



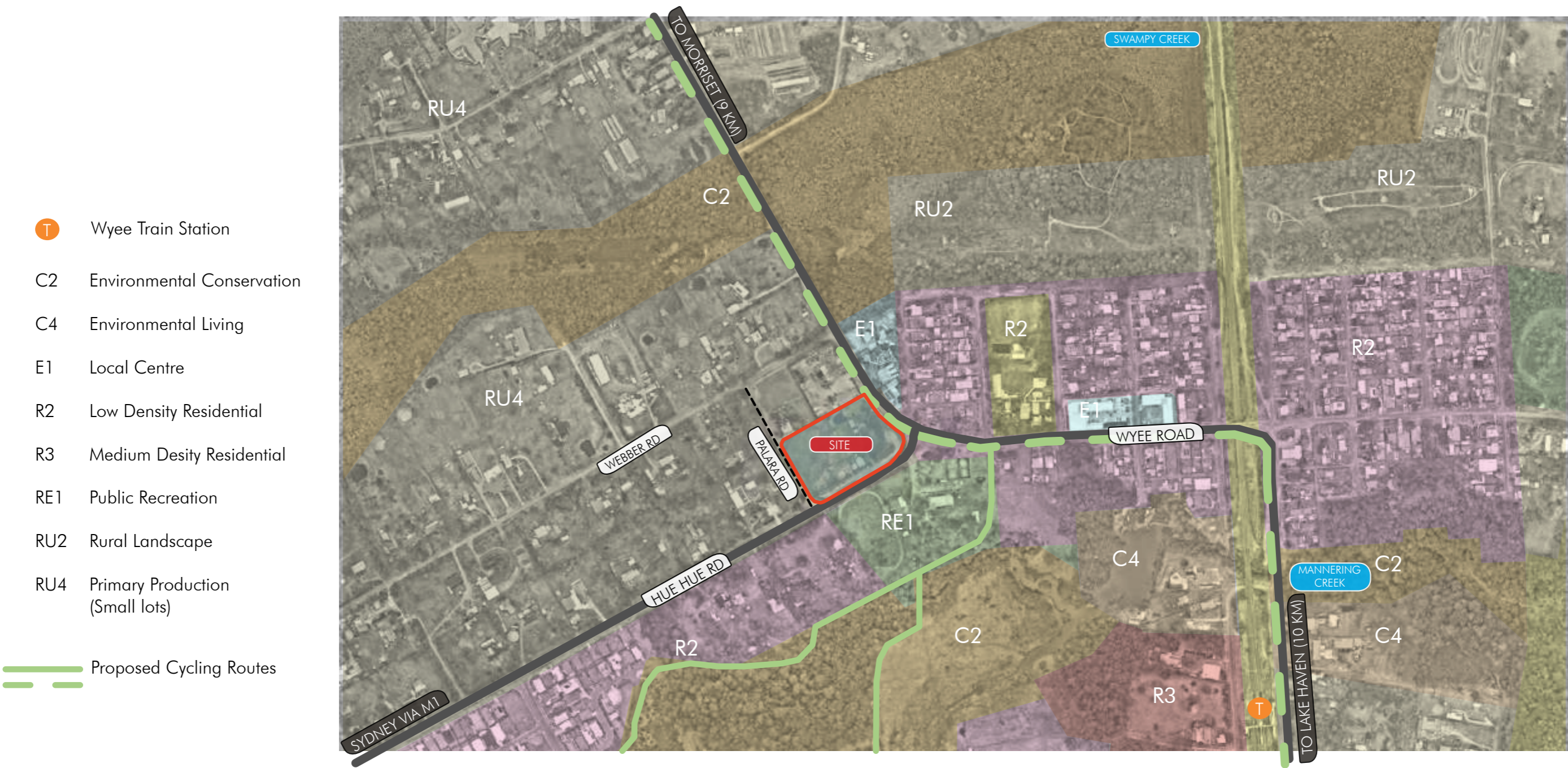
# 106 Wyee Road

Urban Design Report

Dec 2023

# Indicative Concept Design

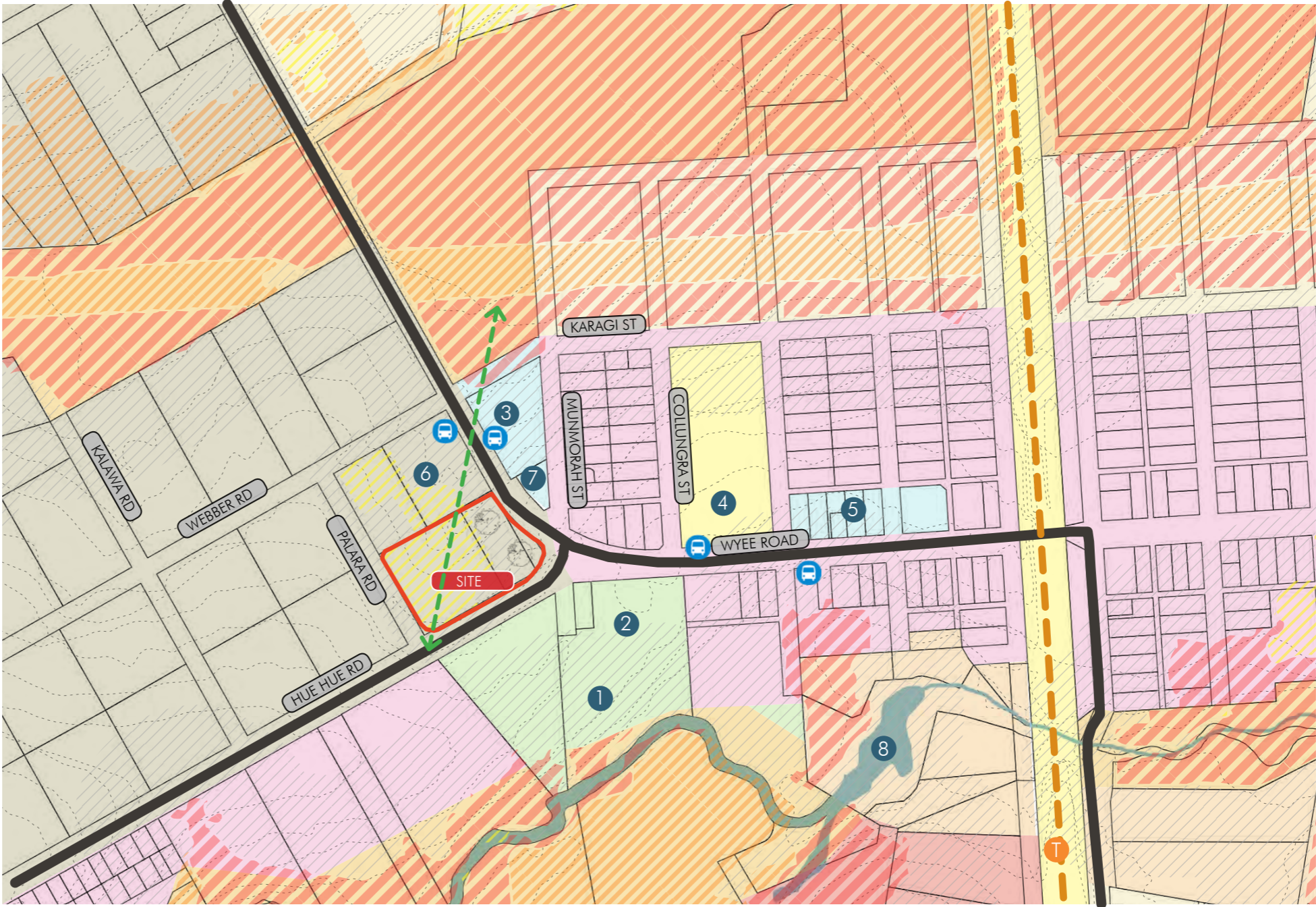
## Location and Context



# Indicative Concept Design

## Location and Context

- 1 Community Hall
  - 2 Community Tennis Court
  - 3 Plant Nursery
  - 4 Wyee Public School
  - 5 Neighbourhood Shops
  - 6 Landscape Supplies
  - 7 Service Station
  - 8 Mannering Creek
  - Significant Trees
  - Bus Stop
  - Train Station
- Bushfire Prone Land
- Vegetation Buffer
  - Category 1
  - Category 2
  - Category 3
- TRAIN LINE
- OVERLAND FLOW



