

URBAN DESIGN VISION AND MASTERPLAN

Character Statements and Vision

WYONG / TUGGERAH PLANNING STRATEGY



June 2007
project no. 3823.00

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision

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issue register

Date of Issue	Reason for Issue	Prepared by	Checked by	Signed
12.01.06	Issue to Client	JH	JP	
09.02.06	Amendments	JH	JP	
09.03.06	Council Workshop	JH	JP	
28.04.06	Issue to Client	JH	JP	
31.10.06	Amendments	JH	JP	
06.06.07	Amendments	JH	JP	

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Introduction

The Wyong / Tuggerah area forms the traditional gateway to Wyong Shire and the northern half of the Central Coast. The area is the focus of retail, commercial and administration activity in the Shire and provides a broad-reaching cultural, community and service role.

This 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 Wyong / Tuggerah area is comprised of a variety of natural forms including wooded hills and ridgelines, floodplains, drainage lines and river systems which have been overlain with a diversity of urban, suburban and rural uses. The vision for Wyong / Tuggerah is to respect and respond to the range of opportunities presented by the different precincts that comprise the study area and by their context. The vision is 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 residents.

Study Area

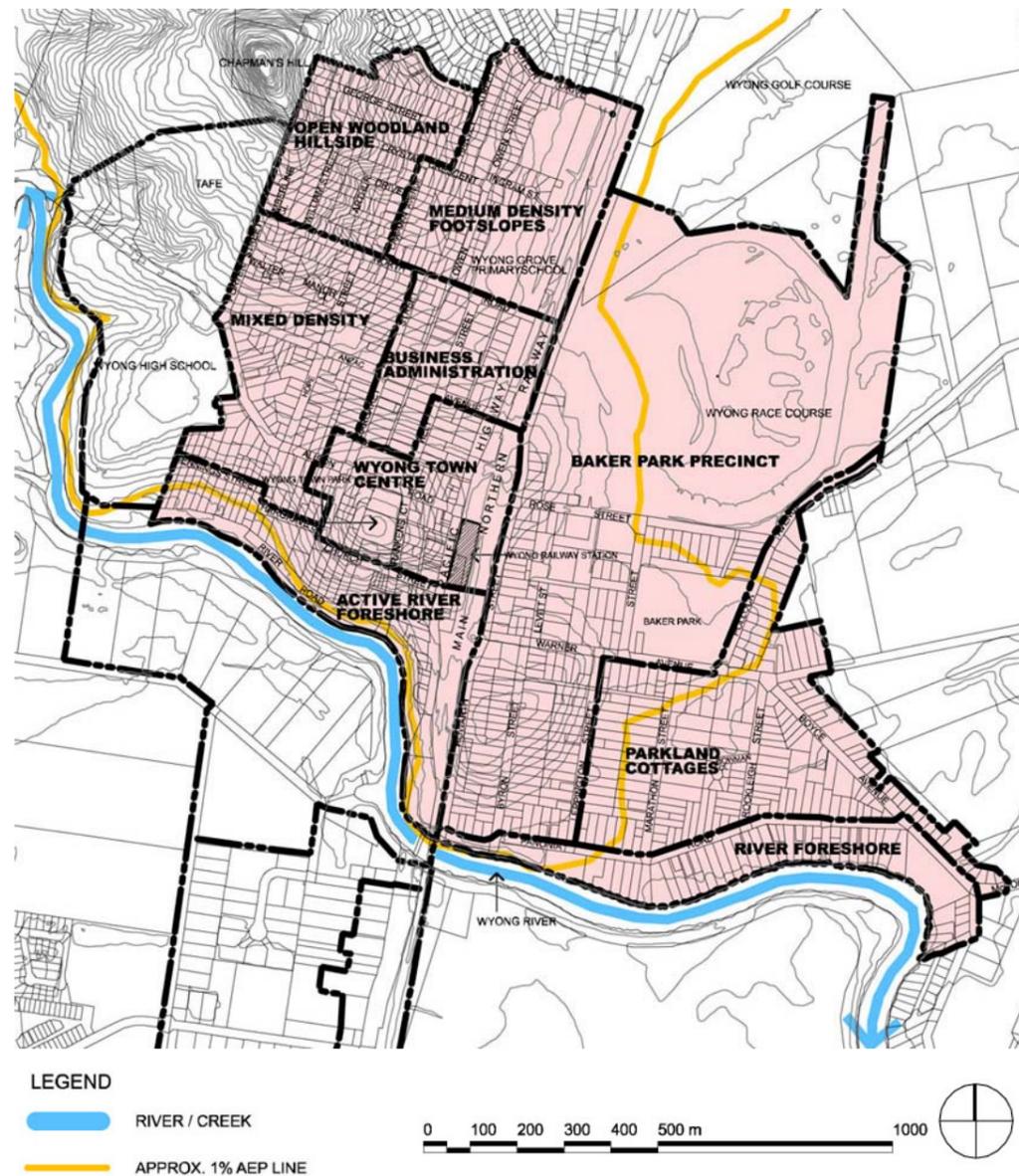
The **Wyong** study area incorporates the key topographic features of Wyong Town Park Hill and the eastern slopes of Chapman's Hill. These elevated areas provide panoramic views to surrounding and distant areas and scenic backdrops to views into the Town Centre.

Low-lying land comprises much of the study area east of the Pacific Highway and Main Northern Railway that runs north-south through Wyong. The low-lying areas are affected by flooding in 1 in 100 year Annual Exceedance Probability (AEP) events. These areas incorporate extensive open space and active recreation facilities.

Wyong River forms a natural southern boundary to the Town Centre separating it from the rural and light industrial areas of Tuggerah Straight.

The character areas that comprise the Wyong study area are:

- | | |
|-------------------------------|-------------------------|
| 1. Wyong Town Centre. | 6. Mixed Density. |
| 2. Business / Administration. | 7. Baker Park Precinct. |
| 3. Active River Foreshore. | 8. Parkland Cottages. |
| 4. Medium Density Footslopes. | 9. River Foreshore. |
| 5. Open Woodland Hillside. | |



Wyong Character Areas



The **Tuggerah** study area is primarily comprised of low-lying land and moderate to gentle slopes along the southern boundary, at the base of Tangy Dangy Hill.

The Pacific Highway, Main Northern Railway and Wyong Road cross the Tuggerah site creating divisive elements within the Town Centre.

Prominent retail and centre support complexes – Westfield and Homemakers Supa Centre – are located in Tuggerah Town Centre creating visual impact. These contrast with the rural open spaces at the edges of the study area.

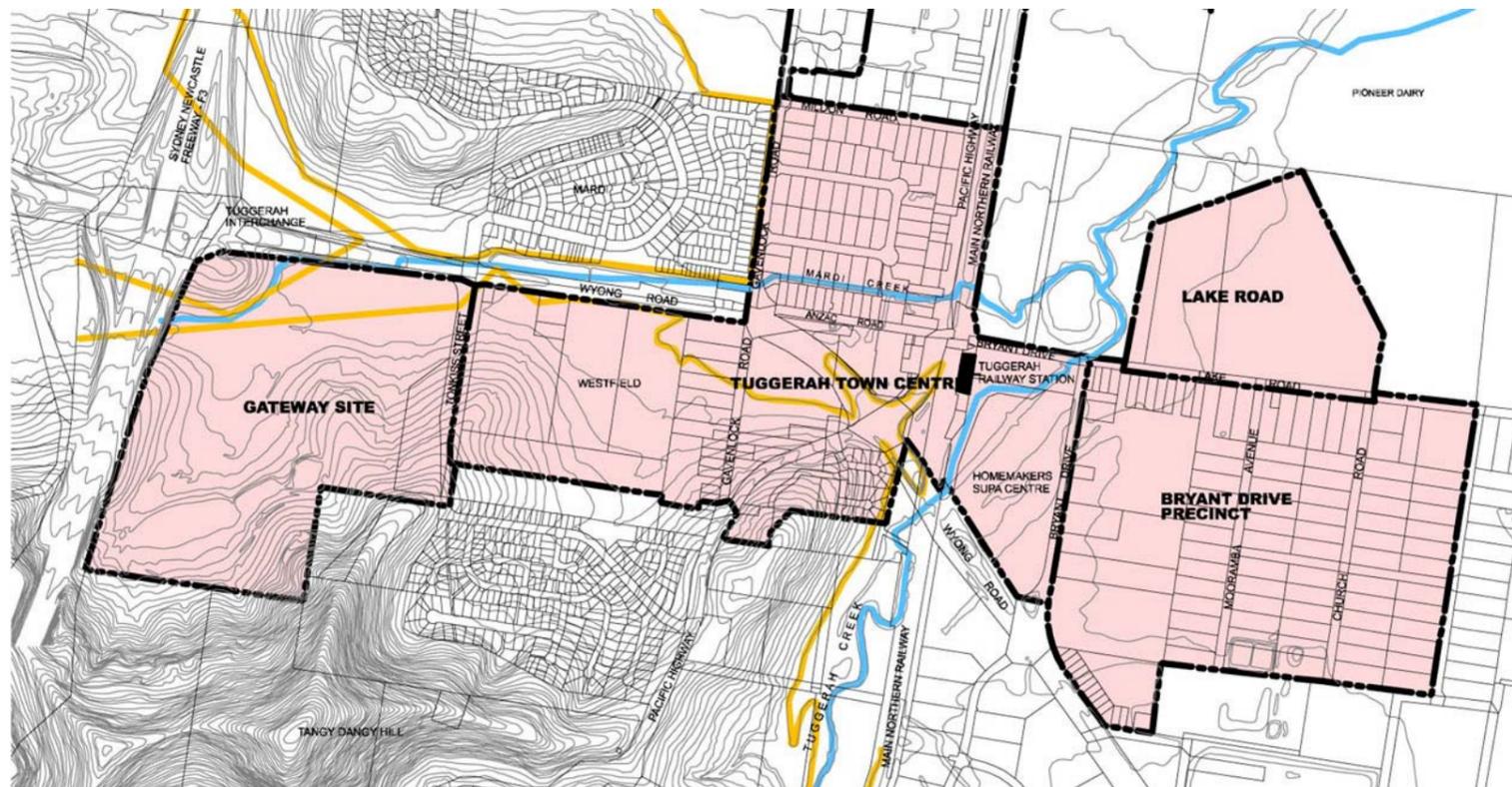
The character areas that comprise the Tuggerah study area are:

- 10. Lake Road.
- 11. Tuggerah Town Centre.
- 12. Gateway Site.
- 13. Bryant Drive Precinct.

The Tuggerah Straight area is not targeted for more intensive development beyond that allowed by current zoning because of flooding issues. This report does not include a vision for this area or for the Bryant Drive Precinct. Planning for these areas is to be undertaken as part of a subsequent DCP.

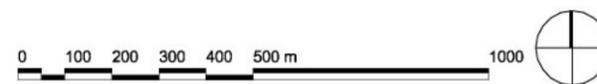
Both Wyong and Tuggerah developed primarily around their respective train stations as well as along the Pacific Highway / Sydney to Newcastle Rail corridor. The train stations play a significant role in the development of these centres today as a 5 to 10 minute walking distance between home and train station is considered a comfortable walking distance.

Concept layouts for precincts which fall within the 400 metre walking distance – Wyong Town Centre, Business /Administration, Active River Foreshore, Baker Park Precinct and Tuggerah Town Centre – are included in this report as well as the Gateway Site which forms a key component of the approach to Tuggerah.



LEGEND

- RIVER / CREEK
- APPROX. 1% AEP LINE



Tuggerah Character Areas

WYONG / TUGGERAH PLANNING STRATEGY

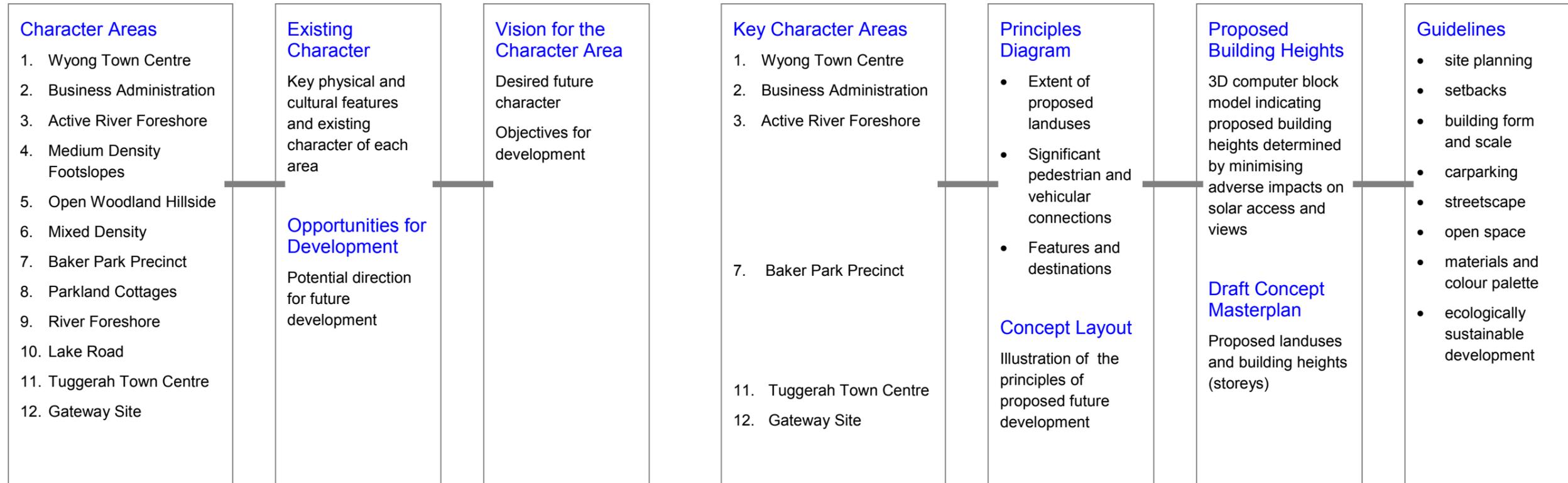
Character Statements and Vision

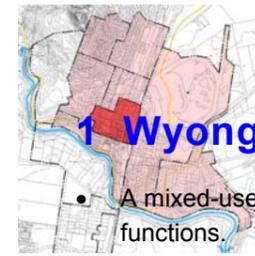
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Structure of the Report

