

Masterplan Report

November 2024

TOUKLEY COMMUNITY FACILITIES MASTERPLAN



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1 INTRODUCTION

1.1 Project background

The existing Toukley Neighbourhood Centre is located within a community facilities precinct that includes various council facilities within open space owned and managed by Central Coast Council (The Site).

The Toukley Neighbourhood Centre building is 50 years old and has been closed to the community since 2021 since experiencing ongoing damp and mould issues due to site drainage issues. In January 2023, the decision was made to cease attempts to continue to remediate the building issue, due to the age and condition. This provides the opportunity for a new multi-purpose community facility to be developed on the site and planning for this future footprint forms a key part of the project brief.

The vision of this project is to enable the development of a high-quality multi-purpose community precinct that will meet the needs of the local community and support a wide range of activities, users, ages and ability levels.

Council has a range of nearby community facilities in Toukley Town Centre including the Toukley Library, Toukley Community Hall and Toukley Seniors Centre. The brief for this Masterplan required investigation of co-locating these community facilities at the site and hence an analysis was undertaken of the role of the Toukley Library and Community Hall in the town centre and its current location



1.2 Town Centre, Community & Cultural Precinct

Council has a range of community facilities in Toukley Town Centre including the Toukley Library, Toukley Community Hall and Toukley Seniors Centre. These community facilities are well placed and serviced in the walking zone of the Toukley Town Centre to support community services and social gatherings. Refer to Appendix C of this report for a built form analysis of the existing Toukley Library and Community Hall.



Kiosk



Hall



Library



Library & Hall interface



Existing stand of Angophora trees



Library street address

1.3 Recreation, Community & Education Precinct

The existing Toukley Neighbourhood Centre is located within a Recreation, Community and Education precinct that includes recreational offerings at Harry Moore Oval and the Toukley Public School.

There is potential for the site and a new multi-purpose community centre to serve as an extended recreational offering and a key recreational destination within the northern reaches of the Central Coast.



Harry Moore Oval



Toukley Skate Park



Toukley Aquatic Centre



Toukley Neighbourhood Centre



Toukley Tennis Courts



Handball wall

2 SITE ANALYSIS

2.1 Site program

The overall site measures approximately 22,500m² with the aquatic centre located within the central part of the site. A large council depot area, childcare and Toukley Lions Centre (TLC) comprise the northern part of the site.

An informal parking area, the Toukley skate park, and an existing playground are located within the open space between these buildings on the northern part of the site.

The Neighbourhood Centre (TNC), a small play area and hitting court, an amenities block, tennis club and tennis courts comprise the southern portion of the site.

Fixed programs

Toukley Lions Club building is a Council leased facility. Currently there are no future plans to upgrade the facility. It is considered a fixed element on the site.

Toukley Little Coast Kids centre (childcare) sits to the south of the council depot area. This childcare centre is a well used and respected facility in the community and is operating at capacity. It is considered a fixed element on the site.

Toukley Aquatic Centre is a council operated facility including a 25m pool. It is well utilised and well serviced in its current location on the site. There is no intent to significantly increase its offering as a new regional size aquatic centre is planned to be built in Warnervale. It is considered a fixed element on the site.

Toukley Tennis District Association club house and courts are a Council leased facility. Toukley Tennis District Association occupy the site. Two courts have recently been upgraded and the courts are well utilised for professional lessons, local schools, and available to hire by the wider community. It is considered a fixed element on the site.





Toukley Little Coast Kids (Childcare)



Toukley Lions Centre (TLC)



Toukley Aquatic Centre



Toukley Tennis District Association courts

2.2 Other existing facilities

A number of other community facilities are located within the site including a skate park and two playgrounds. All facilities have been well used by the community and would benefit from a refresh as well as better integrate into their surroundings.

Toukley Skate Park

There is a well used local level skate park at the site. The skate park was constructed in 2006 and includes a series of rails, curved ledges, wedge to wedge challenges and sloped banks. The existing skate park is approximately 320sqm in size.

Heador Street Playground

There is a small play area off Heador Street that includes a multi play unit with slides and climbing challenges. The existing playground is approximately 160sqm in size.

Toukley Neighbourhood Centre Playground & Hitting Wall

There is a small play area to the east of the Neighbourhood Centre. The play area includes a swing set and two rockers and is bounded by a looping footpath. The existing playground is approximately 100sqm in size.

There is a hitting wall area to the east of the playground and connected to the looping path. The existing hitting wall and court is approximately 100sqm in size.



Toukley skate park



Toukley skate park



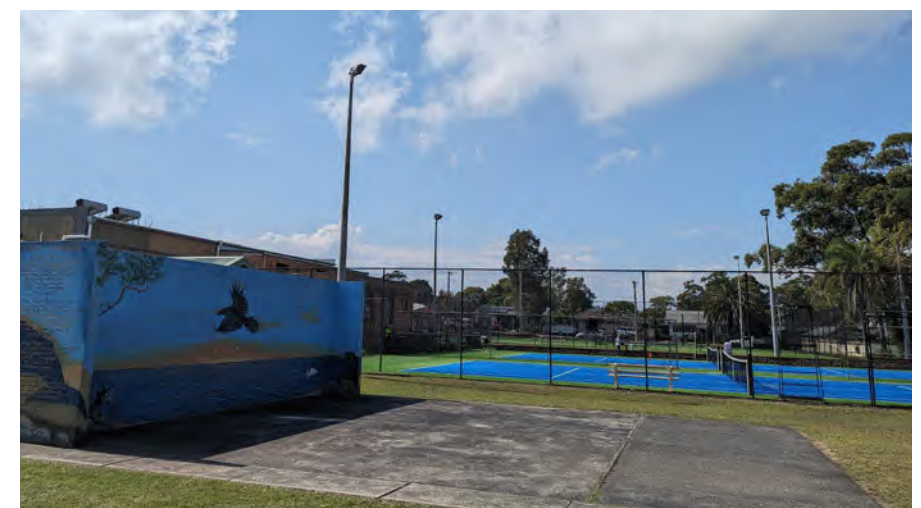
Heador Street playground



Heador Street playground



Toukley Neighbourhood Centre playground



Hitting wall

2.3 Existing pedestrian access & circulation

The site has multiple public pedestrian access points.

The site is connected to the north and south via existing footpaths on Hedor Street & Ray Street.

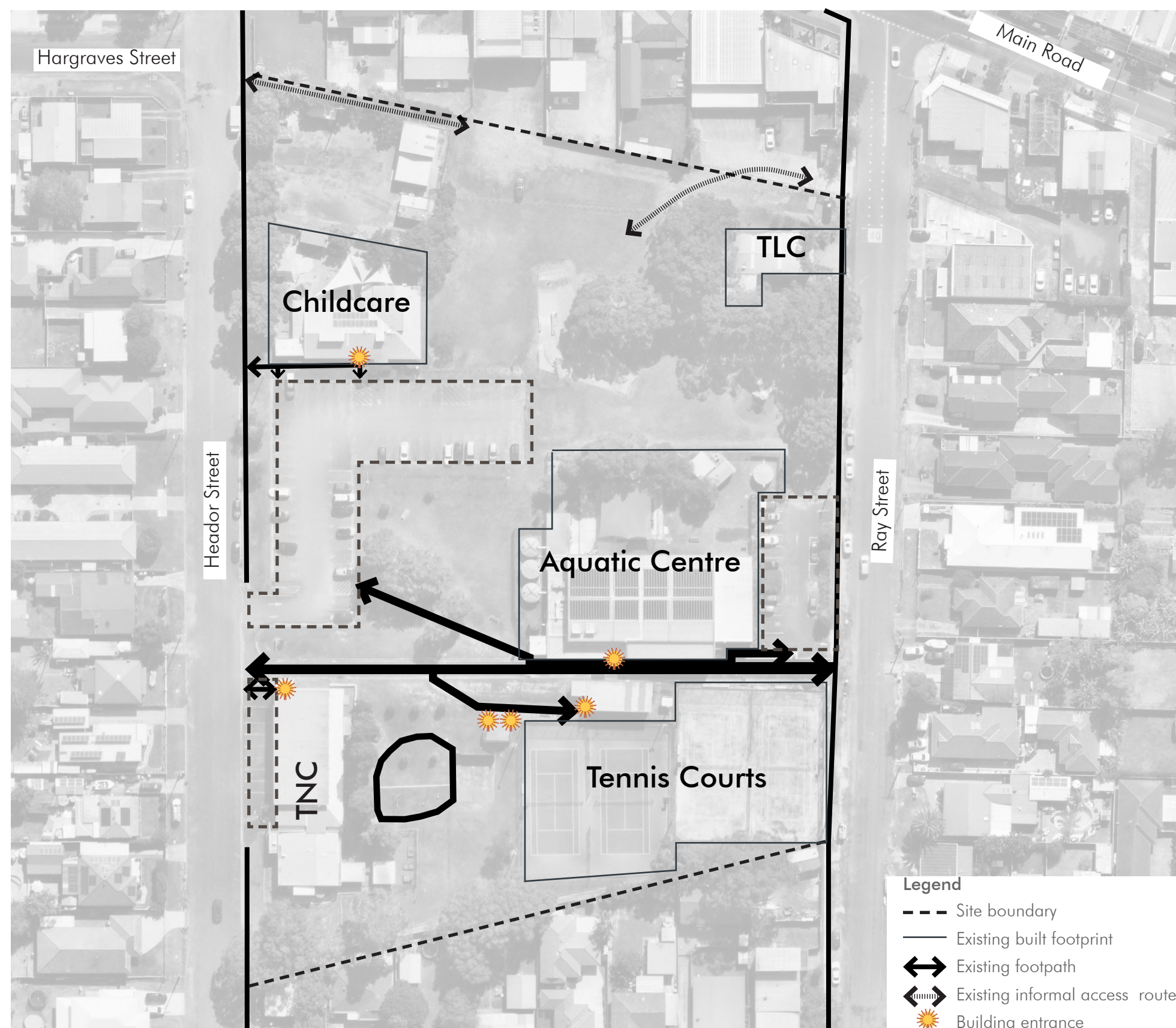
The Childcare is accessed via a footpath connection from the Footpath on Hedor Street and via an internal at grade car park.

There is an informal access point to the north of the site from Ray Street that provides pedestrian access into the site.

The Aquatic Centre is accessed via an at grade car park area off Ray Street and a central at grade car park off Hedor Street. A series of footpaths connect these parking areas to an existing internal access road and to the Aquatic Centre entrance which is hinged off the access road.

A ramping footpath connects the Tennis Courts to the south of the site from the access road.

The existing Neighbourhood Centre is accessed via perpendicular parking on Hedor Street. A series of footpaths provide access around an existing play area and hitting wall between the Neighbourhood Centre and the Tennis Courts.





Access to Toukley Aquatic Centre



Access to Toukley Neighbourhood Centre



Footpath from western car park to aquatic centre entrance



Footpath around southern play area

2.4 Existing vehicular access & parking

The site has multiple vehicular access points.

The site has two formal internal parking areas that provide parking for the multiple site uses. There is a series of marked on street perpendicular parking spaces adjacent the Neighbourhood Centre off Hedor Street.

There is an informal access point to the north of the site from Ray Street that provides vehicular access into the site. Vehicular access is also provided from this point to the rear of private properties to the north of the site.

The Lions Centre has its own driveway crossing and access point from Ray Street.

There is an existing internal access road that links Hedor Street to Ray Street between the Aquatic Centre to the north and the Tennis Courts to the south.

Hedor Street and Ray Street both provide on street parallel parking directly adjacent to the site.

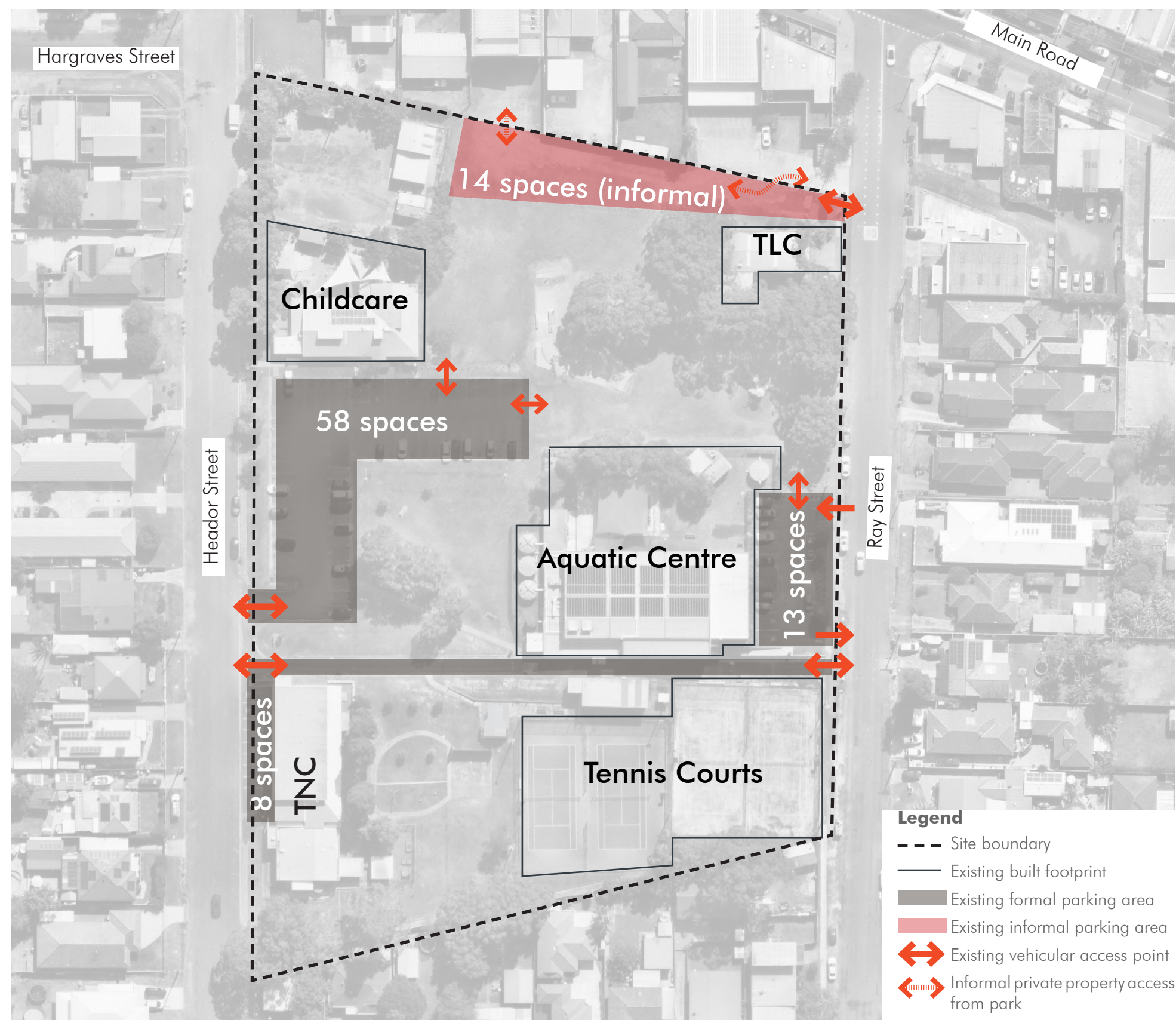
Indicative parking metrics

Total formal car spaces on the site:

79 formal spaces (including 9 accessible spaces)

Total informal car spaces on the site:

14 informal spaces (nearmap analysis)



Development Control Plan

Chapter 2.13 Transport and Parking, of the Central Coast Development Control Plan (2022) outlines the required number of parking spaces for the precinct. The existing number of parking spaces were generated by analysing existing land use and their metrics, and are reported in the table included on this page.

Formal parking spaces within the site meet the current demand.

