



THE ENTRANCE COMMUNITY  
**PRECINCT COMMITTEE**

An aerial photograph of a coastal town and a river delta. The town is built on a narrow strip of land, with a dense cluster of buildings. A river flows through the town, forming a delta that branches out into the sea. The water is a deep blue-green color. The sky is a pale, hazy blue.

# THE ENTRANCE PENINSULA PLANNING STRATEGY

Wyong Shire Council

Final Draft



# SUMMARY OF STRATEGY FOR PRECINCT WORKSHOP

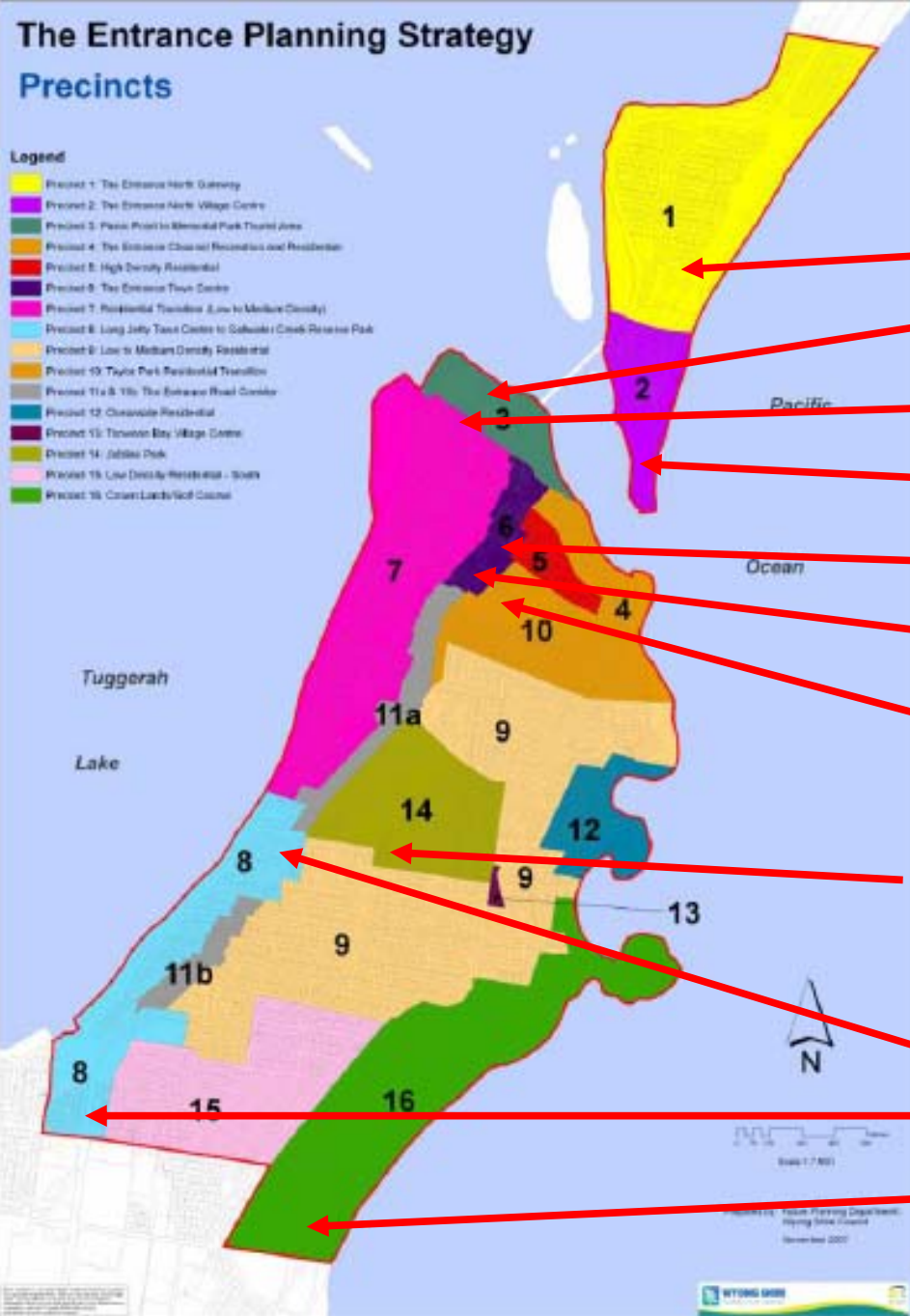
2<sup>ND</sup> MAY 2009

# The Entrance Planning Strategy

## Precincts

### Legend

- Precinct 1: The Entrance North Gateway
- Precinct 2: The Entrance North Village Centre
- Precinct 3: Peace Point to Memorial Park Tourist Zone
- Precinct 4: The Entrance Coastal Recreation and Residential
- Precinct 5: High Density Residential
- Precinct 6: The Entrance Town Centre
- Precinct 7: Residential Transition (Low to Medium Density)
- Precinct 8: Long Jetty Town Centre to Saltwater Creek Reserve Park
- Precinct 9: Low to Medium Density Residential
- Precinct 10: Taylor Park Residential Transition
- Precinct 11a & 11b: The Entrance Road Corridor
- Precinct 12: Lakeside Residential
- Precinct 13: Tuggerah Bay Village Centre
- Precinct 14: Jubilee Park
- Precinct 15: Low Density Residential - South
- Precinct 16: Crown Lands/Vol Coastal



