



URBAN DESIGN REPORT FOR NOS. 10-12 BOONDAH ROAD & 6 JACKSONS ROAD, WARRIEWOOD

19 / 12 / 2016



Prepared by GM URBAN DESIGN & ARCHITECTURE PTY LTD
Studio 803, Level 8
75 Miller Street
North Sydney NSW 2060

Tel (02) 8920 8388
Fax (02) 8920 9333

Prepared for HENROTH GROUP
Job number 16208
Date created 14 / 11 / 2016

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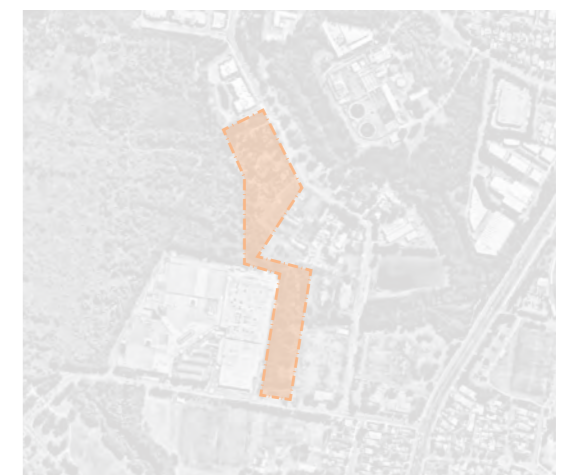
Issue	Date	Status	Prepared by	Reviewed by
A	02 / 12 / 2016	Draft for review	LZ	KC
B	14 / 12 / 2016	Final Draft	LZ	KC
C	16 / 12 / 2016	Final	LZ	KC
D	19 / 12 / 2016	Final revised	LZ	KC

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1. STRATEGIC PLANNING CONTEXT



1.1 INTRODUCTION

GM Urban Design and Architecture (GMU) have been appointed by the Henroth Group to undertake an urban design study for the lands located at Nos. 10-12 Boondah Road and No. 6 Jacksons Road, Warriewood, henceforth called "the site".

The main purpose of the study is to consider and capture the site's potential role and land value within the surrounding area and the Warriewood Centre that will contribute to the creation of a livable and sustainable local centre catering for the different needs of the local population. The intent of this study is also to suggest appropriate design strategies and built form principles to achieve a desirable development outcome for the site which can work within the existing constraints recognised for the area including flooding and benefit the local community through the provision of a new mixed-use precinct.

This study has considered the broader planning framework for the surrounding area and the intent of the applicable controls in relation to the general and immediate context. This urban design report will form part of the supporting documentation included as part of a planning proposal for the site.

1.2 METHODOLOGY

In undertaking this study and arriving at the conclusions in this report, GMU has used the following methodology, which includes:

- Site visit including mapping and study of the immediate and broader context.
- Review of the Metropolitan Strategy - A Plan for Growing Sydney.
- Review of draft North District Plan and Towards Our Greater Sydney 2056.
- Review of the current Northern Beaches Council's LEP and DCP controls for the subject site.
- Review of the Warriewood Valley Strategic Review Report (2012) and Addendum Report (2014) prepared by Pittwater Council.
- Review of the Shore Regional Organisation of Councils (SHOROC) Employment Lands Study Report (2008) and Addendum Report (2011) prepared by Hill PDA.
- Review of Narrabeen Lagoon Flood Study 2013.
- Review of the Pittwater Public Space and Recreation Strategy 2014.
- Review of Warriewood Valley Release Area - Landscape Masterplan and Design Guidelines (Public Domain) 2016.
- Review of the pre-lodgement report prepared by the Northern Beaches Council 2016.
- Review of the previous Planning Proposal for the site located at 3-12 Boondah Road and 6 Jacksons Road and the Pre-Gateway Review.