# | Design Concepts

# Site Plan

## Overview

### Development Summary

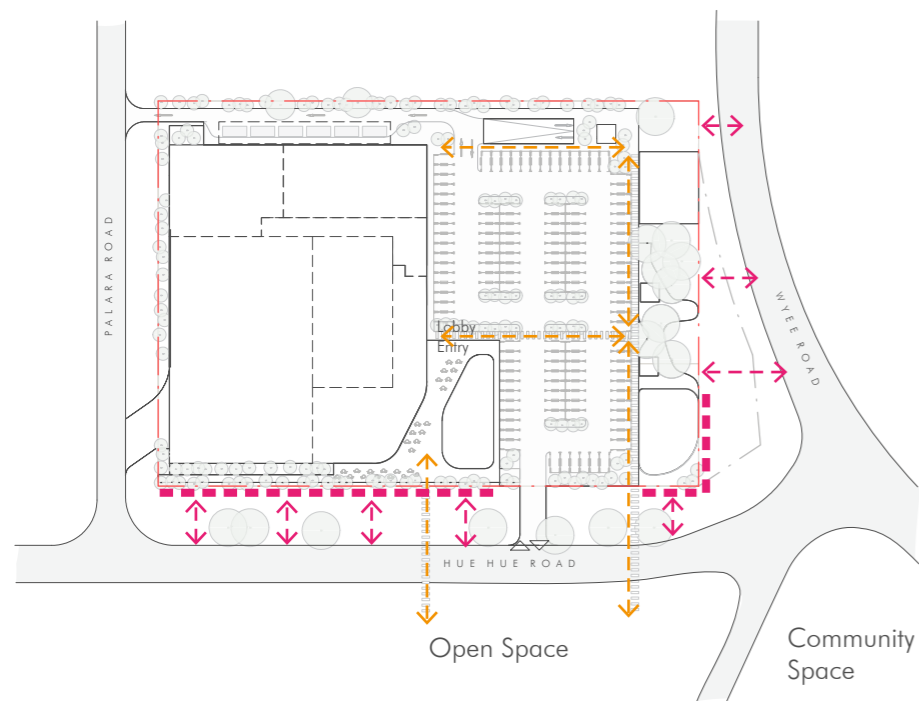
| Floor Area           | Total Proposed FSR |
|----------------------|--------------------|
| 10,800m <sup>2</sup> | 0.71               |

### Area by Usage

| Usage                     | Area                 |
|---------------------------|----------------------|
| Supermarket               | 3,800m <sup>2</sup>  |
| Retail                    | 2,000m <sup>2</sup>  |
| Gym                       | 700m <sup>2</sup>    |
| Childcare                 | 1,200m <sup>2</sup>  |
| Office / Other Commercial | 2,300m <sup>2</sup>  |
| Medical                   | 800m <sup>2</sup>    |
| Total                     | 10,800m <sup>2</sup> |

