

## 5. Site Framework Plans

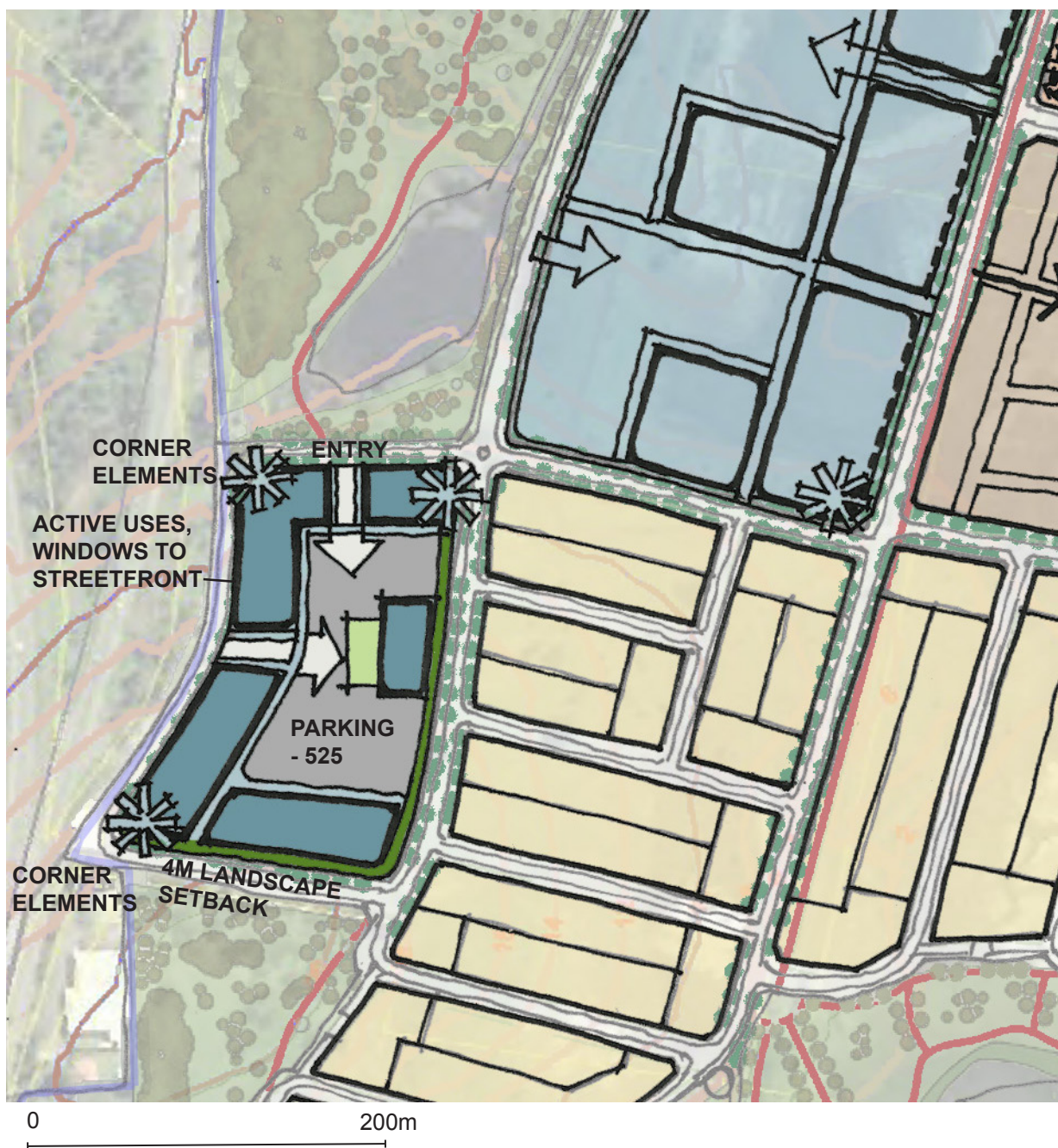
### - 5.2 B6 Enterprise Zone - Business Park



The southern enterprise site will be developed after the more accessible northern site is operative. Provision has been made for a potential business park, pending market demand. The site could accommodate up to 15,000sqm of gross floor space in a two-storey office configuration.

Development parameters:

- total site area = 3.1ha
- indicative site cover = 50%
- total gross floorspace = up to 15,000sqm (low rise office/campus format)
- carparking = up to 525 spaces (at grade)
- building height = maximum 16m (permitted under LEP 2009), but generally double storey.



