

ITEM 2 PUBLIC EXHIBITION - DRAFT WEST DAPTO CENTRES MASTER PLANNING

The West Dapto Vision 2018 identifies planning for three Town Centres and five Village Centres within the West Dapto Urban Release Area. In recent years it has become apparent that more work is needed to provide clear guidance on the desired outcomes for those West Dapto Centres. This includes the need for clear development assessment and approvals guidance. The West Dapto Centres Master Planning Project has commenced in response to the identified need.

The Master Planning Project, the subject of the report, is led by Council and funded by the NSW Department of Planning and Environment from a grant issued under the Regional Housing Strategic Planning Fund.

The centres which are the focus of this project are -

- Future Fowlers Village Centre, Cleveland Road, Stage 3 WDURA.
- Future Marshall Mount Town Centre, Corner Marshall Mount and Yallah Roads, Stage 5 WDURA

This report seeks Council endorsement to allow public exhibition of the Centres Master Planning draft Master Planning package.

RECOMMENDATION

- 1 The draft West Dapto Town Centres Urban Design Report (Attachment 1) be endorsed for public exhibition for a minimum period of 28 days.
- 2 Following public exhibition, a further report be provided to Council outlining the nature of any submissions and recommendations for finalisation of the Centres Master Plan for Marshall Mount Town Centre and Fowlers Village.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 draft West Dapto Town Centres Urban Design Report

BACKGROUND

West Dapto Urban Release Area (WDURA) will be serviced by eight centres over time. Three new towns centres known as Bong Bong, Darkes and Marshall Mount and five new village centres referred to as Wongawilli, Jersey Farm, Fowlers, Huntley and Avondale.

The Town Centre Principles of the West Dapto Vision, which are embedded in Section 11, Chapter D16 of Wollongong Development Control Plan (DCP) 2009, are supported by an overarching statement:

The town centres of West Dapto will fill diverse roles, functions and mixed uses. The key objective of town centre principles is to help identify centre locations, function and existence. Configurations will reflect the town centre hierarchy with a focus on pedestrian priority. Supported with a decision process (zoning, neighbourhood planning, etc.), appropriate locations will promote the social and economic functions and outcomes sympathetic to character and 'place'.

The three Centre Principles in our DCP Chapter D16 relate to -

- Hierarchy
- Movement Sensitive
- Diversity and Identity

To ensure the West Dapto Vision Centre Principles are met, the planning undertaken for our future centres needs to be holistic and not on an individual land holding basis.

Council staff identified opportunity for Council to lead master planning of two centres as a pilot through the NSW Department of Planning and Environment (DPE) 2022 Regional Housing Strategic Planning Fund program (RHSPF). Staff lodged an application for grant funding under the RHSPF in September 2022. DPE notified Council of grant funding approval in December 2022.

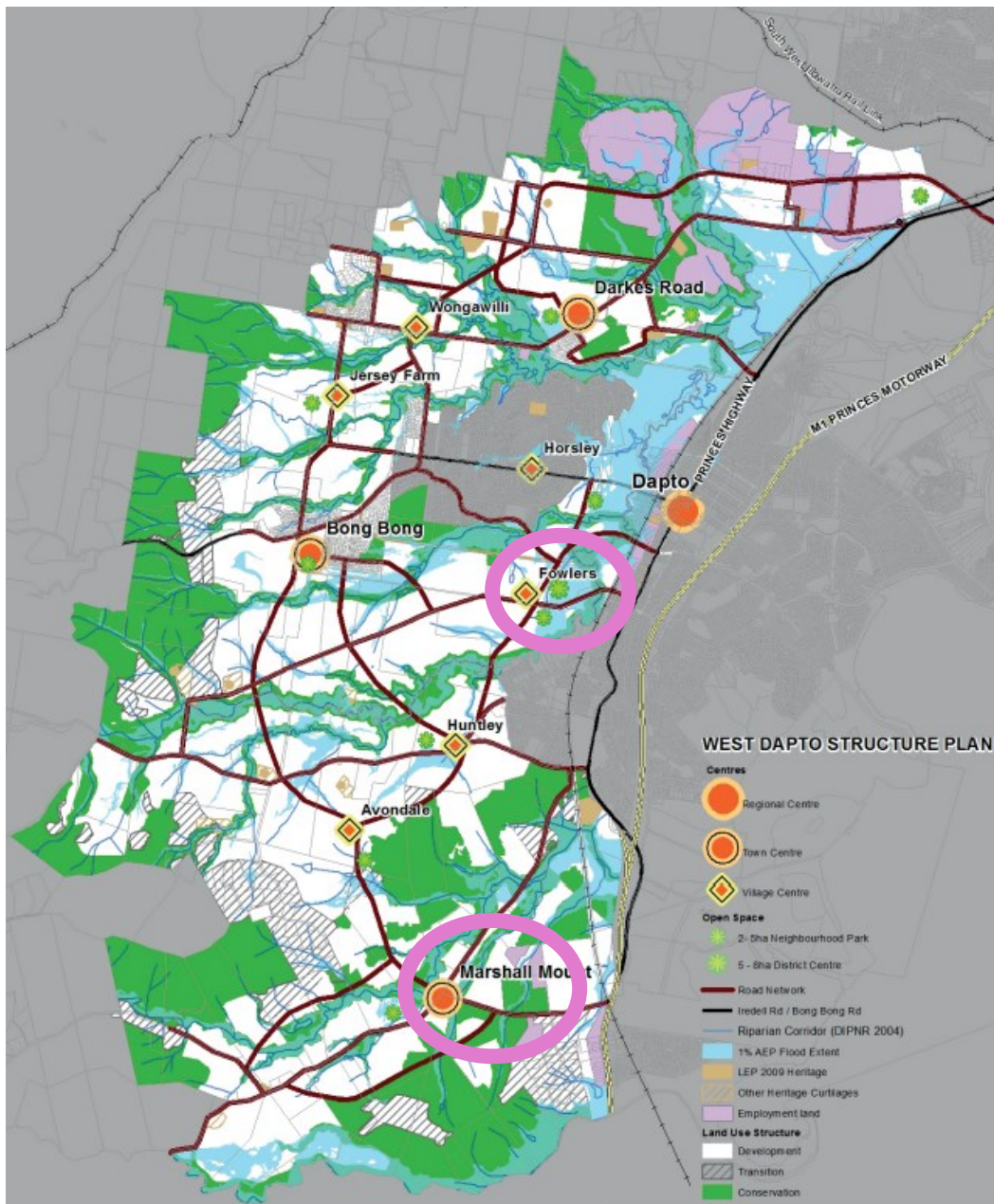
On 20 January 2023, Council entered into a funding agreement with DPE allocating \$250,000 toward the project. Council has contributed in-kind staff time to the project.

In April 2023, Council staff engaged Urbis Consulting to provide urban design and stakeholder engagement services to assist with the project.

The project has three key aims -

- 1 Implement the West Dapto Vision for centres and represent, through master planning, the collective vision of West Dapto stakeholders for the future -
 - a Fowlers Village Centre.
 - b Marshall Mount Town Centre sites.
- 2 Enable the implementation of the master plans via amendment to Chapter D16, West Dapto Release Area, of Wollongong Development Control Plan, 2009, including incorporation of the master plans into relevant Neighbourhood Plans. This step of the process will be subject to a separate Council report.
- 3 Demonstrate a best practice approach to delivering Centre masterplans which will inform Master Planning and Neighbourhood planning requirements for future remaining centres, and an appropriate update to Chapter D16 West Dapto Release Area of Wollongong Development Control Plan, 2009.

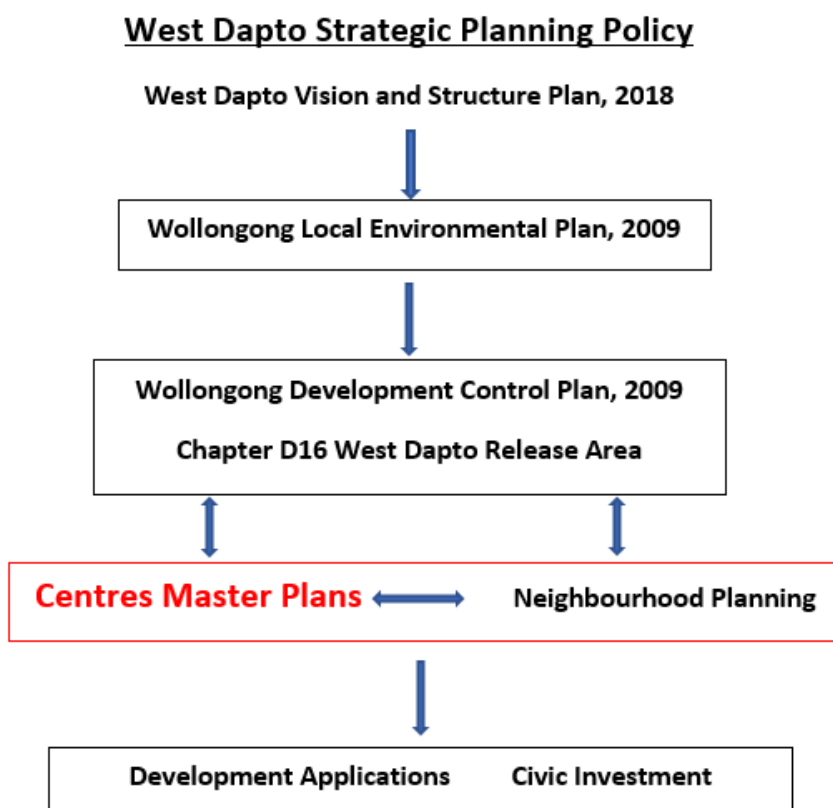
The West Dapto Vision, 2018 Structure Plan is shown below with the two pilot centre locations highlighted (in pink).



