

Appendix 1. Parkside at Terrigal – Discussion Paper

parkside @ terrigal

"live....work....play!"

Masterplan Discussion Paper / Document 1
January 2011





Parkside @ Terrigal
"live....work.....play"

Andrew Neil

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the vision

“ ..amidst a climate of dwindling water and energy resources, yet awakening environmental sensibility....a place designed around the modern family, that provides a sustainable answer to the way we live.....work.....play.....”

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the objectives

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WATER

- To not only meet, but go beyond 'BASIX'.
- To Implement a total water cycle catchment management system, which places minimal reliance on mains water.
- To encourage, educate and reward sustainable water practices.

COMMUNICATION

- To create a true **multifunction living / working / recreating environment**
- The provision of cutting edge digital technology both within and externally linked to the project.
- The utilization of communication technology to benefit the community by a more efficient use of resources.
- The Fostering of community spirit and a reduction in motor transport

LIFESTYLE

- To encourage and foster **environmental sensibility**.
- To provide a more enjoyable lifestyle providing greater leisure time, stronger family structure and less time spent commuting.

NATURAL ENVIRONMENT

- To respect the site's unique environment and to enhance the sites features and to provide linkages.
- To sustain an environment in **natural balance** which provides both a functional and a pleasing experience.

BUILT ENVIRONMENT

- The creation a built environment which is in harmony with landform, vegetation, climate and natural systems, yet is affordable, sustainable and provides enduring amenity.

COMMUNITY

- To foster an old world community spirit which focuses upon environmental awareness and interaction between individuals and families.
- To establish a community structure with the intent and means to ensure the sustainability of the natural and man made environment without unduly drawing upon external resources.

ZONING

- All residential development is to be confined to 7(c2) zoned area
- Large areas of 7(a) zoned land to be dedicated as Coastal Open Space

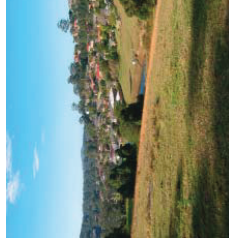
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Parkside @ Terrigal provides a unique opportunity to establish a residential community on sound environmental design principles.

Located on the newly opened Kings Avenue the site forms a logical infill linking two already established residential areas in Terrigal. The development has excellent access to a wide range of social infrastructure including pre schools, schools, churches, community and recreation facilities, retail and business services. Sensitive development of this site will provide the missing link in the urban corridor connecting Erina to the Coast. In the long term, development of this site will also assist in improving public transit along this corridor, by providing more passengers.

