

# Wyong Active River Foreshore & Baker Park



2007169 Active River Precinct/2007170 Baker Park Precinct  
Wyong Active River Foreshore and Baker Park Master Plan Report  
Issue: DD Revision: 8

Prepared by:  
Jackson Teece  
Architecture

Sydney Office  
Level 3 101 Sussex Street  
Sydney New South Wales 2000  
Telephone +61 2 9290 2722  
Facsimile +61 2 9290 1150  
Email: [sydney@jacksonteece.com](mailto:sydney@jacksonteece.com)  
[www.jacksonteece.com](http://www.jacksonteece.com)

Newcastle Office  
744 Hunter Street,  
Newcastle West NSW 2302  
Telephone +61 2 4969 5199  
Facsimile +61 2 4969 6177  
Email: [newcastle@jacksonteece.com](mailto:newcastle@jacksonteece.com)

Jackson Teece Chesterman Willis Pty Ltd trading as Jackson Teece  
ABN 15 083 837 290  
Nominated Architect Ian Brodie (4275)

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## INTRODUCTION

### BACKGROUND

Wyong Shire Council has engaged Jackson Teece to prepare a Master Plan for land situated at Wyong generally known as the Active River Foreshore Precinct and Baker Park Precinct. The document aims to assist Council and the community with directions to sustainably manage the River Foreshore and the Recreational Open Space Area over the next 20 years.

The Master Plan has been based upon the recommendations and strategies contained within the Wyong/ Tuggerah Planning Strategy - Urban Design Vision and Master Plan prepared Wyong Shire Council.

The involvement of the urban design, landscape and Master Plan team since the inception of the project has ensured that issues have been integrated into the planning for the project from the outset.

The Master Plan was prepared in collaboration with Terras Landscape Architects.

### PURPOSE OF THIS REPORT

The purpose of this report is to present a Master Plan Concept for the Active River Foreshore and Baker Park precincts. The Active River Foreshore Master Plan takes into consideration the following adjoining areas:

- Wyong River
- Pacific Highway
- Wyong Town Park

- Wyong Plaza and Commercial Precinct

The Active River Foreshore Master Plan takes into consideration the following adjoining areas:

- Wyong Race Club
- Wyong Rail Station
- Pacific Highway Corridor linkages
- the Regional Open Space Corridor

This report will present a preferred Master Plan concept for the Foreshore and Baker Park in light of the governing legislation and policy, current user requirements and the aspirations of the community, private stakeholders as well as the Foreshore landowners - the NSW Government. Recommendations will be made for the revision of these controls in order to allow the development of the preferred concept.

The Study recognises the existing urban structure of the Precincts and identifies opportunities for cultural and economic growth while appropriately addressing significant historical, social and environmental considerations. It identifies opportunities to improve key elements in the urban structure of the Precincts. These include: access and movement, land use and built form, open space and cultural heritage. All of these factors have the potential to contribute to robust, vibrant and sustainable Precincts that provide retail, recreational and transport facilities to the community to make a good place to live with

strong linkages to Wyong Town Centre and the wider region.

### STUDY OBJECTIVES

The following are the study objectives:

- To provide for the holistic planning of the Active River Foreshore and Baker Park Precinct
- To provide strategies for existing and proposed recreational opportunities within the Baker Park Precinct linked into the regional open space strategy
- To propose recommendations from the Wyong Planning Strategy and Vision Statement that can be implemented
- To improve connections between Wyong Town Centre with the Wyong River Foreshore Reserve
- To ensure that the physical and economic linkages between Wyong River and Town Centre are developed and maintained
- To create opportunities for a variety of facilities including the development of Wyong River Foreshore Reserve for leases and licenses
- To create a distinct character for identified zones/nodes that create a sense of place whilst still recognising the foreshore as a part of the greater Wyong region

### STRUCTURE OF THIS REPORT

This report is set out into three parts:

- The first part describes the existing context for the study with regards to the Wyong/ Tuggerah Planning Strategy and the current governing legislation. Issues and opportunities for development will also be identified.
- The second part establishes the overall objectives for the development of the two precincts, followed by a series of management options. A preferred option will be recommended, with further detail of the preferred option explained through key design principles.
- The final part will test the preferred option against the current Planning Strategy. Detail of possible landscape treatments and material selections will be offered.

## REGIONAL CONTEXT

The Wyong/ Tuggerah Area comprises of components: Wyong, Tuggerah Straight and Tuggerah. Each offers a distinct function.

The Active River Foreshore and Baker Park precincts are located in the Wyong Town Centre.

The key strategies identified for the Wyong Town Centre are:

- Need for a River Waterfront.
- Access to rural and coastal communities.
- Wyong/ Tuggerah Centre performing as significant social, cultural, sporting, recreation and community service for Wyong Shire.
- The natural environment of the Wyong River with wooded hillside backdrop.
- Wyong Town Centre Gateway locations.
- Provision of a variety of Transit Oriented and community based housing, accommodation and lifestyle choices.
- Provision of a Cultural Focus for Wyong Shire.
- Supply of a Regional Transport Node that integrates all Transport functions.
- Provision for concentration of activity and urban renewal around the town centre.
- existing public open spaces can be improved to provide high quality pedestrian and recreation social and cultural spaces.

## DEFERRED DEVELOPMENT AREAS

The Central Coast Regional Strategy has projected a lower growth rate for the Wyong Tuggerah Area (ie: 2200 dwellings), the reason provided by the Department of Planning is that the lower growth rate is required until a sustainable water supply can be identified.

It is also noted that within the Wyong/ Tuggerah Planning Strategy that all land to the east of the railway line, including the Baker Park Precinct has been deferred for development until improved road and pedestrian access across the railway line is identified. Wyong Shire Council will endeavour to work together with the RTA to implement the required improvements.

A Community Update issued by the RTA in July 2008 indicated the preferred option for these improvements would:

- Allow two through lanes in each direction.
- Retain parking in the town centre generally on the western side of the highway between Church Street and North Road.
- Remove parking on the eastern side of the Pacific Highway.
- Provide convenient pedestrian crossings across the Pacific Highway between Church Street and Anzac Avenue.

It is assumed that the rezoning and necessary LEP amendments will not occur before work on the access to the eastern side of the railway is completed.



Figure 1: Aerial Map of Wyong & Tuggerah Precinct showing subject study areas



**SUBJECT SITES**

**ACTIVE RIVER FORESHORE**

Wyong Active River Foreshore is located within the Wyong Shire Council LGA, approximately 100km north of Sydney, 20km north of Gosford and 80km south of Newcastle. It lies east of the Sydney to Newcastle freeway and west of the Northern Railway line, with the nearest station being Wyong Station.

The foreshore precinct is bound by Wyong River along the south with the length of the area of consideration being terminated west of Hope Street, Church Street and Hargrave Street to the north and Pacific Highway to the east. The precinct also includes parcels of land on the southern side of Jennings Road.

River Road divides the Foreshore reserve from the Town Centre located on the northern side. Residential and environmental estuary areas are located at the ends of the Foreshore reserve.

The Town Centre core is well located adjacent to the foreshore and is focused between the Pacific Highway and Hope Street, which forms the core retail area for the town centre. Alison Road and Anzac Road provide good east west connections between the Sydney to Newcastle Freeway and the Wyong Station.

Residential areas are located to the north linking into the Town Centre Core along Church Street and Hargrave Street, whilst the residential areas to the north are separated from the Town Centre due to the location of open space and community facilities adjacent to the Foreshore land parcel being Wyong Town Park.

**BAKER PARK**

Wyong Baker Park Precinct is east of the Sydney to Newcastle freeway and east of the Northern Railway line.

Connection to the site from the Pacific Highway is via a bridge railway overpass and a smaller less accessible underpass adjacent to Wyong River at the end of River Road. The Baker Park precinct is bound by Warner Avenue to the south, Howarth Street to the west, Wyong Race Course and Club to the north and Pollock Avenue to the east. The precinct also includes part of Wyong Race Course and Club.

The Northern Railway divides the Baker Park Precinct from the Town Centre located on the western side. Wyong Shire Council have identified within the Regional Strategy that development to the Baker Park precinct be deferred until the railway bridge overpass connecting Baker Park to the Pacific Highway undergoes upgrading to improve traffic flows and sight lines.

Residential areas are located along the southern portion of Howarth Street and along Warner Avenue.



