

URBAN DESIGN VISION AND MASTERPLAN
Character Statements and Vision

WYONG / TUGGERAH PLANNING STRATEGY



June 2007
project no. 3823.00

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision


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issue register

Date of Issue	Reason for Issue	Prepared by	Checked by	Signed
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09.02.06	Amendments	JH	JP	
09.03.06	Council Workshop	JH	JP	
28.04.06	Issue to Client	JH	JP	
31.10.06	Amendments	JH	JP	
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Introduction

The Wyong / Tuggerah area forms the traditional gateway to Wyong Shire and the northern half of the Central Coast. The area is the focus of retail, commercial and administration activity in the Shire and provides a broad-reaching cultural, community and service role.

This report identifies the key physical and cultural features and existing character of the Wyong / Tuggerah area and establishes opportunities and objectives for the direction of future development.

The Wyong / Tuggerah area is comprised of a variety of natural forms including wooded hills and ridgelines, floodplains, drainage lines and river systems which have been overlain with a diversity of urban, suburban and rural uses. The vision for Wyong / Tuggerah is to respect and respond to the range of opportunities presented by the different precincts that comprise the study area and by their context. The vision is to ensure that growth and development retains the unique qualities and sense of place of Wyong / Tuggerah while accommodating growth, providing a choice of housing type and catering to a diversity of future residents.

Study Area

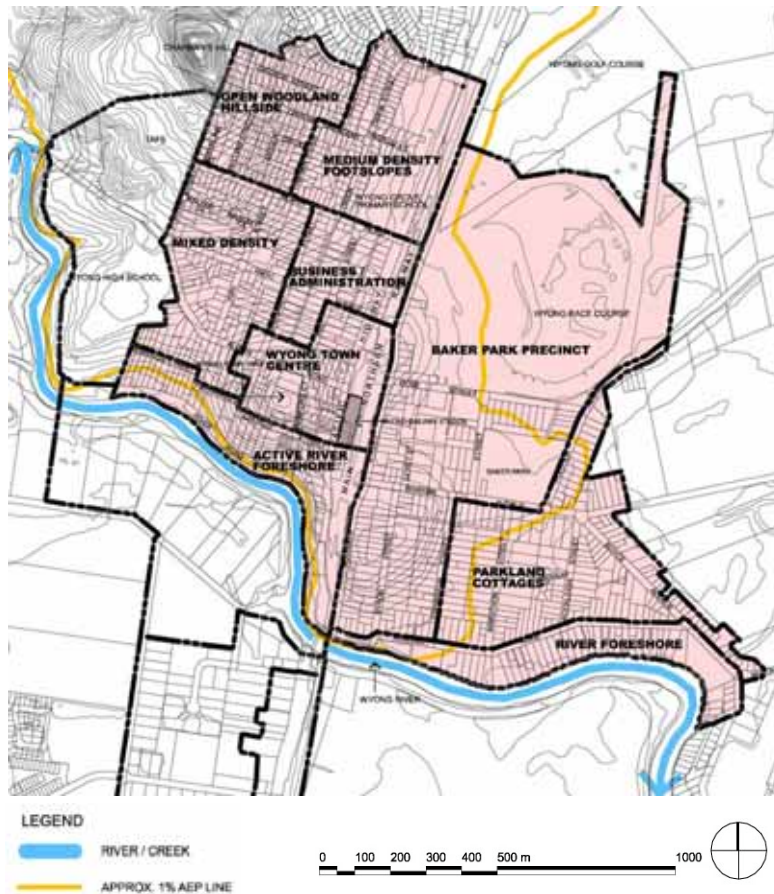
The **Wyong** study area incorporates the key topographic features of Wyong Town Park Hill and the eastern slopes of Chapman's Hill. These elevated areas provide panoramic views to surrounding and distant areas and scenic backdrops to views into the Town Centre.

Low-lying land comprises much of the study area east of the Pacific Highway and Main Northern Railway that runs north-south through Wyong. The low-lying areas are affected by flooding in 1 in 100 year Annual Exceedance Probability (AEP) events. These areas incorporate extensive open space and active recreation facilities.

Wyong River forms a natural southern boundary to the Town Centre separating it from the rural and light industrial areas of Tuggerah Straight.

