

# Concept Master Plan

# 2.01

The master plan elaborates the recasting of the agricultural research station into an ecovillage.

In his 1991 article entitled "The Ecovillage Challenge" published in the magazine "In Context", Robert C. Gilman, a thinker on sustainability, defined an ecovillage as "a human-scale, full-featured settlement in which human activities are harmlessly integrated into the natural world in a way that is supportive of healthy human development and can be successfully continued into an indefinite future."

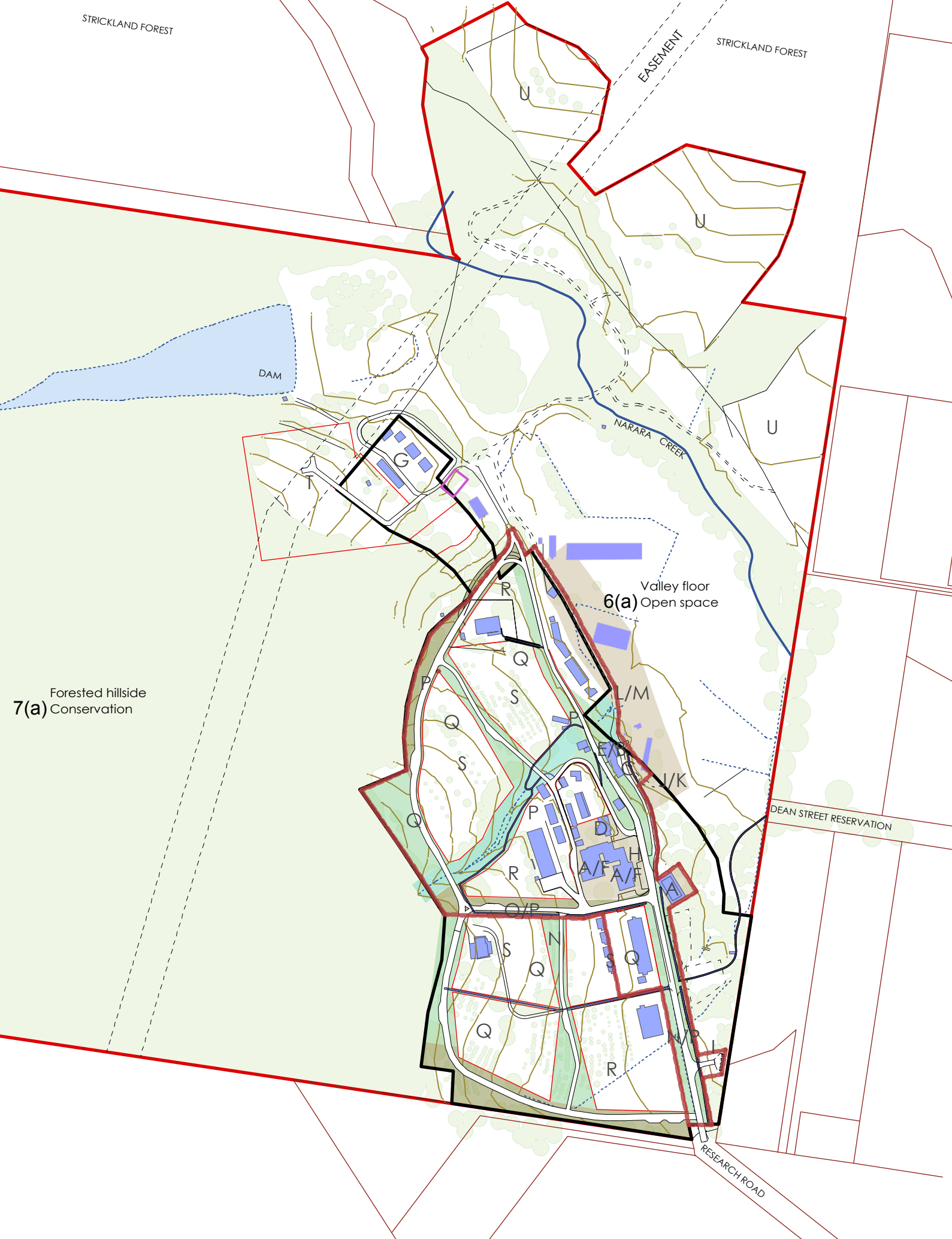
In this vein, the Narara Ecovillage initiatives include:

- an intergenerational, inclusive community fostering rich and friendly relationships;
- incorporating sustainable environmental and ecological technologies based on permaculture ethics : care of the Earth, care of People and Fair Share;
- adaptive reuse of existing buildings and infrastructure;
- on-site power generation;
- integrated on-site water cycle management including potable water production, stormwater capture, tertiary treatment of sewage, and reuse of the treated effluent.

A Community title subdivision is anticipated, achieving a minimum of 120 dwellings. Refer to drawing 2.03 and A1 sized 6.01 Illustrative Concept Plan. Key elements are outlined :

- Village
- A community rooms
  - B gallery, museum, exhibition
  - C farmers market
  - D general store
  - E cafe
  - F commercial offices, retail
  - G service yard and storage
  - H mail drop off and collection
  - I rubbish drop off and collection
- Parklands
- J children's play ground
  - K swimming pool
  - L orchards
  - M community gardens
- Street layout
- N contour street (with swales and common car parking)
  - O cross streets
  - P footpaths
- Subdivision
- Q house lots - 450-900m<sup>2</sup>
  - R housing lots > 3500m<sup>2</sup> (GPSO cl 27A)
  - S common gardens along the contour (with swales)
  - T lot for rural house
  - U lots for rural house, eco camping, health retreat, meditation, spiritual pursuits and such like

- legend
- site boundary
  - outline of 2(a) zoned land
  - outline of stage 1
  - height contours @ 5m intervals
  - existing buildings, sheds + greenhouses
  - existing vegetation
  - the common
  - contour street landscape margins
  - cross street landscape margins
  - laneway pattern
  - footpaths
  - outline of contiguous house allotments
  - common gardens



Prepared by  
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For  
**Narara Ecovillage**  
 Co-operative Ltd

**NARARA ECOVILLAGE**

DATE 6 December 2013

SCALE 1:4000

0 100m 200m

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# Landscape plan

2.02

The Narara site's unique location benefits from the surrounding Strickland Estate Forest to the north, west and south and also from its past use as the Gosford Horticultural Institute. These remarkable aspects have enabled elements of the site to be protected for many decades and provides an opportunity to achieve a high quality outcome for this Co-operative community.

The landscape concept principles that underpin the design of this site are as follows:

**Principle:**

Work with the site's exiting history in terms of its native forest and introduced exotic plantings that were part of its Horticultural pasts:

- Respond of the Main Entry Rd to the existing presence of a large number of exotic tree species by reinforcing this character with further additional exotic species plantings. The aim is to achieve an organised rhythm and a unique character for the Main Entry Rd which is the main organising element for the development.
- Plant with endemic species all other roads in order to interweave the surrounding forest character into the development.
- Extend the site's connections to its past use an Horticultural Institute with the new community Gardens and Community Orchard plantings.
- Incorporate the Permaculture's 12 Principles into the adaptive use of the land.