- Review of the following technical reports prepared for the subject site to understand the site's natural constraints and opportunities:
 - Site survey prepared by Total Surveying Solutions (TSS).
 - Economic Impact Assessment - Proposed Bulky Goods Centre, Warriewood prepared by Leyshon Consulting.
 - Bushfire Protection Assessment and Flora & Fauna Assessment prepared by Travers Bushfire & Ecology.
 - Southern Buffer, Warriewood Flood and Stormwater Management prepared by Calibre Consulting.
 - Preliminary Geotechnical Assessment Memorandum prepared by Gougla Partners.
 - Groundwater Measurements Memorandum prepared by Douglas Partners.
 - Transport Impact Assessment prepared by GTA Consultants.
- Analysis of the site, desired future character of the context and the changing context.

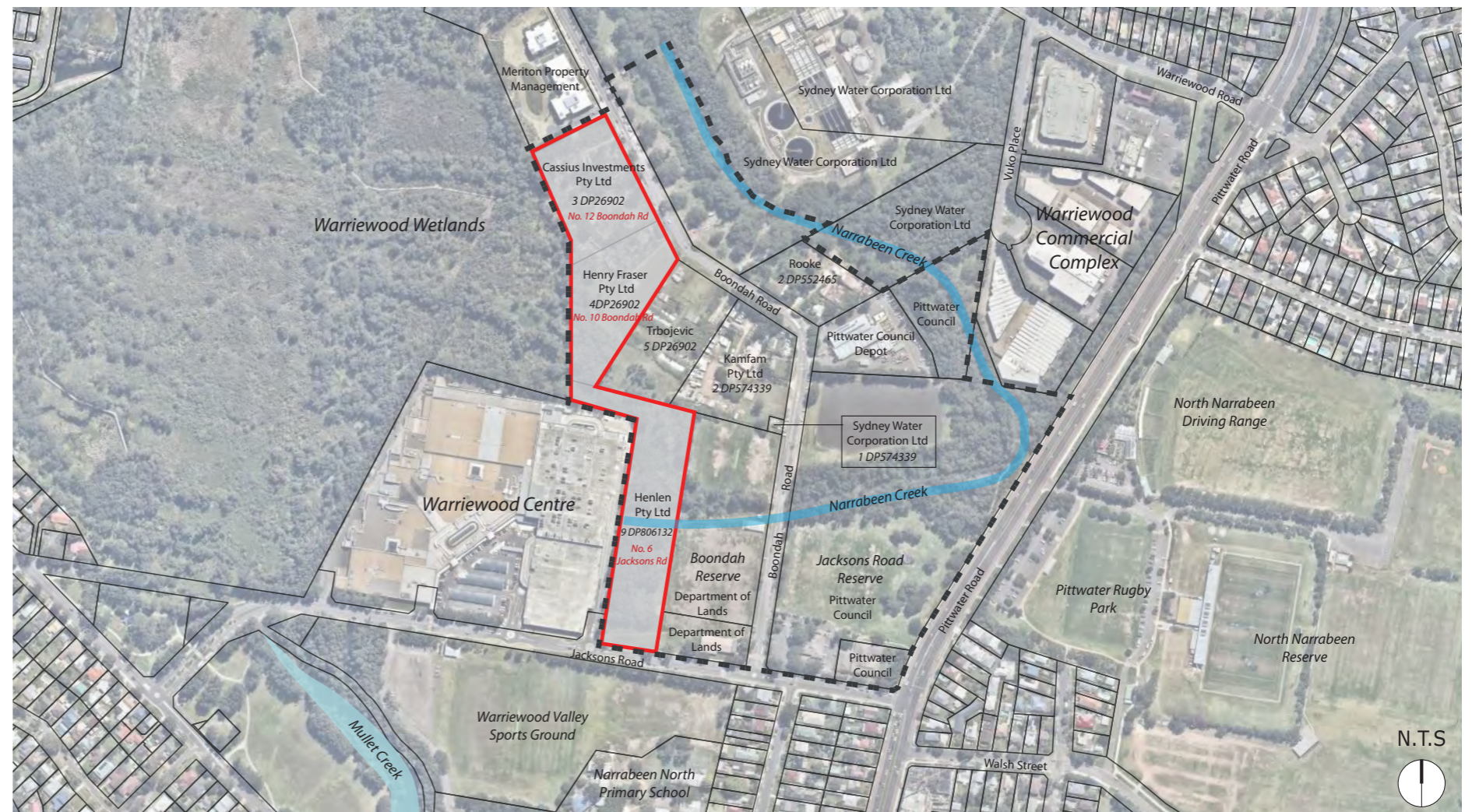


Figure 1. The site and land ownership (Adapted from Nearnmap & Pittwater Council Warriewood Southern Buffer Areas Ownership Map - April 2012)