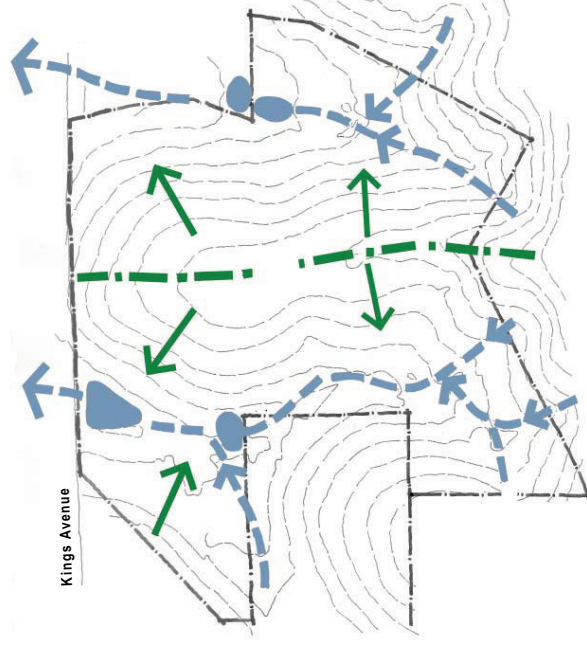


Parkside @ Terrigal

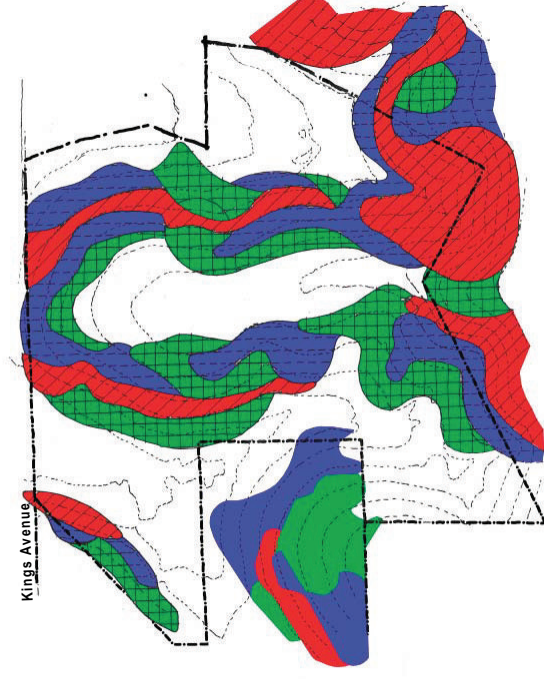
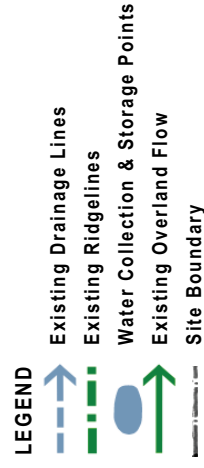
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The site comprises of slopes varying from <15% to >25%. The road pattern and subdivision design has regard to the sloping nature of the land, and Gosford Councils Subdivision Policy.

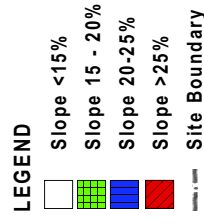
There are two watercourses which traverse the site in a north-south direction. These form major structural elements in the masterplanning of the project, water management strategy and open space planning.



DRAINAGE ANALYSIS



SLOPE ANALYSIS



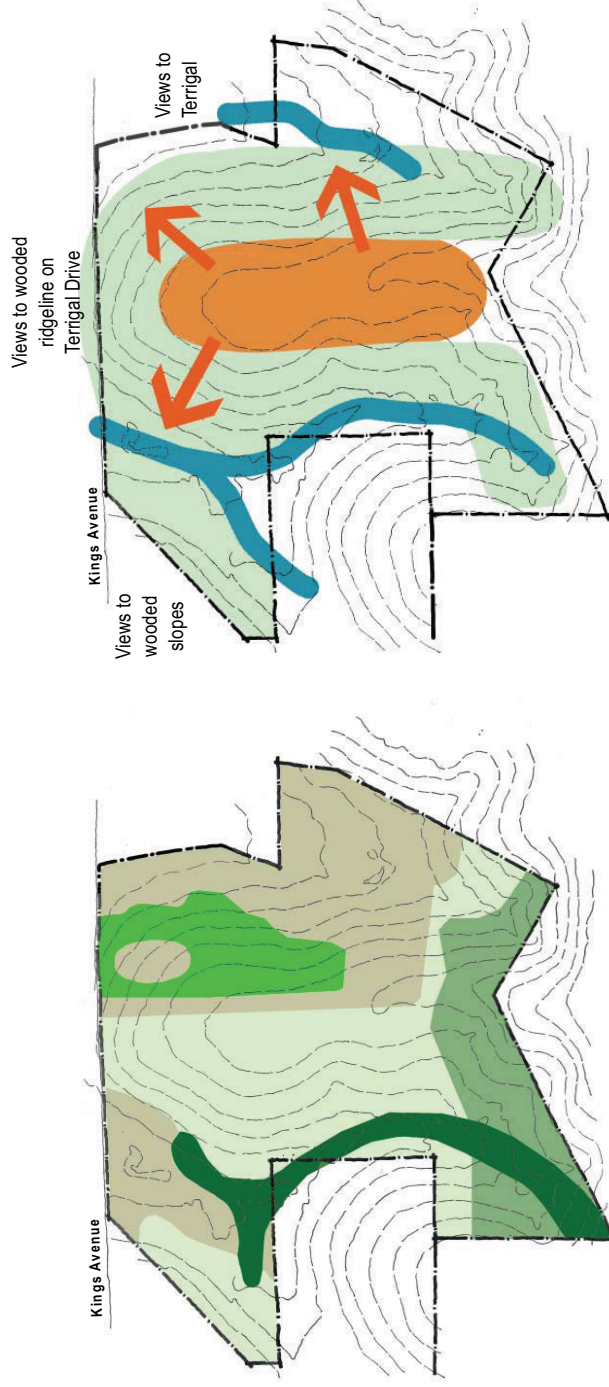
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The natural topography is reflected in the distribution of vegetation communities throughout the site. This also gives the site its landscape character comprising views to wooded slopes and terrigal.

