



WARNERVALE MASTER PLAN

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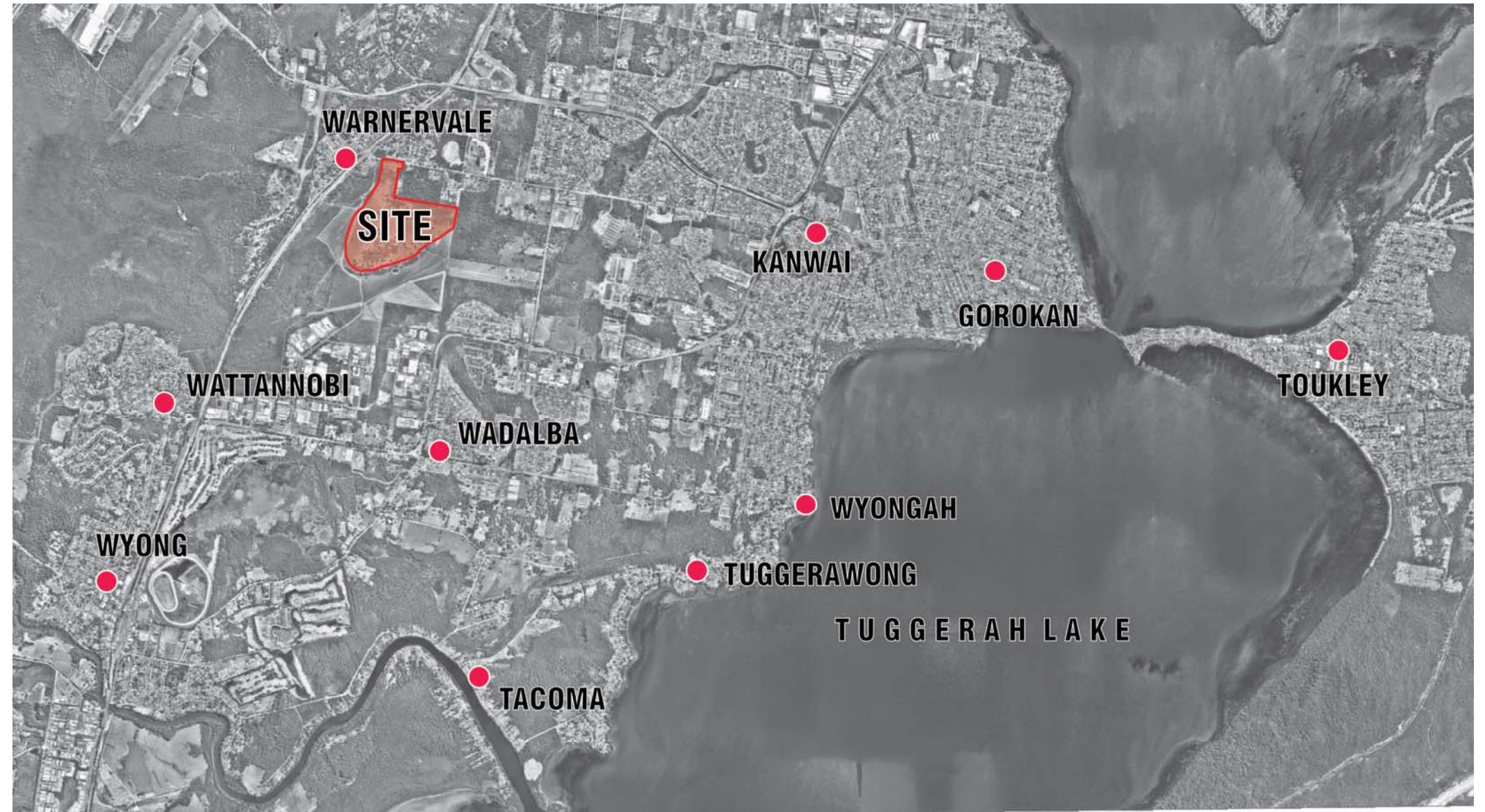
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Site Analysis