Central Coast Development Control Plan Chapter 2.13 Transport and Parking			
Existing Land Use	Requirements of DCP	Existing Metric	Existing Total Spaces
<i>Toukley Little Coast Kids</i>			
v - Centre Based Child Care Facilities	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).	5 staff 40 children	5 spaces (staff) 7 spaces (children)
<i>Toukley Aquatic Centre</i>			
r - Swimming Pools	30 spaces per 500m2 FGA (water area only)	Hydro = 70m2 Lap pool = 320m2 Wading pool = 60m2	27 spaces
<i>Toukley Neighbourhood Centre</i>			
x - Community Facility: Hall, Neighbourhood Centre, Youth Centre or similar	1 space per 10 seats or 1 space per 20m ² (whichever is greater) Additional parking is dependent on location and size of centre and nature of activities provided 1 space is required for service vehicles depending on location and intended use	400m2	20 spaces
aa - Office Premises	1 space per 40m ² GFA	280m2	7 spaces
<i>Toukley Tennis Courts</i>			
m - Tennis, Squash Courts	3 spaces per court	4 courts	12 spaces
		Existing total spaces required by DCP	78 spaces



Informal access from Ray Street



Informal parking to northern site boundary



Western car park



Footpath from western car par to aquatic centre entrance

2.5 Existing edge conditions

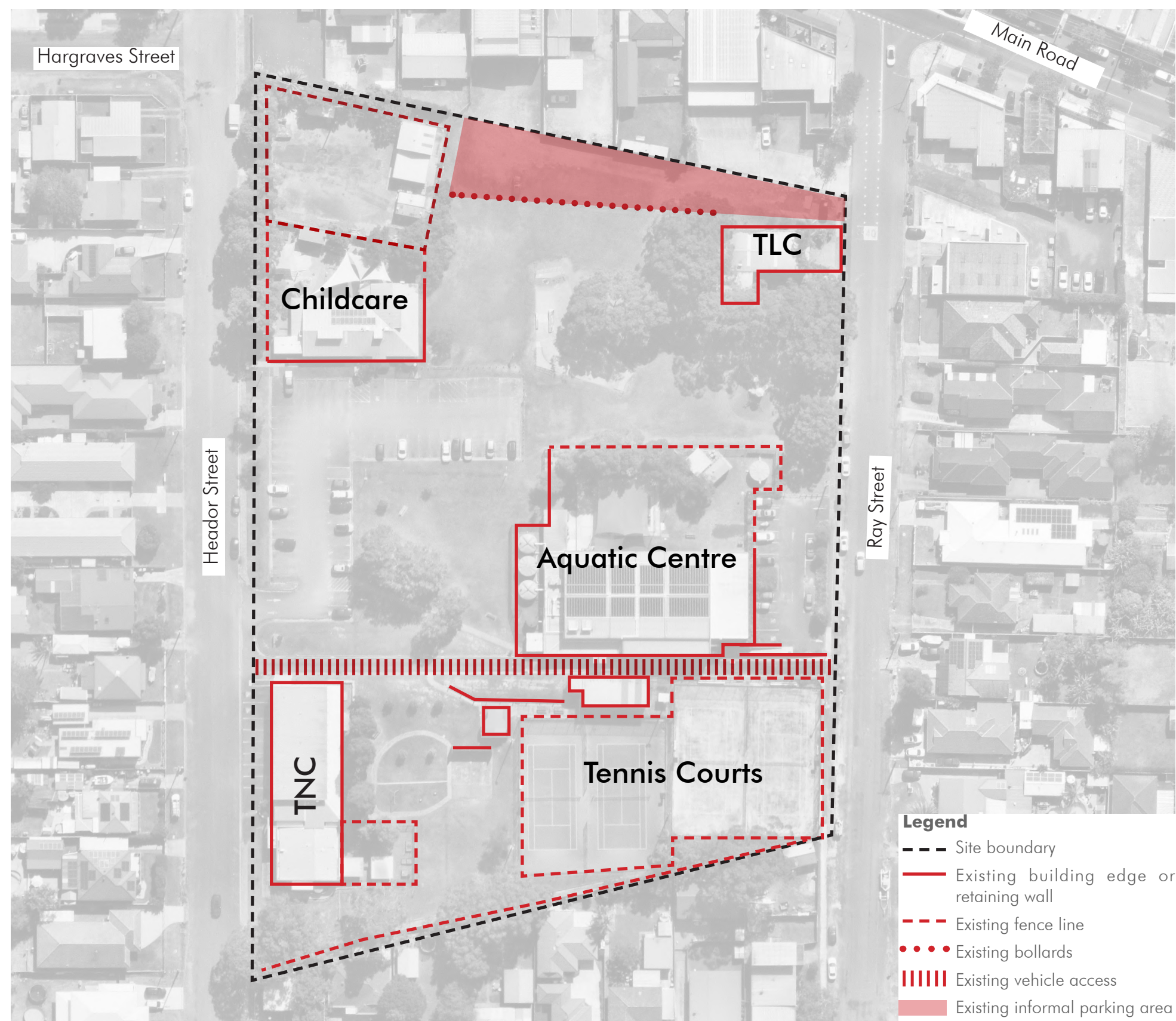
The site has numerous edges including building edges, fence lines, retaining walls and an internal road. The existing edges impact overall legibility and bisect the sense of open space from within the site.

A steep ramp and retaining walls transition levels from the access road down to the tennis club.

There is a consistent fence line between the site and private residences on the southern boundary.

Northern edge

Council land is currently being used by private landholders as an access road to access the rear of their properties. Vehicular access and This area is also used for informal vehicular parking and services both the private landholders and the broader site. A series of bollards demarcate this area from the passive open space and skate park to the south. This effectively creates a dead zone of public space to the





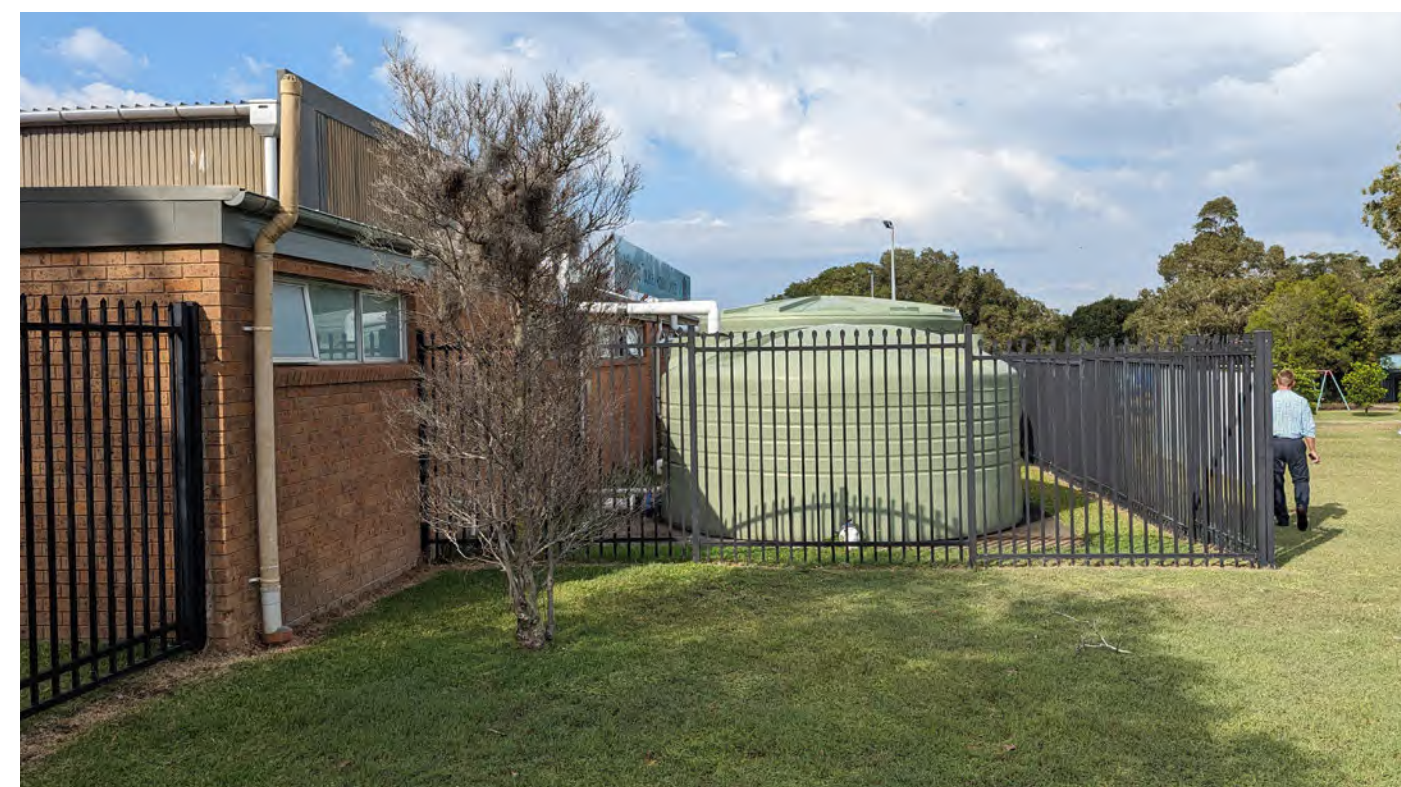
Northern edge



Informal access to north of Depot



Existing access road



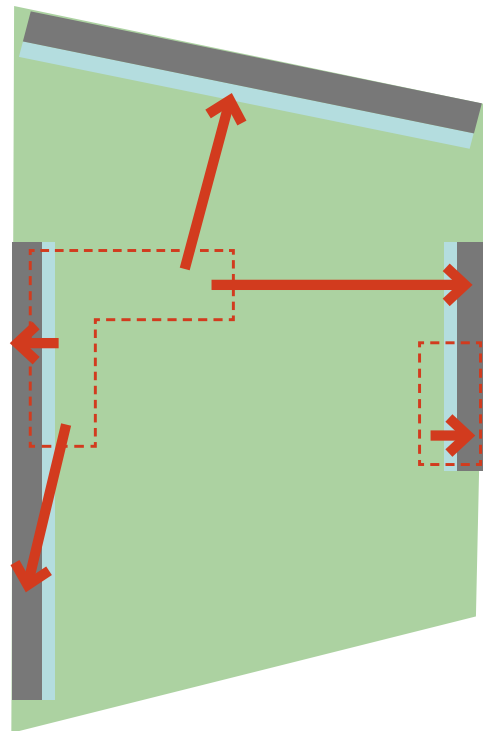
Aquatic centre infrastructure & fencing

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3 SITE PRINCIPLES

The following site principles have been developed based on the analysis findings as well as stakeholder feedback. They set the foundation for the master plan to create an active, safe and accessible place for the community.

3.1 Relocate parking to the edges to maximise open space



Relocating parking to the edges increases safety, amenity and connectivity within the park while maintaining access to all of the key uses within the park.

Outcomes:

1. Increase amenity and safety within park
2. Retain parking numbers with accessible parking and connected footpaths
3. Provide safe access to Childcare
4. Provide safe access to future multi-purpose community building
5. Use parking as a buffer to the surrounding streets with low landscape planting to soften parking edges
6. Improve access and interface with the aquatic centre

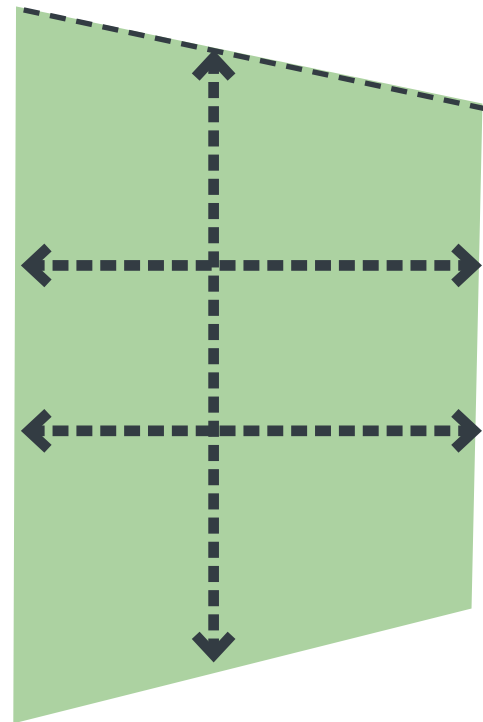


Clear pedestrian pathways and planting buffers



Deep perpendicular parking bays for additional safety and circulation

3.2 Create clear connectivity



Creating clear and legible connections through the site will improve universal access for the whole community.

Outcomes:

1. Improve pedestrian connectivity within the site
2. Improve pedestrian connectivity to surrounding streets
3. Provide clear and accessible through site links
4. Provide clear and accessible connections to buildings

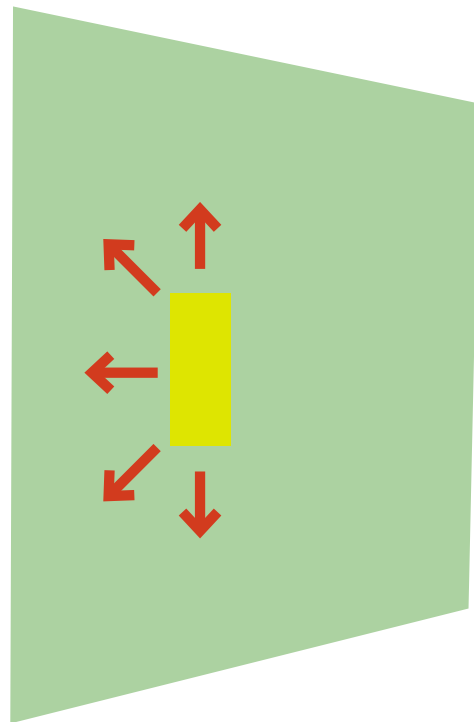


Clear and accessible through site links



Clear and accessible connections to buildings

3.3 Create a vibrant community hub that activates the site



The new multi-purpose community centre will become a key activator of the site, providing flexible spaces for the community and local community service providers

Outcomes:

1. Provide flexible and adaptive spaces that cater to a wide range of community user groups
2. Building is to engage with other uses in the park and become the cornerstone of the open space
3. Create legible entrances which engage the public domain
4. Create covered outdoor space that activate the park

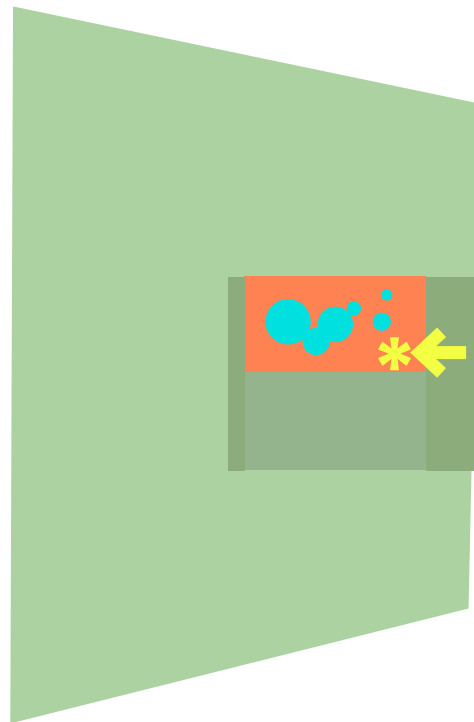


A legible and generous entrance



Integrated with the landscape

3.4 Improve access and activation of the aquatic centre



Relocating the aquatic centre entrance can improve accessibility, provide a legible street address and the improve entry experience. Improving the outdoor aquatic offering through interactive water play and picnic spaces will provide different experiences and encourage use for birthdays, picnics etc.

