

D6: WAUCHOPE

Application

Section D6 applies to the land highlighted in Figure 187 below.

The Town Centre comprises the core commercial area zoned B2 Local centre, and the adjoining mixed use area zoned B4 Mixed as shown on the map below.

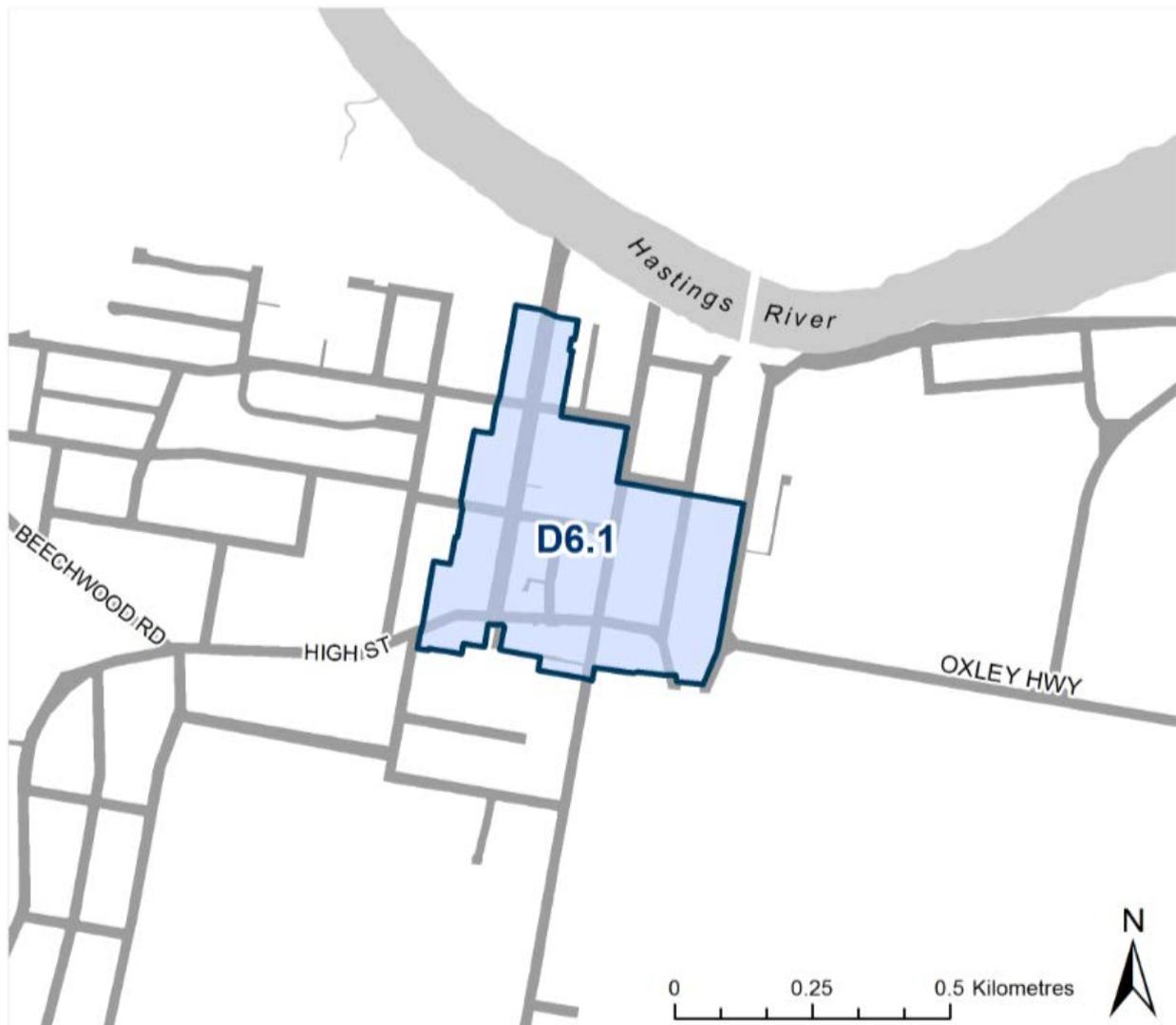


Figure 187: Land subject to Section D6.1

Purpose

The purpose of the Guidelines is to implement urban design outcomes for renewal of the town centre consistent with the *Wauchope Framework Plan - Wauchope Town Centre 2009*. The guidelines reflect the community's shared vision for the Precincts as identified in the Plan and they will be used by landowners, developers and Council when preparing and assessing development applications for redevelopment within the centre.

Applicable Environmental Planning Instruments

1. Port Macquarie-Hastings Local Environmental Plan 2011
2. State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

In the event of any inconsistency between this section of the DCP and the above environmental planning instrument, the planning instrument will prevail.

Relationship to other Sections of the DCP

The following provisions are in addition to the general requirements of Sections A - C of this Development Control Plan. Where they conflict with the requirements of Sections A - C, this plan prevails.

D6.1: WAUCHOPE TOWN CENTRE

This section applies to the land highlighted in Figure 188 below.



