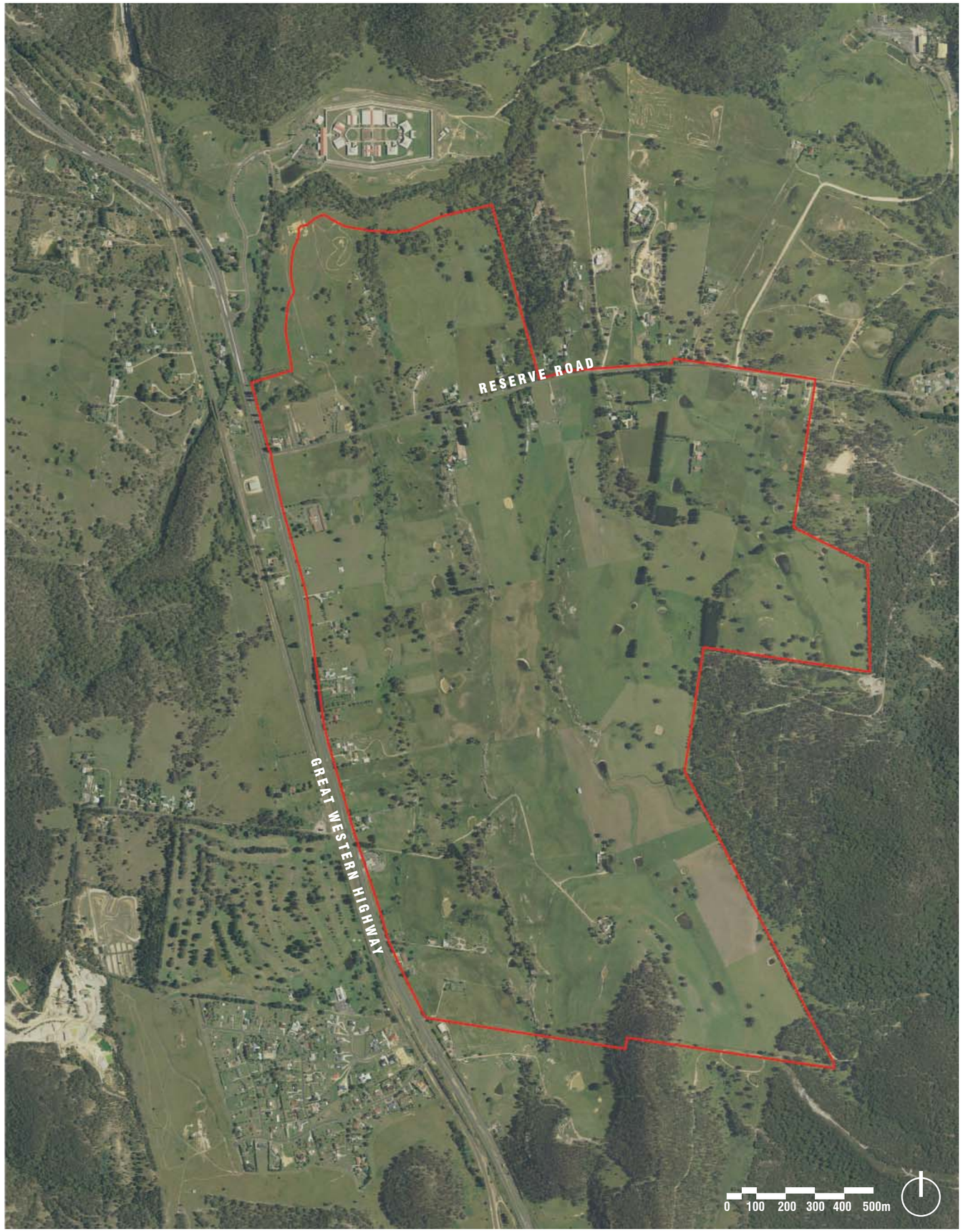
Marrangaroo

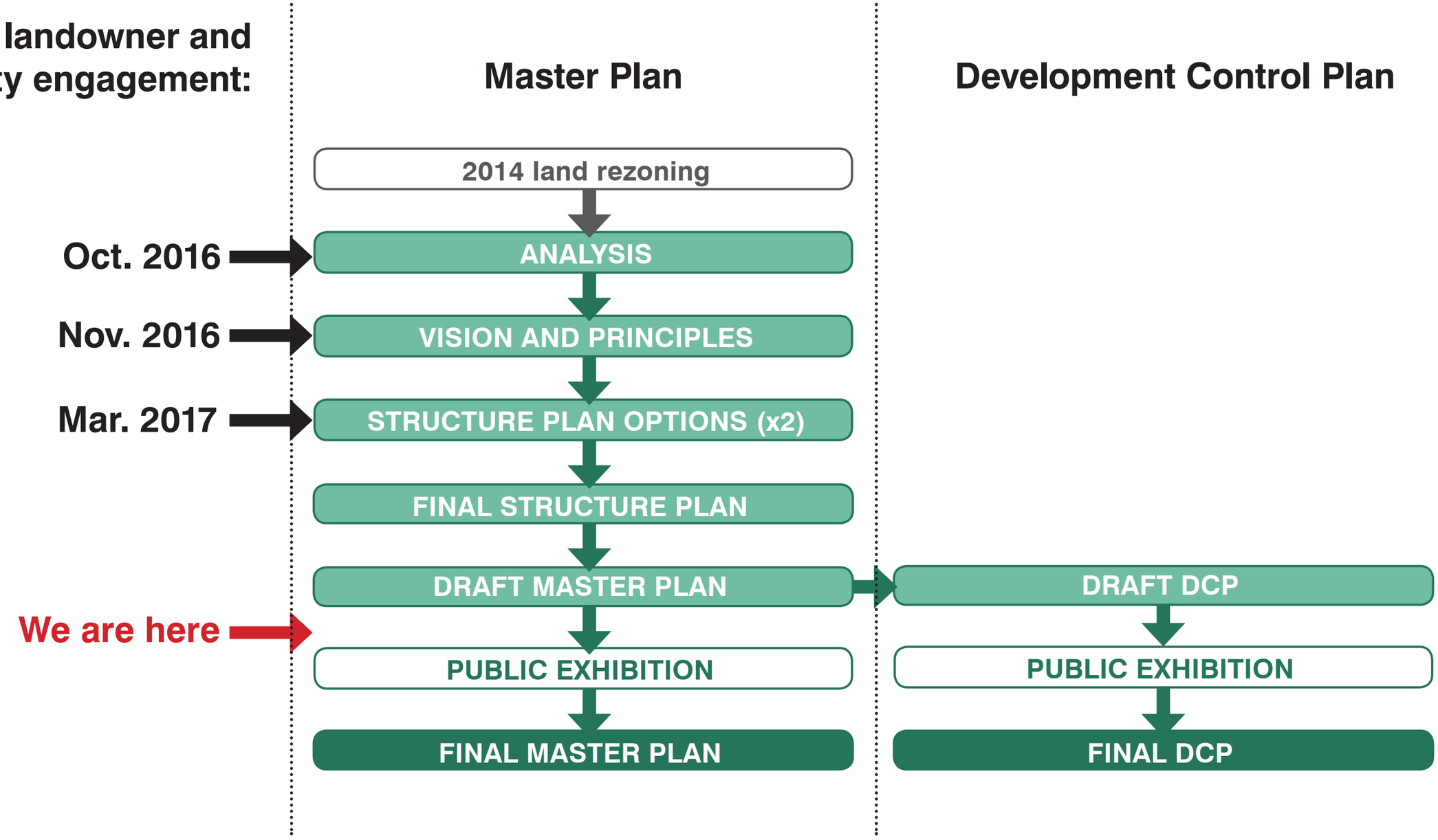
Master Plan Briefing Session



Master Plan Briefing Session:

- The Process
- Vision and Design Principles
- Master Plan
- DCP Outline
- Questions
- Next Steps

The Process


Stakeholder, landowner and community engagement:
Master Plan
Development Control Plan
2014 land rezoning
Oct. 2016
ANALYSIS
Nov. 2016
VISION AND PRINCIPLES
Mar. 2017
STRUCTURE PLAN OPTIONS (x2)
FINAL STRUCTURE PLAN
DRAFT MASTER PLAN
DRAFT DCP
We are here
PUBLIC EXHIBITION
PUBLIC EXHIBITION
FINAL MASTER PLAN
FINAL DCP

The Vision for Marrangaroo

"Marrangaroo will be a new urban village that will provide housing, amenity, recreational and employment opportunities to a diverse range of residents and visitors, while promoting sustainability initiatives and maintaining the semi rural and natural qualities of the site."

