



TALLAWARRA LANDS

TRUenergy: urban design: masterplan

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urban > planning, design, development > solutions

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urban design: masterplan prepared for TRUenergy by Warren Lee Urban Design

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1. MASTERPLAN



Land uses:	
Residential	[Yellow box]
Hillside residential/large lots	[Light yellow box]
Landscape improvements	[Green box]
Employment - neighbourhood centre	[Light blue box]
Employment – enterprise/business	[Blue box]
Employment – industry/LEP zoning	[Purple box]
Retirement living (possible use)	[Orange box]
Primary school (possible use)	[Light orange box]
Tourism	[Yellow box]

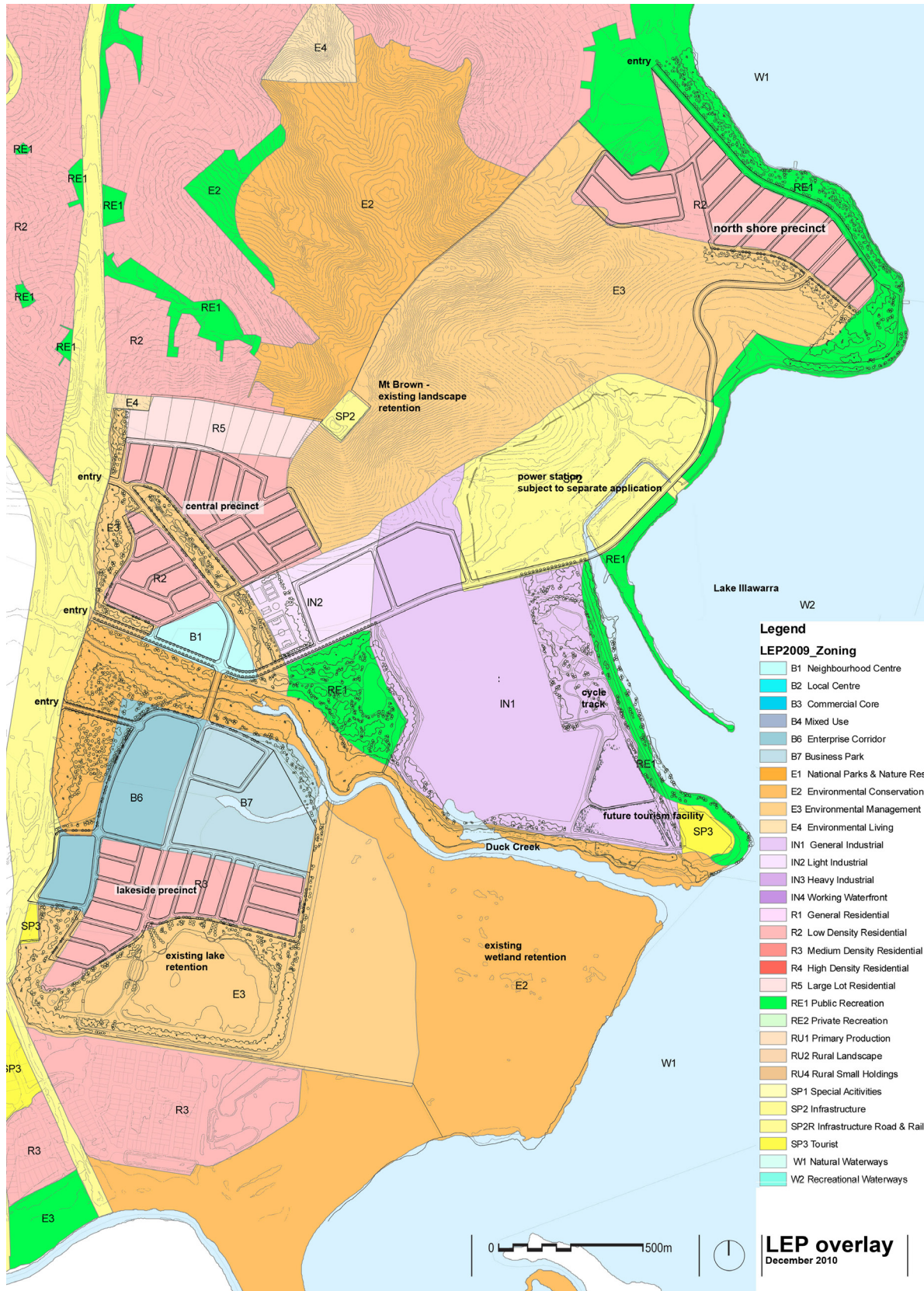
TRUenergy - Tallawarra lands

The project masterplan has been developed in response to the new Local Environmental Plan (LEP) for the site. It matches land uses and urban structure to Council's strategic intent and the environmental constraints of Tallawarra lands.