The draft Centres Master Plan package at Attachment 1 has been guided by existing technical information available to Council and the project consultant Urbis. This has included for example, understanding economic feasibility, flooding, traffic impacts / management and analysis, riparian corridors, vegetation conservation, heritage and infrastructure requirements, including social infrastructure. Council staff acknowledge that final development outcomes for the Centres will be guided by further technical studies and analysis at subsequent Neighbourhood Plan and subdivision development application stages where relevant.

The flow chart below illustrates how the Centres Master Planning project fits within the West Dapto Strategic Planning Context.

West Dapto Strategic Planning Context and Guiding Documents: How does this project fit?



PROPOSAL

Staff propose a public exhibition for a minimum of 28 days be held commencing in February 2024. The exhibition would include the draft Centres Master Plan package for the future Fowlers Village and Marshall Mount Town Centres at Attachment 1.

Summary outcomes proposed by draft Master Plans

The indicative master plan package at Attachment 1 provides the following for Fowlers Village and Marshall Mount Town -

- Vision Statement and Concept Master Plans
- Guiding Principles
- Structure Plan and Development Summary
- Layered Strategies -
 - Natural Assets
 - Access and Movement
 - Centre Activation
 - Housing Mix
 - Built form

Five guiding principles have been identified for the Marshall Mount Town and Fowlers Village Centres which bring together the planning context, place analysis and development opportunities to underpin the master plan –

- 1 Celebrate Country
- 2 A Connected and Accessible Centre

- 3 An Activated Place and Viable Centre
- 4 Deliver Varied Housing Offer Close to Amenities
- 5 Contextual Built Form Response

Council staff have considered potential housing outcomes for each centre to address housing supply and choice needs of the community. Where housing is proposed within each Centre there would be a need to ensure appropriate Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions support that housing outcome. Any controls and standards considerations would be part of a separate report to Council.

Marshall Mount

The draft Vision for Marshall Mount Town Centre is -

"A compact mixed retail and community precinct with housing choice, conveniently located, and accessible by active and public transport. It is characterised by a vibrant main street that balances pedestrian and vehicular movements, and local places for people that celebrate views to the scenic Illawarra Escarpment and the existing Moreton Bay Fig Tree."

The draft Master Plan is expected to yield -

- 7,604 m² of retail space, including supermarket, convenience retail and hospitality retail
- 3,090 m² of community facilities space
- 380m of active street frontage
- Potential for 120 new childcare spaces and potential for 345 dwellings. Previous planning exercises for Stage 5 of WDURA have not assumed residential outcomes within the Town Centre (dwellings would be subject to supporting LEP planning controls)

A draft Illustrative Master Plan image is provided below. Refer to Attachment 1 for full detail of the proposed Master Plan, including proposed Town Centre Structure Plan.



Fowlers Village

The draft Vision for Fowlers Village is -

"A compact and local scale retail precinct, conveniently located for daily needs and accessible via public and active transport. Characterised by a Main Street which is aligned to capture views to Mount Keira and Mount Kembla, it celebrates place and balances pedestrian and vehicle movement."

The draft Master Plan is expected to yield -

- 2,785 m² of retail space, including supermarket, convenience retail and hospitality retail
- 90m of active street frontage
- Potential for 60 new childcare spaces and 29 dwellings. Previous planning exercises for Stage 3 of WDURA have not assumed residential outcomes within the Centre (dwellings would be subject to supporting LEP planning controls)

A draft Illustrative Master Plan image is provided below. Refer to Attachment 1 for full detail of the proposed Master Plan, including proposed Village Centre Structure Plan.



Further Analysis

The draft Master Plans illustrate and guide the intended outcome for the centres. It is important to note that the Master Plans would not replace the need for a Neighbourhood Plan (or Concept Development Application) and associated Neighbourhood Plan level analysis. More analysis would be required prior to Development Application stage.

Some of the residential outcomes proposed in both Marshall Mount and Fowlers would rely on subsequent amendment to Wollongong LEP. Council staff propose a two-phase process. The recommendations of this Council report are phase 1. The second phase is expected to commence in 2024, when a detailed review of LEP standards and DCP controls will be undertaken.

Proposed amendments to Wollongong DCP 2009, Chapter D16 West Dapto Release Area to implement the Master Plans.

As mentioned above, a second phase to the project dealing with any enabling LEP amendments and draft DCP controls will be pursued in 2024. This second phase would be subject to a separate Council report.

CONSULTATION AND COMMUNICATION

Two stakeholder engagement workshops have been undertaken by Council staff in partnership with project consultant Urbis. The stakeholder engagement involved landowners and / or landowner representatives where that stakeholder has direct interest in the two Centres. For Marshall Mount Town Centre that area is the Town Core Defined Neighbourhood. For Fowlers Village Centre that area is the subject of current Planning Proposal for Cleveland Road. Council's Property Team has also been included in this stakeholder engagement process for Fowlers Village as a landowner.

Staff have received specific representations from several landowner and/or landowner representatives regarding issues specific to their site. Staff have not undertaken detailed review of the issues raised and have informed those representations that submissions received during a public exhibition process would be considered by Council staff and responded to via a post exhibition report to Council.

All stakeholder workshop participants have been informed of this Council report now being available on-line ahead of the 11 December 2023 Council meeting.

Council staff have also undertaken early engagement with the local Aboriginal community, consistent with Council's Aboriginal Engagement Framework. This early engagement has been undertaken as an introduction to the project and initial discussion on the two Centre sites. The project team working with Council's Community Engagement Team has undertaken engagement which has occurred via emails, phone calls and specific meetings with traditional custodian groups and knowledge holders within the community. Further engagement is proposed during the public exhibition process. The initial discussion themes included opportunity for Aboriginal community employment with the future centres, the need for detailed understanding of Aboriginal heritage and potential impacts prior to development applications within the centres, celebration and respect for country with a focus on the broader landscape, creeks, and specific trees such as the Fig Tree identified in the Marshall Mount Town Centres. In addition, an opportunity to consider naming of the proposed Public Plaza at Marshall Mount and proposed Main Street at Fowlers Village after an Elder past should be considered.

Several Council teams also participated in the two stakeholder workshops and have provided input to the draft Centres Master Plan package including -

- Urban Release – City Strategy. Division
- Land Use Planning – City Strategy Division
- Environmental Planning – City Strategy Division
- Infrastructure Strategy + Planning and Project Delivery Division
- Library and Community Services Division
- Recreation Services - Property + Recreation Division

The exhibition will be undertaken consistent with Council's Community Participation Plan 2023. Therefore, exhibition will not commence until February 2024 following completion of the summer school holiday period. If exhibition of the draft centres Master Plan package is supported by Council, all stakeholders will be informed of the exhibition details once it commences.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 We value and protect our environment. It specifically delivers on the following -

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.6 West Dapto urban growth is effectively managed with facilities and spaces to support the future community	Land Use Planning

SUSTAINABILITY IMPLICATIONS

The Centres Master Planning Project is an opportunity to ensure a holistic approach to guide planning of the Town and Village centres in the WDURA. Guiding Principles proposed within the indicative Master Plan package at Attachment 1 promote a sustainable outcome for each centre.

RISK MANAGEMENT

Without a centres master plan approach there is risk that each centre of WDURA will be planned in an ad hoc fashion and in response to individual Development Application processes. Many centres and their surrounds are made up of fragmented land ownership which is the case at Marshall Mount Town Centre. Without a coordinated master plan approach the ability to deliver on the three West Dapto Town Centre Principles of Hierarchy, Movement Sensitive, and Diversity and Identity would be restricted. Each proposed Master Plan at Attachment 1 includes a specific identity vision and promotes an outcome to meet the social needs of the community served by those centres.

Without a clear direction for the West Dapto Centres there is limited information to inform investment certainty.

FINANCIAL IMPLICATIONS

The West Dapto Centres Master Plan Project is a grant funded project under Regional Housing Strategic Planning Fund.

