an Outdoor Lifestyle and Increased Levels of Pedestrian  Activity   Provide reasonable levels of midwinter sunlight for street frontages and open spaces.   Provide a pedestrian friendly-scale next to any pedestrian frontage by avoiding “street wall” building forms with sheer vertical facades that are excessively long.   Stimulate the highest levels of pedestrian activity around open spaces and along commercially-significant street frontages.   Provide views from pedestrian areas toward scenic backdrops or the sky by limiting the width of upper storey facades and by separating the upper storeys of adjoining buildings.   Contribute to the Council’s improvements strategies for street frontages  and open spaces.   Incorporate facilities for public transport, pedestrians and cyclists. | No  The building does not positively contribute to the pedestrian amenity of the area by way active frontages |
| **2.7.2 Stimulate Highest Levels of Pedestrian and Business Activity**   Concentrate shops, entertainment or business-related premises, community facilities or major pedestrian entrances in podium facades that that will face and abut an open space area or a commercially- significant street frontage.   Avoid blank walls, building services, vehicle entrances or above-ground carparking that would face any open space area or commercially- significant street frontage.   Locate carparking predominantly in basements or behind “active” floor  space.   Limit pedestrian links across any site to those which would service destinations that are commercially or socially significant, incorporating an outdoor fresh-air character rather than conventional indoor arcades, but only if such links would not detract from the desired level of street activity. | No  Insufficient consideration of active street frontage and relationship with adjoining development. |

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| **2.7 Desired Character: Mixed Development in The Entrance Town Centre** | | | |
| **2.7.3 Protect Scenic Quality and Promote an Outdoor Lifestyle**   Limit the height of street facades to podiums which generally are no taller than two storeys.   Require that storeys above any podium have a pronounced setback from the podium façade.   Provide green roofs above podiums which may be used as communal  open spaces.   For buildings up to six storeys, apply built-form character guidelines for residential flat buildings up to six storeys.   For buildings taller than six storeys, apply built-form character guidelines for residential flat buildings taller than six storeys.   Coordinate the size, number and location of business signs, and avoid major corporate logos. | | No  The relationship of the development to adjoining development requires additional consideration and design treatments. | |
| **3.0 Building Envelope Provisions** | | | |
| 3.2.5 Mixed Development in Zones B2, SP3 over Six Storeys: Frontages to Streets, Lanes and Civic  Spaces | | | |
| 3.2.5.1 Streetscape  To maintain appropriate amenity and built form, all new buildings shall comprise podium and tower elements. | | No.  The proposal comprises podium and tower elements, but fails to provide appropriate building envelope to ensure an appropriate Stage 2 built form outcome | |
| a. Maximum building height and floor space ratio shall be in accordance  with Clauses 4.3 and 4.4 of the WLEP 2013. | | Yes | |
| b. For podium elements, heights and setbacks to be the same as for buildings  up to six storeys. | | N/A | |
| c. For buildings taller than six storeys, tower elements to be setback from building lines by a minimum of 10m. | | No.  The residential tower has a setback of less than 10m. | |
| **3.2.6 Mixed Development in Zones B2, SP3 and RE2: Sunlight to Footpaths and Open Spaces** | | | |
| a. Significant public places occur within zones B2 and SP3 at The Entrance  Town Centre. As well as satisfying other envelope controls, new buildings are to:   maintain the amount of sunlight that is currently available to significant public places between the hours of 10 am and 2.00pm during midwinter (June 21); and   ensure specified sunlight is to be available to at least half of any public open space, and at least half of the width for the specified footpaths. | | Yes.  Shadow diagrams were submitted. Overshadowing reduced by location of the taller portions of the building to the north of the site. | |
| **3.2.8 Mixed Development in Zones B2, SP3 and RE2: Boundary Facing Residential Development** | | | |
| **3.2.8.1** **Landscaped Setbacks** | | | |
| a. A setback which is predominantly deep soil is to be provided next to any residential property. | | N/A. | |
| b. Podium elements and any basement to be setback from any boundary that faces a residential property by a minimum of 6m. | | N/A | |

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| **3.2.8.2 Sunlight Access** | |  | |
| a. The setback should be half of the “distance separation” which is specified  by the SEPP No 65 Apartment Design Guide.  b. Neighbouring dwellings to receive the amount of sunlight that is specified by the SEPP No 65 Apartment Design Guide.  c. If a neighbouring dwelling currently receives less than the required amount of sunlight, there is to be no further reduction.  d. To protect existing sunlight, adjustment may be necessary to the form, siting and dimensions of upper storeys that are permitted by the general envelope controls. | | No.  Half the separation distance is not provided to Theatre Lane properties. | |
| **Clause 4.1 - Design Guidelines: Residential Development** | | | |