**Principle:**

Recognise and respond to the site's unique topography and water movements:

- Minimise the earthworks and the impact on existing trees associated with all streets.
- Construct drainage swales on the high side of all roads that run with the contours and divert this water to the bio retention ponds for cleaning and storage for irrigation reuse.
- Direct water to a rock lined swale which will slow its velocity before being collected in a pit and directed via pipes to the bio retention ponds for cleaning and storage for irrigation reuse for streets running against the contours.
- Celebrate water movement through the incorporation of bridges over the swales and the "Main Gully".

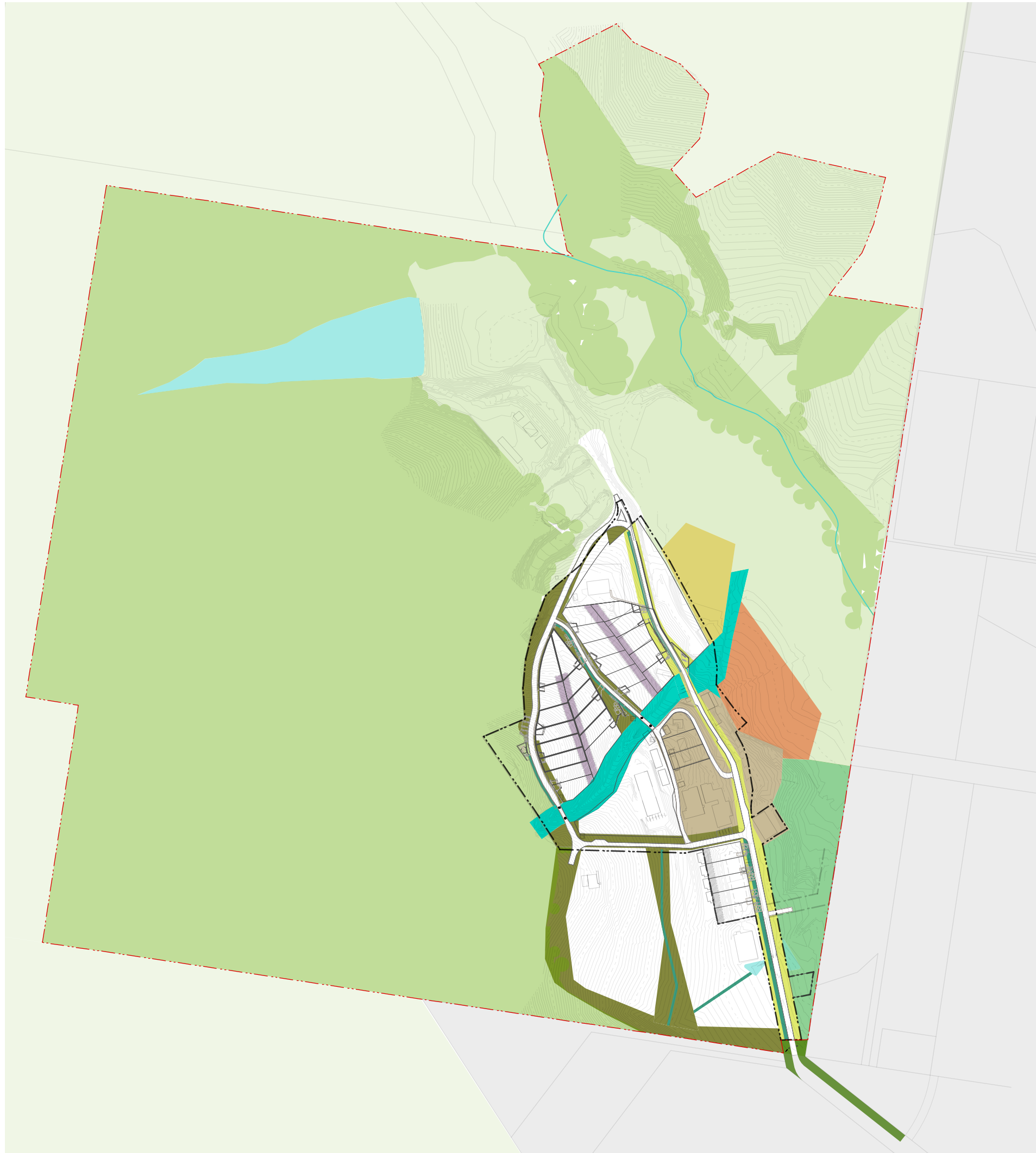
**Principle:**

Minimise the environmental impact of the construction of this landscape, in term of materials by employing environmentally sustainable strategies:

- Reuse recycled materials from site where ever possible including stone, timber, soil and mulch.
- Select all new materials based on their low embodied energy and where possible, sourced locally.
- Minimise the use of materials where possible.

**General**

- - - Site Boundary
- - - Outline of Stage 1
- Land to be developed
- Main Entry Road
- Streetscape treatment between road and property boundary
- Entry Parklands
- Swales
- The common gardens
- "The Gully"
- "The Common"
- Common's Parklands: Playground, pool and picnic area
- Community Orchard
- Water body
- Proposed entry planting to area external to site
- Existing forested areas to be retained
- Existing cleared areas
- Strickland Estate Forest
- Existing residential area



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N A R A R A E C O V I L L A G E