The West Dapto Centres Master Plan project could have an impact on investment certainty. Council staff acknowledge that a public exhibition of draft Centres Master Plans is essential to ensure there is opportunity to hear from stakeholders and understand all implications, including financial.

The draft Centres Master Plan package at Attachment 1 was prepared by a project team which includes Urbis professional staff where the feasibility of the future centre was an important informing consideration.

CONCLUSION

Clear guidance on the desired outcomes and expectation for our West Dapto Centres is required to meet the needs of the growing and future community while also providing investment certainty for landowners.

This report proposes a public exhibition of the draft West Dapto Centres Master Plan package to allow community and stakeholder input to developing the desired outcomes for Marshall Mount Town and Fowlers Village Centres at West Dapto.

WEST DAPTO TOWN CENTRES

URBAN DESIGN REPORT

PART A - URBAN CONTEXT AND PLACE ANALYSIS

PREPARED FOR

WOLLONGONG CITY COUNCIL

30 NOV 2023

FINAL DRAFT



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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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INTRODUCTION

PROJECT BACKGROUND

The NSW Government's Illawarra Shoalhaven Regional Plan 2041 (Regional Plan) identifies that the major regional release area of the West Lake Illawarra (which includes West Dapto Urban Release Area) is, and will continue to be, one of two long-term focus areas for greenfield housing in the region.

West Dapto is the fastest-growing residential area in New South Wales outside the Sydney region. Wollongong City Council estimates the West Dapto Urban Release Area will provide about 19,500 dwellings and an additional population of about 56,500 people once fully developed, over the next 50-plus years.

In 2008, working with the then NSW Growth Centres Commission, Wollongong City Council adopted a Structure Plan for the West Dapto Urban Release Area (WDURA). The 2008 Structure Plan identified 5 stages of future urban release. Rezoning began in 2009 with the urban zoning of stages 1 and 2. Since then part of Stage 3 and all of Stage 5 have been zoned for urban development.

Overseeing growth in West Dapto is the biggest and longest-running project Wollongong City Council has ever undertaken, and has included:

- Setting planning rules;
- Approving development;
- Designing and building new roads, paths and stormwater structures; and
- Planning new town centres, sports facilities and public spaces.

Key milestones for the West Dapto Urban Release Area include:

- 2008 - Structure Plan for the West Dapto Urban Release Area adopted;
- 2009 - Rezoning commenced with urban zoning of Stage 1 and 2 and consecutively part of Stage 3 and 5 have been zoned for urban development;
- 2012/13 - Commencement of housing construction;
- 2018/19 - Review and revision of the 2008 Structure Plan and Vision document, with adoption in December 2018;
- 2018/19 - Updated flood studies for Duck Creek and Mullet Creek catchments were prepared;
- 2023 - Retail and Business Centres Strategy was prepared for City of Wollongong including the centres in West Dapto;
- 2023 - 'Places for the Future' Social Infrastructure Future Directions Plan: 2023-2036; and
- 2023 - Mullet Creek Floodplain Risk Management Study and Plan adopted 8 May 2023.

PURPOSE OF THIS REPORT

Wollongong City Council engaged Urbis to prepare urban design studies for the Marshall Mount Town Centre and Fowlers Village Centre within the West Dapto Release Area.

This urban design report provides the master planning study for the two centres comprising two parts, being:

- Part A - Urban Context and Place Analysis; and
- Part B - Indicative Master Plan

In 2018, Council reviewed the 2008 Structure Plan as a 10-year review to ensure the Vision and direction of West Dapto met contemporary standards. One of the key outcomes of that review was to consolidate the number of centres identified for the release area resulting in three new town centres and five new village centres. In December 2018 Council adopted a Vision for West Dapto and a new Structure Plan.

Wollongong City Council is seeking to prepare the master plan for these centres to provide clear outcomes guidance for the West Dapto Centres identified in the 2018 Vision. Two centres have been identified as the pilot project for the master plan study, being Marshall Mount Town Centre and Fowlers Village Centre (The Sites). Inputs into the master plan concepts for each centre comprise of:

- A summary of the existing work already undertaken that forms the parameters for the centre master planning work including planning controls, centres role and function and findings from other strategic studies;
- Urban context and place analysis for the site and immediate surrounding area of each of the centres including landforms, visual context, biodiversity, waterway, road connectivity, active & public transport connectivity and surrounding future land use;
- Key directions for each centre including identification of the developable area for each as well as key opportunities and constraints to inform master planning;
- Vision and guiding principles that underpin the concept master plan for each centre; and
- Indicative concept master plan including the layered strategies that includes natural assets, access and movement, centre activation, land use and housing mix, and built form strategies.

Various areas within the West Dapto area contain sites of Aboriginal significance. These sites are places deemed meaningful, spiritual and form a sense of connection by Aboriginal people based on their beliefs (Wollongong City Council, Aboriginal Engagement Framework).

However, some significant sites are undocumented and known to only Aboriginal people and their families. Therefore, engagement with the local Aboriginal Knowledge Holders is critical.

Consultation with Aboriginal stakeholders will be undertaken during this project to understand how the development principles can enhance their connection to Country and reduce future development impacts on items of Aboriginal cultural significance.

SITE LOCATION

Marshall Mount Town Centre (TC) and Fowlers Village Centre (VC) sites are situated in the West Dapto Urban Release Area within the Wollongong Local Government Area (LGA). West Dapto is located in the northern part of the Illawarra-Shoalhaven Region, 7.5 km west of Shellharbour Regional City and 12km southwest of Metro Wollongong which is the Metropolitan Centre for the NSW South Coast.

West Dapto has access to the M1 Motorway which connects Sydney, Wollongong and Nowra with driving times to Sydney of approximately 1hr 20 mins for a 96km distance (Google Maps).

It is noted that there is no direct southbound access from Dapto and West Dapto to M1 in the immediate location. The closest southbound ramp access is available along Princes Highway through Albion Park Rail to the south of the Urban Release Area.

Rail access for the site is located to the eastern extent of the release area connecting to Wollongong City Centre and stations along the South Coast line in Metropolitan Sydney by rail with travel time approximately 20 mins from Dapto Station to Wollongong and 1 hour 50 mins to Sydney (Google Maps). However rail journey times are almost double those of drive times to Sydney.

Specific connectivity for each centre is:

- **Fowlers Village Centre:** is situated 1.8km from Dapto Station and 2km from the M1 Motorway - Fowlers Road interchange.
- **Marshall Mount Town Centre:** is situated 4.5km from Albion Park Station and 1.8km from the M1 Pacific Motorway - Yallah interchange.

LEGEND

- Illawarra Shoalhaven Region
- Metropolitan Centre
- Metropolitan Cluster
- Regional City
- Strategic Centre
- Railway Network
- Motorway
- Biodiversity Corridor
- National Park and Reserve



