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1 INTRODUCTION

This section contains additional local objectives and controls for development in Mount Hutton Centre. Where there is an inconsistency between the controls within the Area Plan and the controls within another Part of the DCP, the controls within the Area Plan prevail.

For development in the B1 Neighbourhood Centre on Dunkley Parade, refer to Part 4 – Development in Business Zones.

1.1 EXISTING CHARACTER

Mount Hutton is a residential area with ready access to the lake at Warners Bay, and to Charlestown. A large shopping precinct on Wilsons Road and neighbourhood shops on Dunkley Parade support the area. The area also contains a range of stand-alone uses, including nurseries and aged care facilities.

Residential development is mostly low-density, with recent townhouse, villa and aged care facilities on larger sites

Commercial Centre

The main retail and commercial focus of Mount Hutton Centre is Centro Lake Macquarie and Mount Hutton Plaza on Wilsons Road, both built in the early 1980s. They are freestanding shopping centres separated by a single lane roadway and surrounded by large car parking areas. They are now in common ownership. The adjoining Lake Macquarie Tavern supports the centre.

Business zoned land along Wilsons Road from Warners Bay Road to Centro Lake Macquarie contains the Ford's Corner Shops. This commercial strip is intended to support the main shopping centre.

Two large, mostly vacant sites to the east of the shopping centre at 72 and 74 Wilsons Road overlook Scrubby Creek, and have the potential for commercial, retail, medium density residential, seniors living, and community or recreational development.

Cycling and walking

Mount Hutton is not a particularly walkable town centre due to a lack of infrastructure and the low density of existing development around the centre. However, the area is suitable for walking and cycling due to the relatively flat topography.

The route between the subject land and the lake foreshore area is suitable for cycling, but there is no dedicated cycling infrastructure in place to facilitate safe movement.

Traffic and Transport

The centre is reliant on traffic movement along Wilsons Road.

Scrubby Creek

Mount Hutton town centre is in a sub-catchment of Scrubby Creek. The creek flows past the shopping centre from the northwest to the southeast. Scrubby Creek eventually flows into the Jewells Wetlands.

Scrubby Creek riparian corridor is in need of maintenance and rehabilitation and is underused.

1.2 ENVIRONMENTAL CONSTRAINTS

Stormwater Management

Maintenance and rehabilitation of the Scrubby Creek riparian corridor will ensure the long-term quality of the receiving waters at Jewells Wetland and help to manage flooding impacts.

Any significant development in the Wilsons Road South sub-catchment will require a Stormwater Management Plan that ensures that run-off does not exceed current levels, and that sufficient water quality filtering is undertaken before water enters the Scrubby Creek system. The Stormwater Management Plan should be consistent with *Jewells Wetland Catchment Management Strategy (JWCMS)*.

Soils and Stability

Soils in the area are susceptible to erosion and landslip on steep slopes. The area is subject to seasonal water logging, high run-off with moderate to high shrinkage, and strongly acid soils of low fertility.

1.3 DESIRED FUTURE CHARACTER

The desired future character for Mount Hutton Centre is a convenient and active retail centre, accessible by vehicle or public transport from surrounding suburbs and within safe, pleasant walking or cycling reach of the local community.

As the main access corridor, Wilsons Road should be enhanced as a pleasant tree-lined road with buildings setback for tree and landscape planting.

The intersection of Merrigum Street and South Street will be upgraded to traffic lights to facilitate safe movement between the two roads and keep the intersection working at an acceptable level into the future.

The western side of Wilsons Road should provide low scale development oriented to the street. This area is suitable for small-scale retail and local services, such as health consulting rooms and personal services.

The Centro standalone shopping centre should provide convenient access to the larger scale retail, offices, medical, and entertainment facilities required by the wider community. Future development should provide for outdoor public space and trading areas.

New development on larger sites east of the standalone shopping centre at 72-74 Wilsons Road should provide a compatible mix of office and residential or community buildings in a landscape setting. Commercial and residential mixed use development will overlook the street. Residential development to the rear of the sites will overlook the creek and riparian vegetation. Vehicle access will be via a perimeter road and a shared path along Scrubby Creek will provide walking and cycle access to the shops. Further standalone retail activities are not encouraged on these sites, although small-scale retail could be incorporated at street level on Wilsons Road.

Pedestrian and cycle movement should be provided along Scrubby Creek from the shopping centre to residential areas to the east and north.

1.4 DESIRED FUTURE TOWN STRUCTURE

The Mount Hutton Centre Structure (Figure 1 - Mount Hutton Centre Structure Plan) includes:

- Development and landscape works fronting and activating Wilsons Road.
- Safe and legible shared paths from surrounding areas to the shopping centre entries.
- Improved use and rehabilitation of the Scrubby Creek open space corridor.
- Outdoor trading places at Lake Macquarie Shopping Centre.
- Perimeter road to the edge of the creek corridor.