Outcomes:

1. Relocate the entrance, improve universal access and integrate entry experience with the public domain
2. Expand outdoor offering to include new interactive water play, new seating, BBQs, shelters and landscaping
3. Improve visual connection between active outdoor areas of the aquatic centre and surrounding parkland
4. Improve 'back of house' edges to park through landscaped screening

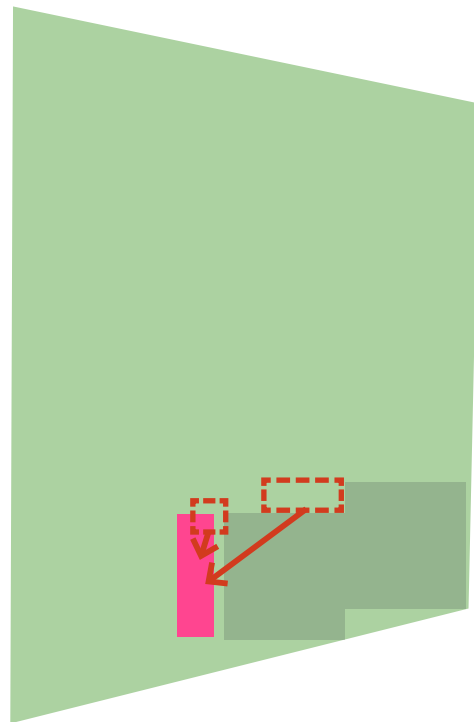


Clear arrival plaza and entrance



Interactive water play within a landscaped setting

3.5 Consolidate built form & amenities



Consolidating the tennis and amenities buildings into one built form can improve accessibility and better interface with the cross site link. A consolidated building can provide a park address and improve the interface between the aquatic centre and the tennis courts

Key Principles:

1. Consolidate the clubhouse, amenities and picnic shelter
2. Universal access
3. Improve interface with Aquatic Centre
4. Provide a park address and visual connection to street
5. Retain views and access to tennis courts

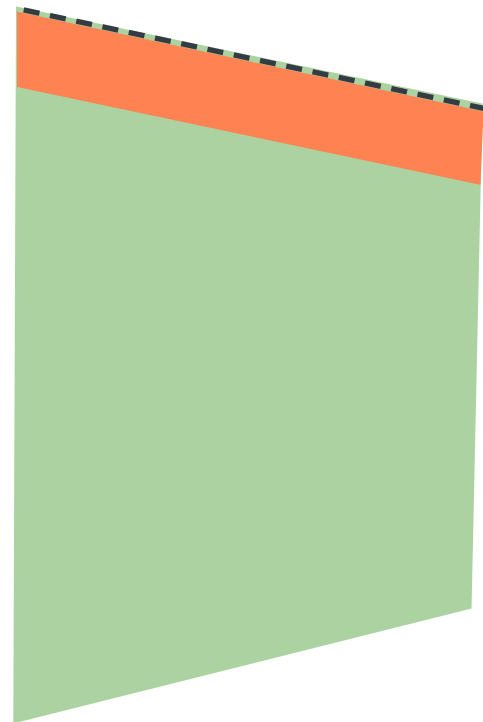


Dual sided built form with views across courts and into the park



Consolidated BBQ, picnic, amenities and clubhouse

3.6 Improve the northern park edge



Improving the northern edge of the park will maximise use of available open space and improve connectivity.

Outcomes:

1. Provide a safe and legible edge to the park
2. Provide a clear boundary to private property
3. Explore a multi-purpose access for private property and park users
4. Explore provision of parking to the northern edge of the park



Maintain access to private properties



Explore parking to edge of the park

4 MASTERPLAN

4.1 Why was this masterplan created?

The catalyst for this master plan was the need to find a suitable alternative location for the Toukley Community Centre.

This masterplan seeks to create an integrated, active, multi-purpose and accessible hub for the local community.

A series of three masterplan options were developed to assess a range of locations for the new Community Centre as well as active and passive recreation uses. These options are included in Appendix A.

The preferred masterplan was selected as it best addresses the project principles and includes the following outcomes:

1. Locates parking at the edges of the site to maximise the available open space and open up the centre of the site, increasing safety, amenity and connectivity whilst opening the centre of the site
2. Positions the new Multi-purpose Community Centre as the focal point of the park with a generous, flexible open lawn space for events and community gatherings
3. Creates a central activated spine to provide connectivity to building entries and new outdoor spaces
4. Co-locates a range of active uses including tennis, a destination playspace, picnic areas and amenities
5. Creates an improved entrance to the Toukley Aquatic Centre which is legible and accessible while improving the community offering within the outdoor section of the aquatic centre.



4.2 Masterplan

1. New multi-purpose community centre [850m2 building footprint]
2. Picnic and events lawn
3. New forecourt to community centre with tree planting and seating
4. Services vehicle and pedestrian access to new multi-purpose community centre and aquatic centre plant room/infrastructure area for deliveries and routine maintenance
5. Perpendicular parking off Heador Street with paths and tree planting
6. New children's play space with feature play structure [toddler-12+ yrs]
7. Kick-about lawn
8. New Entrance to Aquatic Centre and upgrades to existing building facades and external surrounds
9. Upgraded Aquatic Centre outdoor area including interactive water play, shelters and BBQ facilities
10. Integrated plaza space with small water jets
11. New forecourt to Aquatic Centre with tree planting and seating
12. Integrated skate plaza
13. Perpendicular parking off Ray Street with paths and tree planting
14. Upgraded access way
15. Multi-purpose court, paths and tree planting
16. Picnic shelters and seating around existing tree
17. Formalised vehicular access, car parking and footpaths
18. Access to rear of property retained
19. Accessible Tennis Club House, Amenities and Picnic Shelter
20. Upgraded accessibility and interface to courts
21. New plaza area to new building
22. Tennis courts retained
23. Memorial pathway and gardens to memorial trees
24. Childcare expansion
25. Formalised vehicular access, car parking and footpaths to Council depot area



4.3 Masterplan Components

Destination play space

The site has the capacity for an iconic play space including a feature play structure. The play space should encourage a sense of adventure, imaginative play and choice, and be designed to cater for toddler play through to more dynamic youth play.



2. Skate plaza

There is an opportunity to integrate skate elements within the plaza and hardscape areas of the site to create highly activated and dynamic skate experiences. The combination of plaza skate features, textural changes in the materials and skate moments that pop in and out of the landscape make a distinct user experience.



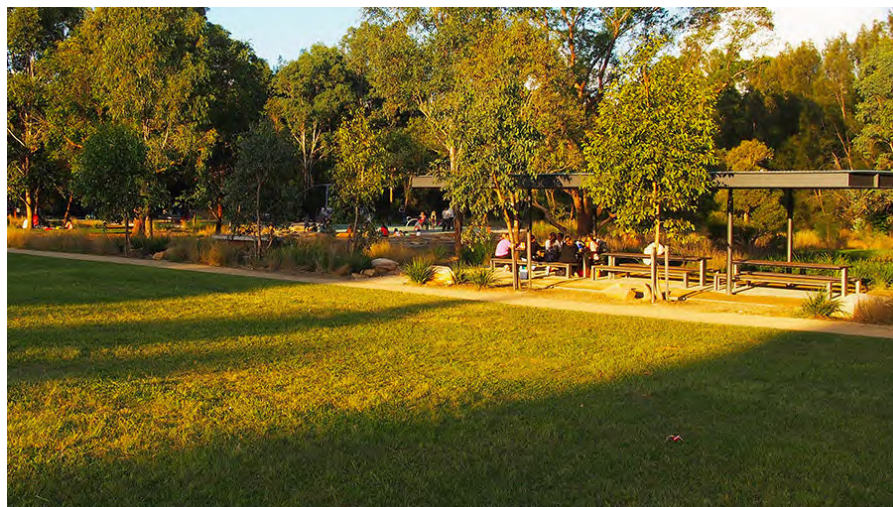
Multi-purpose courts

The multi-purpose court will offer an opportunity to create a space that appeals to wide range of age groups. It is not proposed to be a typical half court for basketball but an imaginative space that enables fun group games & activities. Seating edges that allow for a variety of seating types and support longer stays in the park may flank the courts with tree planting and picnic shelters for shade.



Picnic and events lawn

Creating a new central picnic and events lawn can act as an anchor for the site and provide a buffer between existing buildings and a new multi-purpose community centre. Existing trees in the lawn should be retained to provide character and shade. Creating new seating areas with picnic shelters will enable site users to speak out across the lawn and engage with different uses on site/



Water play and aquatic centre improvement

The water play area may include low key water elements such as hand pumps, blubbers and shallow pools that encourage exploration and imaginative play which can compliment other play areas on the site. The water play area may sit within the an expanded Aquatic Centre outdoor area or within the adjacent public space and be designed in a way to link the two areas.



Perpendicular on street parking

There is an opportunity to formalise and improve the pedestrian experience and safety at the street edges with legible and safe frontages. There is an opportunity to create deep perpendicular on street parking bays to allow safe pedestrian circulation and entrance to the site. Clear pathways and vegetated buffers with tree planting will help buffer site program to the street.



5 COMMUNITY BUILDINGS OPPORTUNITIES

5.1 Multi-Purpose Community Centre

Precedent Study

A precedent study was undertaken to analyse the scale, function and offerings of other multi-purpose community centres within greater Sydney.

Refer to Appendix D for detailed precedent studies including descriptions, images and floor plate analysis.

Key Findings

To support the future development of the new multi-purpose community centre a range of planning considerations and opportunities have been extracted from the precedent studies.

1. Building to be well sited within the landscape context
2. Legibility of entry and shared zones from public domain
3. Clear division between office/meeting and hall functions to allow concurrent usage
4. Shared foyer and amenities with potential for multiple/dedicated entries/lobbies
5. Covered outdoor space as overflow from hall (potential for open use) and potential entry
6. Suitable permanent storage areas for multiple users
7. Maximise use of space through shared lounge/kitchenette for office users



The Lake Neighbourhood Centre by Brewster Hjorth Architects



Woodcroft Neighbourhood Centre by Carter Williamson Architects



Bungarribee Community Resource Hub by Simpson Wilson Architects



Ropes Crossing Community Hub by Lahznimmo Architects

Comparative Area Study

A comparative area study of the precedents was undertaken to identify potential building target areas.

In addition to the comparative area study, Council has indicated a preference for an overall facility of 750 to 850m2 with some of this area able to be utilised by different groups and a number of office spaces for potential community/health based services and co-working spaces for commercial return.

	The Lake Neighbourhood Centre	Woodcroft Neighbourhood Centre	Bungarribee Community Resource Hub	Ropes Crossing Community Hub	Potential Target Areas	
Building footprint total	460m2	575m2	745m2	850m2	850m2	
Entry Foyer’s Total	70m2	60m2	80m2	60m2	92m2	
Community Hall total	142m2	277m2	235m2	179m2	304m2	
- Hall	105m2	230m2	125m2	130m2	234m2	
- Store	13m2	24m2	80m2	20m2	40m2	
- Kitchen	24m2	23m2	30m2	29m2	30m2	
Meeting/Multi-Purpose total	84m2	38m2	145m2	210m2	180m2	
- Room 1	48m2	38m2	55m2	90m2	40m2	
- Room 2	36m2	-	45m2	70m2	48m2	
- Room 3 or Lounge/Co-work	-	-	45m2	50m2	80m2	
- Store	-	-	-	-	12m2	
Offices total		18m2	50m2	70m2	136m2	
- Room 1	-	18m2	13m2	11m2	16m2	
- Room 2	-	-	13m2	13m2	16m2	
- Room 3	-	-	12m2	22m2	16m2	
- Room 4	-	-	12m2	24m2	16m2	
- Meeting	-	-	-	-	24m2	
- Meeting	-	-	-	-	24m2	
- Shared space between offices (office entry)	-	-	-	-	24m2	
Amenities	50m2	50m2	50m2	50m2	60m2	
Outdoor Space	115m2	92m2	120m2	245m2	80m2*	* Ability to become cornerstone of public domain
Dedicated parking	Y	Y	Y	Y	Y	
Landscaped setting	Y	Y	Y	Y	Y	

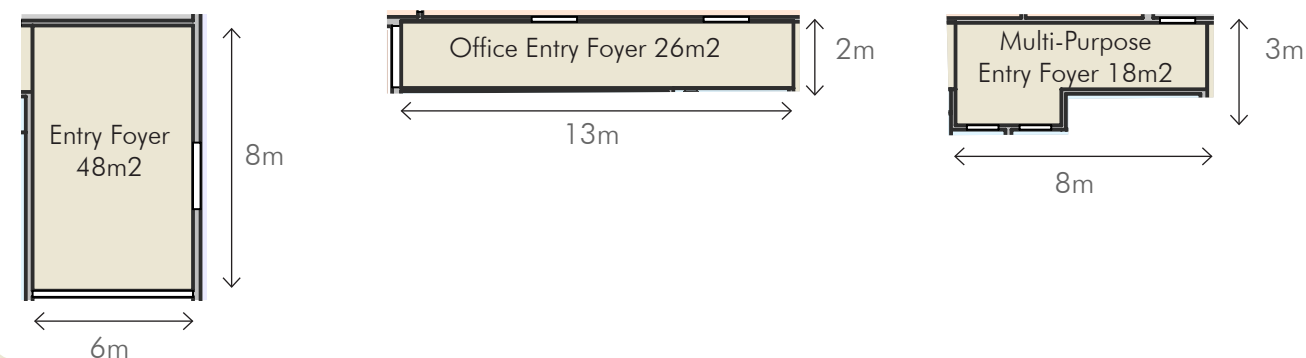
Potential Building Target Areas

The spatial allocations included have been broadly discussed in the project to inform footprints suitable for developing site master plan options.

This allocation of space will need to be developed further in to a return brief as part of the future Multi-purpose Community Centre project.

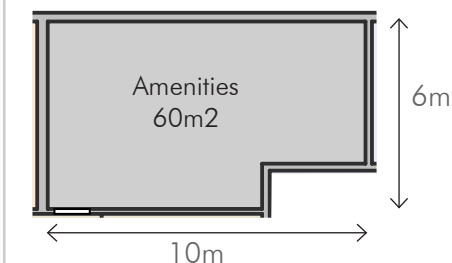
Entry Foyer & Shared Spaces between Hall & Offices

