

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
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14. Screening vegetation to pool infrastructure
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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

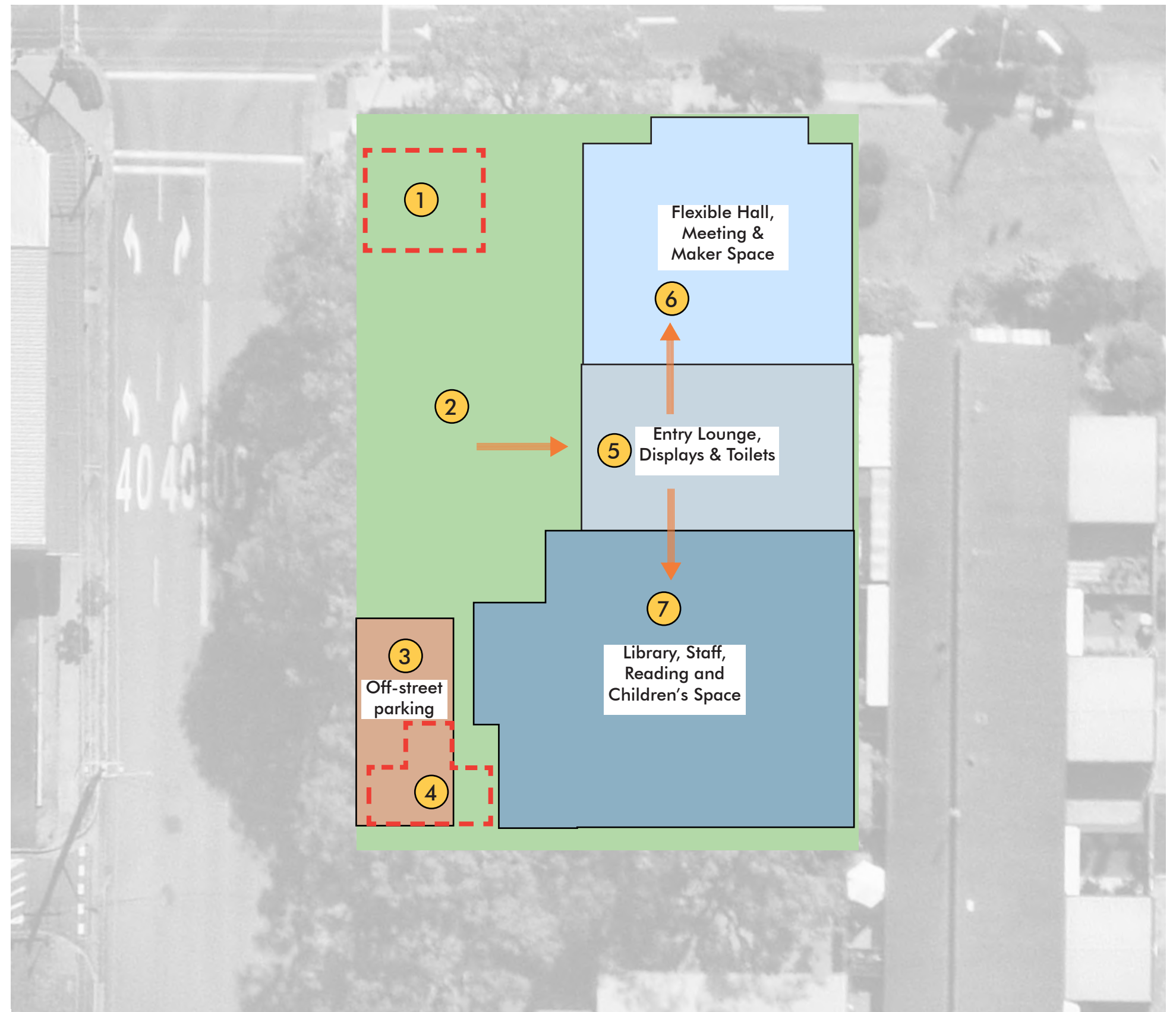


