

GOSFORD CITY COUNCIL TERRIGAL BOWL STRATEGIC PLAN VOLUME ONE

**Prepared for
Gosford City Council**

by The Terrigal Strategy Team
Pittendriigh Shinkfield Bruce Pty Limited
Brett Newbold Urban Planning
Leyshon Consulting
Brian Elton and Associates

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Executive summary **EXECUTIVE SUMMARY** SUMMARY

This summary lists two categories of recommendations contained in this report of the Terrigal Bowl Strategic Plan:

- Strategies that have been endorsed by resolution of Council in August 2002, reflecting Council's preferred development scenarios. The majority of these were outlined in an exhibition report prepared by the project consultants in November 2001 (note that Council's actual resolutions have been paraphrased or expanded by reference to that document) or
- Strategies that have been identified by the project's consultants, either discussed with the Steering Committee or presented to a community meeting in December 2001, but not as yet endorsed by specific resolutions of Council.

RESIDENTIAL STRATEGIES

A Planning instruments:

- 1 Extend the existing low density zone 2(a):

Resolutions by Council:

- Down-zone steep wooded properties fronting Barnhill Road, Grosvenor Road and Campbell Crescent currently zoned 2(b) that permits development of residential flats;

- 2 Amend development standards within the medium density zone 2(b):

Resolutions by Council:

- On narrower properties: restrict development to two dwellings;
- On wider properties: allow a small increase in the number of units in return for an increase in the area that must be landscaped.

Additional recommendations by the consultants:

- Replace generic dwelling density standards with new controls that promote best practice urban and scenic design;
 - Narrower properties are less than 18m wide, and the maximum of two dwellings should have a semi-detached form;
 - Wider properties are 18m wide or greater, and any increase in dwelling yield should be supported by landscaped area that is suitable for deep-root plantings covering around 50% of each site.
- 3 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- The planning instrument should require consideration of character for each development site and its surroundings.

B Development controls:

- 1 Prepare a new DCP for dwelling houses on wooded or steep properties:

Resolutions by Council:

- Primarily, to conserve and enhance the canopy of eucalypts that forms a visually-significant natural backdrop around the Bowl.

Note that Council currently is preparing a draft DCP for single dwellings on properties that are steep and / or wooded. This draft DCP is intended to apply to the low density residential zone within the Terrigal Bowl.

Additional recommendations by the consultants:

- Ensure that a minimum area of each property remains as landscaped area suitable for deep root plantings along the ridgeline and street frontages;
- Restrict cut-and-fill plus slab-on-ground construction in proximity to existing trees and close to property boundaries;
- Reflect the established pattern of buildings surrounded by gardens;
- Ensure that the siting of buildings, plus the height of external walls and form of roofs, achieve a scale that is compatible with neighbouring buildings, neither unreasonably restricting existing panoramic views, nor compromising the amenity of neighbouring properties;
- Encourage building designs that reflect architectural forms and features typical of traditional coastal cottages;
- Ensure that dwellings address their street frontages, and that garages do not dominate front facades; and
- Promote landscaping with indigenous species to restore and enhance the existing eucalypt canopy.

- 2 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- Support provisions recommended for the planning instrument:

Note: Council has recently adopted DCP No. 159 Character, which provides detailed objectives for new development in each defined residential precinct of the Terrigal Bowl.

- 3 Amend the medium density development control plan:

Consultants' recommendations:

- Provisions for conservation of scenic character, plus siting, form and appearance of buildings, should be broadly similar to those recommended for the low density residential zone;
- Restrict cut-and-fill, plus require low-impact framed construction on moderate to steep slopes;
- Explain incentives and qualifications regarding additional unit yield;
- Protect the amenity of neighbouring dwellings, and provide high levels of amenity for future residents;
- Reduce current on-site parking provisions in proportion to the percentage of apartments likely to accommodate holidaying visitors with only one car.

TOWN CENTRE STRATEGIES

A PLANNING INSTRUMENTS:

- 1 Maintain the extent of the existing Business zone:

Council resolutions:

- Below Painters Lane, maintain the existing zone boundary to retain a residential rather than town centre character along that narrow residential street and hillside;

- 2 Amend development standards within the business zone:

Council resolutions:

- Within the northern portion of the Town Centre (North of Campbell Crescent, including the frontage to the Terrigal Esplanade), development is to be a maximum of 3 storeys above ground level on sloping sites and is to be contained within a stepped building envelope to protect the amenity and character of street frontages.

- Within the central portion of the Town Centre (the area bounded by the Terrigal Esplanade, Church Street, Wilson Road and Campbell Crescent), 4 storey development will be permitted only where such development would not isolate or sterilise the development of other sites in the locality and can achieve a minimum frontage of 20 metres.
- Within the Town Centre generally (Town Centre Central and Town Centre North) 5 storey (above street level) development will be only permitted subject to the following conditions:
 - sites are to have a minimum area of 2000m²;
 - sites are to have minimum frontages of 20 metres;
 - a public laneway of width appropriate for pedestrian amenity is created as a component of the development; and
 - the development would not isolate or sterilise the development of other sites in the locality.

A masterplan is to be prepared for all proposals including 5 storey development and is to be approved by Council prior to lodgement of any formal development application. The masterplan is to demonstrate satisfactory consideration of specified matters including high standards of urban and civic design, best practice retail planning, residential amenity and environmental performance, and a distinctive local design character.

Additional recommendations by the consultants:

- Along public streets, development should be constructed to the property boundary with a maximum height of two storeys at that point, and additional storeys set below a height plane fixed to maintain a pedestrian scale along the street frontages, or to protect existing levels of midwinter sunlight along footpaths and shop frontages;
- 3 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- Provisions of the planning instrument should require consideration of character.

B Development controls:

- 1 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- Support provisions of the planning instrument:

Note: Council has recently adopted DCP No. 159 Character which provides detailed development objectives for all new development within the Terrigal Bowl.

- 2 Prepare a new DCP for mixed-use development within the Terrigal town centre:

Consultants' recommendations:

- Limit ground floor uses to retail and commercial, with a variety of residential, retail and commercial uses permitted on upper storeys;
- Require "active frontages" with shops or offices facing all public streets and laneways, concealing on-site parking areas;
- Identify a "building envelope" to define the desired profile or form of buildings facing all public frontages, and protecting the amenity of public footpaths;
- Explain qualifications and incentives regarding the statutory building height, particularly provision of public laneways at ground level for access to apartment lobbies;
- Promote architectural design excellence, incorporating a diversity of architectural forms and silhouettes for all visible facades, as well as a coastal architectural character that is locally-distinctive;
- Require flood-free floorspace;
- Protect the amenity of neighbouring dwellings, and provide high levels of amenity for future residents;
- Reduce current on-site parking provisions in proportion to the percentage of apartments likely to accommodate holidaying visitors with only one car.

PUBLIC DOMAIN STRATEGY

- 1 Implement the Terrigal Foreshore and CBD Improvements Scheme, as documented by Halliburton KBR Pty Ltd and PSB Landscape Architects (2002):

Consultants' recommendations:

- Link the town centre with Terrigal Beach by closing The Esplanade to traffic between Campbell Crescent and Kurrawyba Avenue, and creating a pedestrian zone with café/bar areas and paved promenades;
 - Extend the pedestrian walkways and café seating areas within the town centre;
 - Provide additional street tree planting for shade and visual appeal; and
 - Implement a cohesive and locally responsive palette of street furniture, surface materials and finishes.
- 2 Extend the public domain improvements to include the Bowl, in order to strengthen the visual and physical link between all public domain areas in Terrigal Bowl:

Consultants' recommendations:

- Provide footpaths and seating elements in the residential precinct which are consistent with the town centre elements and are appropriate to the character of the area.
- 3 On private and public land, implement the "greening corridors" planting strategy for public land, in keeping with the provisions of Draft DCP No. 140 Vegetation and Landscape Management:

Consultants' recommendations:

- Vegetation Type 1 (for ridgetops and steep hillsides) – copped planting using a selection of species native to the locality, such as Sydney blue gum (*Eucalyptus saligna*), Turpentine (*Syncarpia glomulifera*), Sydney red gum (*Angophora costata*) and Spotted gum (*Eucalyptus maculata*) on private and public land;
- Vegetation Type 2 (for the footslopes of the Bowl) – more formalised avenue plantings in the road verge and on private land using a selection of the species recommended for Vegetation Type 1; and
- Vegetation Type 3 (for the level areas within the floor of the Bowl) – formal use of trees in avenue plantings either native to the locality or distinctive in form which are suited to Terrigal's civic character and the CBD Improvements Scheme.

INFRASTRUCTURE AND PLACE MANAGEMENT STRATEGIES

A Town centre traffic and parking:

- 1 Undertake strategic evaluation of traffic:

Consultants' recommendations:

- Estimate the impacts of traffic generated by additional development;
- Evaluate impacts of through traffic;
- Identify and prioritise traffic management strategies and capital works.

- 2 Implement capital works necessary to manage local and destination traffic:

Consultants' recommendations:

- Route and speed management works;
- Intersection upgrades;
- Expedite joint-venture development of a decked town centre car park to remove circulating vehicles from town centre streets;
- Expedite closure of The Esplanade to minimise conflicts at pedestrian crossings and related traffic congestion;
- Evaluate peak season park-and-ride from remote car parking to the town centre and beachfront.

B Town centre water and sewer:

- 1 Evaluate demand generated by additional development:

Consultants' recommendations:

- Confirm existing capacity;
- Identify capital works necessary to support development.

C Co-ordination of town centre activities and maintenance:

- 1 Main-street co-ordinator:

Consultants' recommendations:

- Consider part funding for a main-street co-ordinator responsible for centre marketing, management of special events, co-ordination of maintenance and cleaning;
- Investigate contributions by local businesses to either partly or fully fund the co-ordinator and additional security.

2 Maintenance and cleansing:

Consultants' recommendations:

- Evaluate peak requirements and alternative strategies;
- Investigate contributions by local businesses to part funding of plus peak-season cleansing and maintenance.

D Management of residential landscapes:

1 Maintain and enhance the canopy of indigenous trees:

Consultants' recommendations:

- Maintain and replenish existing street trees as they age.

E Development contributions:

1 Amend current contributions plans for the town centre and medium-density residential areas:

Consultants' recommendations:

- Contribute a reasonable proportion of overall cost for town-centre upgrade works, including immediate street and laneway frontages;
- Permit a proportion of required on-site parking to be accommodated in Council's proposed Wilson Road parking station, subject to monetary contributions in lieu for residential visitors, all retail and business spaces;
- Subject to future studies, contribute to a proportion of major works required for water and sewer supply, plus traffic management works required to service additional development.