Figure 2: Active Foreshore and Baker Park precinct boundaries

## EXISTING STRATEGIES AND CONTROLS

### WYONG/TUGGERAH PLANNING STRATEGY & VISION STATEMENT

The Planning Strategy and Urban Design Vision and Master Plan proposes a series of Study Areas which comprise Wyong Town Centre, The Business/ Administration Precinct, Active River Foreshore, Medium Density Foot slopes, Open Woodland Hillside, Mixed Density Precinct, Baker Park Precinct, Parkland Cottages and River Foreshore.

The 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 vision of the Strategy for Wyong and Tuggerah is to respect and respond to the range of opportunities presented by different precincts that comprise the study area and by their context. The strategy also seeks 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 resident and lifestyle choices.

#### Wyong Vision Statement

The Planning Strategy identifies that the Wyong Area will become:

- The cultural and heritage focus for the Shire and a culturally based tourist destination for people visiting and living on the Central Coast.
- Have strong links, physical, visual and cultural between Town Centre, Wyong River and the surrounding districts.
- Creation of a new system of pedestrian and bicycle paths to link existing and new residential areas as well as cultural and tourism facilities.
- Be a living centre with a range of accommodation types.
- Provide high quality public domain.
- Concentrate higher density development around the Town Centre and key public areas including the Wyong River Foreshore, Baker Park and Wyong Town Park.
- Maintain the existing backdrop to development and selected view corridors and vistas.
- Develop a standard of urban and building design.
- Enjoy a strong District retail component.

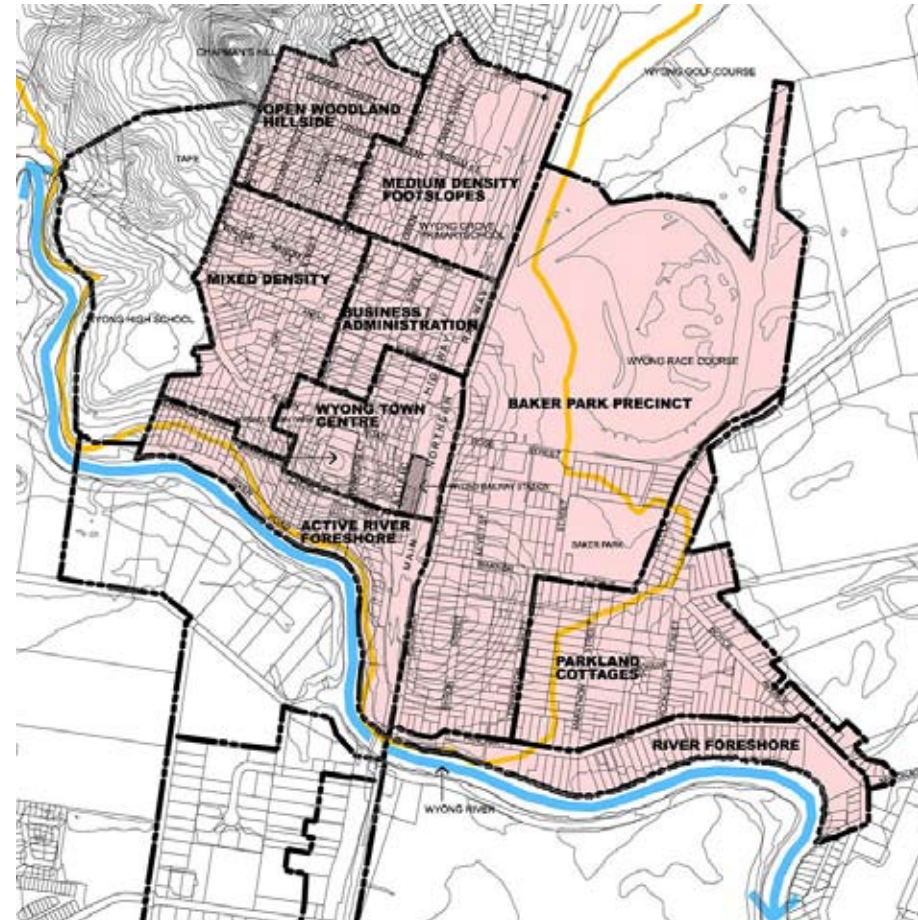


Figure 3: Wyong Character Area (Source: DEM)



**Traffic, Transport and Carparking**

Wyong Shire has a high dependency on the motor vehicle. This results in major traffic management issues and impacts on the functionality of Wyong Centre as people move through it. The Wyong/ Tuggerah Strategy has identified that Traffic needs to be addressed across the whole area to create a centre that is attractive to business, commerce, residents and visitors.

The following key Actions/ Objectives were identified:

- Development around Wyong Rail Station should recognise and support their regional transport status within the Shire.
- Establish car parking across the Wyong Centre that is sufficient to support business, retail, recreational and residential development. It must be well located, safe and convenient for users.
- Investigate Joint Venture Development to improve public car parking in a number of key locations.
- Work with the RTA to complete a strategic evaluation of movement in the Centre to:
  - Estimate the impacts of traffic generated by additional development.
  - Identify and prioritise traffic management strategies and capital

works.

- Identify opportunities to improve accessibility between the eastern and western side of the rail corridor.

Land development to the east of the railway line will be deferred until improved access across the railway line can be identified.

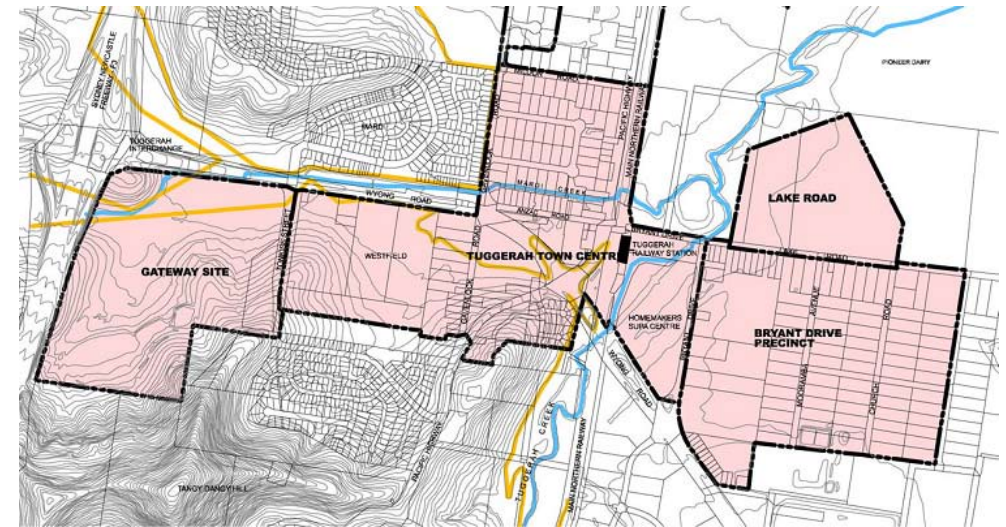


Figure 4: Tuggerah Character Areas (Source: DEM)

### DRAFT WYONG TOWN CENTRE REPORT TOWN CHARACTER AND CULTURAL SIGNIFICANCE

This report was prepared in October of 1997. The aims of the study were to provide an assessment of the defined character and significance of Wyong Town Centre.

A summary of the objectives and outcomes of the report are as follows:

- The report highlights topography as playing a significant role in the siting of the Township, which have afforded the town vistas to the south and east.
- The cuttings and embankments of the rail line formed a physical and visual barrier to the town, which has restricted and concentrated activity into a town frontage opposite and up the slope from Wyong Station.

The report addresses contextual issues such as streetscape, existing building fabric and character, physical, social and historical significance.

A summary of the identification of opportunities are as follows:

- The river embankment is identified as a zone of definition for the town possessing landscape potential which is largely obscured by signage on approach from the Pacific Highway.

Development of the southern river bank to the town and extending recreational facility

incorporating a walking/ jogging trail back to the town centre. The river frontage would be given more pronounced address from the highway westwards as a result.

A summary of the urban objectives that were identified are as follows:

- Maintenance of the traditional image of Wyong a town responding to natural topography and visually contained within the natural and manmade landscape features
- Acknowledgement of the 'hill town' appearance surmounted by the remnants of the original coastal eucalypt forests
- Definition of the Town Centre as a point of arrival
- Recognition of the aesthetic worth of existing buildings both as stylistic statements and as a response to the hillside environment and the strong linear influence of highway and rail line

Identification and enhancement of significant view corridors and removal of elements conflicting with vistas from the town centre.