The character areas that comprise the Wyong study area are:

1. Wyong Town Centre.
2. Business / Administration.
3. Active River Foreshore.
4. Medium Density Footslopes.
5. Open Woodland Hillside.
6. Mixed Density.
7. Baker Park Precinct.
8. Parkland Cottages.
9. River Foreshore.



Wyong Character Areas



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The **Tuggerah** study area is primarily comprised of low-lying land and moderate to gentle slopes along the southern boundary, at the base of Tangy Dangy Hill.

The Pacific Highway, Main Northern Railway and Wyong Road cross the Tuggerah site creating divisive elements within the Town Centre.

Prominent retail and centre support complexes – Westfield and Homemakers Supa Centre – are located in Tuggerah Town Centre creating visual impact. These contrast with the rural open spaces at the edges of the study area.

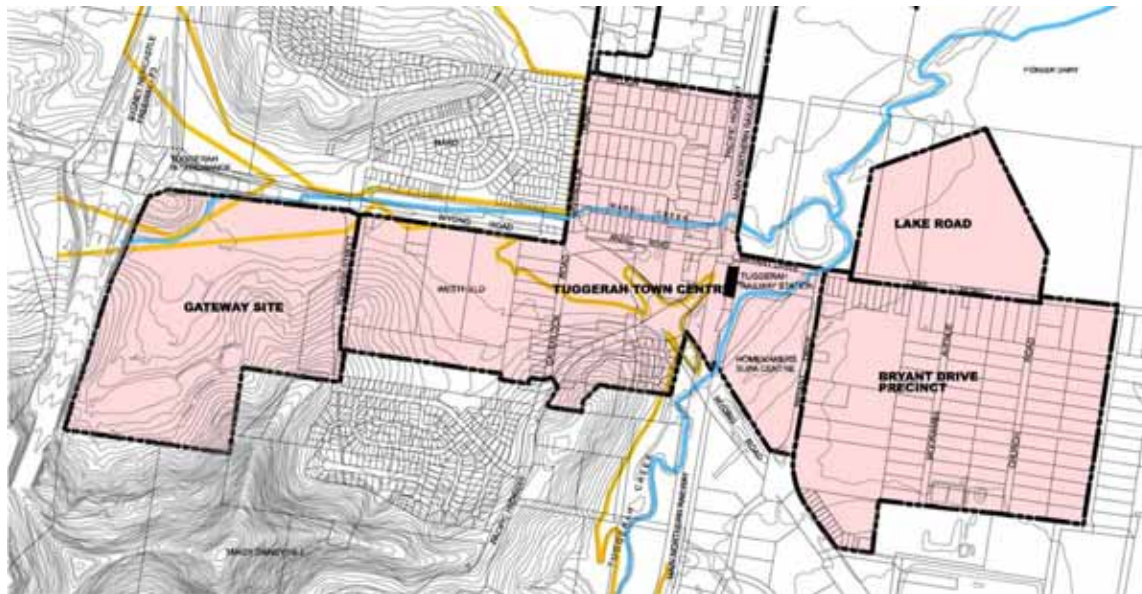
The character areas that comprise the Tuggerah study area are:

- 10. Lake Road.
- 11. Tuggerah Town Centre.
- 12. Gateway Site.
- 13. Bryant Drive Precinct.

The Tuggerah Straight area is not targeted for more intensive development beyond that allowed by current zoning because of flooding issues. This report does not include a vision for this area or for the Bryant Drive Precinct. Planning for these areas is to be undertaken as part of a subsequent DCP.

Both Wyong and Tuggerah developed primarily around their respective train stations as well as along the Pacific Highway / Sydney to Newcastle Rail corridor. The train stations play a significant role in the development of these centres today as a 5 to 10 minute walking distance between home and train station is considered a comfortable walking distance.

Concept layouts for precincts which fall within the 400 metre walking distance – Wyong Town Centre, Business /Administration, Active River Foreshore, Baker Park Precinct and Tuggerah Town Centre – are included in this report as well as the Gateway Site which forms a key component of the approach to Tuggerah.