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Study area

STUDY AREA



Strategic Plan Study Area

The land that is the subject of this strategic plan is bounded by the Scenic Highway, Barnhill Road and the Pacific Ocean, and includes the Terrigal town centre and the residential land within the natural amphitheatre known locally as the "Terrigal Bowl".

Acknowledgments

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Project Manager

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Brian McCourt

Peta James

Robert Eyre

Noelene Lyon

Colin Gooley

Development Assessment Unit

Landscape Services

Works Unit

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Chair

Cr Craig Doyle

Deputy Chair

Malcolm Brooks

Councillors

Daniel Cook

Robert Bell (Mayor)

Tourism Industry

Horst Endrulat

Community Representatives

Andrew Thackray

Jane Smith

Jim Butt

Sue Edwards

Commercial Sector

Ian Medlicott

Pru Wyllie

Understanding the context

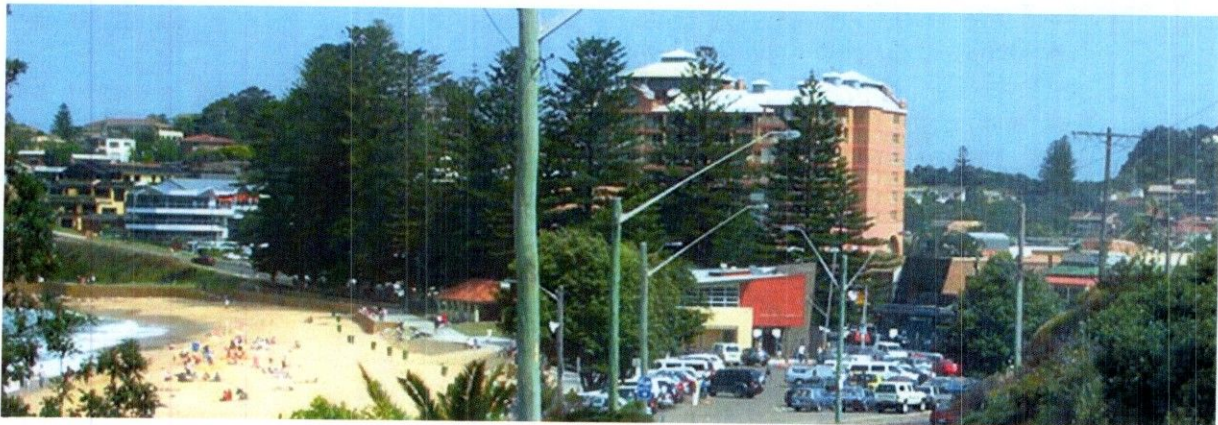
UNDERSTANDING THE CONTEXT

PART ONE

1.1 THE CONTEXT

Terrigal is a coastal township with a relaxed, casual atmosphere. It is a tourist centre, attracting significant long and short-term visitation, and a service centre. Terrigal as a whole is home to some 8,000 people (1996 Census). In recent years, the town has undergone significant growth in both resident and tourist populations. In the past 5 years, the resident population of Terrigal has increased by over 16%. Although no specific tourist figures are available for Terrigal, it is clear that tourism in the Centre is rapidly increasing as well.

The construction of medium density housing has responded to the requirements of the expanding population in the Study Area. This recent rapid growth has had some positive results for Terrigal, particularly with regard to its local economy. Equally, however, the qualities of the area that make it attractive to residents and tourists are in danger of being compromised by traffic congestion, deteriorating building stock in the town centre, fatigued public domain and some inappropriate development.



Terrigal Beach and Township Entry

1.2 PURPOSE OF THE STRATEGIC PLAN

The overarching objectives of this strategic plan are:

- to identify the quantum of change that is reasonable for the Terrigal Bowl with regard to the needs and expectations of the community and the intrinsic values of the locality; and
- to provide a planning framework that will accommodate that level of change and retain the area's intrinsic values.

In doing so, consideration has been given to:

Scenic Qualities

- The Foreshore
- Within The Bowl
- The Haven

Community Expectations

- Business
- Residents
- Hospitality
- Recreation

Economic Constraints

- Commercial Feasibility
- Market Opportunities

Services and Infrastructure

- Power
- Sewer
- Stormwater
- Traffic

Policies, Plans and Controls

- Town Centre and Foreshore Masterplan
- The Haven Plan of Management
- Draft Development Control Plan - Character
- Existing Development Controls

Urban Design, Land Use and Activity

- Massing
- Heights
- Sunlight
- Civic, public and residential amenity
- Sustainability

Linkages

- Pedestrian
- Cycle

1.3 PREPARATION OF THE STRATEGIC PLAN

This Strategic Plan was prepared by the consultant Terrigal Bowl Strategy team in partnership with the Terrigal Bowl Strategic Plan Steering Committee. The Steering Committee comprised representatives from the community in general, residents with the Terrigal Bowl, the tourism industry and the commercial sector, Gosford City Council officers and Councillors.

The role of the consultants in the process was to work with the Steering Committee and provide professional advice in order to arrive at an agreed direction for the future planning of the Terrigal Bowl. In this process, the consultants facilitated a series of monthly Steering Committee meetings and the community meeting in December 2001. The consultants also carried out investigations, made recommendations for the consideration of the Steering Committee, and prepared drafts of the Strategic Plan.

Members of the Steering Committee made a direct contribution to this Plan via the monthly meetings. This contribution involved:

- Firstly, identifying key objectives for the future of the Bowl;
- Secondly, considering information that was prepared by consultants in response to agreed objectives;
- Thirdly, discussing scenarios for future development identified by the consultants as generally consistent with agreed objectives as well as financial feasibility; and
- Finally, evaluating strategic alternatives for future development.

Following the final Steering Committee workshop, a report summarising research information, key objectives and a series of strategic alternatives for future development was exhibited publicly, and later presented to a community meeting held in December 2001 at the Gosford City Sports Stadium.

After public exhibition, 1146 submissions were received from residents and the business community, including proformas. The submissions were summarised by Council officers and reported to the Steering Committee. Following evaluation of these submissions, the Steering Committee forwarded a set of recommendations to Council for its consideration and resolution.

This document is the product of work done by the Committee, resolutions by Council and the consultant team's professional opinion.

1.4 RESOLUTIONS BY COUNCIL

During the course of this project, Council has considered several matters that have direct relevance to this Strategic Plan.

In October 2001, Council considered a report regarding joint venture redevelopment of land owned by Council fronting Pine Tree lane in order to provide a decked town centre car park plus shops and two storeys of apartments. Council resolved to support that joint venture, and detailed negotiations with the joint venture partner are currently proceeding.

In November 2001, Council considered public domain improvements (discussed in Part 6 of this report) that had been prepared in consultation with the Terrigal CBD Building Committee. Council's resolutions supported:

- Closure of Terrigal Esplanade between Campbell Crescent and Kurrawyba Avenue, following the completion of the parking station and key intersection improvements;
- Traffic control measures, including traffic signals and reduced speeds, to improve pedestrian safety and traffic flow;
- Intersection improvements for delivery vehicles in Hudson Lane; and
- Further consideration of the funding and staging of the recommended Terrigal Foreshore and CBD Improvement works.

In February 2002, Council considered a request for rezoning a substantial parcel of land located at the northern end of the Terrigal town centre. That rezoning request was illustrated by architectural plans, and involved a multi-storey mixed-use development. Council resolved to support the rezoning request, subject to several conditions:

- Provided the height of the proposed development was comparable to the maximum height recommended by the Terrigal Bowl Strategic Plan when adopted by Council;
- Provided that the development did not overshadow the southern footpath of Campbell Crescent at 2pm during midwinter;
- Subject to the deletion of a roof-top swimming pool;
- Subject to the contribution of specified funds to Council for public improvements.

In March 2002, Council considered a report by officers that summarised the strategic alternatives for future development identified by the Strategic Plan consultants. After consideration of an additional report on this matter in August 2002, Council resolved to adopt the following:

- Downzoning of 23 properties fronting Barnhill Road, Grosvenor Road and Campbell Crescent currently zoned Residential 2(b), to

Residential 2(a) in order to protect the scenic character of wooded ridgetop residential lands ;

- Revision of existing controls within the medium density zone Residential 2(b), limiting development on narrow sites to two dwellings only, but permitting a small increase in the number of units on wider sites in return for an increase in the area that must be landscaped;
- Within the northern portion of the Town Centre (North of Campbell Crescent, including the frontage to the Terrigal Esplanade), development is to be a maximum of 3 storeys above ground level on sloping sites and is to be contained within a stepped building envelope to protect the amenity and character of street frontages;
- Within the central portion of the Town Centre (the area bounded by the Terrigal Esplanade, Church Street, Wilson Road and Campbell Crescent), 4 storey development will be permitted only where such development would not isolate or sterilise the development of other sites in the locality and can achieve a minimum frontage of 20 metres; and
- Within the Town Centre generally (Town Centre Central and Town Centre North) 5 storey development above street level will be only permitted subject to the following conditions:
 - sites are to have a minimum area of 2000m²;
 - sites are to have minimum frontages of 20 metres;
 - a public laneway of width appropriate for pedestrian amenity is created as a component of the development; and
 - the development would not isolate or sterilise the development of other sites in the locality.

A masterplan is to be prepared for all proposals including 5 storey development and is to be approved by Council prior to lodgement of any formal development application. The masterplan is to demonstrate satisfactory consideration of specified matters including high standards of urban and civic design, best practice retail planning, residential amenity and environmental performance, and a distinctive local design character.

On 26 March 2002, Council approved a large development on the southern headland comprising of 4 separate residential flat buildings containing fifty-two (52) large residential units, 1 medium unit that is to be used as the caretaker's residence and an in-house restaurant. This development is to be located in an elevated position on the headland at the southern end of the Terrigal Esplanade.

Structure of this plan

STRUCTURE OF THIS PLAN

PART TWO

This report outlines several stages of the strategic planning process that has been undertaken for the Terrigal Bowl. These stages involved:

- Agreement by the Steering Committee regarding objectives for future development, civic improvements and management within the Bowl area;
- Research and analysis by the consultants to identify appropriate directions and / or limits for future development and civic improvements;
- Identification of development scenarios that are consistent with agreed objectives;
- Nomination and minor variation of preferred development scenarios by the Steering Committee and Council.

