

2.4 SITE CONSTRAINTS

To understand the development potential for the subject site, GMU has identified the following key constraints which have to be taken into account when planning a development on the subject site. These include:

- Sloping topography.
- Flood and bushfire prone.
- Warriewood Wetlands and Narrabeen Creek as flooding sources.
- The on-site vegetation and Warriewood Wetlands as the main bushfire sources.
- The Ecological Endangered Community identified on the southern part of the site.
- The required wildlife & riparian corridor to the southern part of the site between Warriewood Wetlands and Narrabeen Creek.
- Required biodiversity, riparian and bushfire setbacks within site.
- Warriewood Centre with a poor visual outlook to the site.
- Poor street edge condition along Boondah Road.
- The proximity of the Sewage Treatment Plant.
- Need for adequate flood storage area within site.

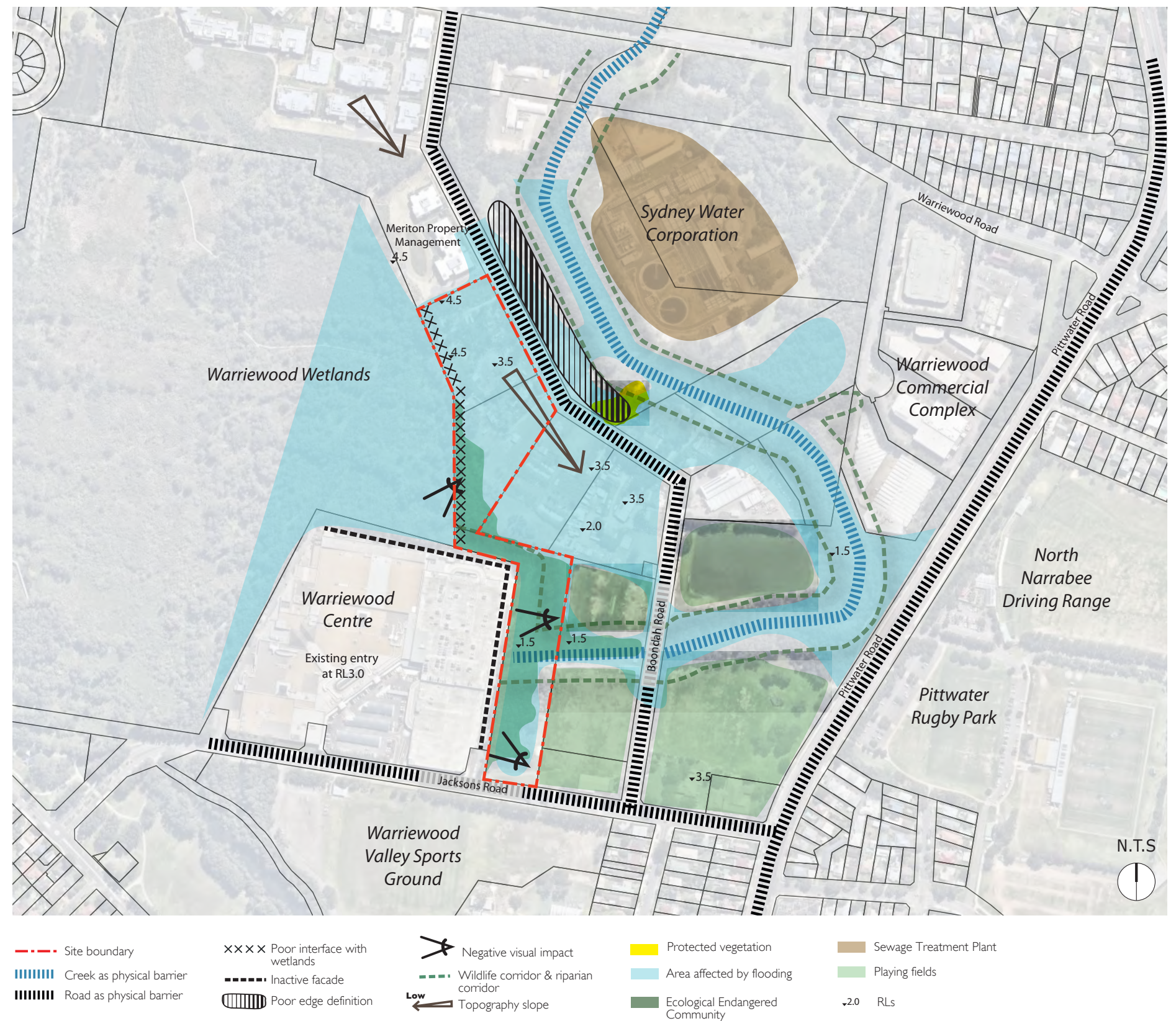


Figure 22. The site constraints

2.5 SITE OPPORTUNITIES

GMU has identified the following main opportunities for the site, which include:

- The creation of a new vibrant and livable precinct that strengthens the connection of local destinations.
- The provision of a sustainable and compatible design response to the established character of Warriewood Valley area.
- Potential to provide adequate flood storage area and developable land above the flood planning level by a balanced land cut/fill design.
- Potential to raise Boondah Road to/above the 1% AEP level.
- The provision of an improved containment to the Warriewood Wetlands and Boondah Road.
- Potential to provide a number of pedestrian links through the site to the existing wetland walking trails and Warriewood Centre and nearby schools and open spaces.
- Potential for a focal point at the bend of Boondah Road, terminating local views and vistas.
- Potential to provide view corridors through the site to the wetlands.
- Potential for a pedestrian deck floating partially over the flood storage area and along the edge of the wetland, acting as an emergency vehicular access.
- The retention and restoration of a green open space corridor to the south of the site (No. 6 Jacksons Road) to connect the wetlands to the riparian corridor for the Narrabeen Creek.
- Consideration of the development potential of the neighbouring sites.
- The provision of supplementary bulky goods retail destination with speciality shops overlooking the wetlands.
- The provision of residential uses within the site to act as a transition to residential uses to the north.

The above opportunities and constraints analysis has informed the built form strategy for the site which is discussed in the next chapter of this report.