Opportunities

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

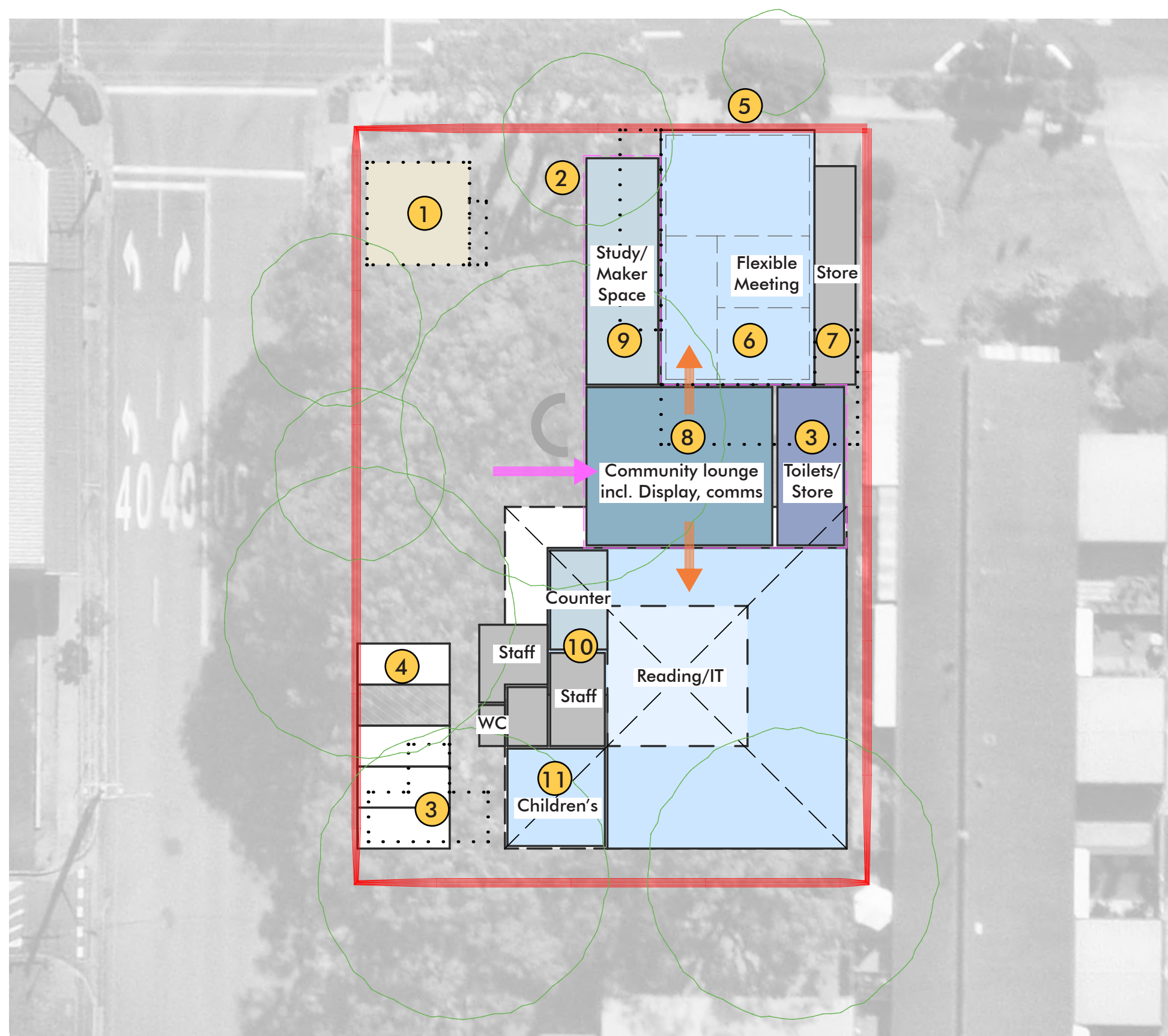
5. Historic Street facade and building envelope retained
6. Potential re-use as flexible multi-purpose and meeting space
7. Potential new store to rear

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:

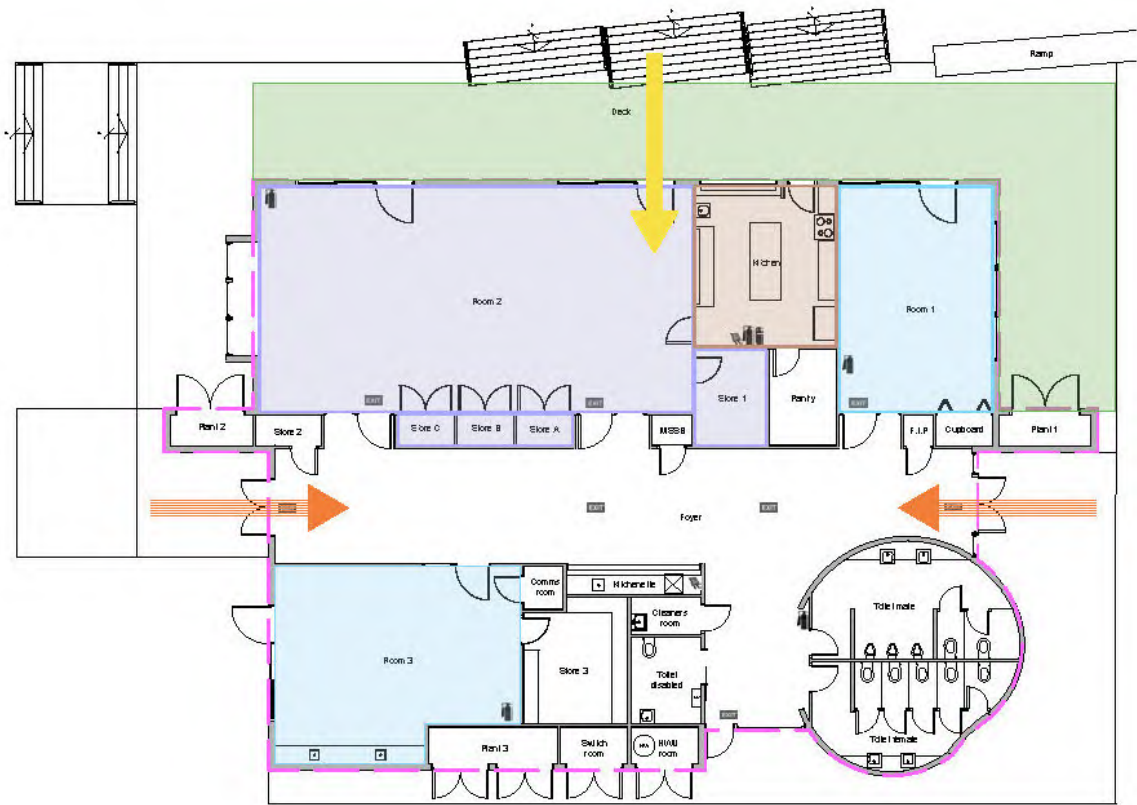
- 50 person hall,
- 15 person meeting room, and
- 15 person multi-purpose/craft room.

