

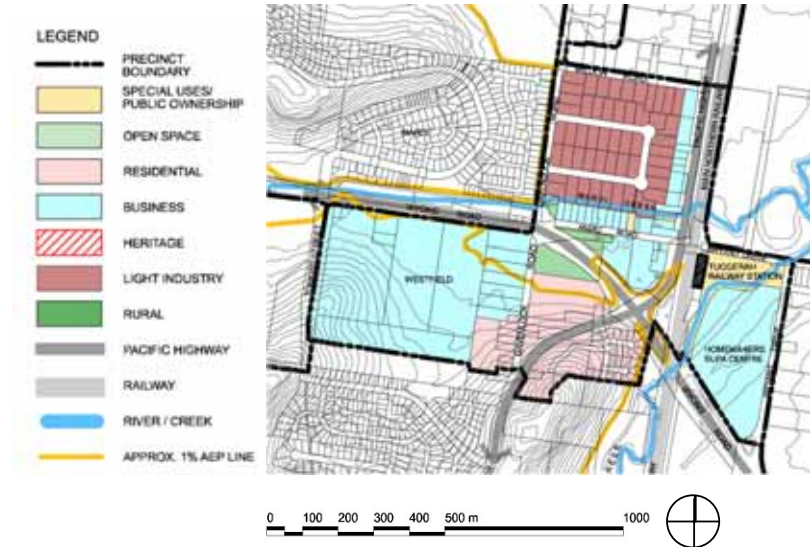


11 Tuggerah Town Centre

- A mixed use precinct incorporating a range of retail and commercial functions and a residential area.
- Prominent retail and centre support complexes – Westfield and Homemakers Supa Centre – feature in this area.
- The Pacific Highway, Main Northern Railway and Wyong Road separate areas within the Precinct.
- Significant tree and shrub planting exists along Wyong Road.

Opportunities

- > Town centre focus on Anzac Road – retail and civic components and transport interchange
- > Linkages focus – improved pedestrian connections to provide safe and legible linkages to and from the railway station and retail areas particularly across major roads.
- > Upgrade of retail frontage to Pacific Highway.
- > Development to address flooding and environmental issues.





Anzac Road to incorporate mixed uses and transport interchange



Tuggerah town plaza to provide urban open space focus

Medium density housing incorporating open space and landscaped street frontages to support the town centre



Vision for Tuggerah Town Centre

Retail and Civic Focus

- Create a retail and civic focus for Tuggerah Town Centre along Anzac Road and provide for bus and taxi pick-up and drop-off.
- Provide a plaza as an urban open space focus within the Town Centre which is visible from Anzac Road and which has strong pedestrian linkages to Tuggerah Railway Station and Westfield.
- Development to be above the 1 in 100 year AEP line.

Linkages

- Provide safe, legible linkages between the Railway Station, Tuggerah town plaza, Westfield (including the expansion site east of Gavenlock Road) and the Gateway site in the west.
- Improve linkages to pedestrian source areas such as schools, Mardi residential area and Tuggerah Business Park.

Residential

- Provide medium density housing as component of mixed use buildings along Anzac Road.
- Provide medium density housing south of the Pacific Highway to support and utilise the Town Centre and to provide a transition to surrounding low density residential areas.
- Encourage larger lot development with substantial open space provision.
- Orientate buildings to take advantage of open space views. This will also increase safety in the open space due to passive surveillance.
- Development to be above the 1 in 100 year AEP line.

Civic Open Space

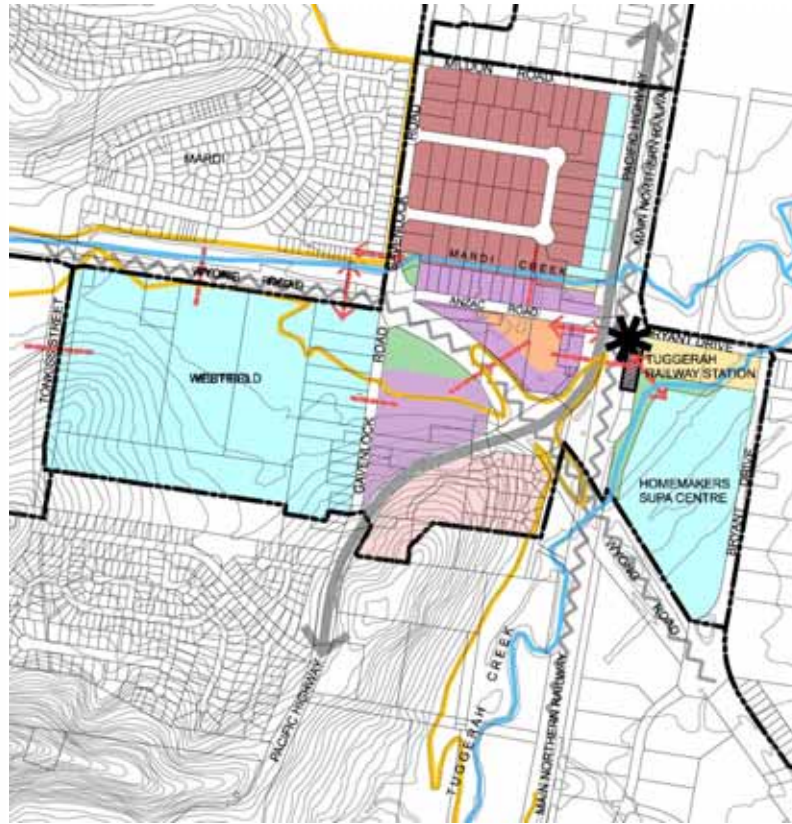
- Provide a structured and ordered public open space adjacent to Anzac Road that provides a forecourt to surrounding mixed use buildings, a meeting, gathering and organised event space, a safe and secure public environment and which possesses a unique identity. The open space is to incorporate an ANZAC / memorial function and incorporate avenue planting along Anzac Road.