Location



Site Analysis

Overall Site Area and Development Area

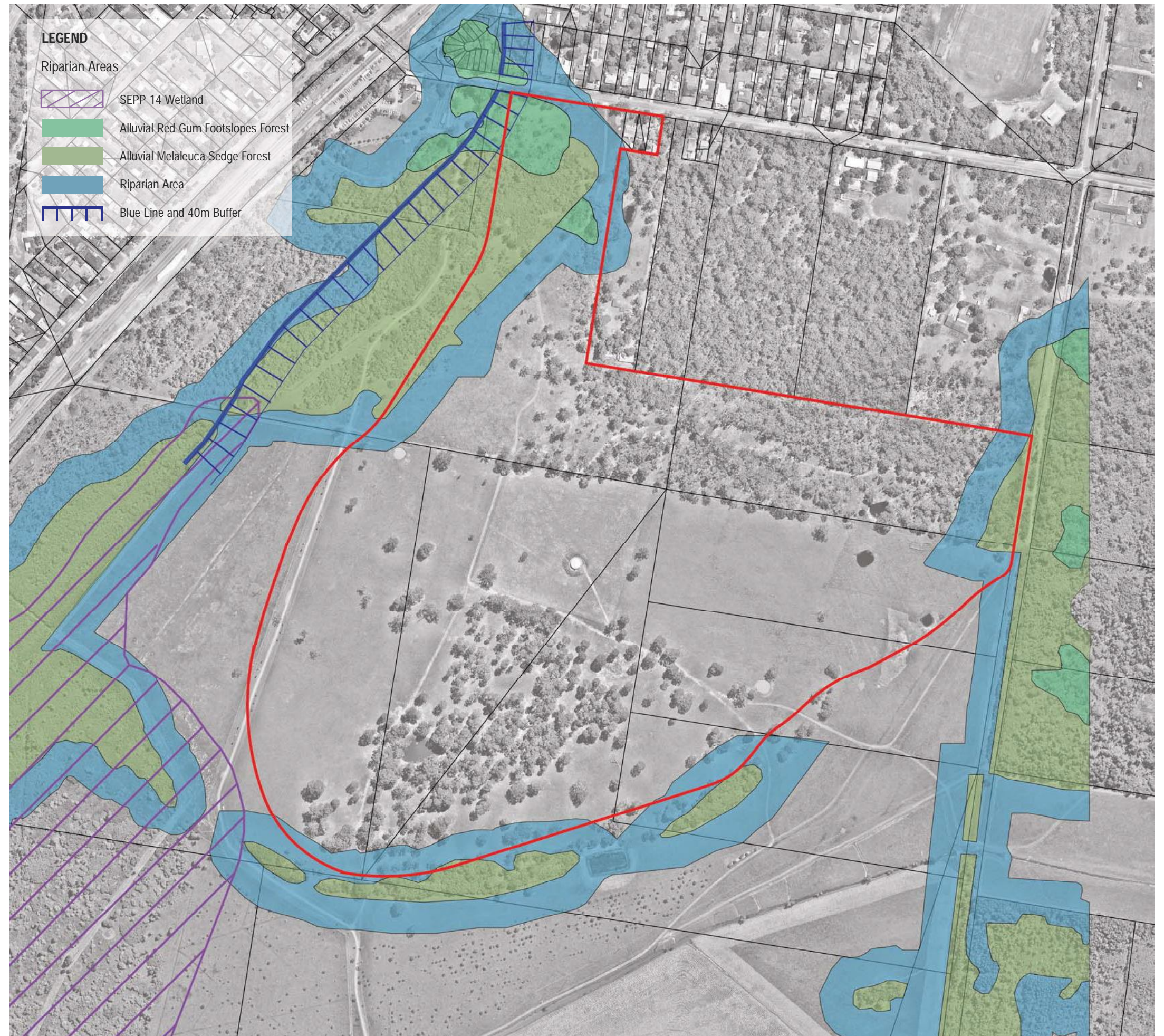
The overall site area of 204.03 Ha lies within the Precinct 7A in North Wyong close to Warnervale train station. According to existing zoning, the area is composed of R1 (General Residential), R2 (Low Density Residential), RE1 (Public Recreation), E2 (Environmental Conservation), E3 (Environmental Management), RU6 (Transition), RE2 (Private Recreation), B1 (Neighbourhood Centre). The development area boundary is determined by the 100 year average recurrence flood level line which covers 49.55 Ha.



