

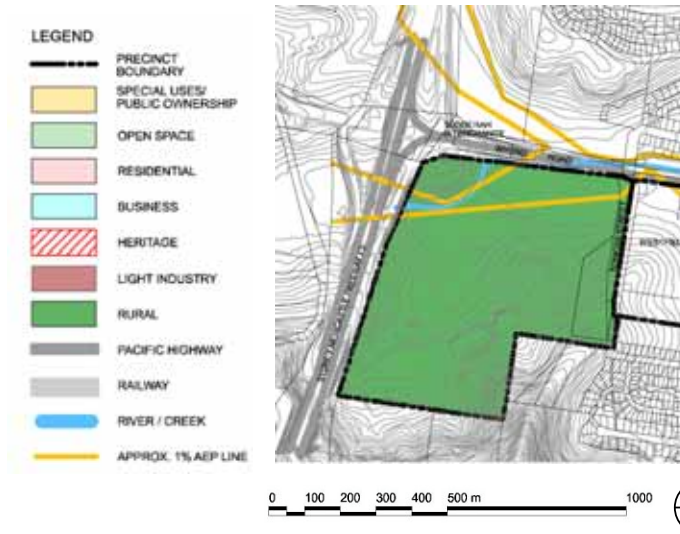


12 Gateway Site

- Rural open space.
- The precinct is located at the intersection of the F3 and Wyong Road and therefore a key component of the approach to Tuggerah and the northern half of the Central Coast.
- The Gateway Site is adjacent to the Westfield complex.
- The precinct affords distant views to surrounding wooded slopes.
- Significant trees within the precinct include remnant scattered mature eucalypts, a stand of paperbarks in the central-eastern section of the site (part of Endangered Ecological Community) and forest vegetation along the southern boundary.

Opportunities

- > Commercial focus.
- > Open space focus – commercial buildings in a parkland setting to reflect the open space / rural character along the F3.
- > Open space to incorporate significant water detention function.
- > Residential development – on steeper slopes in an open space / parkland setting.
- > Major public art / gateway opportunity.





dem



Commercial buildings to be located in business park setting and around a central open space



Detention basin edge to vary from naturalistic to structured and paved



Housing to incorporate apartments and townhouses

Vision for the Gateway Site

Commercial Focus

- Incorporate commercial buildings on low-lying areas in business park setting, positioned around a central open space.
- Ensure commercial allotments incorporate provision for substantial landscaping.
- Opportunity for an iconic building at the corner of Wyong Road and Tonkiss Street, opposite Westfield to signify the entry to Tuggerah and the northern half of the Central Coast.
- Business signage facing the F3 and Wyong Road is to be controlled.

Open Space Focus

- Create a central open space, incorporating a detention basin, which provides a recreational amenity and a visual focus.
- Provide a waterfront walk adjacent to the detention basin / lake.
- Incorporate the existing stand of paperbarks in the central-eastern section of the precinct, within the central open space.
- Retain existing remnant eucalypts where possible, particularly the stand of eucalypts at the F3 / Wyong Road intersection.
- Provide a vegetated buffer to the F3 and to Wyong Road.
- Retain existing trees adjacent to the southern boundary and extend planting to provide a vegetated buffer on the steeper slopes in the southern section of the site.

Linkages

- Provide a bridge connection to Westfield.
- Provide a roundabout at the vehicular entry to the precinct on Tonkiss Street.
- Provide a circuitous precinct access road around the central open space.
- Provide pedestrian connections with adjoining open space – Tangy Dangy Hill.

Residential

- Incorporate a medium density residential component comprised of apartments and townhouses on the moderately steep slopes in the southern section of the precinct.

Mixed Use

- Incorporate a mixed use component overlooking the detention basin / lake with a retail / commercial frontage creating an activated lake edge.
- Apartments to be located above the retail / commercial uses.