LEGEND
 RIVER / CREEK
 APPROX. 1% AEP LINE



Tuggerah Character Areas

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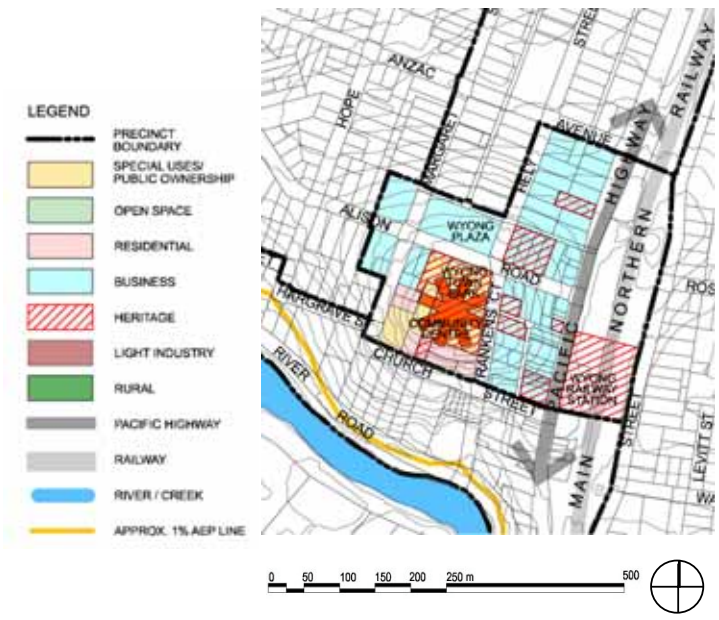
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1 Wyong Town Centre

- A mixed-use precinct incorporating a range of retail, commercial and community functions.
- The Pacific Highway, Alison Road and railway station forecourt are the focus of retail activity.
- The form and scale of existing buildings creates a country town character with strong historical links to Wyong's past.
- The Town Centre incorporates the prominent natural highpoint of Wyong Town Park visible from a number of vantage points in and around the Regional Centre.
- Remnant trees within the Town Park produce a 'green' backdrop to views of the Town Centre from surrounding areas.
- Community facilities are provided within the Town Park.
- Several prominent heritage buildings and landscape elements are located in the Centre.
- Laneways provide rear access to a number of properties fronting the Highway and Alison Road.



Opportunities

- > Retail and commercial focus.
- > Heritage focus.
- > Community focus.
- > Public domain and linkages focus.
- > Respect the scale of existing buildings to enhance the country town character of Wyong.
- > Protect and enhance views to and from Wyong Town Park Hill.





Create public courtyard to rear of Chapman Stores



Create opportunities for outdoor seating and café spaces as well as attractions such as markets



Upgrade and activate laneways



Retain and upgrade community functions



Protect views from Town Park Hill



Public art may be integrated into infrastructure and street furniture or be commissioned pieces of art or public art projects

Vision for Wyong Town Centre

Retail / Business Focus

- Reinforce the Pacific Highway and Alison Road as the focus of retail activity.
- Incorporate additional retail functions along Margaret Street.
- Promote heritage buildings as a point of difference for retail and strengthen the heritage character of the precinct.
- Strengthen the commercial role of the Centre.

Heritage Focus

- Retain small scale buildings and intimate public spaces within the Centre.
- Reinforce the fine grained heritage street and lane pattern.
- Provide new opportunities for reuse of heritage buildings by incorporating the buildings into civic open space. Retail stores 14 – 16 Alison Road (Chapman Stores) for example, could re-expose the historic building frontage and incorporate retail / café functions that open out to the rear to an outdoor seating area.
- Consider incorporation of heritage trail through the Town Centre.

Community Focus

- Retain and upgrade community and social service functions with particular focus on the facilities provided in the Town Park.
- Strengthen cultural focus through upgrade of activities within the Town Park and the heritage focus of the Town.

Transport Focus

- Improve pedestrian access between the Railway Station and the retail / business area west of the Pacific Highway.

Public Domain and Linkages

- Emphasise public places through landscaping, street furniture, art and surface treatments.
- Maintain and upgrade laneways to create a pedestrian environment with the potential for dual frontage to buildings; create shareways where service access is maintained.
- Consider the provision of an access lane at the rear of the retail / commercial buildings between Hely Street and the Pacific Highway.
- Provide a connection from Town Park Hill to Margaret Street.
- Increase pedestrian permeability of the Town Centre.