Note: Future traffic, transport, walking and cycling infrastructure works are subject to a review of the *Development Contributions Plan - Charlestown Contributions Catchment*.

1.5 DESIRED FUTURE BUILT FORM

The Centro Lake Macquarie Shopping Centre should be extended to provide a retail and office frontage to Wilsons Road. The Mount Hutton Plaza should be redeveloped and new retail space integrated with the existing Centro building to provide direct pedestrian connections between the two buildings. The northern aspect of Centro Lake Macquarie Shopping Centre should provide quality pedestrian areas activated by a lively mix of smaller shopfronts and food retailers.

Development on the western end of Wilsons Road should be lower scale two storey buildings with deep awnings set back behind landscape areas with generous tree planting. Parking would be to the side or rear of the lot.

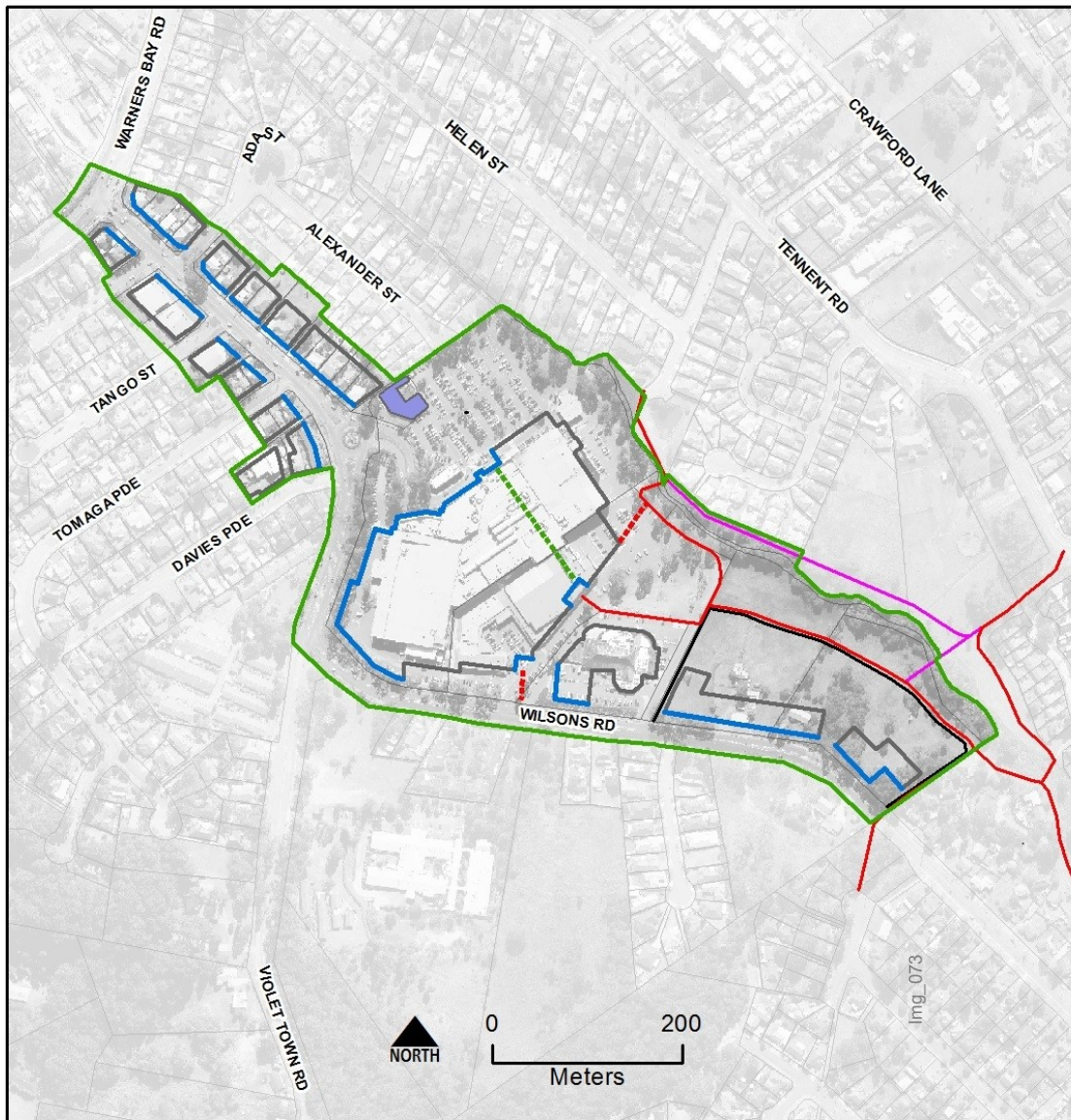
Proposals on larger sites at 72 and 74 Wilsons Road should be supported by a Master Plan, which provides a compatible mix of office, residential, recreation or community uses. Buildings should address Scrubby Creek and Wilsons Road, and incorporate water sensitive urban design measures.