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



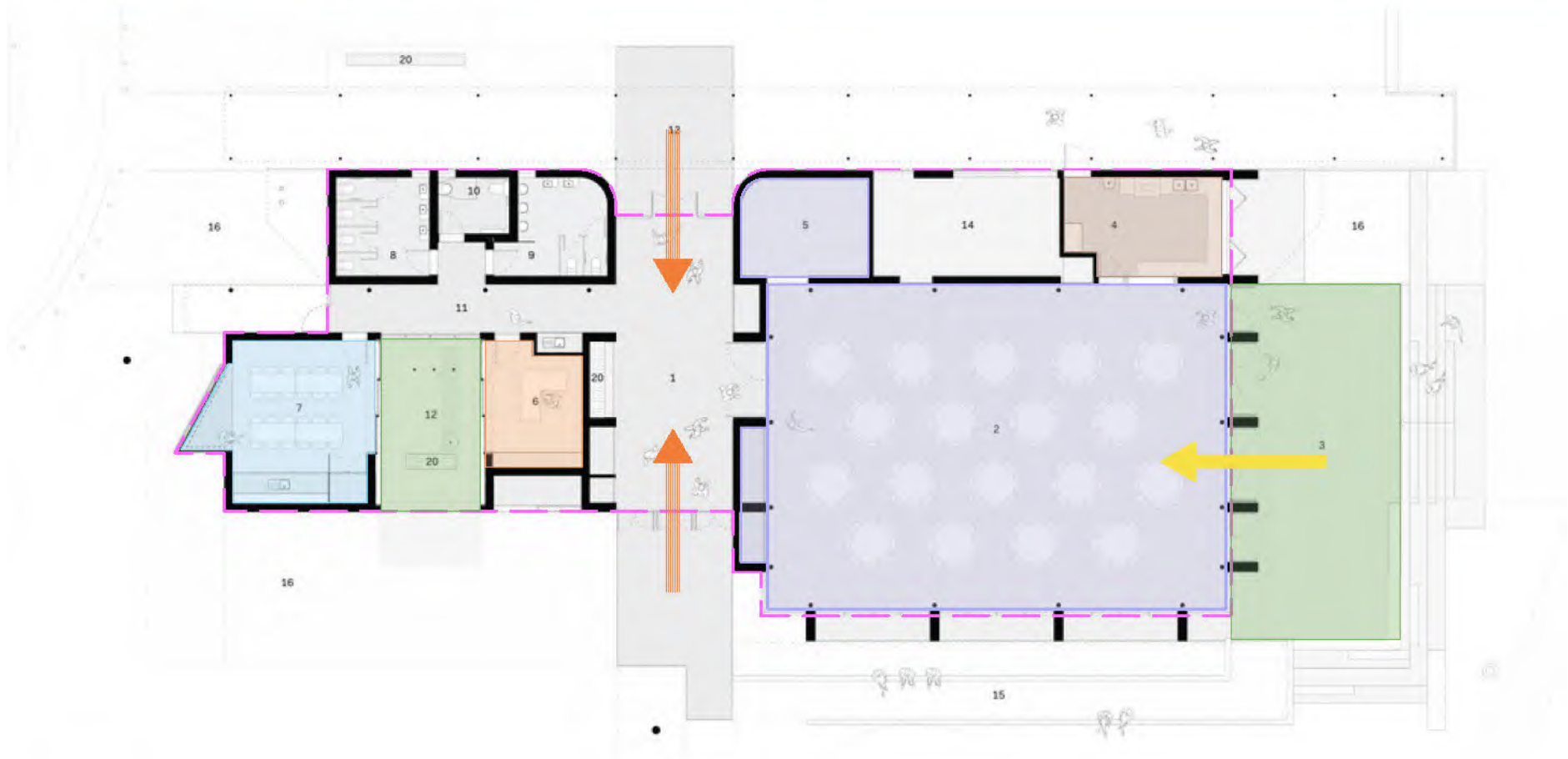
Precedent Study 2 **Woodcroft Neighbourhood Centre**