Views

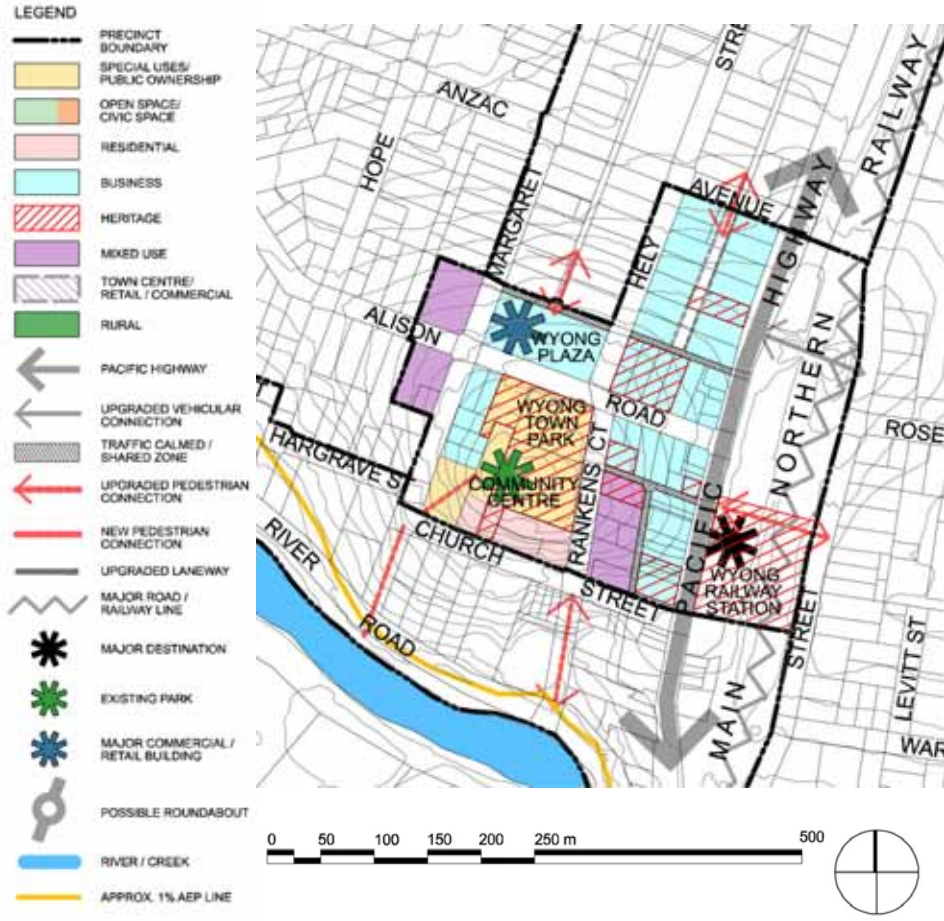
- Protect and enhance views to and from Town Park Hill through the publicly owned land.
- Protect and enhance views of heritage streetscape.

Streetscape

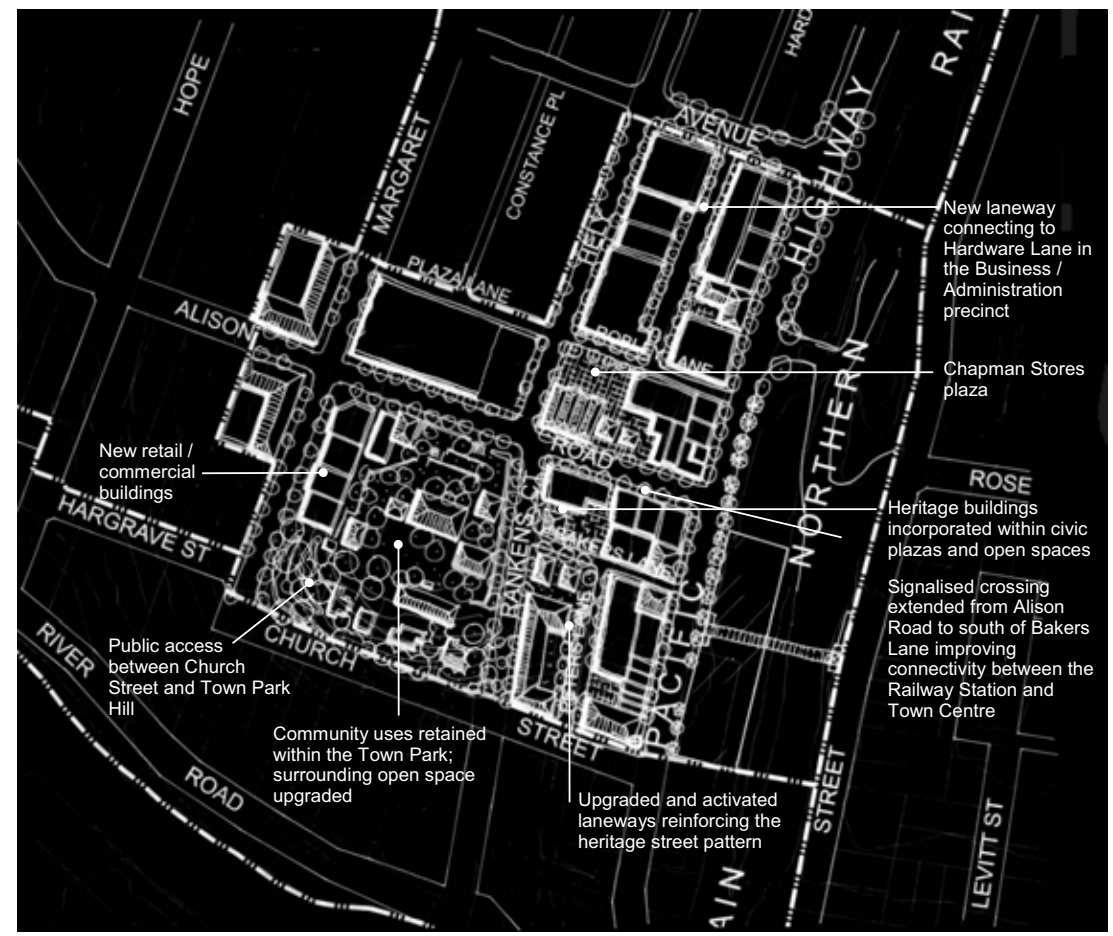
- Provide a unified family of streetscape elements.
- Expand and enhance the use of Canary Island Date Palm planting.