Figure 1 Illawarra Shoalhaven Regional Map

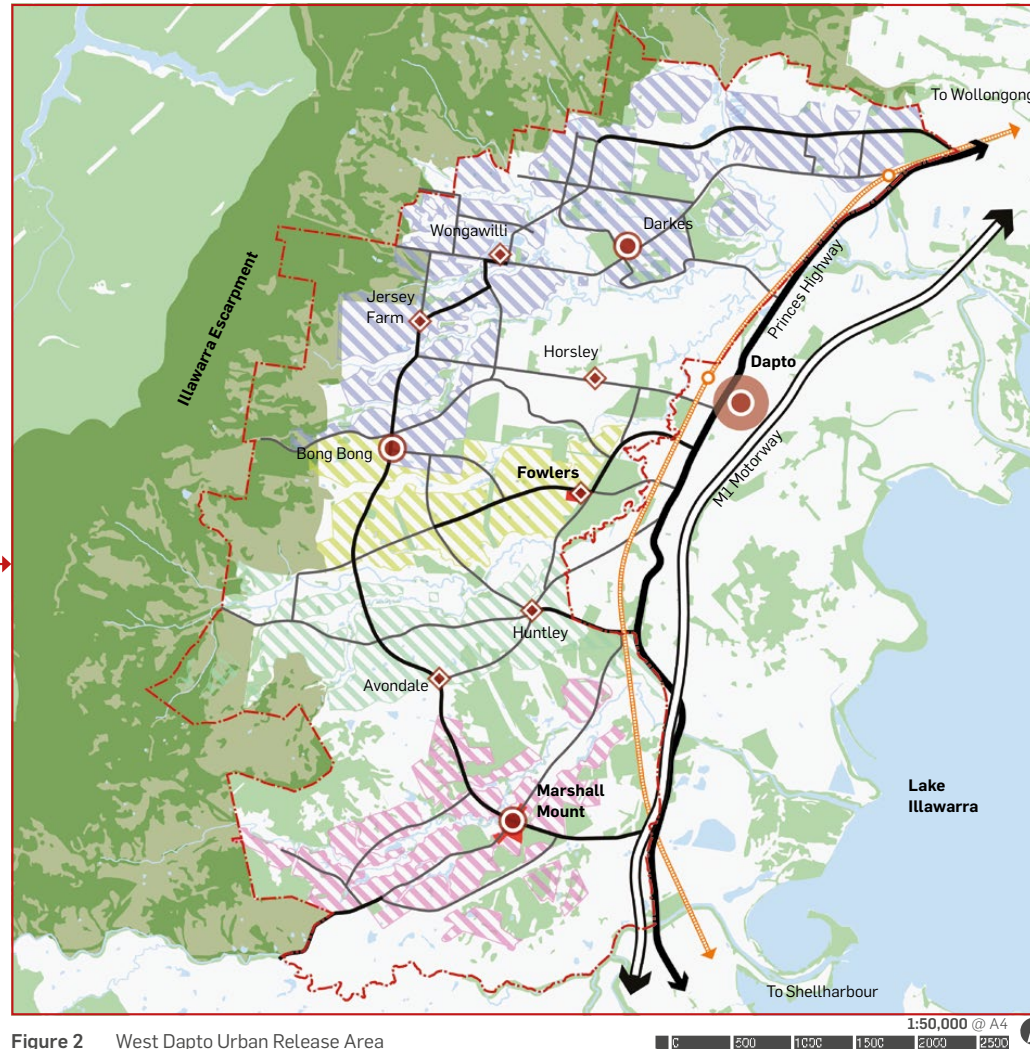


Figure 2 West Dapto Urban Release Area

WEST DAPTO URBAN RELEASE AREA CONTEXT

West Dapto Urban Release Area (WDURA) comprises three town centres and five village centres being:

TOWN CENTRE	VILLAGE CENTRE
<ul style="list-style-type: none"> Marshall Mount Bong Bong Darke Road 	<ul style="list-style-type: none"> Jersey Farm Wongawilli Fowlers Huntley Avondale

These centres are connected by the proposed primary and secondary collector road network that provides the connection to Princes Highway and Dapto. Dapto is a strategic centre situated to the east of WDURA along the Princes Highway that provides major retail, services and regional public transport services.

WDURA comprises five stages that are sequentially located from north to south. These stages are separated by the natural open space and creek corridors that run from Illawarra Escarpment towards Lake Illawarra to the East. Fowlers VC is situated within Stage 3 in the centre of the precinct and Marshall Mount TC is situated within Stage 5 in the south of the precinct.

LEGEND

	West Dapto Urban Release Area		Railway and Station
	Subject Sites		Road Size- 4 Lanes
	Strategic Centre		Road Size- 2 Lanes
	Town Centre	PROPOSED STAGING	
	Village Centre		Stage 1-2
ACCESS AND MOVEMENT			Stage 3
	M1 Motorway		Stage 4
	Princes Highway		Stage 5

SITE DESCRIPTION - MARSHALL MOUNT TOWN CENTRE

Marshall Mount Town Centre occupies an 8.2ha site in between Duck Creek and its tributary, nestled amongst local undulating hills and located at the intersection of Yallah Road and Marshall Mount Road.

The site is legally described as:

- Lot 1 DP 540838, 139 Yallah Road, Marshall Mount;
- Lot 5 DP 1280030, 240 Marshall Mount Road, Marshall Mount; and
- Lot 102 DP 1070360, 129 Marshall Mount Road, Marshall Mount.

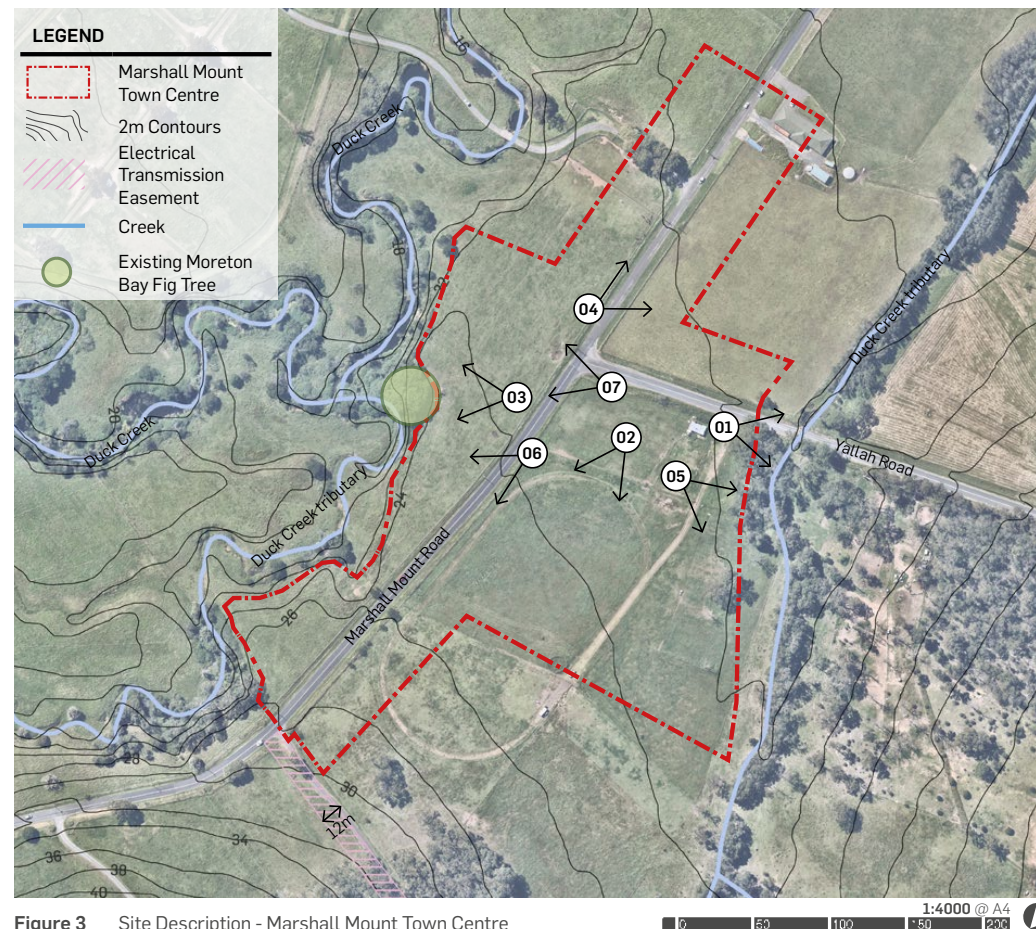
It is bound by:

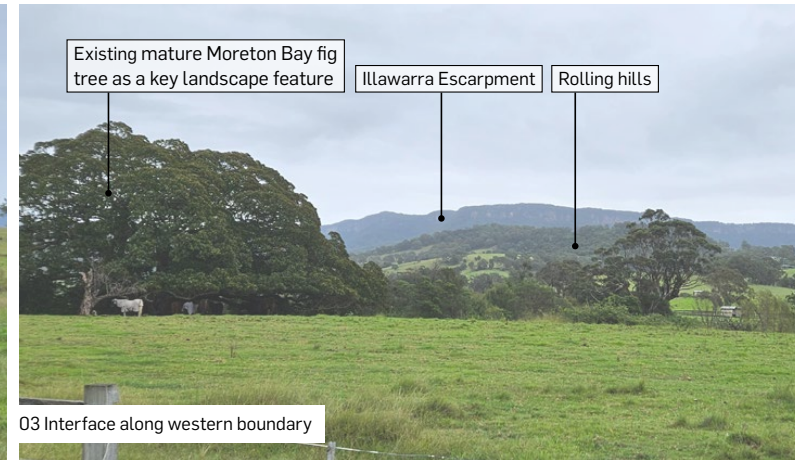
- Rural land to the north;
- Easement and Duck Creek tributaries to the south;
- Duck Creek to the west; and
- Duck Creek tributaries and bushland to the east.

The Site comprises existing rural land in three land parcels separated by Yallah and Marshall Mount roads which form a T intersection. The land is relatively flat with a gentle slope falling from the south-west to RL22m in the north-east.

The two creek corridors that define the precinct along the eastern and western boundaries have existing vegetation that is part of an identified biodiversity corridor. A 12m wide easement is situated immediately adjacent to the southern boundary of the Site.

The scenic landscape character of the Illawarra Escarpment and undulating foothills are clearly identified in the distance to the west and south of the Site, forming an attractive visual backdrop. Immediately adjacent to the site, halfway along the western boundary, there is an existing Moreton Bay fig tree as a key landscape feature.





SITE DESCRIPTION - FOWLERS VILLAGE CENTRE

The proposed **Fowlers Village Centre** would occupy a 1.9ha site characterised by a local foothill and low lying land and is located to the southern side of **Cleveland Road**, approximately adjoining the intersection of **Fowlers and Cleveland Road**.

The site is legally described as Lot 313 DP 1188000, Cleveland Road, Cleveland and bound by:

- Cleveland Road to the north;
- Rural land and Mullet Creek to the east;
- Rural land to the west; and
- Rural land property to the south.