Design Principles

Context and Interfaces

- Provide natural buffers between enterprise corridor and industrial and urban areas
- Ensure safe and adequate access from the highway
- Maintain the visual quality of the entrance to Lithgow
- Consider impacts of stormwater, flooding and drainage on adjacent properties
- Provide cycle and public transport connections to Lithgow
- Protect Marrangaroo Creek, its water quality and wildlife
- Separate Correctional Centre and residential housing
- Retain key landscape views from the Highway and residential areas east of the Highway
- Create a distinct and identifiable community with a strong sense of arrival

Design Principles

Natural Features

- Consider bushfire access
- Consider building heights in relation to topography
- Maintain the natural beauty of hills and ridgelines for wildlife attractiveness and recreation
- Avoid urban development in flood prone areas, bushfire danger and steep slopes
- Incorporate water sensitive urban design into all aspects of the development, utilising existing drainage corridors and waterways

Design Principles

Community and Amenity

- Provide a range of recreational opportunities including play spaces and access to bushland walks
- Do not plan or develop services greater than the needs to the target population
- Provide green streets that minimise road pavement and maximise green verges and trees. Provide and encourage walking, cycling and public transport use
- Provide a connected network of open spaces distributed throughout the development and in varying topographic locations
- Preserve and celebrate heritage features
- Promote efficient land-use for urban purposes to preserve rural land
- Create a village heart within the residential neighbourhood that provides basic services such as local retail/education/community centre

Design Principles

Housing and Density

- Provide large lots in areas that will contribute to landscape views, rural character and environmental protection
- Provide enough housing to sustain infrastructure costs, public transport, community facilities and a small amount of local retail.
- Locate density where amenity is the highest, such as adequate open space or neighbourhood centre.
- Provide for senior living
- Provide housing choice and diversity

Design Principles

Employment and Economy

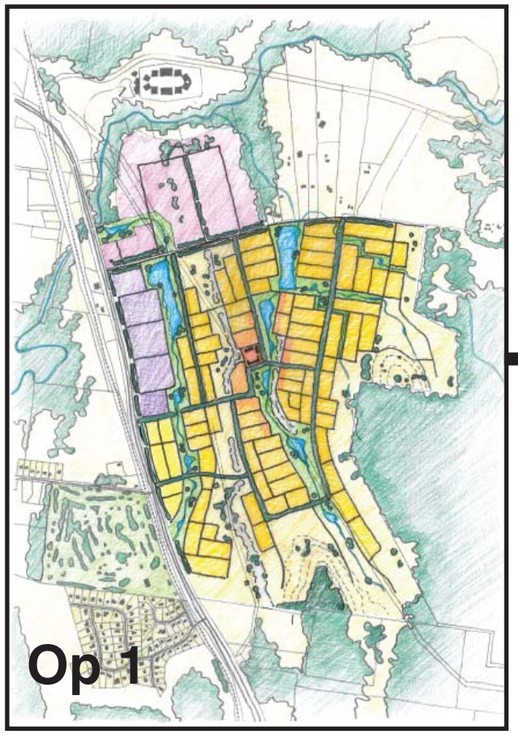
- Separate incompatible uses from one another
- Increase economic opportunities to live and grow in Lithgow
- Provide enough land to encourage investment and cater for future demand
- Provide employment generating land uses, including land with good access and visibility

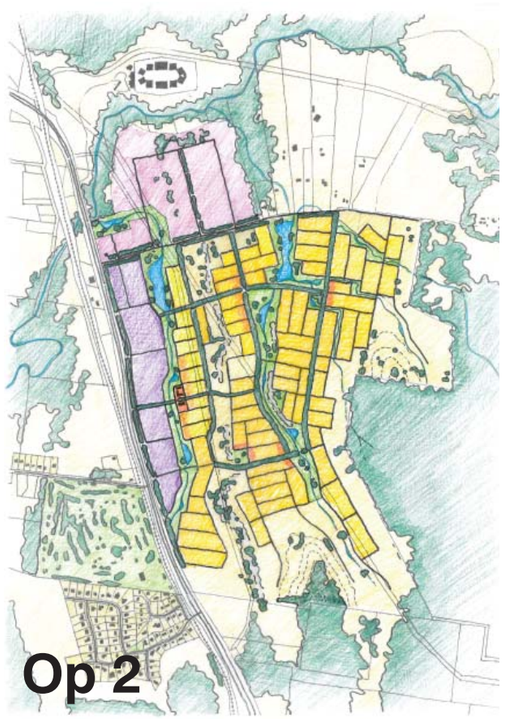
Design Principles

Staging and Implementation

- Provide a robust set of development guidelines to ensure a well considered and consistent outcome into the future
- Recognise the impact of existing property boundaries on staging
- Design and implement cost effective infrastructure for the whole area to support its development
- Locate development near existing services and infrastructure where possible

Master Plan



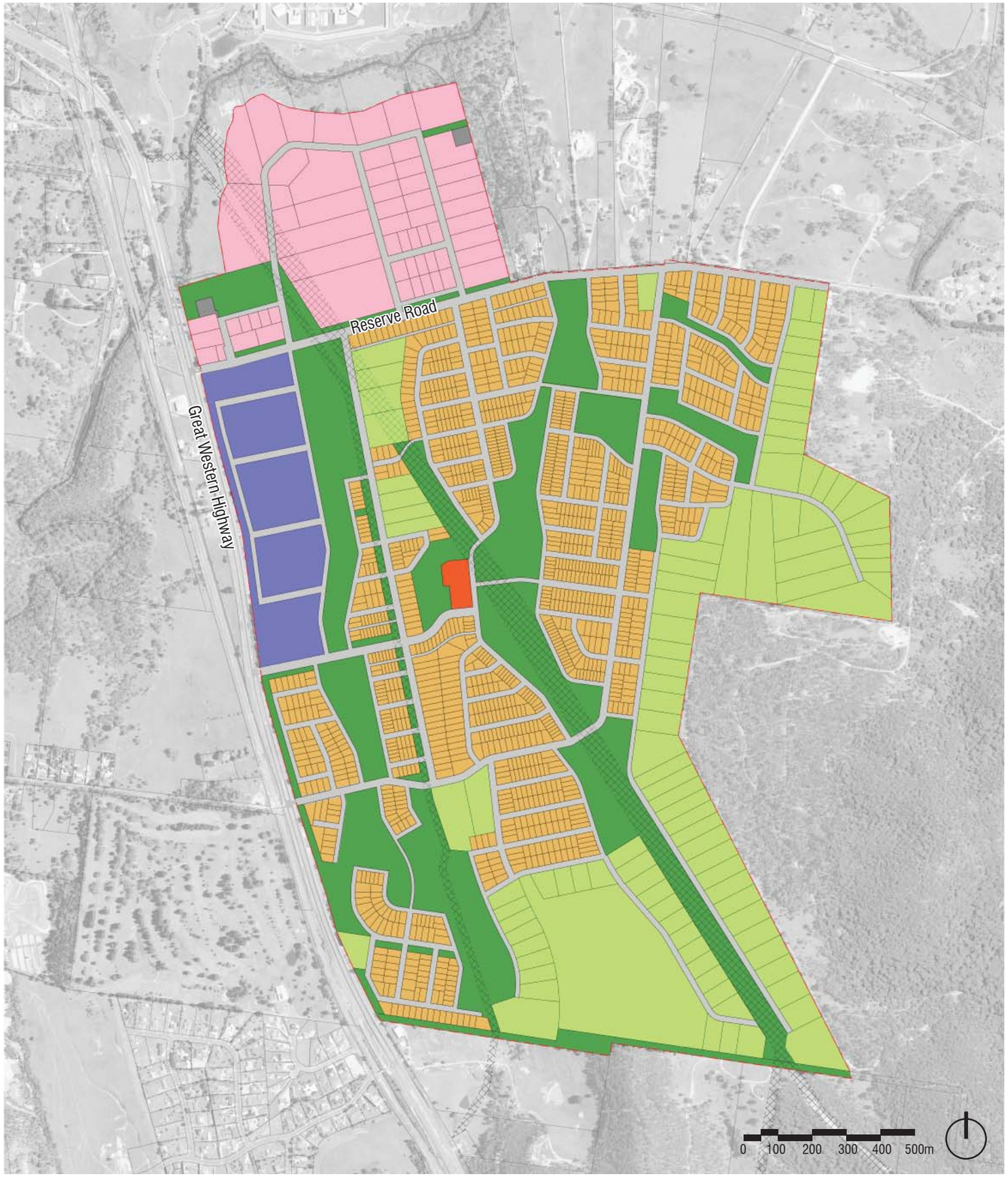


Preferred Structure Plan

- Reduced employment land area
- Central Village Centre

Draft Master Plan

Land Use



- Neighbourhood Centre (B1)
- Industrial (IN1)
- Enterprise Corridor (B6)
- Open Space (RE1)
- General Residential (R1)
- Large Lot Residential(R5)
- Road reserves
- Sewer infrastructure (SP2)

Open Space

- Village Square
- Village Park
- Neighbourhood Park
- Drainage Corridors
- Rural Open Space
- Landscape Buffer
- Landscape Buffer - on private land
- Easements - restrictions apply