Total net area: 92m²



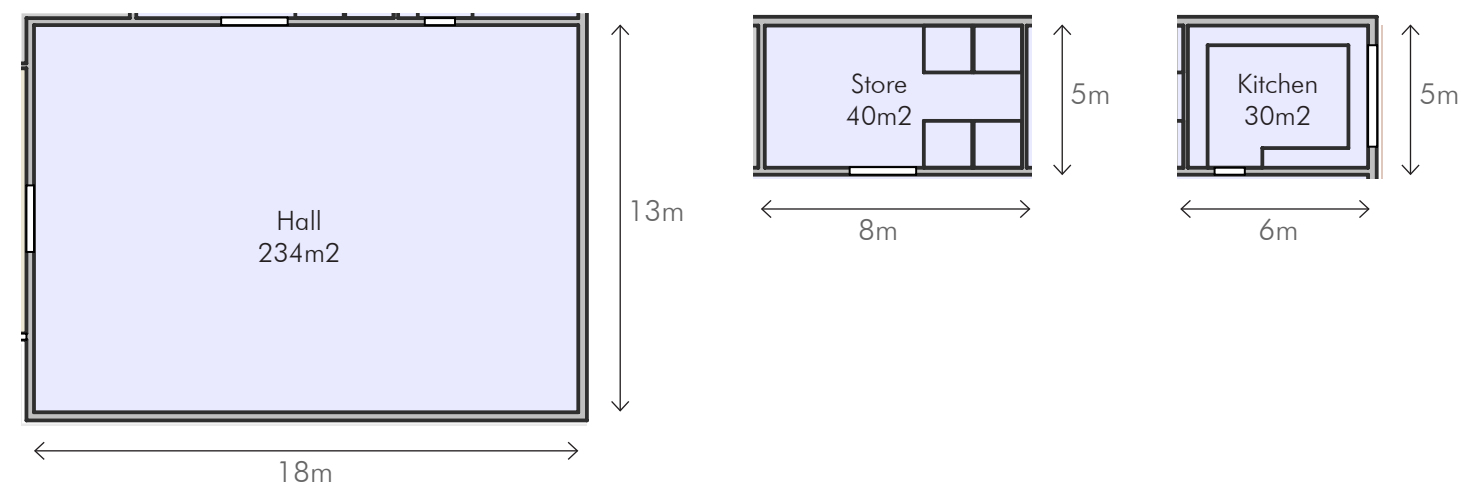
Amenities

Total net area: 60m²



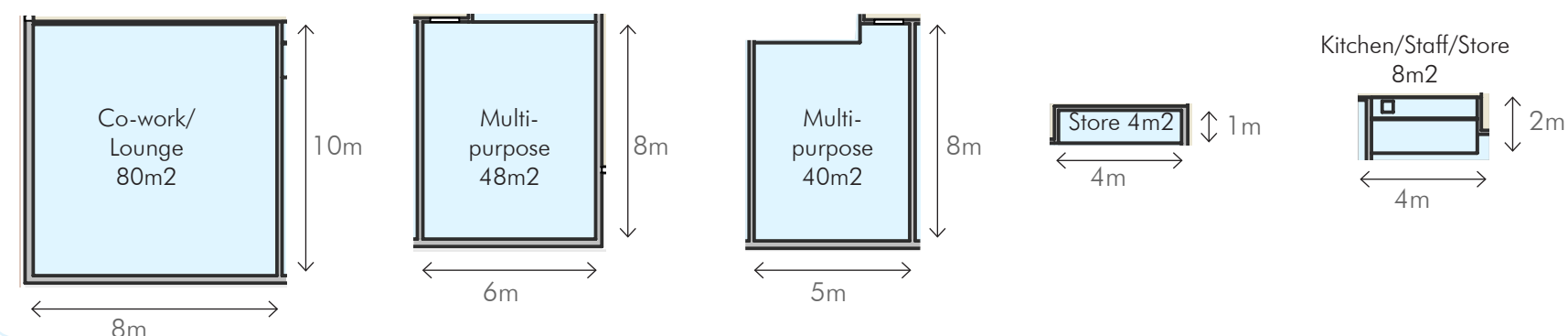
Community Hall

Total net area: 304m²



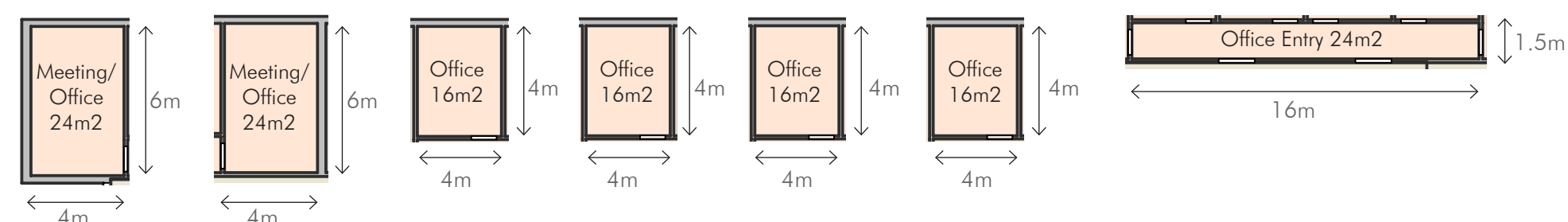
Meeting/Multi-purpose

Total net area: 180m²



Offices

Total net area: 112m²



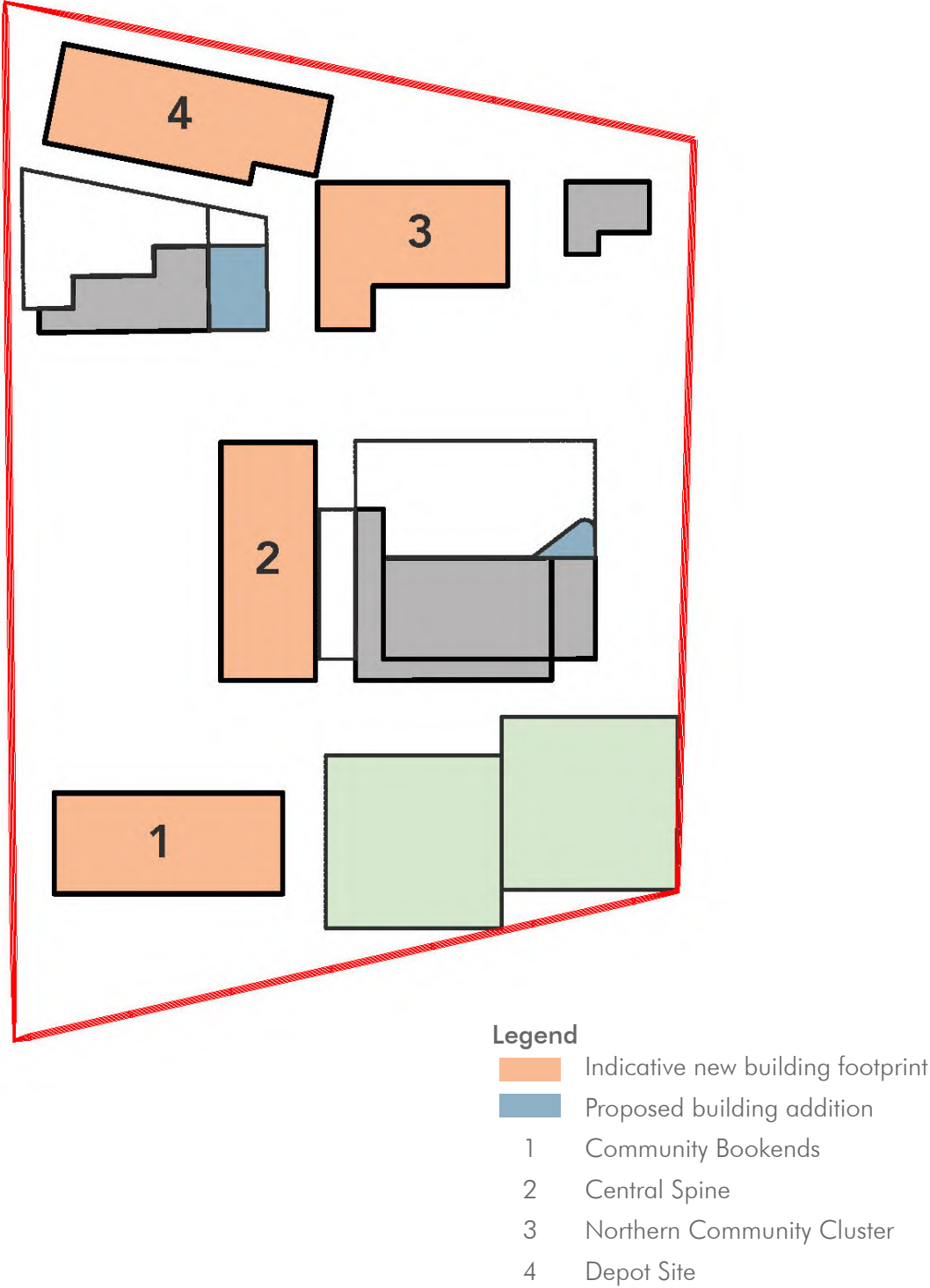
Siting Study

A siting study was undertaken to identify the most appropriate location on the site for the future multi-purpose community centre. Potential locations have been assessed against six urban design criteria and findings includes below.

Refer to Appendix E for detailed siting studies including diagrams and options analysis.

	Community Bookends (1)	Central Spine (2)	Northern Community Cluster (3)	Depot Site (4)
Visibility from Street	●	●	●	●
Proximity to Parking	●	●	●	●
Connection to public domain/parkland	●	●	●	●
Engagement with other buildings on site	●	●	●	●
Improving site interface	●	●	●	●
Relation to site topography	●	●	●	●

Following discussions with Council’s project control group the Central Spine (2) option has been selected as the preferred location for the future multi-purpose community centre.



Potential building layout

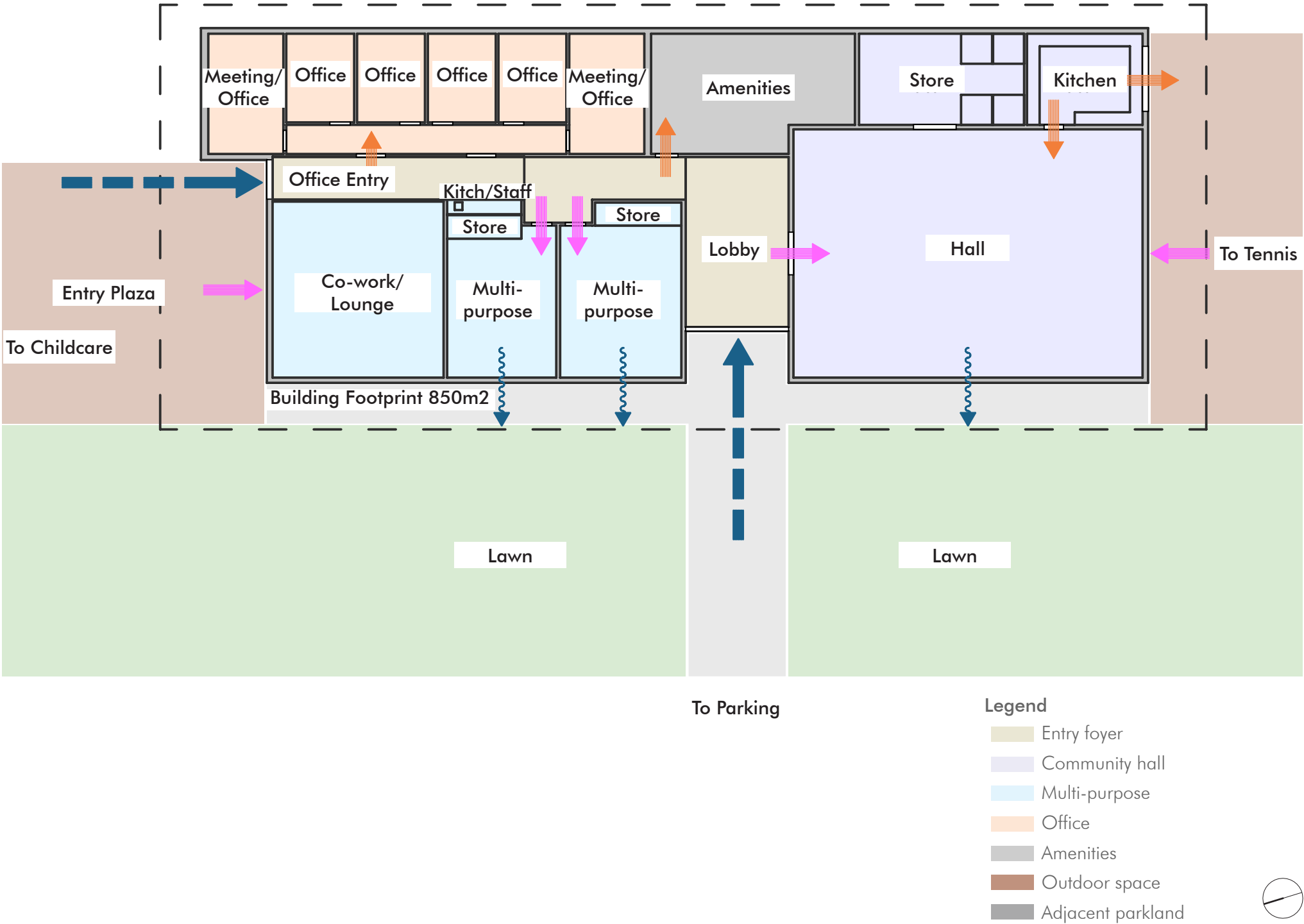
A sketch layout was developed to illustrate a potential layout of the future multi-purpose centre in the central spine location, including target areas as identified in section 4.4 of this report.

Commercial considerations

There is commercial flexibility with the Lounge/Co-work space as this could be a free or paid space. In addition, a tenant could take the majority of the offices and this space could provide a waiting area or similar.

The offices are laid out to allow the corridor to be cut to form a cluster of neighbouring offices for a single tenant.

There is potential for a cafe or kiosk to be included within the broader site or this building if viability can be demonstrated by a needs or cost benefit analysis.



5.2 Toukley Little Coast Kids

The Toukley Little Coast Kids (childcare) is a Council operated facility, that is well utilised. The childcare centre is located on Hedor Street with pedestrian access points from the footpath on Hedor Street and from a large on grade car park within the site.

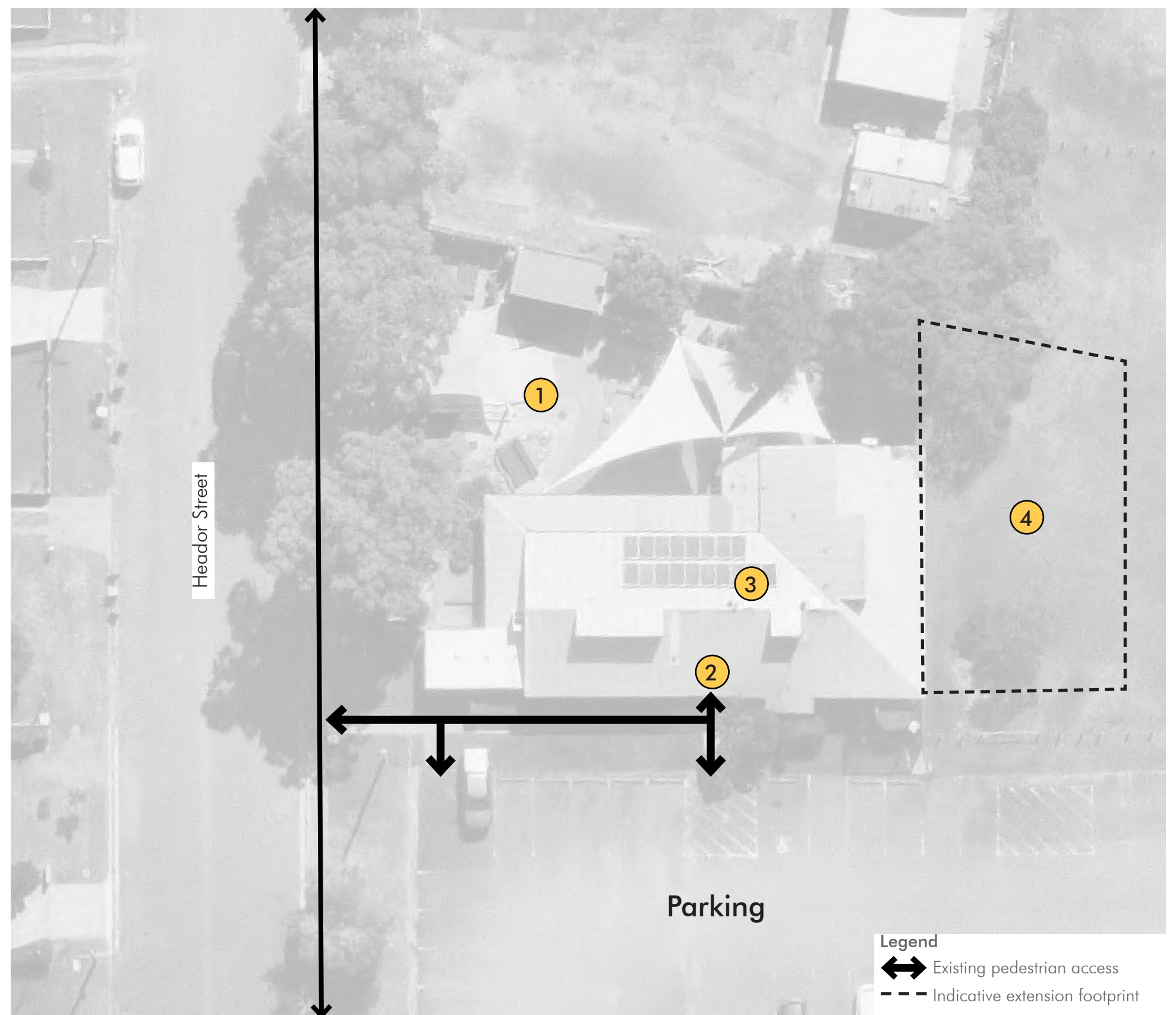
The childcare centre sits to the south of the council depot area and flanked by several mature trees on Hedor Street and to the depot area on the northern site boundary. This childcare centre is a well used and respected facility in the community and is currently operating at capacity. It is well serviced within the site and includes an external landscaped play area completed in 2018.

There is a current and historical demand for childcare in this area with a specific demand for additional care for babies.

There is an opportunity to expand the current building footprint by approximately 1/3 the total area to accommodate additional 0-2yrs babies including an activity room, with associated additional cot rooms, store rooms and a change room.