Site Analysis

Riparian Areas

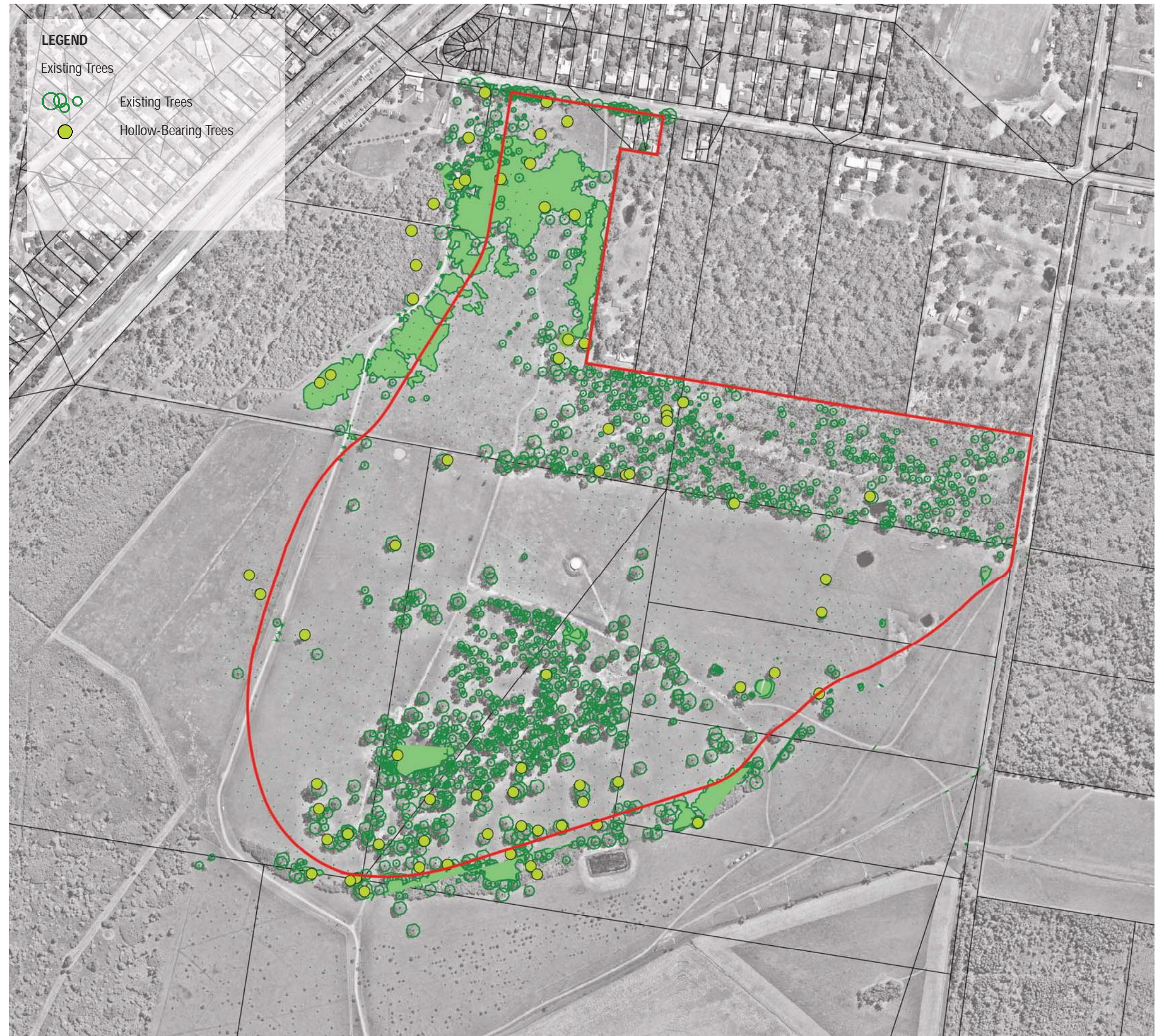
Riparian areas within the site include vegetation surrounding the Alluvial Red Gum Forest - Cleared Understorey and the Alluvial Melaleuca Sedge Forest as well as a 50 metre surrounding buffer zone. These areas form part of the floodplain and the distinctions between the base of water courses and the elevation of the riparian vegetation (highest bank) are minimal.