Artwork

- Consider public art projects for the Town Centre as part of the Public Art and Placemaking Masterplan.



Principles Diagram



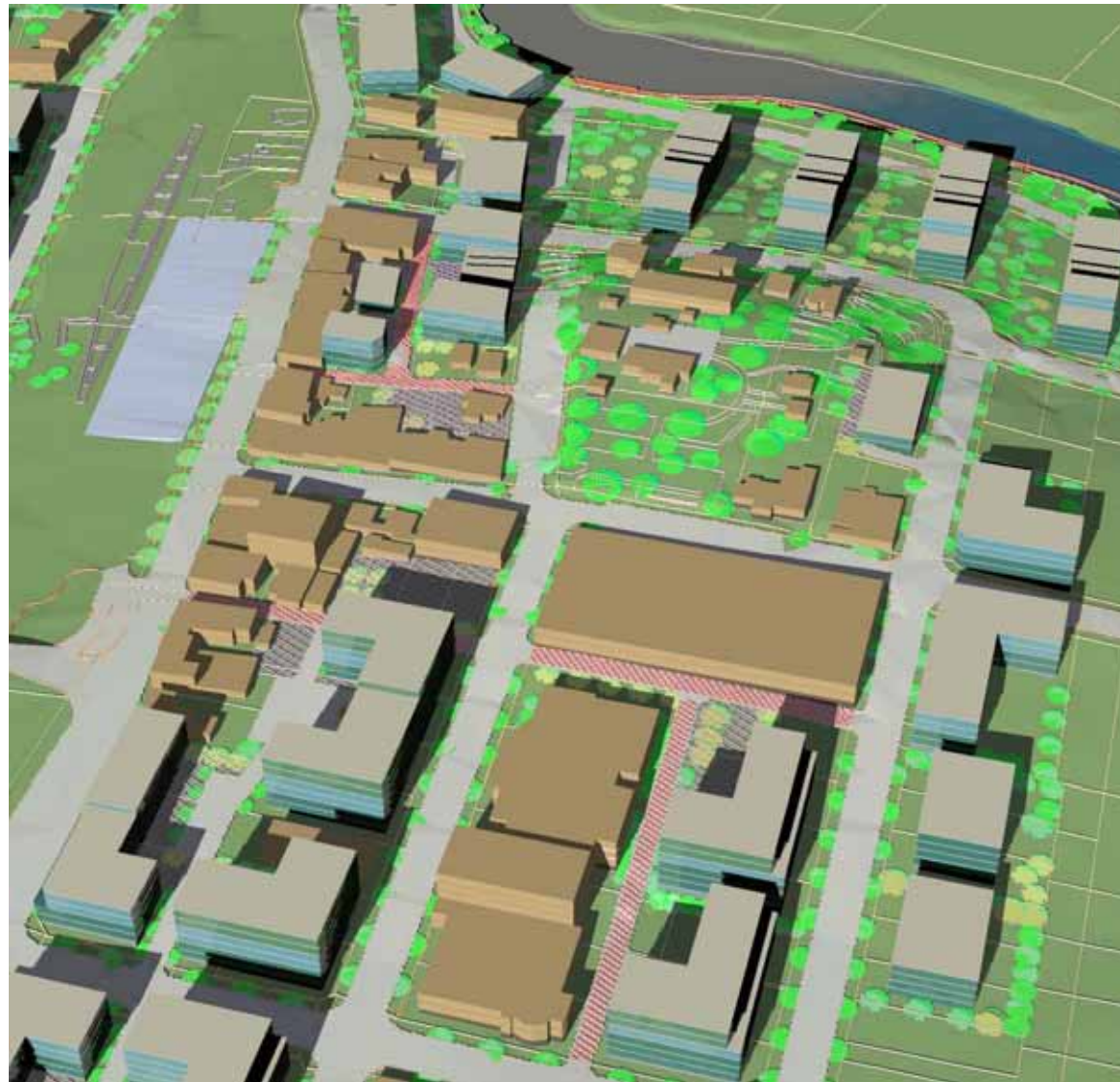
Concept Layout

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Proposed Building Massing



- 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

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Guidelines

Site Planning

- Development sites are to incorporate adequate areas for access, carparking, landscaping and building separation.
- Larger lot developments are to be created through amalgamation of lots. The amalgamation pattern is to ensure that single lots are not isolated thereby limiting future development.
- Development is to respond to site constraints including topography, drainage, soil type and flora and fauna.
- 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 open space, from principal rooms and private open space without compromising visual privacy.
- Buildings are to be sited to enable retention and protection of existing significant trees.
- Lots fronting the Pacific Highway 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.
- Buildings are to create a consistent edge to the Pacific Highway, Hely Street, Margaret Street, Alison Road, and Anzac Avenue.

Building Form and Scale

- Buildings are to minimise adverse impacts on solar access and privacy of adjacent properties.
- 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.
- View corridors are to be retained from Town Park Hill west to Ourimbah State Forest, east and south east to The Entrance, Tuggerah Lake, Long Jetty, Glenning Valley and Tumbi Umbi, north along Hely Street and north-west to Chapman's Hill.
- Commercial buildings are to create formal elevations to streets and laneways with clear and legible entries. A language of consistent proportion and scale in the pedestrian zone at the base of buildings is to be created with architectural detailing providing variety. The higher levels of buildings are to be stepped back to reduce scale and visual impact.