Open Space

Village Square

- This will be the focal public space for the village centre

Open Space

Village Park

- A high quality public park for use by the whole community

Open Space

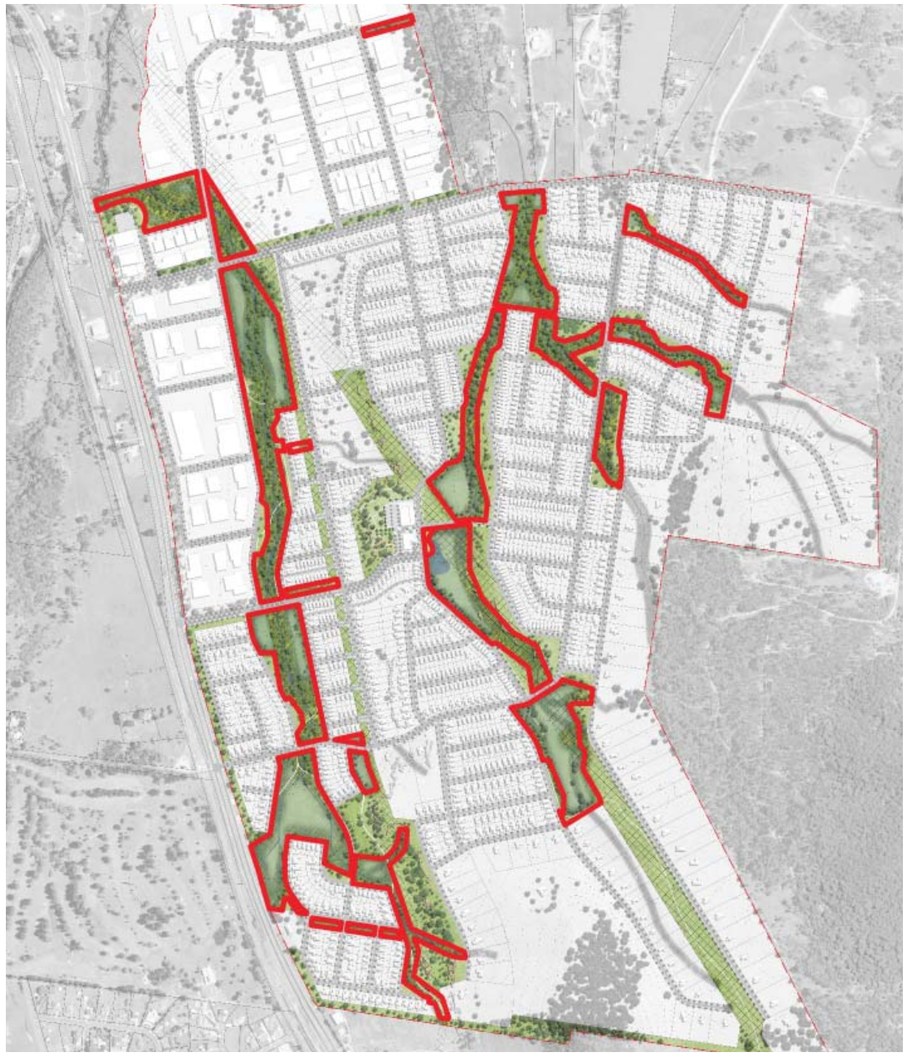
Neighbourhood Parks

- Local parks that provide opportunities for informal recreation and gathering

Open Space

Drainage Corridors

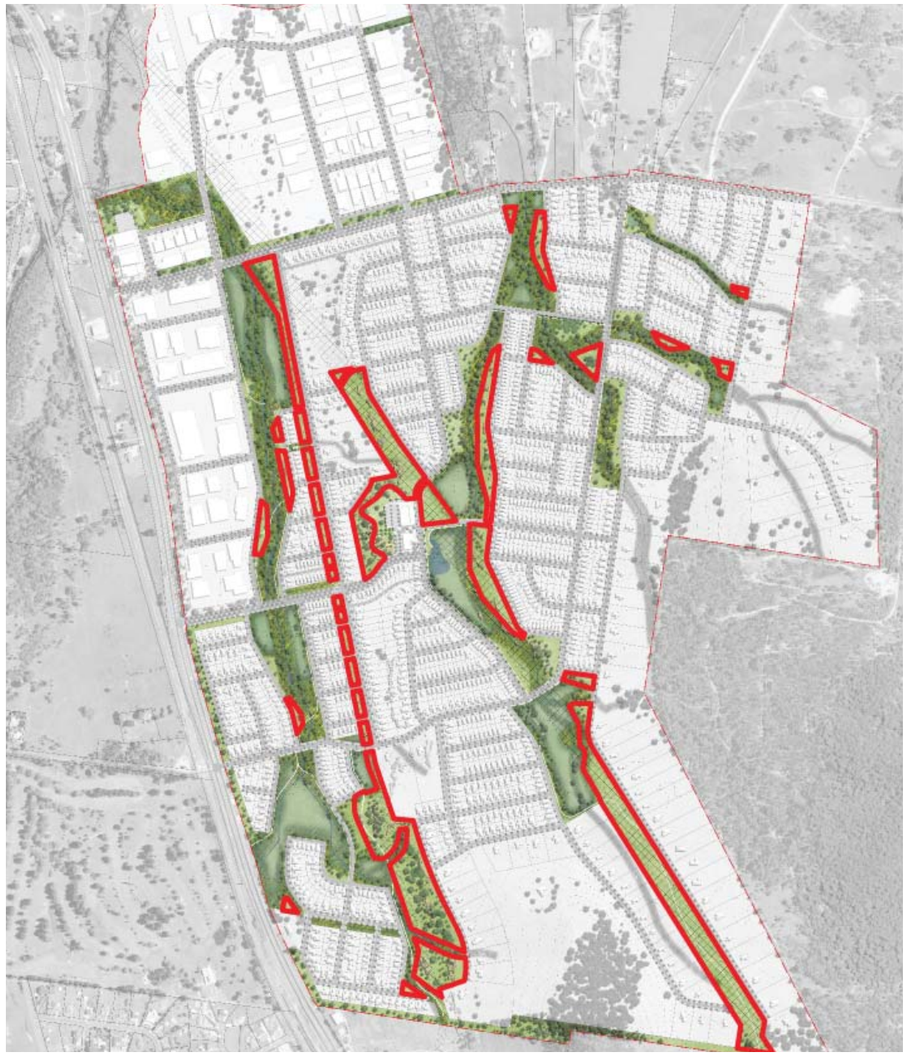
- Ephemeral creeks and Water Sensitive Urban Design (WSUD) to manage and treat all of the stormwater drainage for the site