Observations

1. External area (@7sqm/child) is capable of serving proposed increased internal spaces
2. Centrally placed entry allows connection to a western extension, while retaining admin areas
3. Potential to increase existing activity room size via removal of existing cot rooms
4. Potential new eastern extension into the site

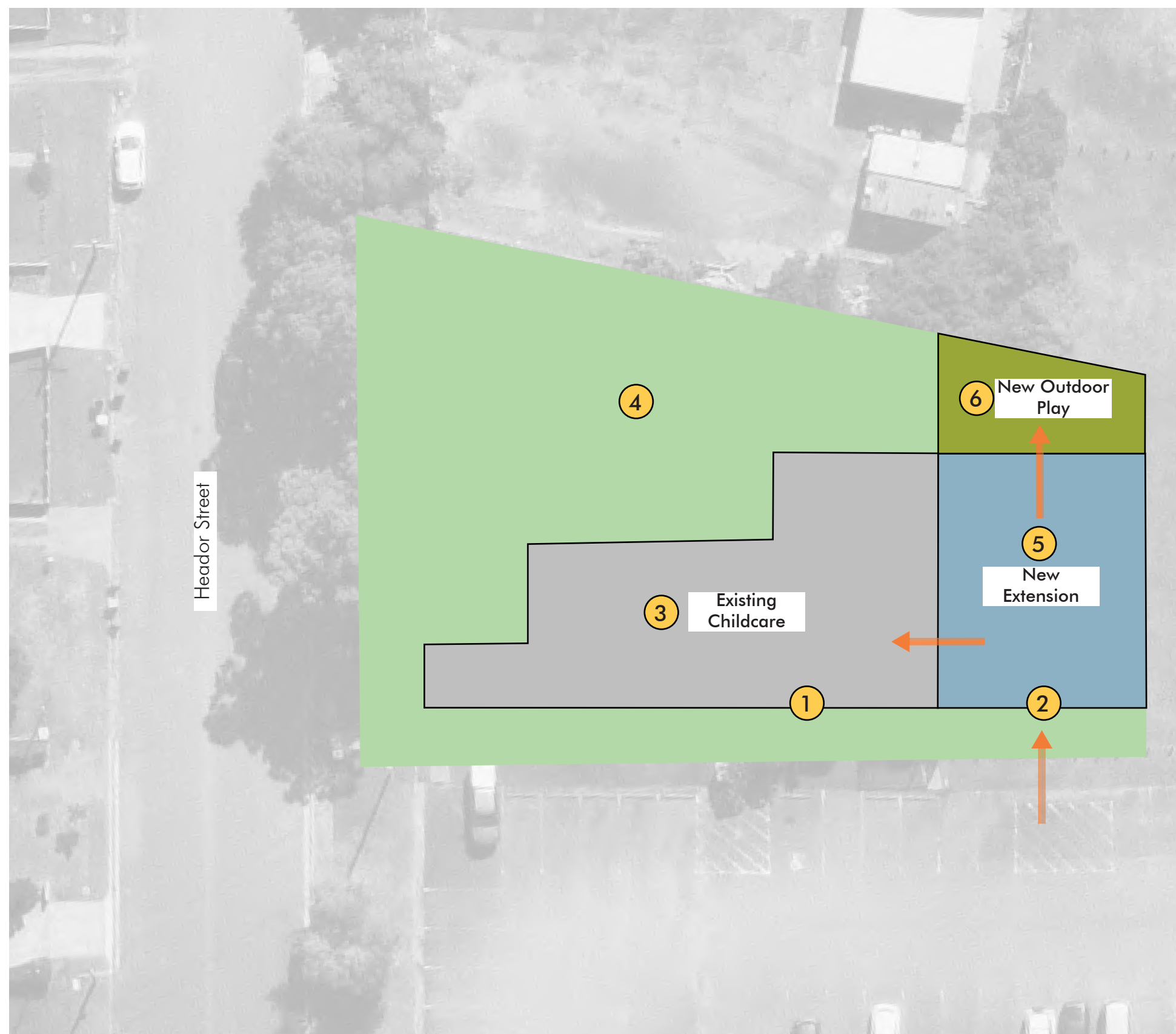


Opportunities

A series of opportunities have been identified as possible ways to optimise the Toukley Little Coast Kids Centre to better service the needs and demands of the community:

Opportunities

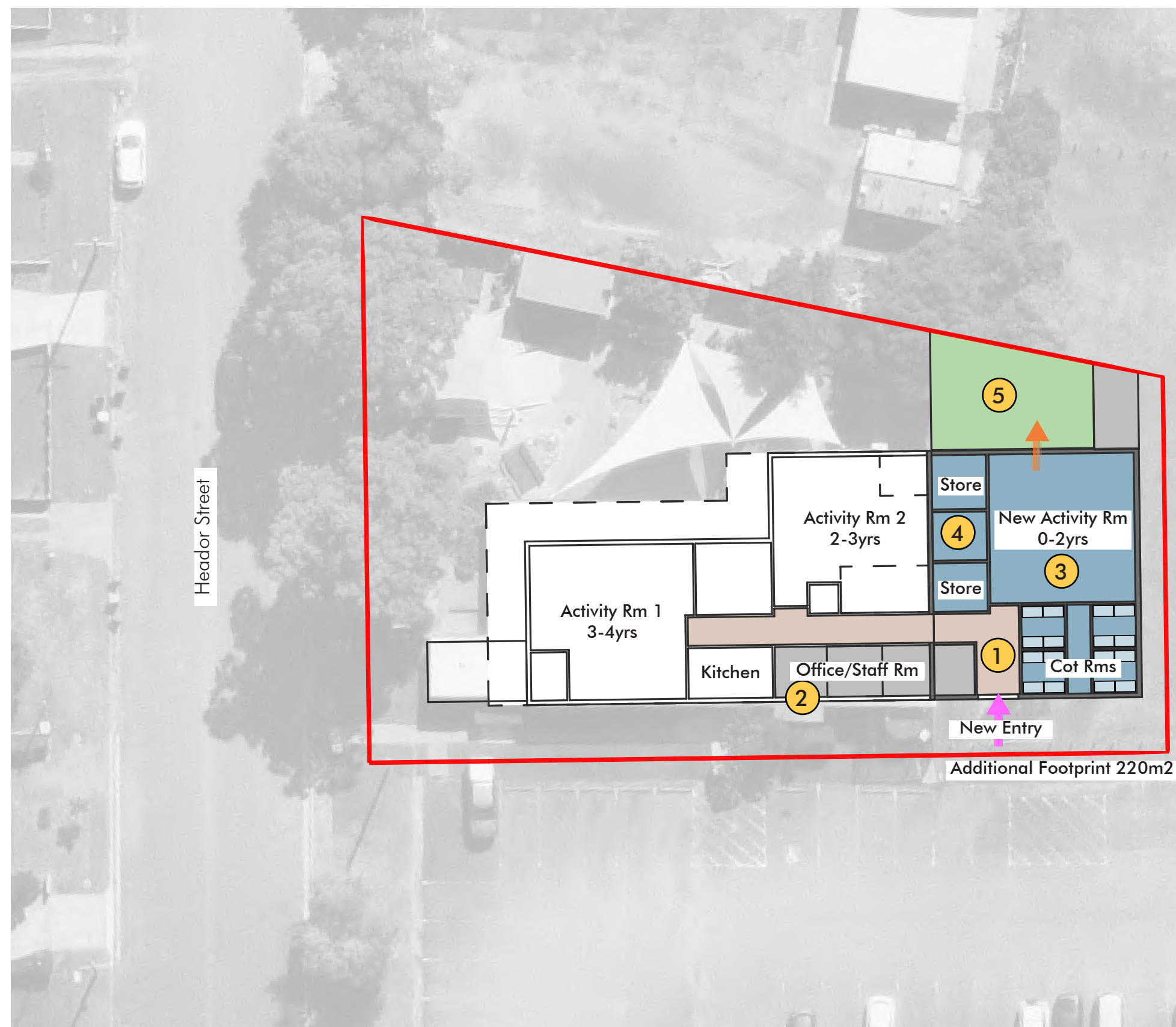
1. Existing entry relocated and internal space reconfigured
2. Create new entry off external plaza
3. Existing childcare retained
4. Existing outdoor play area retained
5. New extension for 0-2yrs
6. New outdoor play



Potential building layout

New extension (approx. 220sqm / 13.5m wide)

1. New entry off external plaza, with new office/reception
2. Reconfigured office/staff/meeting area to take old entry area
3. New 0-2yr activity room (approx. 90sqm) and rear cot rooms
4. Central nappy change, prep. and store rooms to serve both 0-2 and 2-3 activity rooms
5. Increased outdoor play under existing tree canopy and new external store

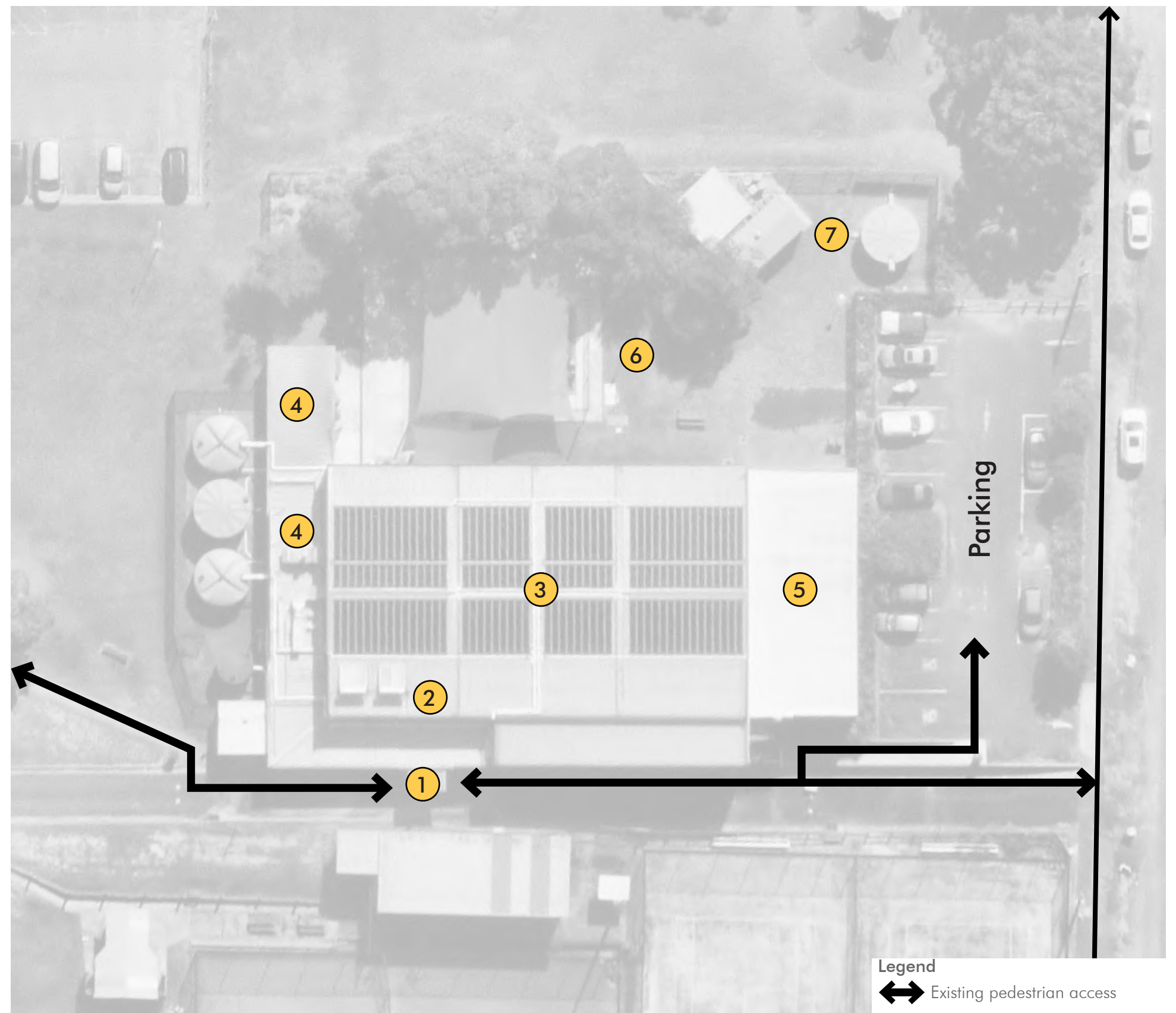


5.3 Toukley Aquatic Centre

Council operated facility consisting of 25 metre indoor heated pool, hydrotherapy pool and outdoor toddler's pool. The pool attracts 120,000 people per year and is well utilised and functioning. Currently there are no future plans to upgrade the facility.

Observations

1. Building entry hidden from view and detached from parking. Sloped pathway leading to narrow ramp
2. Constrained entry space with limited circulation around pool
3. Good volume and natural light to pool hall
4. Existing upgraded amenities
5. Restricted movement around hydro pool
6. Under-utilised outdoor area
7. Services and fencing highly visible in street scape and park setting

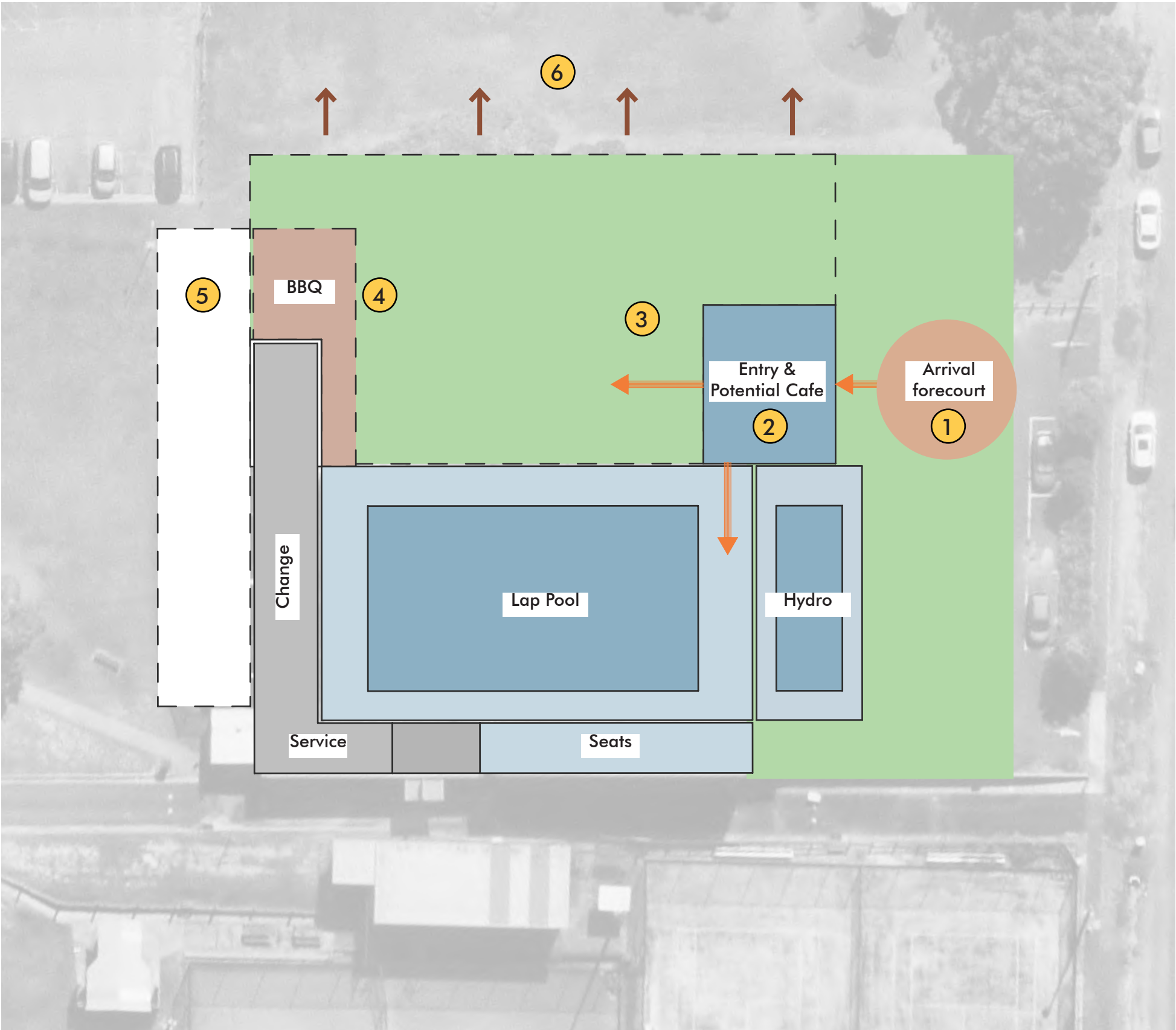


Opportunities

A series of opportunities have been identified as possible ways to optimise the Toukley Aquatic Centre to better service the site as a whole of site recreation precinct. It is noted that Council do not intend to significantly increase its offering as a new regional size aquatic centre is planned for Warnervale.