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



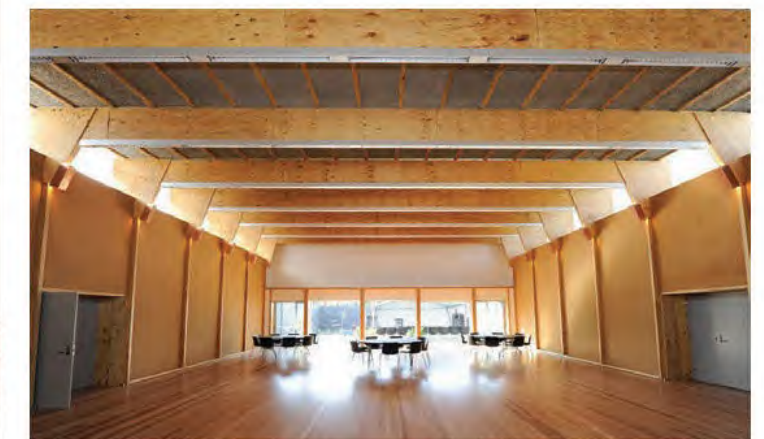
Precedent Study 3

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



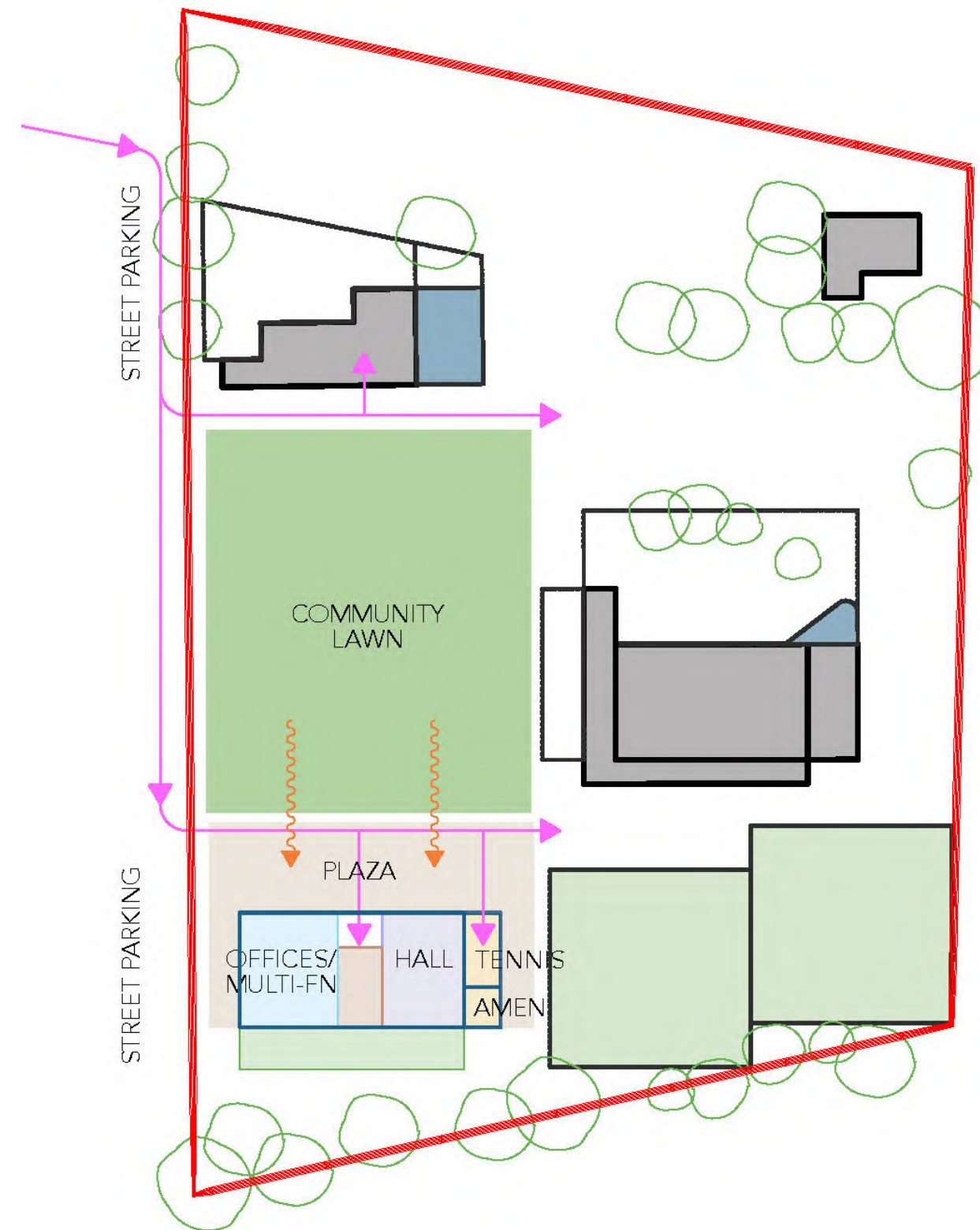
APPENDIX E

MULTI-PURPOSE COMMUNITY CENTRE SITING STUDY

5.7 Potential Siting Studies

Community Bookends (1)