1.3 STRATEGIC CONTEXT

Warriewood Valley is located within the Northern Beaches Council LGA. It is approximately 30km north-east of Sydney CBD, 4km south of the Mona Vale District Centre, 8.5-11km north-east of Brookvale-Dee Why Strategic Centre and 12.2km north-east of the Northern Beaches Hospital Precinct. The existing Warriewood Centre is a subregional shopping destination servicing the residents of the northern part of the Manly Warringah Peninsula.

The Warriewood Valley area is well linked to surrounding suburbs and strategic centres by the existing local road network. Pittwater Road, as the primary connector running through Warriewood, connects the area to the Mona Vale District Centre (north) and via Collaroy to the Brookvale-Dee Why Strategic Centre (south) and further to the Sydney CBD. There are two main linkages running parallel to the north and south of the Warriewood Valley which include Mona Vale Road and Wakehurst Parkway. Mona Vale Road provides connections to Terrey Hills and St Ives as well as to the Austlink Employment Centre. Wakehurst Parkway links the area to Frenchs Forest, Forestway and to Chatswood in the far south-west.

The area is currently well serviced by public transport through regular bus services to Palm Beach, Manly, Gordon and Chatswood along Pittwater Road and through the local road network. As identified in Northern Beaches Transport Action Plan, the government is investigating and taking action to deliver Kerbside Bus Rapid Transit (BRT) from Mona Vale to Sydney CBD with an average 5-minute frequency of the rapid bus services and the provision of up to 800 cars off the road during peak hours in Mona Vale, Warriewood and North Narrabeen. The government also plans major road upgrades including expansion of Mona Vale Road to 4-lane traffic from Terrey Hills to Mona Vale and Wakehurst Parkway to the Northern Beaches Hospital Precinct. Benefiting from the Government's infrastructure investments, Warriewood Valley will have highly improved connectivity and accessibility to a range of major centres and employment hubs in the regional area.

The locality also benefits from a high level of amenity due to the proximity of major recreational areas, national parks and the myriad of beaches on offer. Development due to the ocean and the escarpment tends to be elongated from north to south along the coastal fringe with limited links up to the highland areas. As such, the retail and community facilities are clustered into a string of centres and shopping centres along the coastal areas.

Draft North District Plan

The Draft North District Plan identifies the overarching priorities and actions to deliver a productive, liveable and sustainable North District. It categorises the existing and new centres into three tiers - Strategic Centre, District Centre and Local Centre.

In the new draft plan, Warriewood has been nominated as a local centre to provide a range of local jobs and services for the local catchment which is smaller in scale than a district centre.

The priorities for the North District area as well as relating to the Warriewood Locality are to:



Figure 2. North Subregion (Source: A Plan for Growing Sydney)

- Provide access to jobs and services within 30 minutes.
- Manage coastal landscapes and district's waterways.
- Prioritise the provision of retail floor space in centres.
- Reduce the need to travel by car by co-locating residential, health, employment and education facilities.
- Accommodate retail and local services for communities within Brookvale-Dee Why, Manly, Mona Vale and Hornsby.
- Deliver 3,400 dwellings within the Northern Beaches LGA (which includes Warriewood) in the next 5 years.
- Investigate local opportunities to address demand and diversity in and around local centres and infill areas within the Northern Beaches LGA.
- Support planning for shared spaces i.e. shared use of school facilities