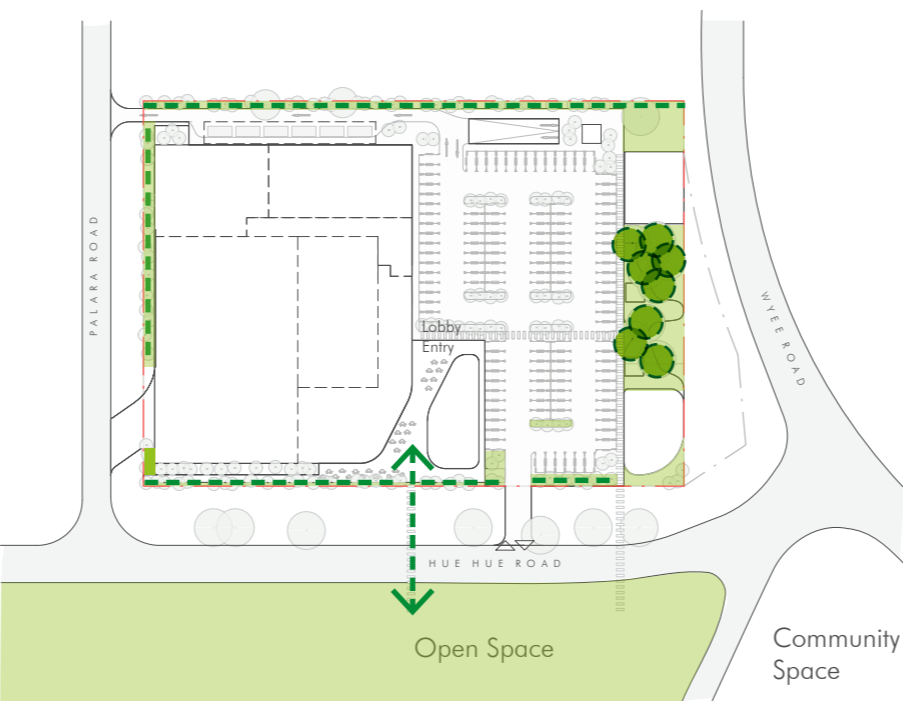


# Site Principles



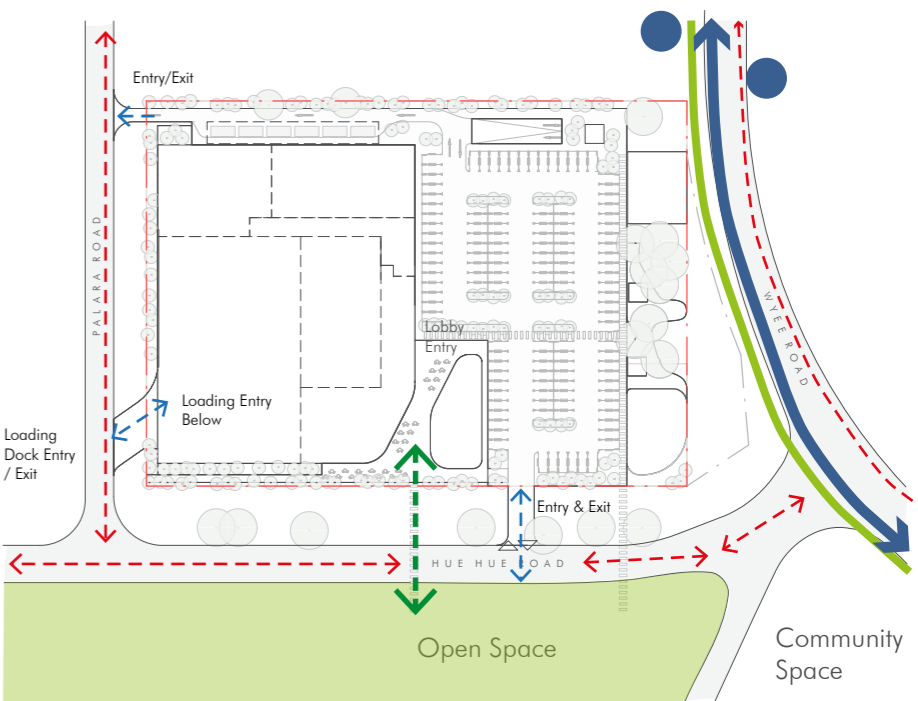
Steet Activation & Pedestrian Amentiy

- Activated Street Frontage
- ↔ Maximise Pedestrian Access from Street



Landscape & Visual Qualities

- Landscape setback / buffer
- Maximise retention of existing trees

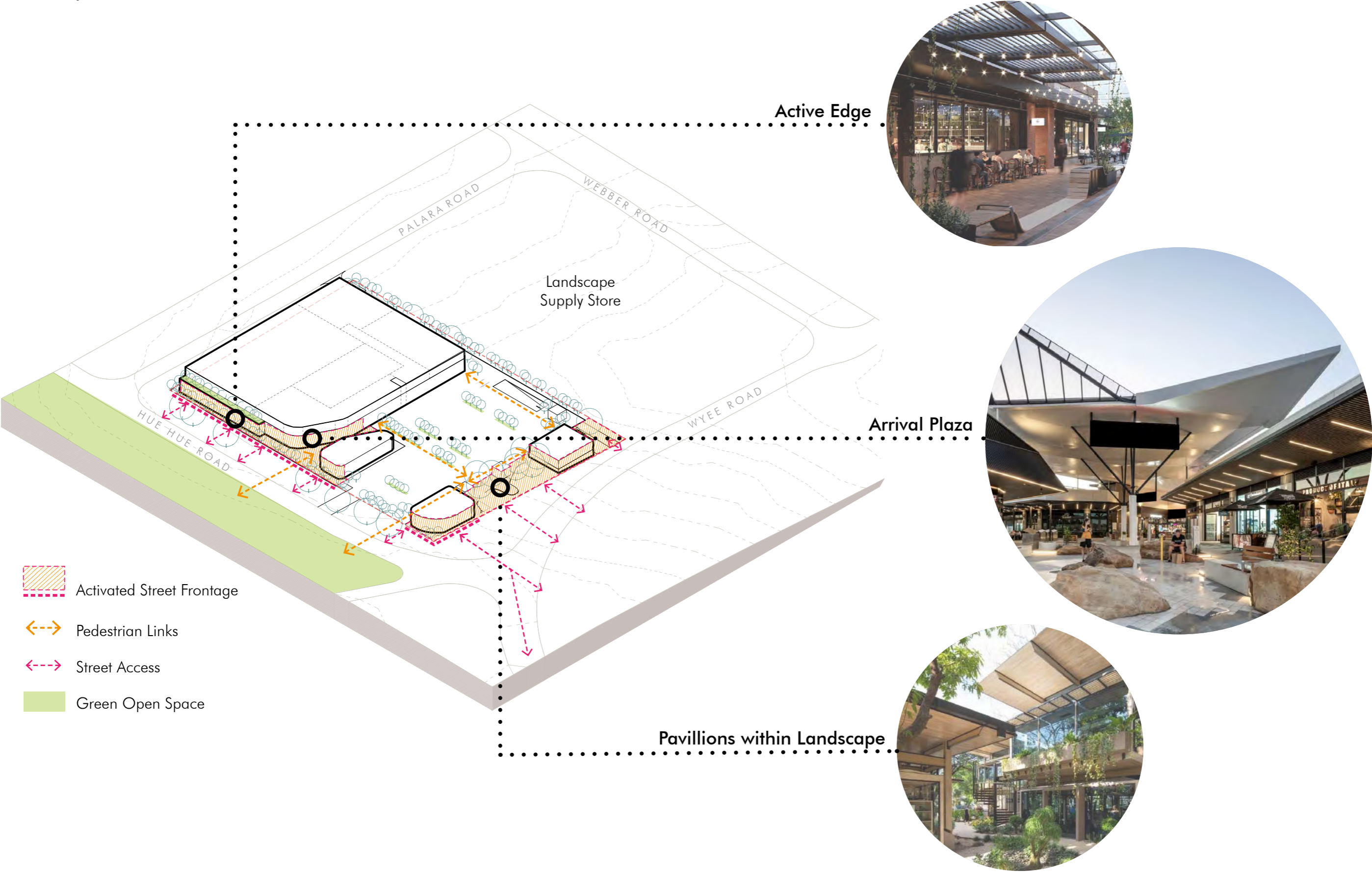


Traffic & Access

- Proposed Cycling Route
- ↔ Potential Vehicle Access / Egress
- Bus Route
- Bus Stops
- ↔ Connection to Open Space
- ↔ Vehicular Movement