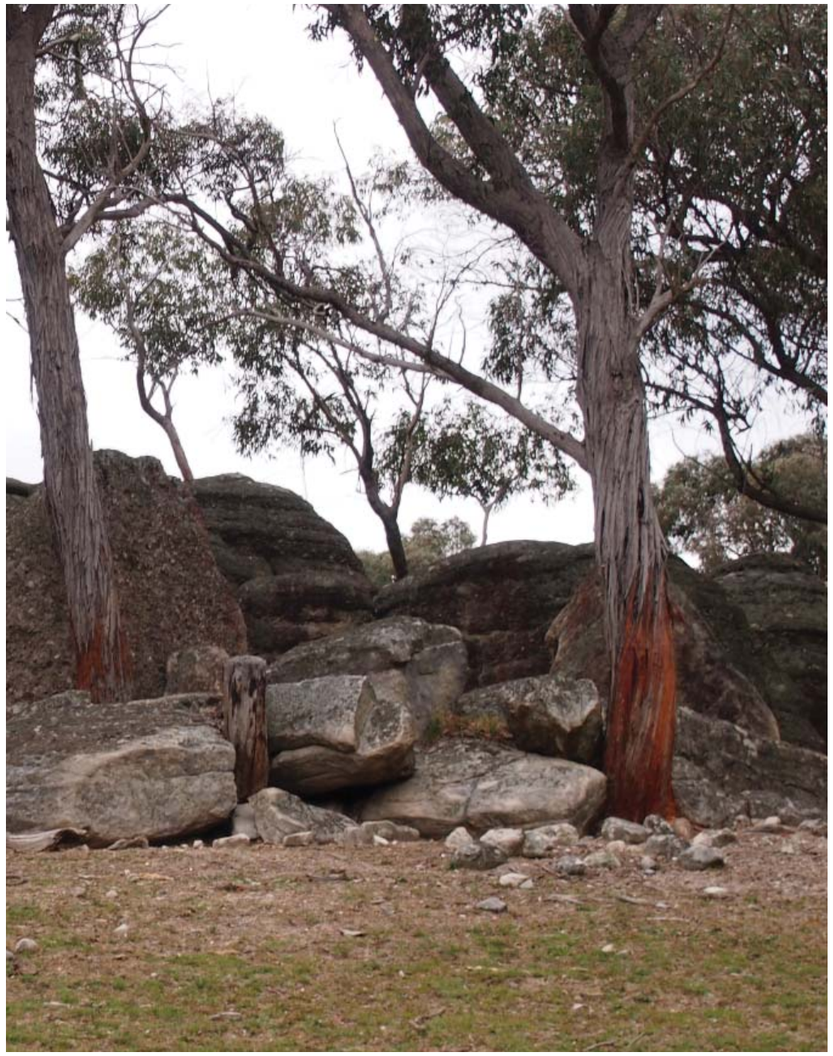


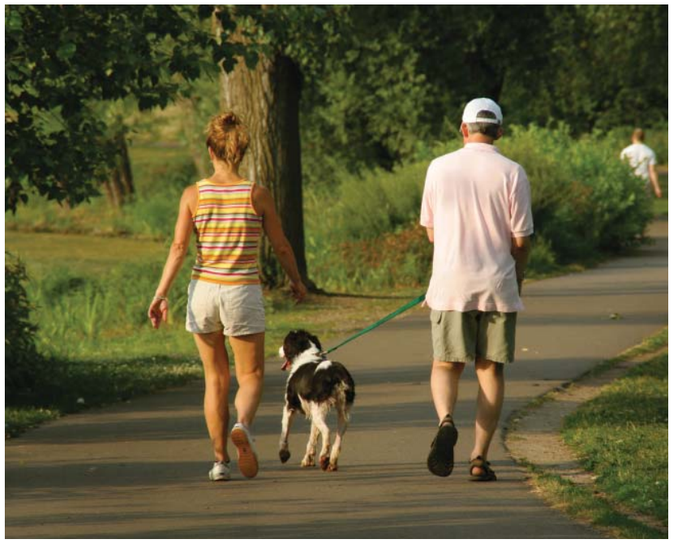
Open Space

Rural Open Space

- Low maintenance open space



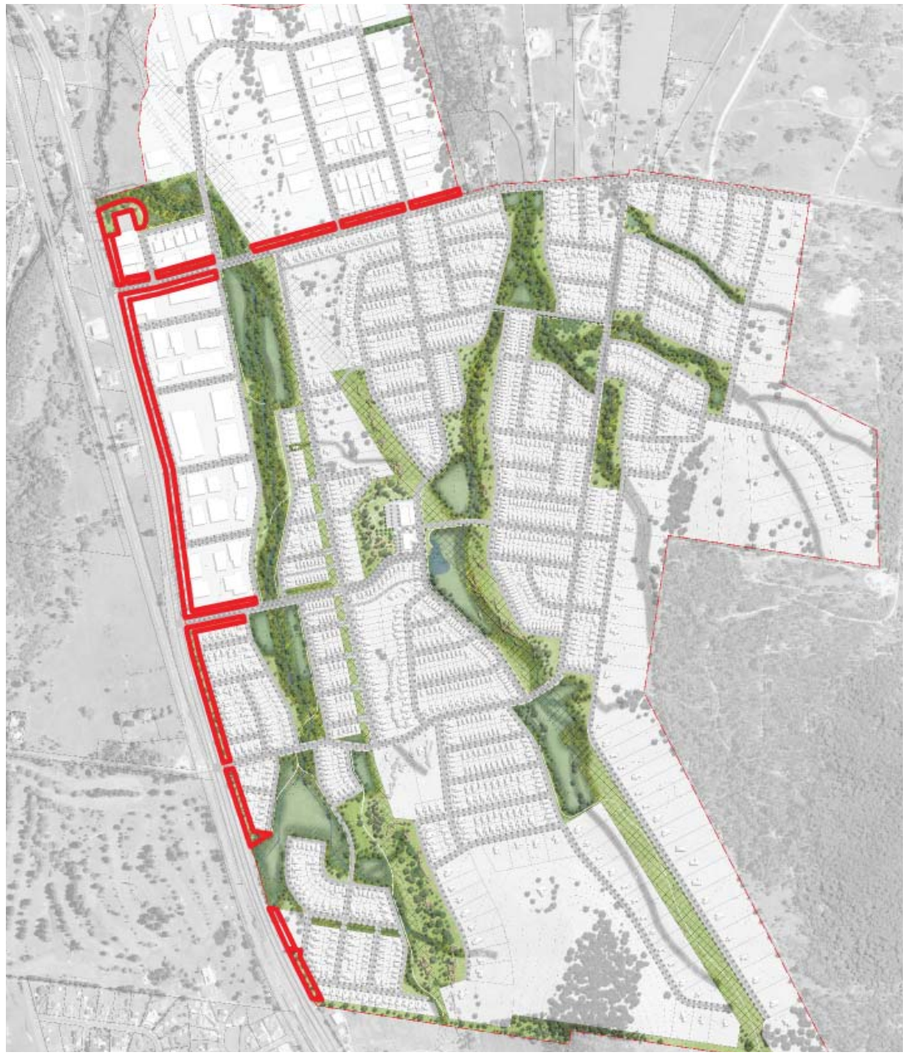




Open Space

Landscape Buffers

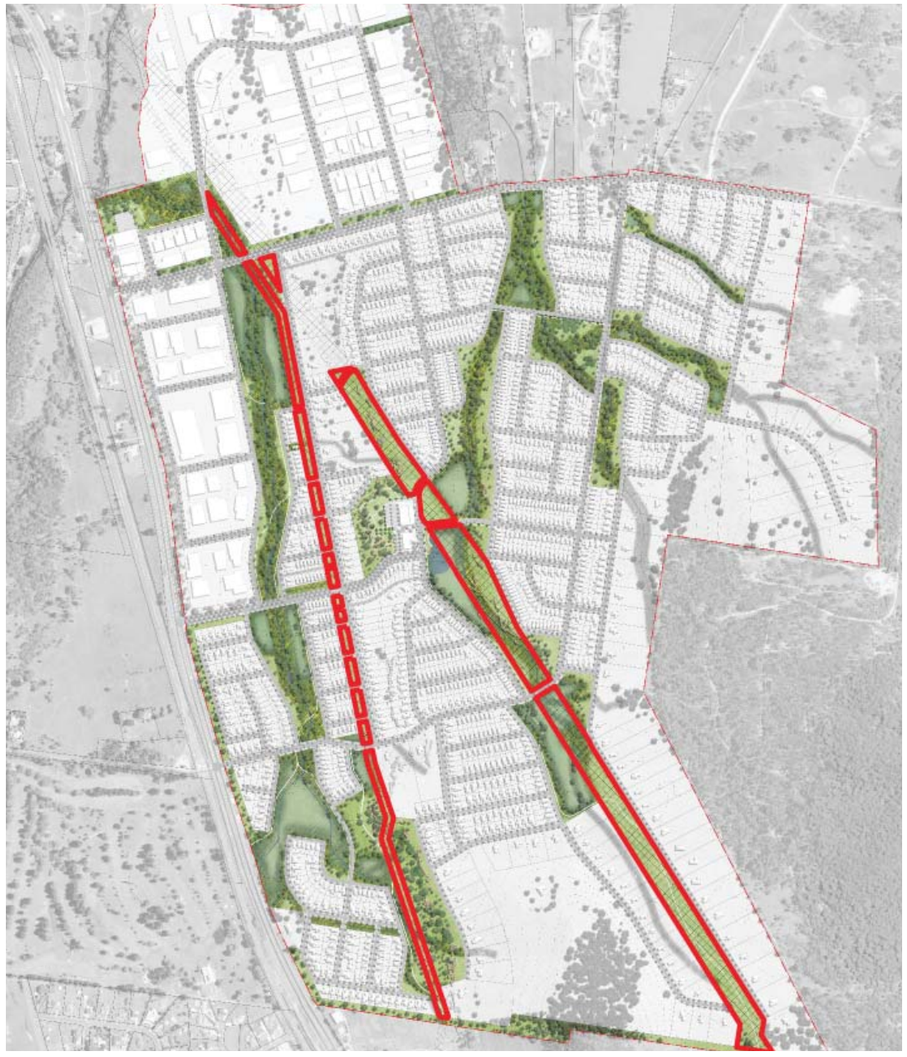
- Heavily planted spaces designed to screen undesirable views and contribute to a green and natural aesthetic



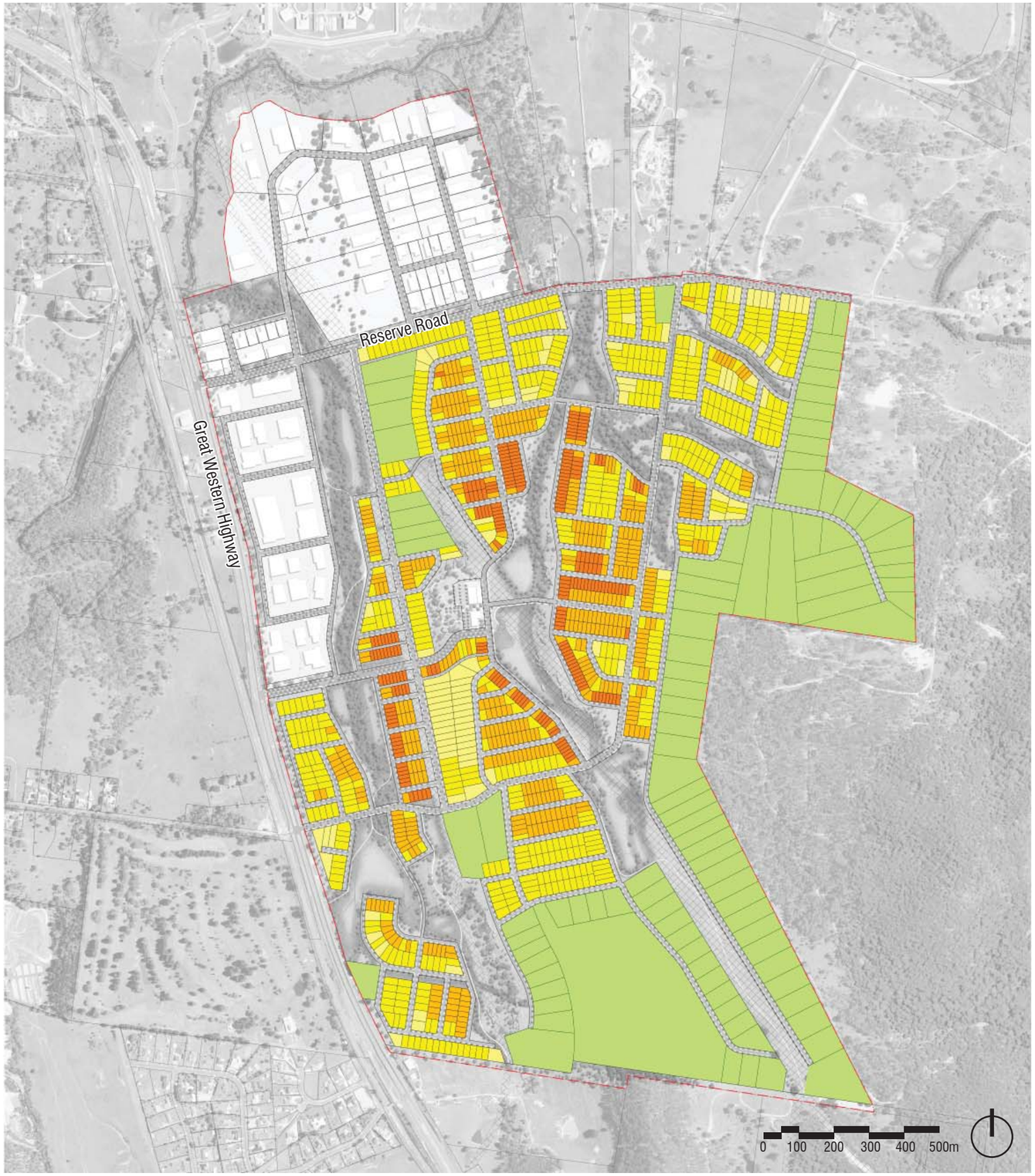
Open Space

Easements

- Easements are incorporated into the open space system to provide access as a requirement by the service providers



Residential Density



Lot Sizes:

Compact (250-399m²) - up to 247 lots

Medium (400-599m²) - up to 527 lots

Standard (600-999m²) - up to 627 lots

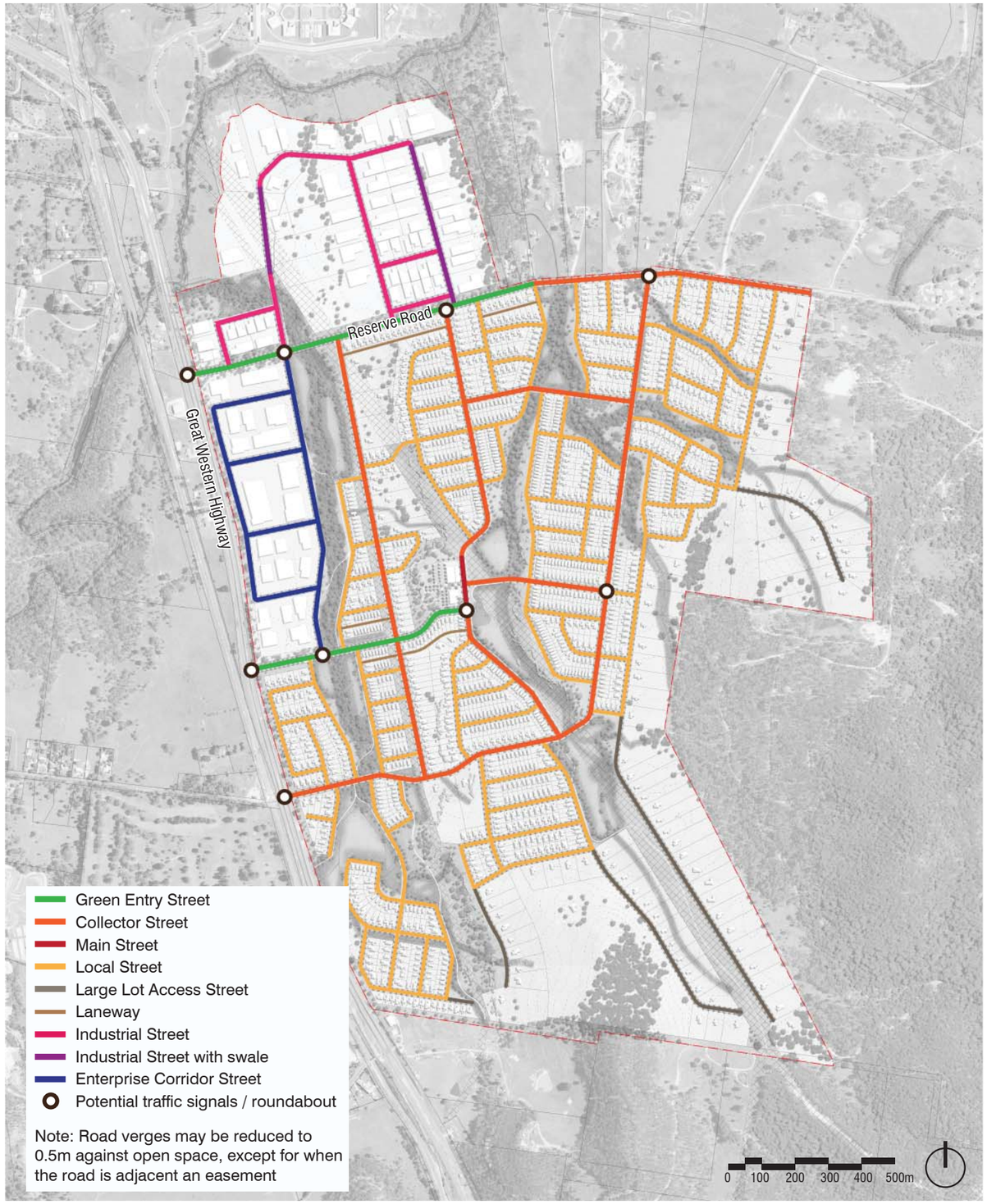
Standard (1000-3999m²) - up to 90 lots

Large (4000m² +) - up to 98 lots

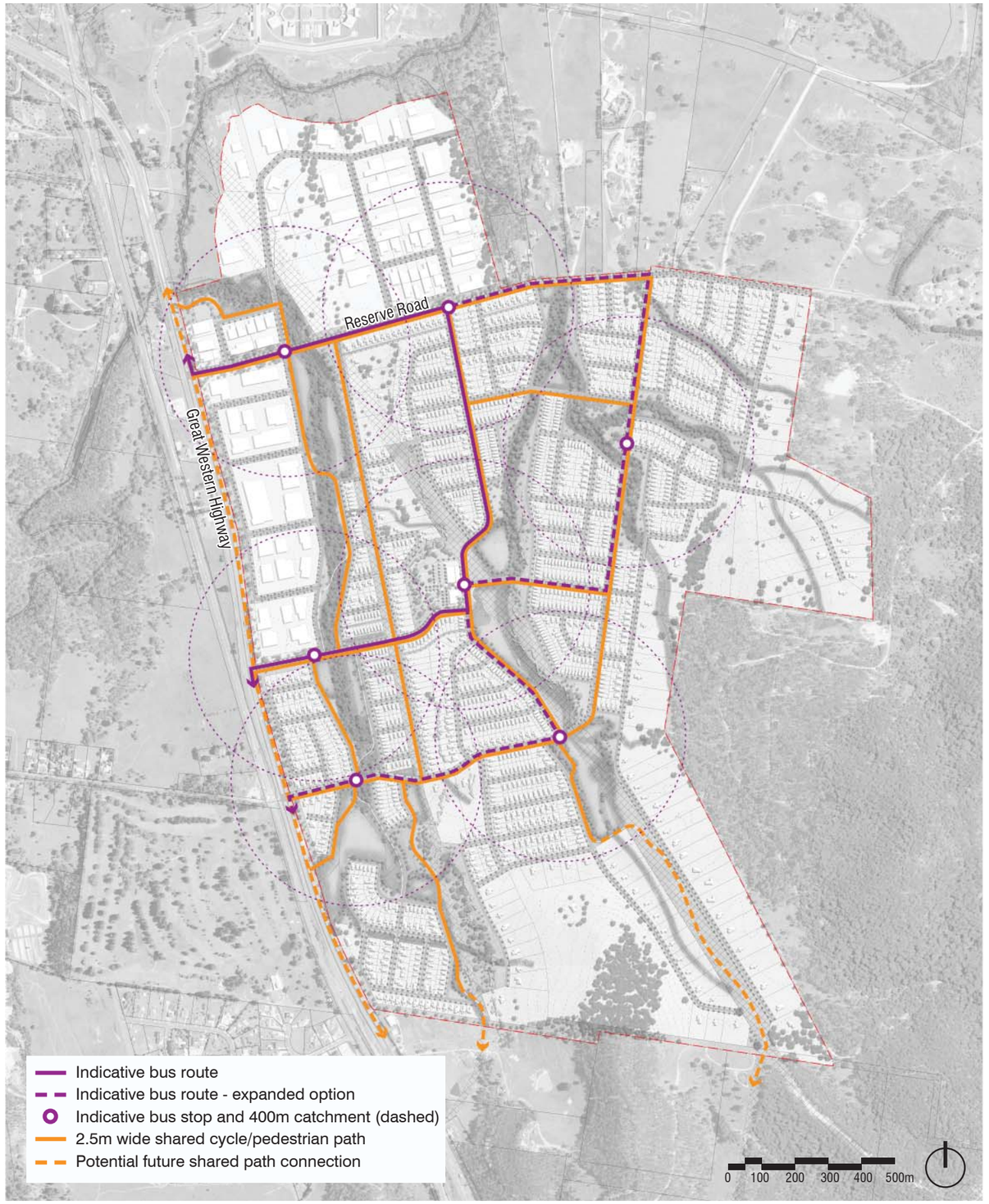
TOTAL - up to1589 Lots

Connectivity

Street Hierarchy

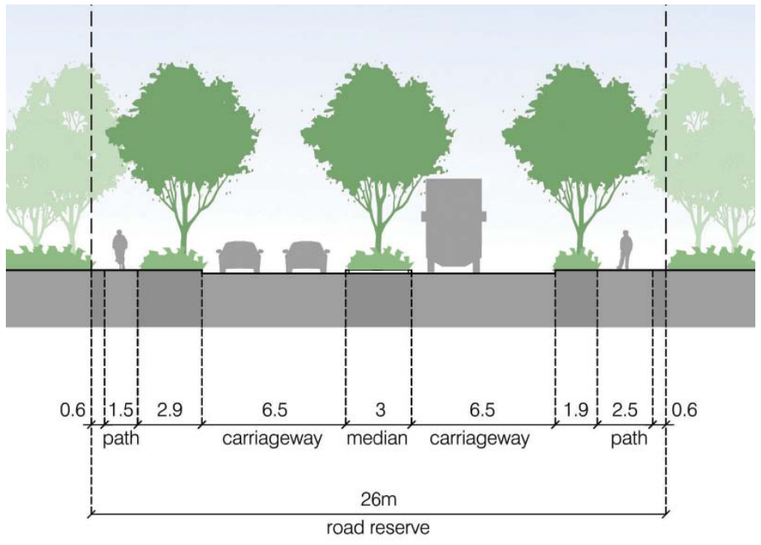


Cycle and Bus

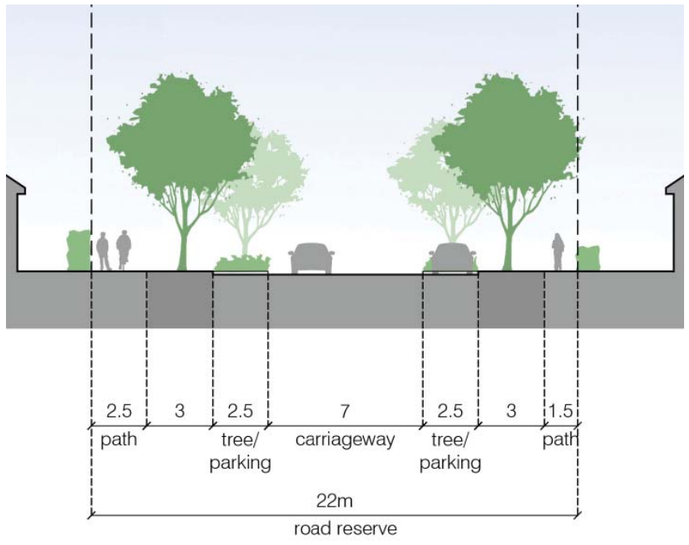


Connectivity

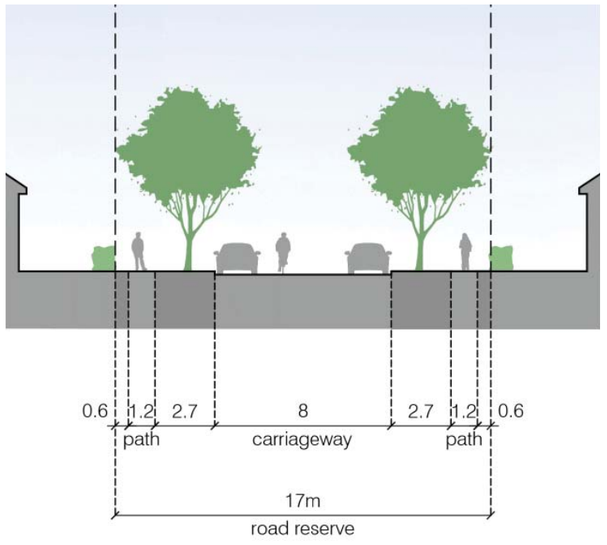
Green Entry Street



Collector Street



Local Street



Village Centre

1. Small grocer
2. Retail facing onto main street
3. Community facilities
4. Village Square
5. Car parking
6. Village Park
7. All-ages playground
8. Rocky outcrops
9. Shared path
10. Electrical easement
11. Stormwater treatment basin
12. Park overlooking the permanent pond
13. Permanent pond