The Site comprises predominantly cleared land in a trapezoid shape and gentle to moderate slope from RL 28m in the southwest to RL 20m to the northeast. There is an access road with a line of trees along the western boundary that provides access to the property to the south. A 5m wide electrical easement running east-west along the northern boundary. A 69m wide major easement comprising of overhead electrical transmission lines and an underground Jemena gas pipeline running from north-east to south-west, and partially located along the eastern boundary of the Site. The scenic landscape character of the Illawarra Escarpment and undulating foothills are clearly identified in the distance to the west and south of the Site, forming an attractive visual backdrop.

LEGEND






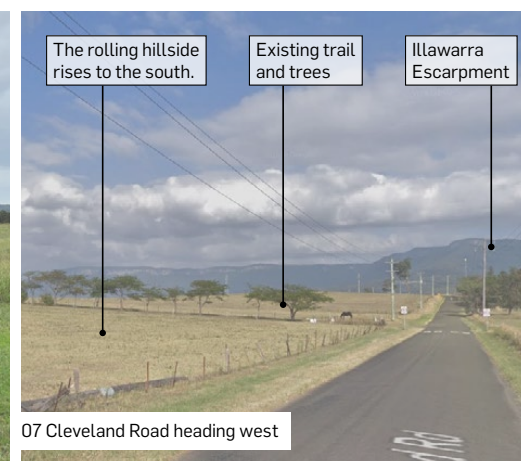
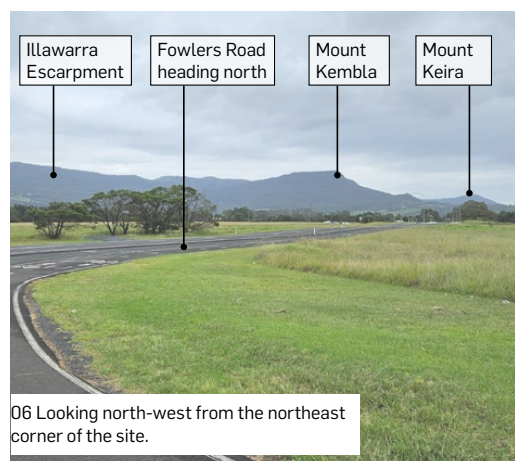
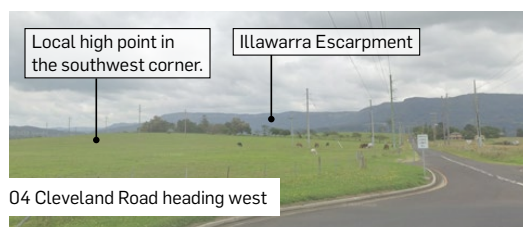
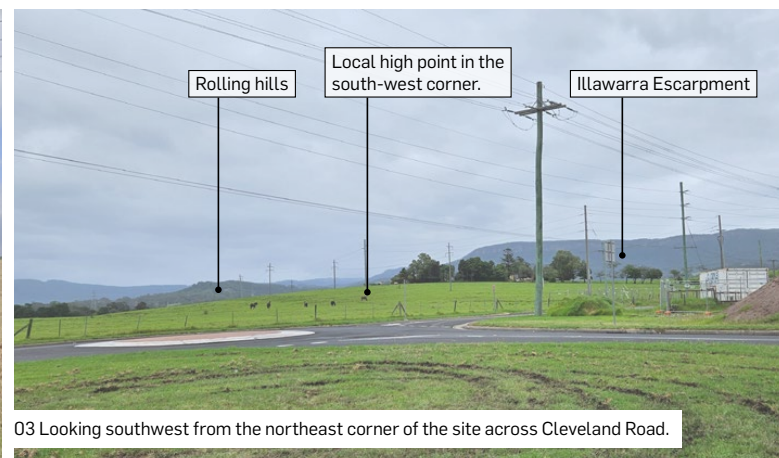
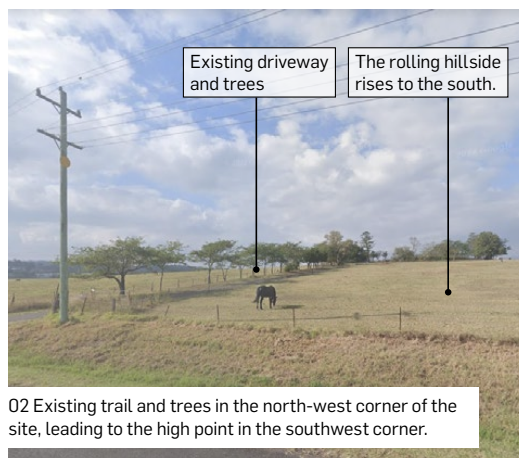
-  Fowlers Village Centre
-  2m Contours
-  Electrical Transmission Easement
-  Jemena Gas Pipeline Easement
-  Creek



Figure 4 Site Description - Fowlers Village Centre

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01 PLANNING CONTEXT

Planning in NSW is underpinned by a series of cascading strategic planning documents which align land use, transport and infrastructure between three tiers of government and across State agencies for the first time in a generation.

This is supported by site-specific planning controls which are prepared in alignment with strategic planning objectives to guide development and design outcomes at a detailed level.

Together these documents set out the existing and future context along with development and design considerations to inform future development outcomes on a site.

This section of the report provides a summary of the key planning directions for Marshall Mount Town Centre and Fowlers Village Centre as set out in the relevant planning documents.



STRATEGIC PLANNING ALIGNMENT

WEST DAPTO VISION 2018









West Dapto Vision 2018 was prepared by Council to revise the 2008 Structure Plan as a 10-year review to ensure the Vision and direction of West Dapto met contemporary standards. The Vision and Structure Plan was adopted by Council in December 2018.

The West Dapto Vision is as follows:

*"West Dapto will grow and develop as a series of **integrated and connected communities**. Set against the spectacular **Illawarra Escarpment and a landscape of riparian valleys**, these communities will integrate the **natural and cultural heritage** of the area with the new urban form.*

*The communities will be healthy, sustainable and resilient with active and passive open space **accessible by walkways, cycleways and public transport**. To support these new communities, **local centres** will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.*

*West Dapto will be supported by a long-term strategy to oversee the timely **implementation of infrastructure** to deliver sustainable and high-quality suburbs with **diverse housing choices**."*

PRINCIPLES		RELEVANT PRINCIPLES
TRANSPORT PRINCIPLES		Road Network: <ul style="list-style-type: none"> P1 Supportive land use patterns P2 A safe, connected and legible road network for all users Public Transport: <ul style="list-style-type: none"> P1 Supportive land use patterns P2 Effective bus network, service provision & integration Active Transport: <ul style="list-style-type: none"> P1 Supportive land use patterns P2 Connected, functional pedestrian and cycle network P3 Attractive and safe environment
WATER MANAGEMENT PRINCIPLES		<ul style="list-style-type: none"> P5 Protection from flooding P7 Integrate stormwater with the environment P9 – Preserve / enhance the environment
CONSERVATION PRINCIPLES		Environment Conservation: <ul style="list-style-type: none"> P3 Protect Environmental Values Heritage Conservation: <ul style="list-style-type: none"> P2 Respect the Cultural Landscape
OPEN SPACE AND RECREATION PRINCIPLES		<ul style="list-style-type: none"> P2 Accessibility P3 Connectivity, movement and flow
COMMUNITY & EDUCATION FACILITIES PRINCIPLES		<ul style="list-style-type: none"> P3 Safety, security and adding to civic identity & sense of place P6 Equitable P5 Vibrant & Accessible
TOWN CENTRES PRINCIPLES		<ul style="list-style-type: none"> P1 Hierarchy – Town Centres & Village Centres P2 Movement sensitive P3 Diversity and Identity
HOUSING PRINCIPLES		<ul style="list-style-type: none"> P1 Encourage Housing Diversity P4 Creating local amenity and a sense of place
EMPLOYMENT PRINCIPLES		<ul style="list-style-type: none"> P1 Support local sustainable employment P3 Ensure Town & Village centre employment outcomes are prioritised

WOLLONGONG LOCAL STRATEGIC PLANNING STATEMENT (LSPS) 2020

The Wollongong LSPS 2020 is a 20-year plan providing strategies and actions that is planned to be undertaken over short, medium and long term timeframes under six themes, being:

- Jobs and Economic Growth;
- Housing for All;
- Inclusive and Connected Communities;
- Climate Action and Resilience;
- Protect the Natural Environment; and
- Enabling Infrastructure and Transport.

The following table summarise the list of identified projects and timeframes relevant to both Marshall Mount Town Centre and Fowlers Village Centre.