## MAJOR IMPACTS

**NTH ENTRANCE RETAIL AREA**

**THE ENTRANCE RESORT**

**MANNING ST CAR PARK**

**DUNLEITH TOURIST PARK**

**DENNING STREET CAR PARK**

**LAKESIDE PLAZA**

**THE ENTRANCE BOWLING CLUB**

**D P SMITH SITE**

**LONG JETTY VILLAGE CENTRE**

**SALTWATER CREEK GATEWAY**

**TUGGERAH LAKES GOLF CLUB**



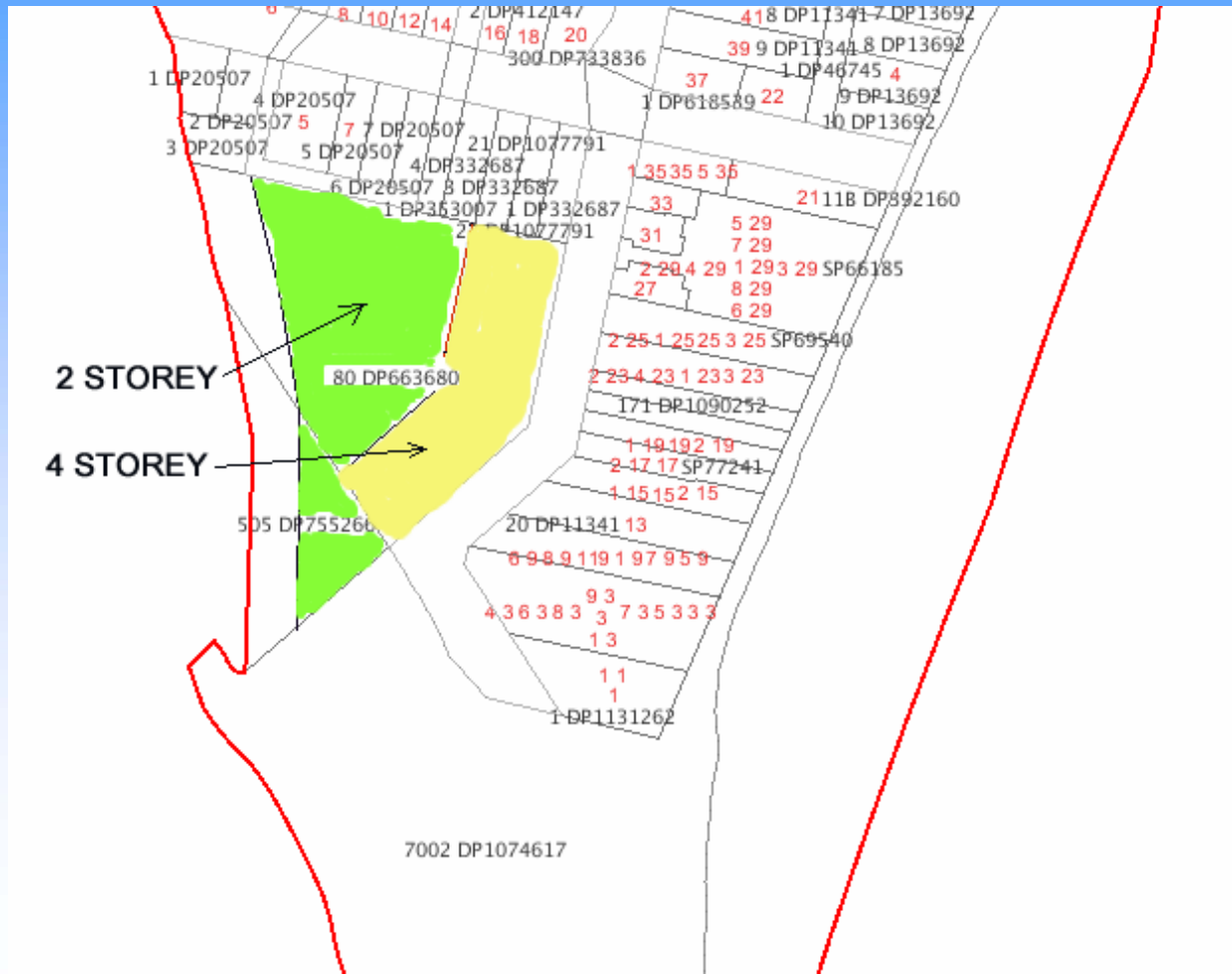
# NTH ENTRANCE RETAIL AREA



# **NTH ENTRANCE RETAIL AREA**

- **Expands the business zoning 3(a) to the southern side of Hargraves Street between Hutton Road and opposite Denniss Road**
- **Provides for future expansion and create a more defined and integrated village centre**
- **Improves links to The Entrance Channel, The North Entrance Beach**

