

WYNDELLA ROAD ESTATE MASTERPLAN (DA/2023/415)

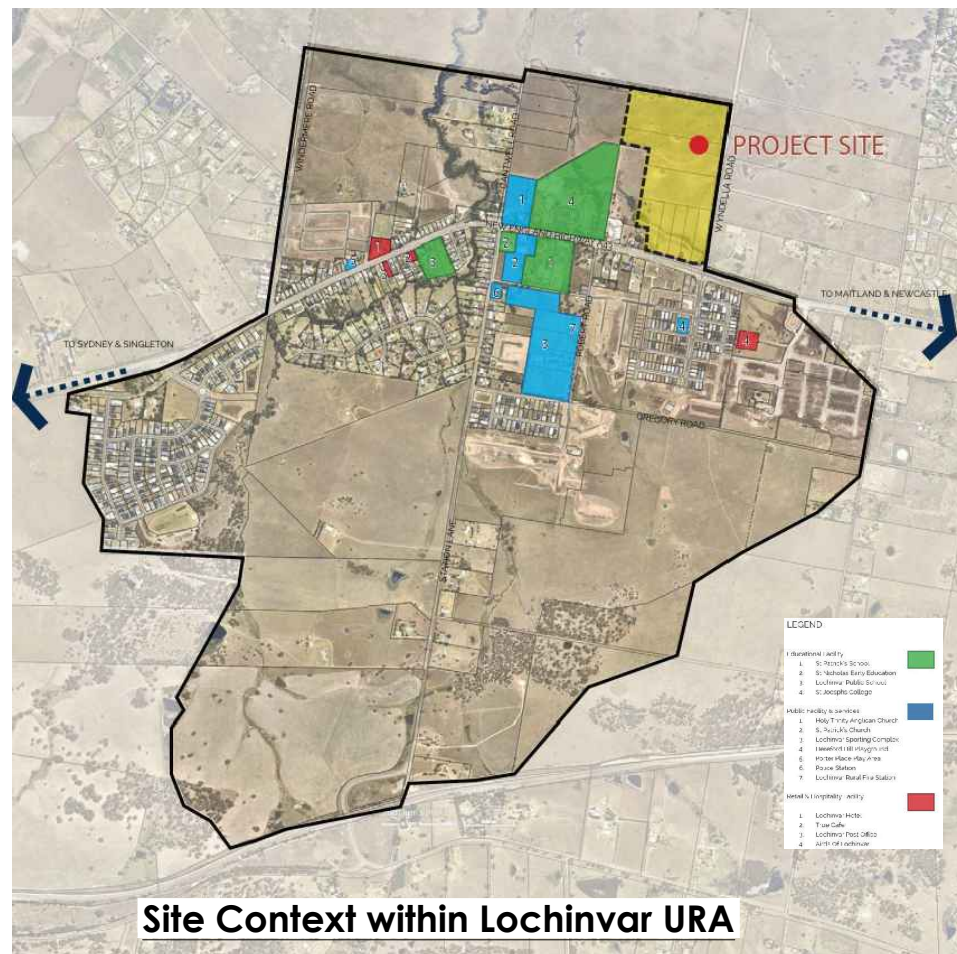
OVERVIEW:

This Masterplan relates to the development of a 22.5-hectare site, located at the corner of Wyndella Road and New England Highway (NEH), Lochinvar. The site is positioned at the north-eastern corner of the Lochinvar Urban Release Area (LURA), and will provide approximately 258 lots suitable for residential development. The Masterplan has been developed and refined, taking into account the site constraints and opportunities, relevant planning controls, Council feedback and the future desired outcome for development in the LURA. The Masterplan has been informed by extensive environmental assessment, which forms part of the associated development application.

The Masterplan consists of:

- Approximately 258 residential lots, suitable for low density residential development;
- Provision of open space and recreation opportunities, including two local parks and a network of pathways connecting pedestrians and cyclists throughout the subdivision;
- The re-establishment of a vegetated riparian corridor, providing improved biodiversity outcomes and visual amenity through a substantial landscape buffer;
- Establishment of stormwater management infrastructure, ensuring impacts to water quality and quantity are managed in line with Council's established targets.

This Masterplan has been prepared as Part F.9 of the DCP identifies the development site as a Masterplan Site. As requested by Council, the focus of the Masterplan is to demonstrate how key elements of the LURA have been satisfied.



Source: Terras Landscape Architects, 4 July 2024

VISUAL SENSITIVITY

Part of the site is mapped as a visually sensitive area. The Masterplan has been developed with due consideration to its setting within the LURA, particularly its location as the eastern gateway to the URA and its position below a ridgeline. Consideration has been given to potential views to the development from NEH and the Lochinvar township.

Substantial planting will be undertaken along the NEH interface as part of the revegetation works for the riparian corridor. This will provide dense screening to the development whilst maintaining filtered views to the ridgeline that is located north of the site. Further to this, all roads within the development (including Wyndella Road) will be lined with street trees, creating visual interest and visually softening future residential development.

PROPOSED ROAD NETWORK, INTERSECTIONS, ROAD WIDENING AND PEDESTRIAN / CYCLIST INFRASTRUCTURE

The Masterplan adopts a road hierarchy consistent with Council's vision for LURA. Key roads for accessing the site include Wyndella Road and Road MC03, both of which form primary distributor roads. Road MC03 will provide a key road connection for future development (by others) to the west of the site.

The layout incorporates perimeter roads throughout, assisting with bushfire protection and management of public lands such as parks, stormwater infrastructure and the riparian corridors. The perimeter roads also offer easy connections for future development of land to the north and west.

The Masterplan has been developed acknowledging that road widening will be necessary in the vicinity of the NEH intersection and along Wyndella Road, to cater for LURA traffic and traffic associated with the Anambah URA. This land has been identified and set aside.

Pedestrian and cyclists are catered for through the provision of on-road and off-road facilities. As envisaged by the LURA DCP, on-road cycle lanes and an off-road shared pathway is provided along Wyndella Road and Road MC03. The Master Plan also provides opportunity for additional pedestrian and cycle linkages throughout the subdivision and along the riparian corridor, connecting key locations such as the two local parks and future bus stops, providing greater amenity and recreational opportunities for residents.

NATURAL DRAINAGE LINES

A first order stream traverses the site from east to west, forming a key drainage path for stormwater flows through the site. Consideration was given to retention of the riparian corridor in its current form; however, due to its highly degraded condition, there was opportunity to review this part of the site. The Masterplan re-aligns the degraded parts of the watercourse, positioning it closer to the southern boundary of the site, and retaining those areas in the west that are in better condition. A substantial replanting program is proposed, which will create robust landscaped buffer between the NEH and the development. The realignment of the watercourse also presented the opportunity to position a Local Park at the interface, creating a bushland outlook and allowing for nature based open space and recreation opportunities.

120m PERFORMANCE BASED DEVELOPMENT AREA

The DCP controls for the LURA nominate a 120m buffer extending from NEH into the site as performance-based development area. The purpose of the buffer is to ensure appropriate consideration is given to potential acoustic impacts on future dwellings, arising from NEH. The proposed development has been informed by an acoustic assessment, which confirms that a 30m setback is adequate for noise attenuation purposes. This 30m setback to future dwellings is achieved by virtue of the riparian corridor, which is 31m wide at its narrowest, meaning there will be no requirement for future dwellings to accommodate noise attenuating features.



Photomontages showing views between the development and NEH will be buffered through substantial riparian corridor planting and street trees (Source: Terras Landscape Architects, 4 July 2024)