No endangered flora species, endangered populations or endangered ecological communities were observed within the subject site.

The proposed development is not likely to have a significant effect on threatened species, populations or ecological communities or their habitats...

Conacher Travers Pty Ltd October 2004 (ref: 2072 F)



VEGETATION COMMUNITIES

LEGEND

- Tall Gully Forest
- Disturbed Woodland
- Moist open forest
- Grassland with canopy trees
- Grassland

LANDFORM CHARACTER & VIEWS

LEGEND

- Views
- Ridge Line Zone
- Drainage Corridors
- Gentle Slope Zone

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DEVELOPMENT FEATURES:

- ① Formal estate entry with avenue planting, feature threshold, landscaped median and landscape detention basin treatment.
- ② Feature bridge over dam and wetland treatment.
- ③ Community facilities including a public reserve, tennis courts, playgrounds with a clubhouse featuring a gymnasium, meeting rooms and communication technology hub.
- ④ Rehabilitated water management corridor.
- ⑤ Existing vegetation to be retained and managed in those areas.
- ⑥ Formalise existing dam edge with feature decking.
- ⑦ Existing drainage reserve.
- ⑧ Pedestrian and cycleway trails.
- ⑨ Home based business park residential allotments.
- ⑩ Existing rural residential home.
- ⑪ Proposed Coastal Open Space