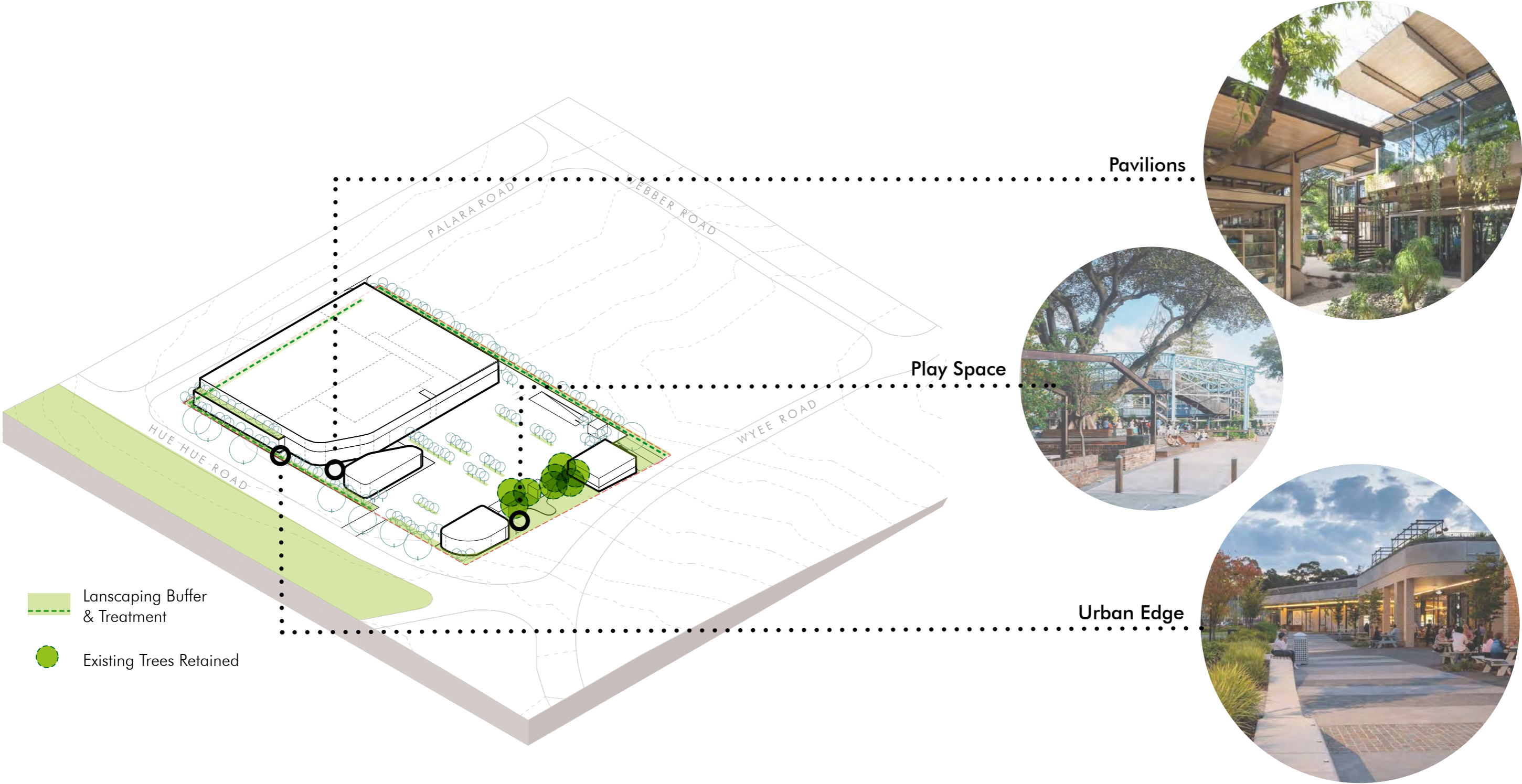
# Public Amenity

Streetscape & Pedestrian Access



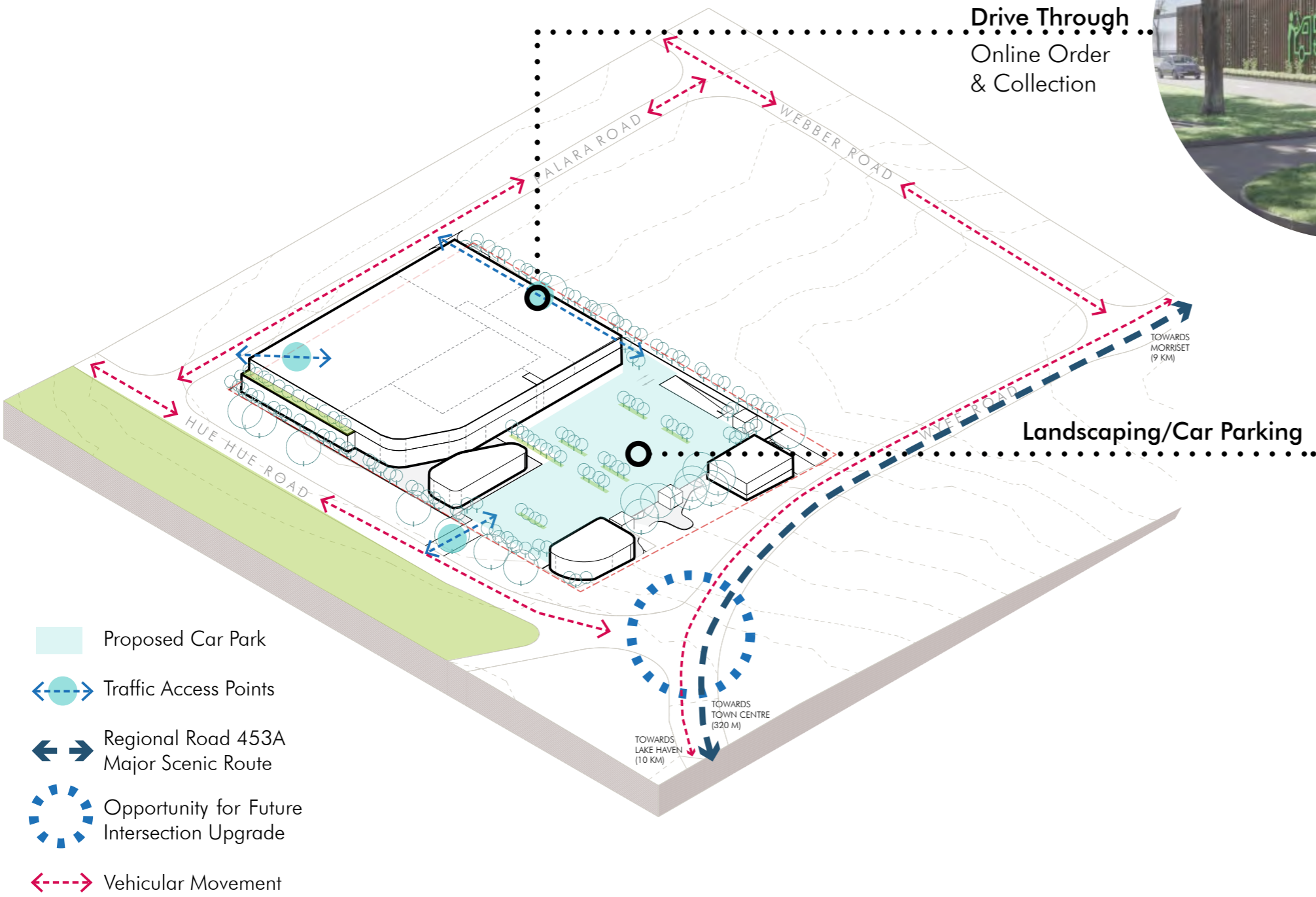
# Visual Amenity

## Landscaping & Edge Treatment



# Movement

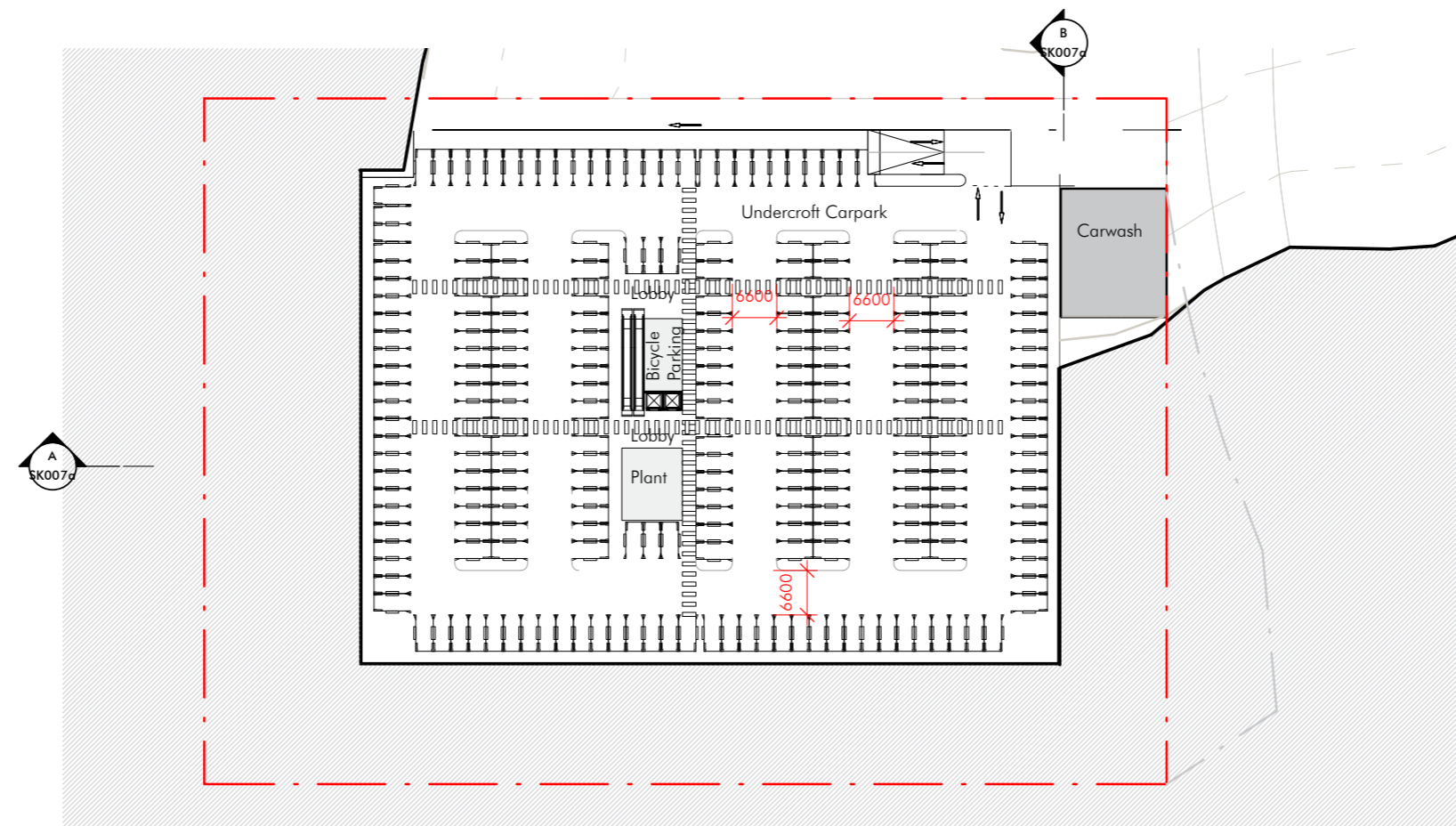
## Traffic & Access



# Indicative Concept Design

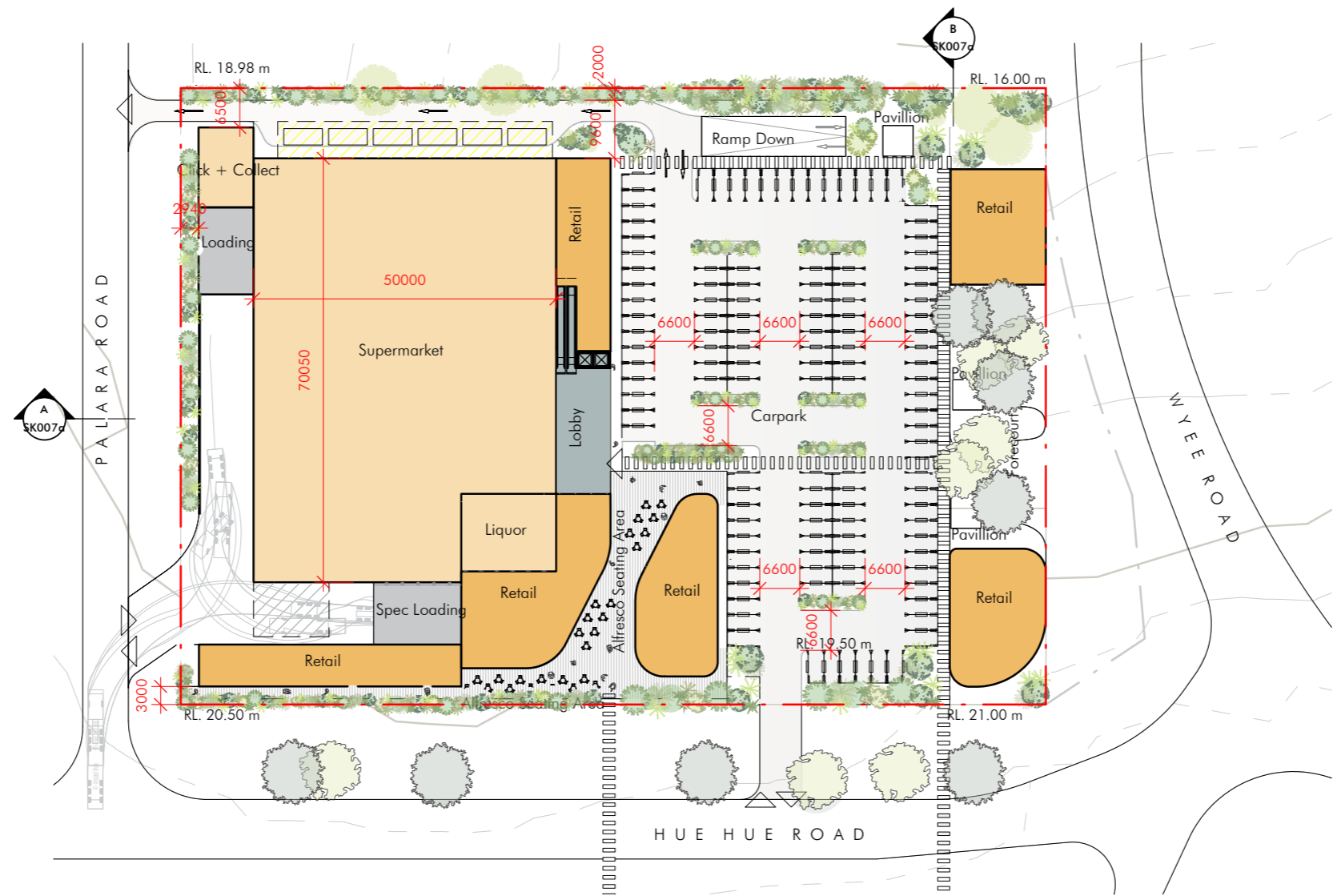
# Indicative Concept Design

## Undercroft / Basement Floor Plan



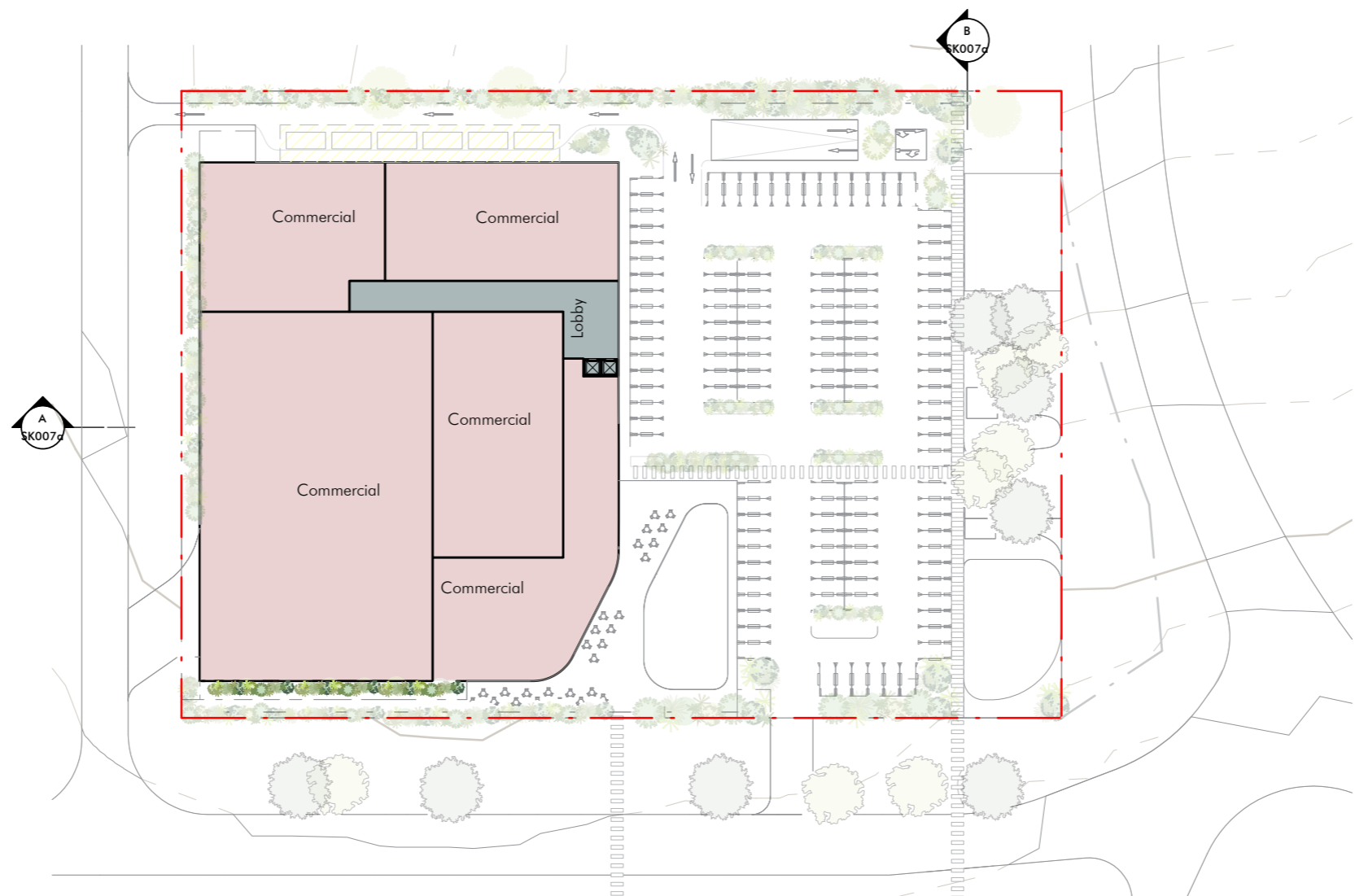
# Indicative Concept Design

## Ground Floor Plan



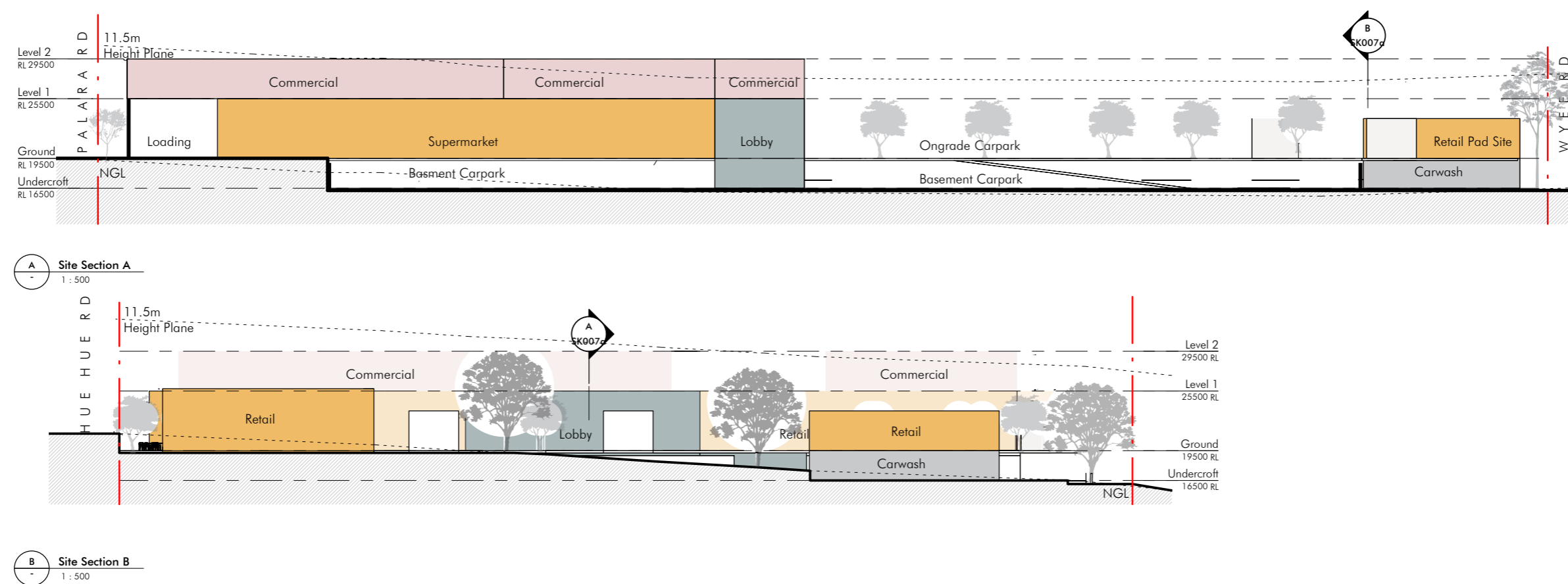
# Indicative Concept Design

## Level 1 Floor Plan



# Indicative Concept Design

## Indicative Sections



# | Visual Impact Analysis

# View Impact Analysis

## Lake Macquarie Scenic Management