Opportunities

- 1. New arrival forecourt and street address
- 2. Entry and potential cafe flowing out onto outdoor landscaped area
- 3. New water play, seating and landscaping
- 4. BBQ shelter and cover to existing outdoor amenities
- 5. Relocated services
- 6. Potential new northern expansion



6 STAGING & PRIORITIES

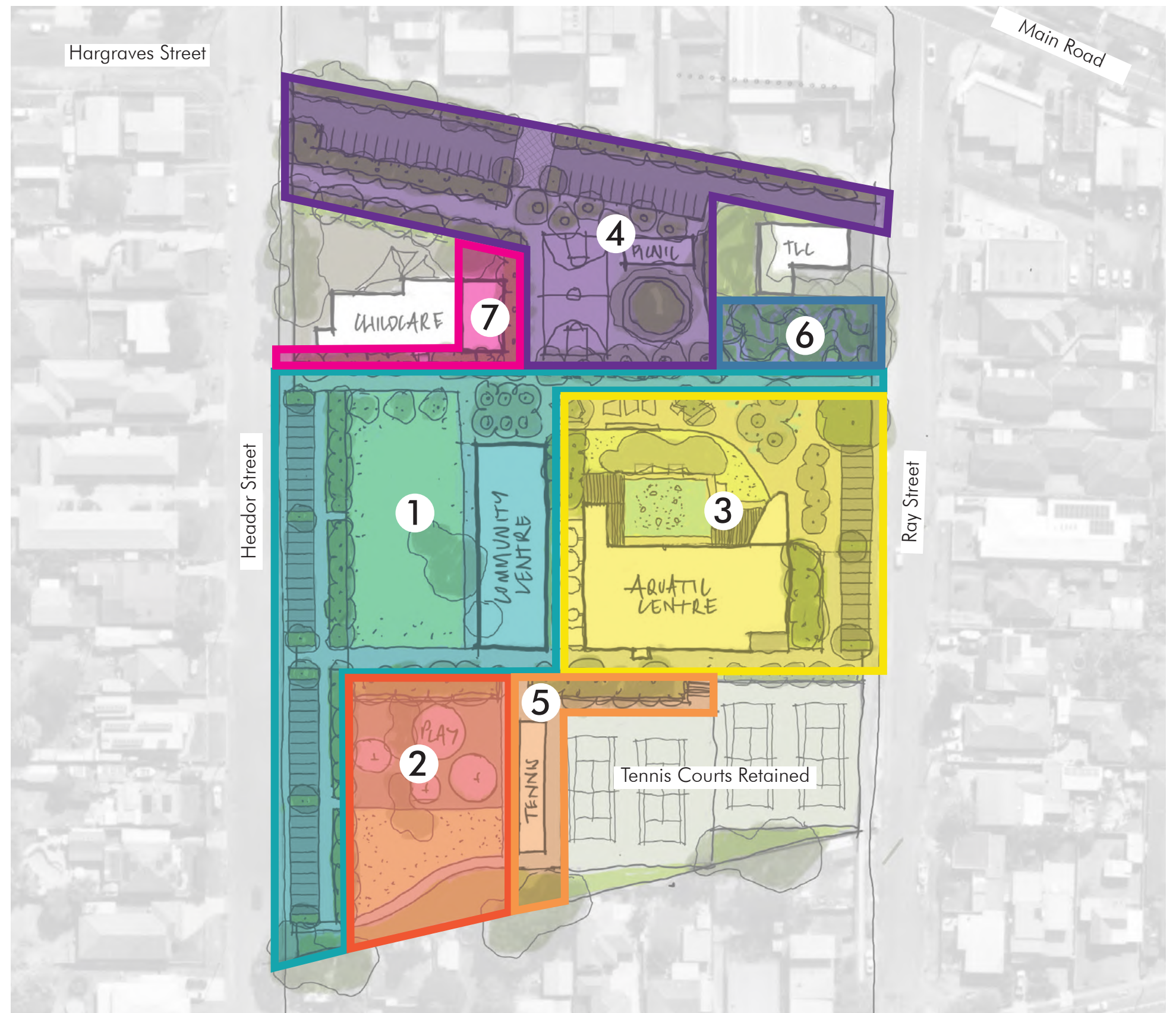
6.1 Staging & Priorities

Due to the scale of works required to implement the Master Plan it is likely works will happen in stages over a number of years as funding becomes available. Funding is not currently available to complete all of the works shown in the masterplan.

The Master Plan area can be divided into 7 distinct zones which have been prioritised based on stakeholder feedback and the age and condition of some existing facilities on the site.

Work in some zones are dependant on completing works in other zones, to ensure there is no loss of functions on the site. Where required these dependencies are noted in the table on the following page.

Indicative costs have been provided for each zone and these costs include demolition of existing structures and elements as noted.



7 COST ESTIMATE

ZONE	MASTERPLAN ITEMS	DEPENDENCIES	PRIORITY	INDICATIVE COST ¹
Zone 1	Item 1 New multi-purpose community centre	Nil	HIGH	\$9,541,000
	Item 2 Picnic and events lawn including footpaths and tree planting			\$117,600
	Item 3 New forecourt to community centre with seating and tree planting			\$126,000
	Item 4 Upgraded vehicular access way to new Community Centre			\$105,000
	Item 5 New formalised perpendicular parking and footpath on Hedor Street			\$387,800
	Allowance for demolition works of existing Toukley Neighbourhood Centre			\$224,000
	Allowance for demolition of existing car park, access way, Civil, WSUD, tree planting & landsacping interventions etc.			\$287,000
Zone 1 Total				\$10,788,400
Zone 2	Item 6 New children's play space (toddler-12+yrs) including footpaths and tree planting	Zone 1 completion - Existing Toukley Neighbourhood Centre demolished	HIGH	\$2,100,000
	Item 7 Kick-about lawn including footpaths and tree planting			\$56,700
	Allowance for demolition works etc.			\$21,000
Zone 2 Total				\$2,177,700
Zone 3	Item 8 New entrance to Aquatic Centre	Zone 2 completion - New play space to replace existing Ray Street playground	MEDIUM	\$1,400,000
	Item 9 Upgraded Aquatic Centre outdoor area including interactive water play, shelters, BBQ facilities and footpaths			\$1,575,000
	Item 10 Integrated plaza space including small water jets and footpaths			\$420,000
	Item 11 New forecourt to Aquatic Centre including footpaths, tree planting and seating			\$196,000
	Item 12 Upgrade aquatic centre facade and external features of aquatic centre			\$550,200
	Item 13 Integrated skate plaza with skate/bike/scoot spaces			\$462,000
	Item 14 New formalised perpendicular parking and footpath on Ray Street			\$138,600
	Item 15 Upgraded accessibility and through site link			\$105,000
	Allowance for demolition of existing toddler pool			\$105,000
	Allowance for demolition works, Civil, WSUD, tree planting & landscaping interventions etc.			\$42,000
Zone 4 Total				\$4,993,800
Zone 4	Item 16 Multi-purpose court including all hardstand, fixtures, footpths and tree planting	Zone 4 completion - New skate plaza to replace existing Toukely Skate Park	MEDIUM	\$728,000
	Item 17 Picnic shelters, seating around existing tree and footpaths			\$210,000
	Item 18 New formal vehicular access and parking area off Ray Street including footpaths and tree planting			\$386,400
	Allowance for demolition works of existing Toukley Skate Park			\$25,200
	Allowance for Civil, WSUD, tree planting & landscaping interventions etc.			\$105,00
	Item 19 New formal vehiclar access and parking area off Hedor Street including footpaths			\$283,500
	Allowance for Civil, WSUD, tree planting & landscaping interventions			\$126,000
Zone 5 Total				\$1,864,100
Zone 5	Item 20 New combined accessible tennis club house, amenities, picnic shelter and footpaths	Nil	MEDIUM	\$2,100,000
	Item 21 Upgraded accessibility and interface to courts including footpaths			\$184,800
	Item 22 Allowance for new plaza area to building			\$42,000
	Allowance for demolition works of existing Tennis Club House			\$39,200
	Allowance for demolition works of existing Amenities building			\$14,000
	Allowance for Civil, WSUD, tree planting & landscaping interventions etc.			\$205,800
Zone 6 Total				\$2,585,800
Zone 6	Item 23 Memorial pathway and gardens to memorial trees	Nil	LOW	\$67,200
Zone 7 Total				\$67,200
Zone 7	Item 24 Childcare expansion	Nil	MEDIUM	\$2,121,000
Zone 3 Total				\$2,121,000
MASTER PLAN TOTAL (ex GST)				\$24,598,000

¹ Indicative cost includes contingency/remediation/preliminaries/builders costs (40%). Year on year escalation has not been included in these costs. All costs exclude GST.





APPENDIX

APPENDIX A

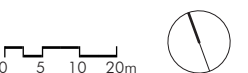
MASTERPLAN OPTIONS

Option 1

Option 1 positions the new multi-purpose community centre along the northern edge of the site between the Childcare and the Lions Centre.

This option is not preferred as the new multi-purpose community centre has a setback building address, low visibility from the street and does not provide the same level of site activation as the central location.

1. Formalised vehicular access and car parking
2. Access to rear of property retained
3. New multi-purpose community centre with forecourt around existing tree [850m2 building footprint]
4. Childcare entrance retained
5. Childcare expansion
6. Memorial pathway and gardens to memorial trees
7. Integrated water play and plaza space
8. New children's play space [toddler-12+ yrs]
9. New Entrance to Aquatic Centre
10. New forecourt to Aquatic Centre with tree planting and seating
11. Perpendicular parking off Ray Street with tree planting
12. Picnic shelters and seating
13. Picnic and events lawn
14. Screening vegetation to pool infrastructure
15. Perpendicular parking off Hedor Street with tree planting
16. Picnic shelters and seating
17. Existing vehicular access retained
18. Upgraded accessibility and interface to courts
19. Skate plaza
20. Multi-purpose court
21. Accessible Tennis Club House, Amenities and Picnic Shelter
22. Tennis courts retained
23. Kick-about lawn



Option 2

Option 2 positions the new multi-purpose community centre on the existing council depot area to the north west corner of the site.

This option is not preferred as the new multi-purpose community centre has limited engagement with the public domain and park. The limited width of the north west parcel location reduces connectivity and legibility of thru-site link.

1. New multi-purpose community centre with forecourt off Hedor Street [8502 building footprint]
2. Access to rear of property retained
3. Formalised vehicular access and car parking
4. New children's play space with feature play structure [toddler-12+ yrs]
5. Childcare entrance retained
6. Childcare expansion
7. Memorial pathway and gardens to memorial trees
8. Water play and aquatic centre expansion
9. New Entrance to Aquatic Centre
10. New forecourt to Aquatic Centre with tree planting and seating
11. Perpendicular parking off Ray Street with tree planting
12. Picnic shelters and seating
13. Picnic and events lawn
14. Screening vegetation to pool infrastructure
15. Perpendicular parking off Hedor Street with tree planting
16. Picnic shelters and seating
17. Existing vehicular access retained
18. Upgraded accessibility and interface to courts
19. Skate plaza
20. Multi-purpose court
21. Accessible Tennis Club House, Amenities and Picnic Shelter
22. Tennis courts retained
23. Kick-about lawn



APPENDIX B

MASTERPLAN PARKING

Proposed parking metrics

The proposed net increase in the masterplan footprint of the Multi-Purpose Community Centre and Childcare may result in a net increase of parking spaces required for the precinct.

The table below illustrates the increased metrics and total spaces required.

Central Coast Development Control Plan Chapter 2.13 Transport and Parking					
Existing Land Use	Requirements of DCP	Existing Metric	Existing Total Spaces	Proposed Metric	Proposed Total Spaces
<i>Toukley Little Cost Kids</i>				<i>Toukley Little Cost Kids</i>	
v - Centre Based Child Care Facilities	1 space per person employed in connection with the use, plus a temporary stand area at the rate of 1 car for each 6 children (a minimum of 5 temporary stand spaces).	5 staff 40 children	5 spaces (staff) 7 spaces (children)	10 staff 67 children	11 spaces (staff) 12 spaces (children)
<i>Toukley Aquatic Centre</i>				<i>Toukley Aquatic Centre</i>	
r - Swimming Pools	30 spaces per 500m2 FGA (water area only)	Hydro = 70m2 Lap pool = 320m2 Wading pool = 60m2	27 spaces	No change	27 spaces
<i>Toukley Neighbourhood Centre</i>				<i>New Multi-Purpose Community Centre</i>	
x - Community Facility: Hall, Neighbourhood Centre, Youth Centre or similar	1 space per 10 seats or 1 space per 20m ² (whichever is greater) Additional parking is dependent on location and size of centre and nature of activities provided 1 space is required for service vehicles depending on location and intended use	400m2	20 spaces	484m2	25 spaces
aa - Office Premises	1 space per 40m ² GFA	280m2	7 spaces	204m2	5 spaces
<i>Toukley Tennis Courts</i>				<i>Toukley Tennis Courts</i>	
m - Tennis, Squash Courts	3 spaces per court	4 courts	12 spaces	No change	12 spaces
		Existing total spaces required by DCP	78 spaces	Proposed total spaces required by DCP	92 spaces

A mixture of on-street perpendicular and off-street parking is proposed within the site. As a principle, parking is proposed to the edges of the site to increase safety, amenity and connectivity within the park while maintaining access to all of the key uses within the site.

Total proposed capacity of formal car spaces within the site:

92 formal spaces



APPENDIX C

TOUKLEY LIBRARY & HALL OPPORTUNITIES

Toukley Library & Hall

The Toukley Library & Hall are currently located in a visible and well known location near the town centre. The Library and Hall form part of a group of civic services and community destinations in Toukley including the Village Green and Senior Citizens Centre.

The site itself has a unique charm that is shaped by mature trees surrounding the library on Victoria Avenue. The site is within walking distance to the town centre and Village Green. It is predominately used by young children and the elderly.

The library is also one of several different kinds of building uses within the town centre including medical services, cafés, youth centres, supermarkets, financial services and other civil services. It is this mosaic of uses that make the current Library site a desired location to best service all ages of the community as a meeting place for young and old.

Relocating the Library to the Toukley Neighbourhood Centre site would reduce accessibility and reduce activation given its immediate disconnect with the town centre. It is Councils preference to retain the library in its current location, although acknowledging that facilities on the site are aged, including the hall and library, and can't provide contemporary services in their current form and state.

There is an opportunity to merge the library and hall into one offering to increase the services provided. The library could utilise additional space for maker spaces, craft spaces, quiet floor spaces to allow for study and breakout rooms, additional wall space for displays, and additional private staff rooms.