1.6 DESIRED FUTURE BUILDING CHARACTER

Buildings on the western section of Wilsons Road should incorporate rendered and painted finishes, low pitched roofs and deep cantilever awnings, with tree planting in the front setback.

Smaller scale retail and office units, along the Wilsons road aspect, should sleeve the standalone shopping centre. These should incorporate rendered and painted finishes, low pitched roofs and deep cantilever awnings, and tree planting in the front setback on Wilsons Road.

Larger scale development at 72-74 Wilsons Road should present well-articulated façades to the road, as well as dwellings with recessed and projecting balconies, overlooking the shared path and the creek corridor.



- | | | | |
|---------------------|-----------------------------------|------------------------------------|--------------------|
| Extent of Area Plan | Shared Path | Pedestrian Link (open) | Community Facility |
| Active Frontage | Alternative Route for Shared Path | Pedestrian Link (through building) | Future Road |

Figure 1 - Mount Hutton Centre Structure Plan

1.7 INVESTMENT IN INFRASTRUCTURE AND OPEN SPACE IMPROVEMENTS

The future of Mount Hutton Centre as a residential and commercial hub is dependent on investment in infrastructure and open space improvements including:

- A shared path along Scrubby Creek linking to the shopping centre;
- Rehabilitation and maintenance of the natural environment and stormwater drainage along Scrubby Creek, and
- Stormwater management infrastructure.

There are several options available to deliver these items, including:

- Conditions of consent;
- Dedication of land to Council;
- Voluntary planning agreements;
- Section 94 contribution plans; and
- Works in kind.

2 DEVELOPMENT CONTROLS

This Area Plan applies to the area bounded by the green line, as shown in Figure 2 - Extent of Area Plan and Key to Block Plans.

Plans and sections are provided for each of the town centre blocks. The Block Controls are designed to respond to the topography, aspect and context of each block and street frontage, in order to support the desired future structure, built form and character of the Mount Hutton Centre (Figures 3-9).



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 Area Plan Boundary

Figure 2 - Extent of Area Plan and Key to Block Plans

2.1 VARIATIONS TO CONTROLS

Any variations to the controls should be assessed against the relevant objective. Any proposed variation must achieve a comparable or better outcome than the outcome that would be achieved by compliance with the controls.

2.2 BLOCK CONTROLS

Objectives

- a. To improve the amenity and connectivity of the public domain.
- b. To improve vehicle circulation and active transport choices.
- c. To ensure that building scale, height and setback contributes to active, safe and pleasant streets.
- d. To ensure that development improves natural surveillance, safety, access and amenity for the creek corridor.

Controls

1. Development must comply with the Block Controls, as shown in Figures 3-9.

3 STREETS AND PUBLIC SPACE

3.1 SCRUBBY CREEK RESERVE

Objectives

- a. To ensure that development addresses and overlooks Scrubby Creek and the open space areas.
- b. To ensure that development is sited and designed to minimise the flooding impacts of Scrubby Creek.
- c. To ensure that development does not adversely affect water quality or availability in Scrubby Creek.
- d. To ensure that Scrubby Creek and associated riparian vegetation is maintained and rehabilitated, in order to contribute to water quality, and to mitigate sedimentation of Jewells Wetland.
- e. To incorporate Water Sensitive Urban Design techniques in all new developments.
- f. To minimise the volume and rate of stormwater leaving a development site.
- g. To develop a reserve with an informal native landscape, and pedestrian and cycle paths.
- h. To provide pedestrian and cycle paths along Scrubby Creek.

Controls

For proposals on sites between 46 and 74 Wilsons Rd:

1. Development must not result in any net increase in peak stormwater flows to Scrubby Creek.
2. Development must not result in any net increase of pollutant loads to Scrubby Creek.
3. Development proposals must include a Stormwater Management Plan that is consistent with *Jewells Wetland Catchment Management Strategy*.
4. Development must include Water Sensitive Urban Design (WSUD) measures to manage stormwater, erosion, and water quality of stormwater leaving the site.
5. The elements of the drainage system and stormwater treatment devices must be visually unobtrusive and integrated within individual sites, landscaped areas, roads and open space areas. They must be designed in accordance with Council's [Water Cycle Management Guidelines](#) and [Engineering Guidelines](#).
6. Development must include revegetation along Scrubby Creek using local native species.
7. Development must include pedestrian and cycle paths along Scrubby Creek that are readily visible, as shown in Figure 1 - Mount Hutton Centre Structure Plan.

For proposals on sites at 72-74 Wilsons Road:

8. Development must be designed to address both Wilsons Rd and Scrubby Creek.
9. Development must include an access road located on the southern edge of the riparian zone.
10. Development must provide a suitable shared path located within the riparian zone of Scrubby Creek, as shown in Figure 1 - Mount Hutton Centre Structure Plan. It must be well lit and located to maximise passive surveillance.