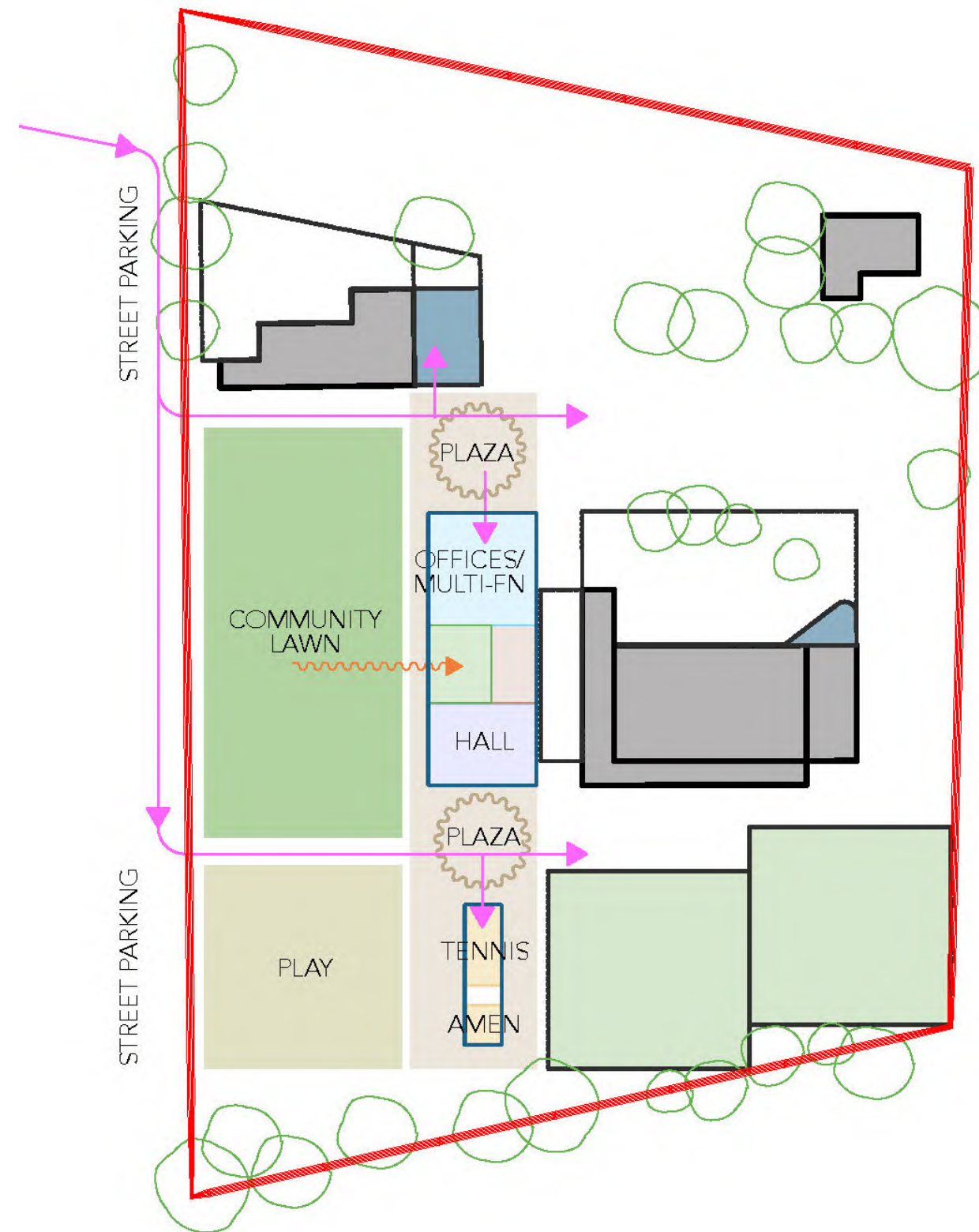
- Childcare and Community Centre serving as bookends to the park
- Community Centre opening to plaza and central lawn beyond
- Direct connection/visibility to street and town centre beyond
- Parking adjacent in street spaces
- Retains legacy site familiarity and awareness
- Potential to integrate tennis 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)