### WYONG SHIRE COUNCIL DEVELOPMENT CONTROL PLAN 2005: CHAPTER 7 - WYONG TOWN CENTRE

The plan was adopted by Council on 27 June 2001. The aim of the plan is to encourage and facilitate the development of Wyong Town as a district centre of retailing and administration by providing development criteria which focus on achieving complimentary built forms, quality urban design solutions and the enhancement of the character of the area.

This plan expands the provisions of Wyong Council's Local Environment Plan 1991 in relation to development within Wyong Town Centre.

A summary of the objectives of the plan are as follows:

- To ensure that the conservation value of heritage buildings within the town centre is recognised through preservation and restoration
- To provide a focus for the future development of Wyong Town Centre that will maintain its cultural identity and unique character
- To encourage energy efficient designs that are consistent with the principles of ecological sustainability

The DCP highlights that Wyong LEP 1991 lists twenty heritage items within the area that need to be considered.

The DCP highlights significant gateway sites that signify the entrances to the town. The main bridge over Pacific Highway entering Wyong Town Centre is identified as a Gateway to the Town Centre.

The DCP outlines the general provisions for heights to the Town Centre. These are as follows:

- 2 (a) and 2(b) to be limited to a maximum of two storeys
- 2 (c) to be limited to a maximum of three storeys
- For development in excess of the above reference to DCP No. 64 Wyong Multiple Dwelling Residential Development Control Plan
- 3 (a) General business to be generally limited to two storeys- four storeys

The majority of the Town Centre is designated suitable for only low scale developments within the above maximum building heights. The DCP does not provide specific detailed controls to cater for Development within the Active River Precinct or the Baker Park Precinct. The planning controls guiding elements for the Wyong Town Centre Public Realm such as urban structure, heritage character, provision for pavement treatments, lighting, street furniture, bollards, bin enclosures and street trees are generalised and are applicable to all land within the Wyong Town Centre.

The DCP does not have specific heritage conservation strategies and controls which

address heritage items located within the Active River Precinct. Rather, the DCP development controls regarding heritage items are broad and provide only proposed town centre colour scheme. There are no specific provisions of heritage controls to ensure the enhancement and conservation of heritage significance in the Precinct.

A detailed review of DCP 2005 Chapter 7 is being undertaken.

#### WYONG SHIRE COUNCIL DEVELOPMENT CONTROL PLAN NO. 64 MULTIPLE DWELLING RESIDENTIAL DEVELOPMENT CONTROL PLAN

Wyong Shire Council adopted the Multiple Residential Development Control Plan in November 2005 to complement and reinforce the objectives of Wyong LEP 1991. The plan identifies Additional Provisions for Specific Areas, however, excludes any outline for The Active River Foreshore area and the Baker Park Precinct.

The objectives of the DCP include:

- Encouraging the provision of a variety of dwelling types and allowing for innovation in individual design.
- Promoting standards of design which achieve functional and aesthetic quality in development.
- Encouraging designs of a high architectural quality.
- Encouraging residential development

appropriate to the local area context.

- Promoting sustainable development which is energy and water efficient.

The DCP outlines planning controls for elements such as context, scale, built form, density, sustainability, landscape amenity, safety and security, social dimensions and aesthetics.

The building heights distinguish between the setback requirements of low-rise residential flat buildings (up to four storeys) and high-rise residential flat buildings nine storeys and taller.

There are no overall town studies attached to the DCP to determine where the above height controls apply within the Town Centre or detail of impacts upon surrounding existing context.

#### WYONG SHIRE COUNCIL PLAN OF MANAGEMENT NO.3 BAKER PARK & SURROUNDS

Wyong Shire Council adopted the Plan of Management in June 1999.

A summary of the key objectives of the Plan of Management are as follows:

##### Natural Area

- To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- Maintain the land in its natural setting
- To provide for the restoration and regeneration of the land
- To provide for community use and access to

the land in such a manner as will minimise or mitigate any disturbance caused by human intrusion

##### Sportsground

- To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games
- To ensure that such activities are managed and have regard to adverse impact on nearby residences

##### Park

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- To progressively improve the values of the land and to minimise the long term cost of maintenance to Council
- To make provision for leases, licences and agreements in respect of the land

## STAKEHOLDER CONSULTATION

Wyang Shire Council is due to meet with a number of community groups and individuals, government departments, Council departmental managers and Council committees.

The following is an outline of the key agenda of this consultation:

- Provide opportunity for consultation with the public including both the Aboriginal and wider community
- Encourage opportunity for the Wyong Chamber of Commerce to provide a focus for discussion on possible linkages with the existing retail and commercial centre as well as organisation of cultural and tourism based events for the subject precincts
- Establish Existing Wyong River Foreshore and Baker Park Positives
- Identify Existing River Foreshore and Baker Park Negatives
- Opportunities for Interpretive Signage along Pedestrian Cycle Areas. The signage could incorporate both Aboriginal and European cultural and historical aspects of Wyong and surrounds

CONTEXTUAL ANALYSIS

TOPOGRAPHY, VEGETATION AND FLOOD

Topography

The topography to the Active River Precinct is undulating rising approximately 36m AHD to Wyong Hill Top Park (outside precinct) with views looking predominantly south. The hillside to the precinct offers views over Wyong River to the south, east and west. The concept proposes a series of buildings that respond to the topography as well as to orientation, views, light and prevailing breezes.

The topography to Baker Park is predominantly flat with gentle undulations towards high points at the intersection of Howarth and Warner Avenue, and, Howarth and Rose Street. Much of the northern area of the Baker Park Precinct is low lying land subject to flooding which limits any potential future development but promotes the existing open space recreational character of the Precinct.

Vegetation

Active River Precinct contains part of the Northern Edge of Wyong River that provides a significant vegetation corridor. This area has been the subject of recent storm damage and maintenance of the river edge is an ongoing Council concern. Stands of Casuarinas and Eucalypts sit alongside Wyong River whilst the backdrop of the Active River Precinct includes remnant stands of Coastal Eucalypt Forest.

The Baker Park Precinct is characterised by largely unvegetated expanses of turf. An area to

