



3 Active River Foreshore

- A mix of commercial and retail uses along the Pacific Highway and commercial / residential areas adjacent to Wyong River.
- The precinct forms the southern gateway to the Town and incorporates a heritage frontage.
- Buildings are oriented away from the river.
- Riparian vegetation features along the river foreshore.
- The area is characterised by south facing slopes, falling from the Town Centre to Wyong River.
- The riverfront, while being of visual interest, is underutilised.
- Railway Square and heritage buildings are located on the eastern side of the Pacific Highway.

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

- > Create strong interaction between Wyong River and the Town Centre through physical and visual linkages.
- > Retail / commercial functions to address rather than 'turn their back' on the River.
- > Open space focus along riverfront creating linear parkland.
- > Linkages focus with emphasis on connections to the Town Centre.
- > Residential component with emphasis on open space.
- > Improve Town Centre approach along the Pacific Highway.
- > Site for Performing Arts Centre and related facilities, such as cafes, creating a cultural focus.





Medium density buildings to address streets and foreshore



Café / restaurants with residential above assist in providing activated, safe plazas and pedestrian linkages



Riverfront park to incorporate recreation facilities. Wyong River promoted as a destination and interaction with the River encouraged



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



Vision for the Active River Foreshore

Interaction between the Foreshore and Town Centre

- Introduce retail / commercial uses that address the foreshore.
- Provide improved physical and visual linkages between the Town Centre and Wyong River foreshore.

Linkages Focus

- Provide a landscaped walkway from Rankens Court to the River.
- Provide landscaped walkway connection from Margaret Street to the River for pedestrian access.
- Provide a pedestrian connection from the western end of Jennings Street to the River.

Open Space Focus

- Upgrade the existing open space and create a linear parkland along the riverfront.
- The parkland is to retain major tree planting as well as accommodate pedestrian access and recreation facilities.
- Provide a waterfront walk, incorporating a boardwalk, along the River from Centennial Park to Wyong High School. Walkway to connect to river foreshore path and Alison Road.
- Incorporate jetty's, toilets, BBQ's and children's play equipment within the foreshore park.
- Provide an open space connection to parkland east of the Pacific Highway.

Residential

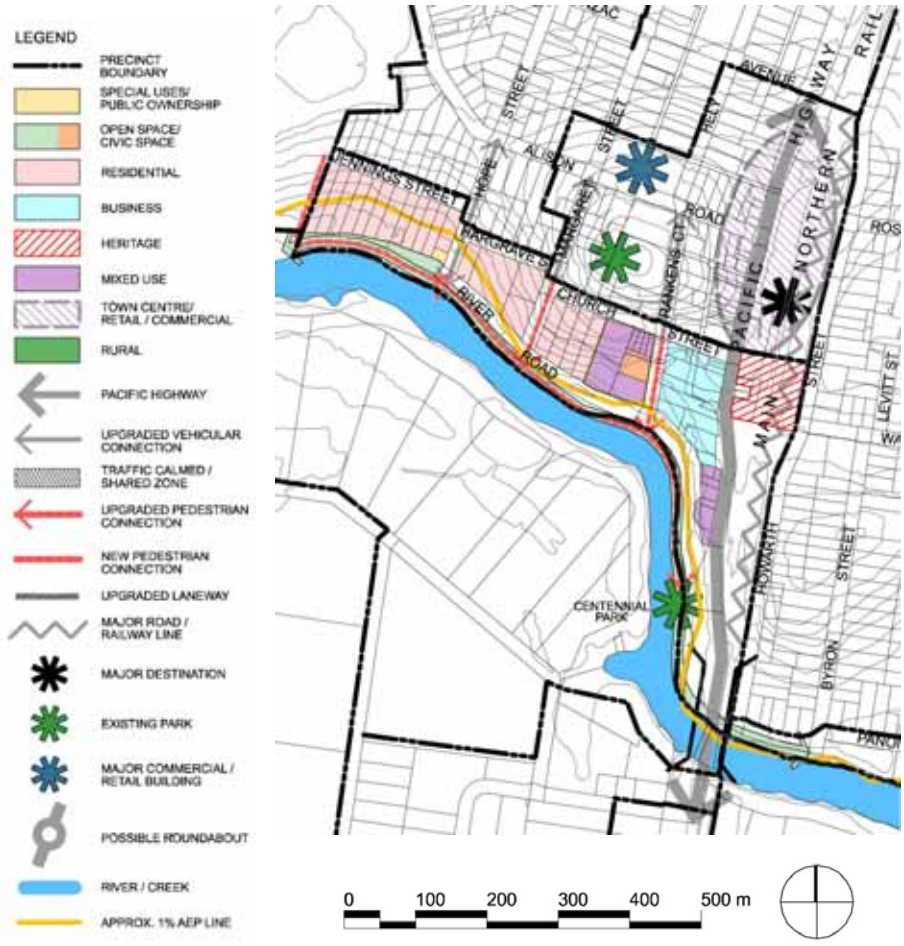
- Incorporate medium density housing that addresses the foreshore as well as Jennings, Hargrave and Church Streets.
- Residential buildings to address public spaces for surveillance.
- Encourage larger lot development with substantial open space provision.
- Buildings to respond to the steeply sloping topography and to take advantage of River views whilst maintaining the integrity of Town Park Hill views from areas south of Wyong River.