Village Centre

Aerial Views

Looking south along the eastern open space corridor

Aerial Views

Looking north-east to the village centre across the southern highway intersection

Aerial Views

Looking south-east over the employment lands

Aerial Views

Looking north towards the village centre

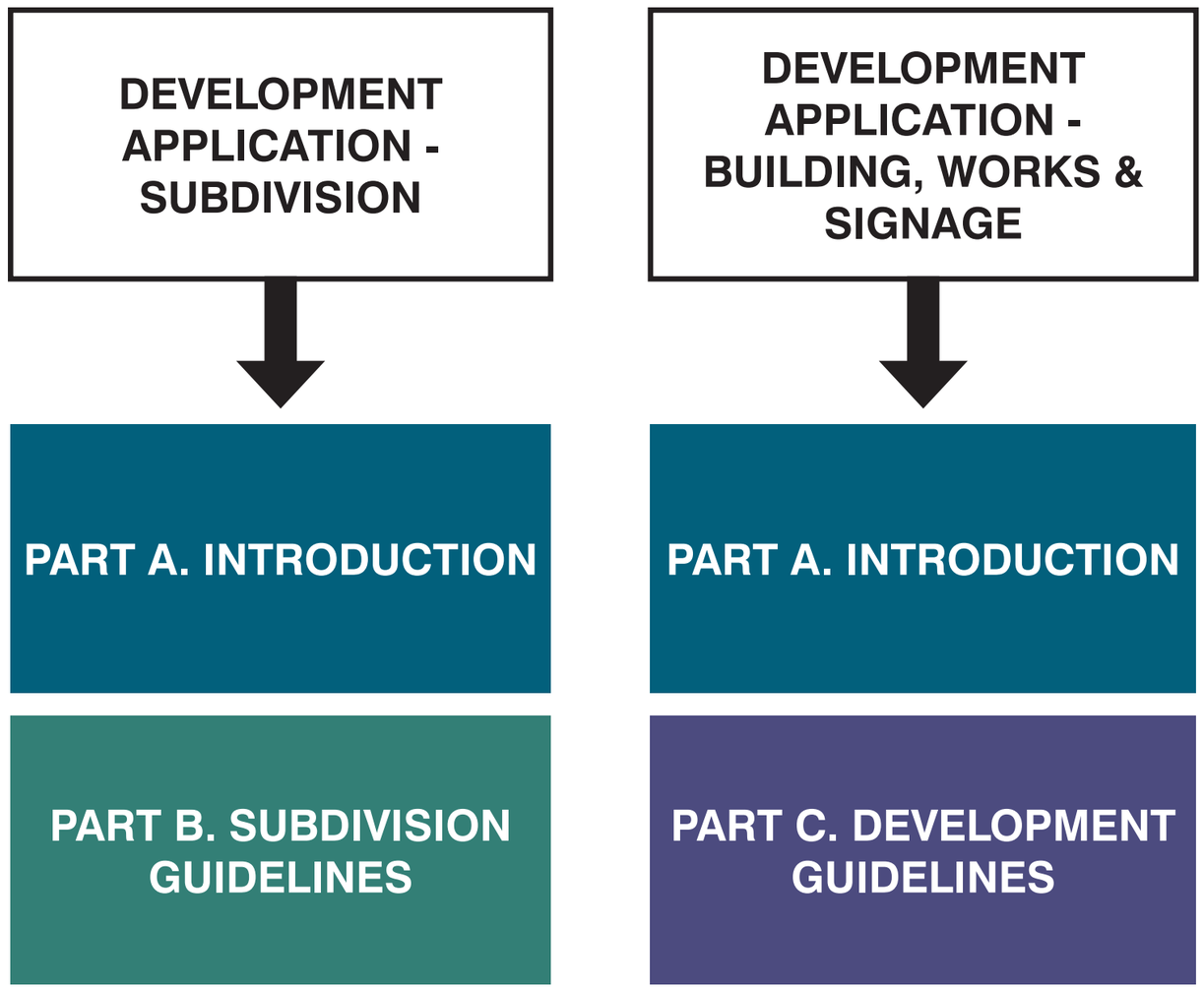
Aerial Views

Looking west to the village centre over residential lots and open space

Development Control Plan

Contents:

How to use the document:



Subdivision Design Guidelines

Site Responsive Design

Subdivision and Lot Layout

Local Infrastructure

Access and Circulation

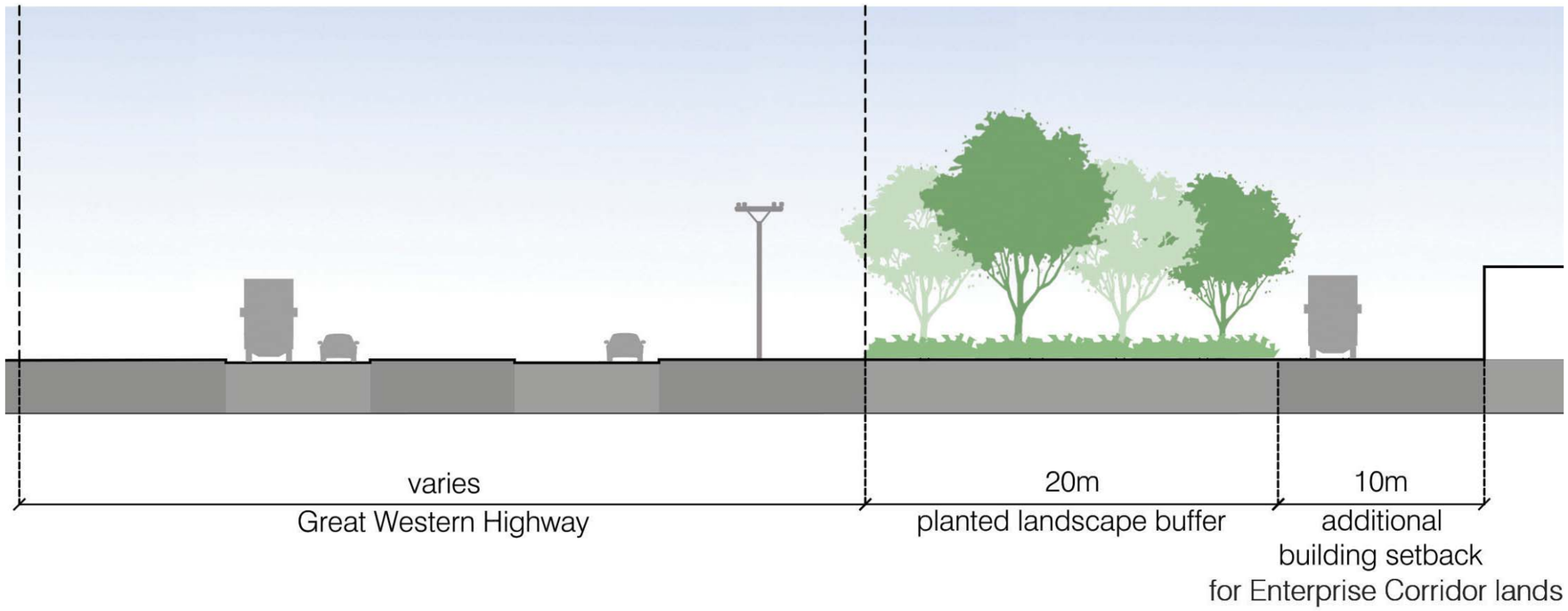
Public Domain

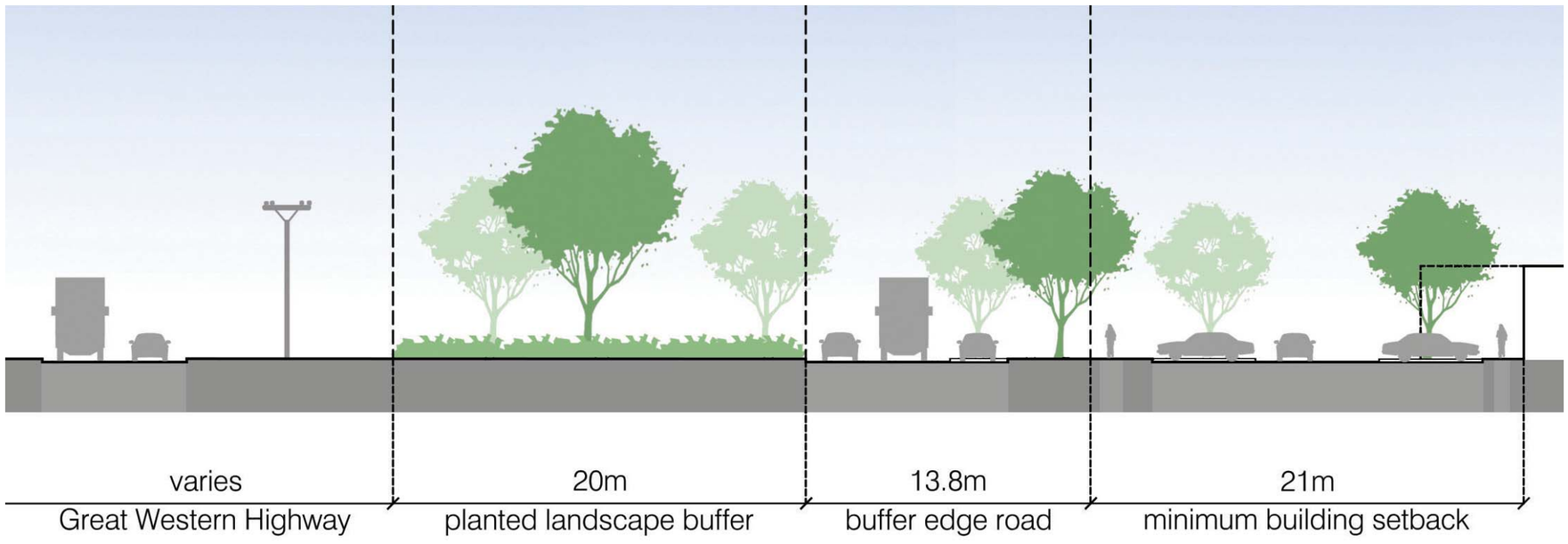
Interface Treatments

Stormwater Management

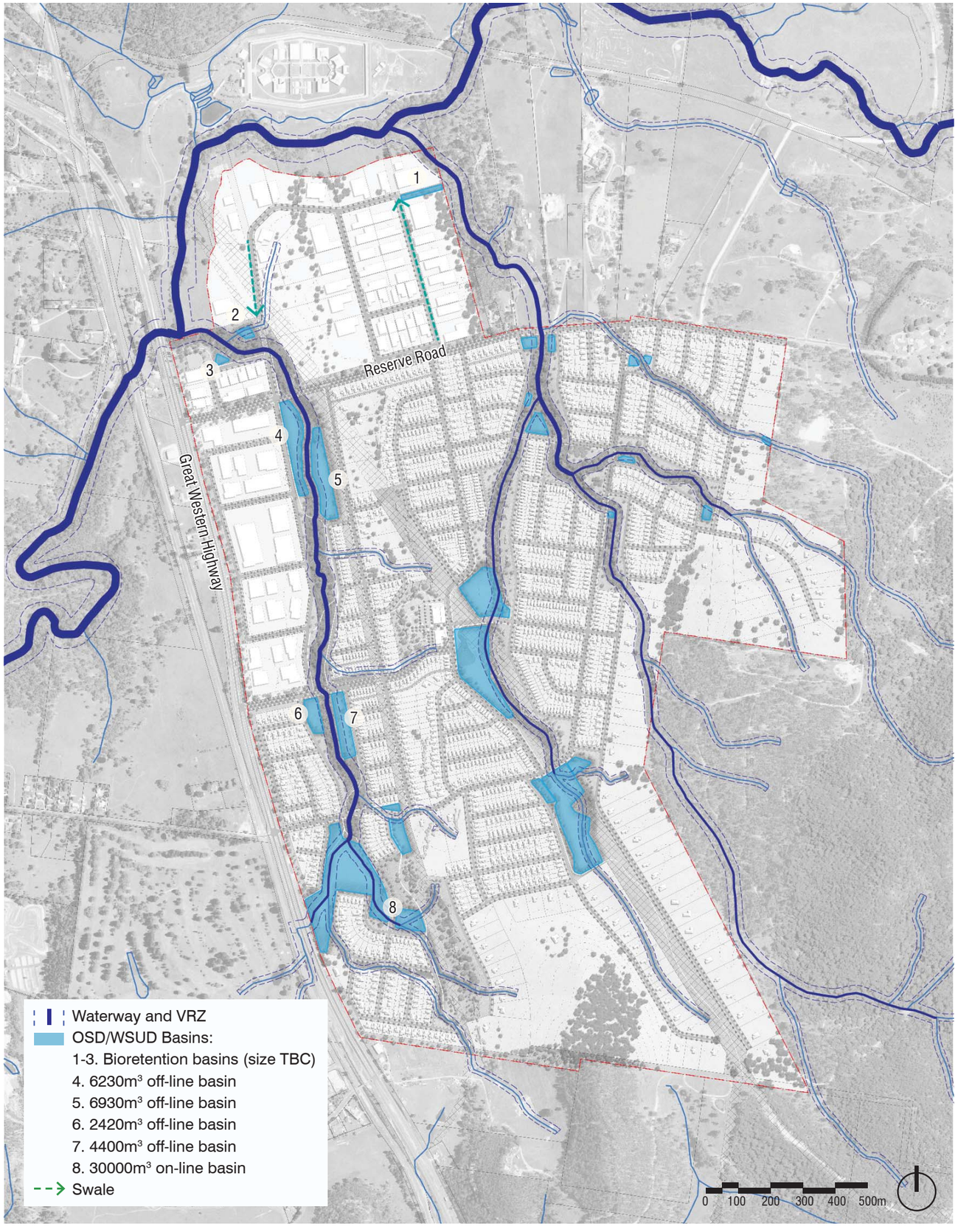
Environmental Hazards

Interface Treatments





Stormwater Management



Development Design Guidelines

Site Responsive Design

Access and Circulation

Building Siting and Orientation

Built Form

Landscaping

Site Amenity

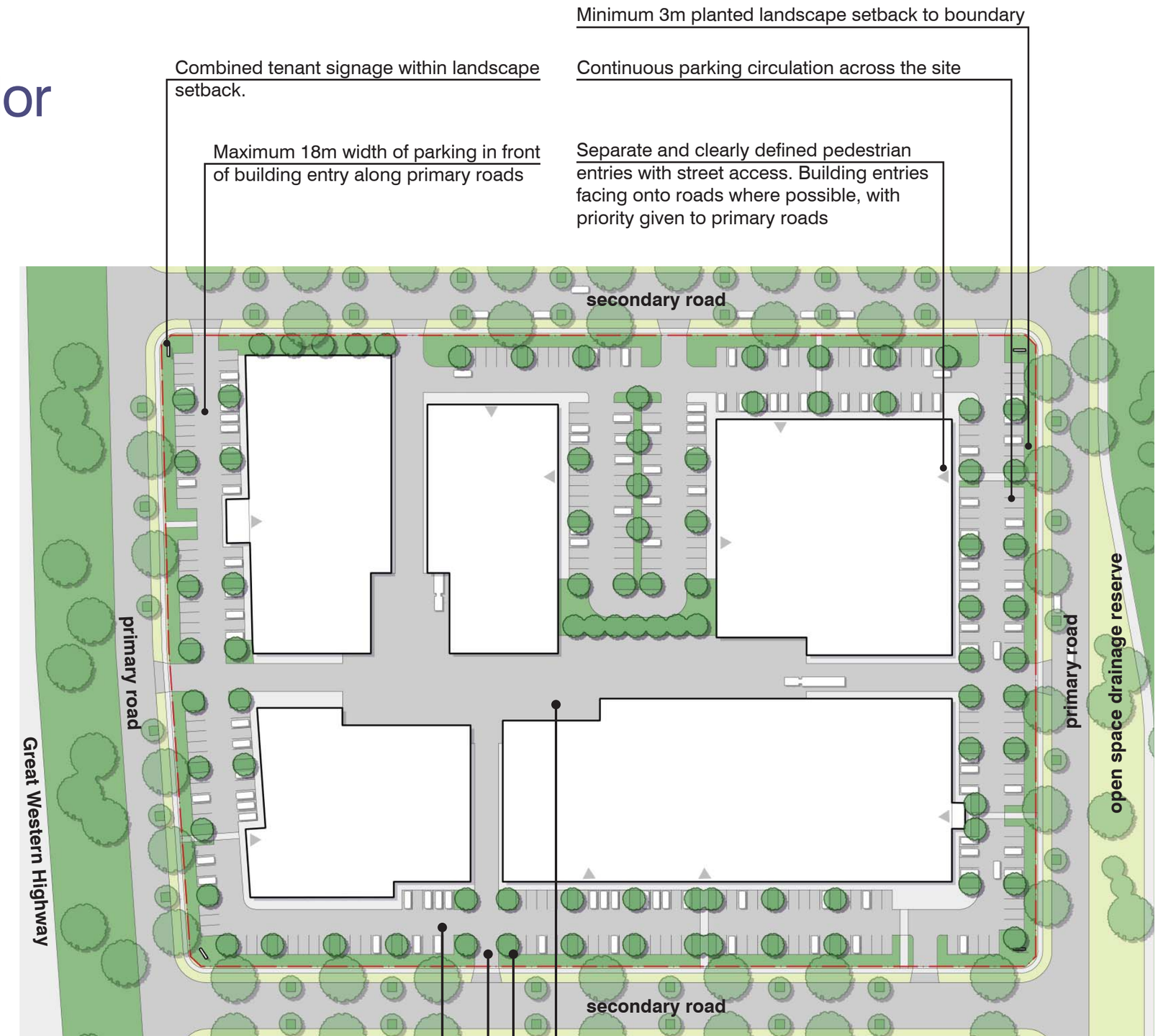
Interface Treatments

Specific Requirements

Environmental Hazards

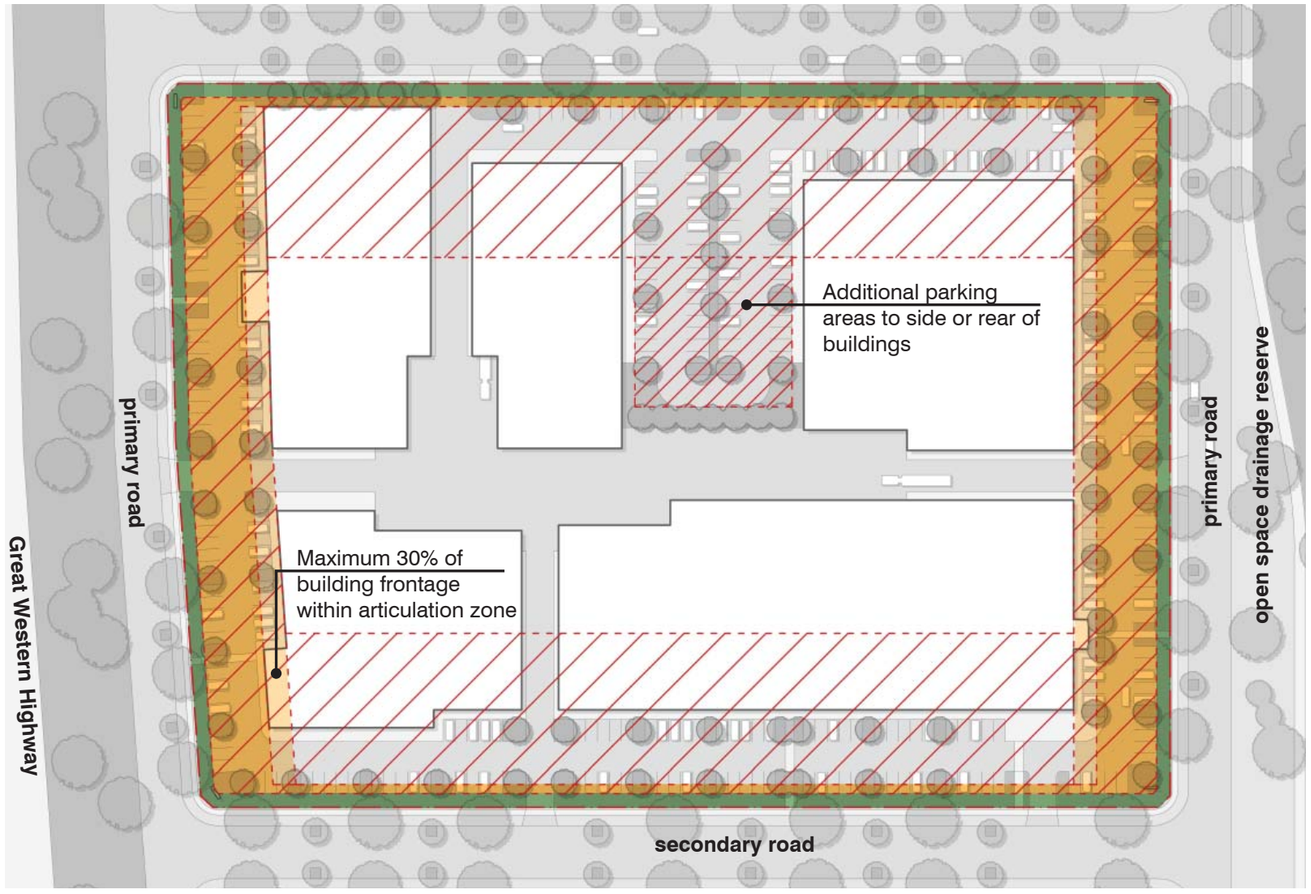
Environmentally Sustainable Design

Example layout - Enterprise Corridor



Example layout - Industrial

Setbacks

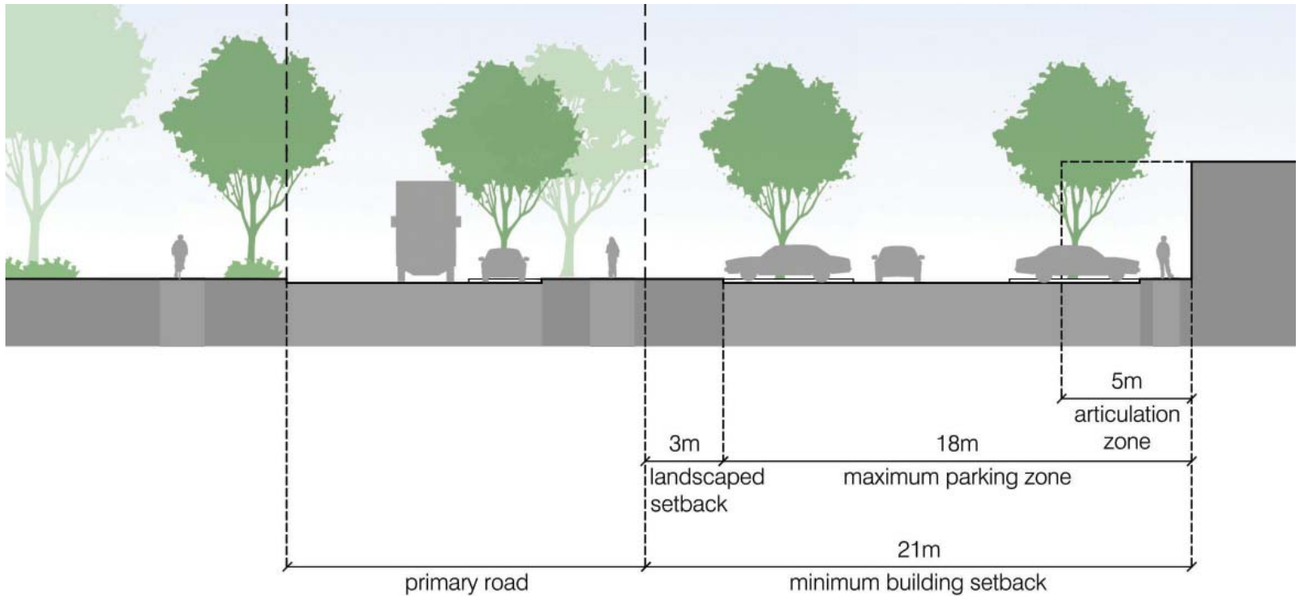


Lot Boundary

Minimum 3m landscaped setback to boundary

Building setback: Minimum 5m to secondary road boundary
Minimum 21m to primary road boundary, with 5m articulation zone included within 21m

Parking zones: Maximum 18m width between primary road boundary and building