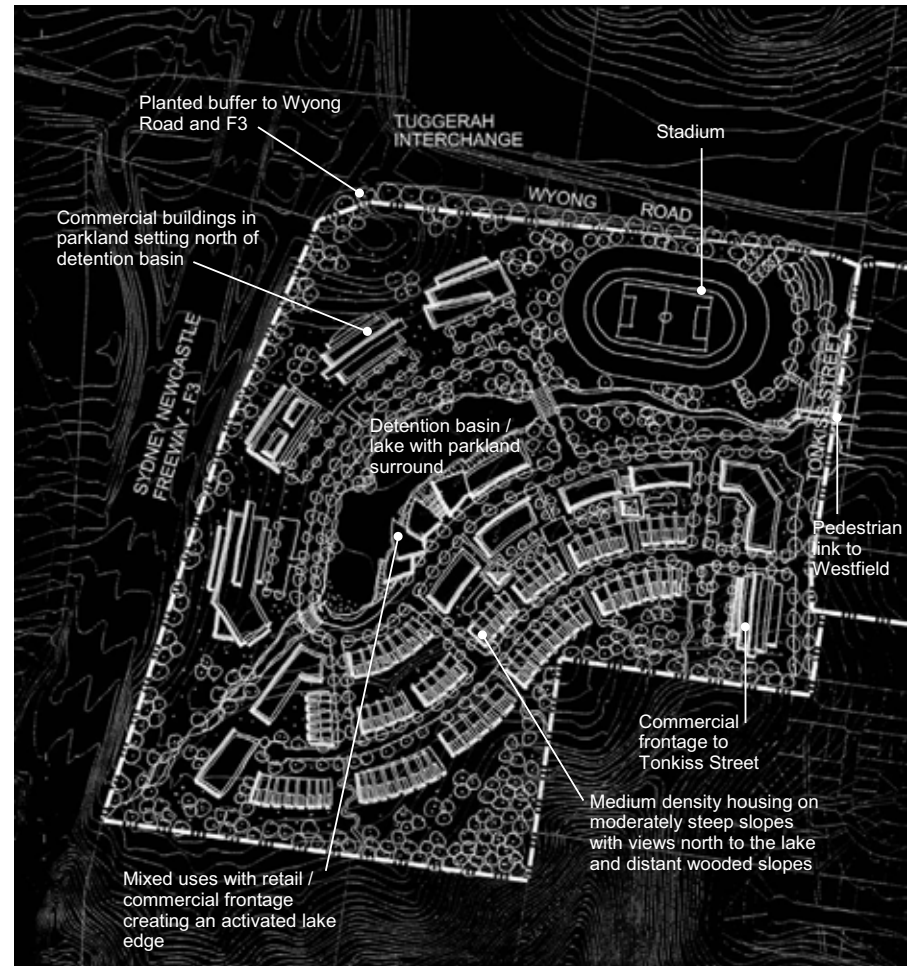


LEGEND

- PRECINCT BOUNDARY
- SPECIAL USES/ PUBLIC OWNERSHIP
- OPEN SPACE/ CIVIC SPACE
- RESIDENTIAL
- BUSINESS
- HERITAGE
- MIXED USE
- TOWN CENTRE/ RETAIL / COMMERCIAL
- RURAL
- PACIFIC HIGHWAY
- UPGRADED VEHICULAR CONNECTION
- TRAFFIC CALMED / SHARED ZONE
- UPGRADED PEDESTRIAN CONNECTION
- NEW PEDESTRIAN CONNECTION
- UPGRADED LANEWAY
- MAJOR ROAD / RAILWAY LINE
- MAJOR DESTINATION
- EXISTING PARK
- MAJOR COMMERCIAL / RETAIL BUILDING
- POSSIBLE ROUNDABOUT
- RIVER / CREEK
- APPROX. 1% AEP LINE



Principles Diagram



Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

© copyright of dem (aust) pty limited abn 92 085 486 844
 P:\3823-00-Wyong\Tug\01Client\01-05Reports\UDVMP\UDVMP\June2007\RevisedVisionPart4\June07.doc

planning, urban design, architecture,
 landscape architecture, interior design
 t: (02) 8966 6000 f: (02) 8966 6111
 e: sydney@dem.com.au



dem



Proposed Building Massing –
Option 1

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

© copyright of dem (aust) pty limited abn 92 085 486 844
P:\3823-00-WyoTug\01Client\01-05Reports\UDVMP\UDVMPJune2007\RevisedVisionPart4June07.doc



