

5.3 SITE PLANNING OBJECTIVES

The main objective is to achieve a density of 12 lots per hectare over the site in accordance with the Wyong Residential Development Strategy and the ministerial MoU.

In realising this objective, considerations include:

Consistency with the existing urban form of Gwandalan

A hierarchy of streets including a bus route and, internal streets which are sized and landscaped to reflect residential amenity including walking and cycling.

High residential amenity

Addressing of relevant constraints

Provision of adequate services

A range of lot sizes to encourage variety in housing design



Figure 5.3.1. Gwandalan Master Plan

- stage 1 development area
- stage 2 development area
- drainage
- formal street tree plantings
- copsed endemic street trees
- pedestrian only access
- ^STAGE 2 road layout is indicative only

0 50m 100m

