



### 7 Baker Park Precinct



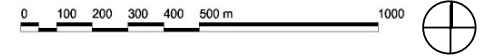
- A predominantly residential precinct incorporating extensive active recreation facilities including Baker Park oval, netball courts, tennis courts and swimming pool and Wyong Race Club.
- Residential areas incorporate single cottages and medium density development.
- A business / light industrial component is located along Howarth Street.

#### Opportunities

- > Residential focus – medium density with open space outlook.
- > Open space focus – formal parkland as well as active recreation facilities.
- > Streetscape improvements including street tree planting.
- > Mixed use component at railway station crossing.

**LEGEND**

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





### Vision for Baker Park Precinct Residential Focus

- Incorporate medium density housing in close proximity to the Railway Station. Increased building height within 5 to 10 minute walking distance of the Station and in flood free areas.
- Orientate buildings to take advantage of open space views. This will also increase safety in the open space due to passive surveillance.
- Create a residential frontage to Rose Street between Howarth and Ithome Streets.
- Encourage larger lot development with substantial open space provision.

### Open Space

- Create a formal parkland connecting Howarth and Ithome Streets. Park to incorporate existing active recreation facilities including tennis courts and swimming pool.
- Provide clear pedestrian connection from the Railway Station to the parkland.
- Greenspace to be visible from Alison Road.
- Prepare a Masterplan / Plan of Management for Baker Park that considers acquisitions and reorientation of uses to achieve a more logical and efficient active open space area.

### Streetscape

- Upgrade streetscapes through such measures as street tree planting and landscaped frontages to medium density residential buildings.
- Create formal road connection from Levitt Street to Rose Street for access and passive surveillance of parkland.
- Rationalise car parking for community, open space and race club uses within the precinct.
- Streetscape improvements in Ithome Street are to form part of the Baker Park Masterplan / Plan of Management.

### Mixed Use

- Incorporate a mixed use component on Howarth Street at the pedestrian crossing from the Railway Station. Ground level retail / commercial functions to interact with the adjacent open space.



*Streets to incorporate avenue tree planting and landscaped building frontages*



*Parkland to provide recreational and visual amenity*



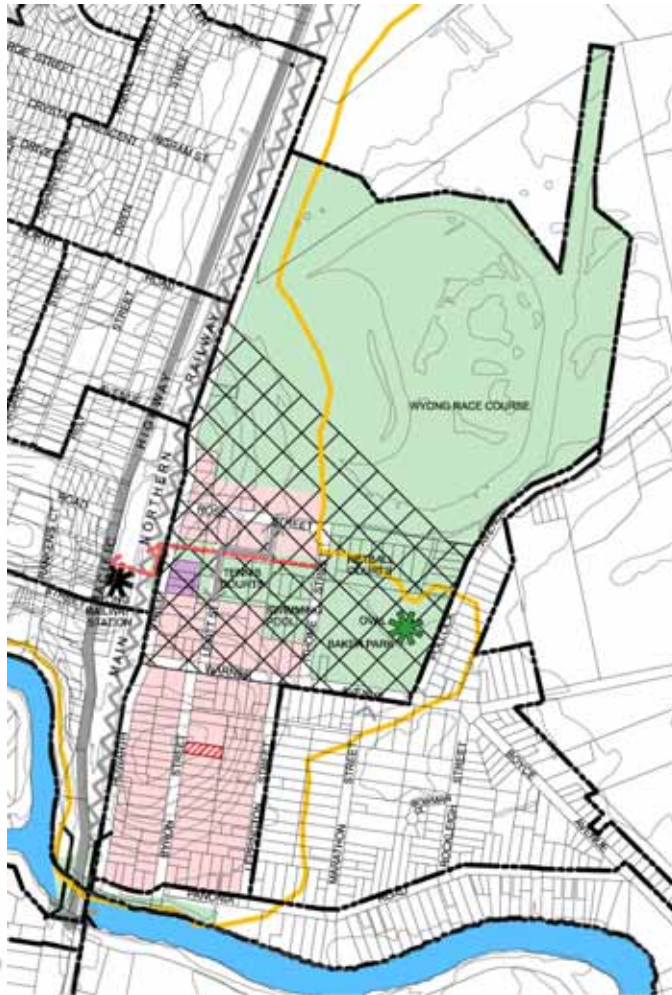
*Incorporate and upgrade existing recreation facilities within new parkland*