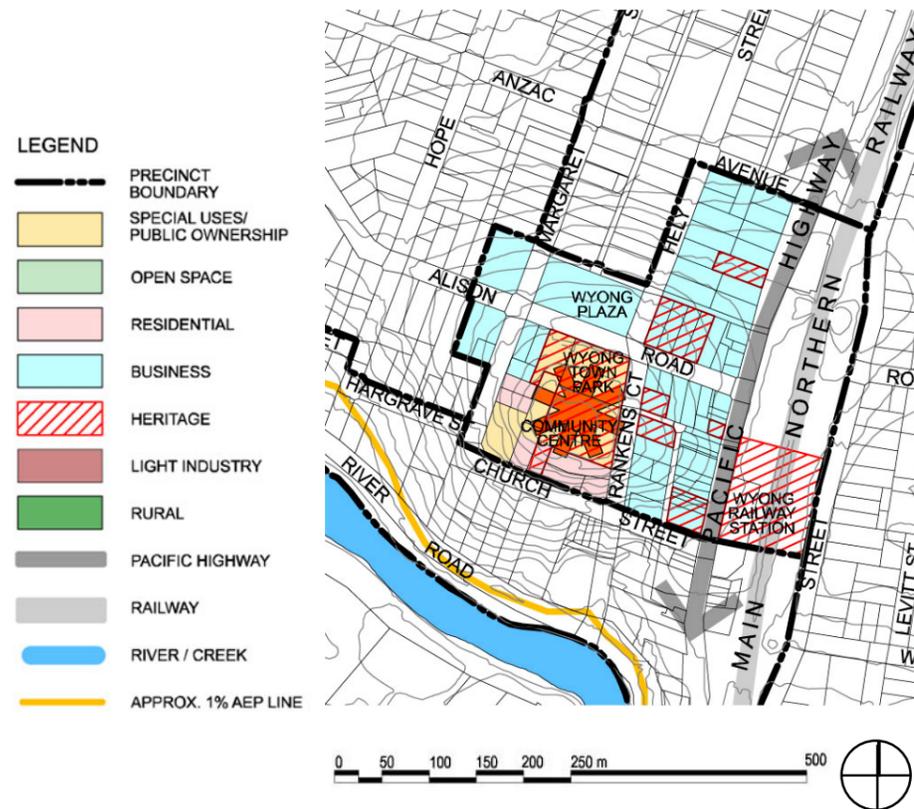




1 Wyong Town Centre

• A mixed-use precinct incorporating a range of retail, commercial and community functions.

- The Pacific Highway, Alison Road and railway station forecourt are the focus of retail activity.
- The form and scale of existing buildings creates a country town character with strong historical links to Wyong's past.
- The Town Centre incorporates the prominent natural highpoint of Wyong Town Park visible from a number of vantage points in and around the Regional Centre.
- Remnant trees within the Town Park produce a 'green' backdrop to views of the Town Centre from surrounding areas.
- Community facilities are provided within the Town Park.
- Several prominent heritage buildings and landscape elements are located in the Centre.
- Laneways provide rear access to a number of properties fronting the Highway and Alison Road.



Opportunities

- > Retail and commercial focus.
- > Heritage focus.
- > Community focus.
- > Public domain and linkages focus.
- > Respect the scale of existing buildings to enhance the country town character of Wyong.
- > Protect and enhance views to and from Wyong Town Park Hill.





Create public courtyard to rear of Chapman Stores



Create opportunities for outdoor seating and café spaces as well as attractions such as markets



Upgrade and activate laneways



Retain and upgrade community functions



Protect views from Town Park Hill



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

Vision for Wyong Town Centre

Retail / Business Focus

- Reinforce the Pacific Highway and Alison Road as the focus of retail activity.
- Incorporate additional retail functions along Margaret Street.
- Promote heritage buildings as a point of difference for retail and strengthen the heritage character of the precinct.
- Strengthen the commercial role of the Centre.

Heritage Focus

- Retain small scale buildings and intimate public spaces within the Centre.
- Reinforce the fine grained heritage street and lane pattern.
- Provide new opportunities for reuse of heritage buildings by incorporating the buildings into civic open space. Retail stores 14 – 16 Alison Road (Chapman Stores) for example, could re-expose the historic building frontage and incorporate retail / café functions that open out to the rear to an outdoor seating area.
- Consider incorporation of heritage trail through the Town Centre.

Community Focus

- Retain and upgrade community and social service functions with particular focus on the facilities provided in the Town Park.
- Strengthen cultural focus through upgrade of activities within the Town Park and the heritage focus of the Town.

Transport Focus

- Improve pedestrian access between the Railway Station and the retail / business area west of the Pacific Highway.

Public Domain and Linkages

- Emphasise public places through landscaping, street furniture, art and surface treatments.
- Maintain and upgrade laneways to create a pedestrian environment with the potential for dual frontage to buildings; create shareways where service access is maintained.
- Consider the provision of an access lane at the rear of the retail / commercial buildings between Hely Street and the Pacific Highway.
- Provide a connection from Town Park Hill to Margaret Street.
- Increase pedestrian permeability of the Town Centre.

Views

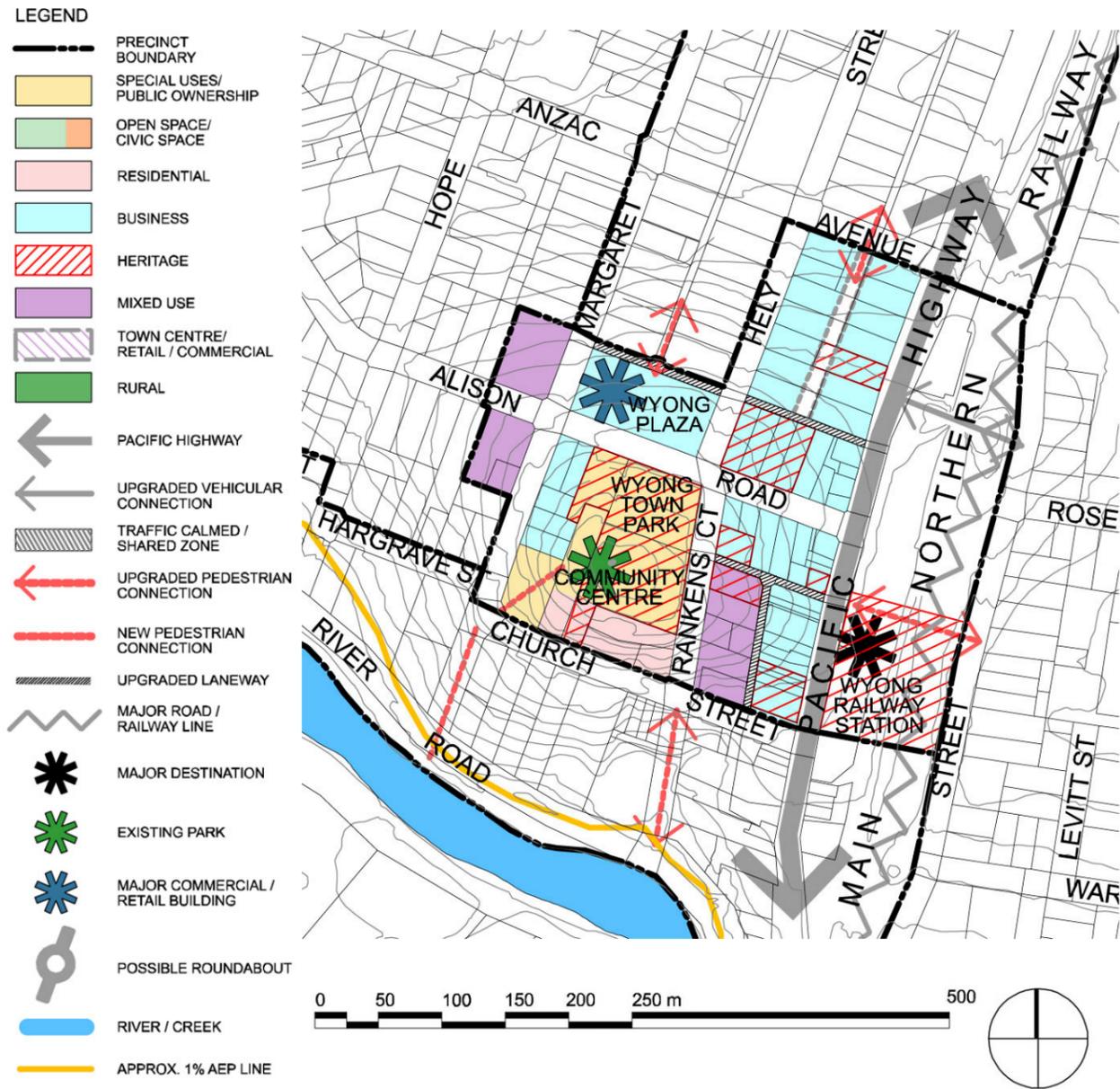
- Protect and enhance views to and from Town Park Hill through the publicly owned land.
- Protect and enhance views of heritage streetscape.

Streetscape

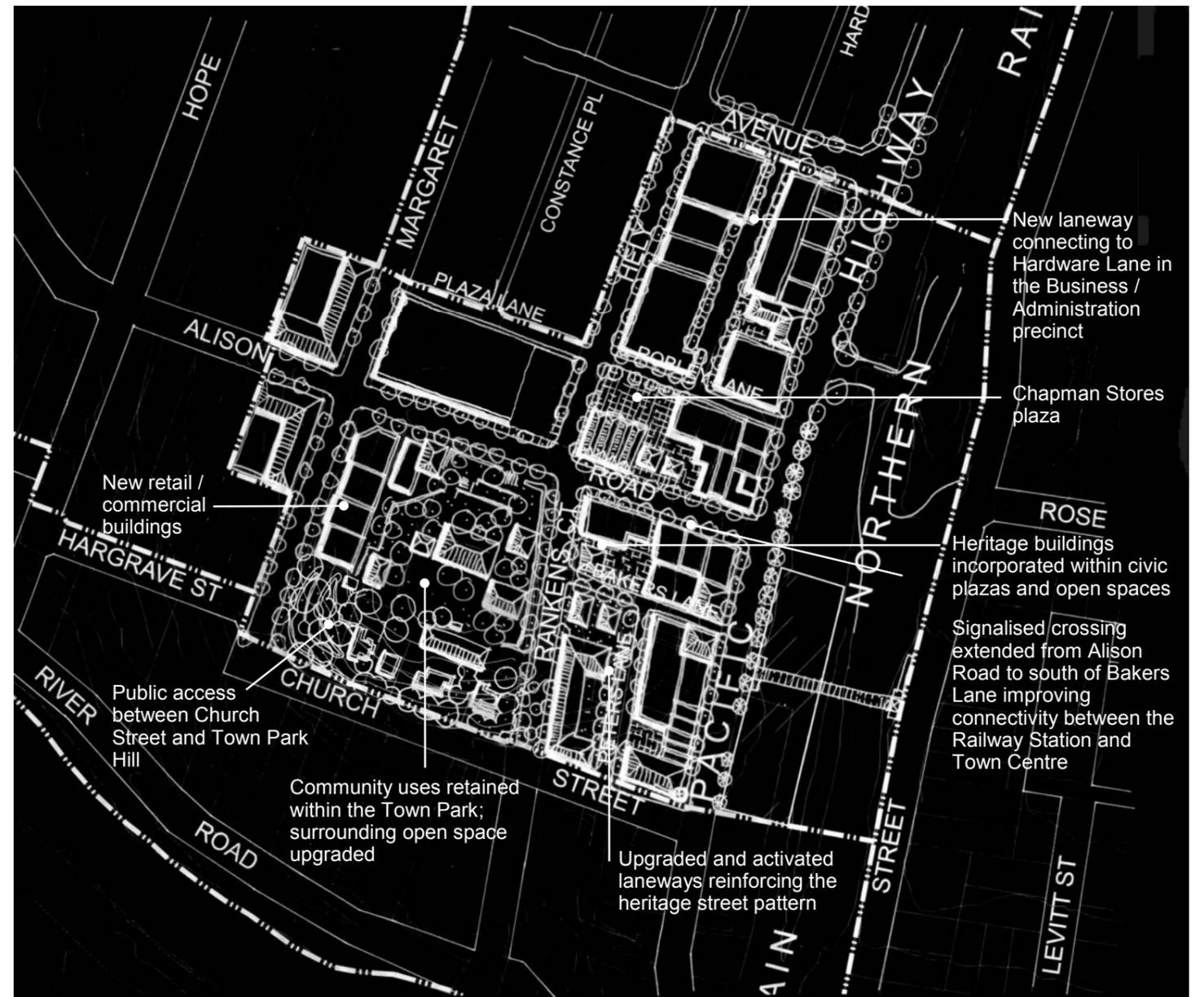
- Provide a unified family of streetscape elements.
- Expand and enhance the use of Canary Island Date Palm planting.

Artwork

- Consider public art projects for the Town Centre as part of the Public Art and Placemaking Masterplan.