Streetscape

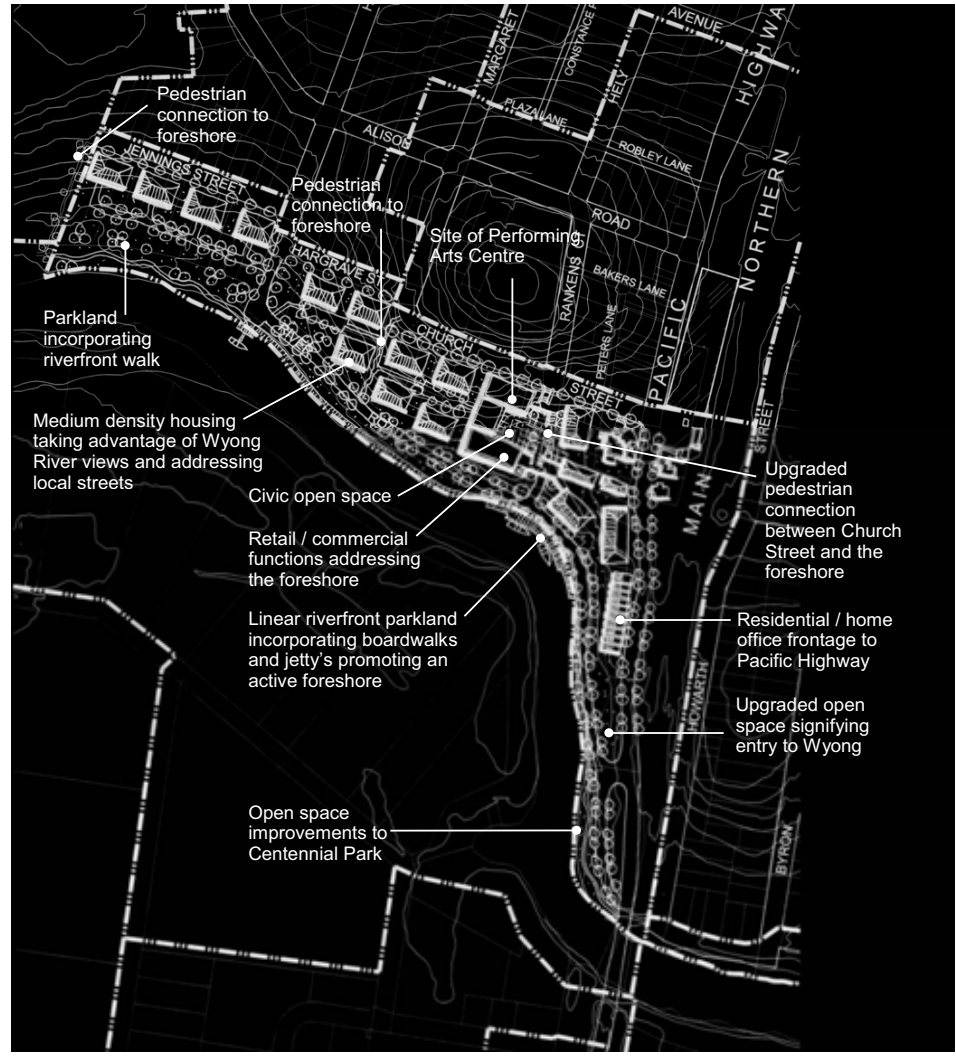
- Upgrade the Pacific Highway streetscape to improve the approach to the Town Centre. Upgrade to include roadside open space, which is to incorporate strong landscape elements that signify entry to the Town Centre.
- Provide a shared pedestrian / vehicle zone along River Road.
- Note the single lane section of River Road may remain.