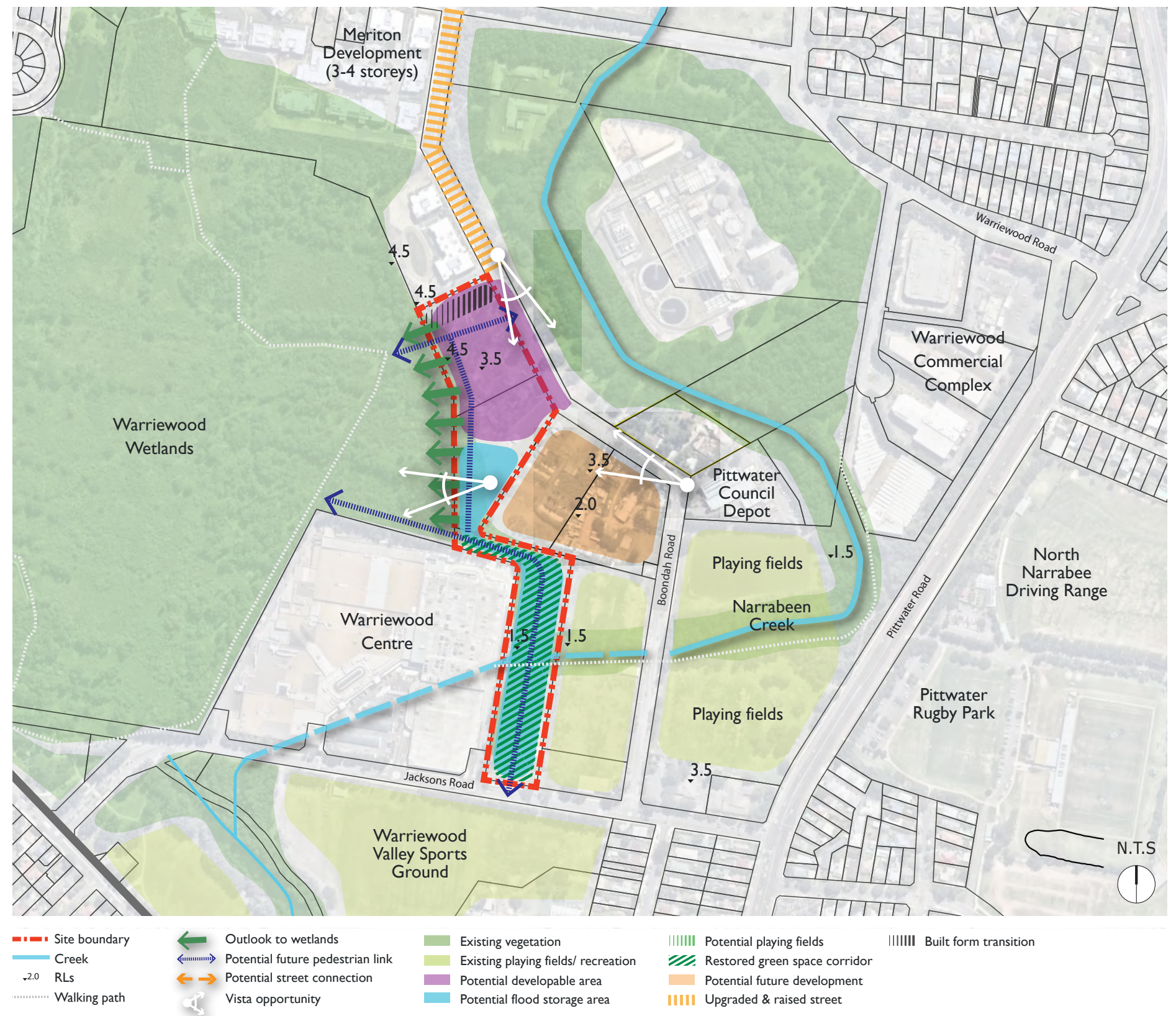
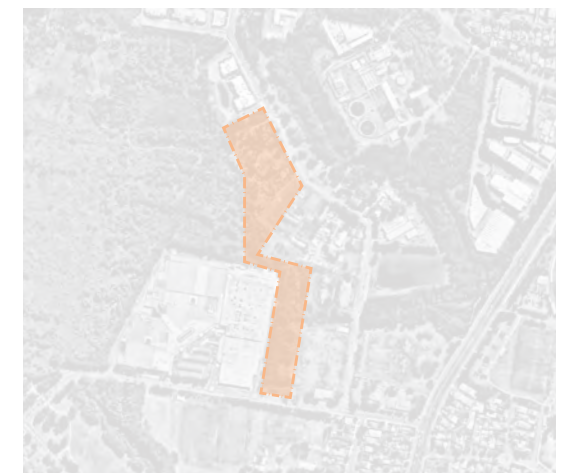


Figure 23. The site opportunities

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3. BUILT FORM STRATEGY



3.1 DESIGN PRINCIPLES

Taking into account all constraints and opportunities recognised during the analysis stage, GMU developed a list of key design principles to guide the desirable future development of the subject site.

The key design principles for the site are to:

- Reserve the Southern Buffer for flood storage to the 1% AEP flood.
- Provide a transition zone between the adjoining 3-storey residential development and the proposed bulky goods centre to the southern part of the site.
- Provide view corridors to strengthen the connection of the wetlands to the surrounding area.
- Provide active street frontage to Boondah Road.
- Provide secondary active frontages to the edge of the wetlands and new open spaces.
- Maximise the outlook to the wetlands, providing improved amenity for the residents and visitors on site.
- Provide landscaped buffer along the northern and south-eastern boundaries.
- Improve the interface to the rear of the shopping centre.
- Protect the existing significant biodiversity on site to ensure a sustainable development for the area.
- Provide communal and public open space opportunities on site.
- Provide floating boardwalk on stilts or pylons along the perimeter of the building over the flood storage area as an activity node, linking the potential new pedestrian link to the wetlands and for emergency vehicle access.
- Provide undercroft car parking with the permeable structure to ensure sufficient flood storage area.
- Establish pedestrian connections to the existing network through the site to Warriewood Wetlands and Centro Warriewood.
- Preserve the Ecological Endangered Community on the site.
- Maintain No. 6 Jacksons Road as an existing green and biodiversity corridor.
- Limit the retail/loading vehicle entry to the southern end of the site off Boondah Road.