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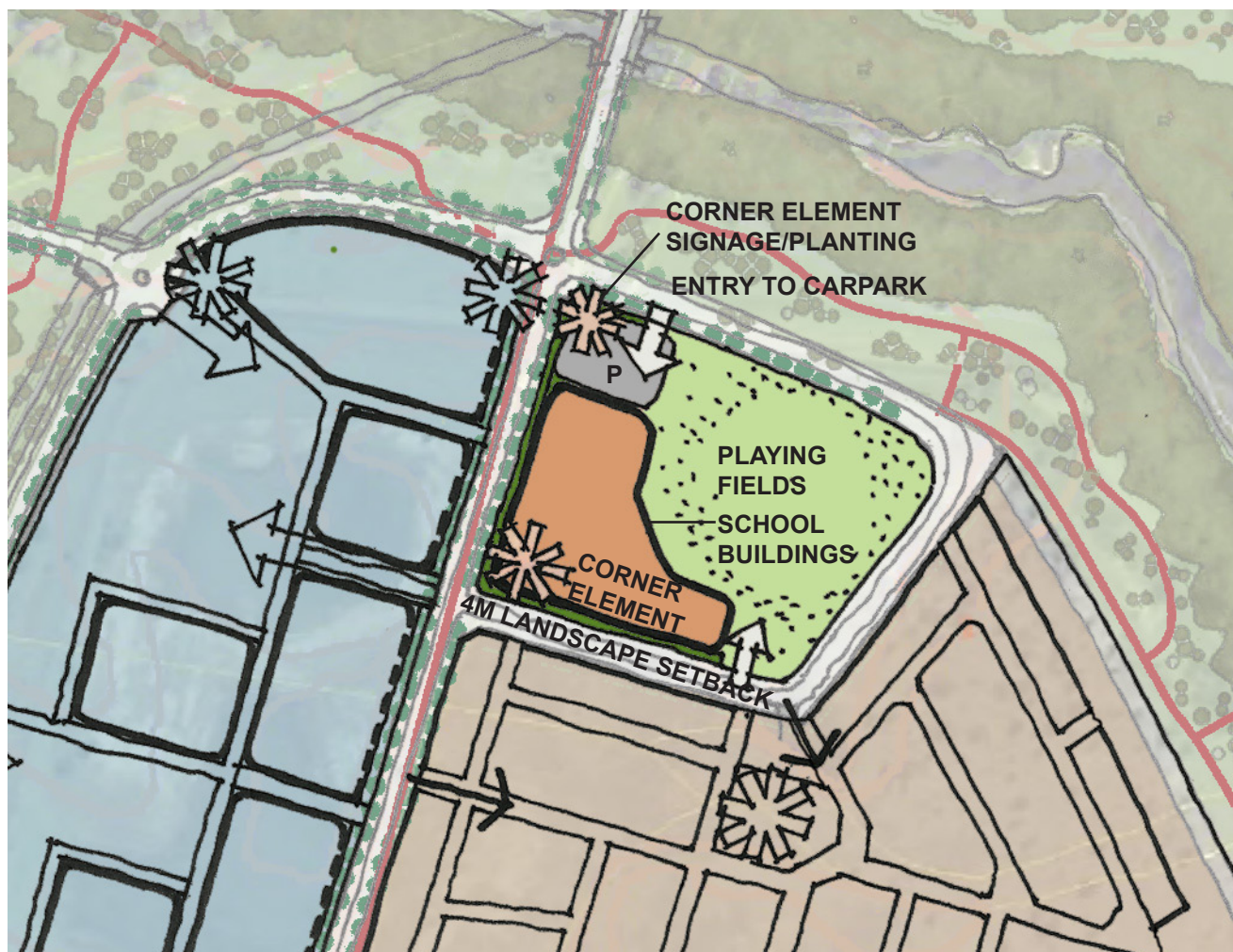
### - 5.3 B7 Business Zone - School



The northern parcel within the business zone is well-located to accommodate a primary school, which would provide local employment opportunities as well as fulfilling a community function. Playing fields are located on the north of the campus to connect to the Duck Creek corridor and to improve bushfire separation between built areas and vegetation.

Development parameters:

- total site area = 3.0ha
- building height = maximum 16m (permitted under LEP 2009), but predominantly single storey.



0 200m

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### - 5.4 B7 Business Zone - Retirement Living Community



The southern parcel within the business zone is suited to use as a retirement village. This would provide local employment opportunities and support local business as well as fulfilling a community function. It would occupy a site of 11.2ha and would accommodate approximately 200 dwellings and an accessibly-located community facility to help service the self-care housing.