3.2 PUBLIC SPACE AT CENTRO LAKE MACQUARIE

Objectives

- a. To establish a convenient pedestrian link from the Centro Lake Macquarie Shopping Centre to Wilsons Road and bus facilities.
- b. To provide open air public spaces at busy pedestrian areas on the northern aspect of Centro Lake Macquarie Shopping Centre.

Controls

1. Development of Centro Lake Macquarie Shopping Centre (see Block B Control Plan) must include a direct open-air pedestrian walkway with a minimum width of four metres from the existing shopping centre to the bus stop on Wilsons Road.
2. Development of Centro Lake Macquarie Shopping Centre (see Block B Control Plan) must include two high quality footpath trading spaces of at least 15m x 10m within the pedestrian area, as shown on Block B Control Plan. These spaces must have:
 - i. At least three hours sun access from 9am to 3pm in mid-winter; and
 - ii. Appropriate shade awnings, paving, lighting, seating and other furniture.

3.3 STREET AWNINGS**Objectives**

- a. To ensure that building design contributes to pedestrian amenity.

Controls

1. Development on Wilsons Road between Warners Bay Road and Violet Town Road must provide cantilever awnings, with a minimum depth of three metres to at least 50% of the building frontage.
2. Development on Wilsons Road between Violet Town Road and 74 Wilsons Road must provide cantilever awnings, with a minimum depth of three metres to building entries.
3. Development of Centro Lake Macquarie must provide continuous cantilever awnings to the pedestrian walkway and footpath trading spaces on the northwestern, and western aspects of the building.

4 CONCEPT PLAN SITE - 72 AND 74 WILSONS ROAD

Objectives

- a. To investigate site layout, approximate yield, public benefit, and building scale, form and height early in the development design and assessment process.
- b. To demonstrate the capacity of a development to deliver walking, cycling and open space improvements and the resulting social, community and economic benefits for the town centre.
- c. To support the delivery of affordable dwellings with good amenity and with easy access via a shared path to the shopping centre and open space.
- d. To allow consideration of a proposal that varies from Figure 8: Block C Control Plan.

Controls

1. A comprehensive site and context analysis must be undertaken to inform a Concept Plan for the site.
2. The Concept Plan must address and resolve the following:
 - i Building form and mix of uses that address and activate Wilsons Road;
 - ii Integration of existing native trees into a small urban place at the south-eastern corner of 74 Wilsons Road;
 - iii Provision of access road and shared path along the south-eastern boundary;
 - iv Provision of access road and shared path along Scrubby Creek;
 - v Stormwater management and Water Sensitive Urban Design measures to improve water quality to Scrubby Creek; and
 - vi Provision for future management of the creek corridor.

5 ACCESS AND PARKING

5.1 SITE ACCESS – WILSONS ROAD WEST

Objectives

- a. To enhance the pedestrian amenity of Wilsons Road (western section).

Controls

1. For the western section of Wilsons Road, vehicle access to a development site must be obtained from a side street or from the rear of the lot where feasible.
2. Parking areas must be located at the side or rear of the lot.
3. Shared vehicle access must be considered for multiple developments.
4. Car parking areas must be designed to meet the *Crime Prevention Through Environmental Design (CPTED) Guidelines*.

5.2 PARKING PROVISION – STAND-ALONE SHOPPING CENTRE

Objectives

- a. To provide new parking at basement level, or under a podium level in the Centro Lake Macquarie shopping centre.
- b. To ensure safety and security of car parking areas in the Centro Lake Macquarie shopping centre.

Controls

1. Redevelopment of the Mount Hutton Plaza section of Centro Lake Macquarie must include basement level parking, as shown in Block B Control Plan and Section.
2. Car parking areas must be designed to meet the *Crime Prevention Through Environmental Design (CPTED) Guidelines*.

6 BUILDING DESIGN

6.1 SETBACKS ON WILSONS ROAD

Objectives

- a. To define the spatial character of Wilsons Road.
- b. To provide a landscape setback to Wilsons Road with space for broad canopy trees.
- c. To provide active office and retail frontages to the street and pedestrian footpaths.

Controls

1. Development on Wilsons Road must be set back a minimum of five metres from the road boundary. The setback area must be reserved for tree planting, and must not include car parking.
2. Development of Centro Lake Macquarie Shopping Centre (see Block B Control Plan) must achieve at least two storeys built up to the minimum front setback line for at least 30% of the lot frontage.

6.2 SIDE AND REAR SETBACKS

Objectives

- a. To ensure an appropriate level of amenity for occupants of the development and neighbouring buildings, including natural light and ventilation, outlook, view sharing, wind shelter and privacy.