# THE DUNLEITH TOURIST PARK



# THE DUNLEITH TOURIST PARK

- **Facilitate redevelopment that respects its waterfront location**
- **Provides for public access along The Entrance Channel and connects to the broader pedestrian and bicycle pathway network.**



# THE DUNLEITH TOURIST PARK

- **Buildings are to be a maximum height of 7.5 metres (approximately two storeys) adjacent to The Entrance Channel, stepping up to 15metres (approximately four storeys) adjacent to Hutton Road.**
- **Appropriate setback, floor space ratio and open space requirements will also be provided.**

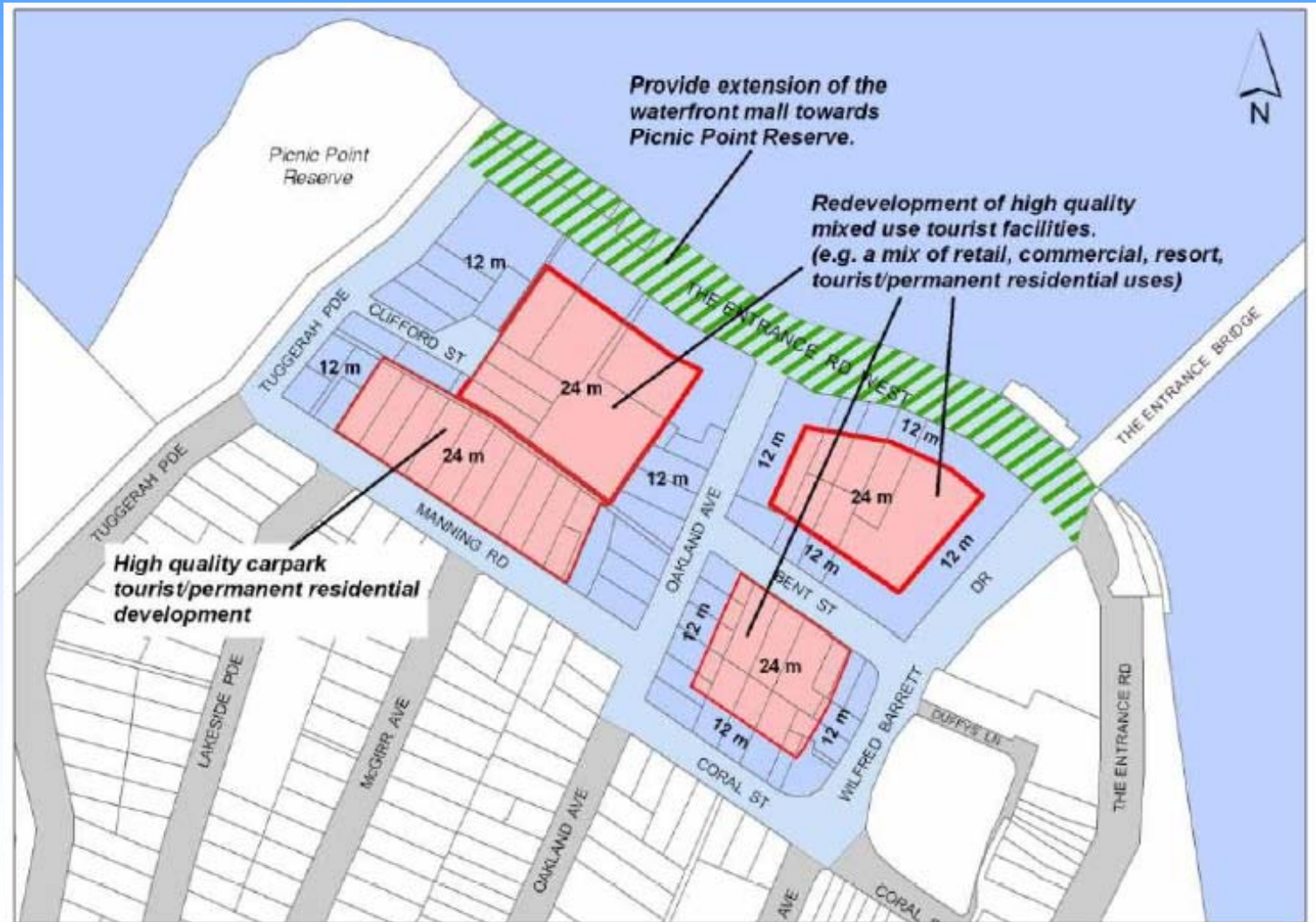
# THE ENTRANCE RESORT

- **Raise the maximum height limits from 18 metres (approximately 5 to 6 storeys) to 24 metres (approximately 7 to 8 storeys).**
- **Achieve adequate separation from neighbouring developments and streets.**
- **Minimise potential overshadowing impacts.**