PROJECT	TIME-FRAME
Jobs and Economic Growth	
Implement Economic Development Strategy	On-going
Prepare draft Wollongong Retail Centre Study	Short term
Prepare Wollongong Employment Planning Control Review	Short term
Housing for All	
Continue to support and monitor growth of West Dapto Urban Release Area	On-going
Exhibit the Housing and Affordable Housing Options Paper	Underway
Prepare and exhibit (if endorsed) a draft Housing Strategy	Short term
Prepare suburb character statements	Medium term

PROJECT	TIME-FRAME
Continue assessing planning proposals / rezoning requests in accordance with Planning Proposal Policy	On-going
Work with the Illawarra Local Aboriginal Lands Council (ILALC) to assist their proposals for the conservation or development of their land holdings	On-going
Inclusive and Connected Communities:	
Continue to implement actions listed in the strategies	On-going
Continue the allocation of Development Contribution funds to support the provision of new community infrastructure	On-going
Review the Generic Plan of Management for Council land	Medium term
Climate Action and Resilience:	
Commence Climate Action Governance framework	Short term
Exhibit and adopt 'Sustainable Wollongong 2030: A Climate Healthy City Strategy'	Short term
Exhibit and adopt 'Climate Change Mitigation Action Plan'	Short term
Exhibit and adopt 'Climate Change Adaption Plan'	Short term
Protect the Natural Environment:	
Implement the actions identified in the various Plans and Strategies	On-going
Prepare and exhibit an updated draft Biodiversity Strategy	Medium term
Adopt the Sustainable Wollongong 2030: A Climate Healthy City Strategy	Short term

PROJECT	TIME-FRAME
Review Riparian Corridor Management Study and policy approach	Short term
Update Flood Studies and Floodplain Risk Management Studies and Plans	Short-Medium term
Update Bush Fire Prone Lands mapping	Short term
Enabling Infrastructure and Transport:	
Advocate for improvements to the South Coast Rail Line track duplication, improved travel times, more services	On-going
Advocate for improved local bus services	On-going
Continue investigating a Wollongong South shuttle bus service	Medium term
Exhibit and adopt draft Wollongong Cycling Strategy 2039	Short term
Prepare LGA Transport Plan	Medium term
Review the Waste and Resource Recovery Strategy	Medium term
Implement findings of the ISJO Enabling Water Sensitive Communities project	Medium term
Wards:	
The Illawarra Escarpment and Sydney Drinking Water Catchment will be protected from inappropriate development	On-going
Review the infrastructure, servicing and environmental constraints of the northern villages to determine capacity to support additional development	Short term
Continue developing the West Dapto Urban Release Area, including the provision of community and recreational facilities	On-going

*Short term = 1-3 years; Medium term = 4-6 years; Long term = 6-10 years.

WOLLONGONG LOCAL ENVIRONMENT PLAN 2009 (2010 EPI 76)

Marshall Mount Town Centre

The statutory development controls which underpin the built-form implications for the Marshall Mount are contained within Wollongong Local Environmental Plan 2009 (WLEP 2009)

Zoning

The Marshall Mount Town Centre is situated within E1 Local Centre and MU1 Mixed Use Zoning.

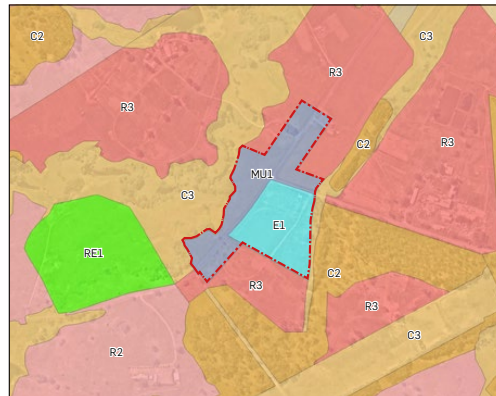


Figure 5 Land Zoning WLEP 2009

LEGEND

 	Marshall Mount Town Centre		
E1	Local Centre	C3	Environmental Management
MU1	Mixed Use	R3	Medium Density Residential
C2	Environmental Conservation	RE1	Public Recreation

Height

The maximum permissible building height for the Marshall Mount Town Centre is 15m.

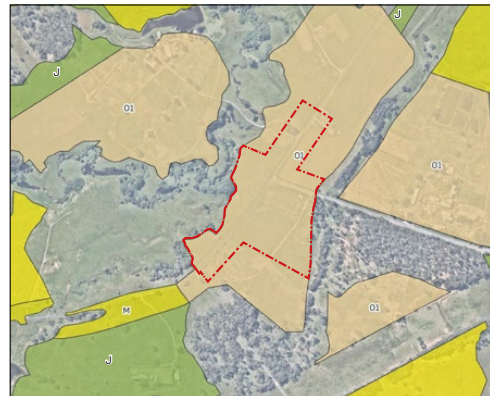


Figure 6 Height of Building WLEP 2009

LEGEND

 	Marshall Mount Town Centre
O1	15m
M	12m
J	9m

FSR

The maximum permissible FSR for the Marshall Mount Town Centre is 2:1 within E1 zone portion and 1.5:1 within the MU1 zone portion.

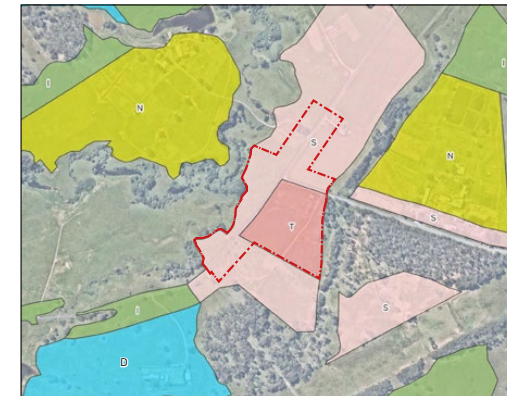


Figure 7 Floor Spatial Ratio WLEP 2009

LEGEND

 	Marshall Mount Town Centre	N	1:1
T	2:1	I	0.75:1
S	1.5:1	D	0.5:1

Minimum Lot Size

The minimum lot size within the Marshall Mount Town Centre is 300 sqm.

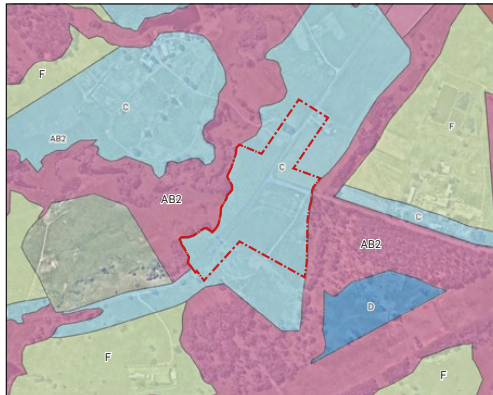



Figure 8 Minimum Lot Size WLEP 2009

LEGEND

	Marshall Mount Town Centre		
	300 sqm		449 sqm
	349 sqm		39.99 ha

Riparian Land

Marshall Mount Town Centre adjoins the riparian corridor on the east and west boundaries. The objective of this control is to ensure that development does not adversely impact upon riparian lands.

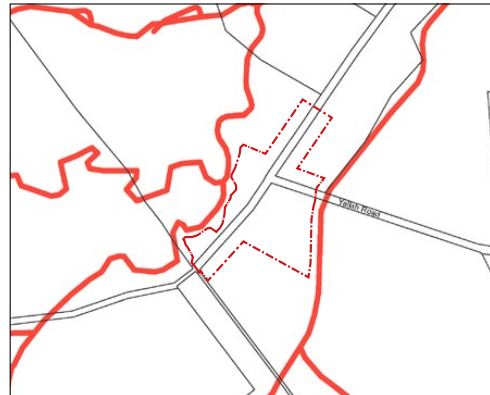


Figure 9 Riparian Land WLEP 2009

LEGEND

	Marshall Mount Town Centre
	Riparian Land

Active Street Frontage

Marshall Mount Town Center includes a section of active street frontage along the south side of Yallah Road and the east side of Marshall Mount Road. This clause aims to promote uses that attract pedestrian traffic along certain ground-floor street frontages in the E1 zone.

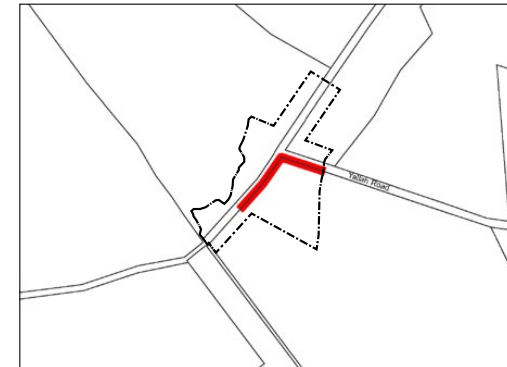


Figure 10 Land Zoning WLEP 2009

LEGEND

	Marshall Mount Town Centre
	Active Street Frontage

CLEVELAND PP-2020 / 6

Fowlers Village Centre

A Draft Planning Proposal, known as the Cleveland PP-2020 / 6, was prepared in 2020 to rezone the land within 'Stage 3' of WDURA including Fowlers Village Centre. The PP is under assessment following the public exhibition in September/October 2022. Zoning is proposed to change from the existing RU2 Rural Landscape to E1 Local Centre.