Principles Diagram



Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

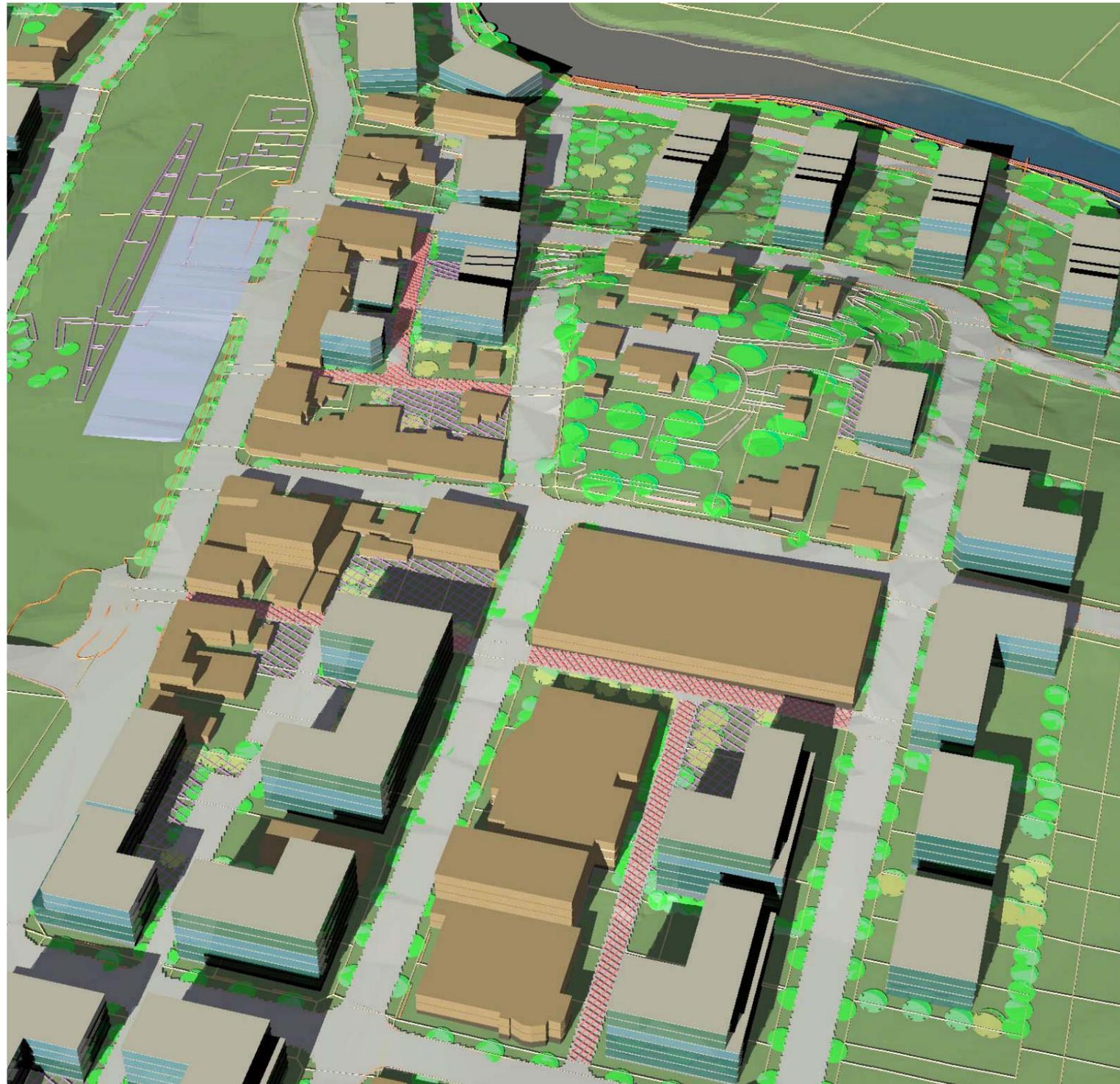
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Proposed Building Massing

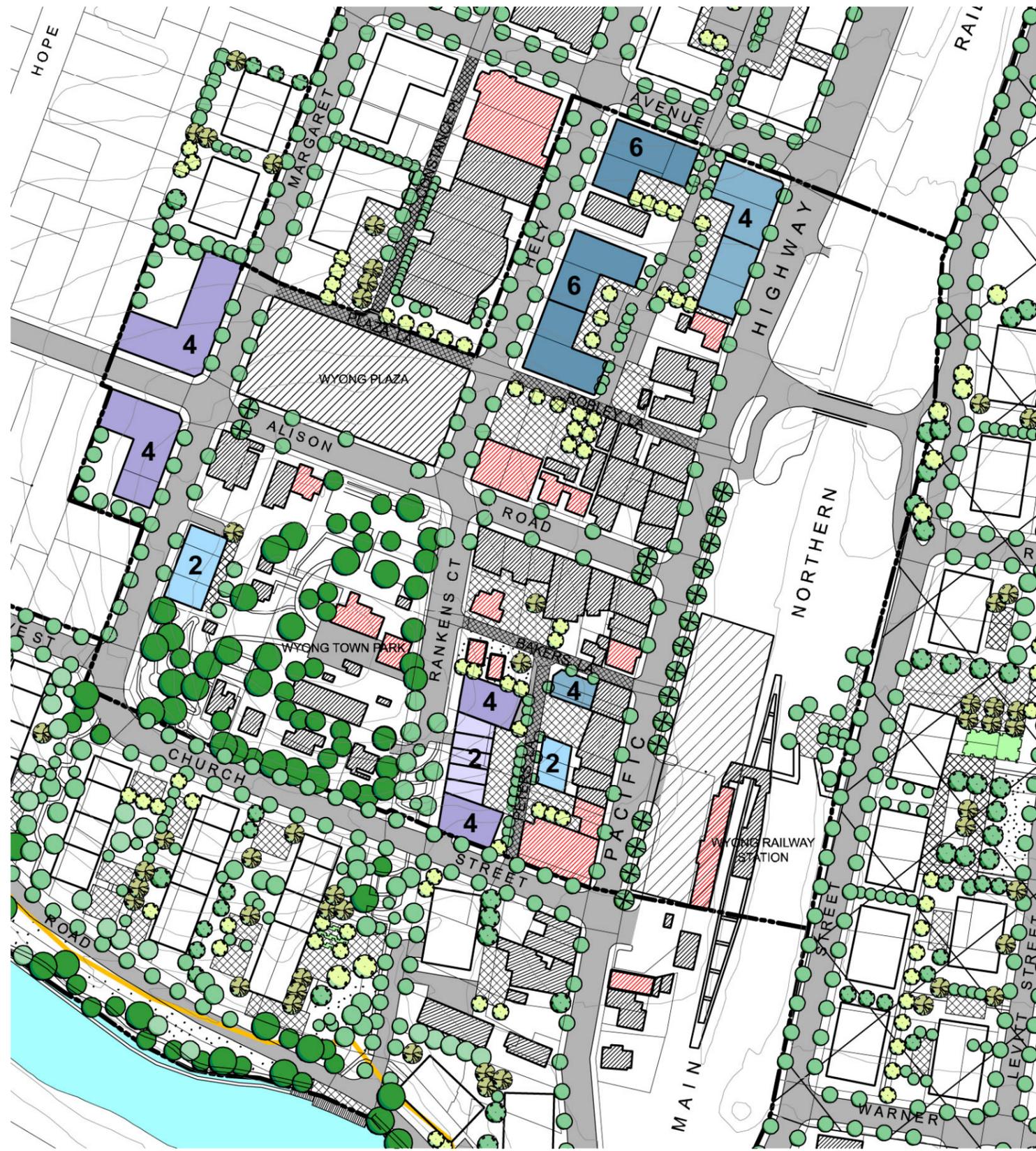
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- LEGEND**
- STUDY BOUNDARY
 - APPROXIMATE 1% AEP LINE
 - EXISTING BUILDINGS
 - HERITAGE BUILDINGS
- RESIDENTIAL**
- 2 STOREYS
 - 3 STOREYS
 - 4 STOREYS
 - 6 STOREYS
 - 8 STOREYS
 - 10 STOREYS
 - 20 STOREYS
- COMMERCIAL**
- 2 STOREYS
 - 4 STOREYS
 - 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



Draft Concept Masterplan

WYONG / TUGGERAH PLANNING STRATEGY

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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 and flora and fauna.
- 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 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.

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.
- Buildings are to create a consistent edge to the Pacific Highway, Hely Street, Margaret Street, Alison Road, and Anzac Avenue.

Building Form and Scale

- Buildings are to minimise adverse impacts on solar access and privacy of adjacent properties.
- 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 from Town Park Hill west to Ourimbah State Forest, east and south east to The Entrance, Tuggerah Lake, Long Jetty, Glenning Valley and Tumbi Umbi, north along Hely Street and north-west to Chapman's Hill.
- Commercial buildings are to create formal elevations to streets and laneways 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.
- Commercial buildings are to incorporate parapet walls or gable ends facing streets. Facades are to incorporate appropriate wall and window proportion and articulation.
- Continuous awnings are to be provided along the Pacific Highway.
- Buildings adjacent to heritage buildings are to complement the form and finishes of the heritage item without replication of heritage components.
- Buildings adjacent to heritage buildings are to have a maximum height of 4 storeys stepping down to 2 storeys at street frontages.



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

- 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. Street trees within Wyong Town Centre are to be selected from the following species:
 - Magnolia grandiflora – Bull Magnolia
 - Pyrus calleryana – Callery Pear
 - Syzigium australe – Lillypilly
 - Eleocarpus reticulatus – Blueberry Ash.
- Provide activated laneways at the rear of commercial buildings fronting the Pacific Highway and Hely Street. Laneways to provide main pedestrian entries and service vehicle access following upgrade and widening of the Pacific Highway. Laneways are to have a high presentation, adequate lighting to create a safe and secure pedestrian environment and street furniture and signage consistent with that of the Town Centre public domain. Passive surveillance of the laneways from adjacent buildings is encouraged.

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 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.
- 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 Centre to evoke an urban character.
- Maintain and upgrade Town Park Hill as the open space focus within the Town Centre.

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.

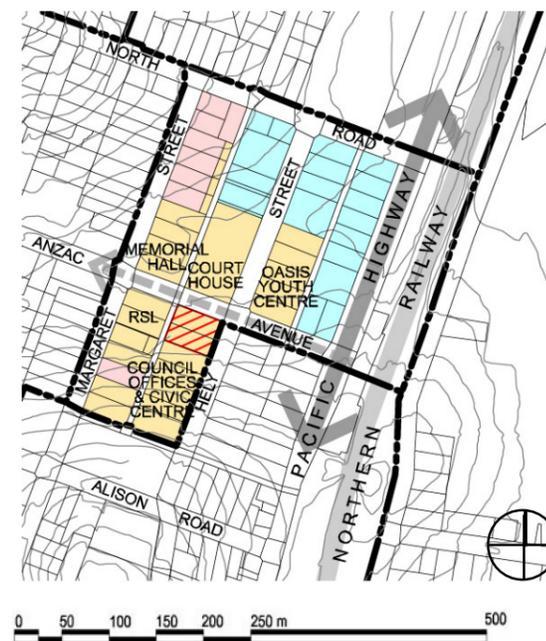


2 Business / Administration

- The Business / Administration precinct provides regional administrative and commercial functions.
- Civic functions include the Court House, Council offices and Civic Centre.
- A retail component fronts the Pacific Highway.
- Community service functions include the Oasis Youth Centre.
- Incorporates low-lying areas along an old creek line in the centre of the precinct.

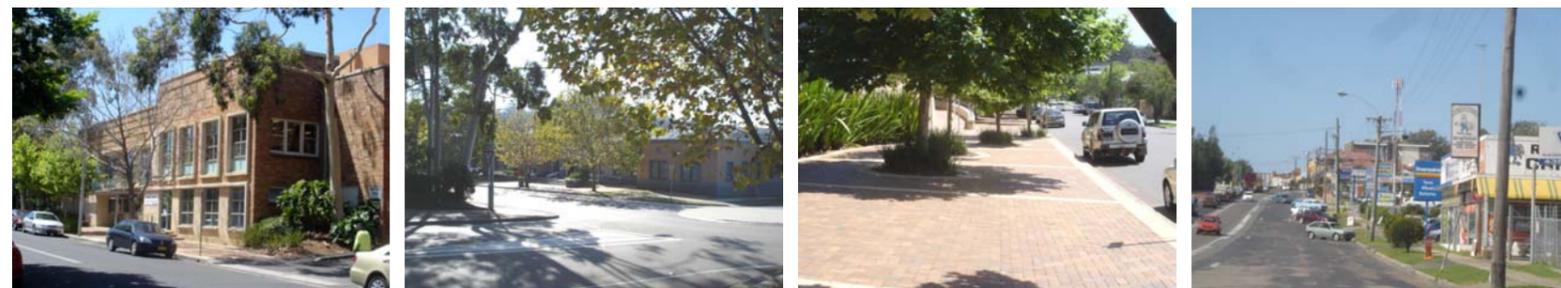
LEGEND

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



Opportunities

- > Civic focus.
- > Linkages focus to provide strong connections to the Town Centre.
- > Rationalisation of parking to maximise usage of land in proximity to the Town Centre.
- > Streetscape focus to build upon existing improvements and link key buildings.
- > Upgrade of the Town Centre approach along the Pacific Highway and incorporate an entry statement to signify entry to the Town Centre from the north.
- > Continue the heritage focus.
- > Reinforce the dignified character associated with the civic and judicial functions of the precinct.





Vision for the Business /Administration precinct

Civic Focus

- Retain commercial / administration focus in precinct.

Linkages

- Upgrade existing laneways for pedestrian access.
- Provide a connection between the laneway at the rear of the Council Buildings and Wyong Plaza.
- Provide connections from Hardware and Pauline Lanes to Hely and Margaret Streets adjacent to the public / special use lands.

Streetscape

- Extend existing streetscape improvements to reinforce the civic character of the precinct.
- Extend streetscape improvements along the Pacific Highway to upgrade approach to the Town Centre.
- Expand and enhance the use of Canary Island Date Palm planting.

Artwork

- Consider public art projects for the Business / Administration area as part of the Public Art and Placemaking Masterplan.