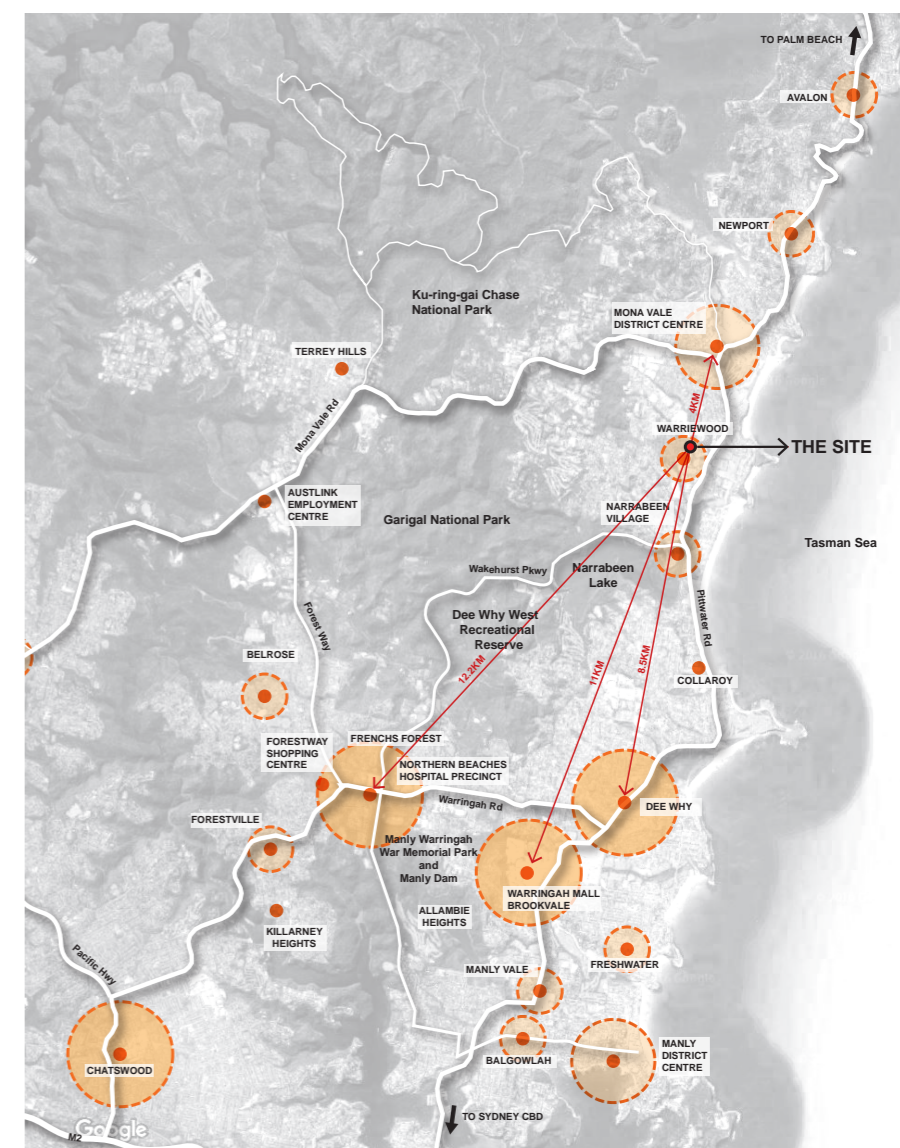


Figure 3. The site in the North District context (Adapted from Google Map & Draft North District Plan Map)

- and open space with a broader community.
- Increase and enhance the walking and cycling routes to promote healthier lifestyles and community cohesion.

The subject site is approximately 17min (by bus) south of Mona Vale District Centre and 30min (by bus) north of Dee Why. Existing bus stops are within a 5-10 minute walking catchment of the site. It is also located adjacent to the Warriewood Centre (a stand-alone shopping centre) to the north.

The site's strategic location and the new vision for the area provide it with a good opportunity to contribute to the supply of additional housing and jobs that will complement the strategy of a "30-minute workforce".