DATE 10 December 2013 Minor amendments to landscape drawings prior DA submission

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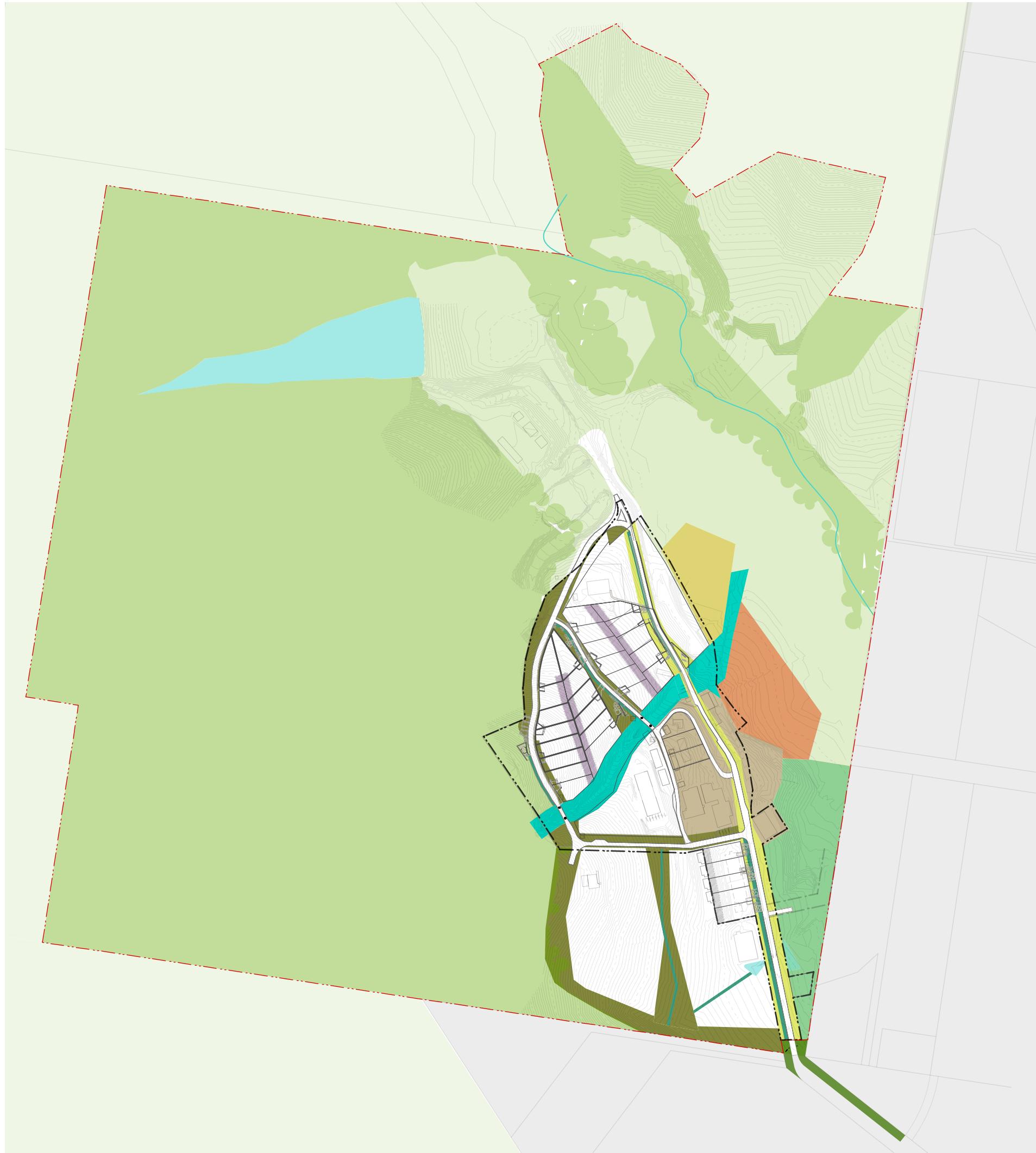
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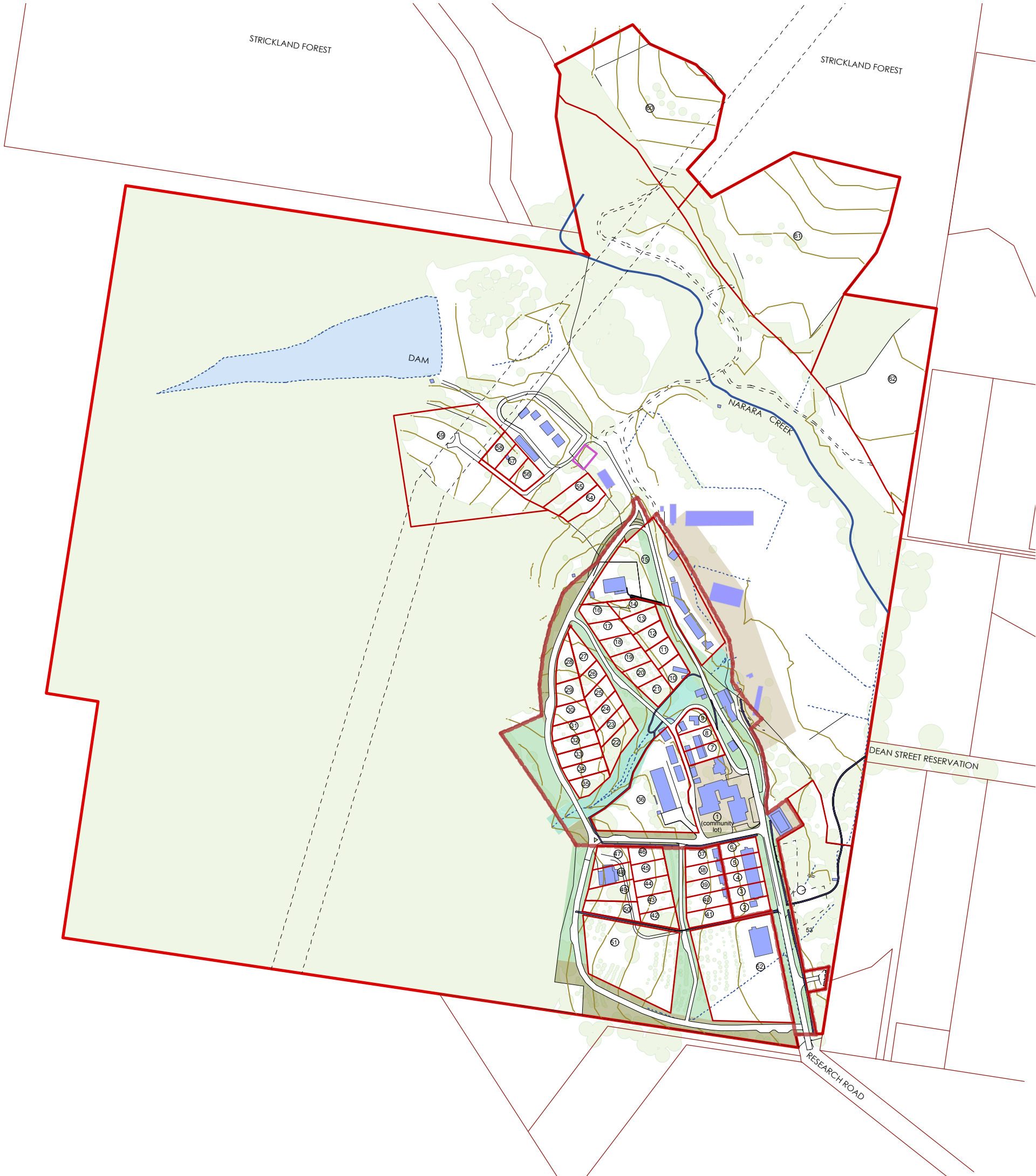


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# Subdivision - site

# 2.03

A Community title subdivision is proposed, achieving a 120 - 150 dwellings.  
Read this drawing with drawing 2.01



- legend
- site boundary
  - outline of 2(a) zoned land
  - outline of stage 1
  - height contours @ 5m intervals
  - existing buildings, sheds + greenhouses
  - existing vegetation
  - the common
  - contour street landscape margins
  - cross street landscape margins
  - laneway pattern
  - footpaths
  - subdivision
  - common gardens