Figure 188: Wauchope Town Centre

Strategic Context

The Port Macquarie-Hastings Urban Growth Management Strategy 2017 - 2036 identifies Wauchope as playing a key role in accommodating projected population growth as part of the Port Macquarie - Wauchope Corridor. The Wauchope Town Centre will continue to offer regional centre support services, convenience retail and commercial activity for local residents and it will be supported by mixed use development to link the CBD with the river precinct.

The amenity of the town is heavily dependent on its natural setting among the surrounding river, rural land, forests, hills and ranges. The town scale and older housing areas provide amenity as well as a point of difference which sets Wauchope apart from other places in the Port Macquarie-Hastings Local Government Area. Renewal of the Town Centre and its elements will reinforce and consolidate High, Cameron and Hastings Streets, and the rail line.

Coordinated landscaping and public domain works consistent with the Wauchope Framework Plan - Wauchope Town Centre 2009, will improve streetscape and public amenity. The Framework Plan is available for viewing on Council's [website](#).

These works will be progressively implemented through the Council's Delivery Program.

This section sets out guidelines for renewal of the Town Centre.

Character Precincts

The Town Centre and Mixed Use Precincts have been identified through community consultation, analysis of land uses and character and consideration of the envisaged future character for the area as identified in the Wauchope Framework Plan - Wauchope Town Centre 2009.

These DCP provisions apply to the Town Centre and Mixed Use areas.

Development Guide

Mixed Use Precinct

Zone B4 Mixed Use is contained between the Wauchope CBD and the Hastings River with its emphasis on Hastings and Cameron Streets. The area comprises predominately single storey residential development, several heritage buildings and a range of additional buildings of architectural and or cultural merit that contribute strongly to the character and appearance of the street.

292. Objective

- To ensure that new development makes a positive contribution to the public domain and streetscape by encouraging low scale and fine grained mix of land use activities within walking distance of the Wauchope Town core/CBD; and together with public domain upgrades, enhance and reinforce connectivity between the town core and the river.

Note:

Land use grain is a commonly-used measure of the mixture of land uses, building styles, activity etc in the urban environment (Lynch) or the way in which different land uses in the urban environment are mixed together to create diversity (Jacobs). A fine grain is one in which there is a mix of smaller scale buildings and uses in a single area.

Development Provisions

- a) Commercial or edge retail uses should be concentrated along Hastings and Cameron Streets as the main north-south retail streets and primary connectors to the river/recreational precinct.
- b) Commercial uses should include live/work business attached to dwellings. Small office, home office and terrace style developments are encouraged to contribute to the character and appearance of the streets.
- c) Special care and attention should to be placed on the design of new buildings and/or alterations to existing buildings in order to ensure a compatible relationship with the existing built form and fine grained development pattern of the streetscape.
- d) Mixed use development should establish clear sightlines for casual surveillance of the public domain, whilst allowing for suitable privacy for upper storey residential.
- e) Simple hanging style signs or projecting small scale wall signs at the main entrance to the building are preferred.
- f) Applications in respect of a property within the vicinity of heritage buildings or other buildings of architectural or cultural merit should demonstrate that the architectural quality and appearance of the proposal is compatible with the streetscape and urban character established by the heritage/architectural building.

Town Centre Precinct

The town centre is the primary retail precinct in Wauchope and it is contained within zone B2 Local Centre. This is the shopping heart of Wauchope and it includes the special places of Cameron Street and Hastings Street. High Street is heavily car dominated and there is a lack of soft landscaping, trees or shade. Pedestrian movement is discouraged by intersection design and the street has inconsistent architecture, signage and awnings. It is envisaged that this precinct will capitalise on the outlook and proximity to Bain Park and the pedestrian amenity of Hastings Street and connection to Cameron Street. The role of the retail precinct is to reinforce this part of High Street as the central core of retail and business activity for Wauchope.

293. Objective

- To encourage new development, architectural quality, appearance and a coherent built form to reinforce the role of the Town Centre in the hierarchy of business and retail centres for the Port Macquarie-Hastings Area, and achieve a coordinated streetscape to enhance and strengthen the visual and pedestrian links between core town centre streets consistent with the Wauchope Framework Plan - Wauchope Town Centre 2009.

Development Provisions

- a) New development should retain the scale of the main street edge
- b) Shop fronts and the architectural profile of buildings should respond in width to the predominant narrow lot frontage.
- c) Shop fronts should be predominantly glass for cafes/ restaurants and encouraged to open fully to the street.
- d) Building facades, including colour pallets, should respond in a positive manner to the existing historical, cultural and high quality built form within Wauchope.
- e) At the street level, building facades, excluding restaurants, cafes and the like, should present a coordinated edge. Second and third level windows should complement the building style above the ground floor retail use with facades terminating by either articulated parapets or over-sailing pitched roofs.
- f) All buildings should have continuous, coordinated design and depth of awnings, which respond to the towns architectural qualities and provide shelter for pedestrians and street users. Awnings may be 1-2 storey verandas with posts for upper balconies where practical.
- g) Verandah posts are encouraged to be reinstated where possible. Post positions should be buffered from the carriageway to provide for pedestrian and vehicle safety.
- h) The use of weatherboards or masonry materials is encouraged.



Figure 189: Articulated parapet