Site Analysis

Existing Trees

The site has a number of existing trees and tree groups which are mainly concentrated in the north and south parts of the site. The Hollow-bearing Trees that are subject to protection are located mainly in the south part of the site.



Site Analysis

Vegetation

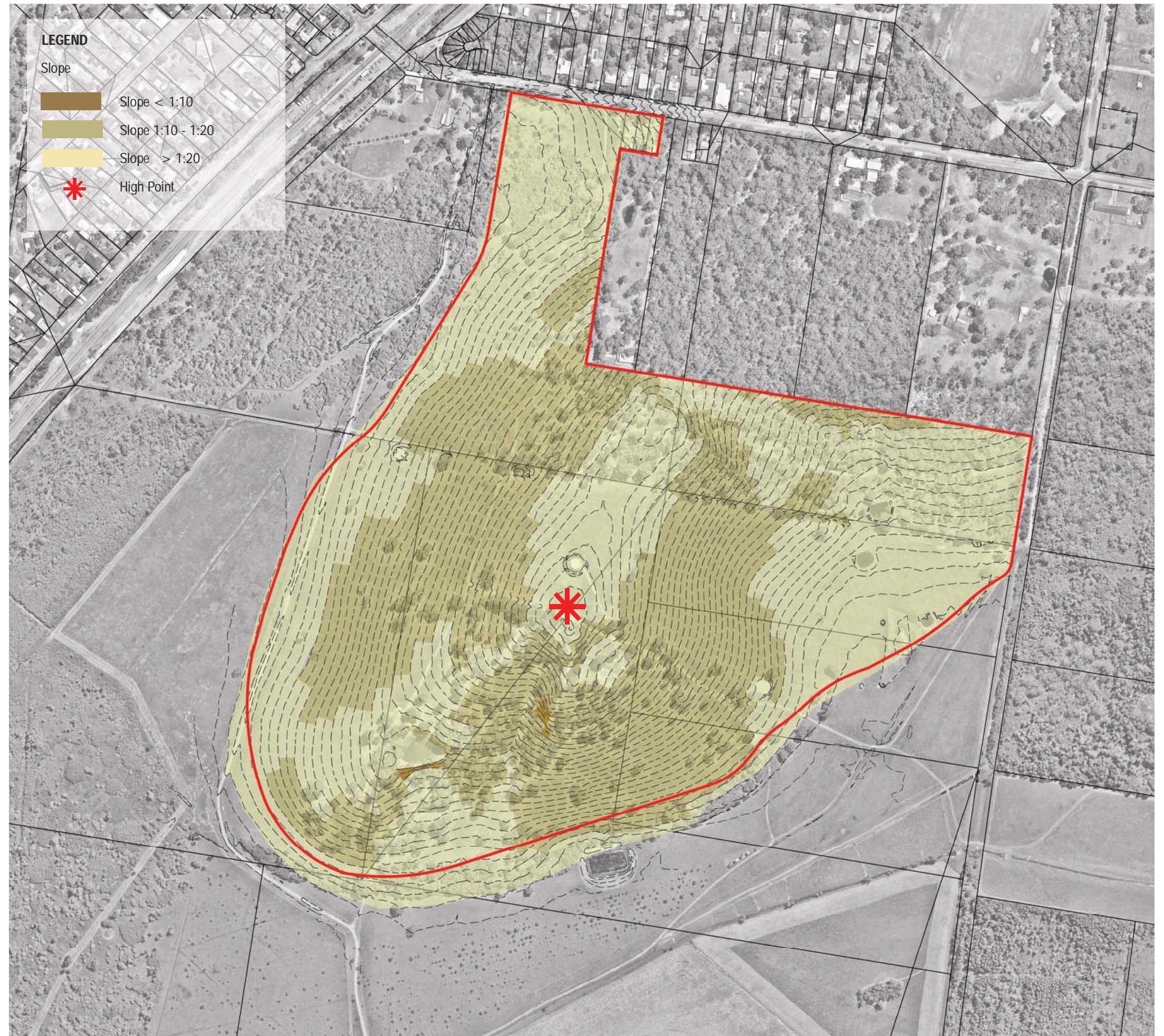
There are six vegetation communities already identified in the design area. There are ;
Narrabeen Buttonderry Footslopes Forest - 9.3 Ha,
Narrabeen Buttonderry Footslopes Forest-Cleared Understorey - 10.4 Ha,
Narrabeen Buttonderry Footslopes Forest-Variant C - 1 Ha,
Alluvial Red Gum Footslopes Forest - Cleared Understorey - 0.8 Ha,
Alluvial Melaleuca Sedge Forest - 2 Ha,
Disturbed Grassland - 26.1 Ha