Kincumba Mountain Reserve

**DEVELOPMENT STATISTICS:**

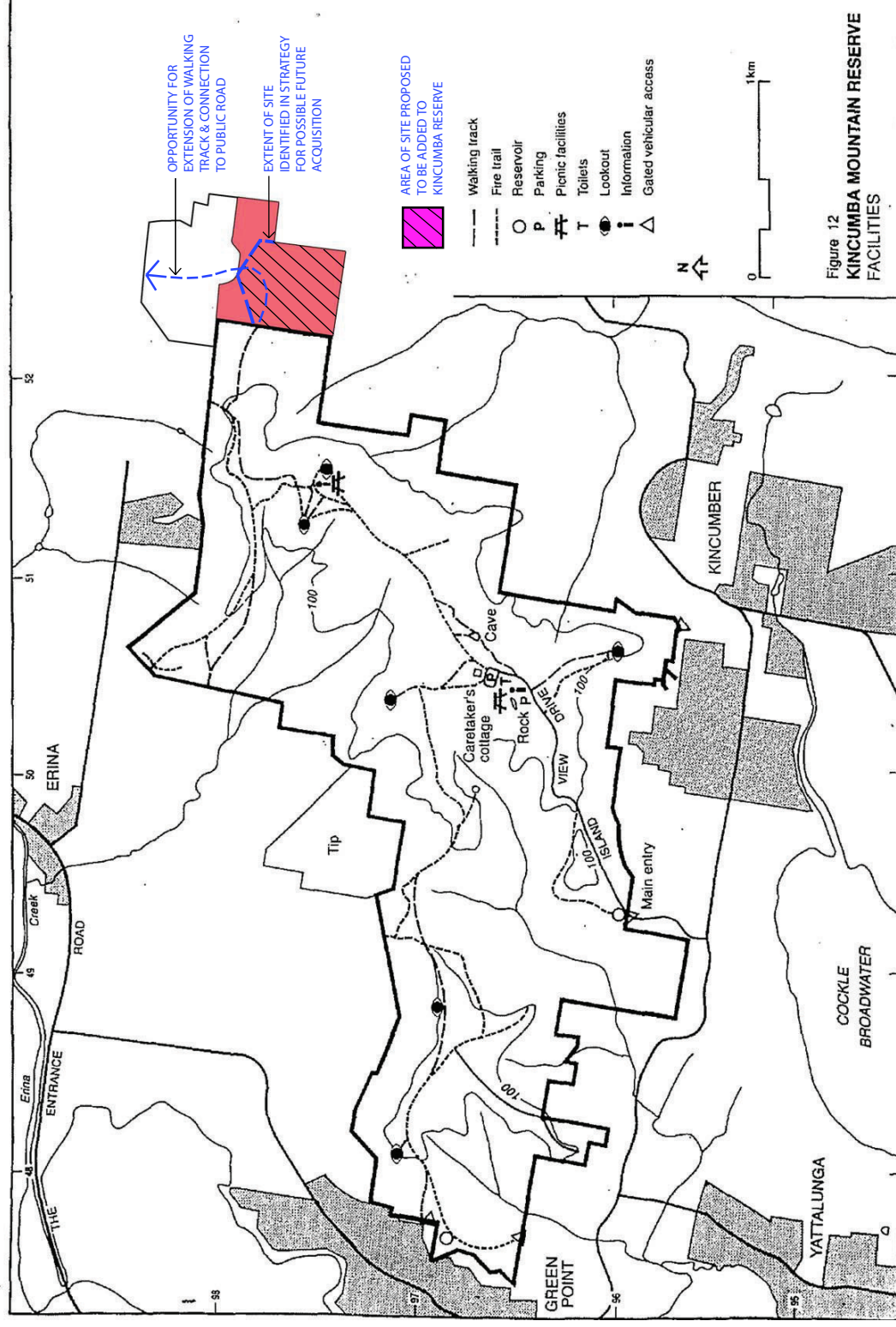
- Total number of Lots: 145 Lots (Approx)
- Total site area 54.1 Ha
- Dedication to COSS 27.28 Ha
- Additional on site conservation 10.64 Ha
- Development Area 17.38 Ha

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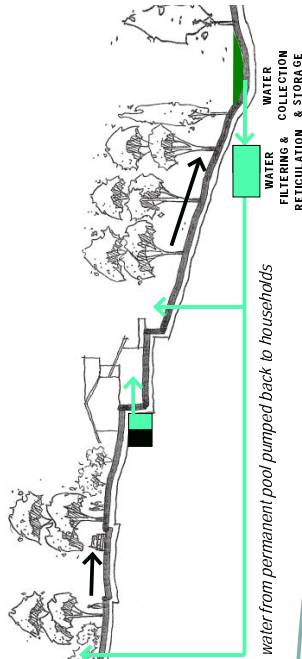
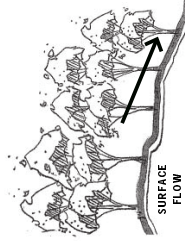
opportunities & constraints