# THE ENTRANCE RESORT

- **Provide a scale of development that gives the impression of a maximum height of two storeys when viewed from street level.**
- **Provide 24 hour access to the waterfront from the Manning Road Carpark site and along Oakland Ave.**
- **Maintains access to existing development, eg. Entrance Hotel.**

# THE ENTRANCE RESORT



# THE ENTRANCE RESORT

- **Provide a promenade for recreation and entertainment use between the two recreational/entertainment areas of Memorial Park, Waterfront Mall and Picnic Point Reserve by closing off The Entrance Road (West) between Tuggerah Parade and Wilfred Barrett Drive to motor vehicles.**



# MANNING STREET CAR PARK

- **Mixed use site; both public/private car park and residential development.**
- **Currently zoned 5(a) (Special Uses Car park)**
- **Maximum 24 metres (approximately eight storeys).**
- **Provide 24 hour pedestrian access through the site to the waterfront.**

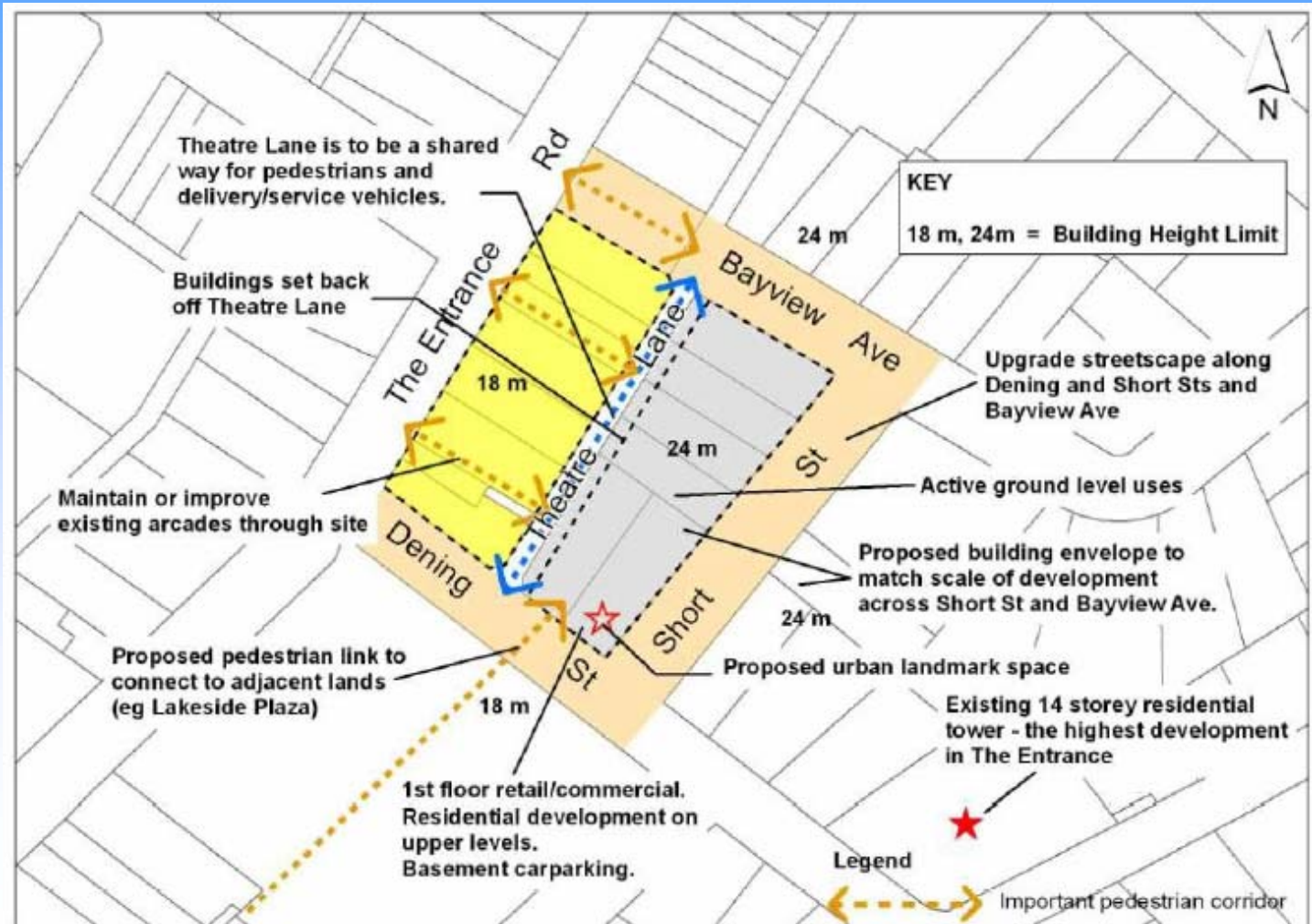
# DENNING STREET CAR PARK

*between Short Street and Theatre Lane*



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# DENNING STREET CAR PARK

*between Short Street and Theatre Lane*

- **Currently zoned 5(a) (Special Uses - Parking)**
- **Used as a surface carpark and weekend market.**
- **Rezone the site from 5(a) (Special Uses - Parking) to 3(a) (Business Centre)**
- **Buildings are to be a maximum 24 metres high (approx. seven storeys).**