- Commercial buildings are to incorporate parapet walls or gable ends facing streets. Facades are to incorporate appropriate wall and window proportion and articulation.
- Continuous awnings are to be provided along the Pacific Highway.
- Buildings adjacent to heritage buildings are to complement the form and finishes of the heritage item without replication of heritage components.
- Buildings adjacent to heritage buildings are to have a maximum height of 4 storeys stepping down to 2 storeys at street frontages.



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

- 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. Street trees within Wyong Town Centre are to be selected from the following species:
 - Magnolia grangiflora – Bull Magnolia
 - Pyrus calleryana – Callery Pear
 - Syzigium australe – Lillypilly
 - Eleocarpus reticulatus – Blueberry Ash.
- Provide activated laneways at the rear of commercial buildings fronting the Pacific Highway and Hely Street. Laneways to provide main pedestrian entries and service vehicle access following upgrade and widening of the Pacific Highway. Laneways are to have a high presentation, adequate lighting to create a safe and secure pedestrian environment and street furniture and signage consistent with that of the Town Centre public domain. Passive surveillance of the laneways from adjacent buildings is encouraged.

Open Space

- Enhance the amenity of the built environment through the provision of 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 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.
- Ensure landscaped areas can be efficiently maintained.
- Ensure pathways within open space areas are safe and secure.
- Provide for bicycle access and storage.
- Employ a structured and ordered landscape treatment within the Town Centre to evoke an urban character.
- Maintain and upgrade Town Park Hill as the open space focus within the Town Centre.

Materials and Colour Palette

- Select building materials and colours to reflect and complement the existing character of the street and 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.