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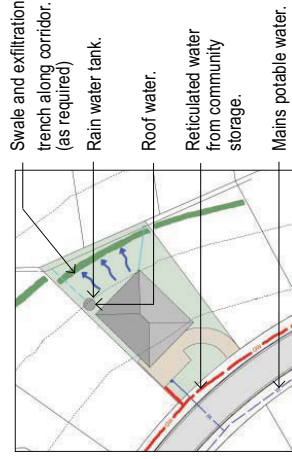
- The use of the wetlands as a feature entry statement.
- Locate communal facilities on level cleared land.
- Steep batters and dense rainforest vegetation in riparian corridor to be retained as open space, which is to be maintained by a community association.
- Overhead powerlines in electrical easement which does not allow for revegetation of endemic species provides an opportunity to establish an axis road along ridge line to maximise views.
- Retain existing vegetation where appropriate, manage green corridors and provide pedestrian links.
- Potential to incorporate existing farm dams into public open space and stormwater management strategy.
- Cleared elevated open space allows opportunity for secondary entry treatment.
- Cleared open space and views to the north east enables opportunity for elevated viewing area.
- Create pedestrian / cycle network within and through site for ease of access and to provide a link to Kincumba Mountain Reserve for residents and the surrounding community.
- Enlarged area of Coastal Open Space.
- Generally larger blocks will preserve treed environment and rural character of the landscape.



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- Water reticulation line
- Water filtering and reticulation station with back up bore field.
- Water collection and storage front.
- Natural water inflow.



water management for individual lots

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water cycle management

The water sensitive urban design for the site aims to reduce water consumption - reducing the weighted benchmark for Sydney in excess of 40% (ie: Beyond BASIX):

Weighted benchmark:

	litres/person/day	%
shower:	56.9	22
toilet	35.2	14
washing machine	49.1	19
kitchen sink:	12.0	5
bathroom basin:	5.9	2
dishwasher:	3.9	2
bath:	8.7	3
laundry trough:	5.9	2
leaks:	12.1	5
garden irrigation:	47.9	19
pool & spa:	9.3	4
car washing:	6.0	2
cooling tower:	0.5	0
fire test:	3.2	1
total existing:	256.6	100%
BASIX target	102.6	60%
PARKSIDE'S target:	115.5	55%

and the proposed treatments will include:

- Rain water tanks
- the collection and recycling of grey water and /or roof rainwater.
- the use of bio swales and exfiltration systems.
- landscaped overland flow paths
- Gross Pollutant Traps (GPTs) for improving water quality.
- trash racks at the ends of onsite flow paths.
- sedimentation ponds/traps.
- basins and wetlands with permanent and active storage.
- a reticulation system to reclaim water to lots and common areas.
- rainwater tanks.



WHAT IS IT?

The proposal involves the provision of infrastructure, hardware and software to provide for and support both immediately available and expandable foreseeable technology. The proposal hinges around the provision of Optic Fibre cabling to the Home (FTTH) connected to a central on site Distribution Point for all services - *A home office in every house.*

High Speed Data Transfer - 2,000kb (in comparison to broadband, typically 512kb.)

High Speed Digital Voice Communication (Voip)

Home Automation - integrated automation and digitally linked to remote locations.

Digital Television Services - including free to air, pay TV, Video on Demand, Community TV and enhanced Interactive Television Services.



Optic fibre network

Water monitoring station

Digital distribution hub

Meeting room with digital presentation facilities

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WHICH AIMS TO :

Allow residents a real choice of working from home and reducing the need for commuting, through the installation of an integrated digital communication systems.

- Provide state of the art water and power systems monitoring and home automation for the most efficient use of these resources.
- Enhance access to information, communication and recreational digital services to improve lifestyle for residents.

