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Document Control			
Document ID: Wollongong DCP 2009 – D18 Brickyard Point, Austinmer			
Rev No	Adoption Date	In force date	Revision Details
1	23/2/15	4/3/15	Adopted

Brickyard Point – Headlands Hotel, Austinmer



1 INTRODUCTION

This Locality Chapter is intended to supplement the land use planning controls applied by Part B of the Wollongong Development Control Plan 2009 (DCP) to guide any future development at the site at Brickyard Point – Headlands Hotel, Austinmer, comprising of 9 separate allotments. This Chapter recognises the unique characteristics of the Brickyard Point site, and the ability to deliver a range of development types (excluding residential) in a headland setting. This Chapter reinforces and aims to guide the future development as per the Draft Vision June 2011 – Brickyard Point, Headlands hotel, Austinmer.

This chapter of the DCP should be read in conjunction with Part A, B, C, D and E of the Wollongong Development Control Plan 2009 and the relevant Local Environmental Plan. The built form controls in this Chapter supplement, and in some cases prevail over Part B.

In the event that the provisions contained in this precinct plan are inconsistent with the provisions of any other part of the DCP, the provisions of this precinct plan shall prevail to the extent of the inconsistency.

2 LAND TO WHICH THIS PLAN APPLIES

This Locality Chapter applies to land known as Brickyard Point on which Headlands Hotel sits and is located at Austinmer. This site consisting of 9 separate allotments is bounded by Headland Ave to the north, Yuruga Street to the west and Lane 45 along the east and south.



3 VISION

A key tourism location which supports tourism development (not residential) of a high quality architectural design, and capitalises on views afforded by its stunning location; promotes public access to the headland; protects the scenic quality of the headland; is sensitive to the environment; celebrates the heritage of the headland and its established Norfolk Island Pines; and respects the amenity of adjacent residential lands.

On 12 June 2012 Council endorsed vision for Brickyard Point former Headlands Hotel Site to guide planning controls for the site, particularly, building massing, height, views to and from the site and public domain.

4 AIMS

The key objectives for the site are:

- a) Provide a tourist oriented iconic development (excluding residential) which is sensitive to the visual, natural and cultural attributes of the site
- b) Ensure that future development does not disrupt the visual prominence and character of the headland.
- c) Ensure that future built form is distributed appropriately across the site to achieve a sympathetic design to this significant headland location
- d) Ensure that open space interface between private and public domain complement one another.
- e) Ensure the stability of the headland to protect and restore remnant vegetation on the cliff's edge and face
- f) Retain and protect the existing Norfolk Island Pine trees on the site
- g) Ensure that Aboriginal significance of site and potential for industrial archaeology is explored and where appropriate, protected.
- h) Maintain public access around the site and provide a strong integration with the future private open.
- i) Promote through site link/s to increase permeability along eastern edge of the headland.



Above – Site Analysis for Brickyard Point

5 KEY URBAN DESIGN PRINCIPLES

The key urban design principles in order to achieve the objectives and vision for the site are –

1. Ensure design excellence to deliver a building of landmark quality.
2. Provide a unified & holistic approach to the site
3. Future built form must enhance and not detract from the visual prominence and character of the headland.
4. Provide a built form that ensures passive surveillance along Yuruga Street & Headlands Avenue.
5. Create an attractive streetscape that is sensitive and complements the residential character of Yuruga Street.
6. Ensure building design and function is sympathetic to the Norfolk Pines.
7. Provide an integrated public and private open space interface which are clearly distinguishable.



Above – Design Principles Diagram – 1



Above – Design Principles Diagram – 2

6 DEVELOPMENT CONTROLS

The controls to achieve the design aims and vision for the site are –

Built form and architectural character

- a) No large expanse of blank walls to Yuruga Street or Headlands Ave.
- b) Capture scenic views beyond to south of the site through the built form by using appropriate fenestrations and glazing. *Refer images below –*



Above Image 1 – Use of large fenestrations



Above Image 2 – Use of glazing with appropriate vertical elements



Above Image 3 – Use of glazing with strong vertical elements

- c) Articulation must be provided through use of a combination of methods including vertical/strong elements, different finishes and materials, breakdown of long facades with smaller design elements. *Some imagery of articulation typologies is included below.*



Above Image 4 – Strong vertical elements with large overhang



Above Image 5 – Consistent rhythm to break lengthy walls with clever use of masonry as base and lightweight for upper levels – complementing residential character of Yuruga St