Constance Place to be extended and connected through Wyong Plaza to Alison Road



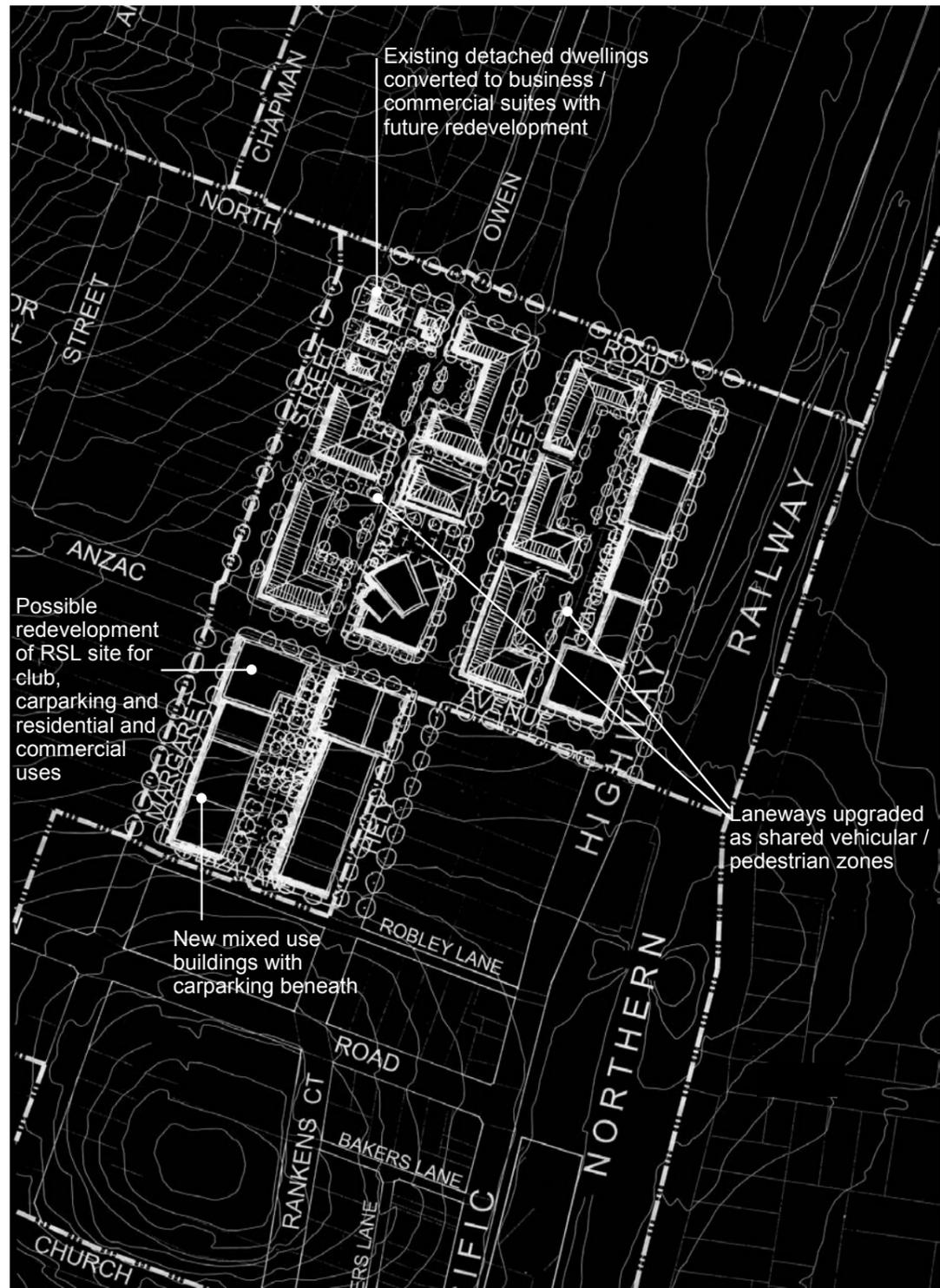
Formal, structured open spaces to reinforce the civic nature of the precinct



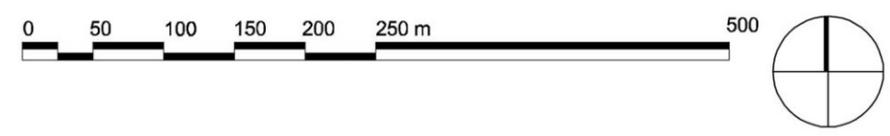
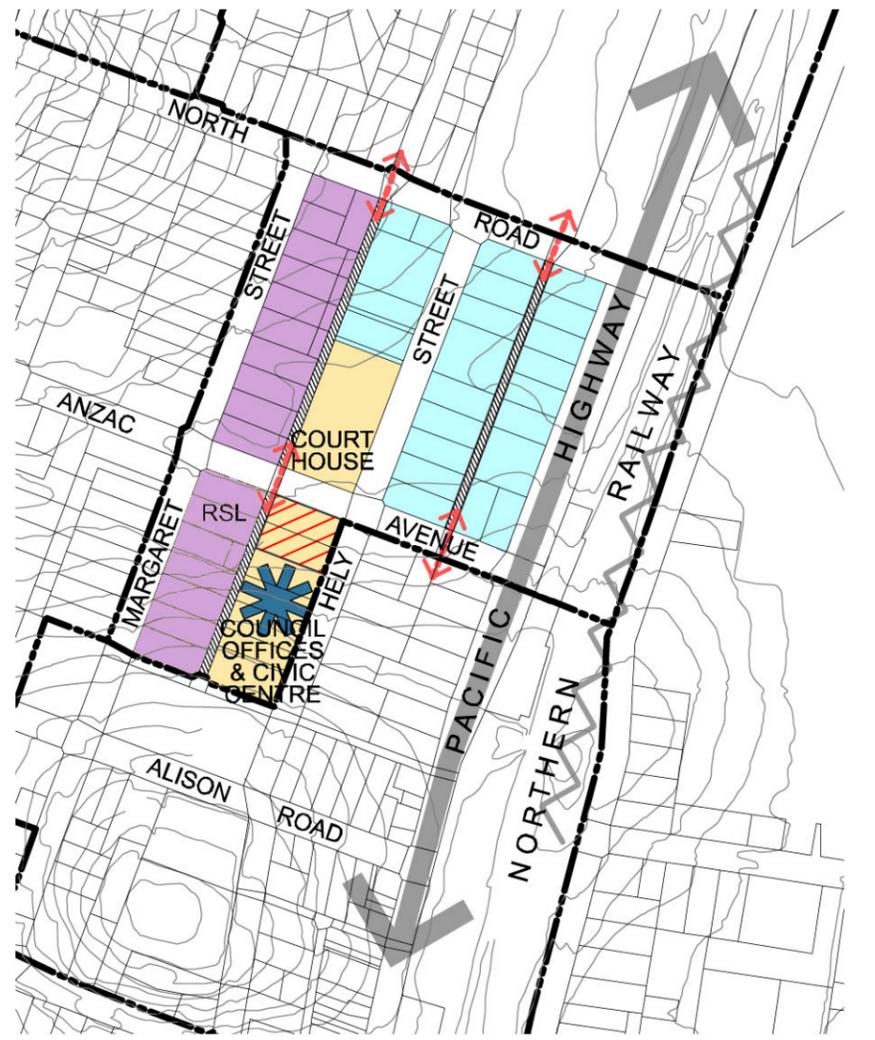
Public art may be integrated into infrastructure and street furniture or be commissioned pieces of art or public art projects



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- 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
 - POTENTIAL SITE OF PERFORMING ARTS CENTRE



Principles Diagram

Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

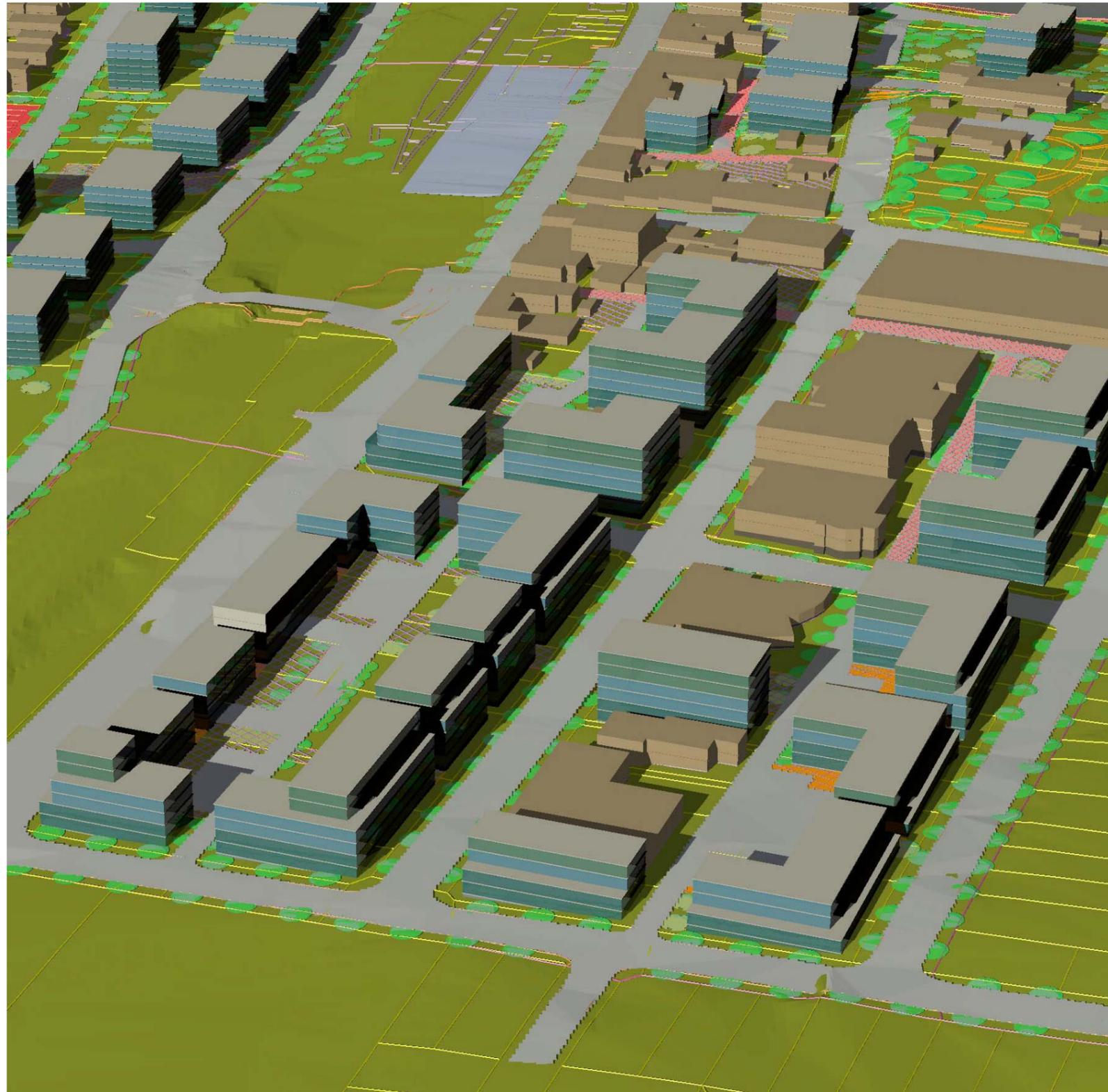
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Proposed Building Massing

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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



Draft Concept Masterplan

WYONG / TUGGERAH PLANNING STRATEGY

Character Statements and Vision



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- 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 are to be sited to enable retention and protection of existing significant trees.
- Lots fronting the Pacific Highway and Anzac Avenue 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
- Buildings are to create a consistent edge to the Pacific Highway, Hely Street, Margaret Street, Anzac Avenue and North Road.

Building Form and Scale

- Buildings are to minimise adverse impacts on solar access and privacy of adjacent properties.
- 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 along Hely Street from Town Park Hill to Wyong Grove Primary School.
- Commercial buildings are to create formal elevations to streets and laneways 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.
- Continuous awnings are to be provided along the Pacific Highway.



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

- 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. Street trees within the Business / Administration precinct are to be selected from the following species:
 - Magnolia grangiflora – Bull Magnolia
 - Pyrus calleryana – Callery Pear
 - Syzigium australe – Lillypilly
 - Eleocarpus reticulatus – Blueberry Ash.
- Provide activated laneways at the rear of commercial and civic buildings fronting the Pacific Highway, Hely Street and Margaret Street. Laneways to provide main pedestrian entries and service vehicle access following upgrade and widening of the Pacific Highway. Laneways are to have a high presentation, adequate lighting to create a safe and secure pedestrian environment and street furniture and signage consistent with that of the Town Centre public domain. Passive surveillance of the laneways from adjacent buildings is encouraged.

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 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.
- 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 Business / Administration precinct to evoke a civic character.

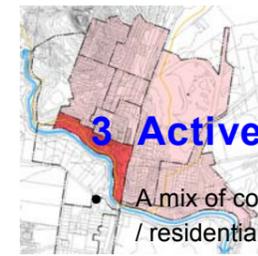
Materials and Colour Palette

- 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.