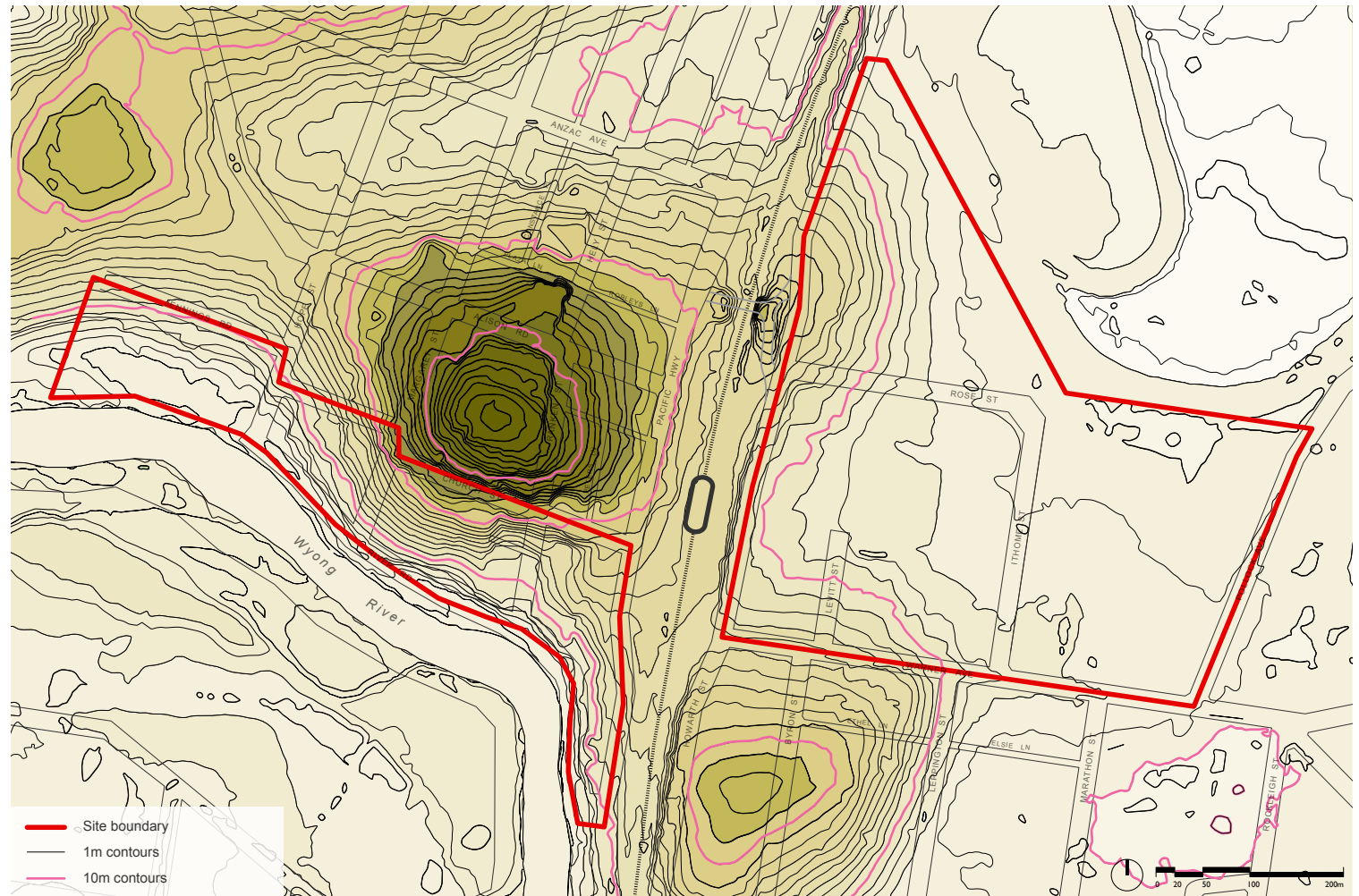


Figure 5: Topography



the south of the precinct forms a State Wetlands Regeneration Project. Wyong Race Course to the north provides small pockets low lying land ecology.

#### Flood

The 1 in 100 year flood affects the southern portion of the Active River Foreshore Precinct, encroaching onto River Road and the properties along it. The River Road is flooded 4.5m deep in 1:100yr and 2m at 1:20yr and not trafficable in the 1:1yr.

The 1 in 100 year flood affects the north eastern portion of the Baker Park Precinct.

The adjacent diagram indicates the extent of flood affected land but does not include any information for the minimum freeboard or consideration of potential affects of climate change. Additional freeboard measures to ameliorate the effects of climate change will need to be determined by Wyong Shire Council, where required.



Figure 6: Flood affected land

**STREET NETWORK ACCESS AND CIRCULATION**

Remnants of the original town grid within the Active River Precinct imposed over the landscape has produced steeply sloped streets that run north south towards the riverfront. Margaret Street remains unformed with an unclear means of access to the foreshore.

It is not possible to access River Road during storm events, alternative access is required to be provided.

Rankens Court is partially deteriorated and requires significant upgrading in order to become a significant access link between Wyong Town Centre and the riverfront.

The relationship between street network and adjoining public space will be important to provide flexible access arrangements across a steeply sloped terrain.

Baker Park Precinct has three primary access roads being Howarth Avenue north south link to the Railway bridge overpass, Warner Avenue east west link to Tacoma and beyond, and Pollock Avenue that provides an alternate access to Wadalba and the Pacific Highway.

Traffic congestion is experienced during peak flow periods during mid week Race Day meets at Wyong Race Course and netball events which mainly occur on Saturdays.

Limited access to Race Course and Baker Park during storm events requires further investigation

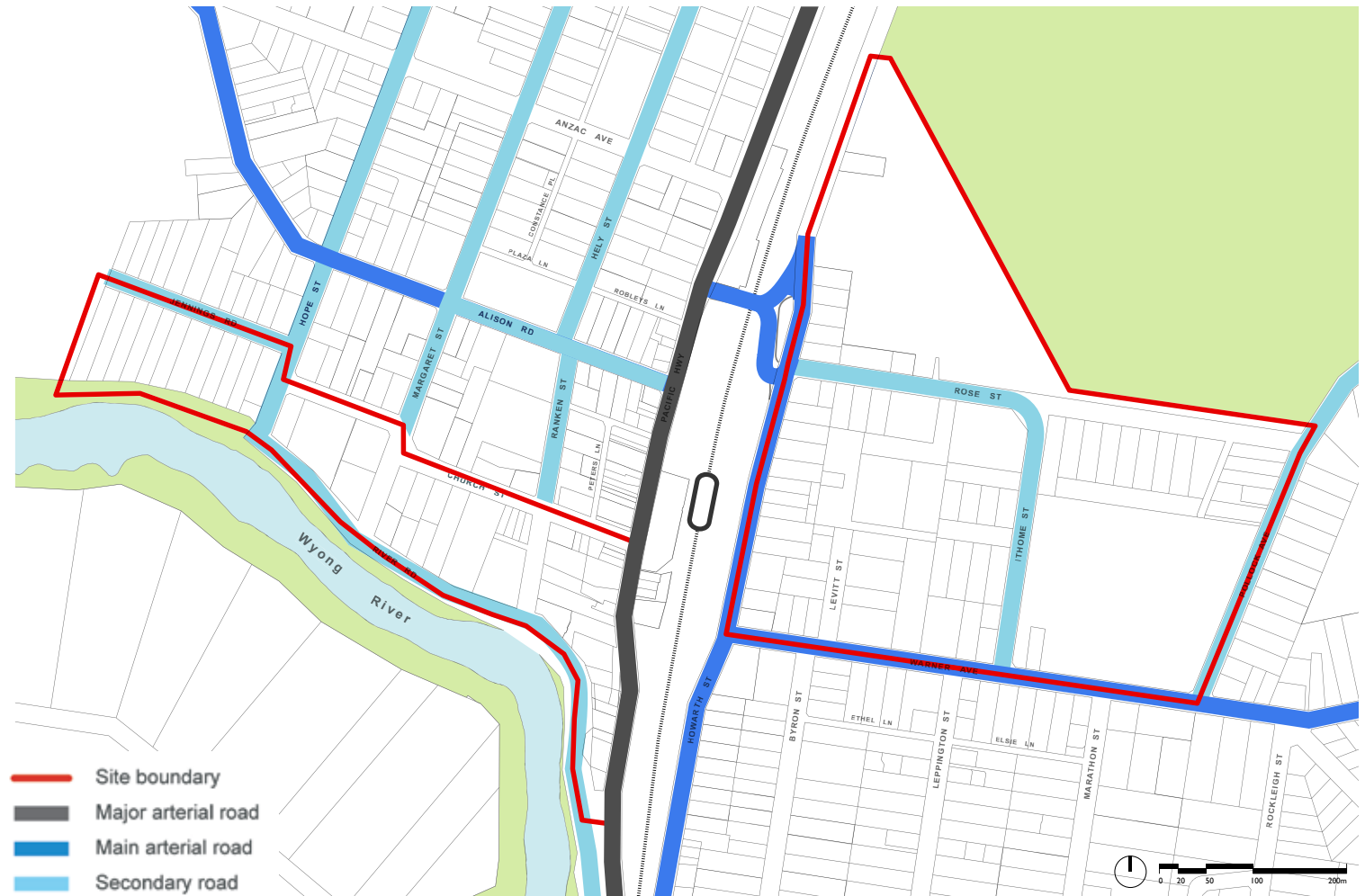


Figure 7: Street Network

## PUBLIC TRANSPORT & PUBLIC ROAD NETWORK

Both precincts are located within 800m walking distance from Wyong Station. The station is considered a significant asset to the potential vitality and activation of both Precincts. It is a major public transport conduit.

Public bus services run along Pacific Highway carrying passengers south to Tuggerah and north to Lake Haven.

An east west link service also connects Baker Park with Wyong Town Centre.

The Roads and Traffic Authority released a community update dated July 2008 outlining the preferred option for the future upgrade of the Pacific Highway at Wyong. The following is a summary of the preferred option alignment:

- Allow two lanes in each direction
- Retain business exposure to passing traffic
- Retain parking in the town centre generally on the western side of Pacific Highway between Church Street and North Road
- Remove parking on the eastern side of the Pacific Highway
- Retain the transport interchange in its current configuration with the loss of some parking in the commuter car park (which is proposed to be replaced with more parking on the eastern side of the railway station)

- Provide convenient pedestrian crossing across the Pacific Highway between Church Street and Anzac Avenue
- Allow Church Street and Anzac Avenue traffic to circulate into and out of the township
- Integrate the existing palm trees into the future town centre design
- Incorporate the Wyong heritage theme into the future town centre design

A press release issued by the NSW State Government dated 3 November 2008 outlined proposals for a new multi-storey car park to be constructed adjacent to Wyong Station to promote more commuter park and ride facilities and recognising the need for additional parking at the Station.