# DENNING STREET CAR PARK

*between Short Street and Theatre Lane*

- **It is a relatively high value site which, is considered should be used for its highest and best use.**
- **Mixed-use zoning, incorporating retail and commercial with permanent and/or tourist residential above the first two levels.**
- **Adequate on-site public and private vehicle parking is to be provided.**

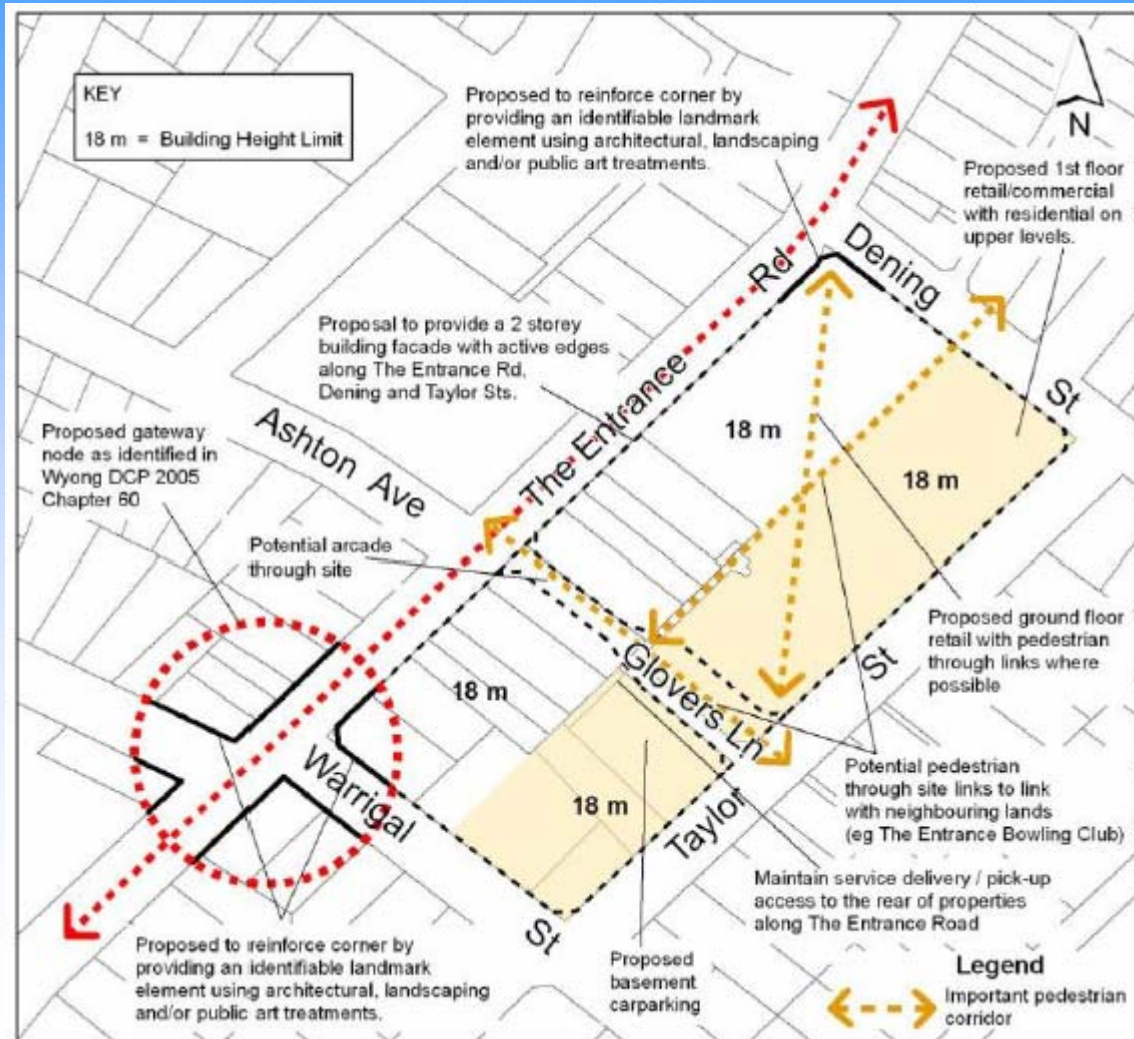


# DENNING STREET CAR PARK

*between Short Street and Theatre Lane*

- **Demolishing the existing toilet block to provide an appropriate setting for the adjacent heritage listed Police Station.**
- **Replacement toilet facilities are to be integrated into any future development design of the site.**