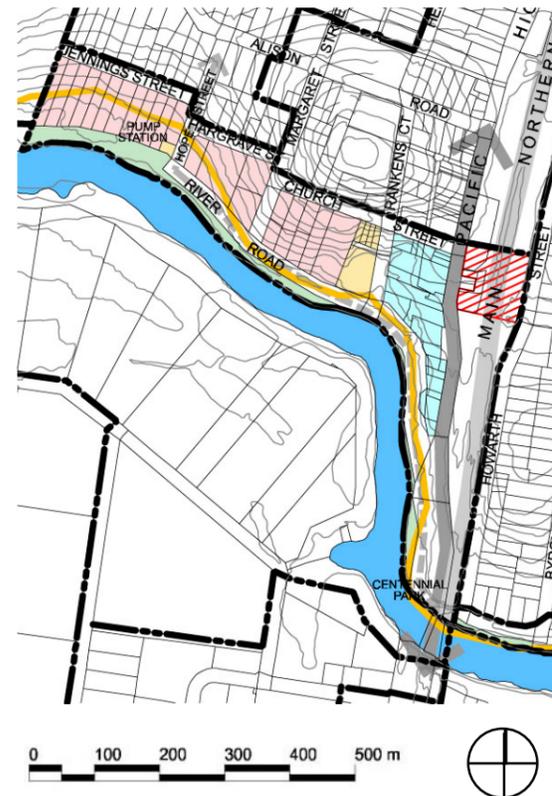
3 Active River Foreshore

• 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

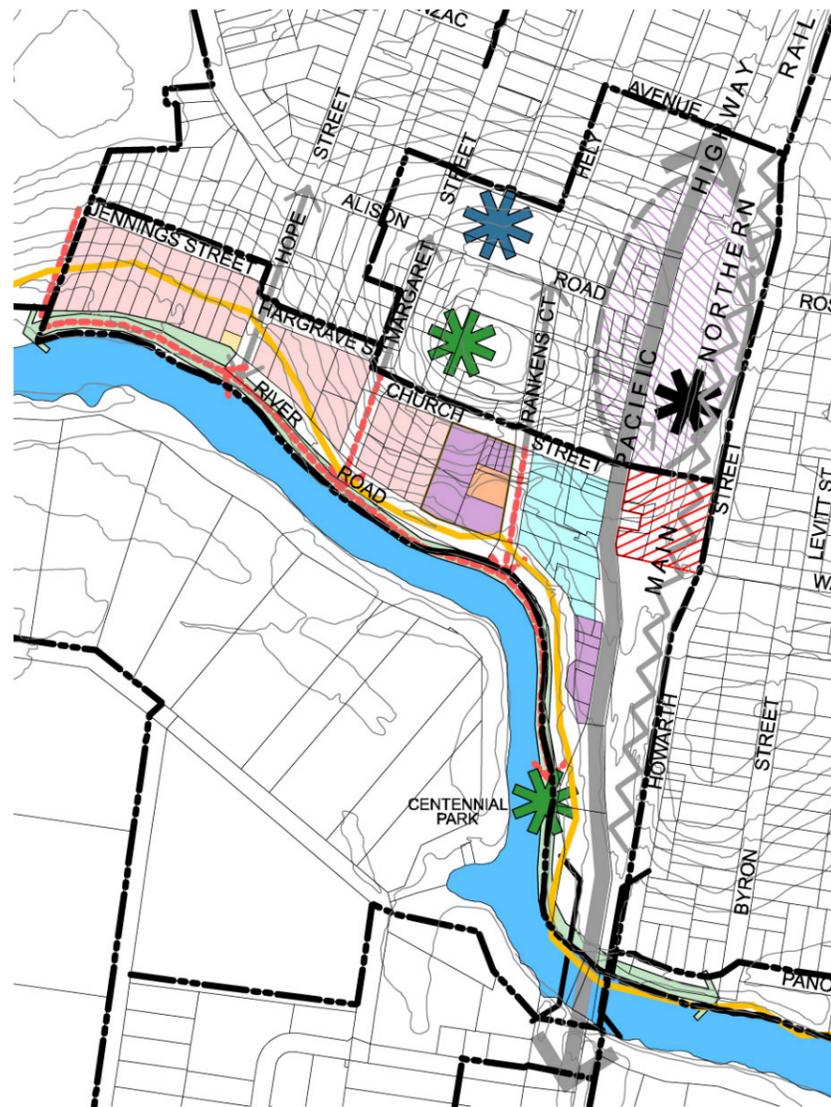
- Upgrade the Pacific Highway streetscape to improve the approach to the Town Centre. Upgrade to include roadside open space, which is to incorporate strong landscape elements that signify entry to the Town Centre.
- Provide a shared pedestrian / vehicle zone along River Road.
- Note the single lane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

Artwork

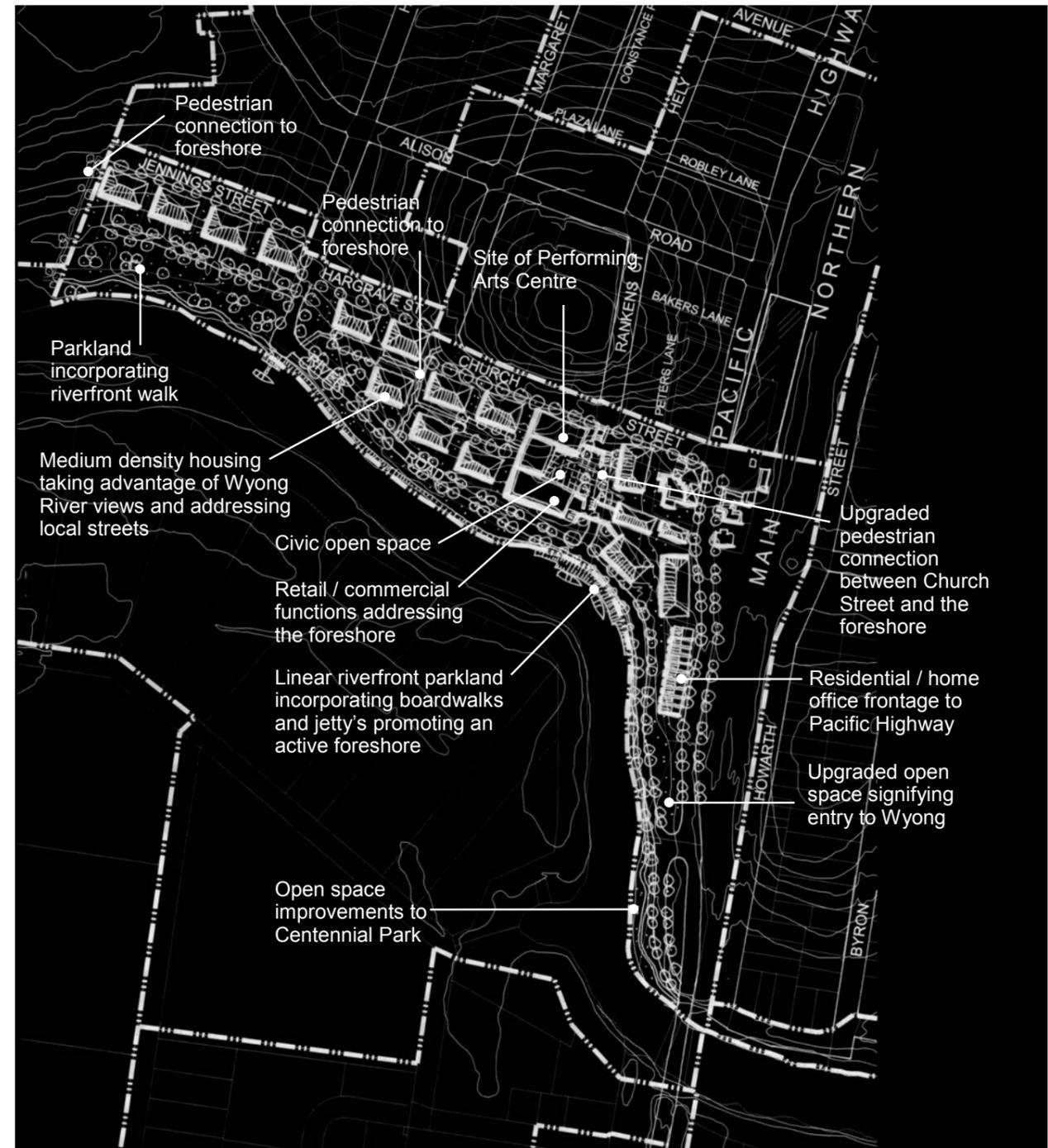
- Consider public art projects for the Active River Foreshore area as part of the Public Art and Placemaking Masterplan.



- 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



Principles Diagram



Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

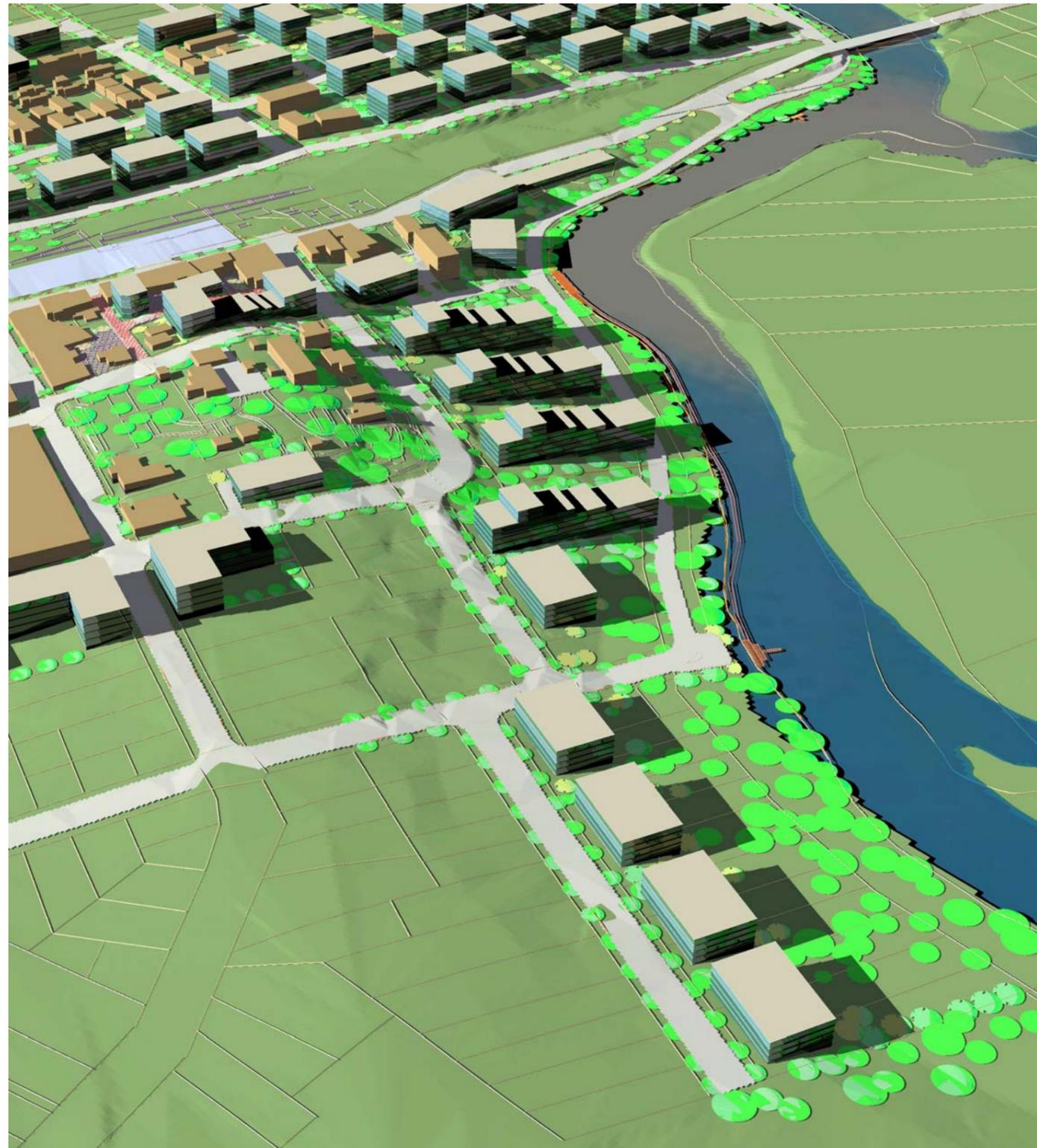
Character Statements and Vision

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 e: sydney@dem.com.au



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Proposed Building Massing



dem

LEGEND

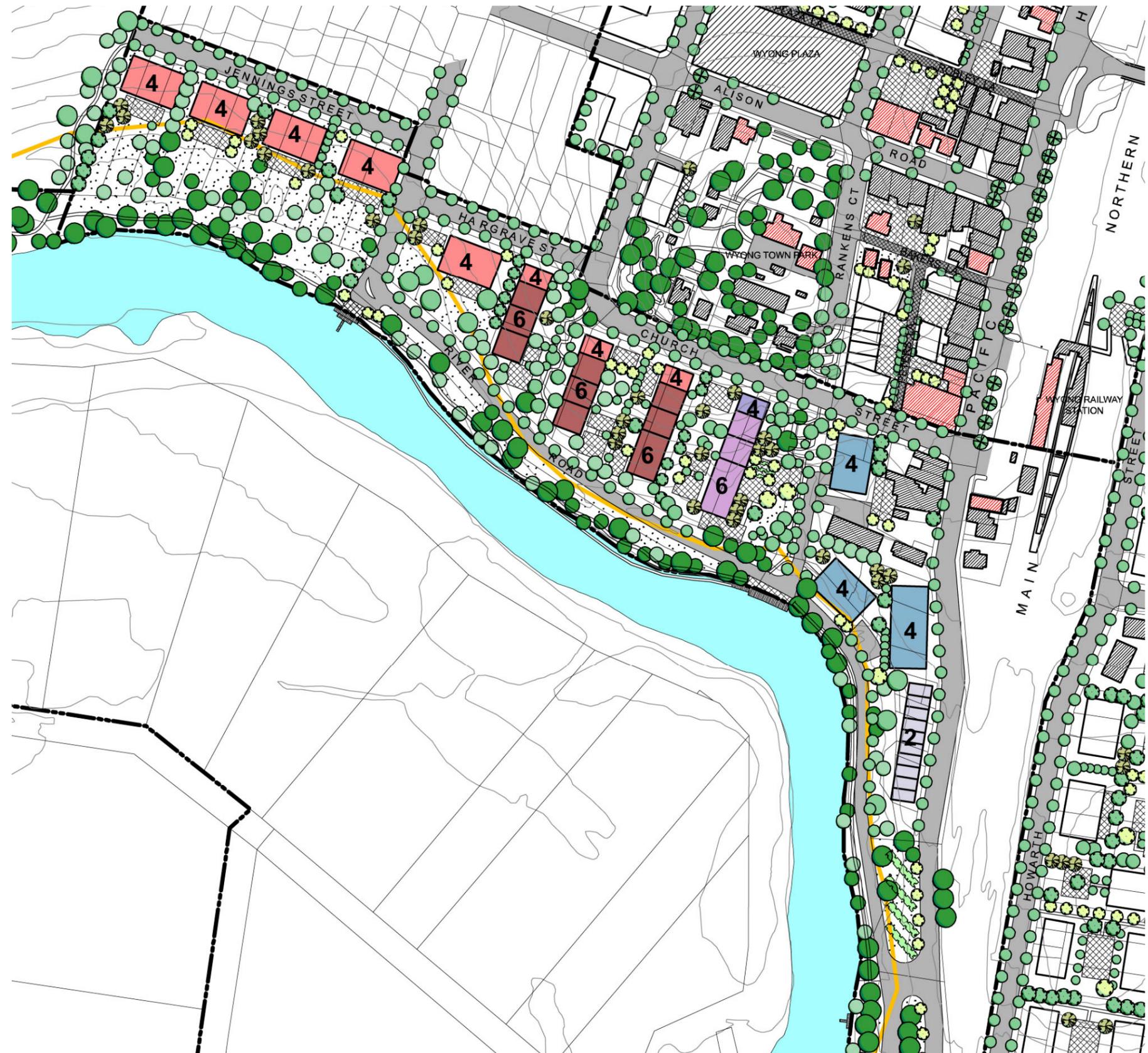
- STUDY BOUNDARY
- APPROXIMATE 1% AEP LINE
- EXISTING BUILDINGS
- HERITAGE BUILDINGS

- 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

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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 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.