Controls

1. Side and rear building setbacks must be consistent with the Block Control Plans and Sections (Figures 3-9).
2. Buildings must be set back a minimum of 1.5 metres from side and rear boundaries for the first level, and three metres for upper levels.
3. Development adjacent to a residential zoned lot at the rear must be set back a minimum of six metres from the rear boundary.

6.3 MAXIMUM BUILDING HEIGHT

Objectives

- a. To ensure that developments are of a compatible scale with the surrounding built environment.

Controls

1. The maximum number of storeys must comply with the Block Controls and Sections (Figures 3-9).

Note: *Building height* is defined as the vertical distance between ground level (existing) at any point to the highest point of the building, **including plant and lift overruns**, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

6.4 MAXIMUM OCCUPIED AREA

Objectives

- a. To reduce the bulk and impact of building mass on residential amenity within the development site or on neighbouring sites.

Controls

1. Development must be consistent with the maximum occupied area controls, as shown in the Block Controls and Sections (Figures 3-9).

Note: 100% occupied area means that the floor space on that level completely fills the maximum possible area within the setbacks from each boundary.

Note: 50% occupied area means that the floor space on that level occupies no more than 50% of the maximum possible area within the setbacks from each boundary.

7 LANDSCAPE

7.1 PLANTING ON PRIVATE LAND

Objectives

- a. To enhance the amenity of Wilsons Road with landscape and tree planting within the street and front setback area.

Controls

1. Development on Wilsons Road must include retention, or installation and maintenance of at least one advanced clear-trunked broad-canopy tree within the front setback area, for every six metres of frontage.
2. Development must provide streetscape planting and street improvements consistent with Council's [Mount Hutton Streetscape Master Plan](#).

7.2 PLANTING IN THE RIPARIAN ZONE

Objectives

- a. To rehabilitate native vegetation within the riparian zone.

Controls

1. Trees planted in the riparian zone must be selected from the list provided in Table 1 – Native Trees for the riparian zone.

Table 1 - Native Trees for the riparian zone

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acmena smithii</i>	Lillypilly	<i>Eucalyptus piperita</i>	Sydney peppermint
<i>Alectryon subcinereus</i>	Native Quince	<i>Eucalyptus punctata</i>	Grey gum
<i>Alphitonia excelsa</i>	Red ash	<i>Eucalyptus robusta</i>	Swamp mahogany
<i>Angophora hispida</i>	Dwarf apple	<i>Eucalyptus saligna</i>	Sydney blue gum
<i>Angophora floribunda</i>	Rough barked apple	<i>Eucalyptus tereticornis</i>	Forest red gum
<i>Backhousia myrtifolia</i>	Grey myrtle	<i>Glochidion ferdinandii</i>	Cheese tree
<i>Backhousia anisata</i>	Aniseed Myrtle	<i>Gmelina leichhardtii</i>	White beach
<i>Banksia integrifolia</i>	Coast Banksia	<i>Guioa semiglauca</i>	Guioa
<i>Banksia serrata</i>	Old man Banksia	<i>Hakea salicifolia</i>	Willow leaved Hakea
<i>Banksia aemula</i>	Wallum Banksia	<i>Hymenosporum flavum</i>	Native frangipani
<i>Banksia marginata</i>	Silver Banksia	<i>Livistona australis</i>	Cabbage tree palm
<i>Brachychiton populneus</i>	Kurrajong	<i>Melaleuca linariifolia</i>	Snow in summer
<i>Callicoma serratifolia</i>	Black wattle	<i>Melaleuca quinquenervia</i>	Broad leaved paperbark
<i>Callistemon salignus</i>	Willow bottlebrush	<i>Melaleuca sieberi</i>	Sieber's paperback
<i>Callistemon citrinus</i>	Red bottlebrush	<i>Melaleuca styphelioides</i>	Prickly leaved paperback
<i>Callistemon nearis</i>	Narrow leaved bottlebush	<i>Podocarpus elatus</i>	Plum pine
<i>Callistemon 'Dawson River'</i>	Bottlebrush	<i>Rapanea variabilis</i>	Muttonwood
<i>Callitris collumellaris</i>	Cypress pine	<i>Stenocarpus salignus</i>	Scrub beefwood
<i>Ceratopetalum apetalum</i>	Coachwood	<i>Syncarpia glomulifera</i>	Turpentine

Botanical Name	Common Name	Botanical Name	Common Name
<i>Corymbia maculata</i>	Spotted gum	<i>Synoum glandulosum</i>	Scentless rosewood
<i>Cupaniopsis anarcardioides</i>	Tuckeroo	<i>Syzygium australe</i>	Brush cherry
<i>Diospyros australis</i>	Ebony myrtle	<i>Syzygium paniculatum</i>	Magenta lillypilly
<i>Dysoxylum fraseriana</i>	Rosewood	<i>Tristaniopsis laurina</i>	Kanooka, water gum
<i>Endiandra sieberi</i>	Hard corkwood		
<i>Elaeocarpus obovatus</i>	Hard quandong		
<i>Elaeocarpus reticulatus</i>	Blueberry ash		
<i>Eucalyptus gummifera</i>	Red bloodwood		