Guidelines - 2013

**Scenic Quality Rating:** Moderate

### Description

Wyee unit extends from the township of Wyee west to the Watagans. The range, bisected by rugged spurs and creek valleys, is a backdrop to Wyee and the district. The freeway and Wyee Road run northsouth along the eastern edge.

### Land Use

Residential, rural residential, Farms, F3 Freeway and Main Northern Railway corridors.

### Observation Points

Major roads and residential areas.

### Viewing Level

Level 3.

### Scenic Features

Watagan Range and Olney State Forest.

### Detrimental Features

Power transmission lines and visual impact of road and rail corridors in parts. Some parts display neglect as the area transformed from rural land use to a more urbanised one in parts. Wyee village and the railway are unattractive.

### Landscape Appreciation

A varied landscape including the diversity of Lake hinterland landscape, rugged forested hillsides, undulating rural areas, creeks and remnant bushland, small rural settlements and urban infrastructure of road and rail. The rural cultural landscape is valuable as a setting and green buffer to the industrial and dense urban areas.

### Regional Road 454 - Wyee Road -

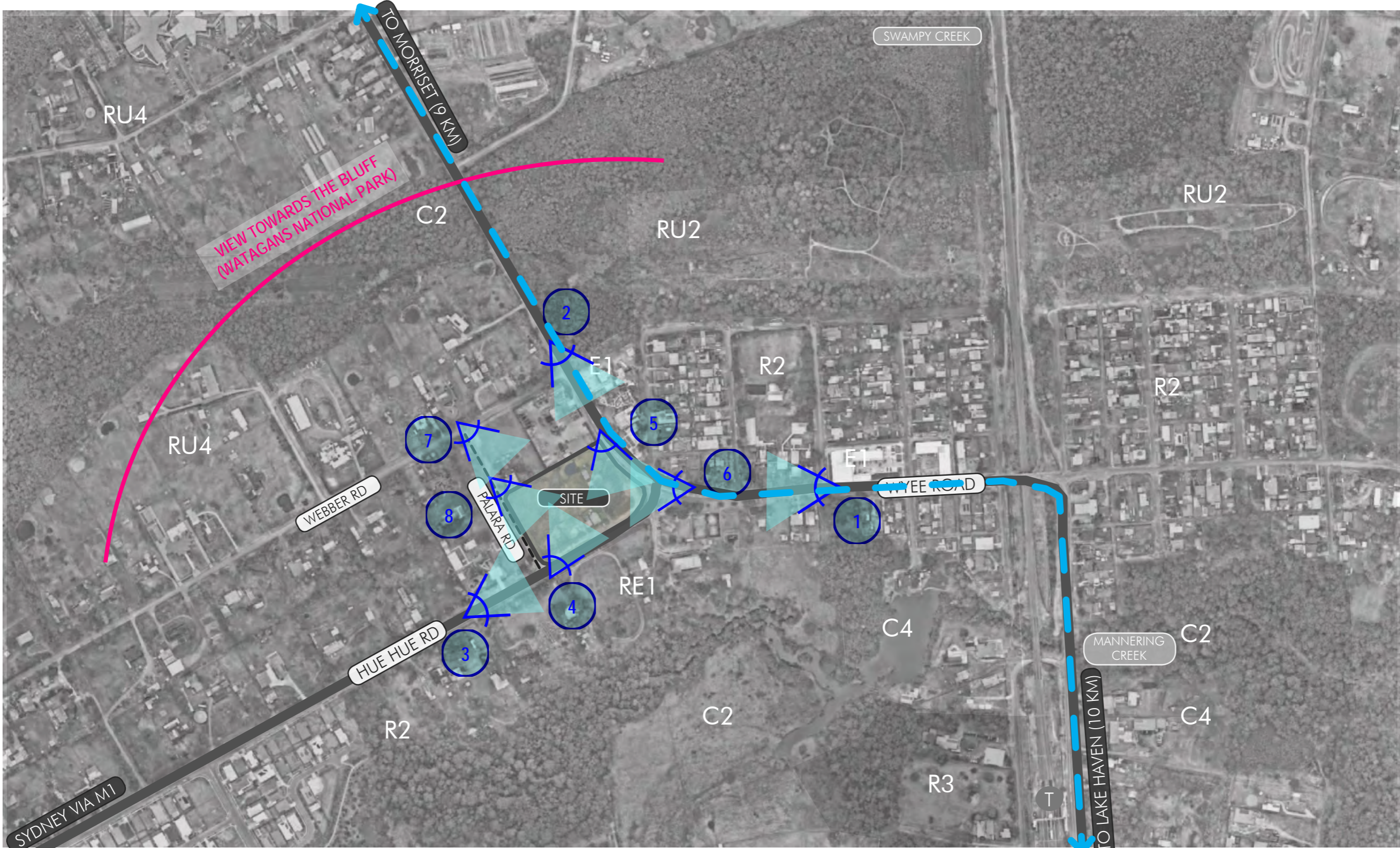
Morriset to Wyee and Doyalson. This road provides access from the west side of the Lake to other roads which connect with destinations in the Central Coast, as well as to communities on the southeast of the Lake, such as Swansea.