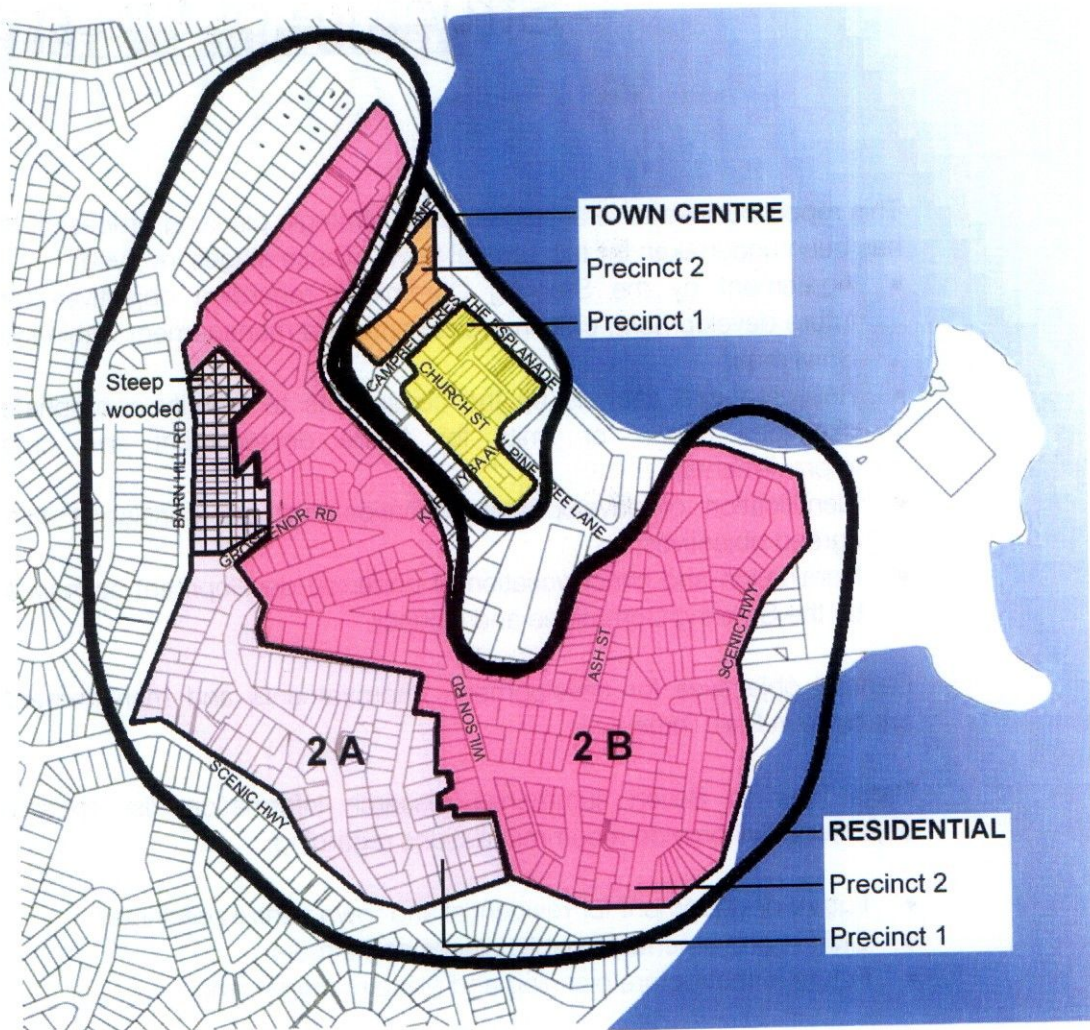
General objectives for development, improvements and management are listed in Part Three.

Parts Four to Seven summarise research information, list specific objectives and provide recommendations regarding:

- Future development for residential and town centre precincts;
- Civic improvements to public places and streets;
- Future infrastructure planning and place management.

Recommendations fall into two categories that are listed separately:

- Strategies that have been endorsed by resolution of Council in August 2002, reflecting Council's preferred development scenarios that were outlined in an exhibition report prepared by the project consultants in November 2001 (note that Council's actual resolutions have been paraphrased or expanded by reference to that document);
- Strategies identified by the project's consultants, either as discussed with the Steering Committee or presented to a community meeting in December 2001, but not as yet endorsed by specific resolutions of Council



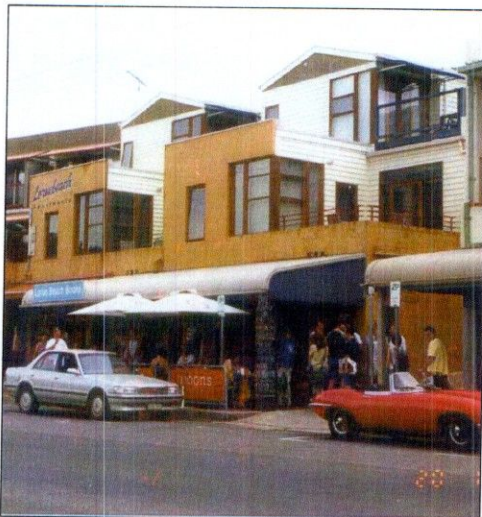
Strategic Plan Precincts

Strategic objectives **STRATEGIC OBJECTIVES** PART THREE

During the initial workshop convened for this project, members of the Steering Committee identified a range of objectives for future improvement of the Terrigal Bowl. These objectives provided the essential direction for strategies that were ultimately recommended by the project consultants.

A range of general objectives were identified, applying to future development as well as improvements to public places:

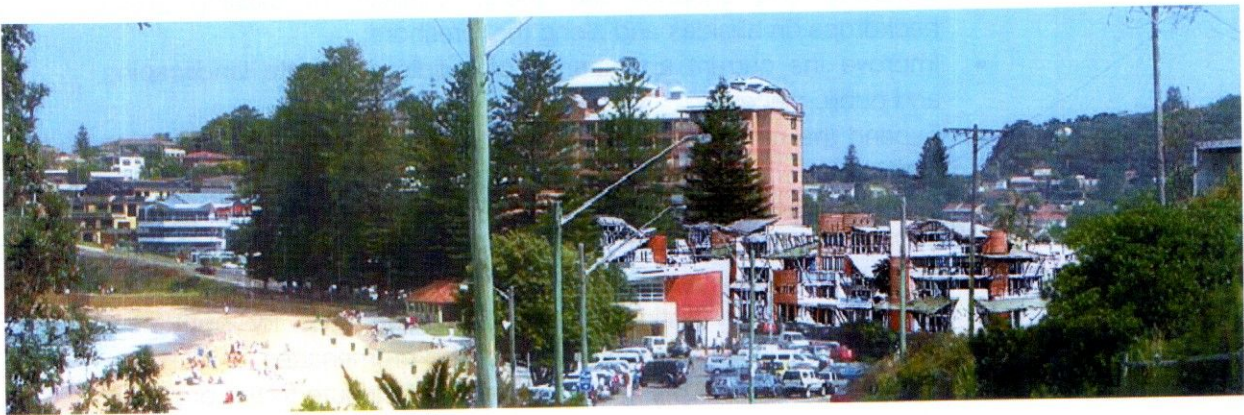
- Conserve and enhance the scenic qualities of existing green backdrops on hillsides and along the foreshore;
- Improve the current appearance of buildings, private landscaping and public places;
- Expand the range of services available for residents and visitors to Terrigal;
- Maintain panoramic views of the ocean and coastal features available from residential hillsides and provide picturesque vistas along town centre streets;
- Promote a locally-distinctive, coastal design style for both new buildings and improvements to streets and promenades; and
- Ensure that future building developments contribute to the provision of new infrastructure.



Examples of good design outcomes indicating building design appropriate to the character of Terrigal, stepping of the built form back from the street frontage and a “pedestrian friendly” scale at street level. Shops and offices at ground level face the street, creating “active frontages”.

Within the town centre, there are specific objectives for future development:

- Maintain and enhance the established “village” character and “pedestrian scale” along all street frontages;
- Promote visible activity along all street and laneway frontages;
- Maintain existing levels of midwinter sunlight along footpaths and promenades;
- Ensure high levels of pedestrian safety and security; and
- Protect buildings from flooding during major storms.



Perspective sketches of future Terrigal town centre, illustrating variety in building design and stepped built form to maintain a “pedestrian friendly” scale and “village character”.

In residential areas, specific development objectives include:

- Conserve and enhance the scenic qualities of vegetated ridgetops as backdrops to the town centre, the beachfront and the coastline;
- Promote development of new buildings in garden settings;
- Maintain and enhance the general character of established neighbourhoods; and
- Provide for reasonable levels of residential amenity, including sunlight, privacy and an open outlook.

Residential lands development strategy

RESIDENTIAL LANDS DEVELOPMENT STRATEGY

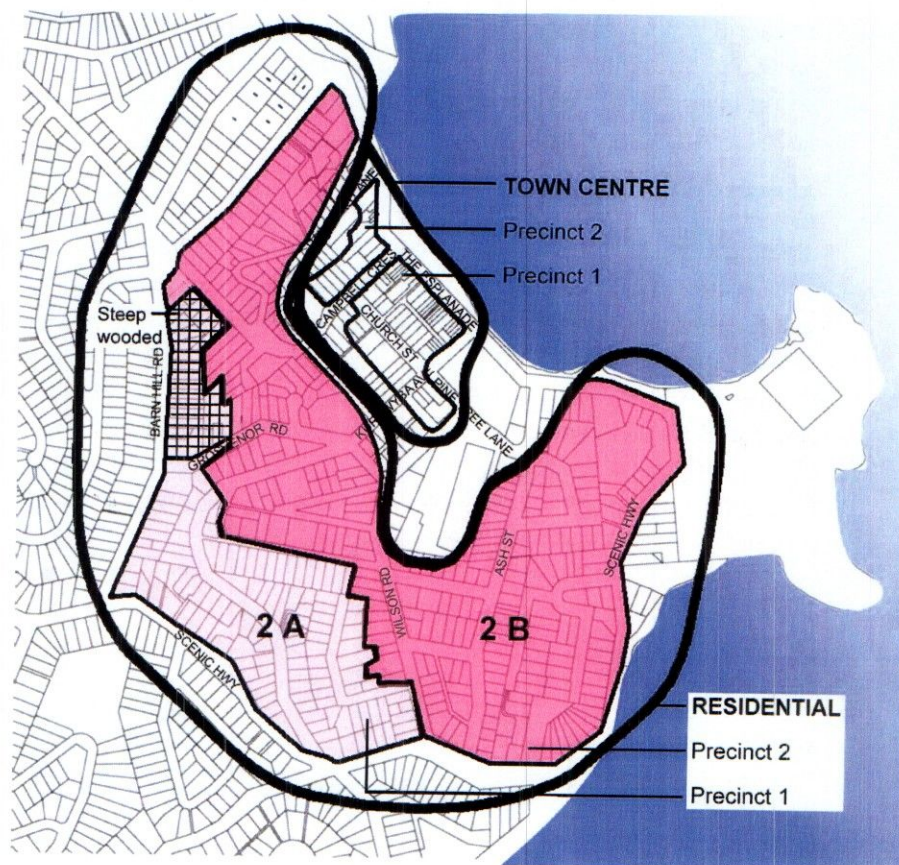
PART FOUR

4.1 BACKGROUND

Setting and zoning

Residential areas within the Terrigal Bowl include ridgetops and steep hillsides, plus footslopes and level areas within the floor of the Bowl.