- LEGEND**
- STUDY BOUNDARY
 - APPROXIMATE 1% AEP LINE
 - EXISTING BUILDINGS
 - HERITAGE BUILDINGS
 - RESIDENTIAL
 - 2 STOREYS
 - 3 STOREYS
 - 4 STOREYS
 - 6 STOREYS
 - 8 STOREYS
 - 10 STOREYS
 - 20 STOREYS
 - COMMERCIAL
 - 2 STOREYS
 - 4 STOREYS
 - 6 STOREYS
 - 8 STOREYS
 - MIXED USE
 - 2 STOREYS
 - 3 STOREYS
 - 4 STOREYS
 - 6 STOREYS
 - 8 STOREYS
 - 10 STOREYS
 - 12 STOREYS
 - PUBLIC OWNERSHIP / SPECIAL USES
 - 6 STOREYS



Draft Concept Masterplan – Option1

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

© copyright of dem (aust) pty limited abn 92 085 486 844
P:\3823-00-WyoTug\01Client\01-05Reports\UDVMP\UDVMP\June2007\RevisedVisionPart4June07.doc



dem



Proposed Building Massing –
Option 2



dem

LEGEND

- STUDY BOUNDARY
- APPROXIMATE 1% AEP LINE
- EXISTING BUILDINGS
- HERITAGE BUILDINGS
- RESIDENTIAL**
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 6 STOREYS
- 8 STOREYS
- 10 STOREYS
- 20 STOREYS
- COMMERCIAL**
- 2 STOREYS
- 4 STOREYS
- 6 STOREYS
- 8 STOREYS
- MIXED USE**
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 6 STOREYS
- 8 STOREYS
- 10 STOREYS
- 12 STOREYS
- PUBLIC OWNERSHIP / SPECIAL USES**
- 8 STOREYS



Draft Concept Masterplan – Option 2

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

© copyright of dem (aust) pty limited abn 92 085 486 844
 P:\3823-00-WyoTug\01Client\01-05Reports\UDVMP\UDVMPJune2007\RevisedVisionPart4June07.doc

planning, urban design, architecture,
 landscape architecture, interior design
 t: (02) 8966 6000 f: (02) 8966 6111
 e: sydney@dem.com.au



Guidelines

Site Planning

- Development sites are to incorporate adequate areas for access, carparking, landscaping and building separation.
- Development is to respond to site constraints including topography, drainage, soil type, flora, fauna, bushfire hazard and flooding.
- Buildings are to be designed to reduce energy consumption and improve comfort by optimising natural light and heating of major habitable spaces.
- Buildings are to be sited and designed to provide main living rooms and principal areas of open space with good solar access. Living rooms and private open space of at least 70 percent of apartments in a development should receive a minimum of three hours of direct sunlight between 9am and 3pm in mid-winter.
- Adequate shading should be provided to internal areas and private open space during summer.
- Buildings are to be sited and designed to ensure visual privacy between dwellings. Effective location of windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.
- Buildings should be oriented to maximise outlook and views, particularly to public and communal open space, from principal rooms and private open space without compromising visual privacy.
- Buildings should be oriented to address streets.
- Buildings are to be sited to enable retention and protection of existing significant trees.
- Lots fronting Wyong Road are to have noise attenuation and security measures provided to achieve adequate amenity.

Setbacks

- Building setbacks are to reflect the scale and character of the street.
- Setbacks are to incorporate landscaping that contributes to the landscape character of the street and complements building form.
- Adverse impacts on solar access and privacy of adjacent lots are to be minimised by providing adequate side and rear setbacks
- Building setbacks are to incorporate adequate landscaping to reduce the visual impacts of apartment buildings.

Building Form and Scale

- Buildings are to minimise adverse impacts on solar access and privacy of adjacent properties.
- Buildings are to be articulated with such elements as verandahs, balconies, screens, projecting windows and wall offsets to provide visual interest and avoid a bulky or uniform appearance.
- Buildings are to provide access and facilities for all people including those with limited mobility.
- Buildings are to incorporate a roof type that actively contributes to the streetscape and general character of development.
- Building facades are to incorporate high quality durable finishes.
- Buildings on corner lots are to establish an address to both streets.
- A language of consistent proportion and scale in the pedestrian zone at the base of commercial buildings is to be created with architectural detailing providing variety. The higher levels of buildings may be stepped back to reduce scale and visual impact.