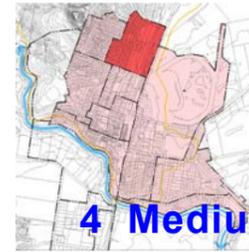
Materials and Colour Palette

- 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

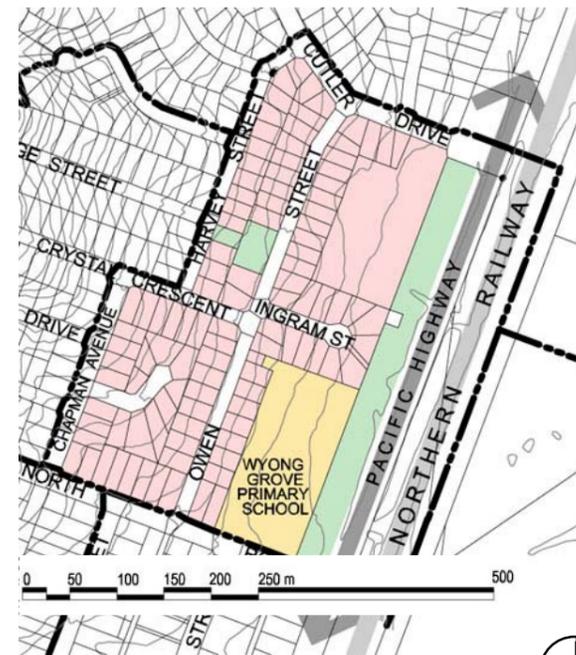
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- Maximise passive solar design strategies and natural ventilation.
- Incorporate energy efficiency in the design, construction and use of buildings.
- Use alternate power sources such as solar energy where appropriate.
- Optimise building orientation 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.



4 Medium Density Footslopes

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



- 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.

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

Open Space Focus

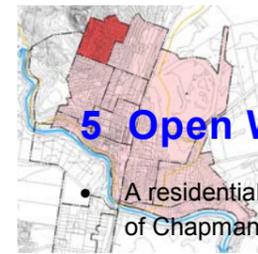
- Upgrade existing parks – Apex Park and Owen Street neighbourhood park – to improve safety, facilities and visual amenity.
- Pedestrian connection to be provided between Harvey Street and Owen Street through the neighbourhood park.
- Residential buildings to address public spaces for surveillance.

Streetscape

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



Open spaces to offer improved facilities and greater visual amenity

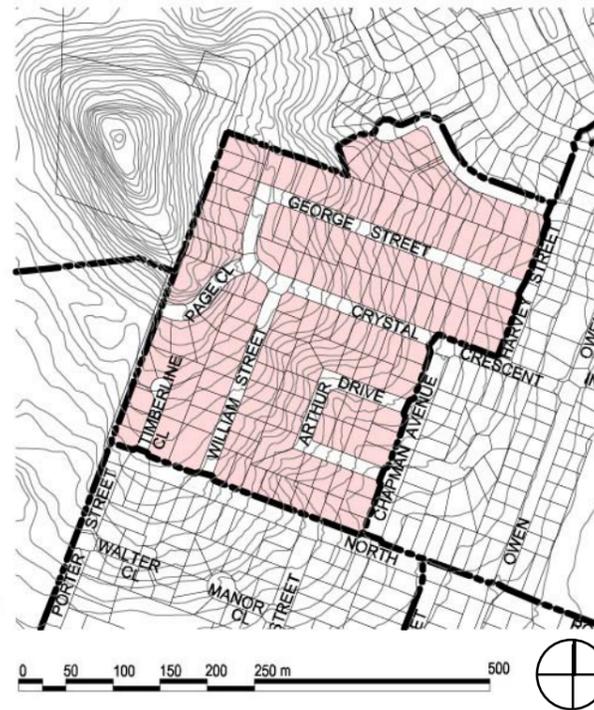


5 Open Woodland Hillside

- 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.





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



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.



6 Mixed Density

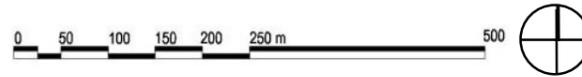
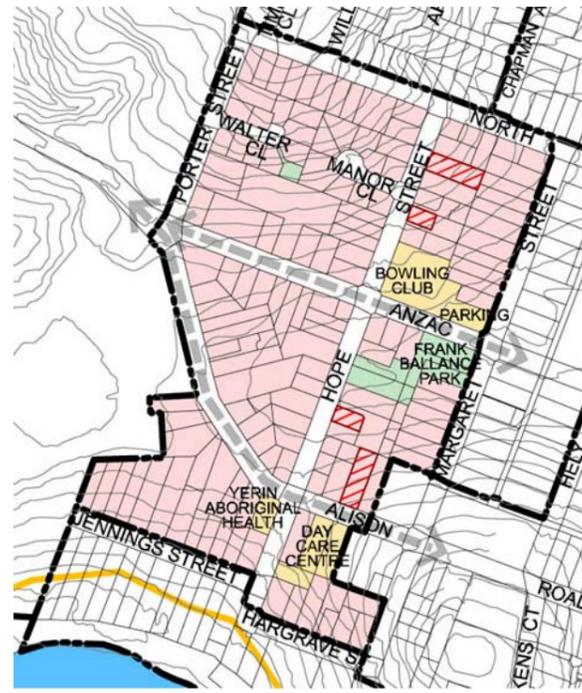
- A residential area comprised predominantly of single storey cottages with some one or two storey villa and townhouse developments.
- Houses vary from 1920's Federation to brick project homes.
- The area is characterised by moderate to gentle slopes falling to a low-lying central zone.

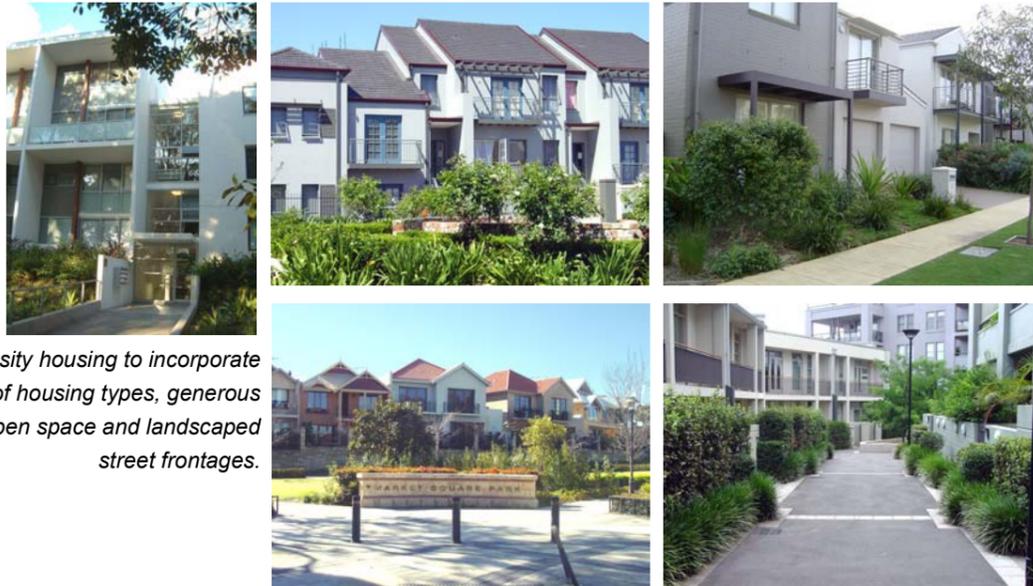
Opportunities

- > 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.

LEGEND

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





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

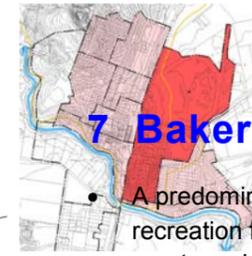
- Upgrade Frank Ballance Park to improve facilities and visual amenity. Landscape treatment of the Park to be structured and ordered to reflect its proximity to the Business / Administration precinct and increased medium density housing.
- Frank Ballance Park to incorporate a pedestrian connection between 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.



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





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

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.

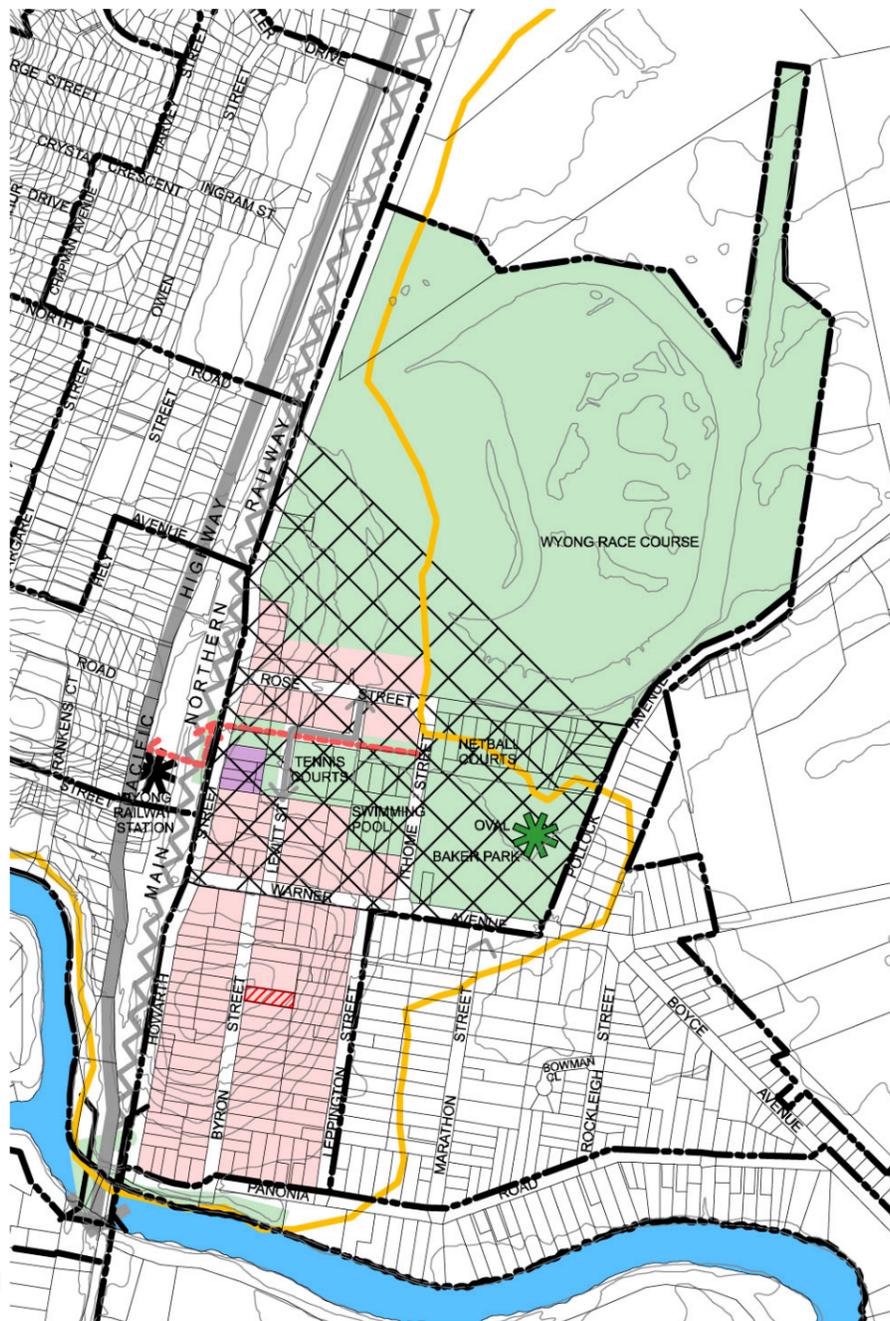
Mixed Use

- 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.

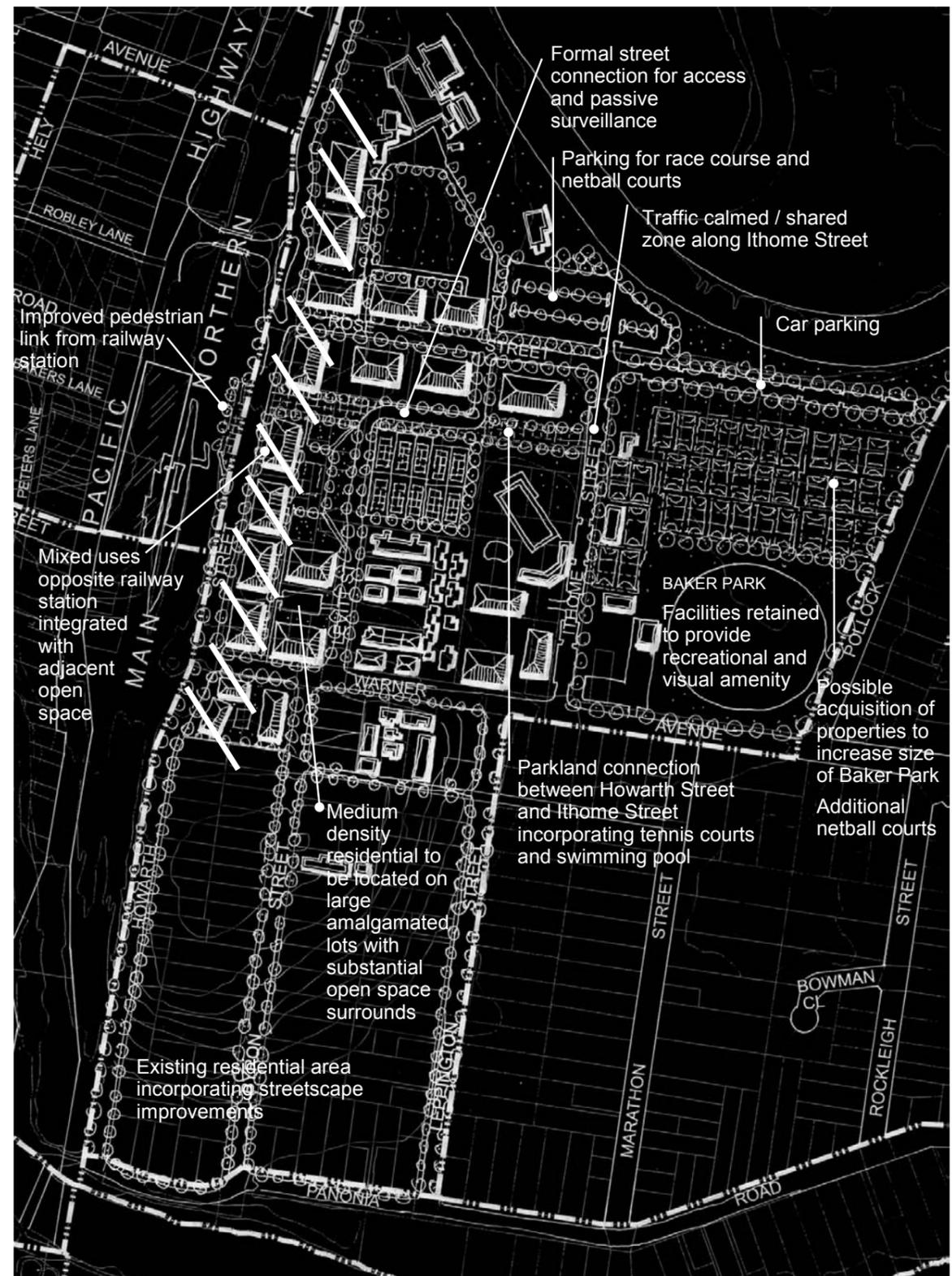
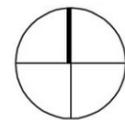


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- LEGEND**
- PRECINCT BOUNDARY
 - SPECIAL USES/ PUBLIC OWNERSHIP
 - OPEN SPACE/ CIVIC SPACE
 - RESIDENTIAL
 - BUSINESS
 - HERITAGE
 - MIXED USE
 - TOWN CENTRE/ RETAIL / COMMERCIAL
 - RURAL
 - PACIFIC HIGHWAY
 - UPGRADED VEHICULAR CONNECTION
 - TRAFFIC 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



Area adjacent to high voltage power lines. Need to resolve impact on medium density development.