While current zoning for the majority of steep land and ridgetops permits development of single dwellings, footslopes and the Bowl floor are zoned for medium density development with development controls that permit buildings up to two storeys.



Residential Precinct

Character and scenic qualities:

Along ridgetops and steep slopes, tall eucalypts that are remnants of the original coastal forest provide a scenically-distinctive backdrop to foreshores and the town centre. Along steep slopes, current zoning of a number of densely wooded properties permits medium density development, but development to date appears to have been restricted by high construction costs associated with this location.

Opportunities for development:

Within the Bowl, more than 50% of residential properties support houses that are large or new, or strata-titled apartments. These properties are considered unlikely to be redeveloped. Of the remaining properties, redevelopment potential is limited by the narrow frontage of allotments compared with the width of multi-unit developments, and costs that are associated with amalgamation of properties to permit redevelopment.

Recent trends and impacts:

Recent development trends involve replacement of older houses and cottages by large multi-level buildings that contain either single or multiple unit dwellings. In general, current planning controls have not provided effective control with regard to the scale, design and scenic impacts of development proposals. Proposals for very large sites in particular have demonstrated the limited effectiveness of these current controls as a result of their focus upon numerical density-based development standards.

The principal impacts of new development arise from tendencies of buildings and associated driveways to cover a substantial proportion of each allotment, to display an "anonymous" architectural style incorporating simple bulky forms with extensive masonry walls, and the location of dwellings close to property boundaries. Combined with extensive excavation upon steep properties, these features threaten the pattern of surviving eucalypts that is highly significant to the Bowl's scenic quality. Also, they fail to reflect the traditional or desired characters of a coastal residential area, and they compromise the amenity of established residential neighbourhoods.

4.2 DEVELOPMENT PRINCIPLES

Key objectives for future development in the residential precinct include:

1 Protect existing scenic quality:

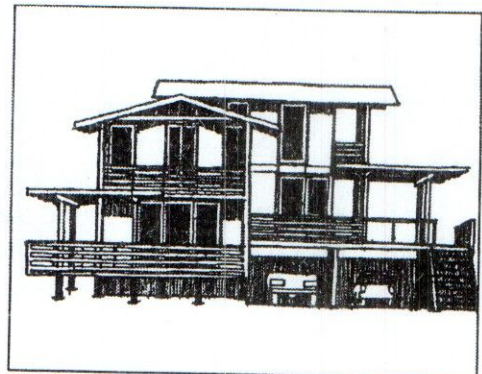
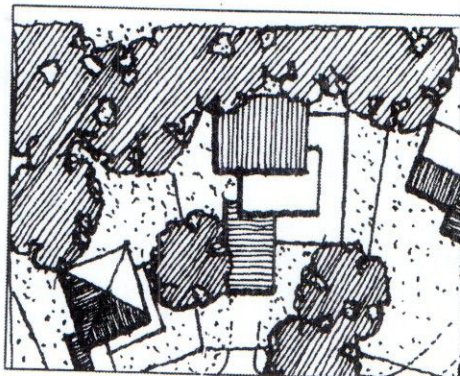
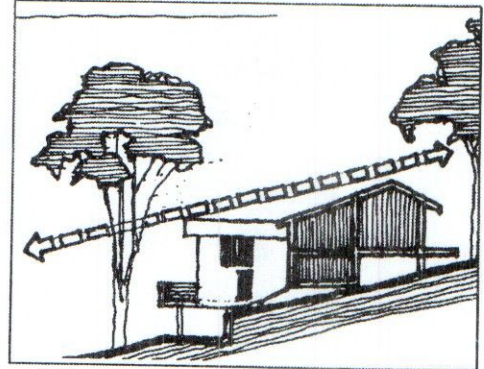
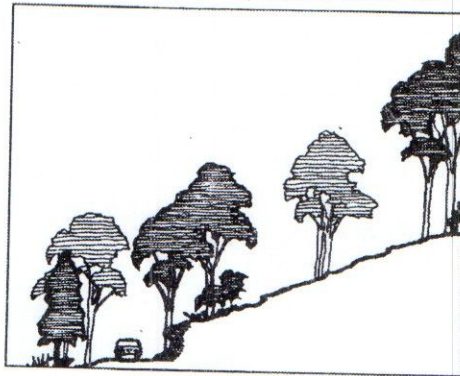
- The existing ridgetop canopy of tall eucalypts should be conserved and enhanced;
- The natural shape of hillsides should be maintained; and
- Buildings should emphasise their natural landscaped settings.

2 Reflect established neighbourhood character:

- The predominant patterns of buildings surrounded by gardens should be maintained;
- The scale of new buildings should be similar to existing neighbours;
- Garages and driveways should not dominate street frontages; and
- Dwellings should "address" their street frontage.

3 Promote high levels of residential amenity:

- Existing panoramic views of headlands and foreshores should be shared;
- Acoustic and visual privacy should be reasonable;
- Daylight, sunlight and natural ventilation should be satisfactory; and
- Private open space should be adequate.



These illustrations show good design outcomes on residential hillside sites: stepped form building design on sloping sites reduces cut-and-fill, and maximises view sharing. Site coverage maximises opportunities for retention and replenishment of the tree canopy. Dwellings address street frontages and garages are inconspicuous in front facades.

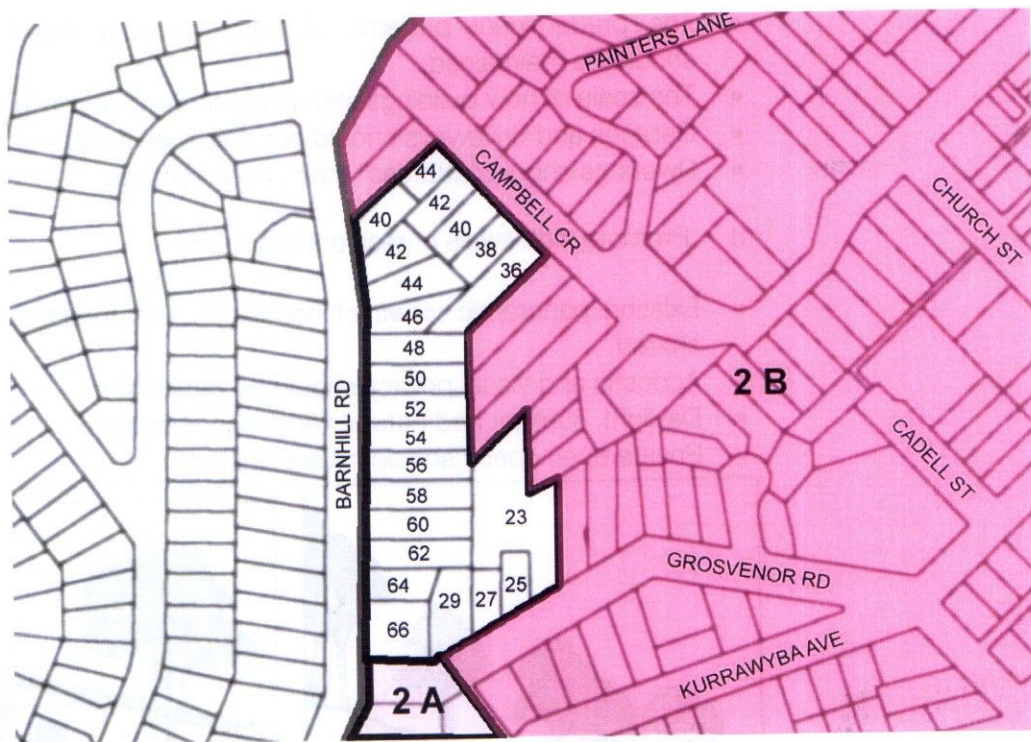
4.3 RESIDENTIAL STRATEGIES

A Planning instruments:

- 1 Extend the existing low density zone 2(a):

Resolutions by Council:

- Down-zone 23 steep wooded properties fronting Barnhill Road, Campbell Crescent and Grosvenor Road currently zoned 2(b) that permit development of residential flats;



**23 Lots Down Zoned from
Residential 2(b) to Residential 2(a)**

- 2 Amend development standards within the medium density zone Residential 2(b):

Resolutions by Council:

- On narrower properties : restrict development to two dwellings;
- On wider properties : allow a small increase in the number of units in return for an increase in the area that must be landscaped.

Additional recommendations by the consultants:

- Replace generic dwelling density standards with new controls that promote best practice urban and scenic design;
 - Narrower properties are less than 18m wide, and the maximum of two dwellings should have a semi-detached form; Wider properties are 18m wide or greater, and any increase in dwelling yield should be supported by landscaped area that is suitable for deep-root plantings covering around 50% of each site.
- 3 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- The planning instrument should require consideration of character for each development site and its surroundings



An example of the type of development that the Strategic Plan does not actively encourage. Over development of the site has left little opportunity for deep soil tree planting. Separation of buildings is insufficient to allow adequate privacy or screen plantings to adjoining properties.

B Development controls:

- 1 Prepare a new DCP for dwelling houses on wooded or steep properties:

Resolutions by Council:

- Primarily, to conserve and enhance the canopy of eucalypts that forms a visually-significant natural backdrop around the Bowl.

Note that Council currently is preparing a draft DCP for single dwellings on properties that are steep and / or wooded. This draft DCP is intended to apply to the low density residential zone within the Terrigal Bowl.

Additional recommendations by the consultants:

- Ensure that a minimum area of each property remains as landscaped area suitable for deep root plantings along the ridgeline and street frontages;
 - Restrict cut-and-fill plus slab-on-ground construction in proximity to existing trees and close to property boundaries;
 - Reflect the established pattern of buildings surrounded by gardens;
 - Ensure that the siting of buildings, plus the height of external walls and form of roofs, achieve a scale that is compatible with neighbouring buildings, neither unreasonably restricting existing panoramic views, nor compromising the amenity of neighbouring properties;
 - Encourage building designs that reflect architectural forms and features typical of traditional coastal cottages;
 - Ensure that dwellings address their street frontages, and that garages do not dominate front facades; and
 - Promote landscaping with indigenous species to restore and enhance the existing eucalypt canopy.
- 2 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- Support provisions recommended for the planning instrument:

Note: Council has recently adopted DCP No. 159 Character, which provides detailed objectives for new development in each defined residential precinct of the Terrigal Bowl.