The layout shown below is indicative and shows a network of private drive-ways, focused on the community facility. A common garden area provides an interface with the Duck Creek corridor and gives bushfire separation between accommodation units and vegetation.

Development parameters:

- total site area = 11.2ha
- building height = maximum 16m (permitted under LEP 2009) but predominantly single storey.



## 5. Site Framework Plans - 5.5 B1 Neighbourhood Centre Zone

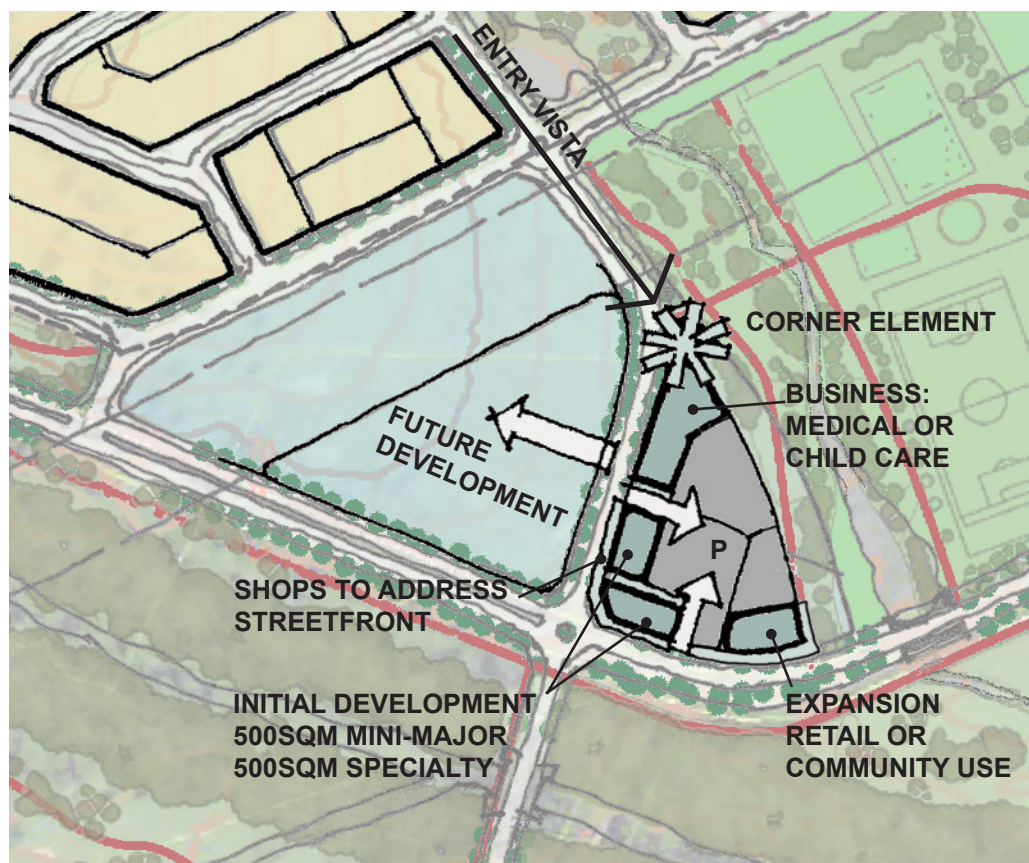


The eastern side of the Neighbourhood Centre Zone contains a site area of 1.25ha. It will initially be developed for a local centre comprising a 500sqm small supermarket/food store plus 500sqm of specialty shops. Provision is made for a minor expansion of either 500sqm retail use or community use along with a site for either medical or child care uses.

The future development area could accommodate a larger format supermarket, pending demand and a future application.

Development parameters:

- site area (initial development) = 1.25ha
- site area (future development) = 3.0ha (including power lines)
- indicative site cover = 40%
- building height = maximum 9m (permitted under LEP 2009) but predominantly single and double storey.