Carparking

- All carparking required by a development is to be accommodated on the development site.
- Parking areas should not detract from the streetscape.
- Basement parking is encouraged for apartment buildings.
- Open carparking spaces within lots are to be paved with materials that allow for some stormwater infiltration.
- Apartment building carpark access roads are to be narrow and landscaped to have low visual impact at the street entry and be clearly distinguishable as private access only.

Streetscape

- Ensure fencing contributes to the character of the street and is located in an appropriate position.
- The front facades of buildings are to contain windows of livable rooms which allow for surveillance of the street.
- Entry doors are to be clearly visible from the street and covered to provide weather protection.
- Minimise the width and number of carpark access road crossings to maintain on-street parking and the visual amenity of the streetscape and to minimise pedestrian conflict points.
- Use single street tree species to define each street and promote the delineation of the road hierarchy.
- Street trees to be in accordance with Wyong Shire Council's street tree planting policy.

Open Space

- Enhance the amenity of the built environment through the provision of generous, high quality private, communal and public open space.
- Retain existing significant trees and features that contribute to the amenity of the site.
- Incorporate plant species within open space areas that will provide shade in summer, sunlight in winter and privacy.

- Use plants appropriate to the site's climate and soil and which place minimal demand upon resources such as water.
- Provide useable and well located open space within developments for informal recreation for all residents.
- Provide private outdoor living space directly associated with the main internal living area and which receives good solar access throughout the year. The private open space of 70 percent of apartments in a development should receive a minimum of three hours of direct sunlight between 9am and 3pm in mid-winter.
- Minimise the use of hard, impermeable surfaces that promote stormwater runoff.
- Define public, communal and private space by different planting hierarchies. Private areas to constitute a greater variety and mix of plant species to achieve personalisation of space. Public and communal areas are to comprise a broader, less detailed planting approach other than at entries and nodal points.
- Avoid the use of fences to delineate boundaries between commercial lots.
- Utilise lighting to promote a safe and legible environment.
- Signage along the F3 and Wyong Road is to be integrated with the built form and is not to dominate the streetscape. Consistent directional and way-finding signage is to be located along the internal road system.
- Provide space for service functions such as clothes drying and domestic storage.
- Ensure landscaped areas can be efficiently maintained.
- Ensure pathways within open space areas are safe and secure.
- Provide for bicycle access and storage.
- Create a central open space focus that incorporates a significant water detention capacity. Ensure mixed use functions are integrated with the waters edge through the use of boardwalks and sunny / shaded outdoor seating areas.
- Use distinctive plant forms and colours to complement the iconic building at the intersection of Wyong Road and Tonkiss Street and emphasise the entry to Tuggerah and the northern half of the Central Coast.

Materials and Colour Palette

- Select building materials and colours to reflect and complement the existing character of the surrounding area.
- Buildings should incorporate a mix of materials where visible from the street or adjoining property to create variety and interest.
- Aim to select materials and building assemblies with low embodied energy and which are durable, recyclable and require low maintenance.

Ecologically Sustainable Development

Ecologically Sustainable Development (ESD) encompasses design principles that promote environmentally responsible development outcomes. ESD encompasses the protection of ecological processes and natural systems and the cultural, economic, physical and social wellbeing of people and communities. ESD guidelines include the following:

- Maximise passive solar design strategies and natural ventilation.
- Incorporate energy efficiency in the design, construction and use of buildings.
- Use alternate power sources such as solar energy where appropriate.
- Optimise building orientation for passive solar gains / losses and ventilation.
- Ensure the degree of overshadowing on neighbourhood properties is minimised.
- Consider building form / external wall area and materials for thermal performance.
- Work with natural drainage systems to naturally absorb and filter runoff and promote infiltration where possible.
- Use vegetated buffers to treat and minimise stormwater runoff from parking areas and streets where possible.
- Encourage recycling of stormwater for irrigation.
- Use drip irrigation systems in preference to spray irrigation.
- Use plants appropriate to the site's climate and soil and which place minimal demand upon resources such as water.
- Reduce runoff from the site through such measures as minimisation of paved surfaces, use of porous paving and directing runoff from paved surfaces to gardens and retention areas.