8 BLOCK CONTROLS



Figure 3 - Block A Control Plan

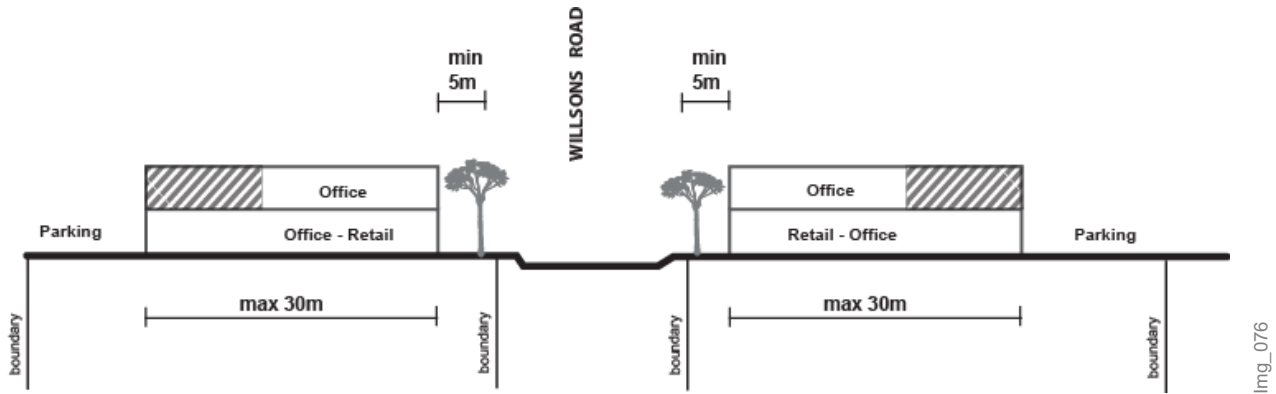


Figure 4 - Block A Section A-A

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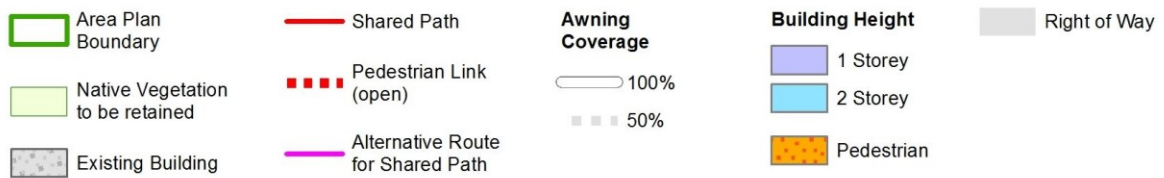
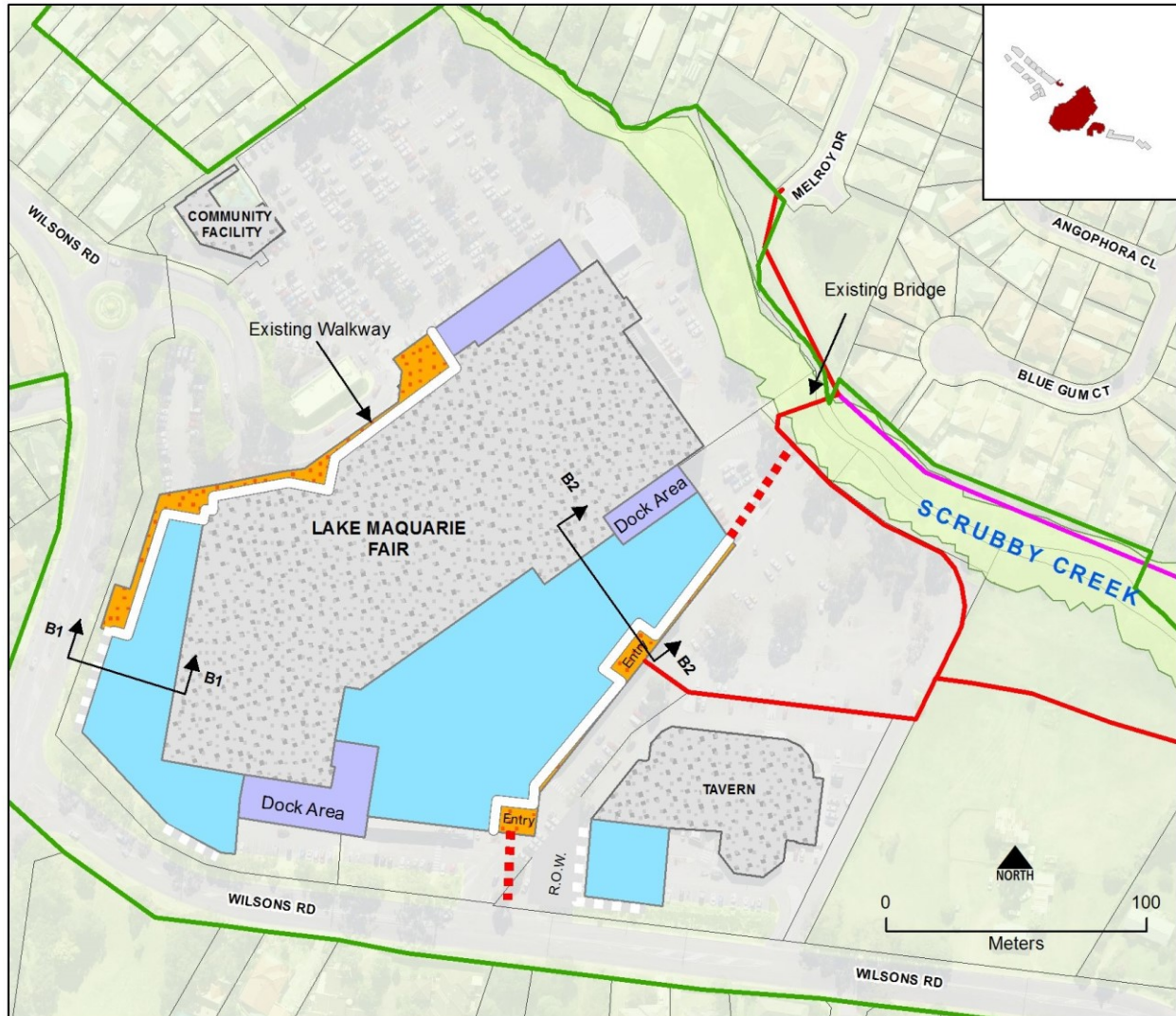