The proposed planning controls for Fowlers Village Centre are set out in the following diagrams.

Zone

The Fowlers Village Centre is situated within E1 - Local Centre.

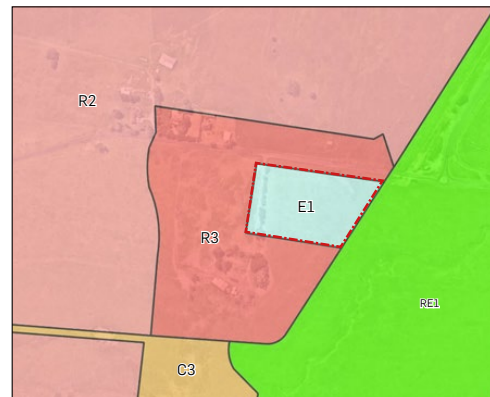








Figure 11 Draft Land Zoning

LEGEND

	Fowlers Village Centre		R2	Low Density Residential	
	E1	Local Centre		R3	Medium Density Residential
	C3	Environmental Management		RE1	Public Recreation

Height

The maximum permissible building height for the Fowlers Village Centre is 9m.

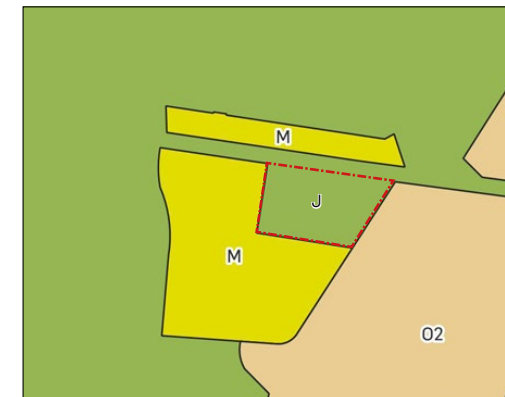






Figure 12 Draft Height of Building

LEGEND

	Fowlers Village Centre
	O2 16m
	M 12m
	J 9m

FSR

The maximum permissible FSR for the Fowlers Village Centre is 0.75:1.

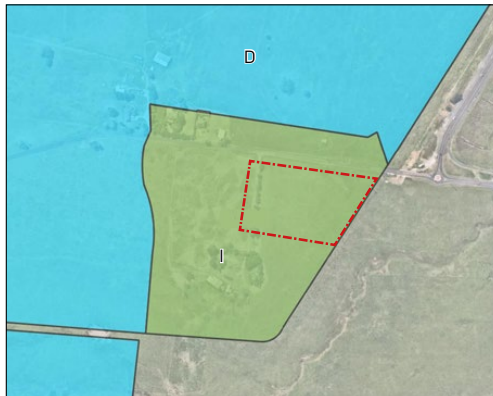


Figure 13 Draft Minimum Lot Size

LEGEND

	Fowlers Village Centre
	I 0.75:1
	D 0.5:1

Minimum Lot Size

No minimum lot size control within the Fowlers Village Centre.

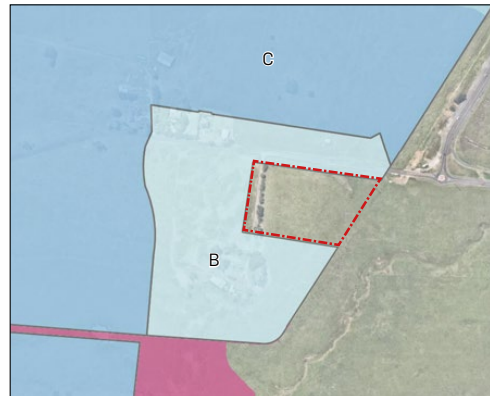


Figure 14 Draft Minimum Lot Size

LEGEND

	Fowlers Village Centre
	B 249 sqm
	C 299 sqm
	AB2 39.99 ha

Riparian Land

Fowlers Village Centre is adjacent to a section of riparian land and flood planing area in the southeast, and adjacent to the catchment of acid sulfate soils (class 5) in the northeast corner.

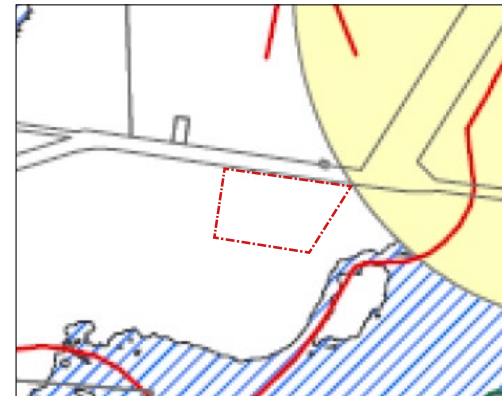


Figure 15 Riparian Land

LEGEND

	Fowlers Village Centre
	Riparian Land
	Flood Planning Area
	Acid Sulfate Soils - Class 5

WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 (WDCP 2009)

The current DCP controls applicable to the sites are set out within Wollongong Development Control Plan 2009 (WDCP 2009).

Chapter D16 of the DCP comprises locality-based DCPs, known as Neighbourhood Plans, for the West Dapto Urban Release Area. It incorporates the West Dapto Structure Plan 2018 as illustrated in the following figure and the Planning Principles identified in the West Dapto Vision 2018.

The structure plan sets out the following layers:

- Proposed staging;
- Road typology;
- Road sizes;
- Flood reliable roads;
- Active transport network;
- Planning for open space;
- Education Facilities; and
- Defined Neighbourhoods.

Note regarding Education Facilities:

It is noted that the Department of Education will undertake needs modelling to determine any changes to the proposed school sites identified in Wollongong Development Control Plan 2009, School Infrastructure NSW and the NSW Department of Education are the responsible authorities that will investigate the need for new school infrastructure within the West Dapto Urban Release Area. Any gaps would be identified and addressed through their investigations.

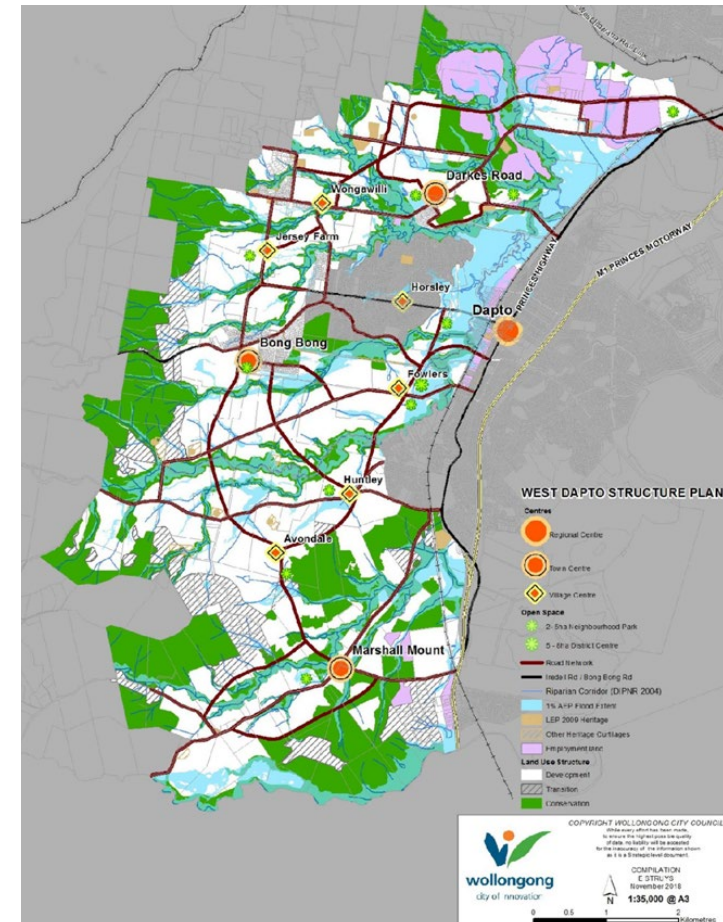


Figure 16 West Dapto Structure Plan (Source: Wollongong City Council, 2018)

WOLLONGONG DEVELOPMENT CONTRIBUTION PLAN 2020*


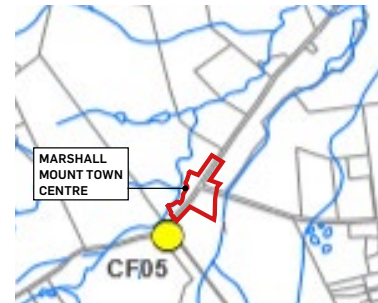
MARSHALL MOUNT TOWN CENTRE

The West Dapto Development Contributions Plan (2020) enables Council to levy contributions for local public infrastructure required as a result of development.

The following tables summarises the public infrastructure delivery relevant to Marshall Mount Town Centre and Fowlers Village Centre. This includes:



- Open spaces;
- Community facilities;
- Transport (roads and intersections); and
- Storm water management.