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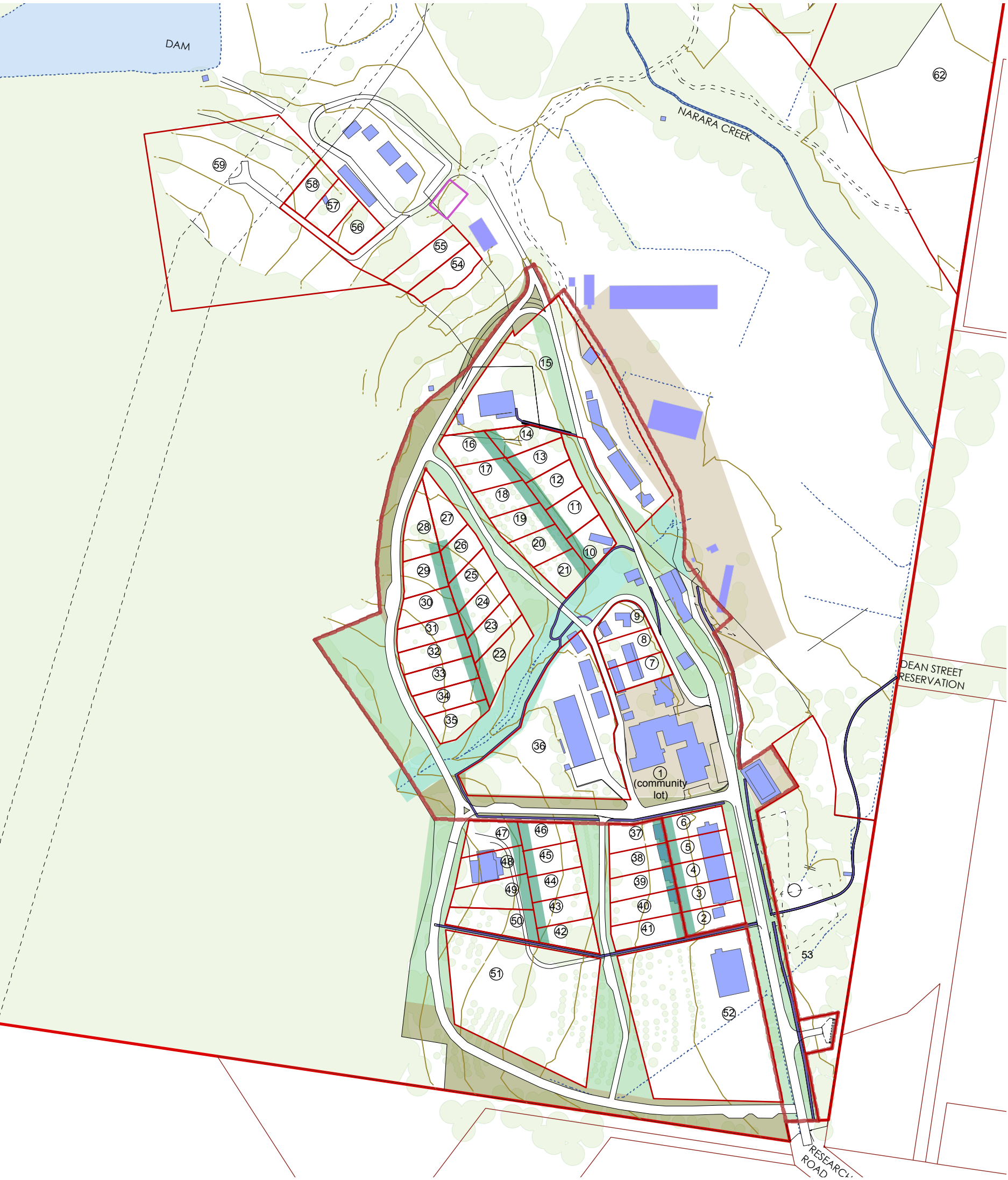


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# Subdivision - village

# 2.04

A Community title subdivision is proposed, achieving a minimum of 120 dwellings. Read this drawing with drawing 2.01



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  - up down street landscape margins
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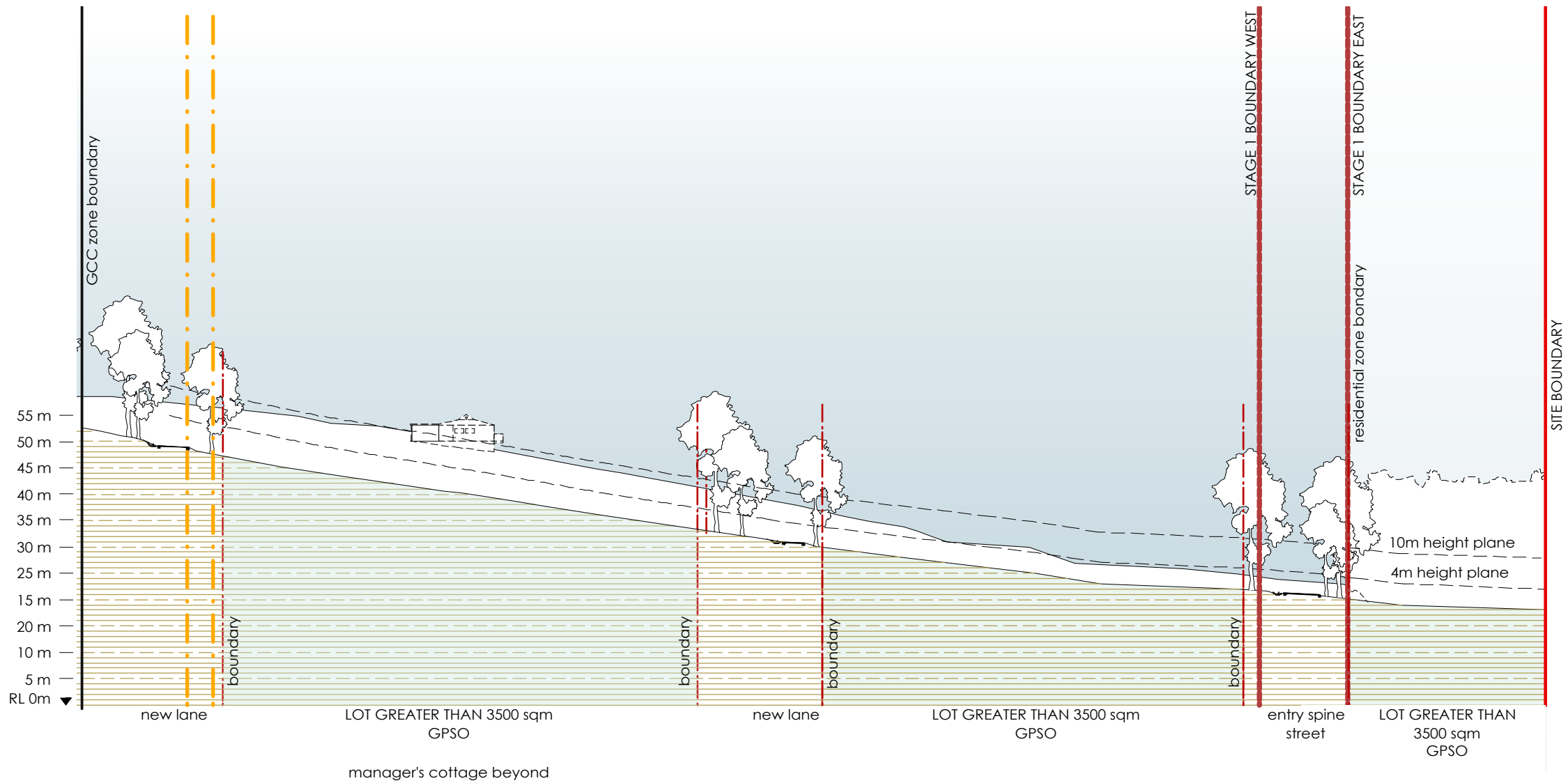
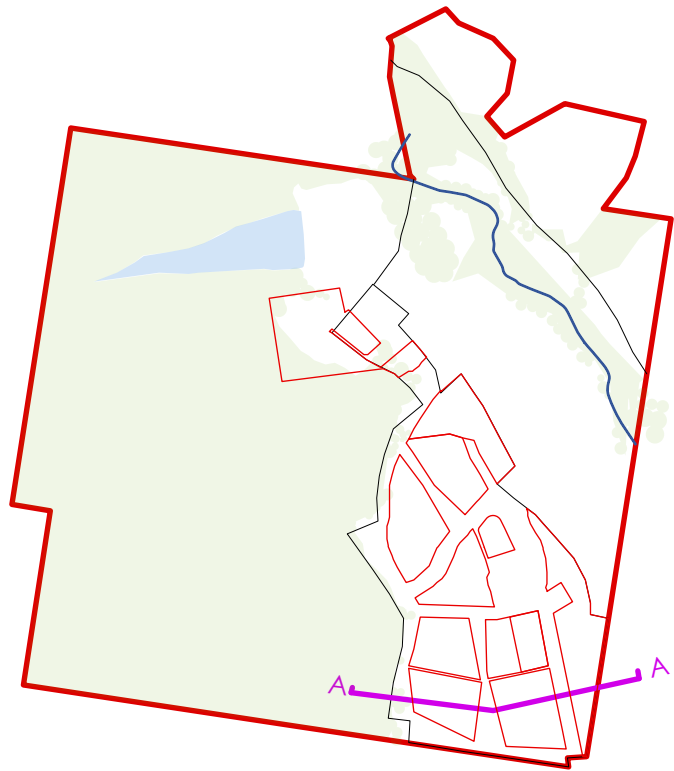
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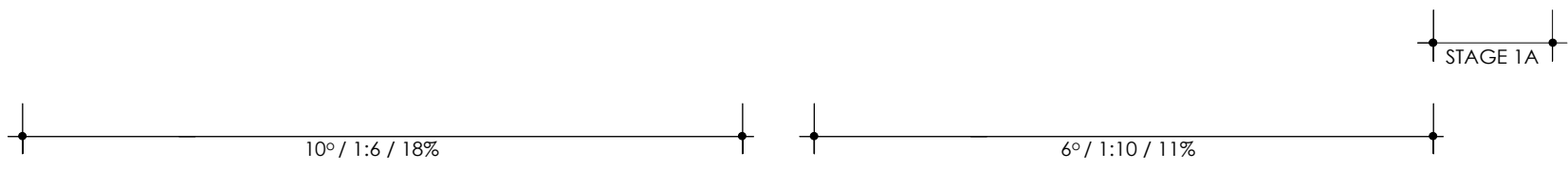
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# Site Section A - A