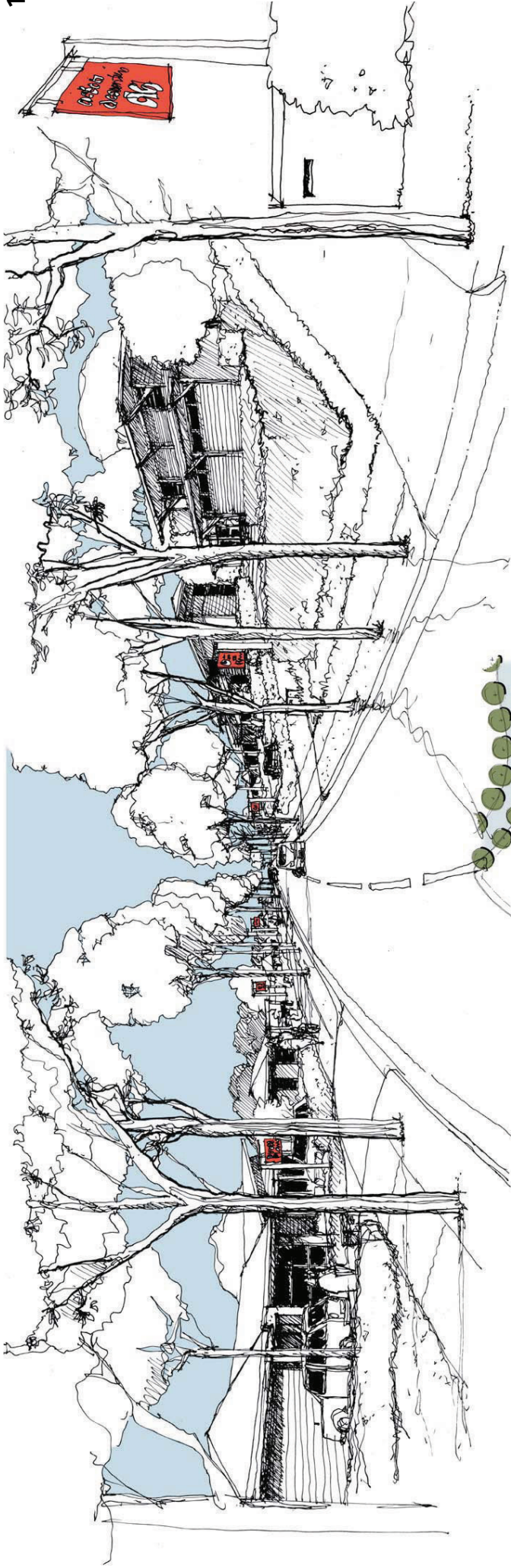
WHICH PROVIDE THE FOLLOWING

BENEFITS :

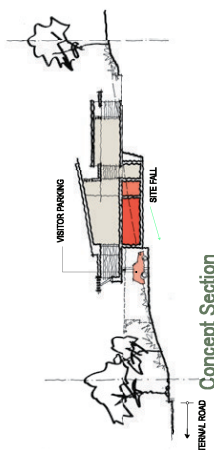
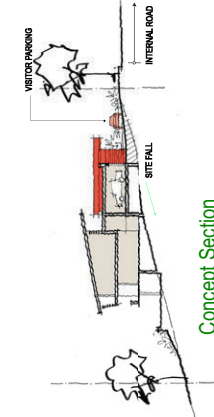
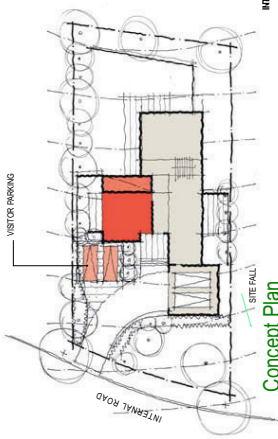
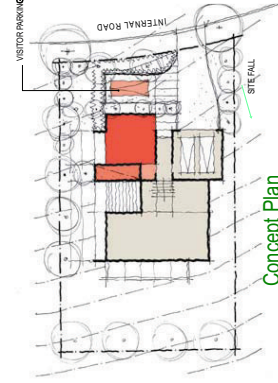
The benefits of digital technology are based around an enhanced ability for residents to work from home, and the reduced use of water and power resources. This will enhance the lifestyle of residents, by:

- **Reducing traffic congestion and vehicular pollution** - By ensuring each home is provided with a home office and through community title, state of the art communications, residents will have the opportunity to work from home for a number of days each week. In addition, home shopping, video on demand and other entertainment options will reduce the number of required vehicular trips.
- **Reducing water and energy usage** - Home / Community Automation Systems (combined with passive solar design) will ensure significantly reduced water and power consumption. Residents can be provided with immediate monitoring and feedback on consumption and be rewarded on achieving targets, while community systems will be programmed to automatically adapt for changing climatic conditions.
- **Creating a sense of community and security**, - Residents can be provided with toll free internal phone calls to other residents within the estate, which combined with the provision of on site recreation amenities and the existence of more free time will allow greater interaction within the community.
- **Bettering Social Structure** - through a reduced need for child care services and better family support (by working from home) families are provided with greater opportunity for time together.





- LEGEND**
- Home Office/Commercial Component
 - Private Dwelling Component



Concept Section

Concept Plan

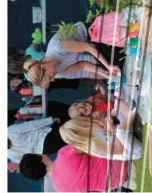
Concept Plan

Concept Section

Lower Lot Condition

Typical Site Condition

Elevated Lot Condition



Live/Work Concept

Private Dwelling
Work from Home
Residential Street

Masterplan
02064 Kings Avenue

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A detailed preliminary Engineering design has been undertaken for the proposal which is firmly based upon conventional engineering wisdom and Gosford City Council's own engineering Policies to ensure a compliant, sensible response to the various engineering requirements.

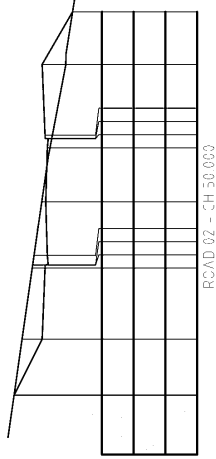
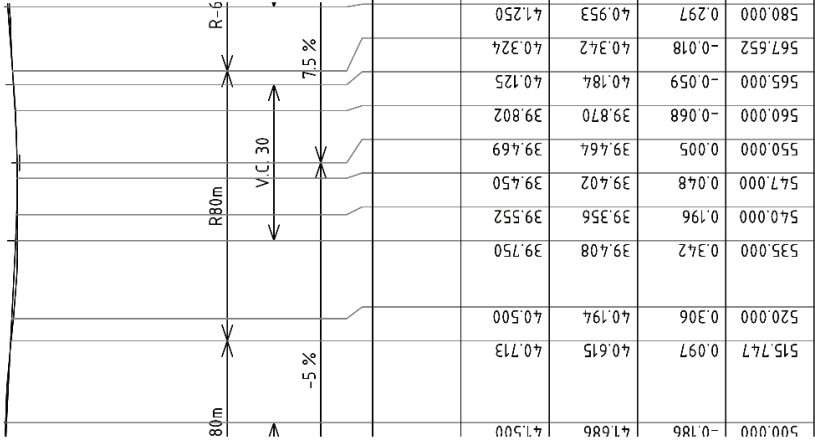
Key considerations of the proposal include:

- Maintaining councils requirements for road design for both long and cross sections
- Balancing cut and fill requirements and batters.
- Working with Natural water movement Patterns
- Co-ordinating Vehicular and pedestrian / Cycle movement requirements.
- Ensuring appropriate housing design opportunities exist on each allotment created
- Maximizing retention of existing vegetation in appropriate areas.

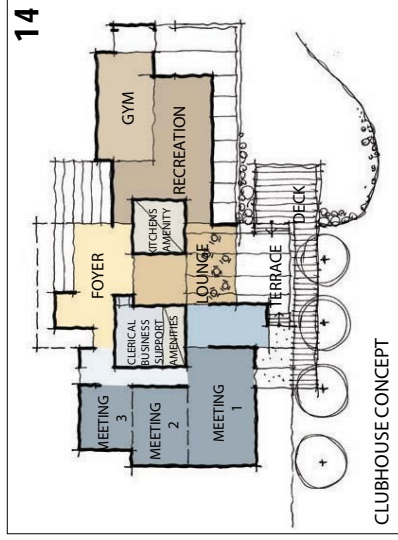
The current proposal provides a logical response to the key issues of;

- Site topography
- Accessibility
- Serviceability
- Build ability
- Livability
- Sensibility
- Affordability
- and, most importantly
- Sustainability

Whilst the preliminary engineering design is based on Council's current Policies and best practice, in the true philosophy of "Parkside@Terrigal" the development of even better, and more innovative detailing will likely result from a pro-active relationship with Council's Engineering Department.



