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BACKGROUND

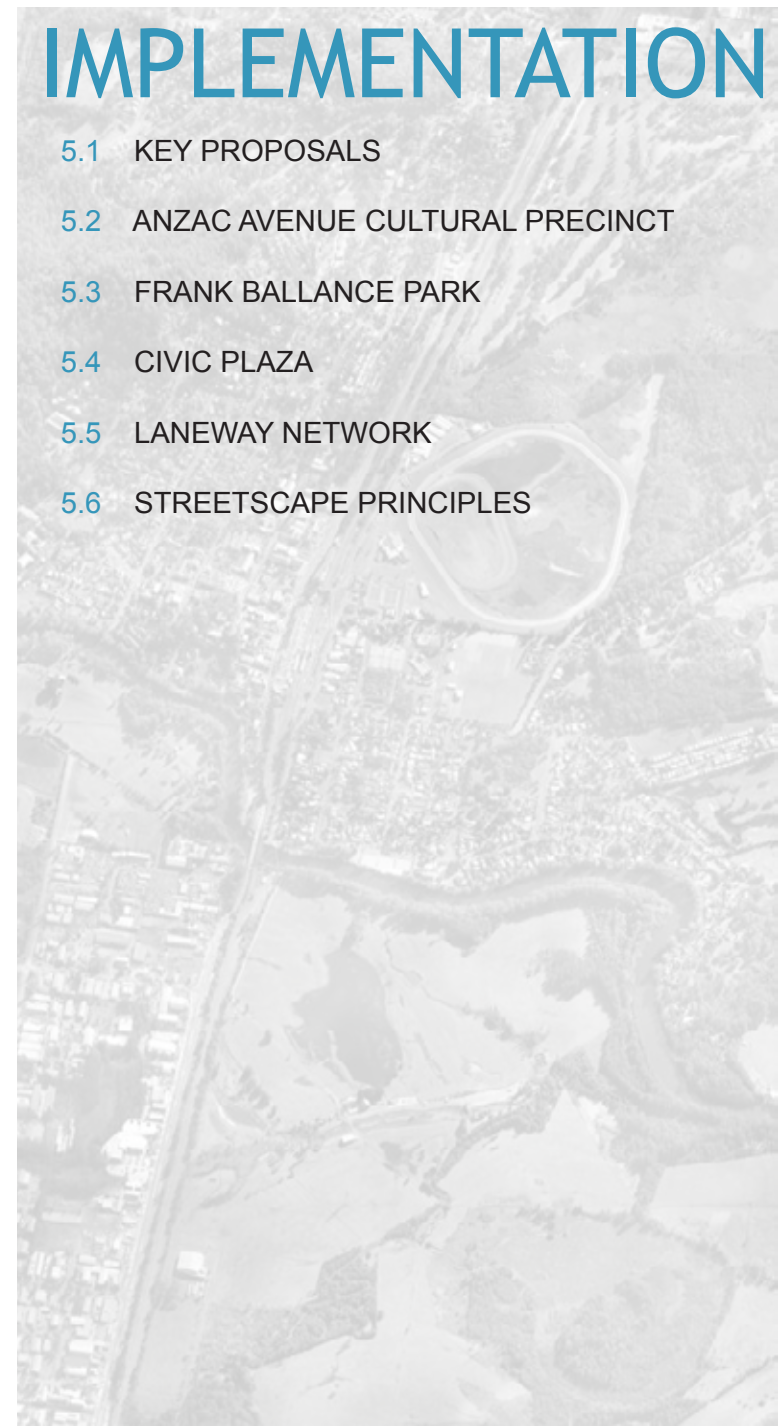
CONTEXT

ANALYSIS

MASTER PLAN

IMPLEMENTATION

- 5.1 KEY PROPOSALS
- 5.2 ANZAC AVENUE CULTURAL PRECINCT
- 5.3 FRANK BALLANCE PARK
- 5.4 CIVIC PLAZA
- 5.5 LANEWAY NETWORK
- 5.6 STREETScape PRINCIPLES



5. IMPLEMENTATION KEY PROPOSALS

5.1 KEY PROPOSALS

In addition to the Master Plan for Wyong a number of key projects have been provided in response to the urban design principles. These proposals have been developed to provide guidance for the long term development of the town centre.

These key proposals have been summarised in the following table. For each proposal the following has been identified:

PRIORITY

The relative priority of each key proposal.

TIME FRAME

The overall master plan is a long term plan intended to be implemented over the next 10-15 years. The time within which proposals should be commenced has been assessed in response to their priority within this 10-15 year time frame.

PROBABLE COST

Probable costs for the major components of the master plan are provided to assist Council in establishing budgets and exploring sources of funding.