Streetscape

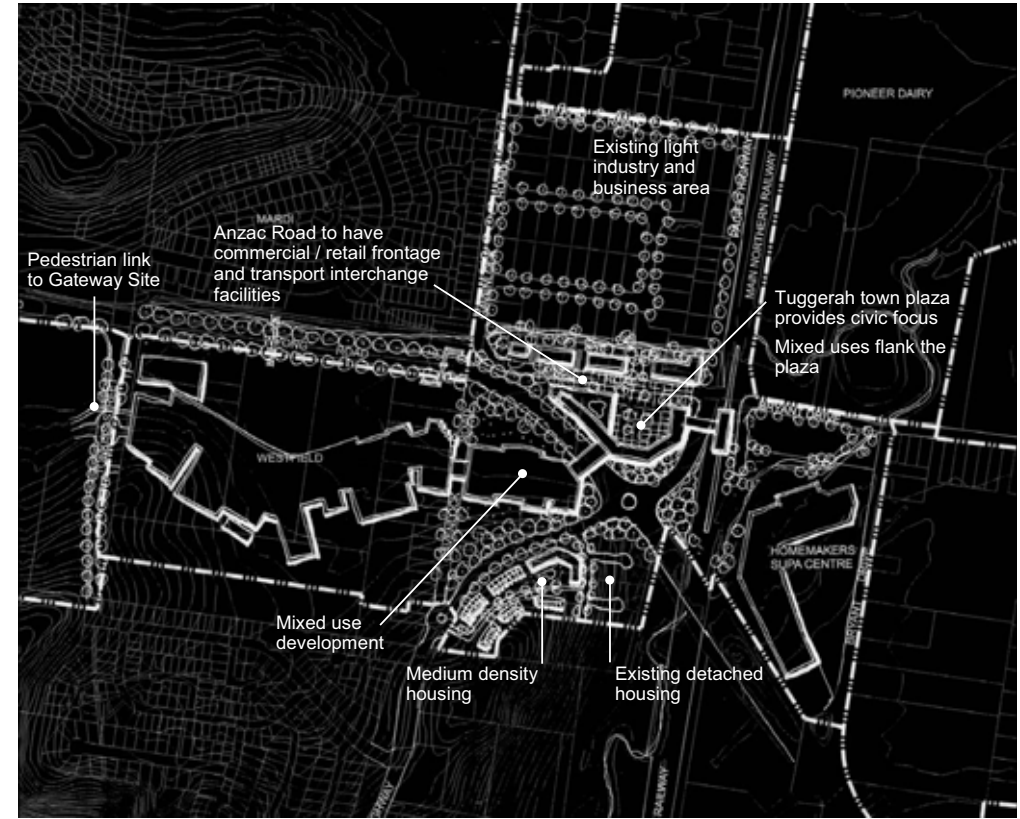
- Create a boulevard character along Anzac Road and activate it through provision of retail facilities, transport functions and plaza.
- Retain and enhance the existing open space and green edge of Wyong Road corridor.
- Upgrade streetscapes through such measures as street tree planting and landscaped frontages to medium density residential buildings.
- Consider public art projects for the Town Centre in public, retail and residential areas.



- LEGEND**
- PRECINCT BOUNDARY
 - SPECIAL USES/ PUBLIC OWNERSHIP
 - OPEN SPACE/ CIVIC SPACE
 - RESIDENTIAL
 - BUSINESS
 - HERITAGE
 - MIXED USE
 - LIGHT INDUSTRY
 - 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



dem



Proposed Building Massing

WYONG / TUGGERAH PLANNING STRATEGY

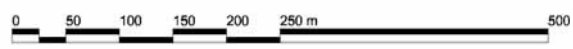
Character Statements and Vision

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



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\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.
- 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 the Pacific Highway and 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.
- The higher levels of apartment buildings are to be stepped back along the Pacific Highway and Anzac Road 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.
- 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.
- Awnings are to be provided along Anzac 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 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.
- Employ a structured and ordered landscape treatment within the Town Plaza and along Anzac Road to evoke an urban character. Distinctive plant forms and colours are to be used to assist in the creation of a strong identity.

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.