Maximum 36m width between secondary road boundary and building



Built Form

Landscaping

Sustainable Design

Infrastructure Staging

Water Supply Infrastructure

Stage 1:

- Clean and refurbishment of existing DN250 - no additional infrastructure required

Stage 2:

- Construction of a 5ML reservoir
- Construction of transfer main from Fish River Scheme (500 m DN300 transfer main)

Wastewater Infrastructure

Stage 1:

- Construction of a Sewerage Pumping Station
- Dual rising mains to Sewerage Treatment Plant (5km)

Stage 2:

- Construction of a second Sewerage Pumping Station
- Rising main to first SPS

Electrical

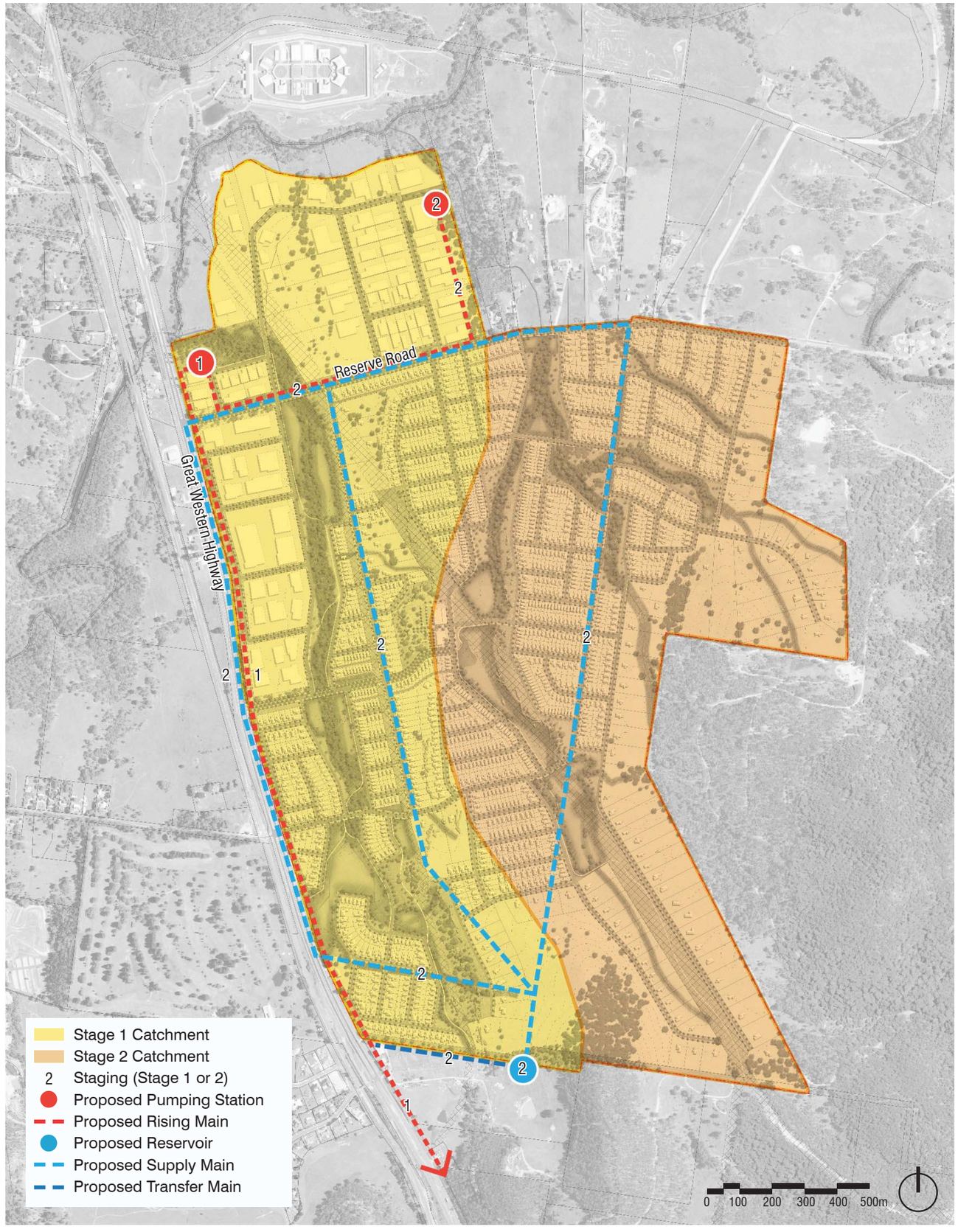
- Industrial and residential development areas will require local electrical substations.

Gas

- A gas main is present along the Great Western Highway and the development can be serviced from this main.

Telecommunication

- Telecommunication is expected to be provided from the existing network.



Questions?

Next Steps

Masterplan and DCP Public Exhibition

Final Masterplan and DCP