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Technology Hub and Community Meeting Place

1 Clubhouse/Hub including:

- Meeting rooms x 3 (able to be opened up for conference)
- Catering facilities
- Coffee shop with lounge/eating area
- Library/Lounge
- Internet kiosk/work booths/nooks
- Clerical support area including small stationary supplies, photocopying facilities, typing pool etc.
- Mail/store rooms
- Gym
- Multifunction spaces for part time support (e.g. masseur, legal advisor etc.)
- Visitor car parking

2 Swimming pool

3 BBQ facilities

4 Cycleways and pathways

Land scaping

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Village Hub Concept

Technology Hub
Community Meeting Place
Village Street

Masterplan
02064 Kings Avenue

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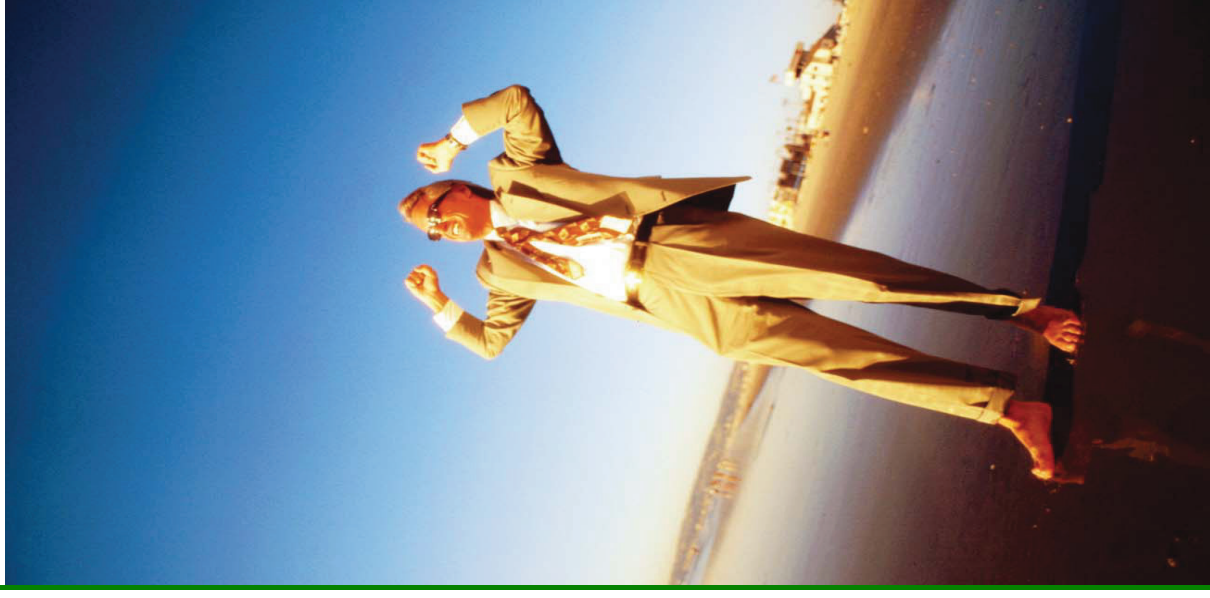
Andrews Neil
ARCHITECTURE PLANNING LANDSCAPE ENVIRONMENT URBAN DESIGN

Cardno
Engineering the Future


GEOLYSE


CONACHER
TRAVERS
environmental
consultants


CRIGHTON
PROPERTIES



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"a place for lives"