3 Amend the medium density development control plan:

Consultants' recommendations:

- Provisions for conservation of scenic character, plus siting, form and appearance of buildings, should be broadly similar to those recommended for the low density residential zone;
- Restrict cut-and-fill, plus require low-impact framed construction on moderate to steep slopes;
- Explain incentives and qualifications regarding additional unit yield;
- Protect the amenity of neighbouring dwellings, and provide high levels of amenity for future residents;
- Reduce current on-site parking provisions in proportion to the percentage of apartments likely to accommodate holidaying visitors with only one car.

Town centre development strategy

TOWN CENTRE DEVELOPMENT STRATEGY

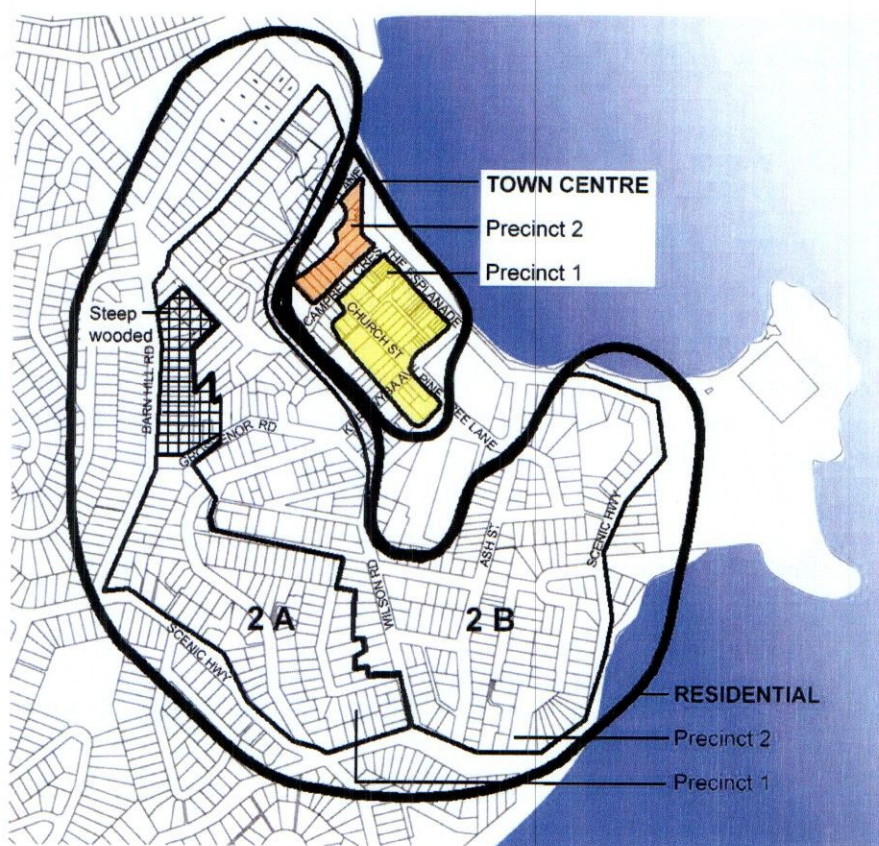
PART FIVE

5.1 BACKGROUND

Setting and zoning:

The Terrigal town centre includes low-lying lands behind a beachfront, plus footslopes to the north and west situated below residential hillsides and ridgetops.

The majority of land in this area is zoned Business (General) 3(a), with a maximum floor space ratio (FSR) of 1:1 under the Gosford Planning Scheme Ordinance (GPSO) with an overall height limit of 3 storeys under DCP No. 55 (Terrigal Business Centre, 1992). Near the intersection of Wilson Road and Pine Tree Lane, a public car park, bowling club and tennis courts are currently zoned Open Space (Recreation) 6(a).



Town Centre Precinct

Character and scenic qualities:

Within the town centre, buildings demonstrate no consistent pattern in terms of style, size or condition. Also, there are no buildings that display distinctive traditional character, for example that which is associated with architectural styles from the Edwardian or Victorian eras. As a result, the town centre contains no buildings that are worthy of conservation due to architectural merit, and existing buildings provide no architectural design cues for future development.

Nevertheless, a "village character" is commonly associated with this collection of disparate building styles. This "village character" is reflected by facades that display a pedestrian-friendly scale (mostly one and two storeys high along the street frontage), by a diversity of retailers that line most footpaths (accommodated within a variety of narrow frontage buildings and tenancies), and by pedestrian footpaths that receive year-round sunlight (due to orientation of streets and the height of existing buildings).

However, positive aspects of "village character" are not evident either in the rear facades to shop-buildings facing a laneway that runs parallel to The Esplanade, or in the form and design of several buildings that surround open car parks located along Church Street.

At the southern end of the town centre, a multi-storey resort hotel demonstrates some consideration of this "village character", with stepped building forms facing The Esplanade accommodating a hub of pedestrian activity. However, facing residential areas to the south and west, walls are very tall and rise in a sheer plane accentuating the contrast in height and scale between the hotel and surrounding residential areas. Due to these dramatic contrasts, the hotel building has become a focal point for community anxieties regarding the scale and design character of future development within Terrigal's town centre.

The generally low-rise nature of existing buildings across most of the town centre results in foreshore development with a low visual impact, screened in part by a row of Norfolk Island pines with dense foliage. Also, the low-rise nature of development permits extensive panoramic views of coastal features and inshore water from residential hillsides that are located to the immediate south and west of the town centre.

Opportunities for development:

According to community opinion, development and public areas within the town centre generally display poor standards of design or maintenance. The general opinion indicates that this situation could be overcome by some level of redevelopment or urban renewal. Identifying the level of redevelopment that is both reasonable and broadly

acceptable to the community as a whole has become the fundamental challenge for this Strategic Plan.

Within this town centre, similar to other coastal town centres, the property market's preferred development option involves mixed-uses with ground level shops and upper storey apartments. However, opportunities for future development have been restricted by current FSR and height controls, compounded by contemporary requirements to provide on-site parking and flood-free floorspace (many of the lower areas in the Bowl are subject to flooding during major storm events). These factors affect the financial viability of redevelopment, because the potential revenue available from a maximum of two residential storeys above existing retail floorspace, supported by basement parking, is substantially less than the costs of redevelopment and new construction.

Another impediment to redevelopment within the Terrigal centre arises from the narrowness of many properties. Analysis of typical residential floor plans and parking layouts confirm that 12m frontages are generally the minimum required to accommodate viable redevelopment that employs best-practice urban design, particularly car parking concealed behind shops. In Terrigal, many single properties are as narrow as 5m

In addition to the prevailing planning controls, existing strata title residential and retail development make redevelopment highly unlikely, particularly along the western side of Church Street.

In general, vacant land within town centres is particularly attractive for development, since there is no income from established tenants that must be foregone during redevelopment. Open-lot public car parks are one example of such lands, and Council has resolved to investigate joint venture redevelopment of the existing open-lot car park in Terrigal off Wilson Road and Pine Tree Lane. Combining mixed-use retail and residential development with a decked public car park, traffic studies commissioned by Council have concluded that this facility would have substantial benefits by significantly reducing traffic congestion within the town centre that is currently generated by traffic circulating in search of kerbside parking.

Recently, on footslopes at the northern end of the centre, a substantial redevelopment site has been assembled, including a number of properties that are currently vacant and contribute to the "open" landscape character of the town centre's northern edge. This site is the subject of a rezoning request based upon an indicative plan for a resort-style development incorporating several separate buildings that range from two to six storeys in height relative to Campbell Crescent, stepping back from the street and up the hillside to a level approximately two storeys above Painters Lane.

While sectors of the resident community have expressed substantial concern regarding the height, scale and character of this development combined with likely traffic impacts, local business and tourism industry representatives have highlighted the potential of this scheme to revitalise the Terrigal centre. Council has examined a number of the concerns expressed by residents, and a traffic study has concluded that although the Terrigal town centre currently experiences traffic congestion, the proposed development would not significantly affect current operation of the local road network.

Recent trends and impacts:

As a result of prevailing planning controls, redevelopment over the past decade has been limited to a few modestly-scaled buildings, plus refurbishment of shop fronts and retail interiors.

Previously, a number of arcade-style retail developments were constructed, incorporating shops that are concealed from public footpath frontages. Ignoring the traditional pattern of "main street" development where all shops have direct frontage to a public street, these arcade developments include low-value shops that are sometimes difficult to let, and their presentation to the rear laneway is generally poor, with car parks rather than shops facing a busy pedestrian thoroughfare that links The Esplanade, Church Street and Kurrawyba Avenue.

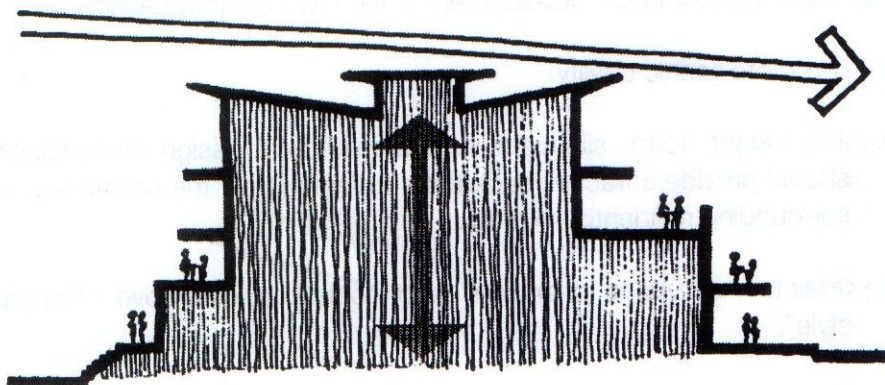
Several recently-completed developments as well as recent development proposals display an architectural character that is typical of the modern resort-style development occurring in centres along the NSW coast. Such buildings incorporate simple bulky forms with extensive horizontal balconies and roof-lines, unembellished masonry walls facing side boundaries, a height and scale that are frequently excessive and neither friendly to pedestrians nor considerate of sunlight along public footpaths and promenades, incorporating retail facilities that are often concealed from street frontages, and secondary street frontages that tend to be dominated by service access and driveways.

Current retail activity in Terrigal is weighted towards recreation needs, and there appears to be substantial demand for household groceries and foodstuffs that is not serviced by current retailers. Notwithstanding Terrigal's proximity to a regional centre that is currently undergoing substantial expansion (Erina Fair), a proportion of local food-based shopping by both residents and self-catering holiday-makers could theoretically be met within the Terrigal centre. However, such demand is not likely to be met by new development of a food market anchored by a small supermarket due to the need for a substantial level property - a rare commodity within the Bowl area.