Site Analysis

Slope Analysis

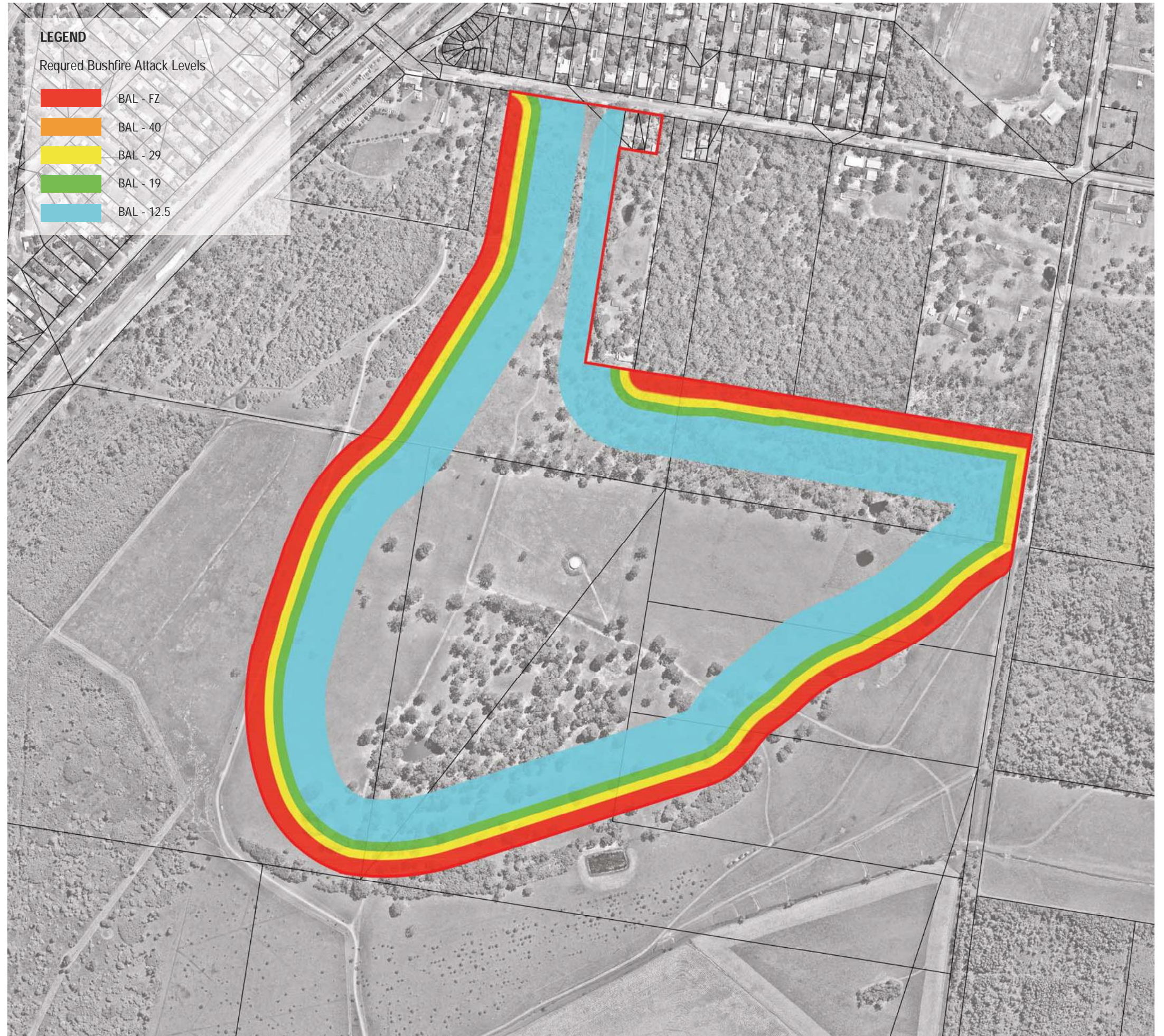
The site generally slopes up to a high point located centrally in the development area. Most of the site area has slopes of more than 1:20 and most of the rest is between 1:10 to 1:20.