2.11



20+25m Bushfire Asset Protection Zone



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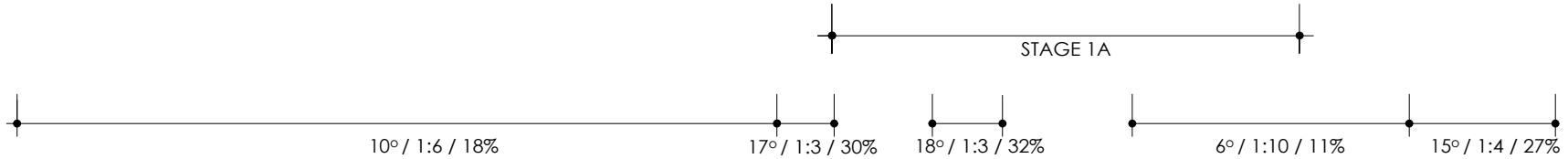
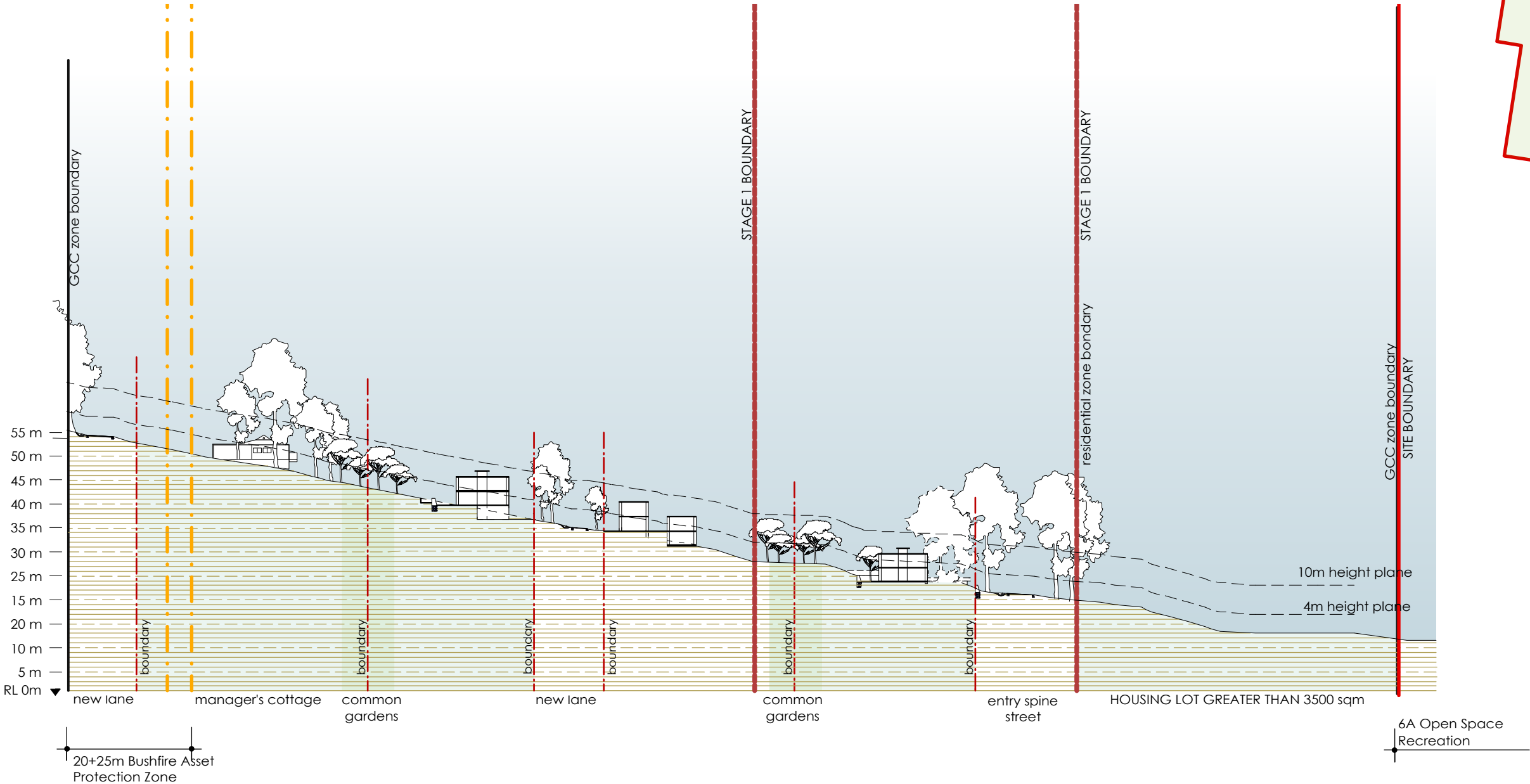
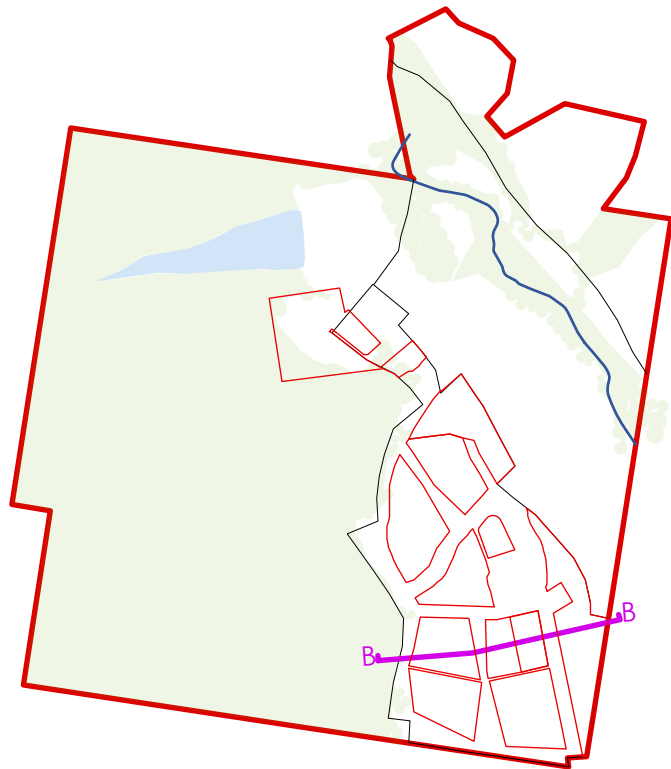
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# Site Section B-B