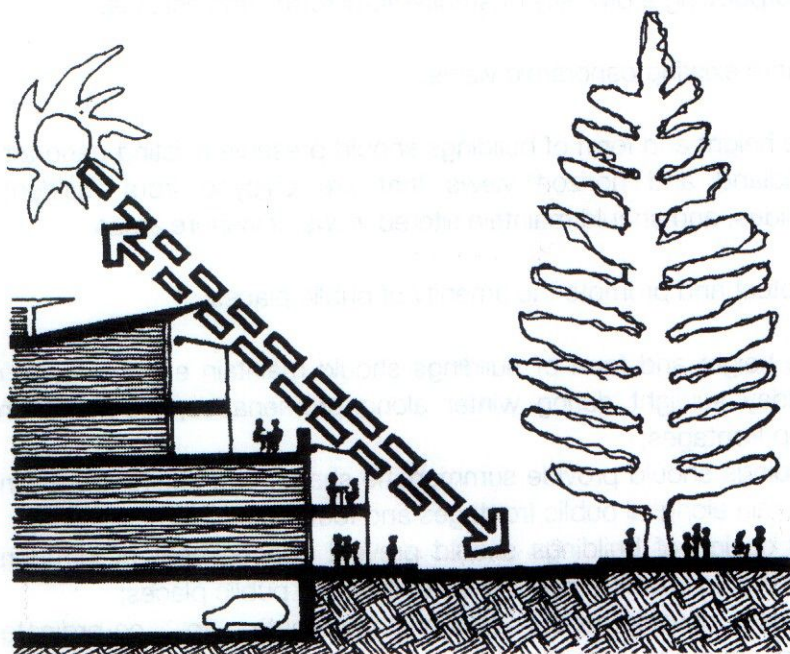
5.2 DEVELOPMENT PRINCIPLES

Key objectives for future development in the town centre precincts are:

- 1 Promote scenic quality:
 - The height, form, silhouette and architectural design of buildings should provide attractive backdrops to foreshores, the coastline and surrounding residential hillsides.
- 2 Maintain a "village character" and achieve a distinctive "Terrigal style":
 - Buildings should be a maximum of two storeys along all street frontages, with upper storeys stepped back to maintain a "pedestrian-friendly" scale;
 - Pedestrian activity should be concentrated along all streets and laneways, with near-continuous shops and offices at ground level concealing on-site parking areas;
 - Front facades and shops should be designed to maximise the diversity of retailers facing all street and laneway frontages, servicing both local households and holiday-makers;
 - Buildings should display a locally-distinctive design theme, incorporating a diversity of architectural forms and finishes.
- 3 Share existing panoramic views:
 - The height and form of buildings should preserve existing panoramic headland and horizon views that are enjoyed from residential hillsides, and should maintain filtered views of inshore areas.
- 4 Protect and promote the amenity of public places:
 - The height and form of buildings should maintain existing levels of midday sunlight during winter along promenades, footpaths and shop frontages;
 - Buildings should provide summertime shade, and shelter from wind and rain along all public frontages and footpaths;
 - The design of buildings should prevent concealment of intruders, and should promote informal surveillance of public places;
 - Future developments should contribute to co-ordinated improvement of footpaths, landscaping and street furniture.

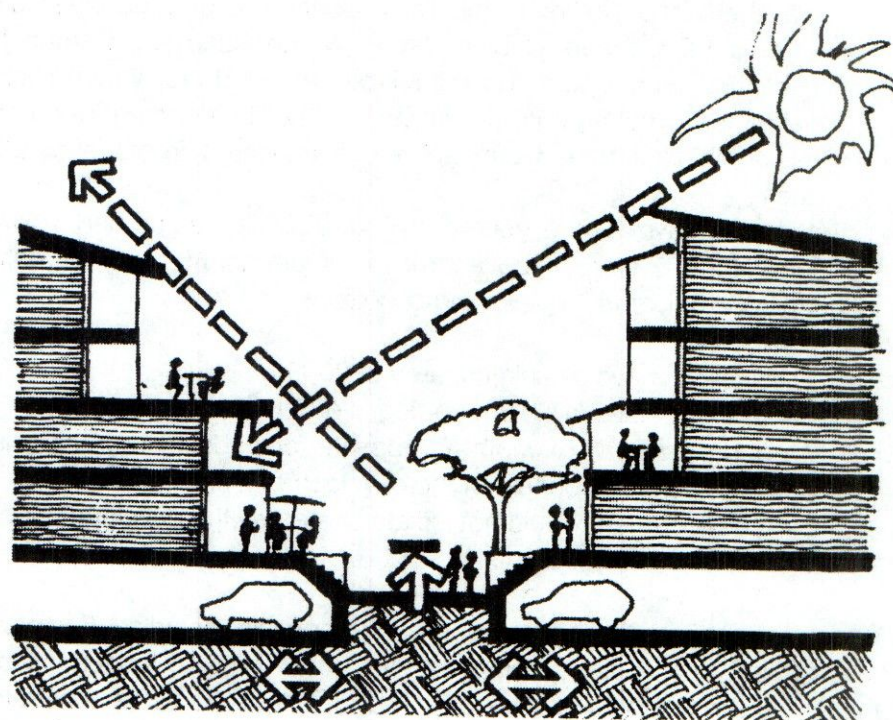


Within the town centre, the height and form of buildings should preserve existing panoramic headland and ocean views from the residential hillsides, and should maintain filtered views of inshore areas.



Town centre street frontage principles:

The maximum height of buildings at the street frontage is two storeys; shop fronts face the street; existing levels of midwinter sunlight along footpaths are maintained; and, on-site car parking is concealed from view.



Laneway frontage principles:

New shopfronts are on a half podium, which is elevated above the flood level, with residential balconies above, and landscaped podiums flanking a "share-zone". Existing levels of midwinter sunlight are maintained and on-site car parking is concealed from view.

5.3 TOWN CENTRE STRATEGIES

A Planning instruments

- 1 Maintain the extent of the existing Business zone:

Council resolutions:

- Below Painters Lane, maintain the existing zone boundary to retain a residential rather than town centre character along that narrow residential street and hillside;

- 2 Amend development standards within the business zone:

Council resolutions:

- Within the northern portion of the Town Centre (North of Campbell Crescent, including the frontage to the Terrigal Esplanade), development is to be a maximum of 3 storeys above ground level on sloping site and is to be contained within a stepped building envelope to protect the amenity and character of street frontages.

- Within the central portion of the Town Centre (the area bounded by the Terrigal Esplanade, Church Street, Wilson Road and Campbell Crescent), 4 storey development will be permitted only where such development would not isolate or sterilise the development of other sites in the locality and can achieve a minimum frontage of 20 metres.
- Within the Town Centre generally (Town Centre Central and Town Centre North) 5 storey (above street level) development will be only permitted subject to the following conditions:
 - sites are to have a minimum area of 2000m²;
 - sites are to have minimum frontages of 20 metres;
 - a public laneway of width appropriate for pedestrian amenity is created as a component of the development; and
 - the development would not isolate or sterilise the development of other sites in the locality.

A masterplan is to be prepared for all proposals including 5 storey development and is to be approved by Council prior to lodgement of any formal development application. The masterplan is to demonstrate satisfactory consideration of specified matters including high standards of urban and civic design, best practice retail planning, residential amenity and environmental performance and a distinctive local design character.

Additional recommendations by the consultants:

- Along public streets, development should be constructed to the property boundary with a maximum height of two storeys at that point, and additional storeys set below a height plane fixed to maintain a pedestrian scale along the street frontages, or to protect existing levels of midwinter sunlight along footpaths and shop frontages;
- 3 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

- Provisions of the planning instrument should require consideration of character.

B Development controls:

- 1 Promote development that is compatible or consistent with the character of surrounding areas:

Consultants' recommendations:

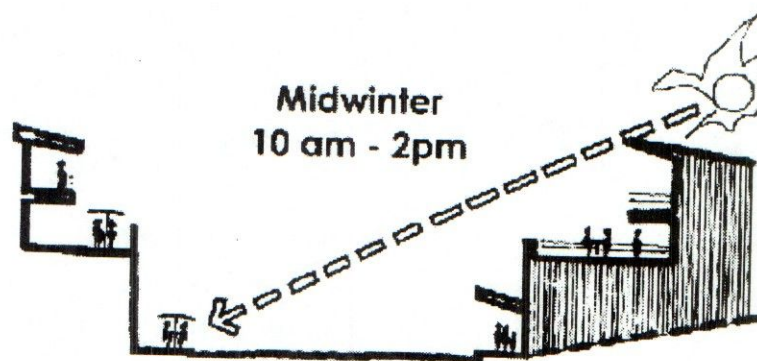
- Support provisions of the planning instrument:

Note: Council has recently adopted DCP No. 159 Character which provides detailed development objectives for all new development within the Terrigal Bowl.

- 2 Prepare a new DCP for mixed-use development within the Terrigal town centre:

Consultants' recommendations:

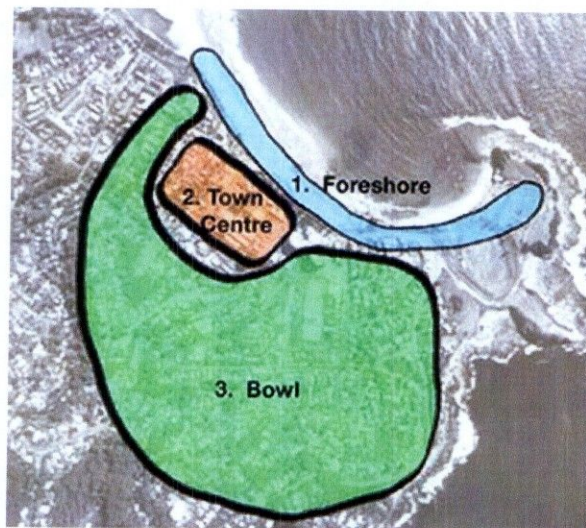
- Limit ground floor uses to retail and commercial, with a variety of residential, retail and commercial uses permitted on upper storeys;
- Require "active frontages" with shops or offices facing all public streets and laneways, concealing on-site parking areas;
- Identify a "building envelope" to define the desired profile or form of buildings facing all public frontages, and protecting the amenity of public footpaths;
- Explain qualifications and incentives regarding the statutory building height, particularly provision of landscaped alleyways at ground level for access to apartment lobbies;
- Promote architectural design excellence, incorporating a diversity of architectural forms and silhouettes for all visible facades, as well as a coastal architectural character that is locally-distinctive;
- Require flood-free floorspace;
- Protect the amenity of neighbouring dwellings, and provide high levels of amenity for future residents;
- Reduce current on-site parking provisions in proportion to the percentage of apartments likely to accommodate holidaying visitors with only one car.