# LAKESIDE PLAZA



# LAKE SIDE PLAZA

- **The site is currently zoned 3(a) (Business Centre).**
- **Allow maximum 18 metres high (approximately 5 to 6 storeys) buildings across the entire site.**
- **Development to give the impression of a maximum height of two storeys when viewed from street level.**

# LAKESIDE PLAZA

- **Provide active frontages to The Entrance Road, Denning & Taylor Street.**
- **Provide service/delivery laneway to the rear of all properties along The Entrance Road**
- **All vehicular access to, and egress from, the site is to be via Denning Street and/or Taylor Street.**

# LAKE SIDE PLAZA

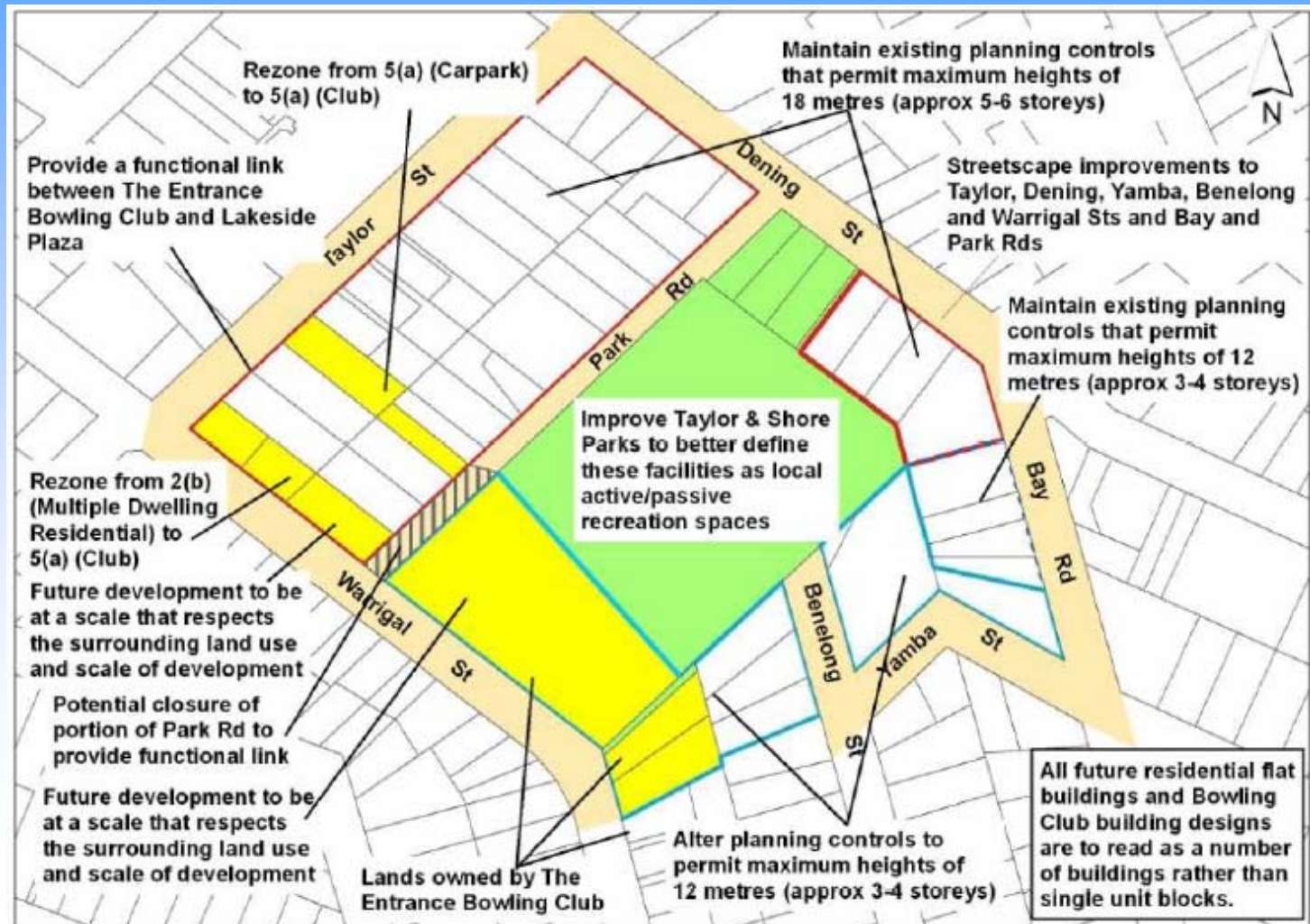
- **Investigate the opportunity to incorporate bus interchange facilities into future design of the site. Access to such a facility should be from either The Entrance Road, Denning Street and/or Taylor Street.**