Purpose:

- To provide employment lands to accommodate future growth in the region's labour force
- To establish residential communities (in response to urgent demand for housing)
- To provide a diversity of housing types
- To provide sustainable environmental protection and enhancement.

2. CURRENT LEP



The project masterplan is consistent with the intent of the LEP, because:

- the masterplan layout and zoning pattern are congruent
- over half of the site is to be retained as green space.

3 PRECINCTS



Tallawarra Lands is to be developed in three precincts, in response to the structure, topography and natural features of the site:

•NORTHSHORE PRECINCT (110ha)

•CENTRAL PRECINCT (210ha)

•LAKESHORE PRECINCT (215ha)

3.1 PRECINCTS - NORTHSHORE

Key features of the precinct are:

- Long ridge leading from Tallawarra Point to Mt Brown
- Lake Illawarra foreshore

This is an elevated precinct, well-suited to housing and connected to existing housing areas to the west.

Land budget:

total precinct area = 110ha

- proposed developed area = 22.3ha
- green space of 87ha (over 75% of precinct)



3.2 PRECINCTS - CENTRAL



Key features of the precinct are:

- Duck Creek corridor
- slopes and ridge of Mt Brown
- Lake Illawarra foreshore and Wollingurry Point.

Note - Tallawarra power station and grounds are excluded from this application.

Land budget

total precinct area ~ 210ha

- proposed developed area ~ 101ha
 - employment/industry ~54ha (including 40ha of future development area)
 - tourism ~2.5ha
 - residential ~ 27ha
 - hillside residential ~11ha
 - neighbourhood centre ~4.25ha
 - connector streets 2.5ha
- green space of ~109ha (over 50% of precinct)

The varied topography and natural features frame an accessible but elevated mixed use precinct.



4. DEVELOPMENT AREAS

- 20,000 sqm large format retail centre (5.9ha) + future expansion of possible 10,000sqm (3.0ha)
- 15,000sqm business/office campus (3.1ha)
- industry (14.0ha) + future industry (40.0ha)
- tourism (2.5ha)
- approximately 1,000 residential lots (72.5ha)
- 10 x hillside one hectare lots (11.0ha)
- 200 retirement living units (11.2ha)
- primary school (3.0ha)
- local centre = 1,000-1,500sqm retail + medial centre or child care (1.25ha) + future expansion (3.0ha)



Site development addresses the following urban design principles:

- *To address site opportunities and constraints – south west wetlands, Duck Creek corridor, Lake Illawarra Fore-shore, flood management, topography, context views/access*
- *To achieve a physical “fit” of urban layout to the structure of the site, with retention of creek systems/drainage lines; local street pattern shaped by contours; natural systems for stormwater management*
- *To respect the context of the site – access/traffic management, views, setbacks/buffers*
- *To provide a legible and well-connected network of streets and public spaces.*

The development proposal is further described by the site framework plans that follow.

5. SITE FRAMEWORK PLANS

- 5.1 B6 Enterprise Zone - Large Format Retail



The northern enterprise site is well suited to a large format retail offer, due to its highway exposure and good accessibility. Pending market demand, there is scope for up to 20,000 sqm GFA on a site area of approximately 5.9ha. This is the “initial development” area indicated below. The “future expansion” area of 3ha could accommodate a further 10,000sqm of this use or be considered for business/office campus use.

Development parameters:

- site area = 8.9ha (initial development) + 3.0ha (expansion area)
- indicative site cover = 40%
- gross floorspace (initial development) = 20,000sqm (large format retail)
- carparking (initial development) = up to 1,000 spaces
- building height = maximum 16m (permitted under LEP 2009), generally single and double storey.