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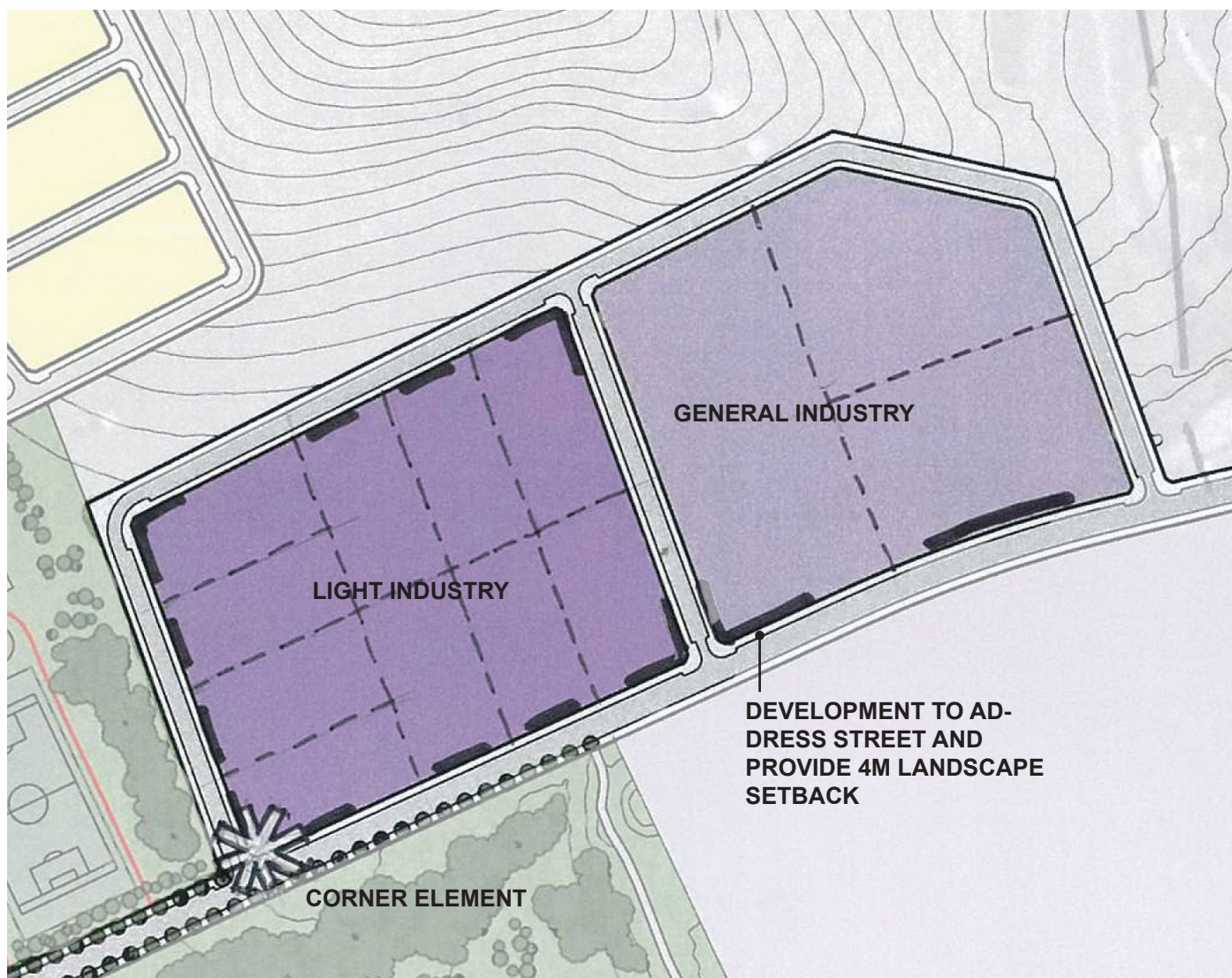
### - 5.6 IN1/2 - Industrial Zones



The industrial lands will be developed for light industrial (IN2) and general industrial (IN1) purposes. The subdivisional layout is indicative and is subject to market demand. The major tract of general industrial land (IN1), to the south of Yallah Bay Road is nominated for future development, pending further geological investigations and market take-up of the initial development area.

Development parameters:

- total site area = 14.0ha
- building height = maximum 16m (IN2) - 20m (IN1) (permitted under LEP 2009) single and double storey
- minimum lot sizes = 0.2ha IN2, 2.0ha IN1 (permitted under LEP 2009).



0 200m

## 5. Site Framework Plans - 5.7 SP3 Zone - Tourism



The use and form of the tourism site is yet to be determined and will be subject to a further application. A range of recreational uses and accommodation types will be further considered in consultation with stakeholders.

This is an important site and its development will promote the use and appreciation of the Lake Illawarra foreshore.