The general design principles led to 2 preliminary built form options which will be discussed in the next section.

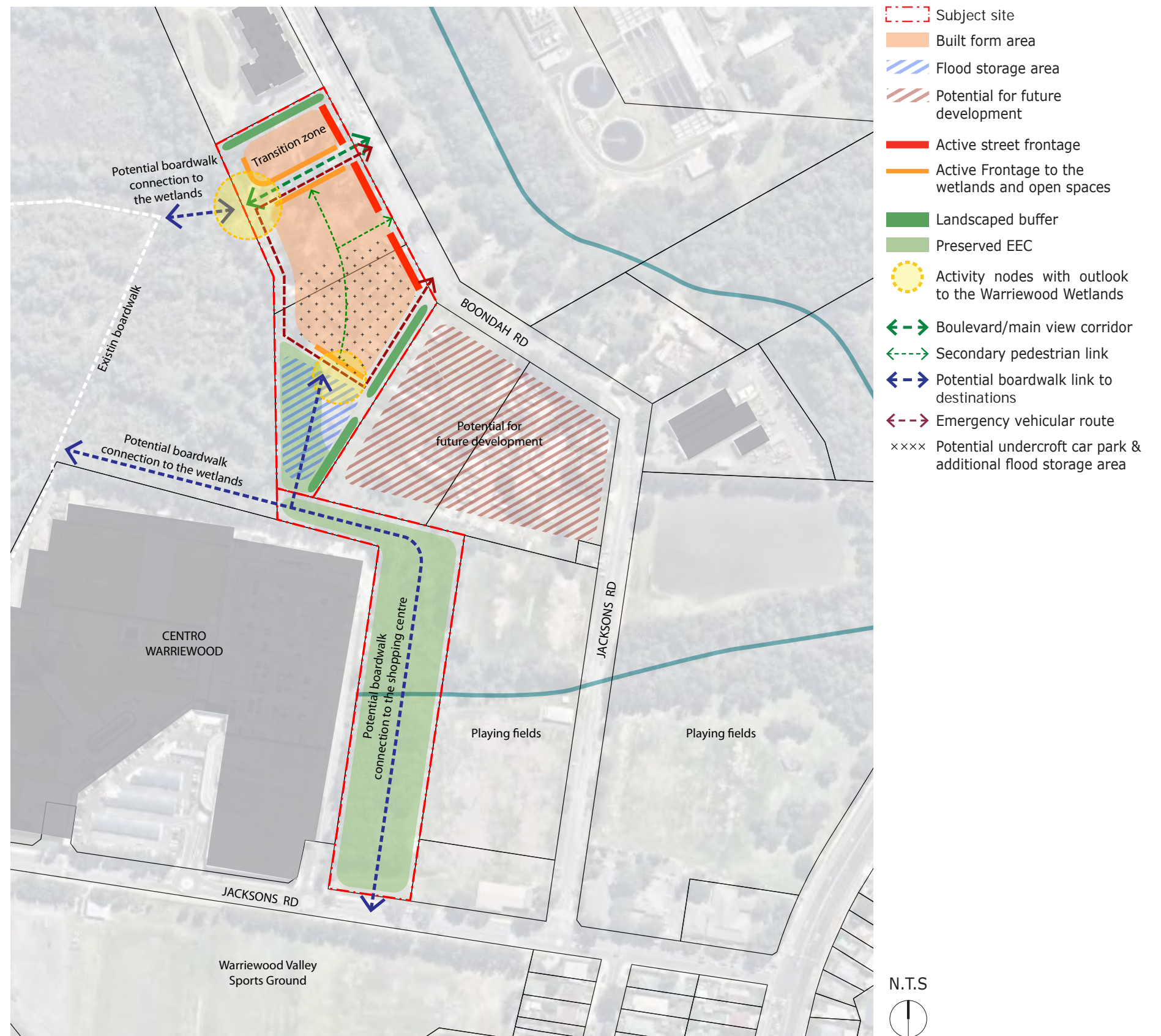


Figure 24. Design principles

3.2 CONCEPT OPTIONS

GMU developed 2 concept options for the site. Option 1 explores the potential of establishing a town centre within the area. Option 2 considers a more compatible and sustainable design response to the context.