Figure 5- Block B Control Plan

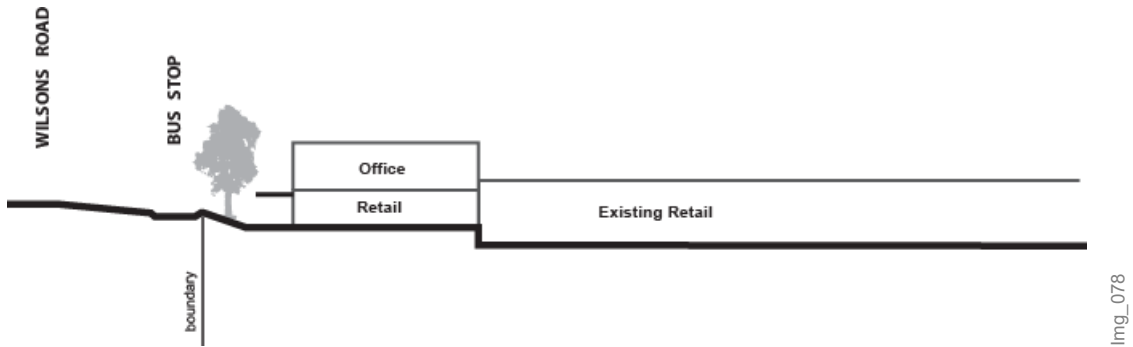


Figure 6 - Block B Section B1-B1

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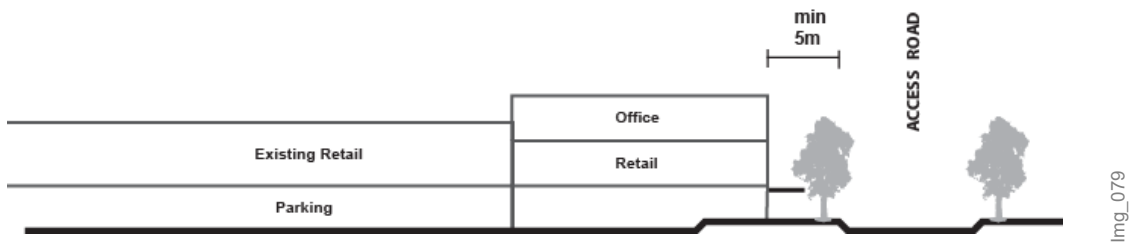