# THE ENTRANCE BOWLING CLUB TAYLOR PARK



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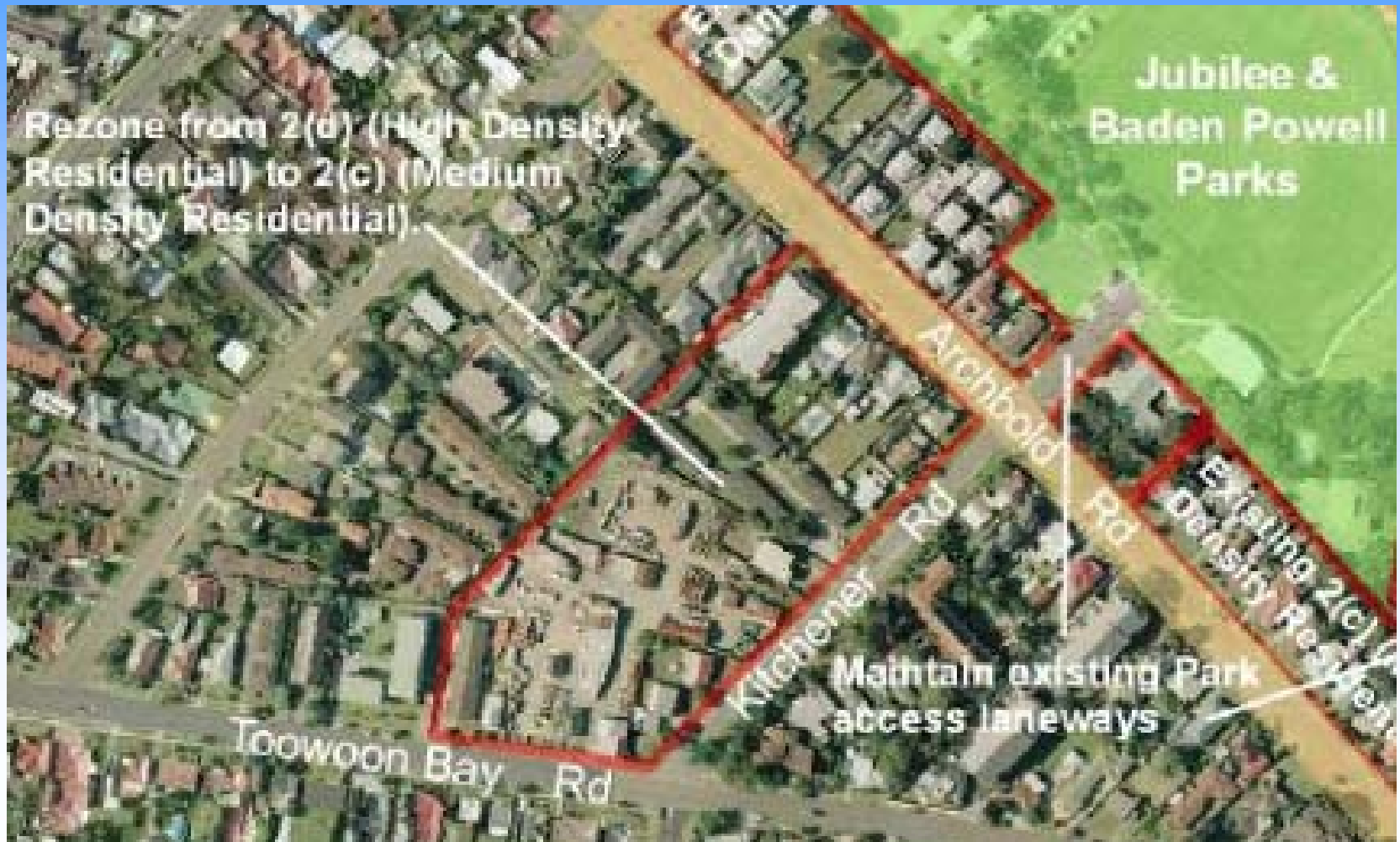
- **Provide a medium density transition between higher buildings to the north and in the Town Centre & the lower buildings to the east & south.**
- **On streets around the park permit residential buildings up to a maximum heights of 12 and 18metres maximum (approximately four or six storeys).**



# **THE ENTRANCE BOWLING CLUB**

- **Rezone land at 30 Taylor Street, 8A Warrigal Street & 25 Park Road from 2(b) (Multiple Dwelling Residential) to 5(a)(Special Use – Club), for bowling club purposes.**
- **A maximum height of 11.7 metres (approximately three storeys) for the redevelopment of the bowling club buildings east of Park Road.**