Above Image 6 – Consistent rhythm to break lengthy walls with clever use of masonry as base and lightweight for upper levels



Above Image 7 – Built form with interactive spaces connecting the indoor, outdoor private space & public open space

- d) Future built form must not extend beyond Lot 94. This also applies to any renovation and extension works to the existing Headlands Hotel. *Refer Design Principles Diagram - 2.*
- e) Facade treatment to Yuruga Street to be responsive to the residential development through appropriate scale and architectural design features



Above Image 8 – Example – complementing residential character of Yuruga Street



OR



Above Image 9 – Example – complementing residential character of Yuruga Street

- f) All car parking should be provided in the form of basement with exception of up to a maximum of 8 visitor car spaces above ground car parking.
- g) Heights/building mass should be distributed according to the *Design Principles diagram*.
- h) Interactive spaces should be created along the eastern/north eastern part of the site that address both private and public open spaces – i.e pool, bar/restaurant, beer garden, informal seating or similar. *Refer images below.*



Above Image 10 – Casual seating



Above Image 11 – Outdoor bar



Above Image 12 – Formal function dining



Above Image 13 – Pool, and picnic shelters

- i) Service and utility areas should be screened from open space areas and all public areas
- j) Any variation to the massing within the LEP controls under Clause 4.6 will require strong justification and achieving design excellence for the site as per Clause 7.18 of the Wollongong LEP 2009.

Setbacks

- a) A minimum average 10.0m setback must be provided from the centre of the existing Norfolk Pines to the future building line. *Refer Design Principles diagram.*
- b) Balconies may be allowed to encroach within the setbacks provided they do not restrict the long term growth requirements of the Norfolk Pines.
- c) Basement must not protrude outside of the building line.

Height

- a. Maximum 9.0m building height limit to Yuruga Street, Headland Avenue, public reserve to the east and some part of Lane 45 *as shown in the Design Principles Diagram -1.*
- b. Increased building height of up to 15.0m in middle of the site to reduce bulk and retain visual prominence of the headland from north and south. This would equate to 4 to 5 storeys in the middle.

Landscape

- a) Open space provided on lots 94 and 95, may contain structures such as picnic shelters, outdoor dining, BBQ, kiosks as transition between the private and public land to the east. Strictly no buildings are to encroach on these lots. *Refer images 10 to 13.*
- b) Private open spaces catering to the patrons of the development must be a combination of soft and hard landscaped areas. These areas may not be deep soil zones.
- c) The 10.0m setback buffer zone to Norfolk Pine trees must be deep soil area with appropriate landscaping. No basement carparking to intrude in this buffer zone to Norfolk Pines.

Fencing

- a) Fencing used to separate private/public land must not be higher than 1.2m. Fencing material must not be colorbond or any other metal fencing. Fencing materials should complement the architectural design elements and features. Transparent materials/glass and landscape elements such as hedging is encouraged. Solid fences must not be higher than 800mm.

Lot Consolidation

- a) Existing 9 allotments must be amalgamated as part of future redevelopment of the site

Design Excellence Criteria

Any Development Application for the subject site will be referred to the Design Review Panel for appropriate assessment, prior to determination of the application.

The Design Review Panel will consider applications at the pre-lodgement stage, in order to provide upfront design advice prior to the formal lodgement of the Development Application.

The Design Review Panel will consider whether the development exhibits design excellence and will have regard to the following matters:

- a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- b) Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
- c) Whether the proposed development detrimentally impacts on view corridors,

- d) How the proposed development addresses the following matters:
- i. Existing and proposed uses and use mix,
 - ii. Clever design solutions to retain and integrate the Norfolk Pine trees within the development
 - iii. Bulk, massing and modulation of buildings,
 - iv. Street frontage heights,
 - v. Streetscape design to Yuruga Street
 - vi. Visual Impact along Headlands Ave from north and along Lane 45 from south
 - vii. Environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - viii. Pedestrian, cycle, vehicular and service access, circulation and requirements

7 ADDITIONAL SITE SPECIFIC REPORTS/INFORMATION

- A detailed landscape plan prepared by a qualified Landscape Architect.
- Aboriginal Archaeological Assessment
- Arborist report that establishes/confirms setbacks and ensures long term viability of the Norfolk Pines.