Figure 7 - Block B Section B2-B2

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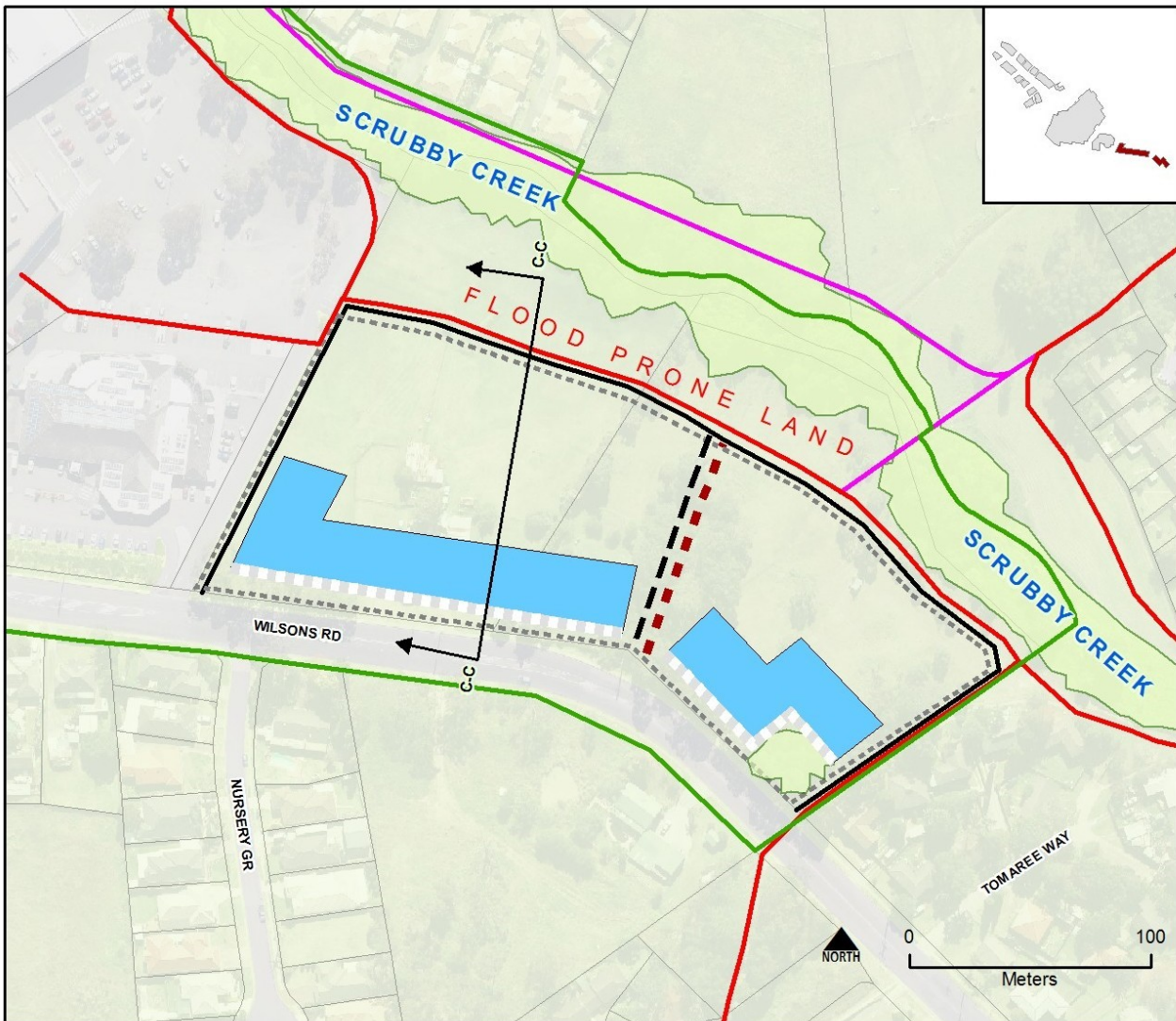


Figure 8 - Block C Control Plan

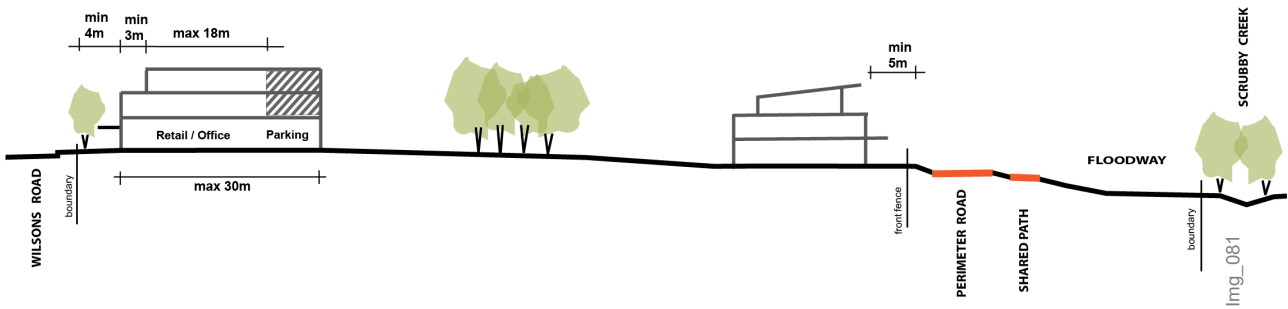


Figure 9 - Block C Section C-C (indicative section only)