PROJECT	PRIORITY	TIME FRAME	PROBABLE COST
1. ANZAC AVENUE CULTURAL PRECINCT	HIGH	Short Term 2-3 years	Approximately \$4.5-5 Million
2. FRANK BALLANCE PARK	HIGH	Short Term 2-3 years	Approximately \$2.5 - 3.5 Million
3. CIVIC PLAZA	MEDIUM	Mid Term 3-5 years	Approximately \$600, 000
4. LANEWAY NETWORK	MEDIUM	Long Term 8-15 years	Approximately \$2-2.5 Million
5. STREETScape UPGRADES	MEDIUM	Mid Term 3-5 years	Approximately \$1-1.5 Million

5. IMPLEMENTATION ANZAC AVENUE CULTURAL PRECINCT

5.2 ANZAC AVENUE CULTURAL PRECINCT



FIGURE 21. ARTISTS IMPRESSION OF THE PROPOSED MARGARET STREET AND ANZAC AVENUE INTERSECTION UPGRADE

5. IMPLEMENTATION ANZAC AVENUE CULTURAL PRECINCT

CONCEPT PLAN- ANZAC AVENUE CULTURAL PRECINCT

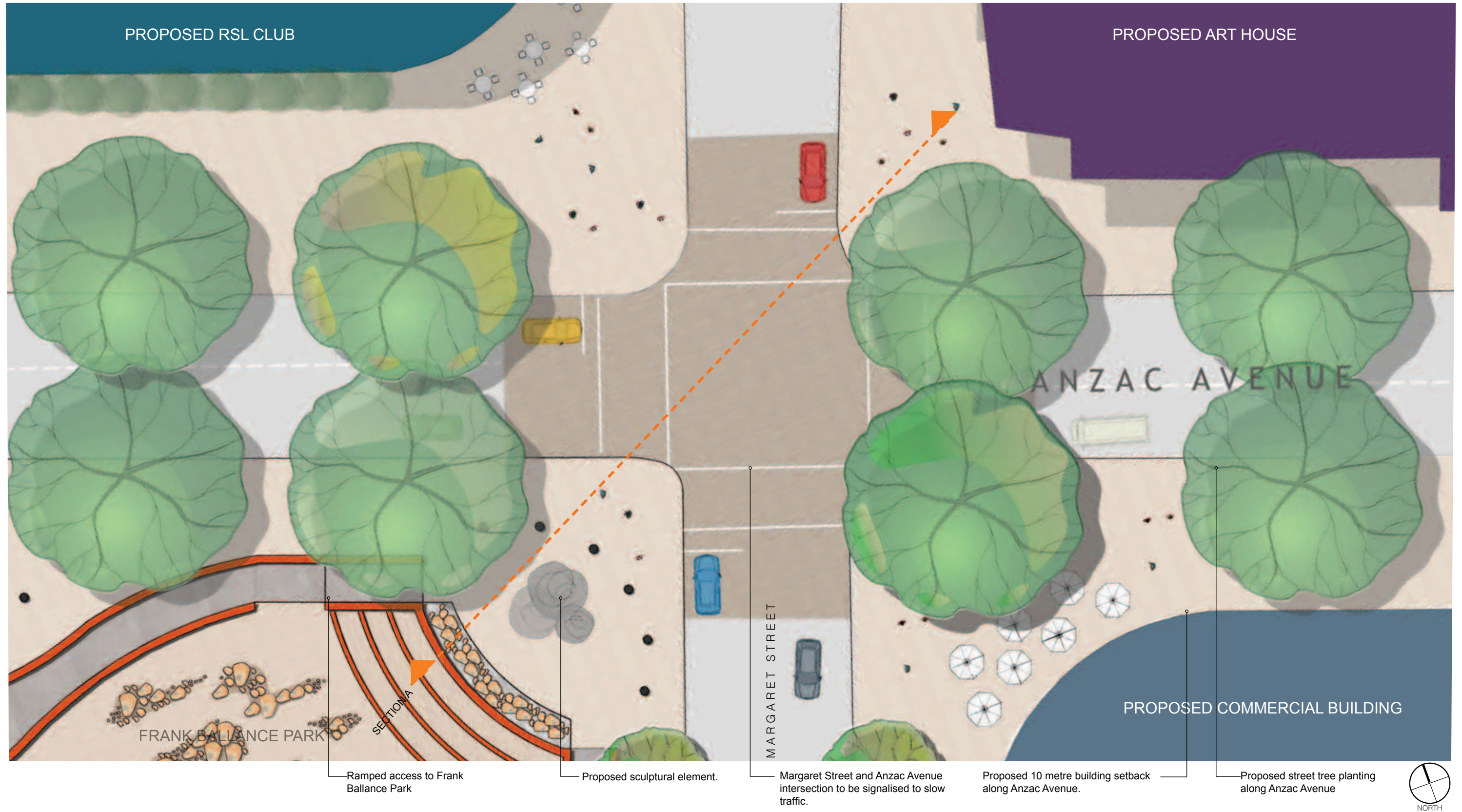
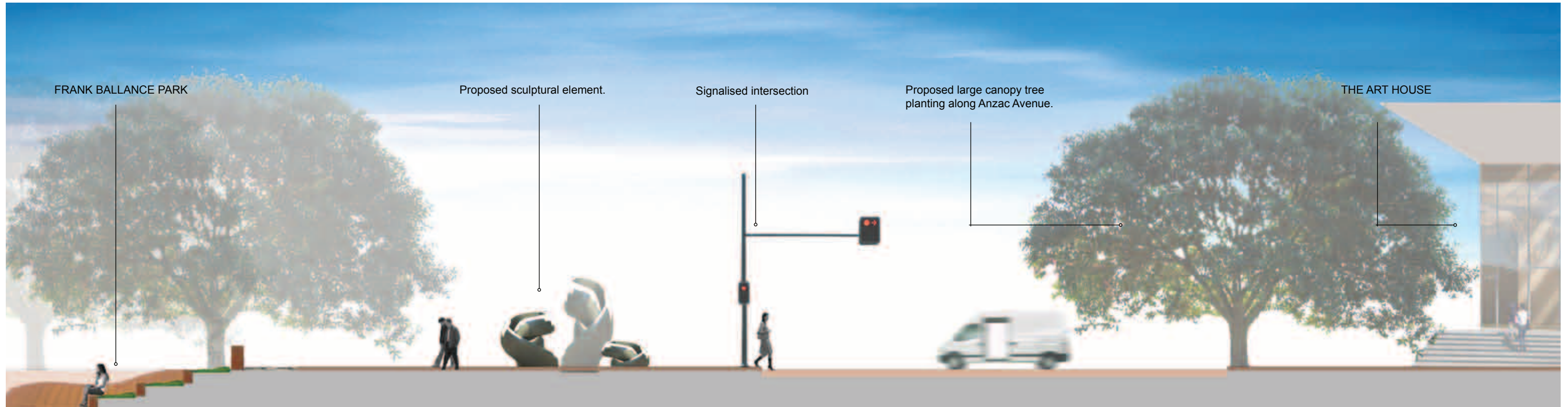