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



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 Noraville 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.

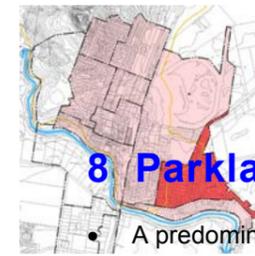
Materials and Colour Palette

- 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

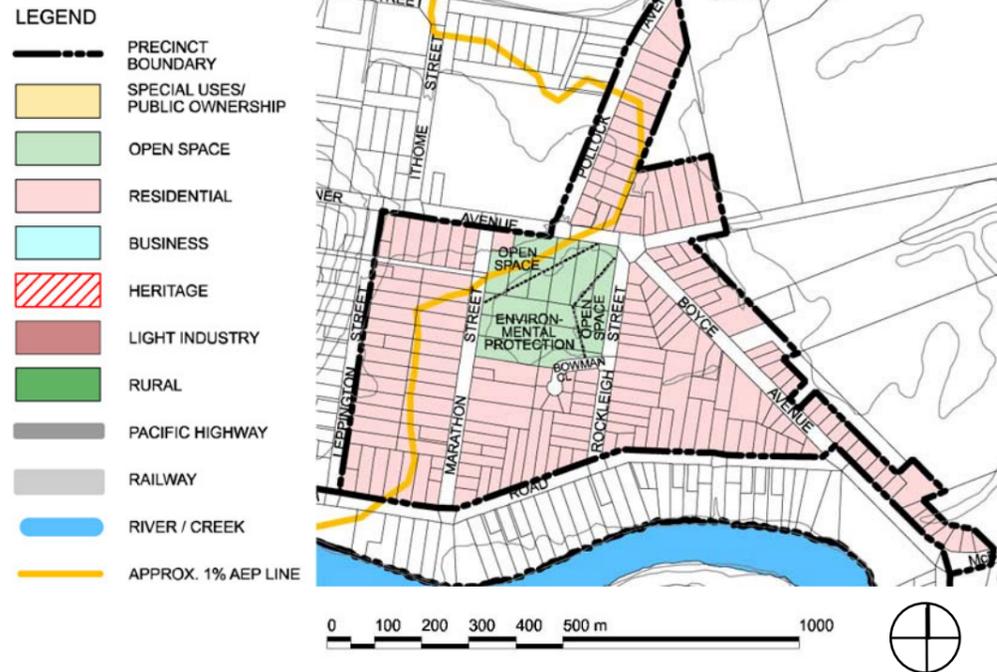
Ecologically Sustainable Development (ESD) encompasses design principles that promote environmentally responsible development outcomes. ESD encompasses the protection of ecological processes and natural systems and the cultural, economic, physical and social wellbeing of people and communities. ESD guidelines 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



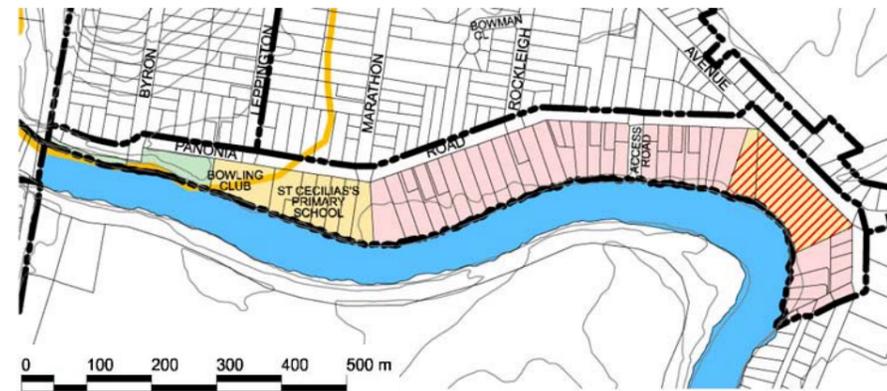
Streets to incorporate avenue tree planting and footpaths where medium density development occurs



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.

- 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

- > 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).





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.

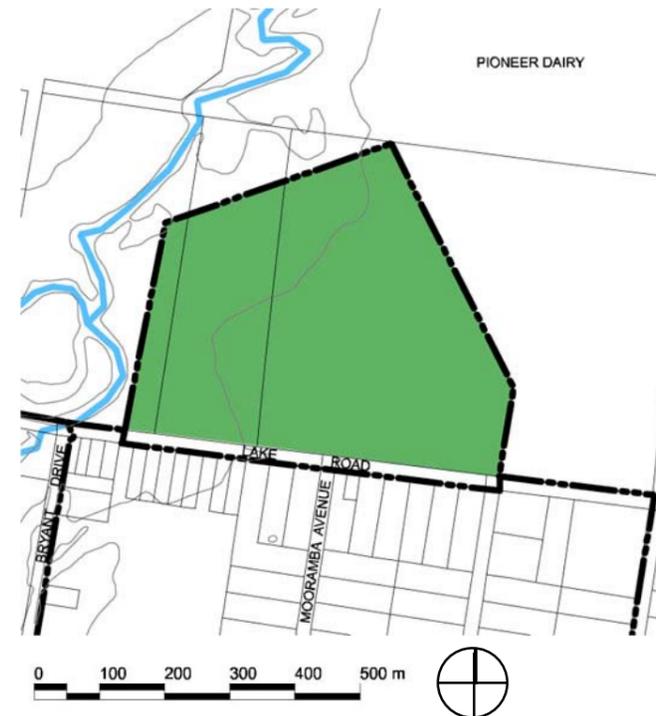
The redevelopment potential of Lake Road is subject to further investigation of flooding impacts.

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.

LEGEND

- PRECINCT BOUNDARY
- SPECIAL USES/ PUBLIC OWNERSHIP
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- HERITAGE
- LIGHT INDUSTRY
- RURAL
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- RAILWAY
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- APPROX. 1% AEP LINE



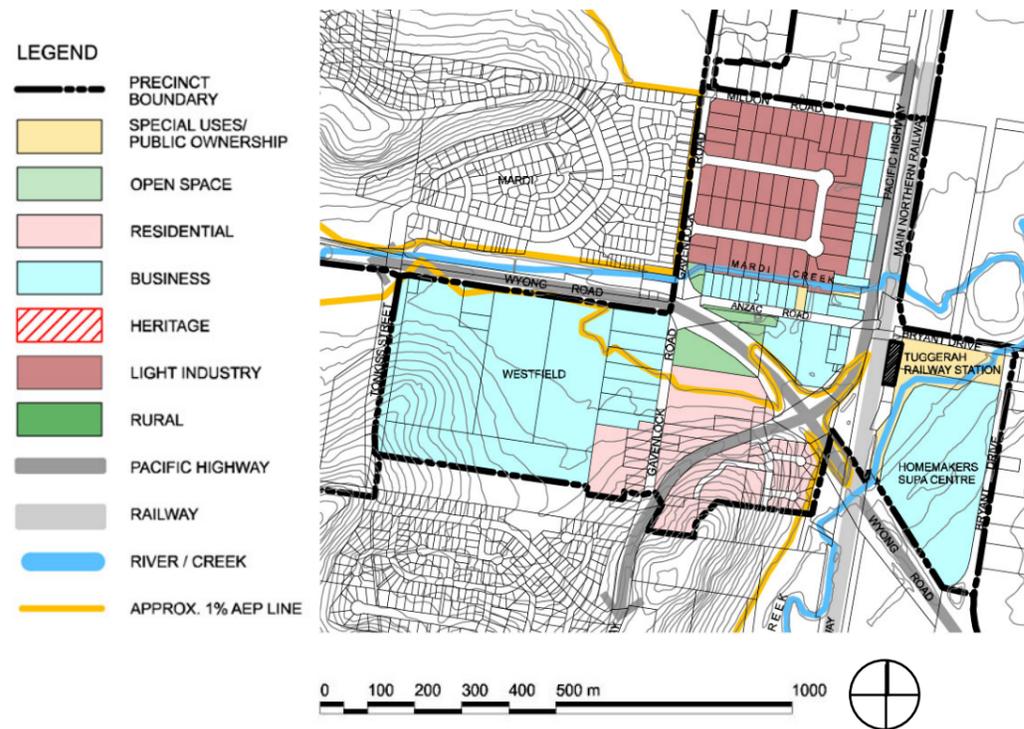


11 Tuggerah Town Centre

- 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.

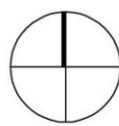
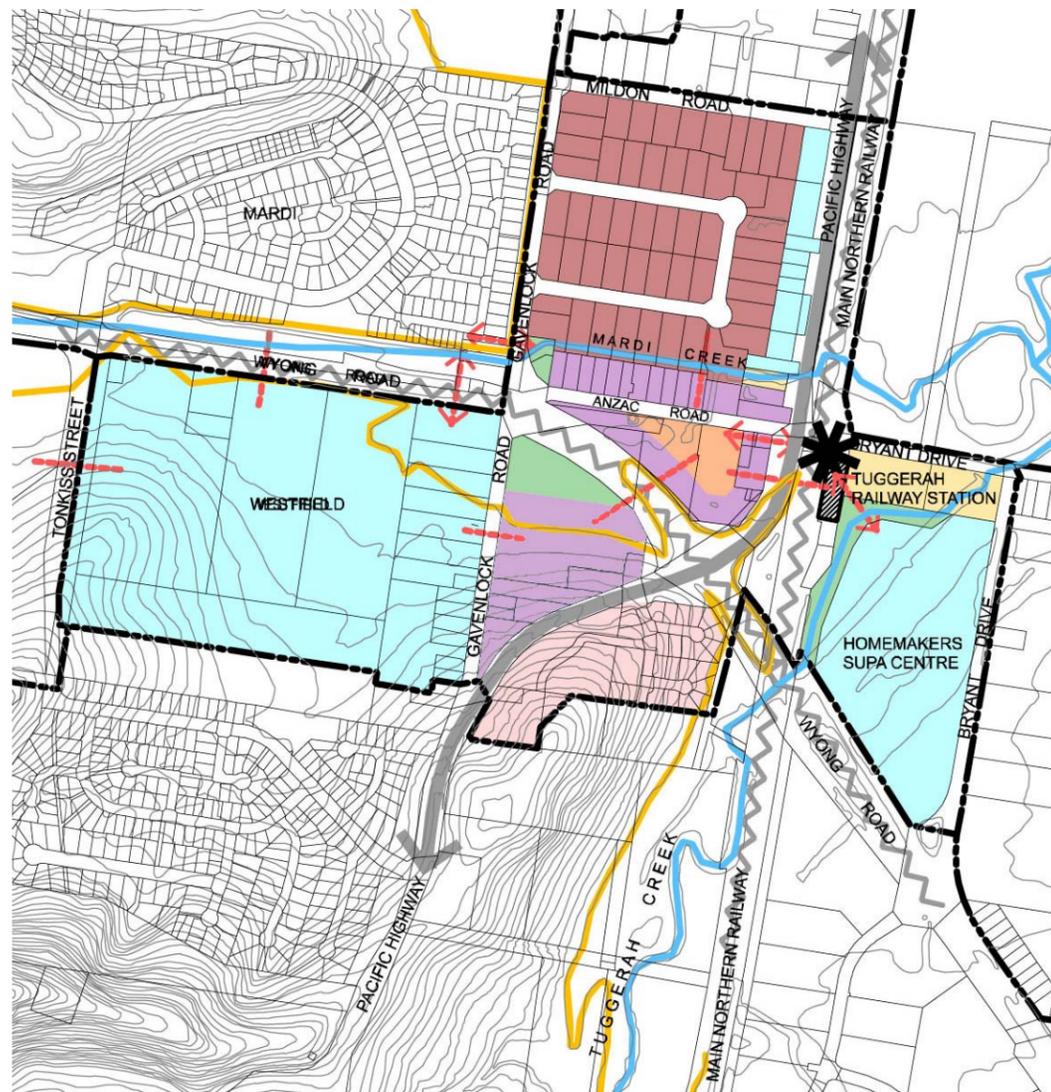
Streetscape

- 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

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- MAJOR COMMERCIAL / RETAIL BUILDING
- POSSIBLE ROUNDABOUT
- RIVER / CREEK
- APPROX. 1% AEP LINE