The construction of any new multi-storey car park will assist to facilitate additional parking for sporting events occurring at Baker Park and Wyong Race Course.

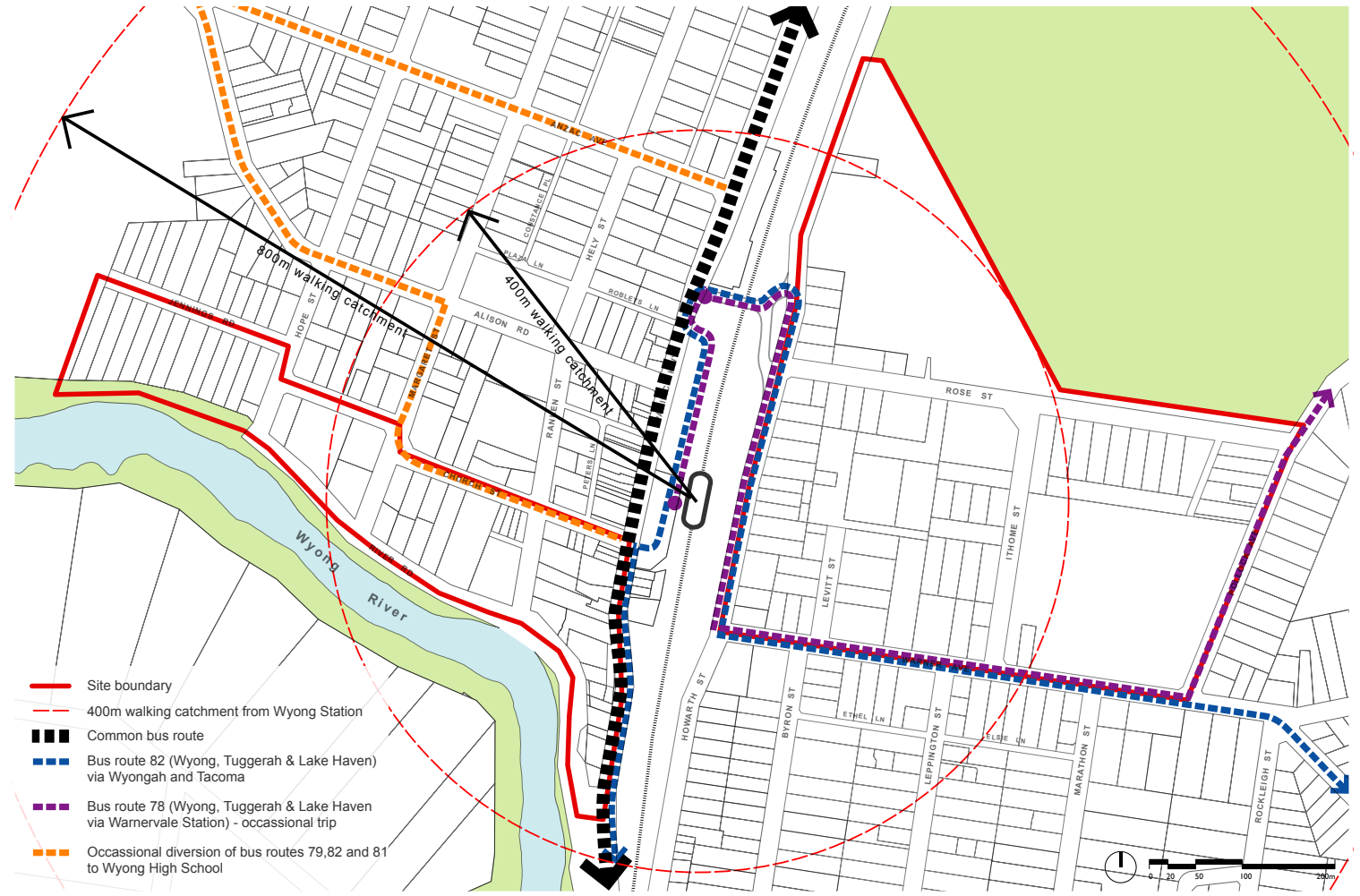


Figure 9: Public Transport

## CYCLEWAY NETWORK

Wyong Shire Council has prepared a District Cycleway Strategy provides a network of on street cycleways throughout both the Active River and Baker Park precincts.

The implementation of the Cycleway Strategy will provide the following benefits:

- Improve active connectivity throughout Wyong Centre
- Provide primary recreational routes for existing and new residential areas
- Improve links to cultural and tourism facilities
- Improve links to existing cycle network throughout region
- Provision of a cycleway associated with the widening of Pacific Highway as proposed by RTA will assist to improve north-south cycleway links

The potential constraints of the Cycleway network are:

- Inadequate signage of cycleways
- Insufficient width to existing roadways to facilitate safe designated cycleway paths leading to potential vehicle/ cycle conflict. This is particularly the case for River Road.



Figure 8: Wyong District Cycleway strategy



**VIEWS**

Council has identified a number of significant views in the Active River Foreshore Precinct:

- Views to and from Town Park Hill through publicly owned land
- Views from Church and Hargrave Street across Wyong River to the western section of Tuggerah Straight and the F3 Freeway
- Views towards the bridge of the Pacific Highway as a significant gateway point to the town centre
- View corridors from River Road through Rankens Court, Margaret Street and Hope Street as well as future corridors generated by stormwater overland flow paths
- View corridors to be retained across Active River Foreshore precinct from Town Park Hill to McPhersons Road, south of Wyong River and to Mardi Wetlands to the East and Tangy Dandy Hill

In the Baker Park precinct, views to greenspace from Alison Road and open space views are important.



Figure 10: Views

**LAND USES & LEASEHOLD STRATEGY**

The Wyong/ Tuggerah Strategy provides a Strategy for the Land Use and Zoning of both the Active River Foreshore and Baker Park Precincts. The key zoning/ land use items identified in the strategy are:

- Core Business Areas located between Pacific Highway and Rankens Court
- Fringe Business Area and Mixed Use located along the River Road Foreshore between Rankens Court and Margaret Street together with a larger parcel extending north from River Road to Hargrave Street
- Residential Areas are recommended for higher density oriented along River Road and Hargrave Street
- A smaller area of Fringe Business is identified along Howarth Street in the Baker Park Precinct
- Parcels of higher density Residential Development is also proposed in the Baker Park Precinct
- An area to the south of the Baker Park Precinct is identified as a deferred area subject to population projections and resolution of road/ pedestrian linkages

There is no current licensing or leasehold strategy for the Active River Precinct.