| **4.2.1 Pedestrian Networks** | | | |
| a. Footpaths that have potential to/already contribute to simulating  significant social and commercial activity of centres are:   The Entrance Town Centre:  Dening Street from The Entrance Road to Taylor Street  Theatre Lane;  Bayview Avenue from The Entrance Road to Short Street; | | Yes. | |
| b. New open spaces with the potential to simulate significant social and commercial activity are:   The Entrance Town Centre:  A town square in the Dening Street, The Entrance Road, Short Street vicinity;  An outdoor forecourt along the eastern side of Theatre Lane;  Extension of Bayview Avenue Mall along the Bayview Avenue to Short Street; | | Yes, possibility to contribute to the creation of a Town square. No firm proposals form this application. | |
| Development proposals upon lands which face any of the nominated public  places (whether existing or as desired) are to be planned and designed to maximise pedestrian and business activity:   incorporate new open spaces as specified above;   provide active frontages facing pedestrian footpaths that are nominated above, or facing any desired open space that is specified above;   locate major facilities, services and parking areas where they would not disrupt the desired level of pedestrian activity;   include new cross-site pedestrian pathways only where they would  follow “desire lines” to major destinations or facilities. | | Yes.  New public open spaces have been incorporated into the concept DA. | |

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| **4.2.2** **Transport and Access Infrastructure** | | | | |
| a. Public carparking is to be provided as part of the following “Key Site”  developments in The Entrance Town Centre and at Picnic Point:  The Dening Street carpark; | | | Yes.  Parking is proposed on the site to replace the existing parking area and street parking and meet the needs of the development proposed. . | |
| c. To accommodate new public open spaces, the redirection of existing town  centre traffic is to be evaluated and, where desirable, implemented as part of  the following “Key Sites”:   The Dening Street carpark; | | | No, new public spaces are not proposed to require redirection of traffic. | |
| Subclause (d) and (e) not applicable | | | N/A | |
| f. Cycle access to be promoted by all new developments:   bike storage is to be provided in safe and accessible locations, either at street level or as part of basement carparks;   cycle storage is to be provided at a rate required by Council or specified by Council policy. | | | Yes.  Details can be provided in the future DA’s for each stage. A condition has been recommended. | |
| **4.2.3 New Public Open Spaces** | | | | |
| a. A new town square is to be provided as a focal point for The Entrance  Town Centre:   the square is to be located along Dening Street between The  Entrance Road and Short Street;   the square ought to be provided as part of “Key Site” developments upon the Lakeside Plaza and the Dening Street Carpark Sites;   subject to a positive traffic assessment and the redirection of existing vehicles, the square may incorporate portion of the Dening Street road reserve;   the square is to be designed to accommodate planned events as well as informal social interaction;   the square is to have a minimum width of approximately 30m and an area of approximately 2,000m2, with at least two thirds of the required space located on the Lakeside Plaza property with a minimum width of 20m;   pavements in the square are to be generally level and may include steps to raised areas around the perimeter that are suitable for pavement dining and spectators;   the square is to be shaded by rows of trees, and its surface area should not be encumbered by any fixed furniture or substantial structures. | | | No, The Town Square is not included in the Concept DA. The proposal does not provide details of connection to the approved Lakeside Plaza proposal.  Additional detail could be provided in Stage 2 DA. | |
| Subclauses b – g not applicable | | | N/A | |
| h. Consistent design standards are to be applied by all new open spaces:   surfaces, gradients and level changes are to accommodate visitors with impaired mobility or sight, and should satisfy relevant requirements of AS 1428;   tree plantings are to be consistent or compatible with the  Council’s established town centre plans;   surfaces, materials and furniture (including play structures, shelters, seating and lighting) are to be designed and constructed according to the applicable Australian Standards as well as satisfying the Council’s established works standards or town centre plans. | | | Yes.  Matters can be detailed and addressed under the future DA for Stage 2. | |
| **Clause 4.2.4 -** **Active Frontages** | | | | |
| Active frontages display a variety of land uses or building elements which are  visible and attractive to pedestrians, and enhance the safety and amenity of publicly-accessible places:   active frontages in any facade are measured by the width of windows or balconies;   at street level, active frontages include building entrances or lobbies, and premises with substantial display windows such as business premises, food and drink premises, and shops;   immediately above street level, active frontages include balconies, and premises that accommodate substantial numbers of customers such as food and drink premises or lobbies and foyers of entertainment facilities, function centres and registered clubs;   on higher storeys, active frontages are achieved by residential balconies and living room windows. | | | No.  Concept plans fail to address active street frontage requirements. Retail space is hidden beneath podium level carpark.  Details of tower façade designs are to be provided with the future DA’s for the operational stage. | |