## 6. Residential Development - 6.2 Central Precinct



### Development

Approximately 340 lots (varied product mix to suit landform, with more compact dwellings on flatter lower slopes, ranging through conventional lots to large lots on sloping land and 10 x semi-rural lots, each of approx 1ha on the Mt Brown hillside). Target residential density excluding hillside lots is 13 dwellings/ha. Net residential area (including streets) is 27ha.

Streets are arranged to minimise allotment earthworks and to provide views into the reinstated creek corridor. Street alignments relate to the existing drainage pattern, avoiding potential erosion and landslip issues.

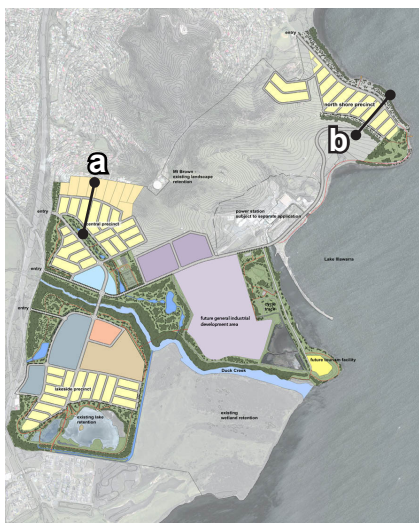
Lots on the Mt Brown ridgeline will be setback from their northern boundary to allow for ridgetop planting.



0 200m



## 6. Residential Development - 6.4 Site Sections

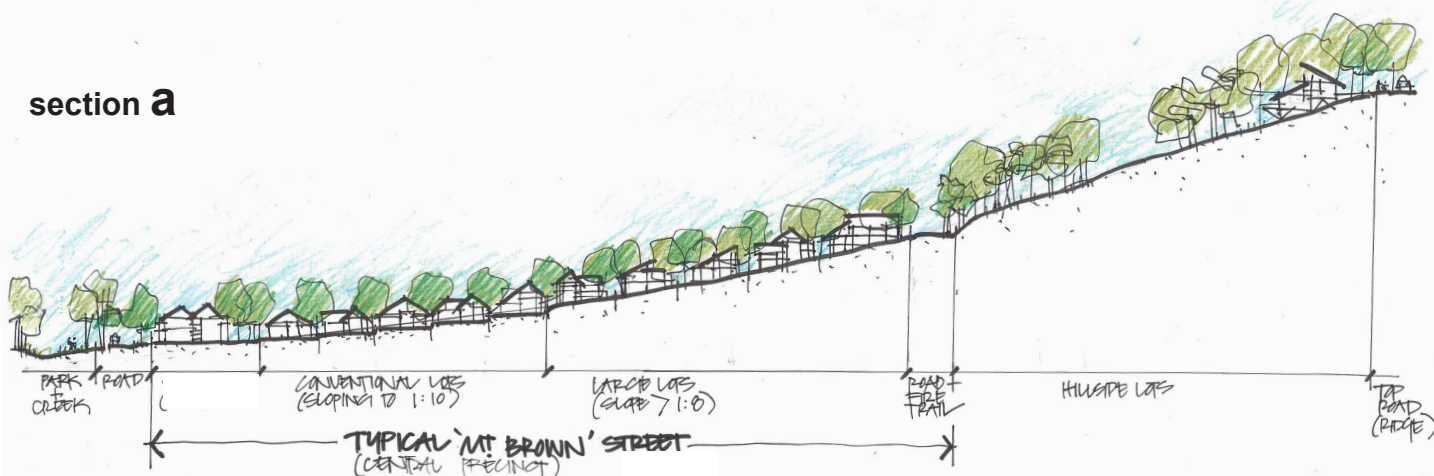


These street sections illustrate the arrangement of housing relative to topography and viewlines. Larger lots are provided on the more sloping land, to enable residents more scope in dealing with their sloping block through landscaping and architectural design.

Although there is scope for smaller lots (of less than 450sqm) on the flatter portions of the site, this would be subject to a subsequent application and does not form part of the current proposal.

Site-specific design controls will be developed for the housing component of this project and these will be compliant with the DCP.