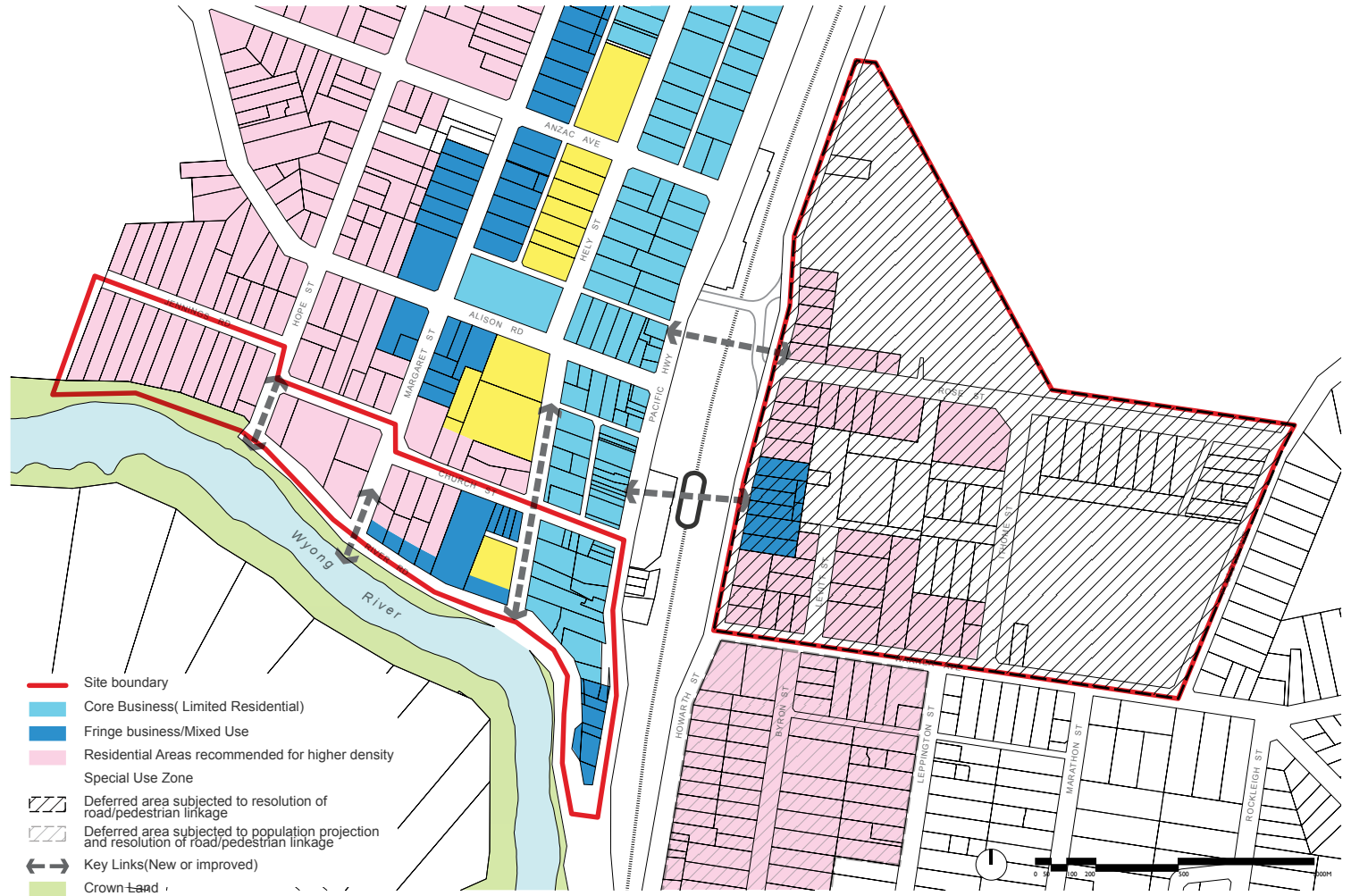


Figure 11: Land use strategy

The implementation of this type of strategy could promote the growth of commercial licensing opportunities to the River Foreshore Area with management being incorporated with Wyong Chamber of Commerce Activities.

These include the following activities:

- Events that are either community or commercial based of one or two day’s duration
- Festivals of between two days and two weeks duration
- Operation of commercially based activity that can take place every day of the year
- Watercraft including non motorised equipment used as part of an aquatic based operation
- Food Vendors
- Watercraft Operations
- Pushbike/ Rollerblade Operations
- Amusement and Carnival Equipment

Wyong Shire Council Plan of Management No. 3 Baker Park and Surrounds Wyong identifies an existing table of leaseholding which principally accommodates Community Type Functions as outlined in Table 1.

7 Rose Street	Northern Womens Health Group	Managed by a 355 Committee
11 Rose Street	Wyong District Tennis Club	Road and Car parking
8 Levitt Street	Girl Guides	General Community Use
10 Levitt Street	Boy Scouts	General Community Use
7- 9 Levitt Street	Tennis Courts – Sportsground	Lease to Wyong Tennis Club

Table 1: Community type Functions

**LAND OWNERSHIP PATTERN**

Active River Precinct and Baker Park Precinct ownership can be divided into the following categories:

**Private Ownership**

Various land ownership poses the greatest difficulty presented to redevelopment within both the Active River and Baker Park Precincts. Any redevelopment is likely to be a staged project carried out over several years.

**Strata Plans**

There are seven Strata titled sites scattered within both Precincts. Strata titled buildings form the most complicated redevelopment or block amalgamation problem simply because of their multiple ownership and hence the lengthy requirement for agreement.

**Wyang Shire Council**

A large number of the sites within the Active River Foreshore Precinct are owned by Wyong Shire Council that provides a great potential for several of the key sites to be developed.

The public car park that terminates Rankens Court with River Road presents an opportunity for redevelopment into community facilities, which could be integrated into a mixed-use development in order to offset any initial capital investment required for the community based facilities.

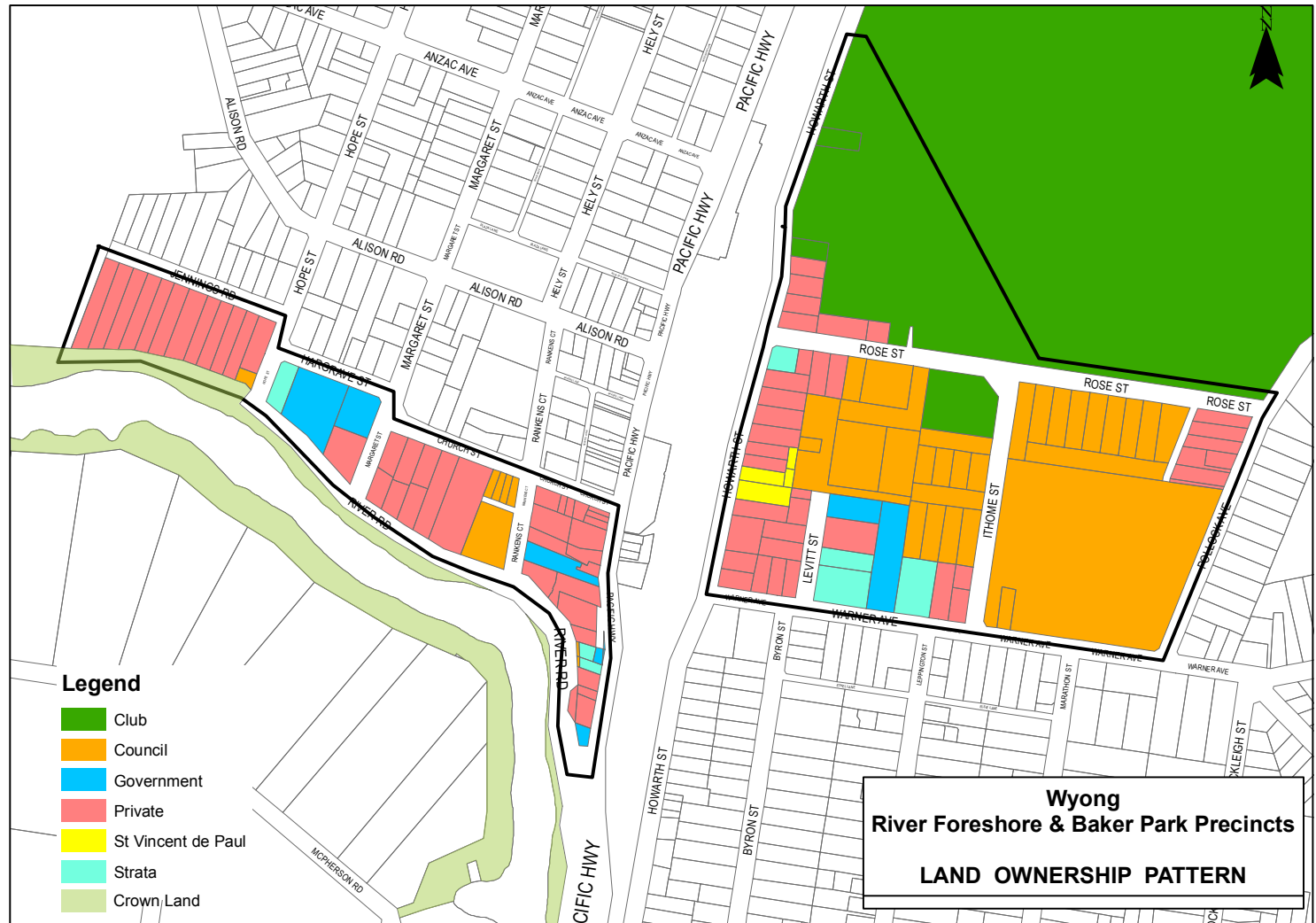


Figure 12: Land Ownership types (Source: Wyong Council)

### Government

The government owns five parcels in the Active River Precinct, the most significant of those is located between Margaret and Hargrave Street that lead down to River Road.