Artwork

- Consider public art projects for the Active River Foreshore area as part of the Public Art and Placemaking Masterplan.



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-WyoTug\01Client\01-05Reports\UDVMP\UDVMPJune2007\RevisedVisionPart2June07.doc



dem



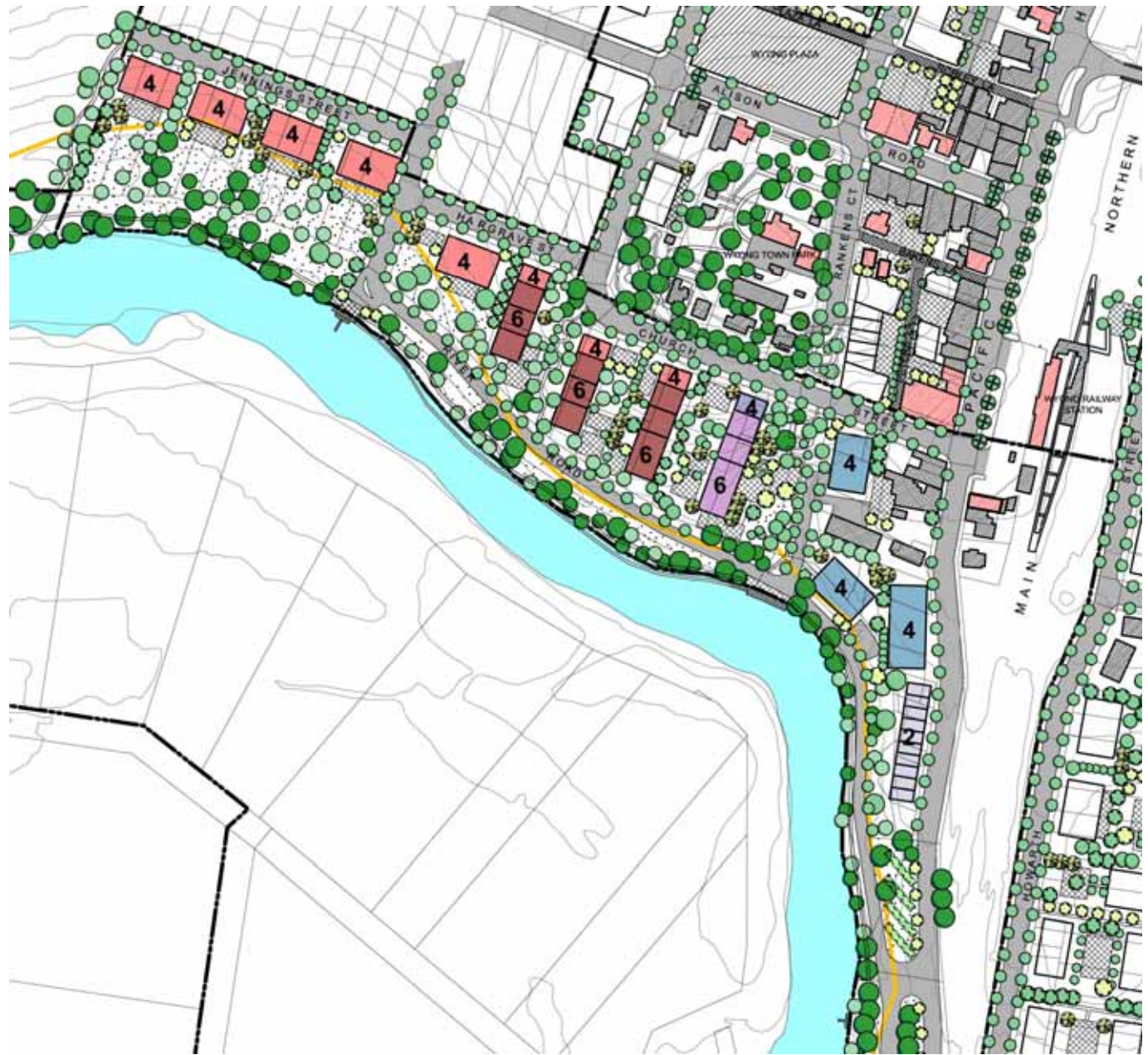
Proposed Building Massing



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**
- 6 STOREYS



Draft Concept Masterplan

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\RevisedVisionPart2June07.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.
- 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, 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 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.
- Activate the pedestrian connection from Rankens Court to Wyong River with retail and commercial uses. Incorporate commercial activity along River Road, at street level, adjacent to the Rankens Court walkway.