- extracted from Lake Macquarie Scenic Management Guidelines (2013)



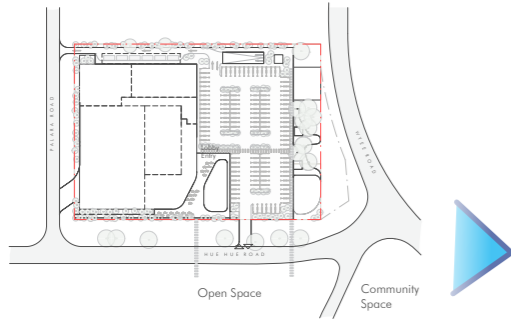
# View Impact Analysis

Overview - Visual Outlooks



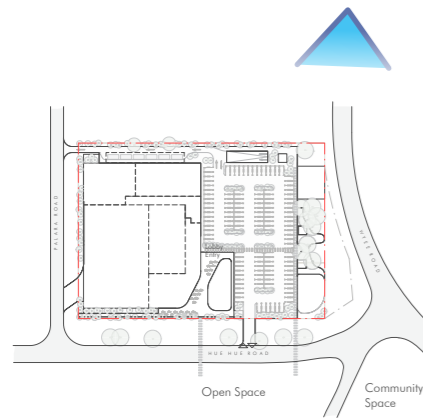
# View Impact Analysis

## 01 Wyee Road - Looking West



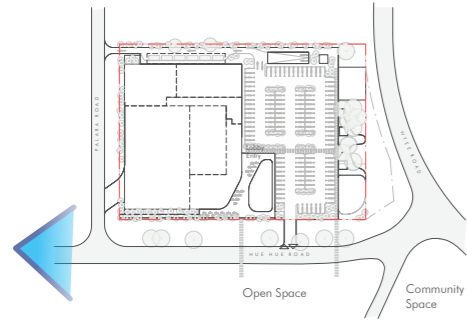
# View Impact Analysis

## 02 Wyee Road - Webber Road Intersection



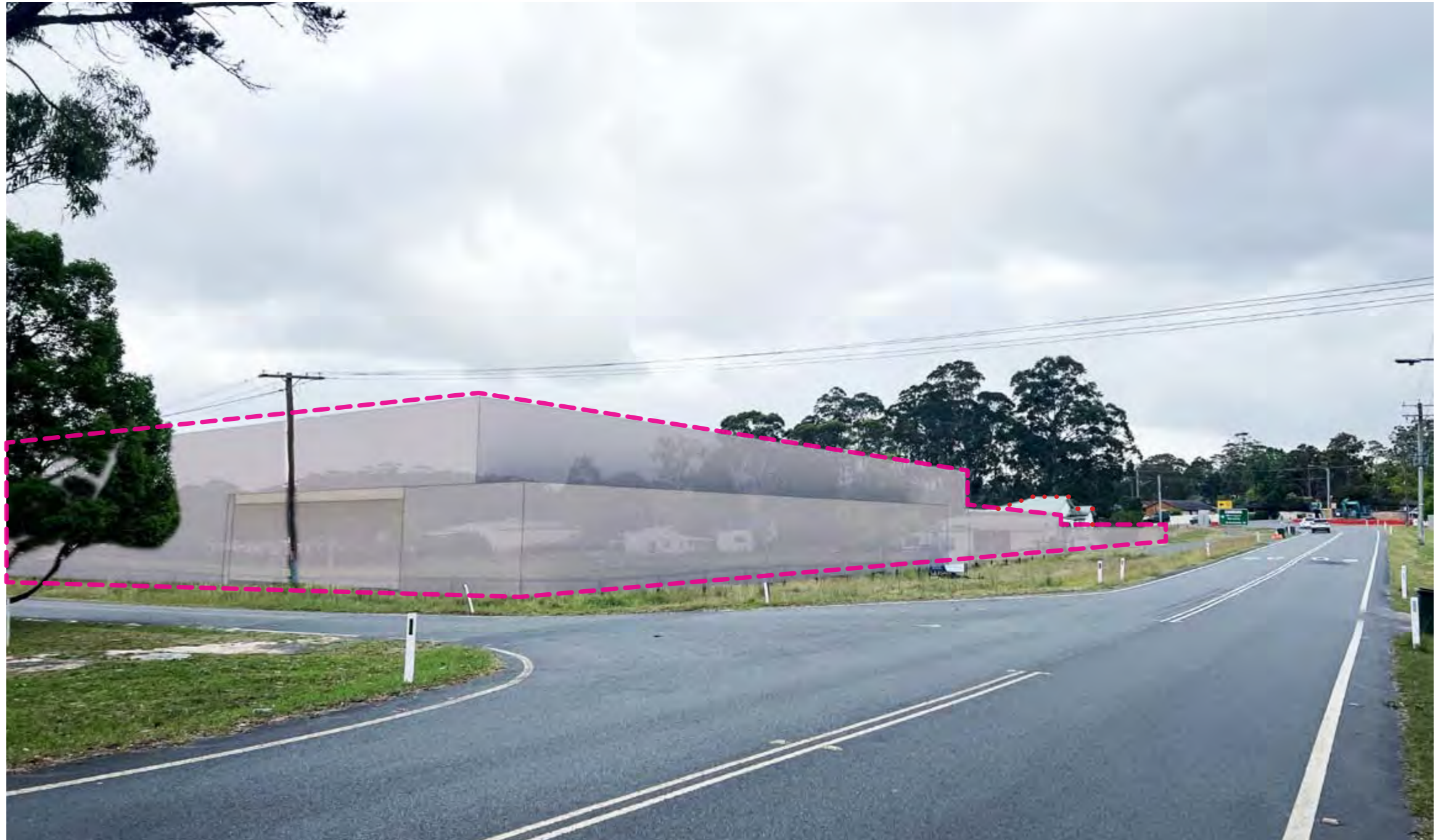
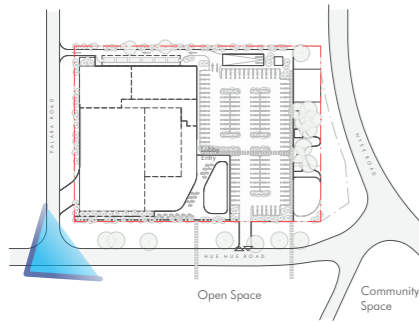
# View Impact Analysis