Two parcels in Baker Park Precinct fronting Warner Avenue and Levitt Street also form part of the Master Plan Proposal.

### Other Institutions

St Vincent de Paul have ownership over four lots at Howarth Street. The potential for these sites are good as it is located adjacent to the existing pedestrian overpass to Wyong Station. Promotion of amalgamation of the site with adjoining private lots would improve the potential building footprint and surrounding space.

### Potential Development Sites

Developable sites have been determined by an analysis of the various sites in the Precincts and exclude properties that are more difficult to develop because they are strata titled.

### Ownership issues (multiple ownerships of strata title)

Housing sites in the Active River Precinct contain strata title development which restricts potential for short term redevelopment opportunities. Therefore, from the issues raised above, potential building envelopes were generated from sites that lent themselves to development. Specifically, these may have one owner, or, if there are multiple owners, have the potential to be consolidated with neighbouring sites into a

suitably sized parcel.



## CAR PARKING

The following recommendations are outlined for both Precincts:

### Active River Precinct

Available on-street parking will be insufficient to meet future requirements.

Additional public carparking capacity of 200-250 should be provided south of Alison Road.

All development should provide all its own parking on-site. Where this is not possible for retail/commercial/special-use developments, any section 94 contributions should be limited to 10% of the development's parking requirements.

Parking associated with residential developments will not be permitted access off River Road. Due to limited available public parking on River Road, consideration of disability access must be investigated as a separate study.

### Baker Park Precinct

Parking within the Baker Park Precinct is adequate for current requirements, albeit heavily reliant on on-street parking.

All development east of the railway line shall comply with Council's parking requirements on-site.

Proposals for improving the parking arrangements include negotiations between Council & Wyong Race Club for shared use

of parking facilities with the Wyong Netball Association, as well as the provision of angle parking along Ithome Street (to be modified to a one-way road, southbound to improve circulation through Baker Park), and formalising angle-parking arrangements on Pollock Avenue.

As outlined earlier, proposals for a new multistorey car park to be constructed adjacent to Wyong Station provide opportunity for additional parking adjacent to recreational facilities.



Figure 13: Car parking

## ECONOMIC CONSIDERATIONS

The following is an outline of economic considerations for Active River and Baker Park Precincts.

### RECREATIONAL NEEDS

Recreational facilities aimed at young children, sporting groups, families and individuals should figure prominently within Baker Park. This could be via the development of a recreational based pool in place of the existing Wyong Pool facility. Implementation of increased numbers of netball fields from 24 to 30 courts will compliment the existing facilities and assist in the growth of Wyong's competitive Sporting Arenas. The Active River Foreshore Precinct should promote a more regular daily recreation activities program such as walking & jogging tracks, bicycle connectivity through the precinct to & from Wyong Town Centre as well as interactive exercise facilities which could also serve as public art along the river front.

Population trends support the development of recreational facilities in Wyong. Predicted population growth in Wyong and the greater Central Coast is higher than the State average as is the concentration of children and older people who tend to engage in more recreational activities than the rest of the population.

Retaining and improving the recreation opportunities is considered critical for the Baker Park Precinct and must ensure that facilities such as the netball courts and aquatic facilities are adequate in size, is matched by adequate car parking and other facilities to support

local and regional competitions. Residential development should be sympathetic to the existing sporting uses including the Tennis Facilities and not lead to long term land use conflicts such as noise, lighting and traffic generation.

Implementation of recreational areas needs to be multi-use and accessible seven days a week.

### DEVELOPMENT ISSUES

The lack of longer term tenure on leases in the Baker Park Precinct is likely to be a significant impediment to stability of the area to be promoted as an area of Public Recreation containing contemporary competition facilities. The ownership structure of parcels of land in Baker Park should assist to provide Council with valuable developable sites which, together with private partnerships, could be consolidated into suitably sized parcels. Improved vehicle access to Baker Park including the bridge link to the Pacific Highway is a prerequisite for successful development.

Improved pedestrian access to the Riverfront is important to fulfill the potential for a vibrant and diverse collection of riverside activities. Due to flood constraints, limited vehicle access and parking must be considered. An option explored within the report includes the potential to realign River Road and the foreshore reserve area to provide the potential for more depth to the riverfront.

Improved pedestrian connectivity across the

site from Wyong Town centre could occur via the integration of public lifts that are publicly accessed but are provided as part of any private development proposal at Rankens Court and Margaret Street where gradients for disabled access ramps are greater than 1:14 and stairs to both Rankens Court and Margaret Street to provide access for the community.

### SERVICES & ESSENTIAL INFRASTRUCTURE

Investigation of existing services and capability of increased demand will need to be undertaken to ensure adequate capacity prior to implementation of development within both Precincts.

### ACTIVE RIVER AND WYONG TOWN CENTRE

Implementation of a Licencing/ Leasehold Strategy to the Active River Foreshore Precinct to promote commercial licencing opportunities and provide for minor revenue from the hire of sections of the foreshore reserve for community and commercial events.

It is noted that the river foreshore is Crown Land and further negotiations with State Government should take place before relying on a plan to promote commercial licensing opportunities and lease of sections of the River Foreshore.

### BAKER PARK PRECINCT

Promote the development of a flexible publicly accessible car parking facility at Wyong Race Course and Club through improved development

strategies for the site including consideration of increased development height and development use mix. It is noted that Wyong Race Club has identified that their race day program rarely coincides with the weekend uses of Baker Park and therefore a co-use of the car park may be possible. Details of the deeds of use of any proposed car parking facility at Wyong Race Course and Club require clarification with Wyong Shire Council prior to implementation.

Provide alternative additional car parking facility along Pollock Avenue to complement proposed increase in netball courts.

## TOURISM AND VISITOR CONSIDERATIONS

A preliminary review of existing site conditions, previous studies and regional context has been carried out to provide recommendations relating to potential tourism and visitation initiatives as part of the Wyong Active River Precinct and Baker Park Precinct Master Plan. A summary of recommendations is listed below.

### CONSIDERATION OF A PROPOSED CULTURAL PRECINCT AND RELATIONSHIP TO ACTIVE RIVER FORESHORE

Experiences activities and facilities provided at the Active River Precinct must be authentic, they must be relevant to the amenity of the rivers edge location in terms of scale and design and must be relevant to the needs primarily of the local community.

Wyong Shire Council has adopted a Cultural Plan. The actions that the plan identifies as high priority are relevant to Wyong Town Centre as well as the subject precincts.

The principles of the Cultural Plan include the following:

- Develop a place making and Public Art Policy/ Strategy
- Connect the existing cultural and heritage assets to the pedestrian/ bicycle network
- The actions of the Plan include the establishment and resourcing of a Performing Arts Centre to provide a focus for community and cultural activity and to nurture youth performing arts. Council has committed to Stage 2 of the Performing Arts Centre to be located at Anzac Avenue.

- Develop Wyong Town Centre township as a focus for Cultural Activity for the Shire by building on its natural features, its heritage, its cultural organisations and events
- Establish a network of local art centres including the possibility of one being located at either the Active River or Baker Park Precincts to cater for the needs of the visual arts and crafts community
- Passive tourism activities focused on the natural and built environment
- Active tourism focused on sports, recreation opportunities and events
- Cultural tourism based on cultural events and activities
- Regional tourism accommodation and smaller accommodation opportunities
- Multi purpose, hospitality tourism facilities to compliment the surrounding precinct areas to improve day tourism and visitors travelling further north
- Expansion of existing built and environmental heritage items
- Liaising with key stakeholder groups including tourist groups and cultural organisations such as the Darkinjung Local Area Land Council

The optimum width of the Active River Promenade for the development of required recreational and other infrastructure is to be 6.0m. Improved access is to be provided across River Road to key activity nodes where private

sector infrastructure/community facilities can benefit most.

Key nodes to be created along the Rivers edge and Baker Park Recreational facilities linked by walking and cycling tracks with key areas being accessed across River Road.