Town centre development should maintain a pedestrian scale along the street frontages, and protect existing levels of midwinter sunlight along footpaths and shop frontages.

PUBLIC DOMAIN DEVELOPMENT STRATEGY**PART SIX****6.1 BACKGROUND****Setting and zoning:**

'Public Domain' is the term applied to places available for public use. Terrigal's public domain includes pedestrian areas, roads and verges, car parking areas and public open space, such as Terrigal Beach. In this Plan, the public domain has been broadly categorised into "Foreshore, Town Centre and Bowl". The public domain shares the same zoning as the adjoining land use.



Terrigal Public Domain

Character:

The Terrigal Foreshore is a major recreational destination, particularly in the warmer months. It offers scenically significant vistas of the Skillion and Haven to the south east and the Wamberal shoreline to the north west. An Avenue of Norfolk Island Pines substantially conceals the town centre from the coastal vantage points to the north.

In its current condition, the town centre public domain does not contribute effectively to public amenity. Vehicular traffic dominates public areas and conflicts with pedestrian movement particularly with regard to access to

Terrigal Beach. There is a shortage of space for public use, particularly adjacent to restaurants, cafes and other retail outlet areas. Street furniture and finishes lack any distinctive or locally responsive style.

Residential areas within the Bowl are serviced by narrow local roads feeding into collector roads with wide verges. Footpaths are mostly absent, particularly in the steep hillsides and footslopes. Street trees are discontinuous and there is a substantial opportunity to extend the eucalypt canopy within the Bowl through avenue planting of trees on road verges.

Opportunities for improvement:

The current condition of public facilities on the foreshore restricts the optimal use of this area. The existing public areas are in a variable state of repair, and there is little cohesiveness of street furniture materials. There is an overall lack of seating areas and children's play facilities. Few connection points exist between the Foreshore and the Esplanade, and traffic on the Esplanade acts as a barrier to pedestrian movement between the town centre and Terrigal Beach.

The wide road verges and the lack of footpaths in the residential precinct provides a significant opportunity to create "green corridors" comprising copses and avenues of street tree plantings. The "green corridors" could be further enhanced by the preservation of the eucalypt canopy on private lands and the selective addition to the green backdrop.

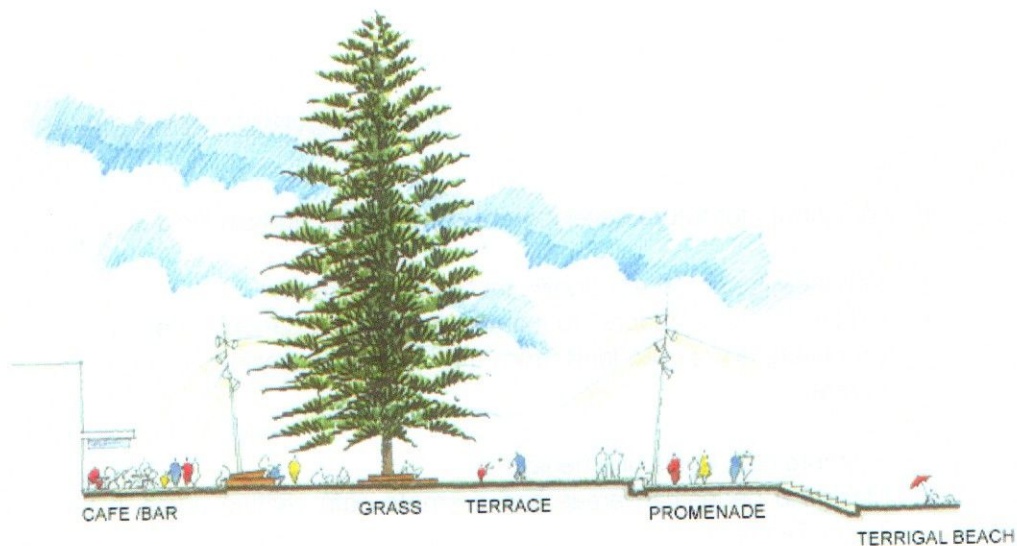
6.2 IMPROVEMENT PRINCIPLES

Key objectives for future development of the public domain include:

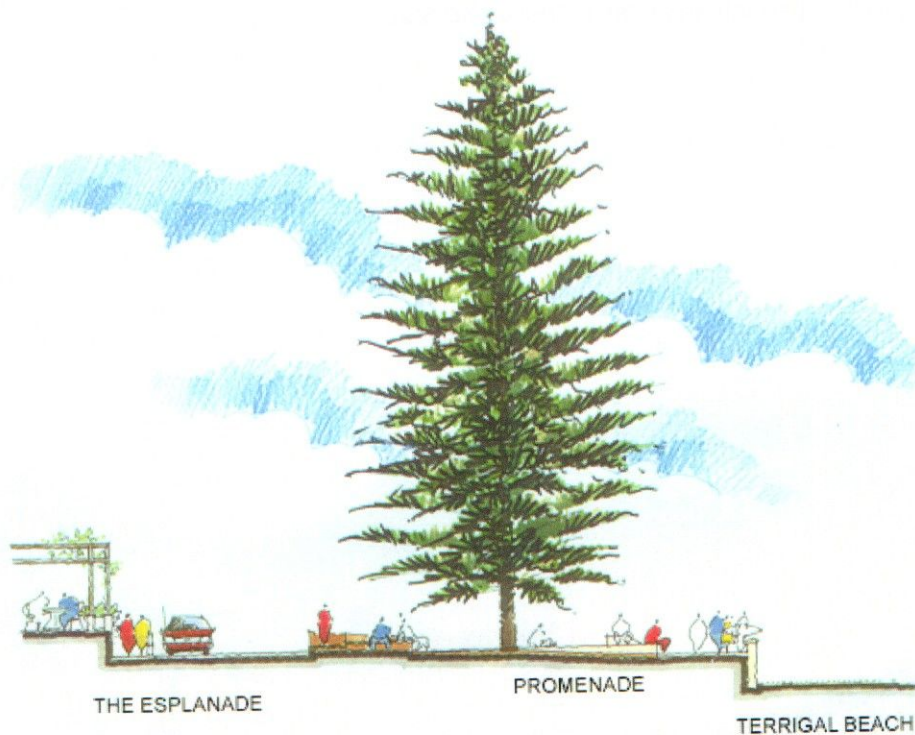
- 1 Enhance the scenically significant "green backdrop":
 - Create "green corridors" to expand the existing canopy of eucalypts on private and public land, from the residential precinct to the town centre.
- 2 Promote high levels of amenity:
 - Maximise pedestrian areas and promote café seating areas in the Town Centre;
 - Improve access to the residential lands and connections with the town centre through a program of footpath construction using consistent and locally responsive materials and finishes; and
 - Connect the town centre and Terrigal Beach by linking the pedestrian zones in these two areas.



Masterplan for Terrigal Foreshore
Improvements



Typical section (B-B) showing short term parking zone, grass terrace with timber seating elements and promenade.



Typical section (A-A) showing pedestrianised cafe/bar area, grass terrace with timber seating elements and promenade.

- 3 Maintain "village character" and a "Terrigal" style:
 - Promote the cohesive use of modern surface materials and street furniture suited to Terrigal
 - Promote an interrelated Street Tree Planting Strategy to link the Town Centre with the residential lands
 - Concentrate pedestrian activity along street and laneways

- 4 Protect and promote civic amenity:
- Establish street tree canopies for shade and shelter
 - Promote the safety and security of public places
 - Provide a mechanism for public domain improvements



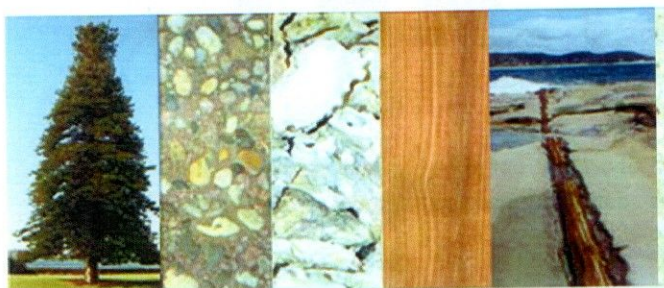
Typical section (C-C) through Church Street showing extended pedestrian walkway/cafe seating areas and additional street planting.

6.3 PUBLIC DOMAIN STRATEGIES

- 1 Implement the Terrigal Foreshore and CBD Improvements Scheme, as documented by Halliburton KBR Pty Ltd and PSB Landscape Architects (2002):

Consultants' recommendations:

- Link the town centre with Terrigal Beach by closing The Esplanade to traffic between Campbell Crescent and Kurrawyba Avenue, and creating a pedestrian zone with café/bar areas and paved promenades;
- Extend the pedestrian walkways and café seating areas within the town centre;
- Provide additional street tree planting for shade and visual appeal; and
- Implement a cohesive and locally responsive palette of street furniture, surface materials and finishes.

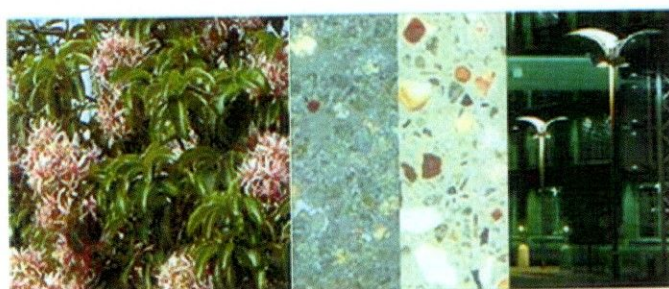


1. Foreshore

Sand, shells, pebbles, rock platforms

TERRIGAL BEACH:

Sand, shells and exposed pebble aggregate in concrete paving;
Plantation grown Spotted Gum timber (*Eucalyptus maculata*) for decking and platform seating;
Coordinated selection of street furniture elements, including



2. Town Centre

Structure, walls, timber, urban fixtures

TOWN CENTRE:

Distinctive unit paving in shades of grey with feature banding;
Coordinated selection of street furniture elements, including bollards, tree guards, seating and bins;
Additional street tree planting along



3. Bowl

Dominant canopy, exposed aggregate pavements

RESIDENTIAL:

Exposed aggregate footpaths in colours that are appropriate to the character of the area;
Coordinated selection of street furniture elements, including seating and bins;
Additional street tree planting using

