



2 Business / Administration

- The Business / Administration precinct provides regional administrative and commercial functions.
- Civic functions include the Court House, Council offices and Civic Centre.
- A retail component fronts the Pacific Highway.
- Community service functions include the Oasis Youth Centre.
- Incorporates low-lying areas along an old creek line in the centre of the precinct.

LEGEND	
	PRECINCT BOUNDARY
	SPECIAL USES/ PUBLIC OWNERSHIP
	OPEN SPACE
	RESIDENTIAL
	BUSINESS
	HERITAGE
	LIGHT INDUSTRY
	RURAL
	PACIFIC HIGHWAY
	RAILWAY
	RIVER / CREEK
	APPROX. 1% AEP LINE



Opportunities

- > Civic focus.
- > Linkages focus to provide strong connections to the Town Centre.
- > Rationalisation of parking to maximise usage of land in proximity to the Town Centre.
- > Streetscape focus to build upon existing improvements and link key buildings.
- > Upgrade of the Town Centre approach along the Pacific Highway and incorporate an entry statement to signify entry to the Town Centre from the north.
- > Continue the heritage focus.
- > Reinforce the dignified character associated with the civic and judicial functions of the precinct.





Vision for the Business / Administration precinct

Civic Focus

- Retain commercial / administration focus in precinct.

Linkages

- Upgrade existing laneways for pedestrian access.
- Provide a connection between the laneway at the rear of the Council Buildings and Wyong Plaza.
- Provide connections from Hardware and Pauline Lanes to Hely and Margaret Streets adjacent to the public / special use lands.

Streetscape

- Extend existing streetscape improvements to reinforce the civic character of the precinct.
- Extend streetscape improvements along the Pacific Highway to upgrade approach to the Town Centre.
- Expand and enhance the use of Canary Island Date Palm planting.

Artwork

- Consider public art projects for the Business / Administration area as part of the Public Art and Placemaking Masterplan.



Constance Place to be extended and connected through Wyong Plaza to Alison Road



Formal, structured open spaces to reinforce the civic nature of the precinct



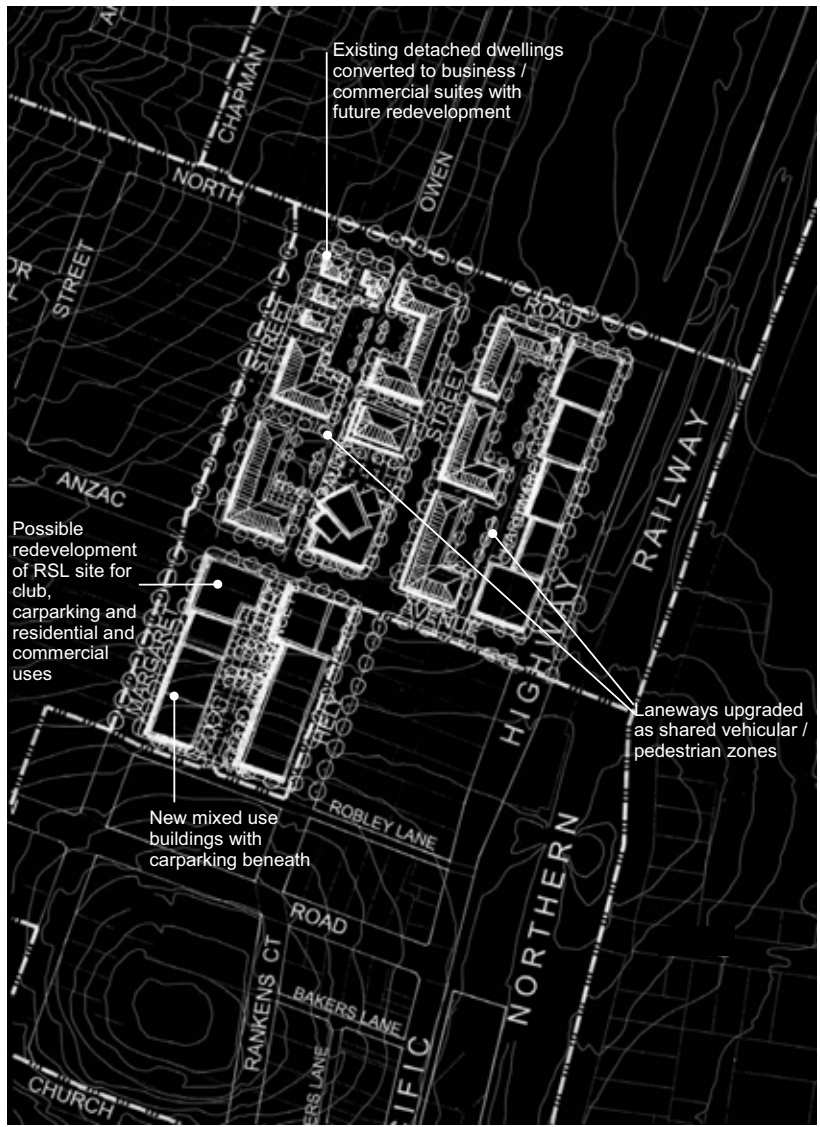
Public art may be integrated into infrastructure and street furniture or be commissioned pieces of art or public art projects