### section a



### section b



STREET SECTIONS

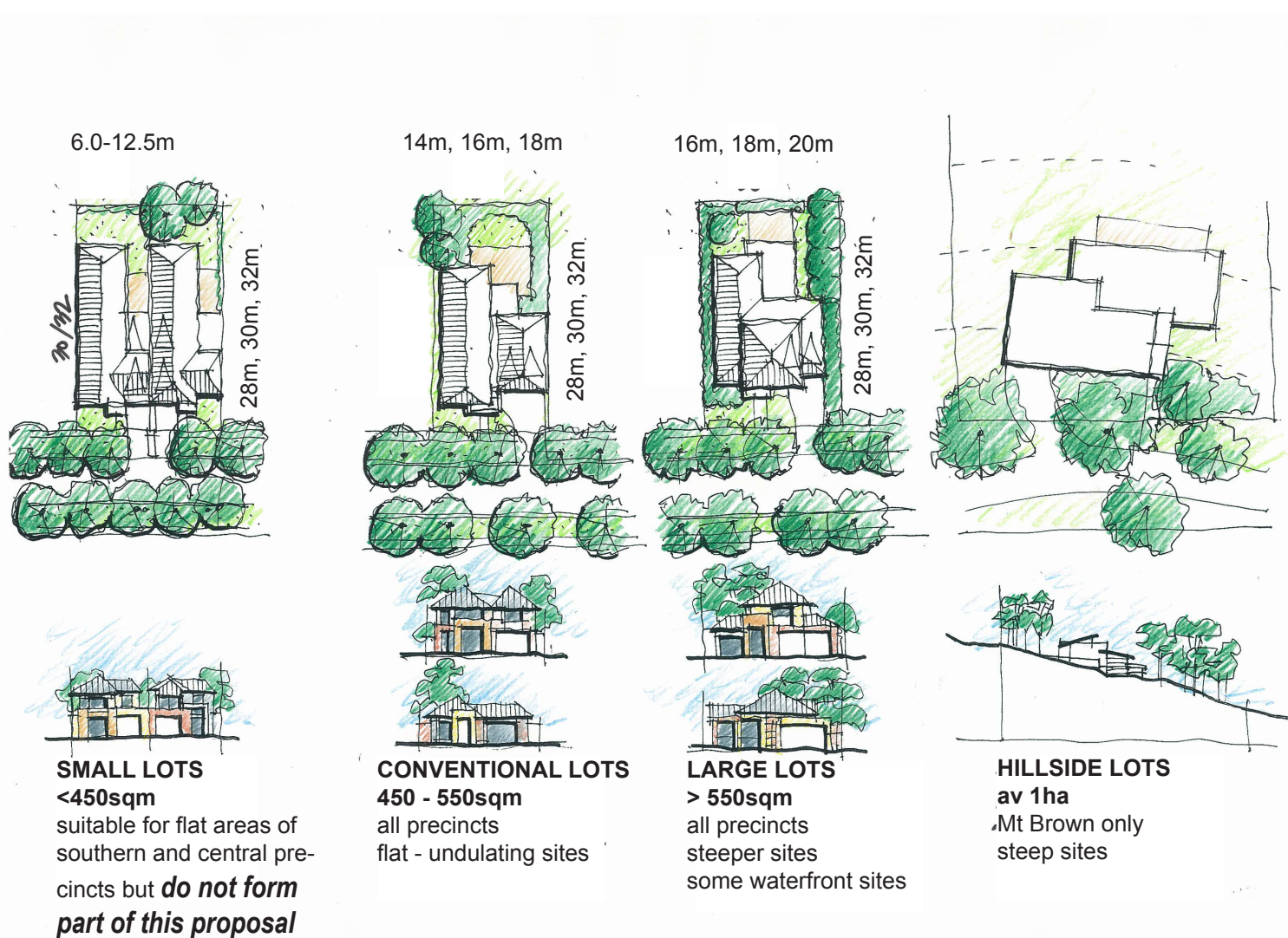
## 6. Residential Development - 6.5 Lot sizes and Housing Types

The range of typical lot sizes is summarised in the table below. Smaller lots, with an area of less than 450sqm and with frontages of less than 14m, or medium density town houses, are feasible but will require a planning approval and do not form part of the current proposal.

### TYPICAL LOT SIZES

	Lot width			
	14m	16m	18m	20m
28m deep lots	Not applicable	~450sqm	504sqm	560sqm
30m deep lots	Not applicable	480sqm	540sqm	600sqm
32m deep lots	~450sqm	512sqm	576sqm	640sqm

This range of lot size will be utilised in the manner illustrated by the following diagram and by the site sections on the previous page.



## 7.1 ILLUSTRATIVE IMAGES



1. House facing regenerated creek of Central Precinct



2. Southern Precinct from retained lakeshore



3. Ridgeline of Northern Precinct from lakeshore



# TALLAWARRA LANDS

urban design: masterplan

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