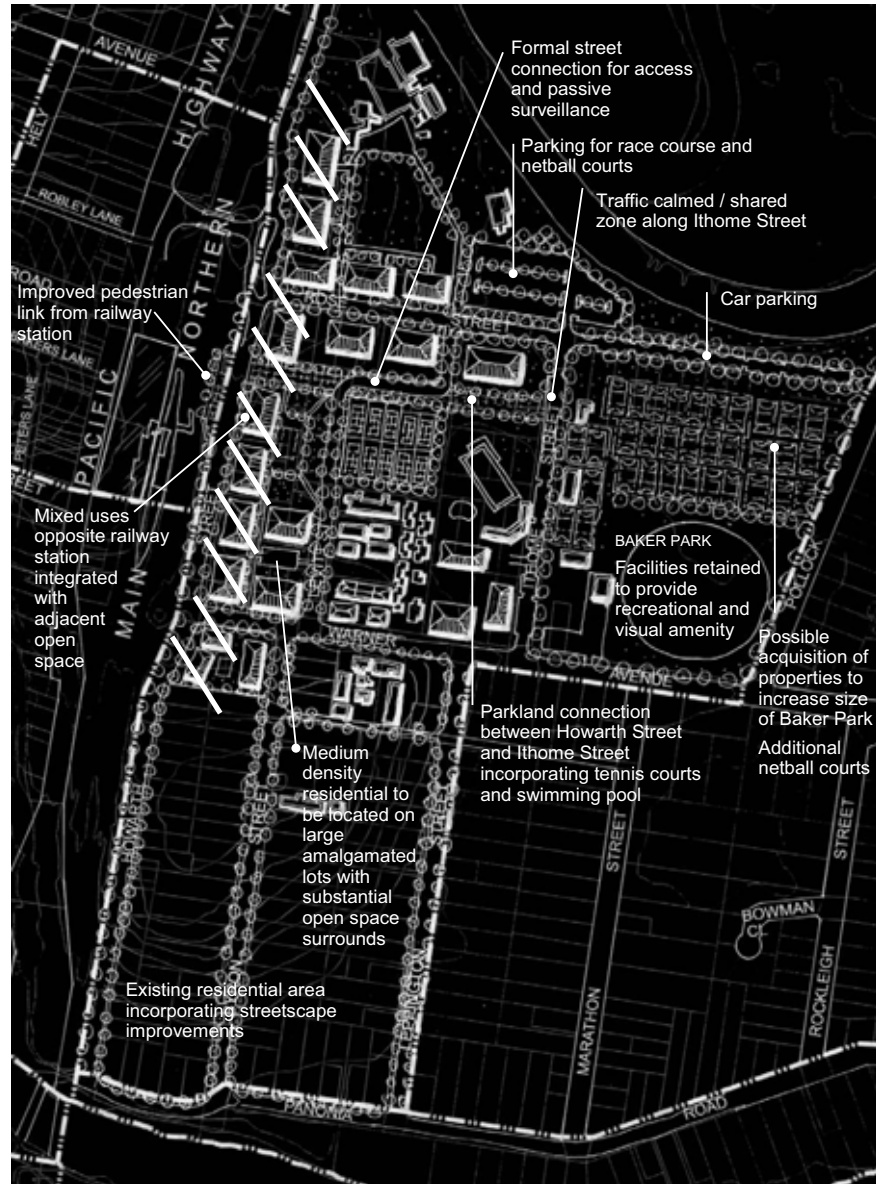
*Opportunity for mixed use component on Howarth Street adjacent to station*



- 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
  - REDEVELOPMENT POTENTIAL SUBJECT TO RESOLUTION OF ROAD / PEDESTRIAN LINKAGES ACROSS RAILWAY LINE



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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**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
-  REDEVELOPMENT POTENTIAL SUBJECT TO RESOLUTION OF ROAD / PEDESTRIAN LINKAGES ACROSS RAILWAY LINE AND IMPACT OF HIGH VOLTAGE POWER LINES ALONG HOWARTH STREET



Draft Concept Masterplan

**WYONG / TUGGERAH PLANNING STRATEGY**

Character Statements and Vision

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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, 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 Howarth Street and the Main Northern Railway Line are to have noise attenuation measures provided to achieve adequate amenity.
- Development of lots fronting Howarth Street is to address the presence of existing high voltage power lines.

### 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.
- The higher levels of apartment buildings are to be stepped back where adjacent to townhouses to reduce scale and visual impact.
- 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 Baker Park Precinct from Wyong Town Park Hill to Norville and Toukley and The Entrance and Tuggerah Lake.



### 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 apartments 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.
- 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.
- Prepare a Masterplan / Plan of Management for Baker Park that considers acquisitions and reorientation of uses to achieve a more logical and efficient active open space.
- Create a formal parkland connecting Howarth and Ithome Streets.