- 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
 - POTENTIAL SITE OF PERFORMING ARTS CENTRE



Principles Diagram



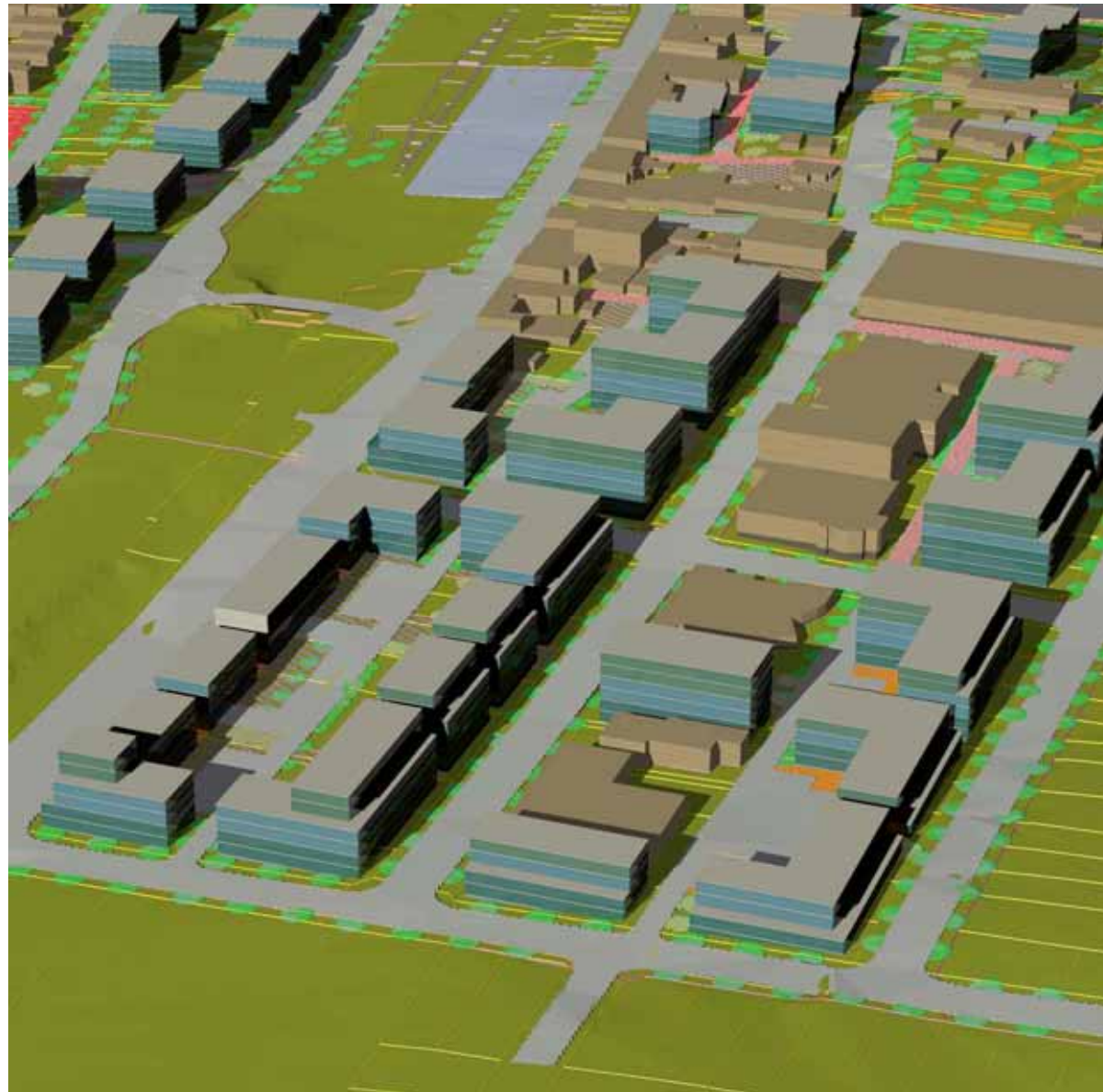
Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision



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Proposed Building Massing

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

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Draft Concept Masterplan

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision



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 are to be sited to enable retention and protection of existing significant trees.
- Lots fronting the Pacific Highway and Anzac Avenue 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, Anzac Avenue and North Road.

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 along Hely Street from Town Park Hill to Wyong Grove Primary School.
- 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.
- Continuous awnings are to be provided along the Pacific Highway.



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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 the Business / Administration precinct are to be selected from the following species:
 - Magnolia grandiflora – Bull Magnolia
 - Pyrus calleryana – Callery Pear
 - Syzgium australe – Lillypilly
 - Eleocarpus reticulatus – Blueberry Ash.
- Provide activated laneways at the rear of commercial and civic buildings fronting the Pacific Highway, Hely Street and Margaret 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 Business / Administration precinct to evoke a civic character.

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.