2.12



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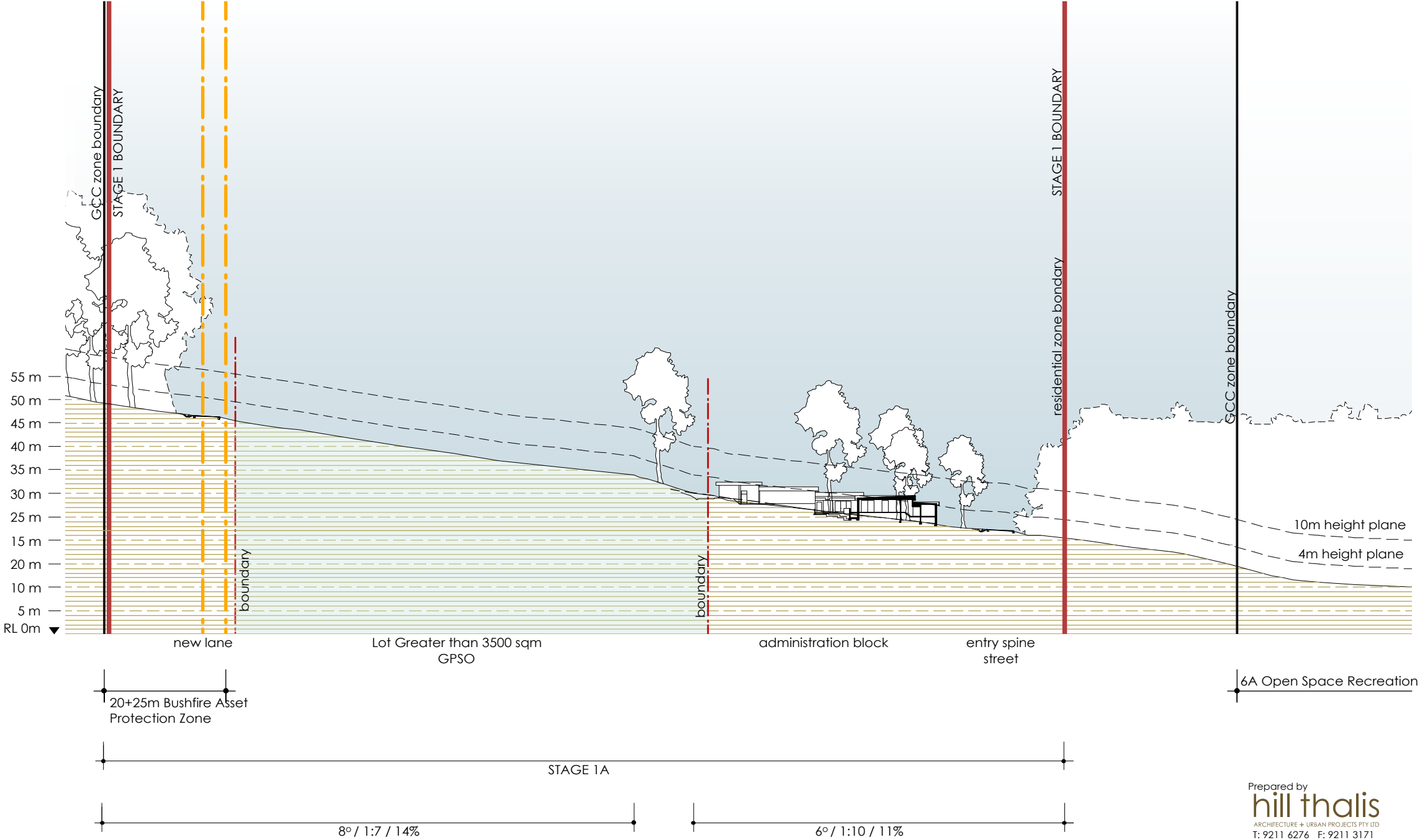
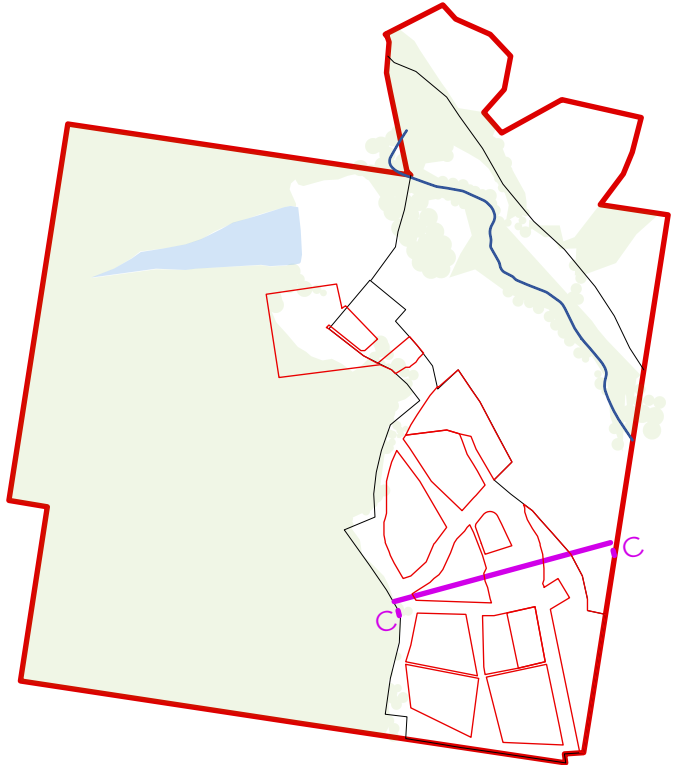
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# Site Section C-C