### 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.



### 8 Parkland Cottages

- A predominantly residential precinct comprised of single cottages as well as some single storey unit and villa developments.
- A relatively level, low-lying area that is largely flood effected.
- Incorporates designated open space and environmental protection area on Warner Avenue.

#### Opportunities

- > Residential focus – medium density in flood free areas providing a transition from Baker Park Precinct to the single storey housing within Parkland Cottages.
- > Existing open space upgraded.
- > Streetscape improvements including street tree planting.







*Medium density housing to generous areas of open space and landscaped street frontages*



### Vision for Parkland Cottages

#### Residential Focus

- Increase residential density through the introduction of apartments, townhouses and integrated small lot housing on large amalgamated lots in flood free areas only.
- Medium density housing is to be located on Leppington Street and Warner Avenue, west of Marathon Street. It is to provide a transition between the medium density housing in the Baker Park Precinct and the single storey housing in the Parkland Cottages precinct.
- Floor levels are to be at a height that will make allowance for flooding. Where required, larger medium density sites are to incorporate a half level of parking below ground and consequently a raised ground floor level. Carpark access is to be restricted to a single entry to avoid multiple vehicular entries from the street.
- 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 open space and Environmental Protection Area to provide recreation facilities and to improve visual amenity. Improvements to include restoration of 'The Duck Pond' within the Environmental Protection Area.
- Incorporate landscaped open space areas within development sites.

#### Streetscape

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

*Open spaces to be embellished*



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





### 9 River Foreshore

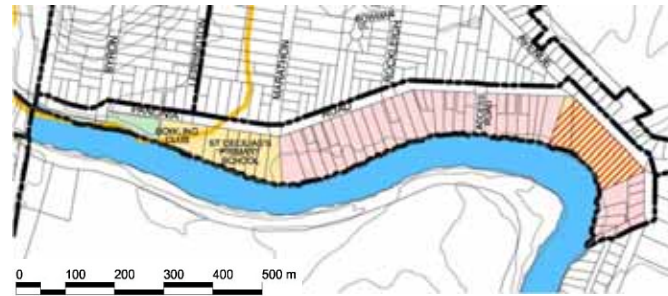
- A residential precinct comprised of cottages as well as substantial homes located to take advantage of views of Wyong River.
- The precinct features extensive gardens and mature trees.
- The area also includes Wyong Bowling Club, St. Cecelia's Primary School, Strathavon Function Centre (heritage building) and open space adjacent to the Bowling Club.

#### Opportunities

- > Retention of detached riverfront housing.
- > Upgrade of existing open space.
- > Streetscape improvements including street tree planting.
- > Upgrade of the existing pedestrian link to Wyong River Foreshore from Panonia Road (unnamed road).

**LEGEND**

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





### Vision for the River Foreshore

#### Residential

- Retain detached riverfront housing and associated large, well maintained gardens that produce an ordered 'green' edge to Wyong River.
- Detached dwellings may be used for small business purposes that complement the heritage / cultural focus for the Town, such as Bed and Breakfast accommodation, restaurants and rowing club.
- Medium density development is not to be incorporated in the River Foreshore precinct due to the susceptibility and impact of flooding within the area, the distance from town centre facilities and the railway station – well above the 5 to 10 minute comfortable walking distance – and due to the inherent scenic qualities of the precinct.

#### Open Space

- Upgrade the existing park adjacent to the Bowling Club to improve facilities and visual amenity.
- Retain mature native and exotic trees that feature along Wyong River foreshore and within gardens fronting Panonia Road.

#### Streetscape

- Supplement existing street tree planting of Jacarandas along Panonia Road to create an avenue effect.
- Upgrade of the existing pedestrian link to Wyong River Foreshore from Panonia Road (unnamed road).

*Retain existing detached riverfront housing*



*Upgrade and embellish the riverfront park adjacent to the Bowling Club*

*Supplement existing Jacaranda street tree planting to create an avenue effect along Panonia Road*



## 10 Lake Road

- Rural open space.
- Located on relatively level, low-lying land subject to flooding.
- Rural outlook to north / north-east.

**The redevelopment potential of Lake Road is subject to further investigation of flooding impacts.**

### Opportunities

- > Any development will need to address flooding and environmental issues.
- > Possible development incorporating a transition to adjacent rural areas and in particular to the Tuggerah Lakes Reserve (Pioneer Dairy).
- > Any development must integrate with development proposed for the Tuggerah Lakes Reserve (Pioneer Dairy).
- > Provision of an access road connecting Lake Road and the Tuggerah Lakes Reserve.
- > Provision of a landscaped pedestrian connection along Lake Road between the precinct and the railway station.