Option 1 - Mixed-use Town Centre

Option 1 presented a strong focus of establishing a true mixed-use local centre for the area. The concept plan was developed based on the preliminary information available at the time with regards to APZs and flood storage area. The main design elements of this option are:

- The maximum height of 4-6 storeys.
- 4-storey street wall height along Boondah Road.
- 1-storey commercial/retail podium in a large footprint.
- 2 new local streets and drop-off zones within site.
- Floating/raised deck (pylons) over the flood storage area.
- Communal open space on top of the commercial/retail podium.
- A pedestrian network connecting the site to Warriewood Wetlands and Centro Warriewood.
- Basement parking for retail users and residents.

Option 2 - Bulky goods retail centre & residential development

Option 2 recognised all the constraints and provided a more coherent development to the established character of the area. It was developed based on the amended information received from the other consultants according to the updated site survey. The main design elements of this option are:

- The maximum height of 2-4 storeys.
- 3-storey residential flat building with recessed 4th level along Boondah Road as a transition to the Meriton development.
- 2-storey bulky goods centre in a smaller footprint.
- A new boulevard and plaza at the northern side of the site, providing a strong axis to the wetlands.
- A pedestrian network connecting the site to Warriewood Wetlands and Centro Warriewood.
- Floating/raised deck (pylons) around the perimeter of the retail centre for emergency vehicle route.
- Roof top and undercroft car parking for retail users.
- Residential basement car park at the northern end.
- Preservation of the ecological endangered community on the site.