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 respond to topography and to minimise adverse impacts on solar access and privacy of adjacent properties.
- Buildings are to avoid extensively overshadowing Wyong River parkland.
- 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.
- View corridors are to be retained across the Active River Foreshore precinct from Wyong Town Park Hill to McPherson's Road, south of Wyong River, and to Mardi and Tangy Dangy Hill.
- Provide view corridors between buildings from Church Street to Wyong River.
- Commercial buildings are to create formal street elevations 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.
- Buildings are to formally address Church Street and River Road.



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 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.
- 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.
- Provide parkland open space with recreational facilities adjacent to Wyong River.
- Provide landscaped walkways from Rankens Court and Margaret Street to Wyong River.
- Provide civic open space as an extension to the Rankens Court walkway adjacent to retail / commercial uses.
- Use distinctive plant forms and colours to emphasise the entry to Wyong at the Pacific Highway / River Road intersection.
- The landscape treatment is to express the transition from naturalistic and informal along Wyong River to structured and formal within the Town Centre through the use of indigenous species in ordered layouts, clustered planting of single tree species and the use of a mix of indigenous and exotic species.

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.

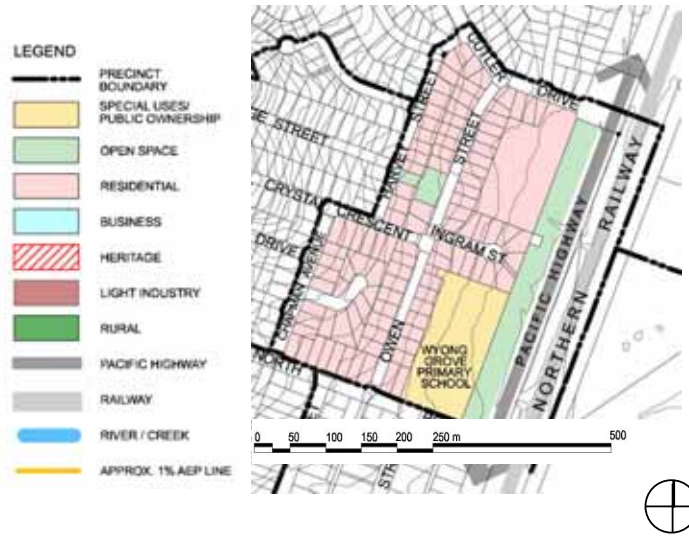
WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision



4 Medium Density Footslopes

- Residential precinct predominantly comprised of detached dwellings with small areas of new medium density development consisting of single storey villa and two storey townhouses.
- Incorporates the Central Coast Mobile Home Village off Cutler Drive adjacent to Apex Park and the Pacific Highway.
- Open space in the precinct includes Apex Park adjacent to the Highway and a neighbourhood park on Owen Avenue.
- Comprised of moderate to gentle slopes falling to a low-lying area adjacent to the Pacific Highway.



Opportunities

- > Residential focus – medium density.
- > Open space focus – provision and improvements. Provide visual and physical connections to the open space.





Vision for the Medium Density Footslopes

Residential Focus

Incorporate medium density with increased height near the Pacific Highway and the Business / Administration precinct.

Promote amalgamation of allotments to create large sites that will allow a mix of housing types including apartments, townhouses and integrated developments as well as substantial open space.

The Central Coast Mobile Home Village constitutes a large site suitable for apartments and townhouses. Overlooking of Apex Park will provide passive surveillance and assist in increasing safety within the park.

- Restrict building height west of Owen Street, other than adjacent to North Road. Medium density housing west of Owen Street to be predominantly townhouses and integrated developments.
- Decrease building density and height adjacent to the Open Woodland Hillside precinct and toward the north of the precinct.
- Ensure medium density buildings address the street and are not orientated to an access driveway running down a deep lot.

Open Space Focus

- Upgrade existing parks – Apex Park and Owen Street neighbourhood park – to improve safety, facilities and visual amenity.
- Pedestrian connection to be provided between Harvey Street and Owen Street through the neighbourhood park.
- Residential buildings to address public spaces for surveillance.

Streetscape

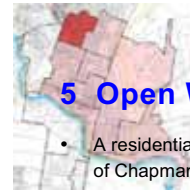
- Upgrade streetscapes through such measures as street tree planting and landscaped frontages to medium density residential buildings.