03 Hue Hue Road - Looking East



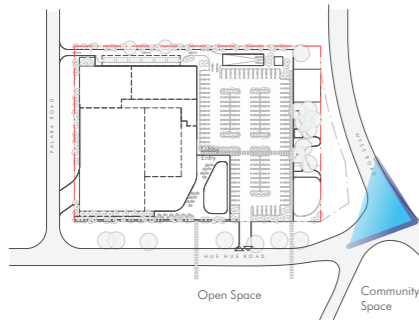
# View Impact Analysis

04 Hue Hue Road - Junction with Palara Road



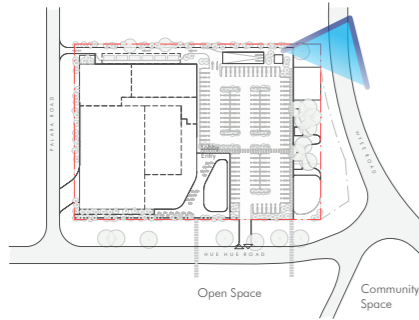
# View Impact Analysis

## 05 Wyee Road - Hue Hue Road Intersection



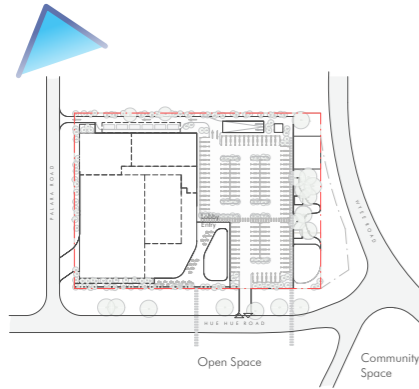
# View Impact Analysis

06 Wyee Road - Looking South



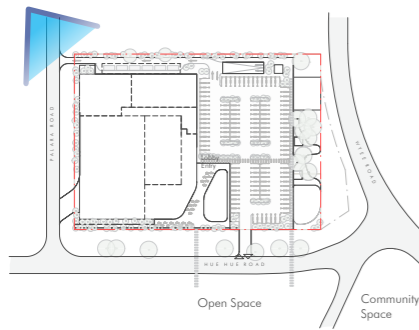
# View Impact Analysis

07 Palara Road - Webber Road Intersection



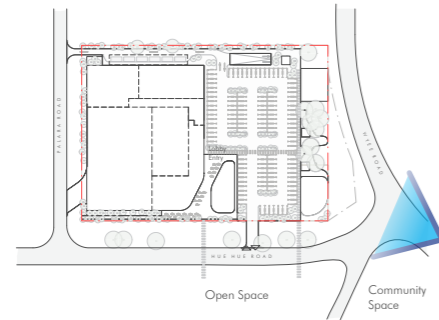
# View Impact Analysis

08 Palara Road - Adjacent Property

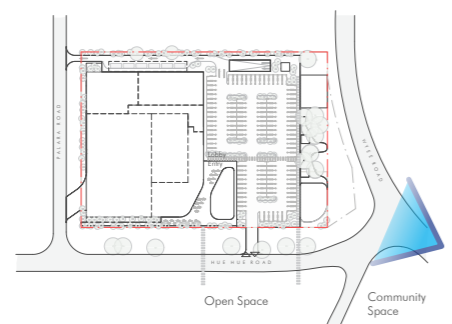


# View Impact Analysis

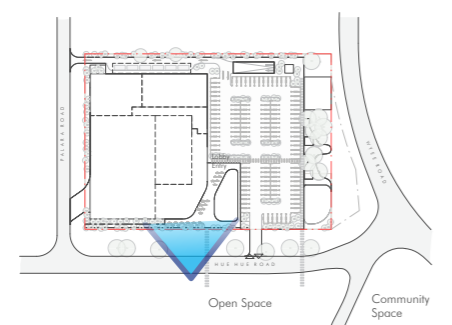
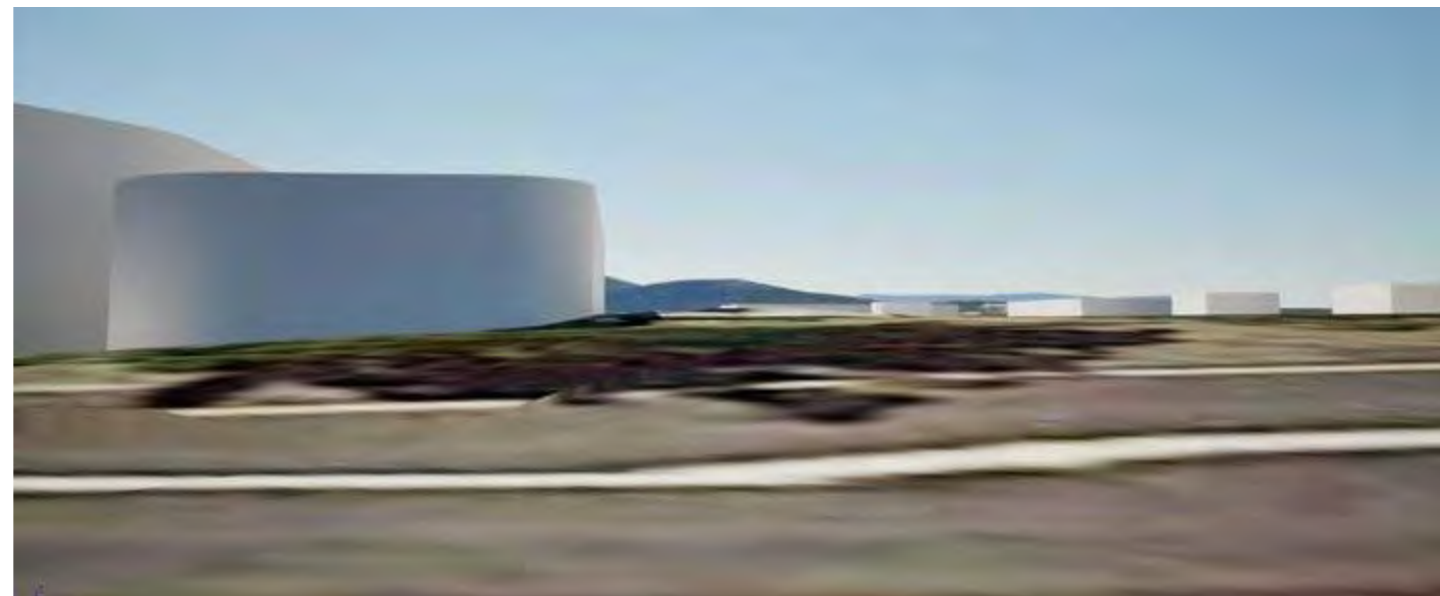
## Surrounding Ridge Lines



Wyee Road / Hue Hue Road - Ridgelines to the North East



Hue Hue Road - Ridgelines to the North East - carpark entry



Hue Hue Road - Ridgelines to the North East - through plaza





**Brisbane (Turrbal & Jagera)**  
T +61 7 3239 2444  
E [brisbane@nettletontribe.com.au](mailto:brisbane@nettletontribe.com.au)

**Sydney (Eora)**  
T +61 2 9431 6431  
E [sydney@nettletontribe.com.au](mailto:sydney@nettletontribe.com.au)

**Melbourne (Wurundjeri Woi Wurrung  
& Bunurong Boon)**  
+61 3 8547 1400  
E [melbourne@nettletontribe.com.au](mailto:melbourne@nettletontribe.com.au)

**Canberra (Ngunnawal)**  
T +61 2 6107 3090  
E [canberra@nettletontribe.com.au](mailto:canberra@nettletontribe.com.au)

**Perth (Whadjuk Nyoongar)**  
T +61 8 6166 9488  
E [perth@nettletontribe.com.au](mailto:perth@nettletontribe.com.au)

**Hobart (Nipaluna)**  
T +61 4 1281 3524  
E [hobart@nettletontribe.com.au](mailto:hobart@nettletontribe.com.au)

[nettletontribe.com.au](http://nettletontribe.com.au)