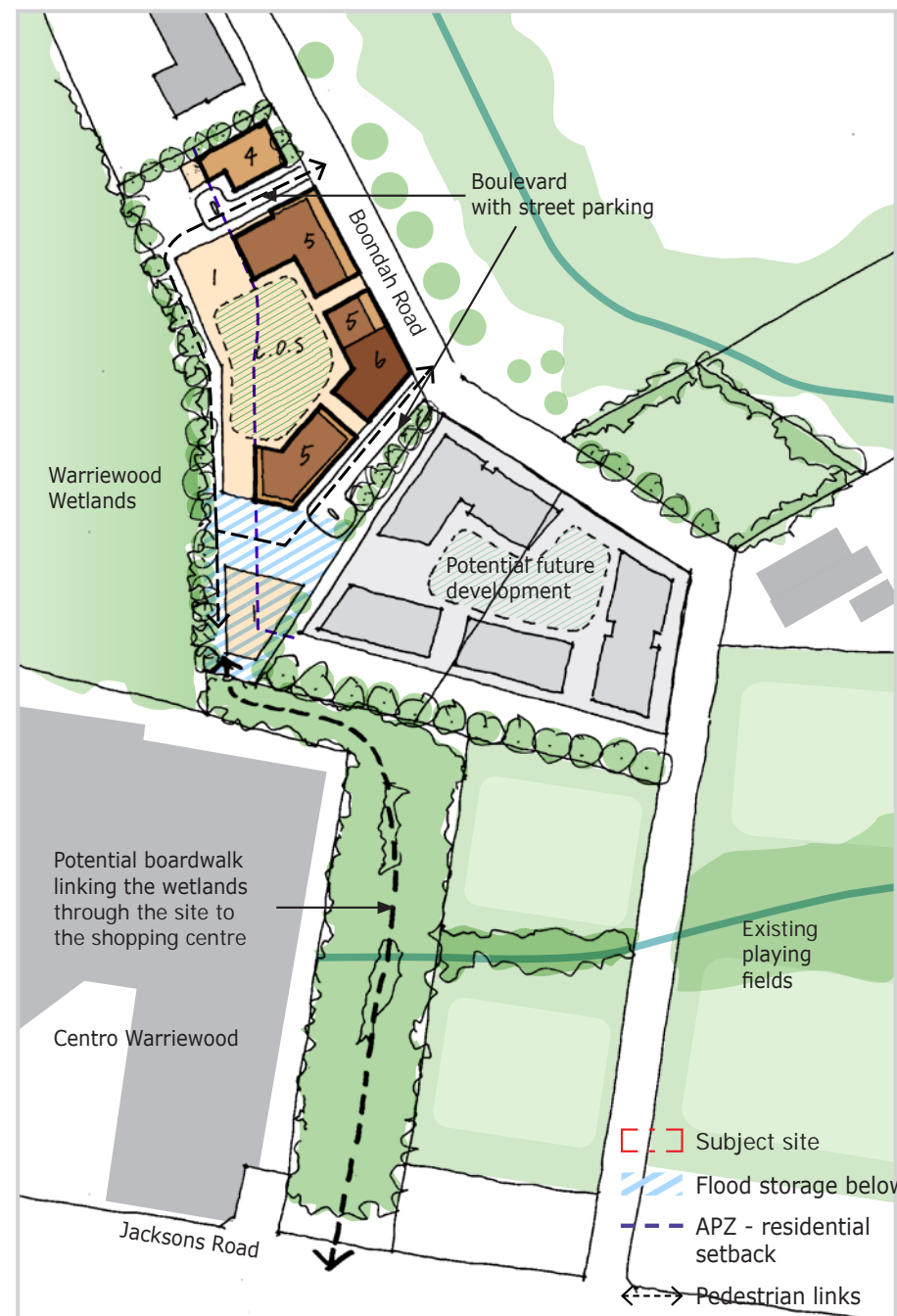


Figure 25. Option 1