Medium density housing to incorporate a choice of housing types, generous areas of open space and landscaped street frontages



Open spaces to offer improved facilities and greater visual amenity

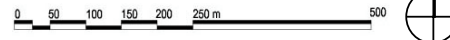


5 Open Woodland Hillside

- A residential area comprised predominantly of detached dwellings on the slopes of Chapman's Hill.
- Houses vary from simple 1950's cottages to substantial brick homes of 2000, which are well represented.
- The area is characterised by moderate to steep slopes with extensive canopy tree cover and panoramic views to the east.

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

- > Residential focus with limited building height to retain the precinct as a scenic backdrop to the town.
- > Development to respond to topography.
- > Garden and greenspace focus with retention of canopy trees.
- > Lightweight construction or appearance of lightweight construction.





dem

Vision for the Open Woodland Hillside

Residential Focus

- Area to remain as one of detached housing.
- Respond to the moderately to steeply sloping topography of the precinct by stepping buildings and rooflines.
- Buildings are to be of lightweight construction or have the appearance of lightweight construction.
- Utilise decks and verandahs and orientate windows to take advantage of distant views from the precinct.
- Retain canopy trees to ensure that the scenic qualities of the Hillside are maintained.

Streetscape

- Increase street tree planting and encourage the use of indigenous tree planting in elevated areas.

Retain single detached housing in the precinct



New buildings to respond to topography and be of lightweight construction



Streets to incorporate avenue tree planting with emphasis placed on use of endemic species



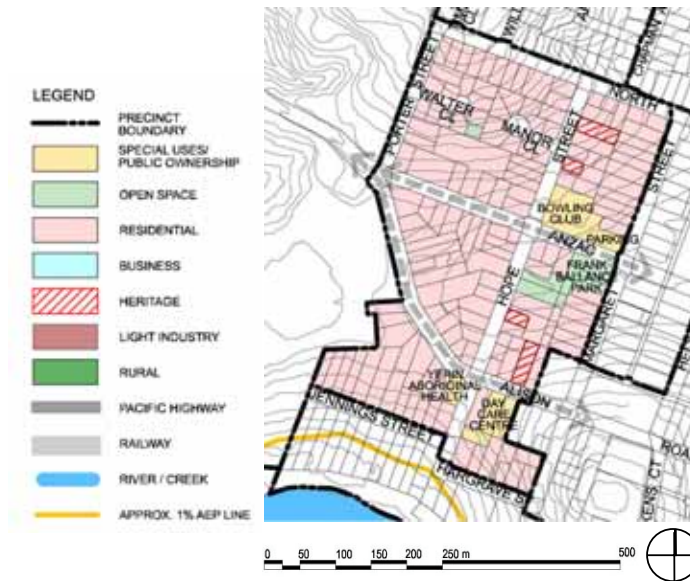


6 Mixed Density

- A residential area comprised predominantly of single storey cottages with some one or two storey villa and townhouse developments.
- Houses vary from 1920's Federation to brick project homes.
- The area is characterised by moderate to gentle slopes falling to a low-lying central zone.

Opportunities

- > Residential focus that responds to the proximity of the Town Centre and Business / Administration area as well as adjacent education facilities.
- > Increased height on lower slopes where visual impact is less.
- > Structured, ordered open spaces and streetscapes providing continuity with the landscape treatment in the Town Centre and a 'green' extension to the Open Woodland Hillside residential precinct.





Medium density housing to incorporate a choice of housing types, generous areas of open space and landscaped street frontages.



Open spaces to offer improved facilities and greater visual amenity



Streets to incorporate avenue tree planting and footpaths where medium density development occurs

Vision for Mixed Density

Residential Focus

- Increase residential density through the introduction of apartments, townhouses and integrated small lot housing on large amalgamated lots.
- Building heights and density to be greater on low-lying areas close to the Town Centre.
- Areas east of Hope Street and south of Anzac Avenue to include apartments, townhouses and integrated small lot developments.
- Areas west of Hope Street and north of Anzac Avenue to include townhouses and integrated small lot development.
- Ensure medium density buildings address the street and are not orientated to an access driveway running down a deep lot.

Open Space Focus

- Upgrade Frank Ballance Park to improve facilities and visual amenity. Landscape treatment of the Park to be structured and ordered to reflect its proximity to the Business / Administration precinct and increased medium density housing.
- Frank Ballance Park to incorporate a pedestrian connection between Hope Street and Margaret Street.
- Incorporate communal landscaped open space areas within development sites.
- Residential buildings to address public spaces for surveillance.

Streetscape

- Upgrade streetscapes through such measures as street tree planting and landscaped frontages to medium density residential buildings.