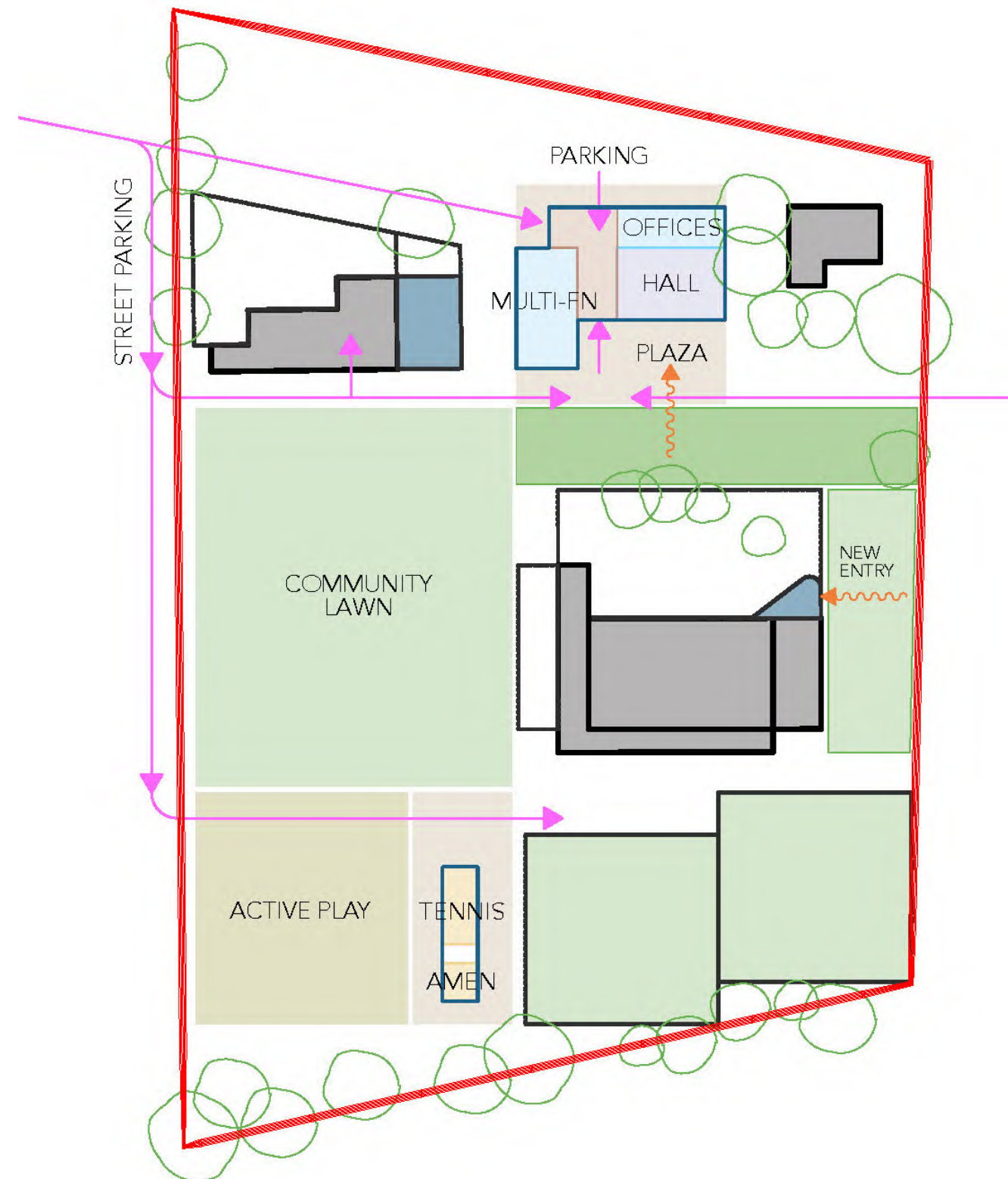
- Community Centre as primary frontage/focus of park
- Childcare and Community Centre opening to central lawn
- Direct connection/visibility to street and town centre beyond
- Central activated spine incorporating with plazas at building entries
- New building location screening Aquatic Centre equipment 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