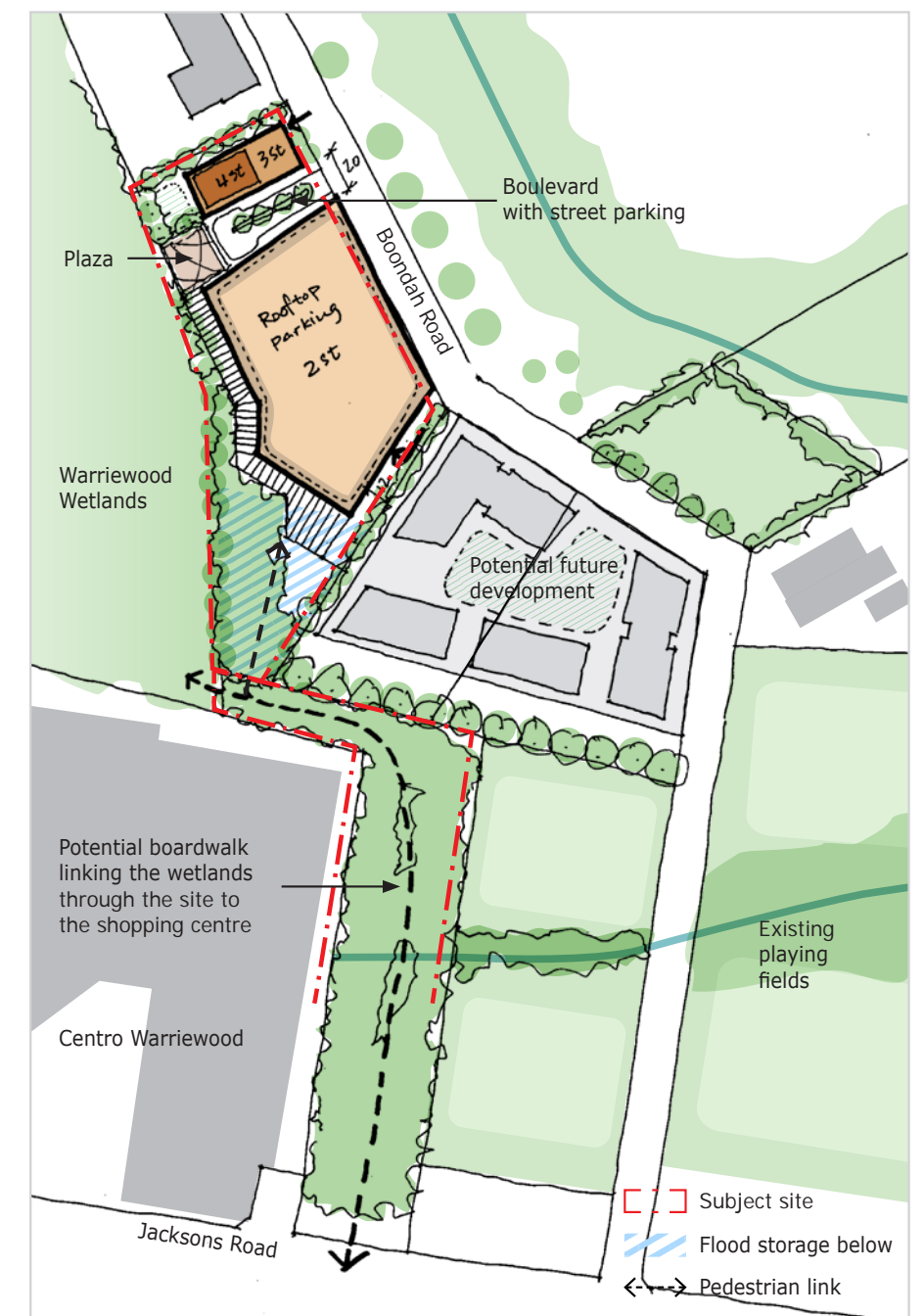
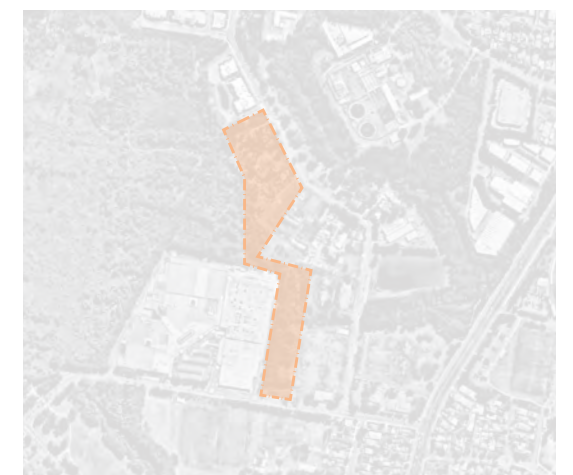