Principles Diagram



Concept Layout

WYONG / TUGGERAH PLANNING STRATEGY

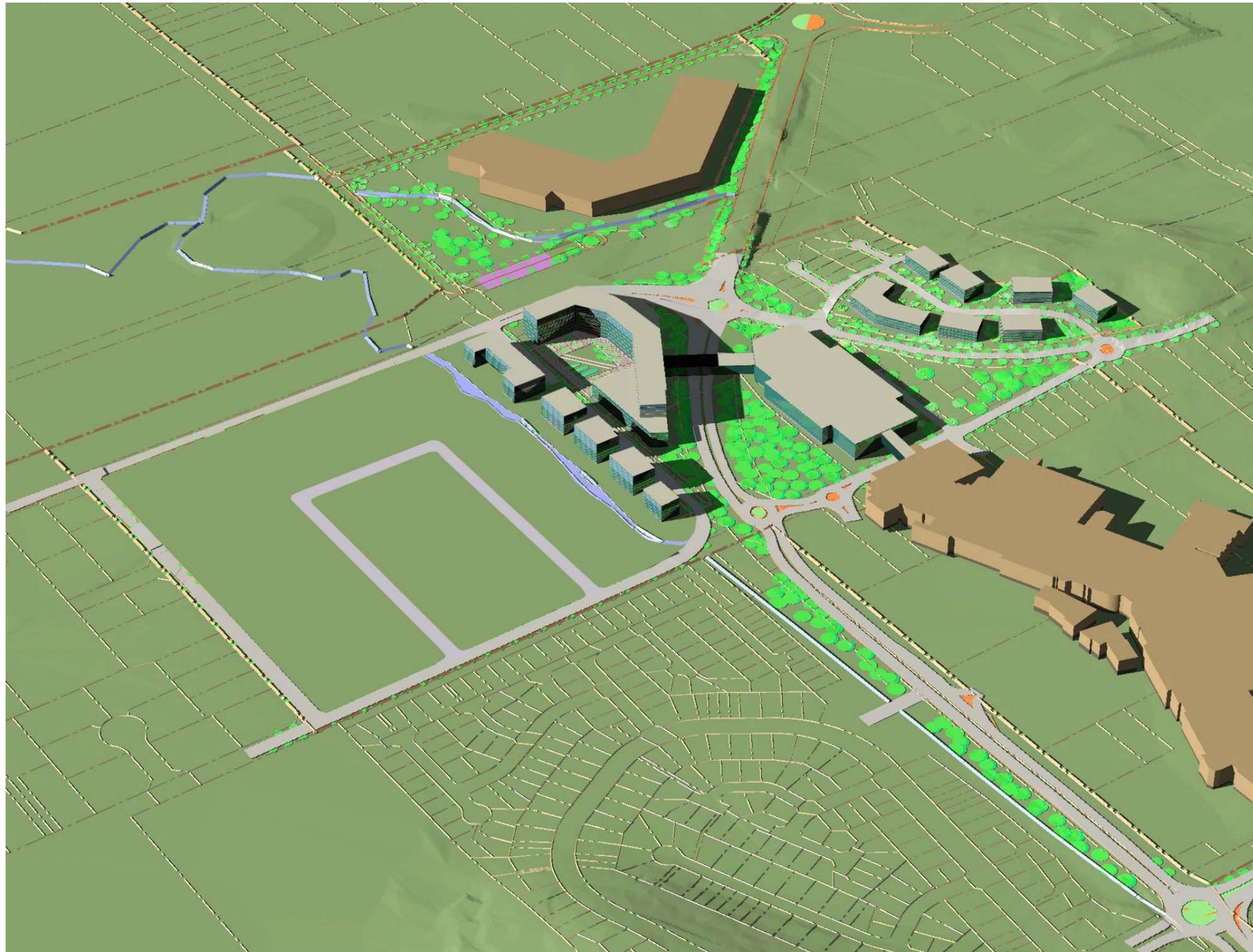
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Proposed Building Massing



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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
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-  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

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Guidelines

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- 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.

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- Ensure fencing contributes to the character of the street and is located in an appropriate position.
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- 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.

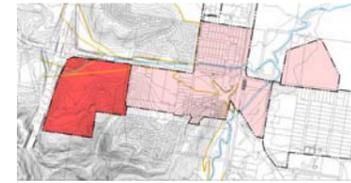
Materials and Colour Palette

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- Aim to select materials and building assemblies with low embodied energy and which are durable, recyclable and require low maintenance.

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- 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.



12 Gateway Site

- Rural open space.
- The precinct is located at the intersection of the F3 and Wyong Road and therefore a key component of the approach to Tuggerah and the northern half of the Central Coast.
- The Gateway Site is adjacent to the Westfield complex.
- The precinct affords distant views to surrounding wooded slopes.
- Significant trees within the precinct include remnant scattered mature eucalypts, a stand of paperbarks in the central-eastern section of the site (part of Endangered Ecological Community) and forest vegetation along the southern boundary.

Opportunities

- > Commercial focus.
- > Open space focus – commercial buildings in a parkland setting to reflect the open space / rural character along the F3.
- > Open space to incorporate significant water detention function.
- > Residential development – on steeper slopes in an open space / parkland setting.
- > Major public art / gateway opportunity.

LEGEND

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





Commercial buildings to be located in business park setting and around a central open space



Detention basin edge to vary from naturalistic to structured and paved



Housing to incorporate apartments and townhouses

Vision for the Gateway Site

Commercial Focus

- Incorporate commercial buildings on low-lying areas in business park setting, positioned around a central open space.
- Ensure commercial allotments incorporate provision for substantial landscaping.
- Opportunity for an iconic building at the corner of Wyong Road and Tonkiss Street, opposite Westfield to signify the entry to Tuggerah and the northern half of the Central Coast.
- Business signage facing the F3 and Wyong Road is to be controlled.

Open Space Focus

- Create a central open space, incorporating a detention basin, which provides a recreational amenity and a visual focus.
- Provide a waterfront walk adjacent to the detention basin / lake.
- Incorporate the existing stand of paperbarks in the central-eastern section of the precinct, within the central open space.
- Retain existing remnant eucalypts where possible, particularly the stand of eucalypts at the F3 / Wyong Road intersection.
- Provide a vegetated buffer to the F3 and to Wyong Road.
- Retain existing trees adjacent to the southern boundary and extend planting to provide a vegetated buffer on the steeper slopes in the southern section of the site.

Linkages

- Provide a bridge connection to Westfield.
- Provide a roundabout at the vehicular entry to the precinct on Tonkiss Street.
- Provide a circuitous precinct access road around the central open space.
- Provide pedestrian connections with adjoining open space – Tangy Dangy Hill.

Residential

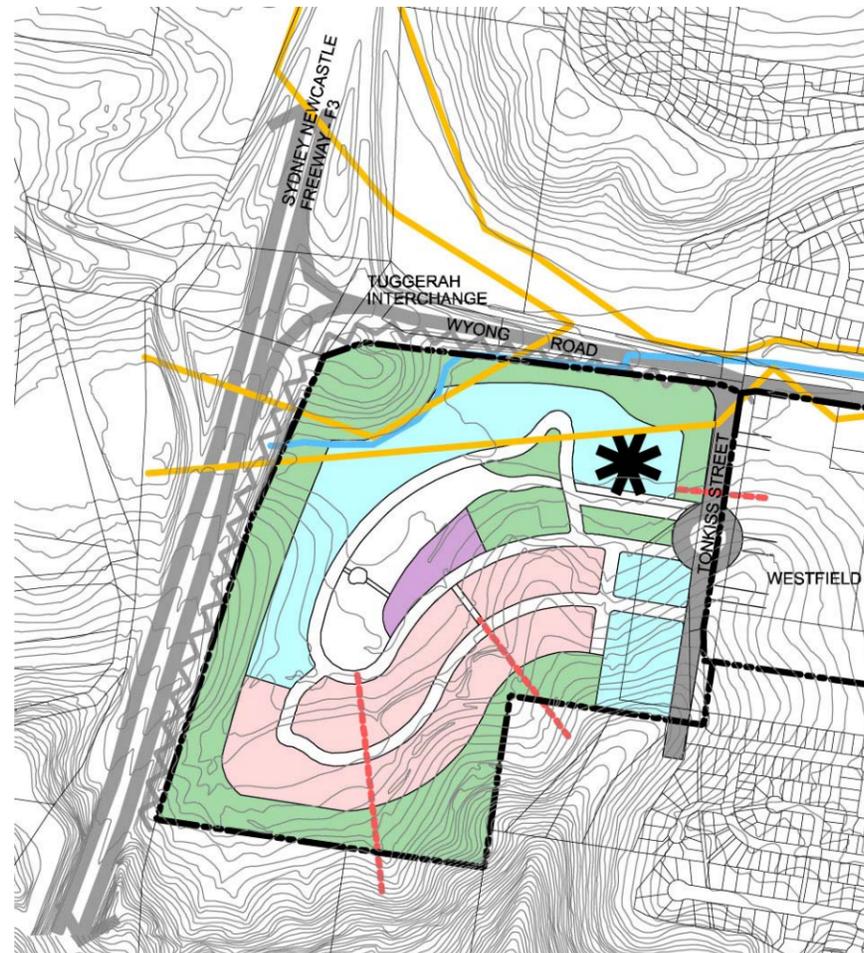
- Incorporate a medium density residential component comprised of apartments and townhouses on the moderately steep slopes in the southern section of the precinct.

Mixed Use

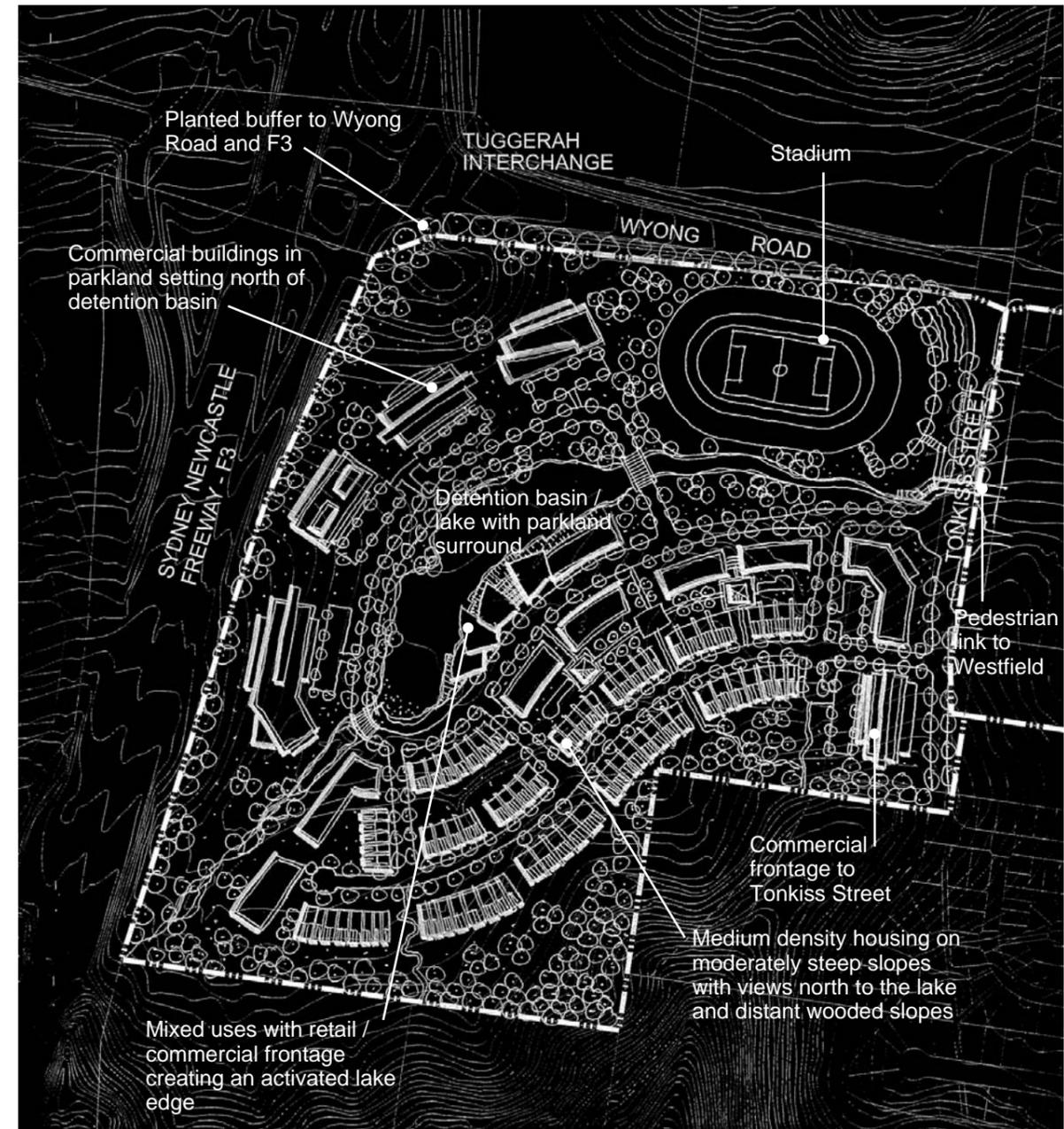
- Incorporate a mixed use component overlooking the detention basin / lake with a retail / commercial frontage creating an activated lake edge.
- Apartments to be located above the retail / commercial uses.

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



Principles Diagram



Concept Layout



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Proposed Building Massing



- 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

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Guidelines

Site Planning

- Development sites are to incorporate adequate areas for access, carparking, landscaping and building separation.
- 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 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.
- 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.
- A language of consistent proportion and scale in the pedestrian zone at the base of commercial buildings is to be created with architectural detailing providing variety. The higher levels of buildings may be stepped back to reduce scale and visual impact.



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.
- Avoid the use of fences to delineate boundaries between commercial lots.
- Utilise lighting to promote a safe and legible environment.
- Signage along the F3 and Wyong Road is to be integrated with the built form and is not to dominate the streetscape. Consistent directional and way-finding signage is to be located along the internal road system.
- 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.
- Create a central open space focus that incorporates a significant water detention capacity. Ensure mixed use functions are integrated with the waters edge through the use of boardwalks and sunny / shaded outdoor seating areas.
- Use distinctive plant forms and colours to complement the iconic building at the intersection of Wyong Road and Tonkiss Street and emphasise the entry to Tuggerah and the northern half of the Central Coast.

Materials and Colour Palette

- Select building materials and colours to reflect and complement the existing character of the 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.