2.13



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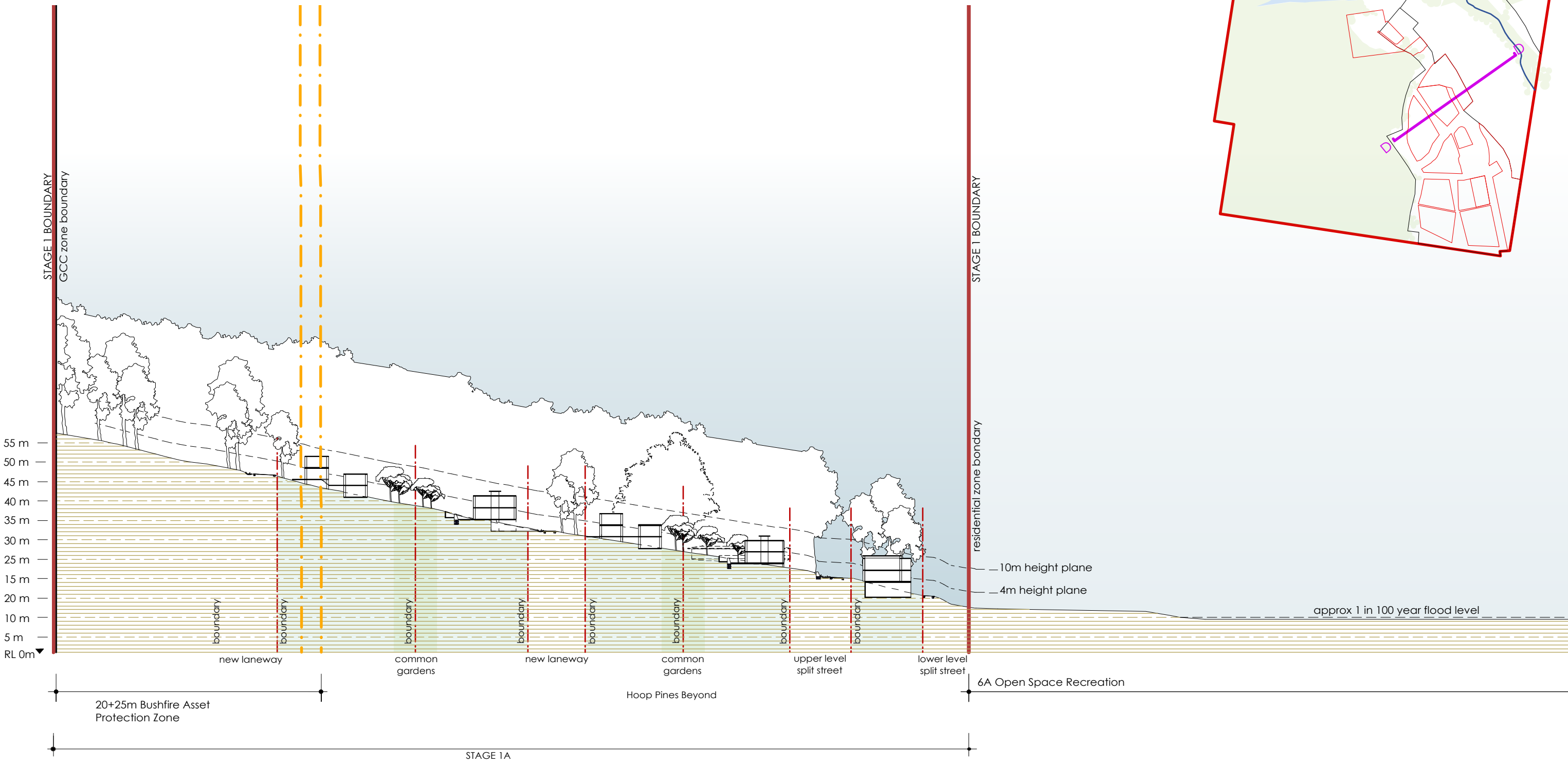
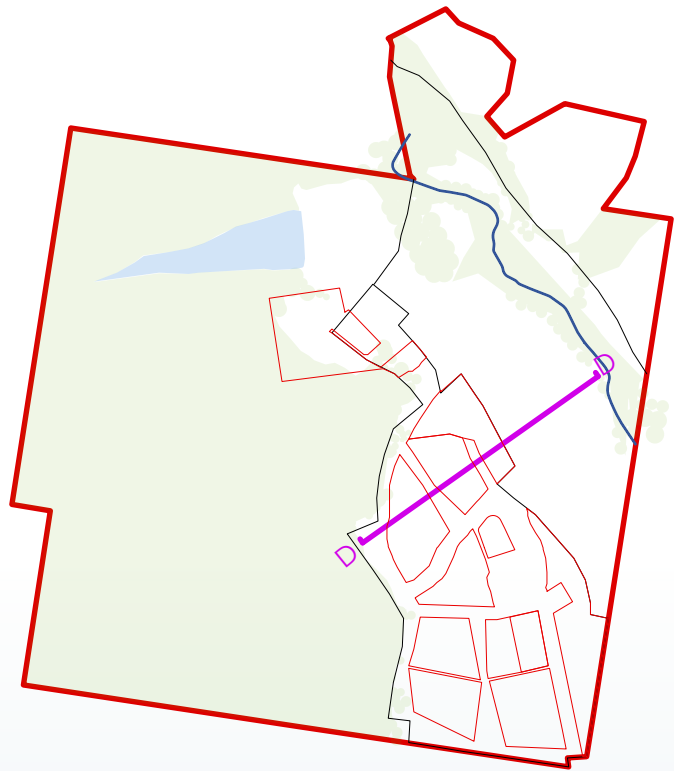


