

DRAFT MASTER PLAN

COMMERCIAL ZONE FEATURES



1 EXAMPLES BUILDING FORM AND USES



2 EXAMPLES OF INTERNAL USES



3 EXAMPLES BUILDING FORM - BOUTIQUE ACCOMMODATION



4 EXAMPLES BUILDING INTERNAL USES



PENGUIN RECREATION GROUND

Central Coast Council Master Plan Project

COMMERCIAL DEVELOPMENT

THE COMMERCIAL DEVELOPMENT WITHIN THE SITE WILL COMPLEMENT THE USES OF THE SITE AS WELL AS THE OVERALL BUSINESSES IN THE PENGUIN AREA.

AN OPEN PLAN BUILDING WITH FLEXIBLE SPACES FOR BOUTIQUE AND NICHE BUSINESSES/ COMMERCIAL OPERATIONS. FOCUS TO BE DIVERSE FROM EXISTING PENGUIN SHOPS TO CREATE A VIBRANT DEVELOPMENT THAT DRAWS LOCAL AND VISITORS ALIKE. THE SITE COMMERCIAL USES MAY INCLUDE CAFES WITH ALFRESCO DINNING, BOUTIQUE SHORT STAY ACCOMMODATION, WEDDING AND PARTY RECEPTION SPACE, CHEMIST AND MEDICAL SUITES.

THEY WILL BE INTEGRALLY CONNECTED TO THE CIVIC SPACES AND RESIDENTIAL DEVELOPMENT.

THE COMMERCIAL BUILDING DEVELOPMENT WILL BE ANCHOR POINTS FOR ACTIVITY ON THE SITE AND HAVE A PRESENCE ALONG THE KEY ROAD FRONTAGES OF IRONCLIFFE ROAD AND KING EDWARD STREET .

DRAFT FOR DISCUSSION ONLY
ROUND 2 - FEBRUARY 2017

IMAGES REPRESENTATIVE OF PROPOSAL AND
FOR DISCUSSION ONLY