Site Analysis

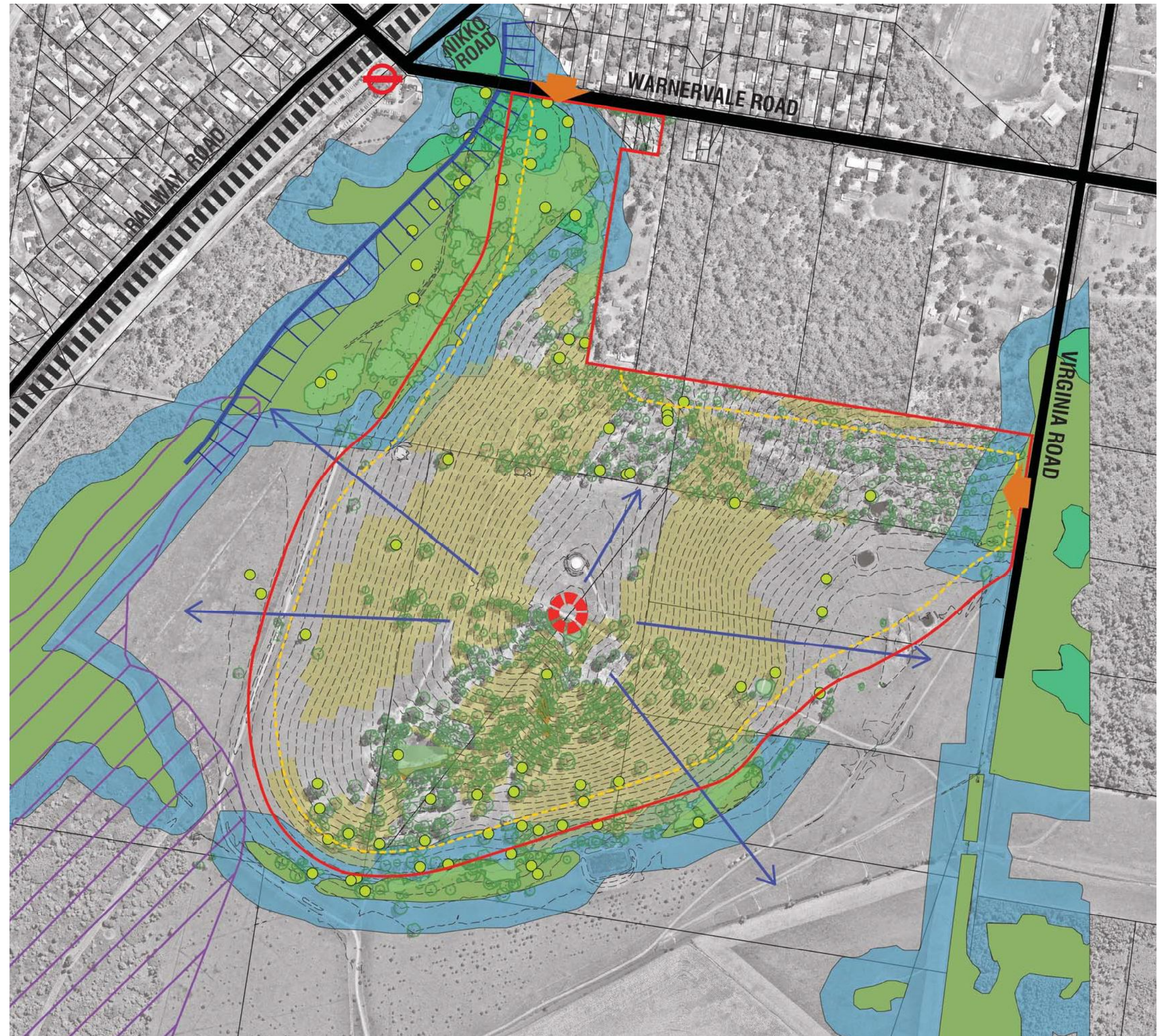
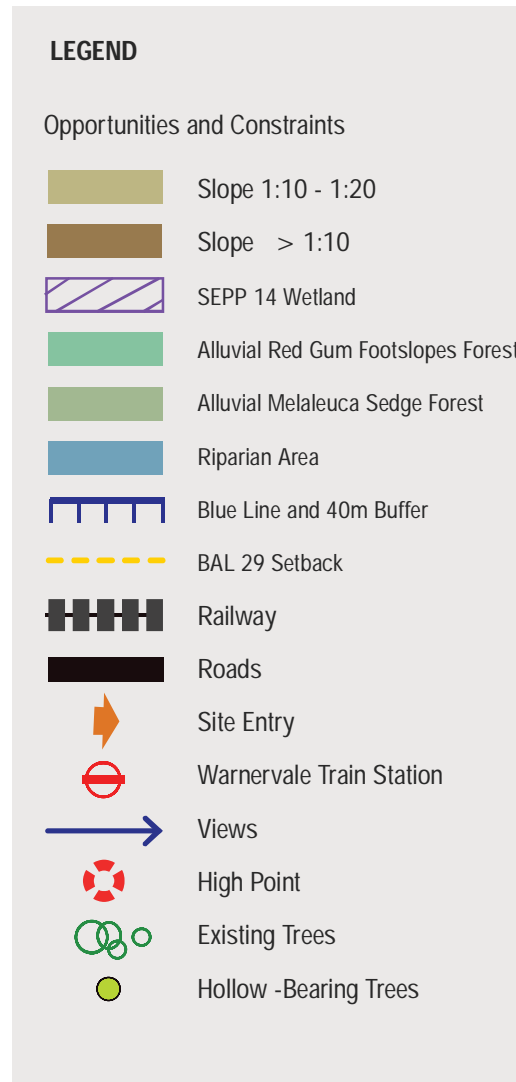
Bushfire