FIGURE 22. PROPOSED INTERSECTION UPGRADE MARGARET STREET AND ANZAC AVENUE CONCEPT PLAN

5. IMPLEMENTATION ANZAC AVENUE CULTURAL PRECINCT

CONCEPT SECTION



SECTION A. PROPOSED MARGARET STREET AND ANZAC AVENUE INTERSECTION UPGRADE

THEMING IMAGES



5. IMPLEMENTATION FRANK BALLANCE PARK

5.3 FRANK BALLANCE PARK



FIGURE 23. ARTISTS IMPRESSION OF FRANK BALLANCE PARK

5. IMPLEMENTATION FRANK BALLANCE PARK

CONCEPT PLAN- FRANK BALLANCE PARK

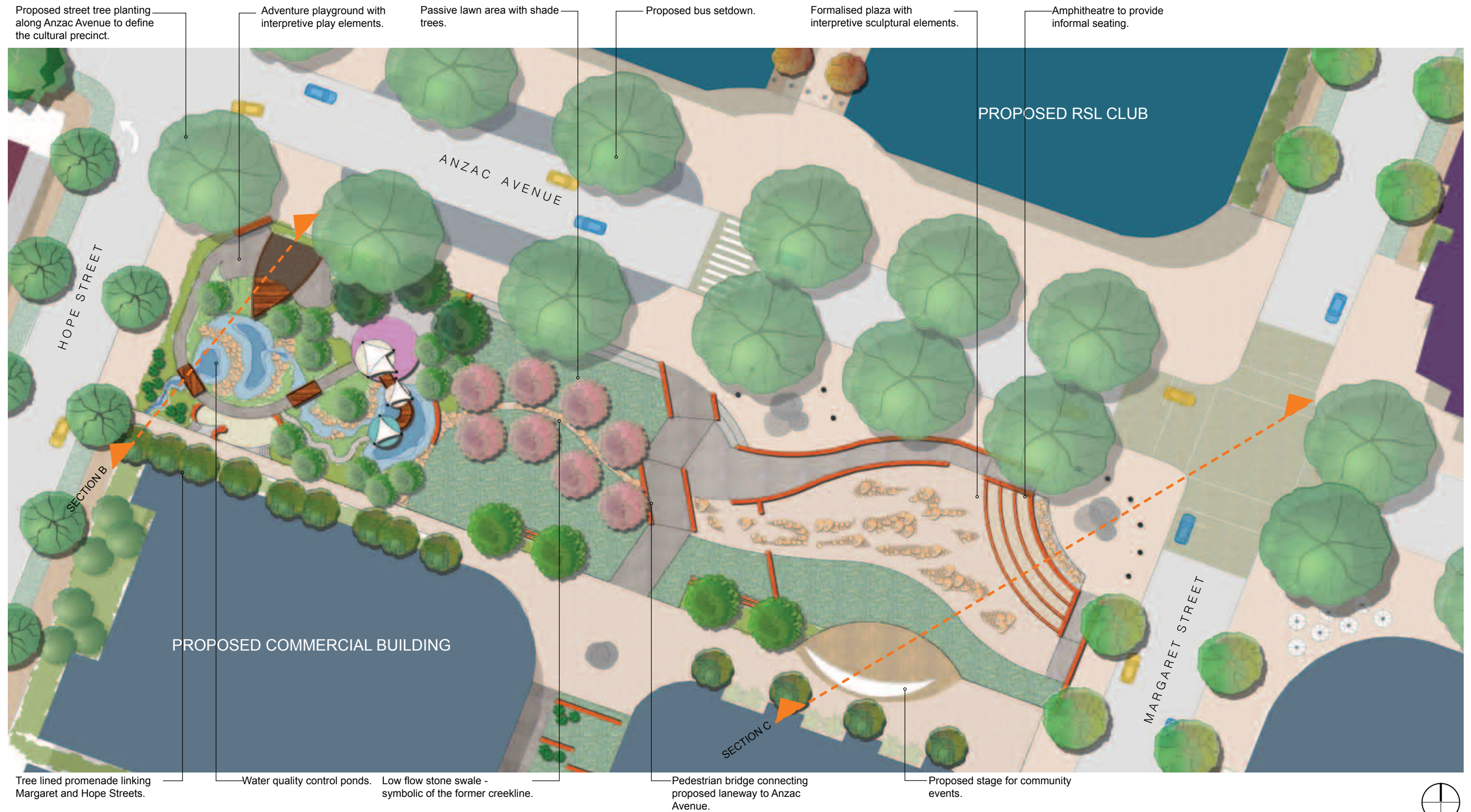


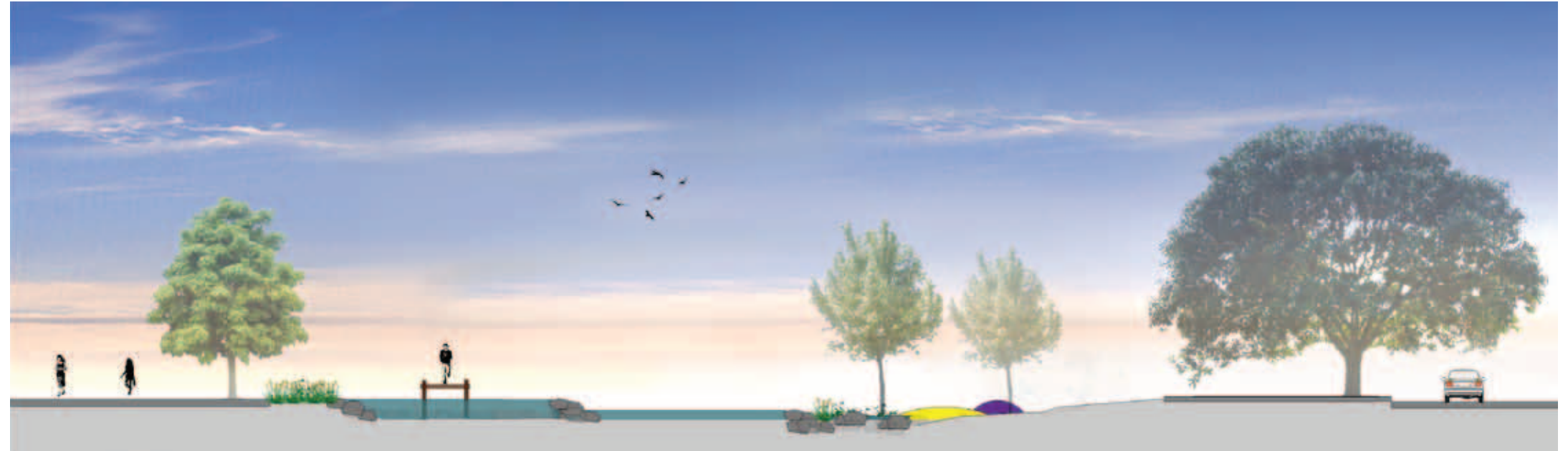
FIGURE 24. PROPOSED CONCEPT PLAN FRANK BALLANCE PARK

5. IMPLEMENTATION FRANK BALLANCE PARK

THEMING IMAGES



CONCEPT SECTIONS



SECTION B FRANK BALLANCE PARK- WATER DETENTION & PLAYGROUND AREA



SECTION C FRANK BALLANCE PARK- PLAZA AREA