Kiosk creates a visual and physical barrier to the site



Historic hall facade



Courtyard disconnected from the street



Hall canopy enclosed and entry from street blocked



Mature trees



Existing toilet block to street frontage

Toukley Library & Hall (continued)

Observations

- 1. Corner kiosk creates a visual and physical barrier to the site.
- 2. Removal would open up view lines and potential for graded access to the library entry
- 3. Courtyard disconnected from the street by level change and limited, constrained access points to site via accessible ramps
- 4. Toilet block to street frontage, with access via rear facade creating surveillance issues
- 5. Original hall canopy enclosed and entry from street blocked
- 6. Hall amenities wing cramped and dated
- 7. Limited parking near to site
- 8. Buildings well placed/aligned to be linked to create a community hub. Existing glazed facade readily opened for extension
- 9. Historic hall facade tells the story of development of the suburb, with the provision of community facilities
- 10. Established tree canopy provides shade and sense of enclosure

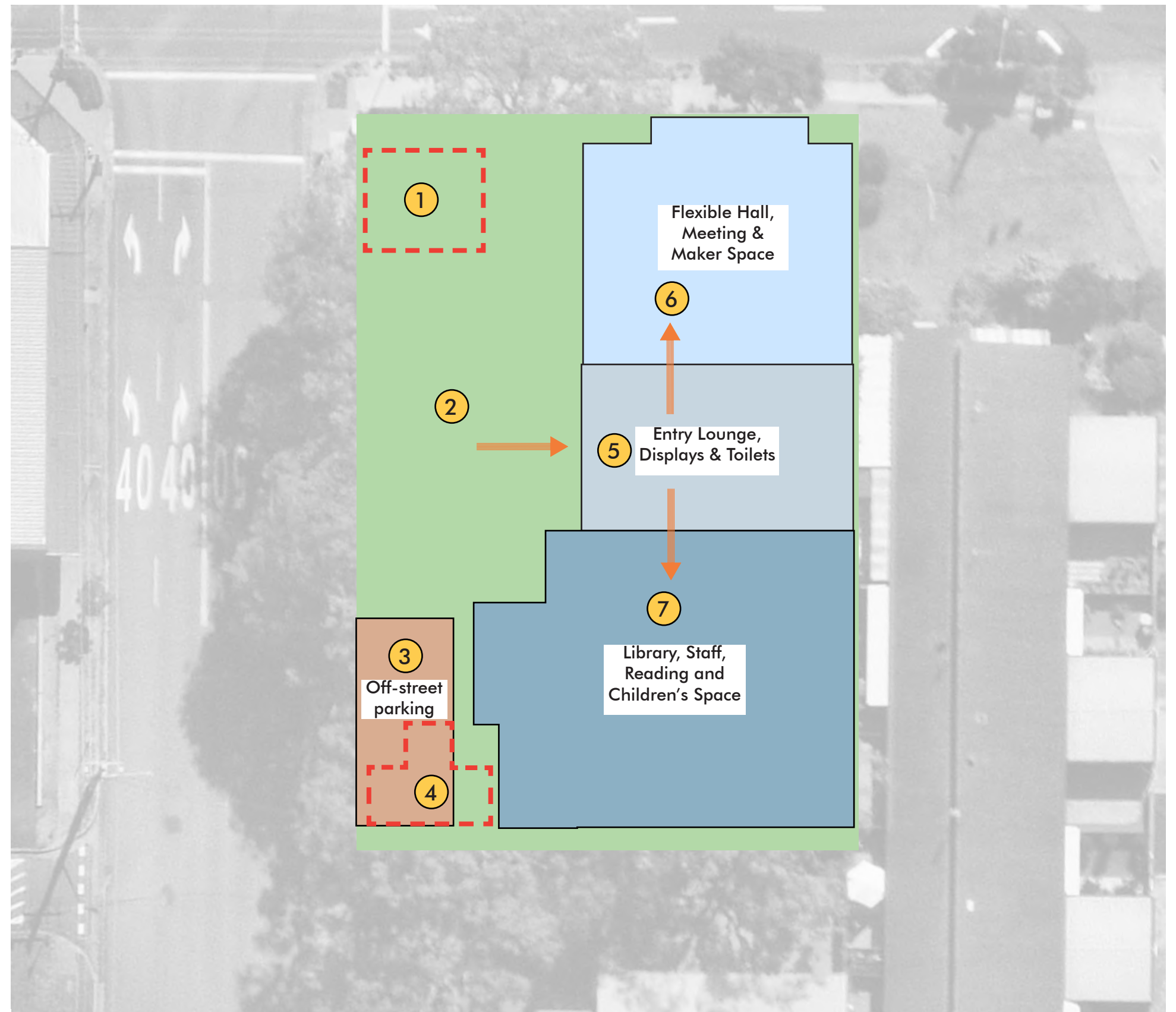


Opportunities

A series of opportunities have been identified as possible ways to optimise the Library & Hall offering and address the existing aging facilities and transform the site into a potential hub and asset for the community:

Opportunities

1. Re-purpose or demolish kiosk to open view lines
2. Established trees retained
3. Off-street parking with possible timed parking/drop-off
4. Relocate toilets within building
5. Create new link between library and flexible hall
6. Adaptive re-use of old hall as flexible use space
7. Reconfigured Library with increased staff and children's areas



Potential building layout

Site

1. Demolition of corner kiosk to open up view lines or adaptive reuse as a community maker space
2. Improved access and connectivity to courtyard, including increased activation to building edges
3. Toilet block removed and placed within building
4. Off-street parking added for accessible and timed parking/drop-off

Old Hall

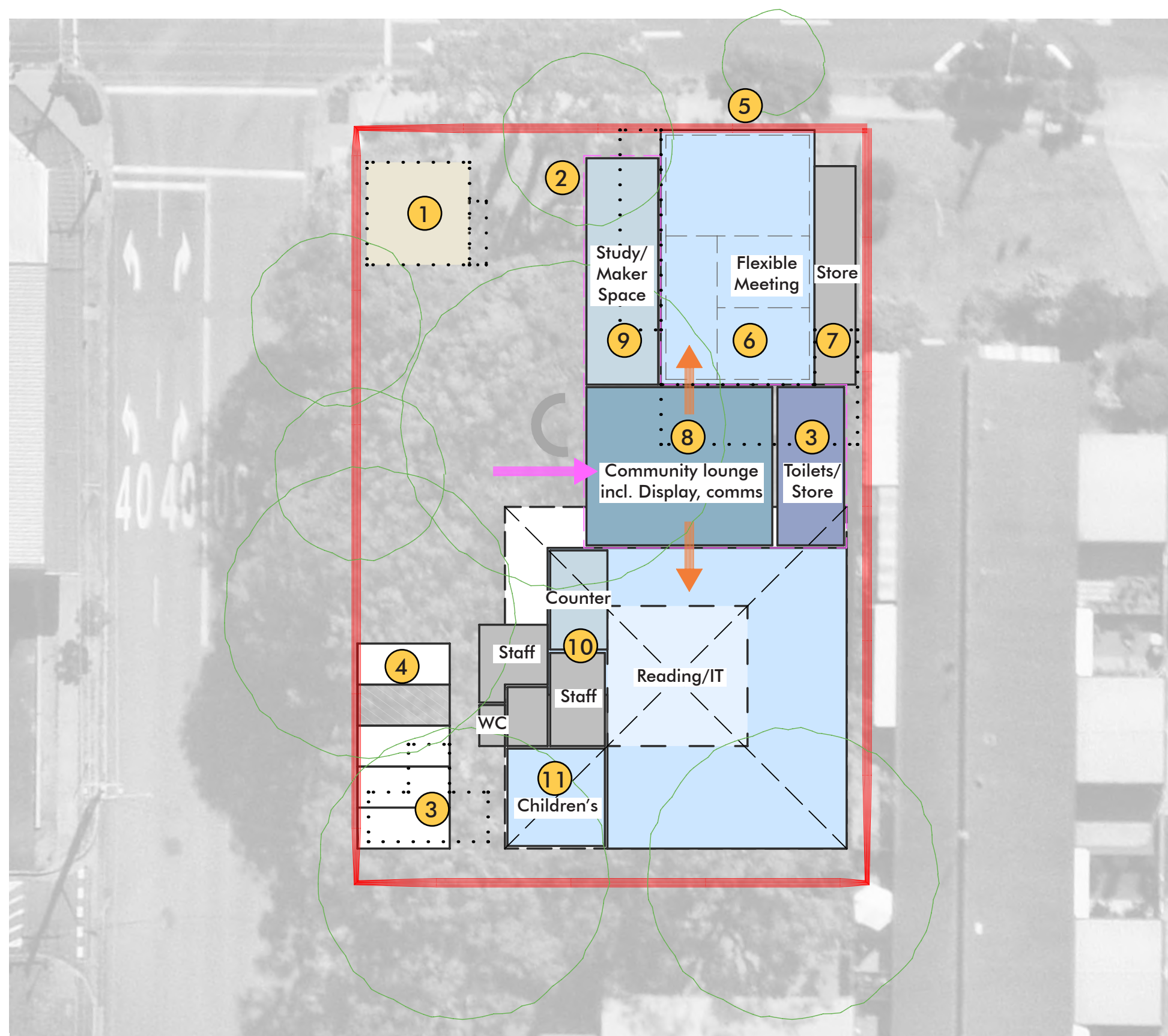
5. Historic Street facade and building envelope retained
6. Potential re-use as flexible multi-purpose and meeting space
7. Potential new store to rear

New link building (200sqm)

8. New central lounge area incorporating display areas, community information and amenities
9. Study or maker space to new courtyard frontage annex

Library

10. Increased staff areas/counter to take up previous entry area
11. Potential for ex. Meeting room to be re purposed as children's area



APPENDIX D

MULTI-PURPOSE COMMUNITY CENTRE PRECEDENT STUDY

Precedent Study 1

The Lake Neighbourhood Centre

Small neighbourhood centre providing community spaces for life-long learning and social and cultural activities.

This building offers:

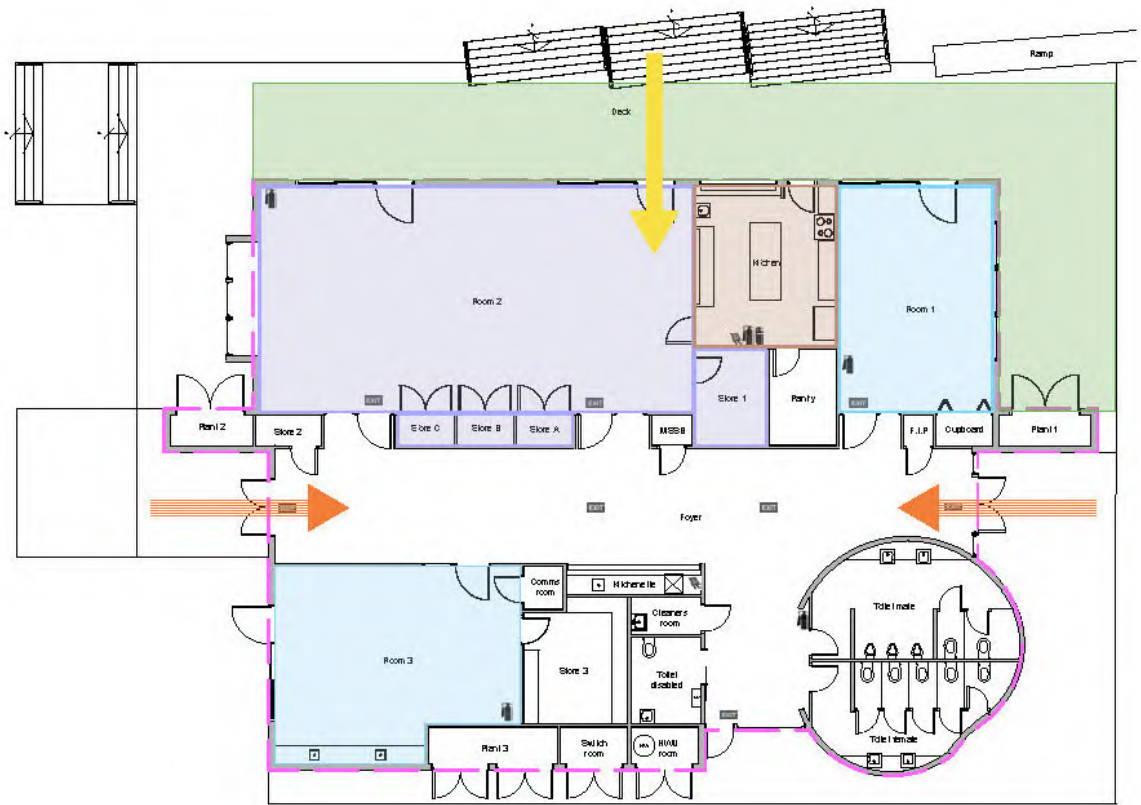
- 50 person hall,
- 15 person meeting room, and
- 15 person multi-purpose/craft room.

This facility overlooks Ironbark Lake at The Ponds with a continuous deck and multiple entries.

There is a community playground located near the facility but is not a part of the venue.



Hall	105m2
- store	13m2
- kitchen	24m2
Meeting/Multi-Purpose	
- Room 1	48m2
- Room 2	36m2
Bldg Footprint	460m2
Outdoor Space	115m2



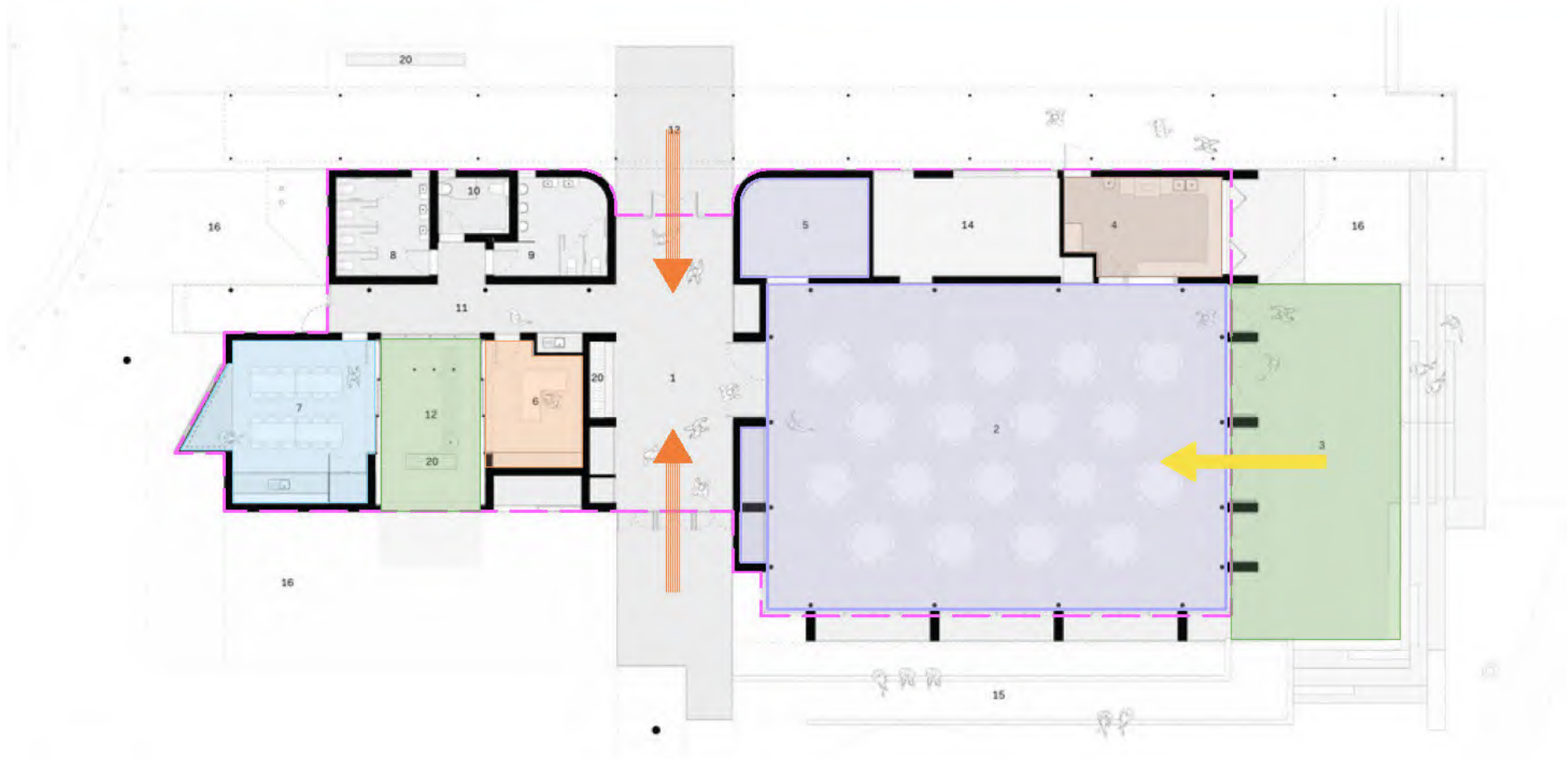
Precedent Study 2 **Woodcroft Neighbourhood Centre**

Small neighbourhood centre providing a large hall/ function space and a multi-purpose room.