The site is subject to perimeter setbacks based on the Bushfire Attack Levels (BALs) as indicated.



Site Analysis

Opportunities and Constraints



Site Analysis

Key Issues

- Preservation of hollow-bearing trees, where possible, in order to protect the native fauna within the development.
- Protection of the significant trees and tree groups as much as possible within the site to maintain the ecological value of the site and provide a quality setting and green space amenity for the future development.
- Application of APZ (Asset Protection Zone) setback of 25 meters to the perimeter of the development area.
- Maximization of views in developing a master plan for the site.
- Strengthening the accessibility of the site by utilising and promoting the existing entry points to the site and creating a strong network of streets and pedestrian/cycle paths.
- Providing strong connections to Warnervale train station.

Vision and Overall Design Principles

The fundamental aim of the Master Plan for the site is to create a unique sense of place and provide liveable community spaces for all ages. The site is mostly surrounded by open space and natural environment and this provides of key generator of the character of the new development. The future development should respect the natural surroundings as well as integrating the existing natural values of the site itself in order to create a distinctive and sustainable development.

The significant natural assets of the site and adjacent areas create the opportunity to provide high quality and attractive open spaces and parks for maximising living standards throughout the development.

In addition to its natural values, the site is ideally located near to the train station as well as Warnervale Road and Virginia Road which connect directly to the local and regional road network.

A Sense of Place

- Create a strong site identity by utilising the existing natural character.
- Utilising the existing character of the site in terms of its topography and vegetation to create distinct identity



Providing Liveability

- Enhance solar access by maximising east-west oriented housing.
- Provide generous and well-connected public open space that promotes outdoor living and an active lifestyle.
- Strengthening accessibility through a well connected and safe street system.
- Provide local services such as child care, medical etc. with convenient access to the neighbourhoods.
- Create an accessible and safe neighborhood center with retail and service opportunities.



A New Community

- Encourage activity and provide opportunities for social interaction across the site by providing a varied range of open spaces within the residential areas.
- Foster the connections to the neighbourhood center and open spaces with good pedestrian, cycle and vehicular access.