# D P SMITH SITE

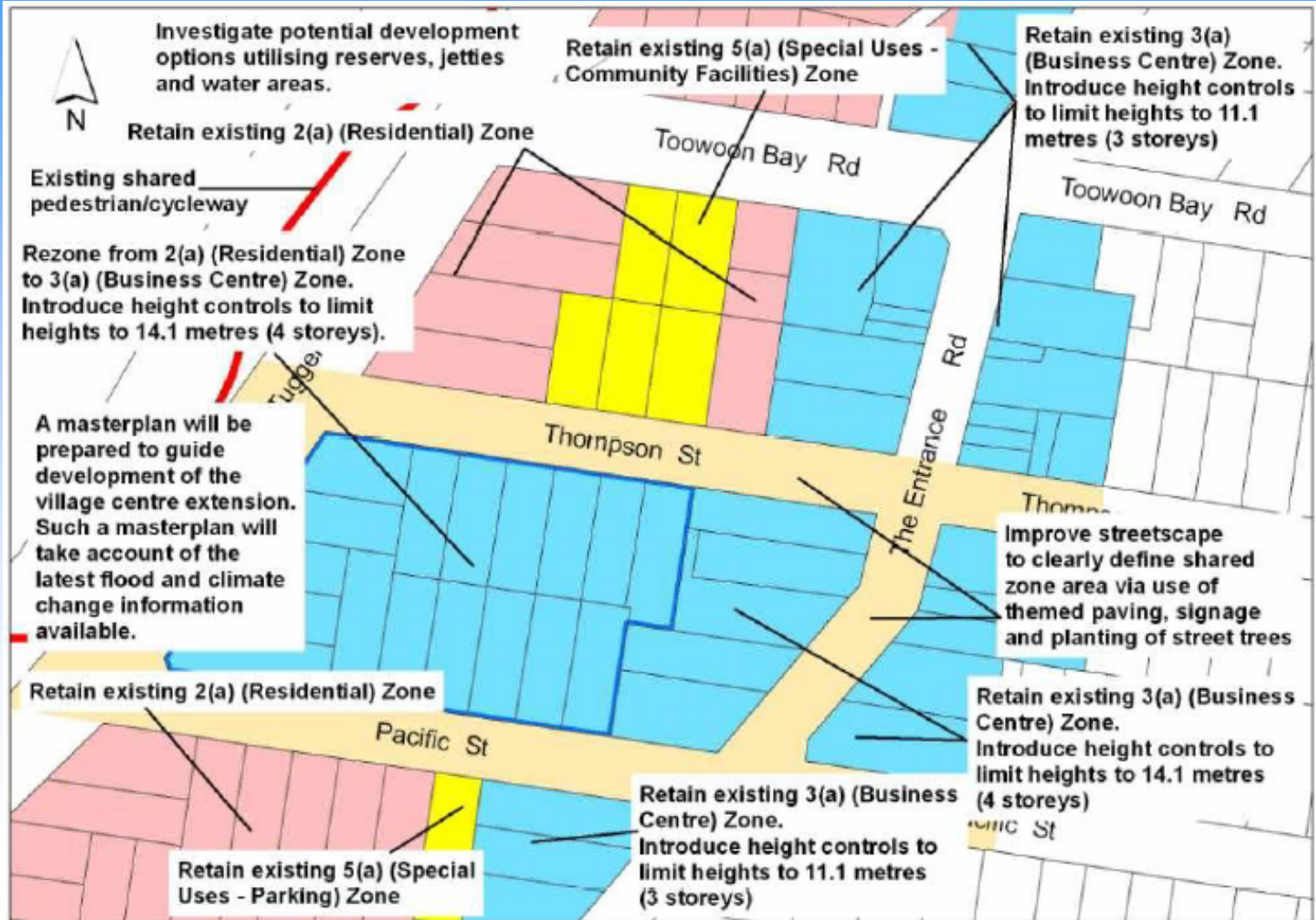




# D P SMITH SITE

- **Change Council's planning controls by rezoning the existing 2(d) (High Density Residential) zoned land, bounded by Toowoon Bay, Kitchener and Archbold Roads, to 2(c) (Medium Density Residential).**

# LONG JETTY VILLAGE CENTRE



# LONG JETTY VILLAGE CENTRE

- **Expand the Long Jetty Retail Zone westward by rezoning land from 2(a) ( Residential ) Zone to 3(a)(Business Centre) the area surrounded by The Entrance Road, Thompson Street, Tuggerah Parade and Pacific Street.**
- **Limit heights to 14.1metres, approximately 4 storeys.**

# SALTWATER CREEK GATEWAY



# SALTWATER CREEK GATEWAY

- **Allow development to 11.1 metres (approximately three storeys) for the corner blocks at the Tuggerah Parade and The Entrance Road Junction to incorporate gateway design elements.**



# TUGGERAH LAKES GOLF CLUB



# TUGGERAH LAKES GOLF CLUB

- **Provide suitable zoning (ie. 5(a) Special Use - Club) – buildings are to be a maximum 11.1 metres high.**
- **Allow various uses including golf club facilities, hotel/tourist accommodation, restaurants, conference centres, recreational centres.**



# TUGGERAH LAKES GOLF CLUB

- **New buildings to be orientated to maximise views to the Pacific Ocean, and designed as a number of separate, but connected, buildings and not appear as a single block.**
- **Nominate the type of building materials and colours that are to be used in any redevelopment of the Golf Club.**