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# Site Section D-D

2.14



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SCALE 1:1000

0 50m

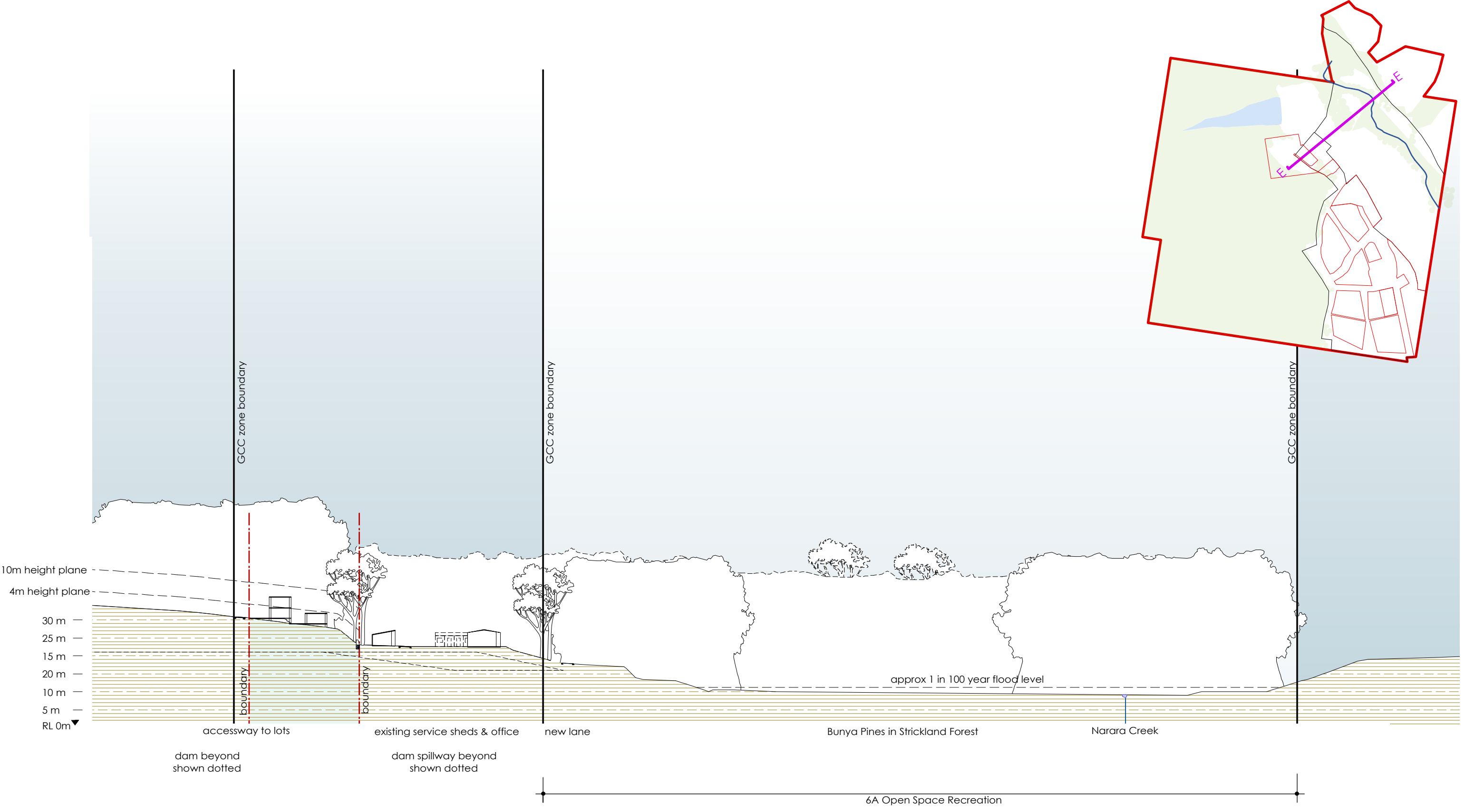


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10° / 1:6 / 18%

12° / 1:4.7 / 21%

# Site Section E-E



dam beyond shown dotted

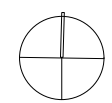
dam spillway beyond shown dotted

6A Open Space Recreation

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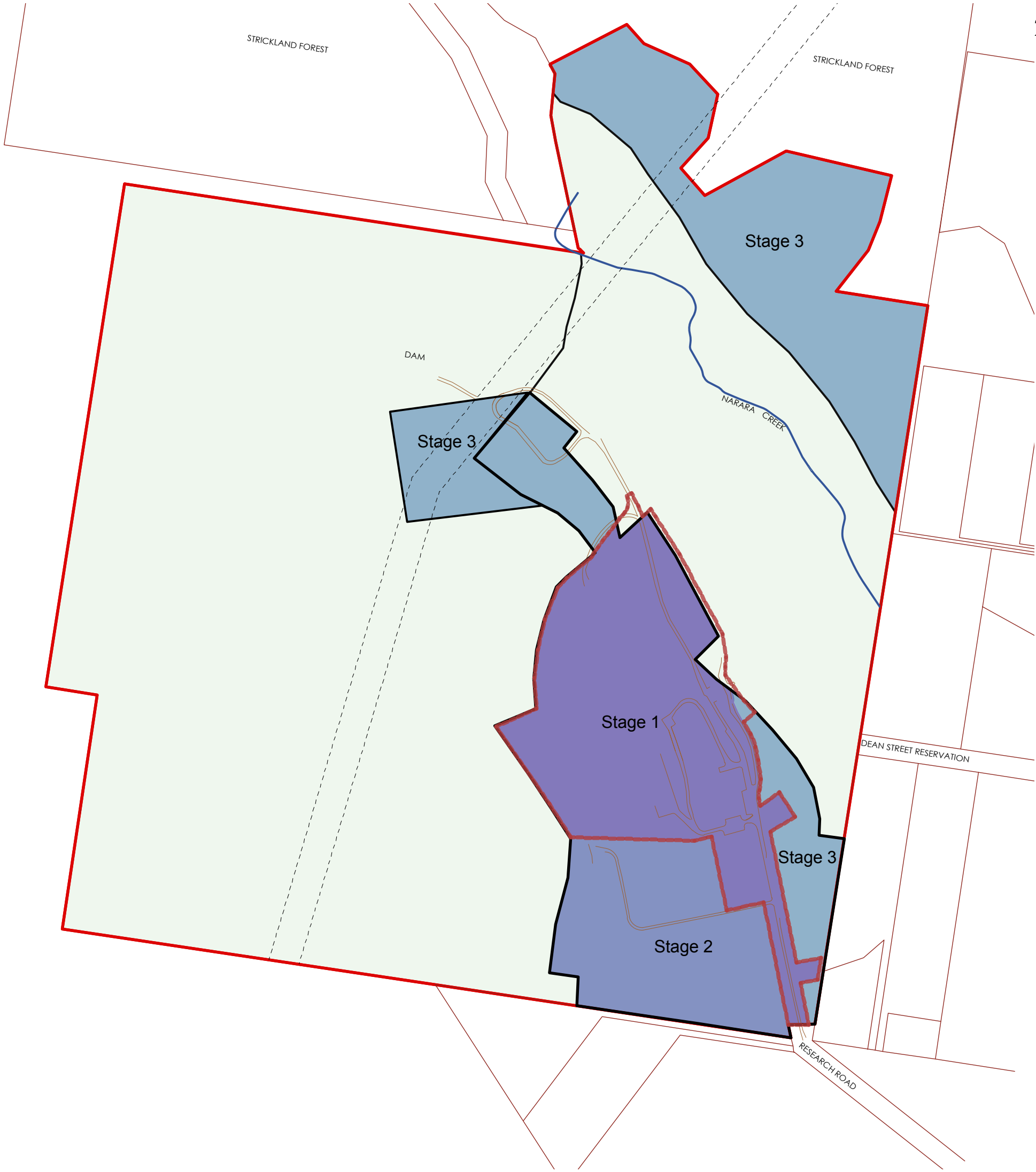


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# Staging

The project would unfold over several stages.

A Community title subdivision would be adopted, achieving a minimum of 120 dwellings.



- legend
- site boundary
  - outline of 2(a) zoned land
  - existing laneways + car parking
  - Stage 1
  - Stage 2
  - Stage 3
  - Exclusionary zoning 7(a) and 6(a)

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