Figure 26. Option 2

Option 2 has been selected as the preferred master plan for further development. It presents a more sensible design response to the existing context with a larger provision of public open space for public uses as well as the opportunity for job generation and provision of an under-supplied retail offering in the precinct in the form of bulky goods.

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4. THE PREFERRED MASTER PLAN



4.1 THE VISION

The existing Warriewood Centre is a stand-alone shopping centre isolated from the surrounding areas. It has no further potential to be developed cooperatively with the neighbouring sites due to its recent expansion with a multi-level carpark and blank walls facing the edges to the wetlands and neighbouring sites.

The subject site's proximity to the existing centre and other closer-by major community facilities and recreational open spaces provides it with the opportunity of contributing with additional services that are currently under-supplied within the region.

The proposed master plan will provide a vibrant new mixed-use precinct with a sensitive design approach, complementing the existing local centre development. The proposed uses include bulky goods retail which will service a wider local context and residential units for the future population increase.

The proposed development will provide significant improvements to the pedestrian and cycling experience and legibility and connectivity to the Warriewood Wetlands and Centro Warriewood, through the creation of well-designed and safe public linkages and activity nodes within the site, Warriewood Centre and the Warriewood Wetlands and Narrabeen Creek. The aim is to create a safer and healthier environment for the local community.

The development will be of a high quality contemporary architectural character, drawing on best practice urban design principles. The development will incorporate active frontages wherever possible to provide passive surveillance to the pedestrians and use of high-quality natural materials and green walls to respond to the local context and green character.

The master plan of the site will create a new destination within the centre that can fulfil and satisfy the community's different needs as well as evaluating the Warriewood Wetlands and the associated bushlands and Narrabeen Creek as a significant natural asset in the Warriewood Valley area.



Figure 27. Artist's impression of the proposed development and the new boulevard (Source: GMU)