Choice and Diversity

- Accommodate a range of housing types that can cater for a diverse mix of demographic groups including a range of ages, income levels and cultures.
- Provide diversity in designing open spaces to include small parks with playgrounds and outdoor rest areas, tree covered parks, view points etc.
- Encourage diversity in land uses such as housing , local services, shopping, retail, as well as recreational opportunities.



Connected and Permeable Streets

- Develop a walkable and healthy neighbourhood by creating a regular street grid and optimised block lengths .
- Increase permeability between the different uses by providing strong pedestrian, cycle and vehicular links.
- Create streets and pathways that accommodate both pedestrians and cyclists.



Generous Public Amenity

- Design a generous open space network with quality landscape planting, parks and streets that provides pleasant rest and recreation opportunities as well as enhancing the views of the local area.
- Encourage tree planting along the streets and laneways that enhances visual character and amenity.



Master Plan





LEGEND

1. Neighbourhood Centre
2. Medium Density Residential
3. Low Density Residential
4. Park
5. Shared path connection
6. Perimeter path and increased verge for APZ
7. SEPP14 Wetland
8. Water quality basin (indicative only)
9. Regional water storage
10. Flood Plain
11. Existing Alluvial Melaleuca Sedge Forest vegetation retained



Land Use



LEGEND

-  B1 Neighbourhood Centre
-  R1 General Residential, or LEP enabling clause allowing residential flat buildings and multi-dwellings in R2 Low density residential zone
-  R2 Low density Residential
-  RE1 Public Recreation



LEP Lot Size Map

LEGEND

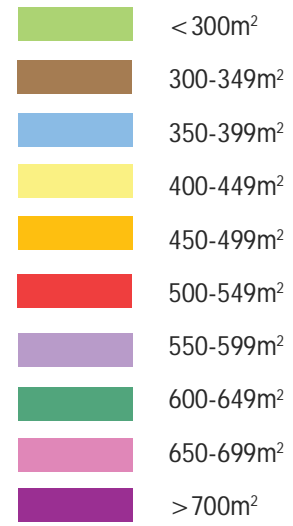
-  Min 450m² lot size
-  No minimum lot size



Lot Sizes

LEGEND

Lot sizes -



Lot Typologies

LEGEND

Lot configurations and Dwelling Product as per AVJ typical lot typologies -

R1

- 225m², 7.5 x 30m, lots: 18
- 300m², 10 x 30m, lots: 77
- 375m², 12.5 x 30m, lots: 32
- 400m², 12.5 x 32m, lots: 38
- 407.5m², 14 x 30m, lots: 20
- 602.5m², 20.5 x 30m, lots: 22

Custom lots: 6

R2

- 450m², 15 x 30m, lots: 114
- 456m², 14.25 x 32m, lots: 48
- 459m², 13.5 x 34m, lots: 11
- 480m², 16 x 30m, lots: 104
- 480m², 15 x 32m, lots: 20
- 486m², 13.5 x 36m, lots: 7
- 557.5m², 19 x 30m, lots: 30
- 563.5m², 18 x 32m, lots: 26

Total Number of Lots : 573



Pedestrian and Cycle Connections

LEGEND









- Shared Path
- Park Edge Pedestrian / Bike Path
- Perimeter Pedestrian / Bike Path
- On Road Cycleway
- Open Space Pedestrian / Bike Path

Note: All streets to have min. 1.5m wide paths to both sides of street.



Road Hierarchy

LEGEND

-  Bus Route Road
-  Bus Route Road with 0.5m median
-  Local Road with on-road cycle
-  Local Road
-  Park Edge Road
-  Perimeter Road
-  Laneway
-  Roundabout



Street Sections



BUS ROUTE ROAD

Note: 0.5m median added to middle of road in select locations - refer to plan



LOCAL STREET WITH ON ROAD CYCLEWAY

Street Sections



LOCAL STREET



LANEWAY

Street Sections



PARK EDGE ROAD



PERIMETER ROAD

The Park

LEGEND

1. Medium density housing overlooking park
2. 2.5m shared path
3. Picnic area with shaded tables and amenities
4. Playground
5. Picnic shelters
6. Amphitheatre with paved performance area, existing trees and stepped lawn seating
7. Open lawn area
8. Significant existing trees retained
9. Pond with shaded paved seating area (TBC pending engineering input)
10. Parking against edge of park with trees in parking bays
11. Informal lawn and planting