| Active frontages are to be provided along footpaths and other publicly-  accessible places, and the extent of active frontages within any facade is to be in proportion to the commercial-significance of the adjacent footpath or publicly-accessible place:   facing new civic spaces, active frontages are to occupy at least  90% of any ground floor facade and 80% of facades for the first three storeys above the ground floor;   facing existing streets that are commercially-significant, active frontages are to occupy 85% to 90% of any ground floor facade, and at least 80% of the first storey above the ground floor;   facing rear laneways that are significant pedestrian routes and streets that provide vehicle access, active frontages are to occupy at least 30% of any ground floor facade, and 50% of the first storey above the ground floor;   facing streets that are not defined as commercially-significant, there is no requirement to provide active frontages at ground floor level or on the storey immediately above. | | | No, active street frontages not adequately addressed. . | |
| Certain facilities or building elements interrupt the continuity and  effectiveness of active frontages, and are not to be located in any facade which faces a new open space, a commercially-significant footpath or a new cross-site pedestrian link:   carparks and delivery docks are to be accessed from streets or laneways that are not commercially-significant, unless no alternative is available;   carparks are to be located in basements or if located above- ground level, are to be hidden behind active frontages that face any new open space, cross-site link, or commercially-significant footpath;   above-ground carparks are to occupy 50% of a facade that faces a laneway or a street which is not commercially-significant provided that parking decks are shrouded completely by architecturally-designed screens which complement the form and design of the development’s facades;   “big box” retailers and entertainment facilities that are enclosed by blank walls are subject to the same restrictions as above- ground carparks;   service areas and delivery docks are to be accessed from streets or laneways that are not commercially-significant, unless no alternative is available. | | | No.  The design includes basement parking levels and first floor podium parking without active frontages. | |
| Clause 4.2.5 – **Pedestrian Links** | | | | |
| a. New cross-site pedestrian links are be provided as part of the  following “Key Site” developments: | | | Yes, pedestrian access is provided to ground floor. | |
| Clause 5.1 – **Key Sites- Concept Plans/Site Specific DCP’s: General Design Principle Requirements** | | | |
| a. Design the taller elements as slender towers which have a maximum longitudinal dimension of approximately 35m, and locate these elements to maximise the sharing of iconic coastal views which may be available from existing dwellings nearby. | | No.  Design does not include slender towers. The central lift core results in an excessively long building and eliminates the appearance of 2 towers. | |
| b. Employ simple streamlined building forms, for example using  curvilinear/sculptured facades that are oriented toward coastal views, and avoid roof-top plant rooms that are not designed to complement the form of towers. | | | No, Building envelope is not sufficiently resolved to address urban design outcomes. . Rooftop plant is not identified at Concept DA stage. | |
| c. Configure new developments as podiums with towers that are separated by broad courtyards. | | | No  Tower element dominates the podium and provides for poor quality communal open space on podium. | |
| d. Provide green roofs above podiums, and upon those rooftops, locate a  variety of communal recreation spaces which are designed to protect the privacy of surrounding dwellings. | | | No.  Insuffiicient detail provided. Future DA’s to further detail. | |
| e. Ensure that development design does not compromise the ability of  adjoining properties to develop with building forms which are consistent or mutually-compatible. | | | No.  Concept design does not adequately consider adjoining properties. . | |
| f. Avoid orientating blank exterior walls towards town centre footpaths that are commercially-significant. | | | No.  Concept design provides for blank walls to first floor podium.. | |
| g. Screen the impact of service areas or above-ground parking by  providing deep soil setbacks that are planted with medium sized trees. | | | No.  Little opportunity to screen service areas to Short Street. | |
| h. Screen the impact of service areas or “big box” retailers which might  face residential properties or developments by providing deep soil setbacks that are planted with medium sized trees that are indigenous  coastal species. | | | N/A | |
| i. Employ co-ordinated non-slip and durable paving for indoor and  outdoor areas, including street pavements. | | | N/A to Concept DA. | |
| j. Establish new pedestrian spaces around the sites, and integrate those  spaces with pedestrian desire lines that are evident in the town centre. | | | Yes. | |
| k Maintain areas of deep soil in generous setbacks facing all boundaries where practically possible. | | | No , Minimal areas of deep soil provided to boundaries. | |