These include areas for:

- Boating Activities including watercraft and kayak/ canoe activity
- Children's playground – an all abilities playground adjacent to existing Baker Park netball courts
- Picnic and viewing activities
- Small event activities possibly terminating Rankens Court
- Cultural activities
- Restaurants, Kiosk, Cafes and Bars providing opportunity for informal meeting, gathering and relaxation in quality public and private spaces and places. Such facilities will need to be located away from Active River Foreshore river edge due to flood constraints.
- Enjoyment of café and restaurant dining throughout the week
- Improvement of Regional Open Space network and relationship to Baker Park
- Improvement of relationship between Baker Park and Wyong Race Course and Club
- Improvement of existing Netball Facilities and surrounding activities
- Improvement of linkages across to Town





## CLIMATE CHANGE CONSIDERATIONS

Local councils have a duty of care to consider projected sea level rise and associated climate change impacts in regulating their planning activities. However the degree to which lakes and estuaries will respond to projected sea level rise is not yet well understood. Council acknowledges this uncertainty and will respond appropriately as new information is provided.

Wyong Council is currently developing a Climate Change Policy but in the absence of such, and for the purpose of this Masterplan, Council recommends any planning and investment decision should consider the range of sea level rise projections over the life of an asset in line with the NSW Department of Environment and Climate Change Draft Sea Level Rise Policy Statement (DECC March 2009).

The draft Policy Statement provides for an increase above 1990 mean sea level of 40 cm by 2050 and 90 cm by 2100. These planning benchmarks are based on the sea level rise projections developed by Australian and international experts and are considered most appropriate for NSW, while acknowledging the uncertainty associated with these projections. The following Table indicates how the sea level rise planning benchmarks were derived:

Component	Year 2050	Year 2100
Sea level rise	30 cm	59 cm
Accelerated ice melt	(included in above value)	20 cm
Regional sea level rise variation	10 cm	14 cm
Rounding*	-	-3 cm
Total	40 cm	90 cm

\*Rounding was adopted as the projections have a degree of uncertainty, and adopting values to the nearest centimetre would imply a high degree of accuracy in the projections (Source NSW DECC 2009)

Other relevant climate change information is available in the Floodplain Risk Management Guideline entitled Practical Considerations of Climate Change prepared by the NSW Department of Environment and Climate Change (DECC October 2008).

In the context of this Masterplan, any development or implementation should be undertaken with due consideration to the latest available climate change information.

### LIVING SUSTAINABLY

1. We successfully integrate ecological, social and economic sustainability.
  - The master plan ensures the retention of ecological environments within both Active River Foreshore and Baker Park precincts.
  - The proposed development will assist to activate areas of the Wyong town centre that are currently underutilised. The mix of development types will ensure access of a diverse range of the community to the precincts.
  - The master plan allows for an increase residential densities in a mix of building types that will can promote a viable development. Sustainable transport options

such as provision of Cycleway networks are considered.

2. We support our long-term vision, focusing locally in a global context.
  - The strategy of the master plan incorporates a variety of medium density housing directly adjacent to Wyong Railway Station. The plan puts in place a set of controls to ensure a sustainable balance of open space and built environment.
3. We protect the environment to maintain healthy ecological system.
  - The master plan makes recommendations to maintain and repair the Wyong River bank, promote revegetation along the foreshore and increase vegetation in the Baker Park Streets.
4. We apply good governance, striving to improve our processes and outcomes.
  - Wyong Shire Council has implemented the Wyong Tuggerah Regional Strategy guidelines to ensure measures to protect the value and character of Wyong town in particular the subject precincts.
5. We build partnerships by engaging with and listening to the community.
  - The master plan will go on exhibition for public review. Council will review and assess submissions and will meet with community groups, stakeholders and government departments if required to ensure a

transparent process of engaging with the community.

6. We lead by example and support actions for sustainability.

Key examples of sustainability as mentioned above are:

- Increasing residential development alongside main public transport nodes to reduce private vehicle usage and promote a healthy environment
- Ensuring a balance between development and high quality open space
- Incorporating measures to ensure that access to natural light and ventilation in residential buildings to reduce dependence on the consumption of natural resources





#### TUGGERAH LAKES ESTUARY MANAGEMENT PLAN

The Estuary Management Plan is the platform for managing the Tuggerah Lakes Estuary for the next 5 years. The Management Plan includes Action Plans that provide the flexibility to redirect effort and funding each financial year and call for significant involvement from a host of stakeholders including the community of Wyong Shire and State Agencies. It is a plan for managing one of the most unique estuaries in Australia, and one of Wyong Shire's most valued natural assets.

#### TUGGERAH LAKES ESTUARY MANAGEMENT STUDY

##### Background

The Tuggerah Lakes Estuary Management Study identifies four main catchment areas – Ourimbah Creek, Tumbi Creek, Wallarah Creek and Wyong River that drain into Tuggerah Lakes. The flows from these creeks are a double edged sword for the estuary. These catchment areas are critical in flushing the lake system and also

provide freshwater to the system. Management of the lake catchment is very important for a healthy lake system.

The Active River Foreshore precinct is identified in both the Estuary Management Study and also the Estuary Management Plan. In order to ensure that a consistent and integrated planning approach is adopted, the masterplans have considered the importance of the six primary objectives mentioned below and incorporated them into the final masterplan option.

The Estuary Management Plan identifies six primary objectives for the management of Tuggerah Lakes:

1. Ensure that the quality and quantity of water meet the needs of the community and lakes and rivers.

- The master plan identifies the need for a Vegetation Management Plan that provides guidelines to the retention and replanting of vegetation species along the foreshore.
- Reduce water runoff including compliance with the revised WSUD guidelines. Overland flow paths have been allocated within the scheme at four different points across the site, adjacent to Hope Street, Margaret Street and Rankens Court leading down to the River foreshore.

2. Ensure that the plants along the banks of rivers, lakes and in wetlands are protected because they are essential to a healthy ecosystem.

- The master plan makes recommendations to maintain and repair the Wyong River Bank and promote revegetation along the foreshore.
- Ensure any future development is consistent with the objectives and requirements established in the Streambank Rehabilitation Program.
- The masterplan identifies that any future development should be relevant to the amenity of the rivers edge location in terms of scale and design.

3. Ensure that biodiversity and ecological integrity of the lakes ecosystem are maintained or enhanced.

- The masterplans reiterate that the protection of the existing vegetation on the river bank is essential for stream health. Riparian zones require soft planted edges for bank stabilisation and healthy habitat. The development of the River foreshore will require an integrated approach comprising of relevant landowners and key stakeholders within the Tuggerah Lakes Coast, Estuary and Floodplain Management Committee.

4. Ensure that human activities can take place while protecting cultural heritage and enhancing soil and water.

- The masterplans ensure that development along the foreshore is consistent with the Streambank Rehabilitation Program.

5. Ensure that the social and economic needs of the community are met while protecting the environment of the coast.

- The masterplans provide a framework for future residential and commercial growth within the Active River foreshore precinct. The plans have been developed to emphasize the importance of the existing foreshore and encourage reactivation through improved pedestrian and vehicle access.
- Explore options associated with encouraging sustainable tourist opportunities near Rankens Court.
- Provide for retail and commercial functions to address the River.



6. Ensure that we continue to improve our understanding of how the estuary works and incorporate this knowledge into management.

- The masterplans provide for the reactivation of Wyong River and encourage opportunities for school and community groups to utilise the river for educational purposes.

As part of the implementation program, The Tuggerah Lakes Estuary Management Plan provides specific action plans that include key target initiatives to be adopted. These have been considered in the formulation of the masterplan options. The following key targets are relevant to the masterplan:

#### WATER QUALITY ACTION PLAN SUMMARY

##### Target

- Maintain natural nutrient and sediment loads and water flows after new development.
- Reduce nutrient and sediment loads from existing development.
- Help landowners and business to limit pollution at the source.
- Educate people in the catchment (including residents, tourists and industry) about reducing pollution.
- Stabilise foreshores and stream bank erosion.

- Reduce demand for river water that flows to the lake, by encouraging sustainable use of water in the community.

#### ECOLOGY ACTION PLAN SUMMARY

##### Target

- Improve and protect natural foreshore areas.
- Maintain the rehabilitated natural foreshore areas.

#### SOCIO – ECONOMIC ACTION PLAN SUMMARY

##### Target

- Provide better facilities in foreshore recreation areas.
- Maintain foreshore recreation areas and beaches.
- Development partnerships with businesses to solve common problems and improve economic opportunities.
- Ensure development is based on sustainable catchment and estuary management principles.

#### KNOWLEDGE AND MANAGEMENT ACTION PLAN SUMMARY

- Identify and assist the organisation who will manage and implement the estuary management plan.