Materials and finishes recommended for use in Terrigal Bowl's public domain

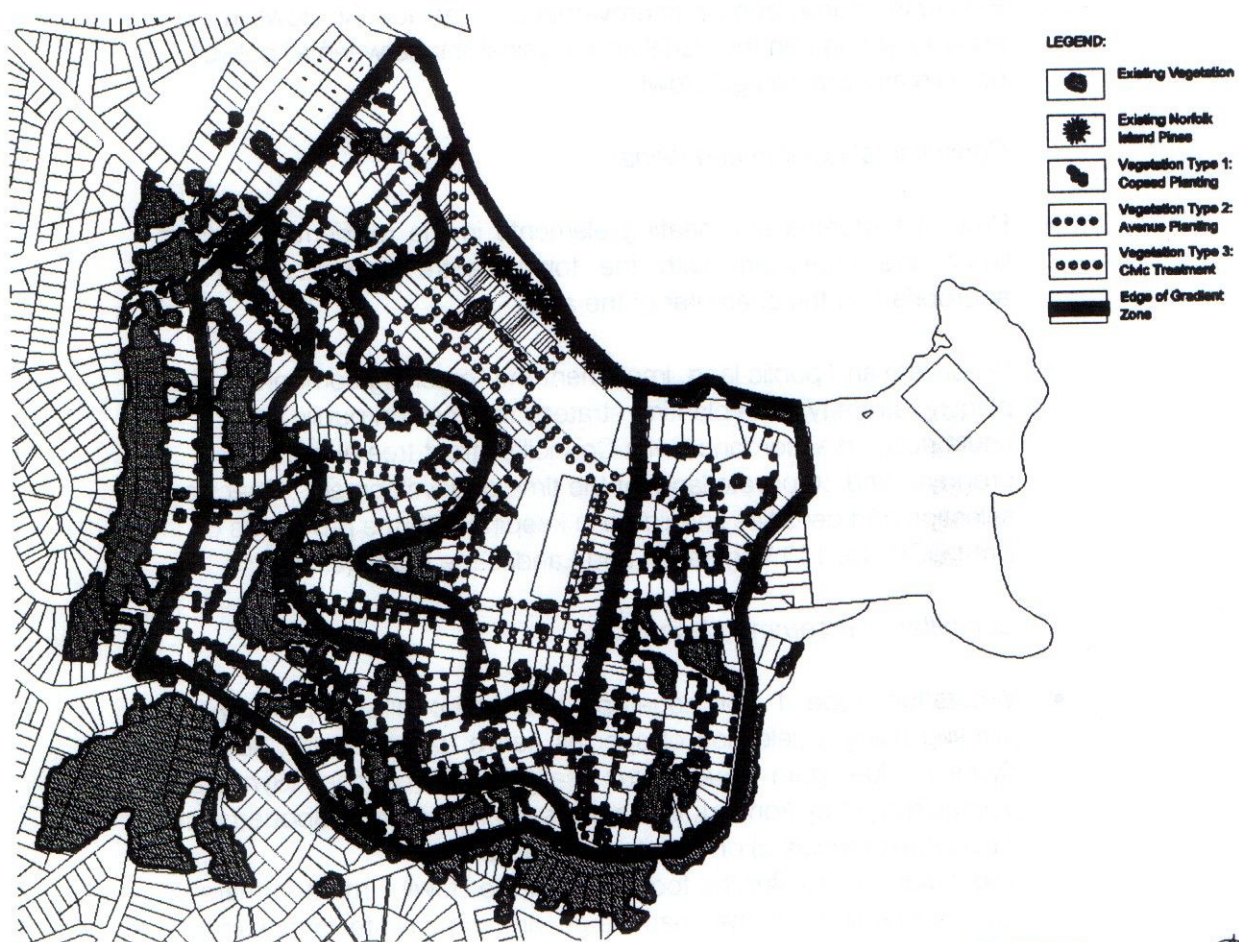
- 2 Extend the public domain improvements to include the Bowl, in order to strengthen the visual and physical link between all public domain areas in Terrigal Bowl:

Consultants' recommendations:

- Provide footpaths and seating elements in the residential precinct which are consistent with the town centre elements and are appropriate to the character of the area
- 3 On private and public land, implement the "greening corridors" planting strategy. The planting strategy for trees on public land could occur in accordance with Council's street tree planting program, and on private land, at the time of development. Species selection and densities should be in keeping with the provisions of Draft DCP No. 140 Vegetation and Landscape Management:

Consultants' recommendations:

- Vegetation Type 1 (for ridgetops and steep hillsides) – copped planting using a selection of species native to the locality, such as Sydney blue gum (*Eucalyptus saligna*), Turpentine (*Syncarpia glomulifera*), Grey ironbark (*Eucalyptus paniculata*) and Spotted gum (*Eucalyptus maculata*) on private and public land;
- Vegetation Type 2 (for the footslopes of the Bowl) – more formalised avenue plantings in the road verge and on private land using a selection of the species recommended for Vegetation Type 1; and
- Vegetation Type 3 (for the level areas within the floor of the Bowl) – formal use of trees in avenue plantings either native to the locality or distinctive in form which are suited to Terrigal's civic character and the CBD Improvements Scheme.



DEVELOPMENT SCENARIOS - GREENING CORRIDORS

Greening Corridors Planting Strategy on private and public land. The planting strategy for trees on public land could occur in accordance with Council's street tree planting program, and on private land, at the time of development.

Intrastructure and place management development strategy

INFRASTRUCTURE AND PLACE MANAGEMENT DEVELOPMENT STRATEGY

PART SEVEN

7.1 BACKGROUND

Within the Terrigal Bowl, while infrastructure generally is recognised as inadequate or operating close to capacity, there is limited information regarding the consequences of future development.

Traffic:

At present, the road network experiences peak congestion generated by the layout of roads, trips by local residents, plus seasonal and week-end influxes of tourists. A recent study commissioned by Council confirmed opportunities to ease current congestion, including redirection of through traffic along Charles Kay Drive, redesign of the intersection between Terrigal Drive and Ocean View Road, and elimination of delays at pedestrian crossings by partial closure of The Esplanade. Council has endorsed the closure of The Esplanade as part of foreshore upgrade works, which will occur after the proposed parking station in Wilson Road and key intersection improvements have been undertaken. There are currently no other commitments to traffic management within the Bowl.

Impacts of future development should be estimated, and a works program should be identified as the basis for revised contributions plans.

Drainage:

Within the Bowl, the capacity of trunk drainage is limited, and flooding of the Bowl is estimated likely to occur during peak storm events. Several factors limit the opportunity to reduce flooding, including the low-lying location and limited rate of discharge from ocean outlets, plus steepness of the catchment and related rates of run-off that are exceptionally high.

To maintain the current situation, future development on the residential hillsides should maximise opportunities for direct infiltration of stormwater into the ground, reducing the impervious fraction resulting

from the area of pavements and site coverage by buildings. Basement construction that creates barriers to the passage of sub-soil waters should be restricted. Within the town centre, the impervious fraction is already very high and unlikely to be substantially affected by future development. For larger developments, however, the impacts of basement construction may need to be evaluated.

Water and sewer:

Within the Bowl, water and sewer services are limited by the capacity of existing major works such as trunk mains and pumps. The capacity to support additional development is not known, and should be estimated as the basis for revised contributions plans

Place management:

Currently, management activities within the Bowl involve Council's cleansing staff and contractors, plus initiatives within the town centre that are sponsored by the Terrigal Chamber of Commerce supported by the regional tourism agency.

For a town centre that is a significant destination, it is essential that business activities, day-to-day cleansing and maintenance, centre promotion and special events are co-ordinated to generate a positive perception for visitors to this centre, to consider the needs of local residents as well as tourists, and in particular, to minimise local traffic congestion.

These activities require appointment of a co-ordinator on at least a permanent part-time basis, acting as an intermediary between business operators, the regional tourism agency, Council and the resident community.

Within the residential areas, special attention is needed to ensure that the canopy of indigenous eucalypts is maintained and enhanced over time. Resident landowners would benefit from information regarding management techniques, as well as access to indigenous species as distinct from the native species that are available from commercial nurseries. Council is ideally placed to provide this information and assistance, via existing staff and the nursery facility.

7.2 DEVELOPMENT PRINCIPLES

- 1 Public infrastructure should be adequate to support development and business activity:
 - Traffic and parking;
 - Water and sewer services;
 - Drainage needs to be updated in accordance with Council's current proposal;
 - Quality of the public domain: the beachfront and nearby reserves, streets, footpaths and promenades.
- 2 Businesses and development should contribute to the cost of public infrastructure and management:
 - A reasonable proportion of costs should be levied through contributions plans and / or local area levies.
- 3 Management of a major beachfront destination must be co-ordinated:
 - Day-to-day business operation of businesses;
 - Strategic promotion of the centre plus major events;
 - Relations with the local community;
 - Maintenance and cleansing programs
 - Additional security

7.3 INFRASTRUCTURE AND PLACE MANAGEMENT STRATEGIES

A Town centre traffic and parking:

- 1 Undertake strategic evaluation of traffic:

Consultants' recommendations:

- Estimate the impacts of traffic generated by additional development;
- Evaluate impacts of through traffic;
- Identify and prioritise traffic management strategies and capital works.

- 2 Implement capital works necessary to manage local and destination traffic:

Consultants' recommendations:

- Route and speed management works;
- Intersection upgrades;
- Expedite joint-venture development of a decked town centre car park to remove circulating vehicles from town centre streets;
- Expedite closure of The Esplanade to minimise conflicts at pedestrian crossings and related traffic congestion;
- Evaluate peak season park-and-ride from remote car parking to the town centre and beachfront.

B Town centre water and sewer:

- 1 Evaluate demand generated by additional development:

Consultants' recommendations:

- Confirm existing capacity;
- Identify capital works necessary to support development.

C Co-ordination of town centre activities and maintenance:

- 1 Main-street co-ordinator:

Consultants' recommendations:

- Consider part funding for a main-street co-ordinator responsible for centre marketing, management of special events, co-ordination of maintenance and cleaning;

- Investigate contributions by local businesses to part funding of the co-ordinator.

2 Maintenance and cleansing:

Consultants' recommendations:

- Evaluate peak requirements and alternative strategies;
- Investigate contributions by local businesses to part funding of plus peak-season cleansing and maintenance.

D Management of residential landscapes:

1 Maintain and enhance the canopy of indigenous trees:

Consultants' recommendations:

- Provide information and assistance for property-owners via Council's recreation planners and Nursery;
- Maintain and replenish existing trees as they age.

E Development contributions:

1 Amend current contributions plans for the town centre and medium-density residential areas:

Consultants' recommendations:

- Contribute a reasonable proportion of overall cost for town-centre upgrade works, including immediate street and laneway frontages;
- Permit a proportion of required on-site parking to be accommodated in Council's proposed Wilson Road parking station, subject to monetary contributions in lieu for residential visitors, all retail and business spaces;
- Subject to future studies, contribute to a proportion of major works required for water and sewer supply, plus traffic management works required to service additional development.