- This building offers:
- Central thru foyer separates hall from office/ meeting/multi-purpose rooms
 - Hall with capacity of 170 and a commercial kitchen
 - Multi-purpose Meeting Room with a capacity of 24
 - Internal courtyard serves single office and multi-purpose room



Hall	230m2
- store	24m2
- kitchen	23m2
Meeting/Multi-Purpose	
- Room 1	38m2
Office	18m2
Bldg Footprint	575m2
Outdoor Space	92m2



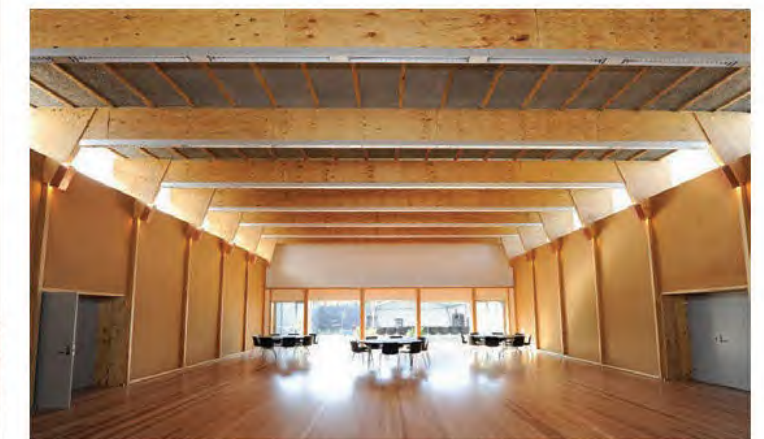
Precedent Study 3

Bungarribee Community Resource Hub

Medium sized neighbourhood centre with co-located offices, training spaces and hall.

This building offers:

- Central thru foyer separates hall from office/ meeting/multi-purpose rooms
- A main hall that caters for up to 100 people; ideal for function hire or small groups
- Significant storage area serving hall with separate lockable areas for many users
- Private walled courtyard off hall with no external access/landscape connection
- 3 meeting rooms with capacities between 26 to 34 people, ideal for small classes or community group meetings.
- 4 office spaces, 2 fixed tenure and 2 for hire. Each office has capacity of 7-8 ppl, which can be used for smaller meetings or work spaces.
- Large kitchen with external entry and service



Precedent Study 4 **Ropes Crossing Community Hub**

Medium sized neighbourhood centre with co-located office/consultation rooms, training/meeting and hall/multi-purpose spaces.

This building offers:

- Floor plate split into two wings, each with potential separate entries
- Shared entry lounge, reception and open kitchen for office/health component
- Office/health component houses 2 offices, consultation room and a meeting room
- Generous covered outdoor area able to host flow-out, separate events or building entry
- Main Hall caters up to 70 people, ideal for private function hire or large group activities.
- Multi-purpose room 1 caters up to 20 - 25
- Multi-purpose/large meeting room caters up to 30 - 35 people, ideal for group activities
- Small meeting room caters up to 12 people
- Computer/IT room caters up to 20 people.

Hall	130m2	Offices	
- store	20m2	- Room 1	11m2
- kitchen	29m2	- Room 2	13m2
Meeting/Multi-Purpose		- Room 3	22m2
- Room 1	90m2	- Room 4	24m2
- Room 2	70m2	Bldg Footprint	850m2
- Room 3	50m2	Outdoor Space	245m2



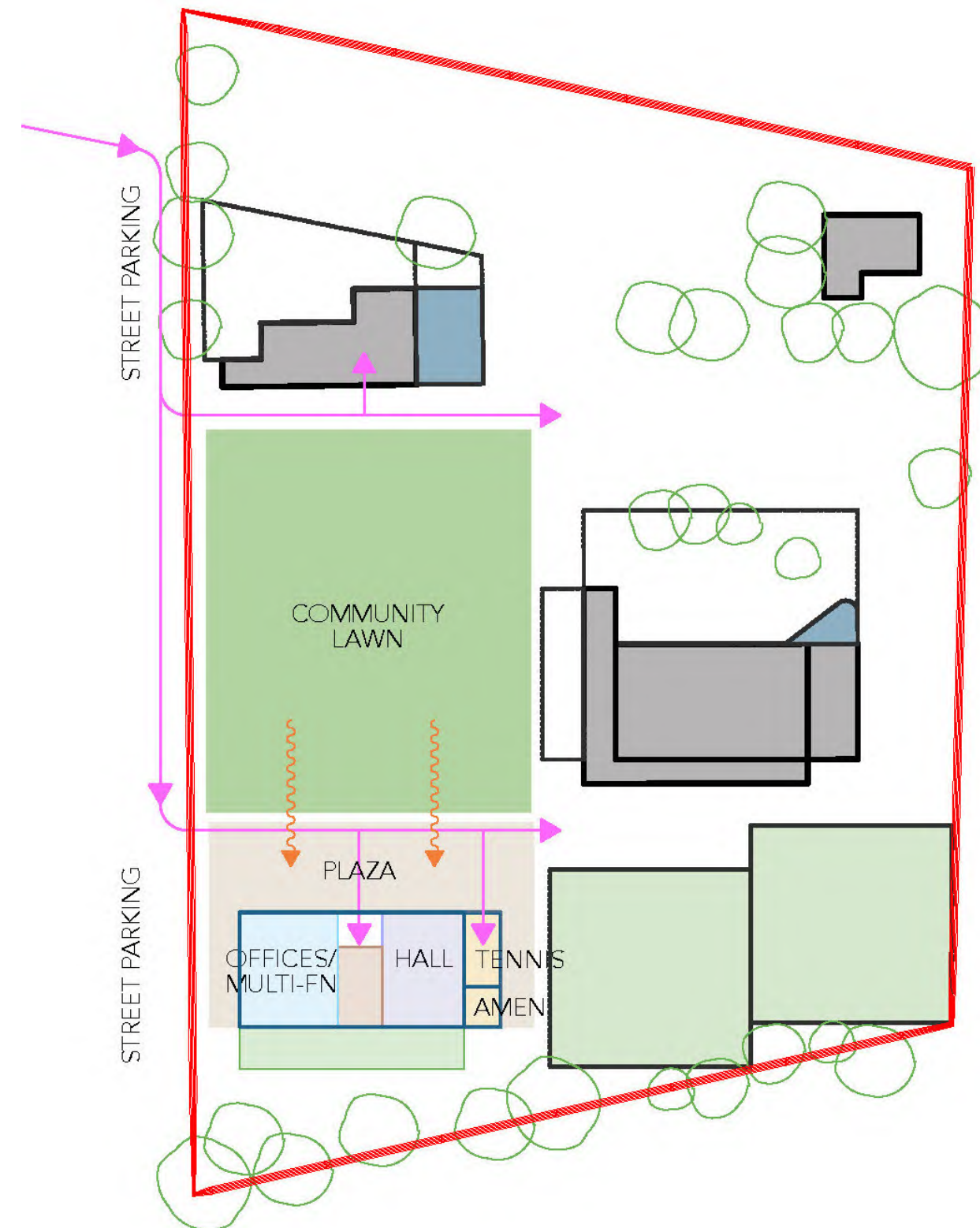
APPENDIX E

MULTI-PURPOSE COMMUNITY CENTRE SITING STUDY

5.7 Potential Siting Studies

Community Bookends (1)

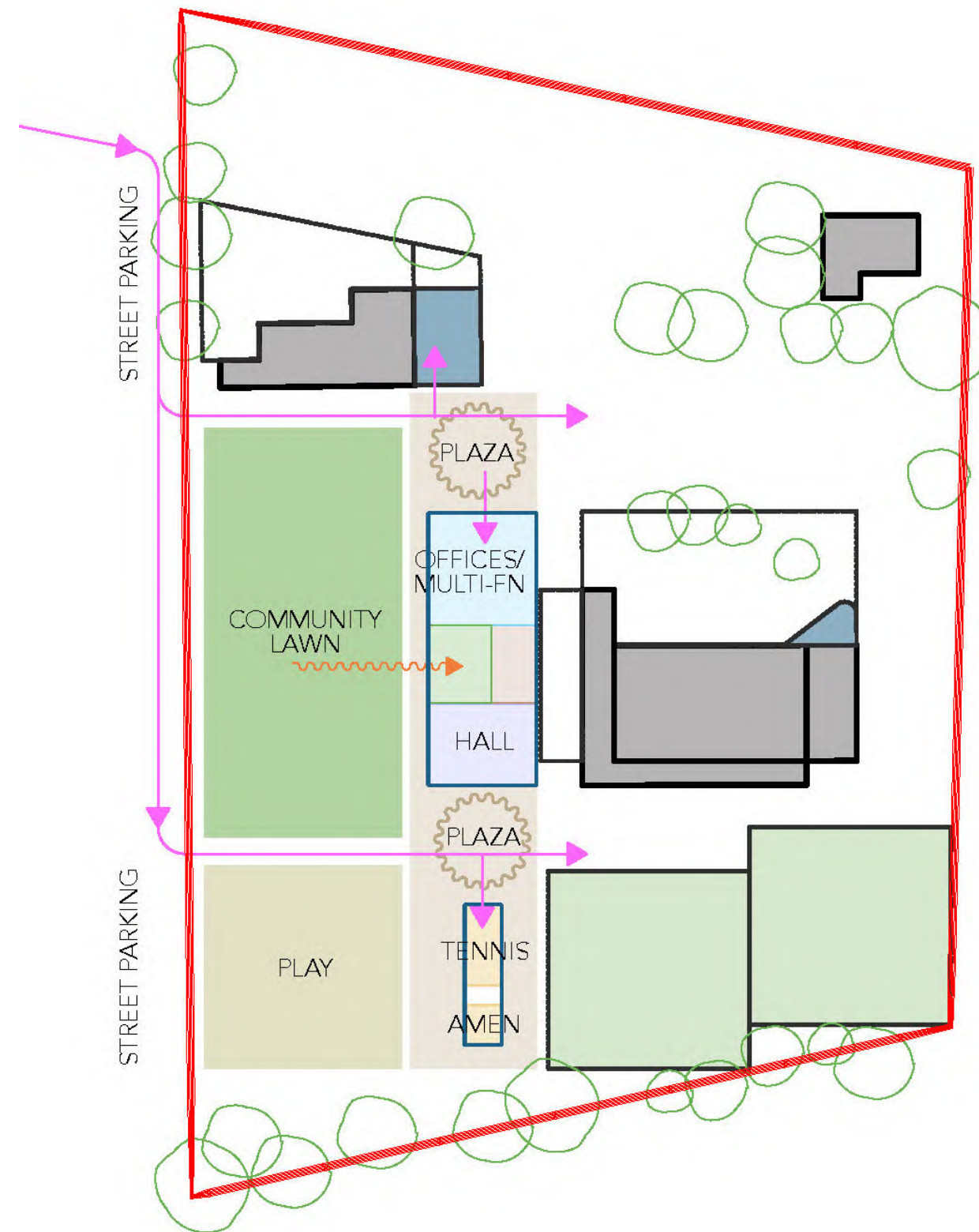
- Childcare and Community Centre serving as bookends to the park
- Community Centre opening to plaza and central lawn beyond
- Direct connection/visibility to street and town centre beyond
- Parking adjacent in street spaces
- Retains legacy site familiarity and awareness
- Potential to integrate tennis and amenities into footprint to reduce buildings
- Building levels and surrounds to address historical/associated flooding location



5.8 Potential Siting Studies

Central Spine (2)

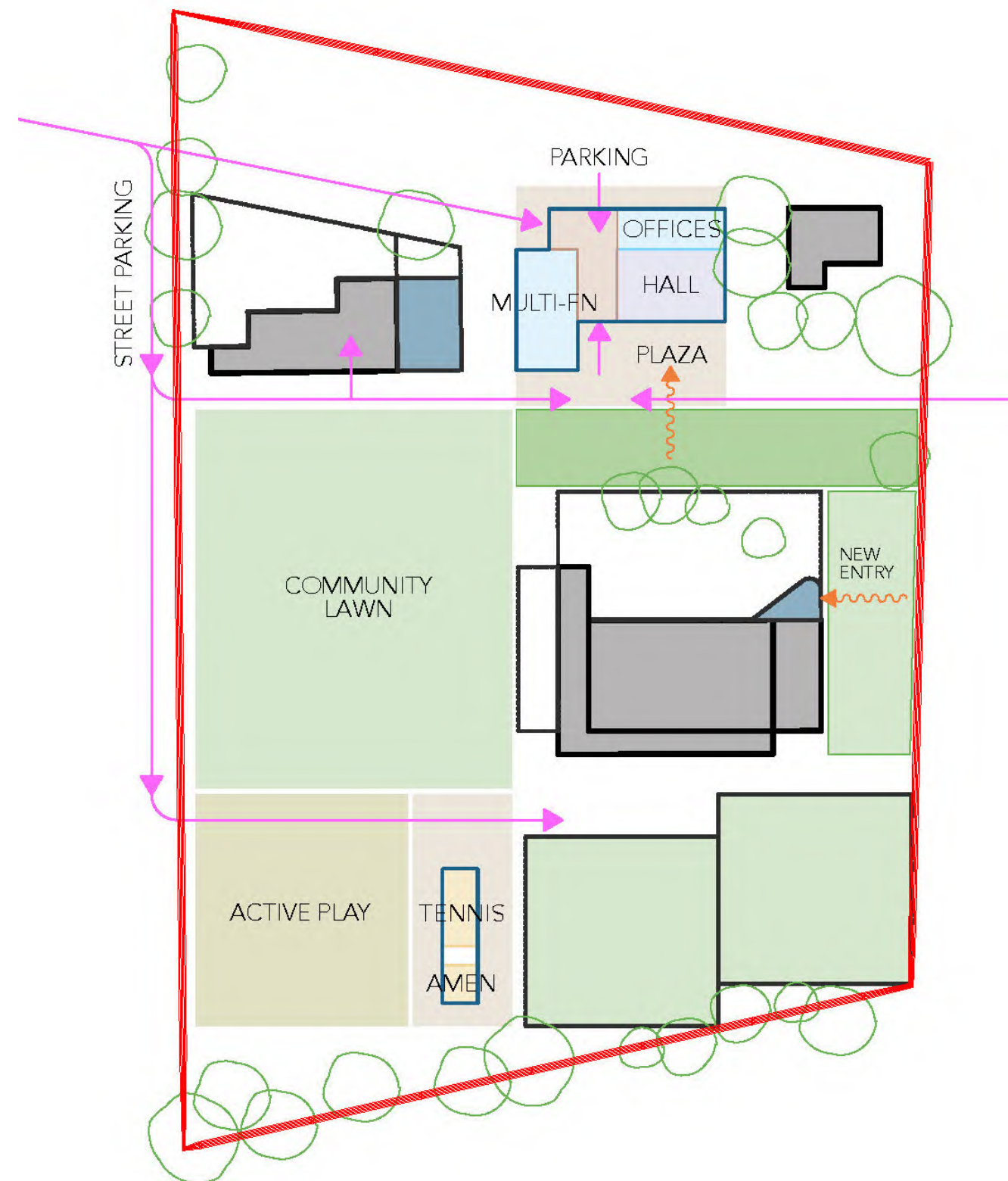
- Community Centre as primary frontage/focus of park
- Childcare and Community Centre opening to central lawn
- Direct connection/visibility to street and town centre beyond
- Central activated spine incorporating with plazas at building entries
- New building location screening Aquatic Centre equipment and services
- Shared access form street for drop-off with further potential for parking



5.9 Potential Siting Studies

Northern Community Cluster (3)

- Located along northern edge between Childcare and Lions
- Dual entries for parking and pedestrian arrival
- Potential for active spine through site incorporating childcare entry
- Potential for carpark along northern site boundary
- Setback building address and visibility from street



5.10 Potential Siting Studies

Depot Site (4)

- Located north of Childcare Centre with street address
- Contained lot creates linear form with 'front' and 'rear'
- Potential for carpark along northern site boundary
- Limited engagement with public domain and park
- Limited width reduces potential for thru-site link