*Note: Current 2020 West Dapto Development Contributions Plan is currently being reviewed by Council.

OPEN SPACE AND RECREATION		COMMUNITY FACILITIES	
REF#	OS23	OS25	CF05
ITEM	Neighbourhood park	Local park	Neighbourhood multi-purpose community centre
SNAPSHOT	<ul style="list-style-type: none">• Indicative Location: Southern side of Cleveland Road adjacent Daisy Bank Drive.• Description: Active open space including 12 Netball Courts and 8 Tennis Courts• Indicative Land Area: N/A• Indicative Timing: 2036/37 – 2040/41	<ul style="list-style-type: none">• Indicative Location: Within residential areas - along the northern end of Marshall Mount Road.• Description: Active and passive open space including, 1 informal playing field• Indicative Land Area: 2.00ha• Indicative Timing: 2031/32 – 2035/36	<ul style="list-style-type: none">• Indicative Location: Marshall Mount Town Centre.• Description: New facility• Indicative Land Area: 3,500sqm• Gross Floor Area: 1,500sqm• Indicative Timing: 2021/22 – 2024/25
KEY MAP			

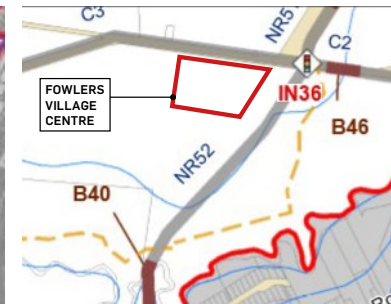
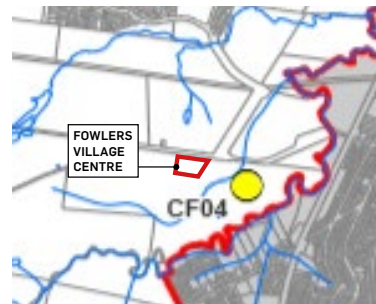
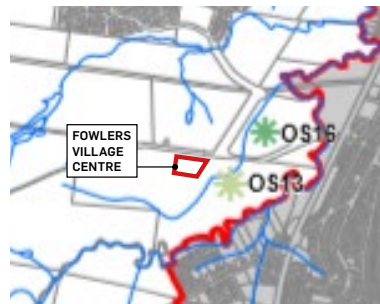
WOLLONGONG DEVELOPMENT CONTRIBUTION PLAN 2020 - CONTINUED

MARSHALL MOUNT TOWN CENTRE

	TRANSPORT			STORMWATER MANAGEMENT
REF#	IN55	B62	B63	SM06
ITEM	Intersection	Bridge	Bridge	Enhanced storage area – Duck Creek
SNAPSHOT	<ul style="list-style-type: none"> Road 1: Yallah Road Road 2: Marshall Mount Road Intersection Treatment: Large signals 	<ul style="list-style-type: none"> Road Name: Western Ring Road Link Description: Avondale Road to Marshall Mount Road Lanes: 5 Dimension: 75m-length, 21m-width Type: RMS Plank 	<ul style="list-style-type: none"> Road Name: Yallah Road (3 x Duck Creek tributaries) Link Description: Marshall Mount Road to Princes Hwy Lanes: 4 Dimension: 50m-length, 21m-width Type: RMS Plank 	<ul style="list-style-type: none"> Description: There are five proposed enhanced storage areas. Each will be on-line and largely confined to land zoned for riparian corridor. Quantity: 19ha Indicative Timing: 2020/21 - 2059/60
KEY MAP				

FOWLERS VILLAGE CENTRE

OPEN SPACE AND RECREATION		COMMUNITY FACILITIES	TRANSPORT
OS13	OS16	CF04	IN36
Community leisure and recreation centre (part only)	Neighbourhood park	Neighbourhood multi-purpose community centre	Intersection
<ul style="list-style-type: none"> Indicative Location: Southern side of Cleveland Road adjacent Daisy Bank Drive. Description: Active open space including 12 Netball Courts and 8 Tennis Courts Indicative Land Area: N/A Indicative Timing: 2036/37 – 2040/41 	<ul style="list-style-type: none"> Indicative Location: Adjacent to Community Leisure & Recreation Centre. Description: Active (2ha formal playing fields x 4) and passive (2ha) open space Indicative Land Area: 4.00ha Indicative Timing: 2036/37 – 2040/41 	<ul style="list-style-type: none"> Indicative Location: Co-located with Community Leisure & Recreation Centre. Description: New facility Indicative Land Area: 1,500sqm Gross Floor Area: 350sqm Indicative Timing: 2041/42 – 2045/46 	<ul style="list-style-type: none"> Road 1: Cleveland Road Road 2: Eastern Link Road (Fowlers Road) Intersection Treatment: Large signals



02 UNDERSTANDING COUNTRY AND PLACE

ILLAWARRA ESCARPMENT



TOPOGRAPHY, LANDFORM & VISUAL CONTEXT

West Dapto is characterised by scenic landscape features with a distinctive landform character that includes:

- Illawarra Escarpment framing the western landscape;
- Undulating hills and tree topped ridgelines immediately to the east of Illawarra Escarpment;
- Low lying land in the centre of the region;
- A local hill to the north-east before transitioning to Lake Illawarra waterfront to the east; and
- Lake Illawarra framing the eastern landscape.

Marshall Mount Town Centre is nestled amongst local undulating hills with a distinct ridgeline running east-west to the south of the Site and low lying land to north, east and west of the Site.

Fowlers Village Centre is characterised by a local foothill and low lying land.

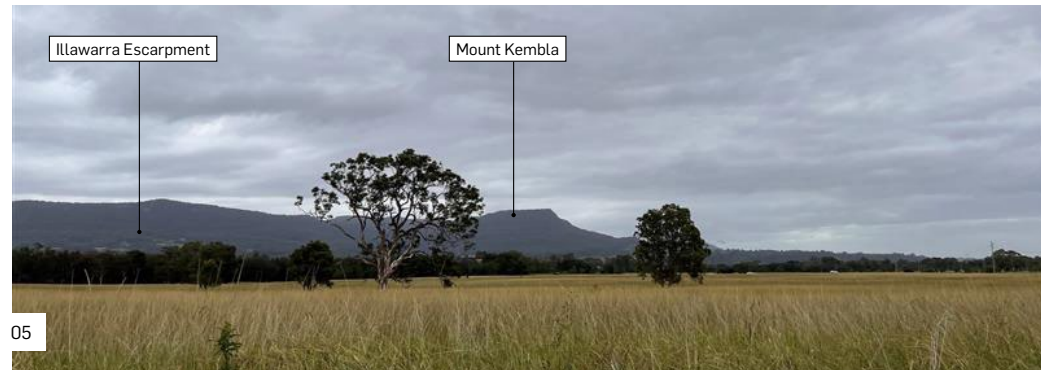
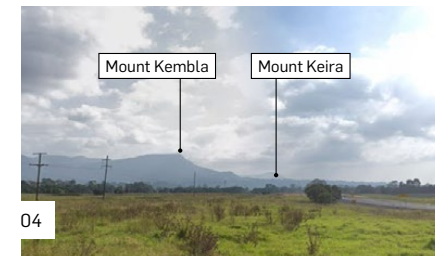
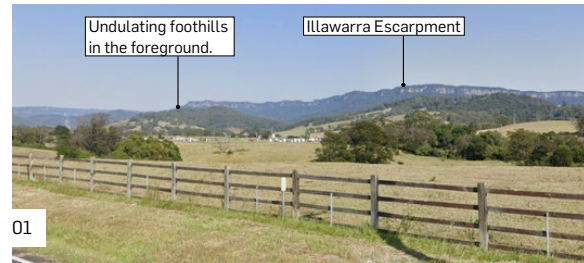
There are three key landscape features within Wollongong that frame the scenic landscape character of the region. This includes:

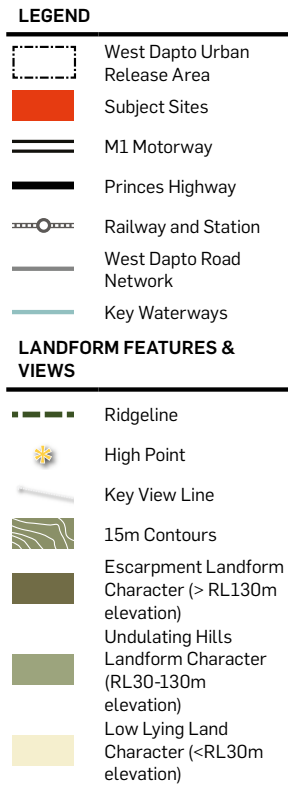
- Illawarra Escarpment to the West;
- Mount Kembla to the north of West Dapto; and
- Mount Keira situated further north east of West Dapto

These key landscape features are all visible from the public domain including road corridors and open space within West Dapto.

KEY OPPORTUNITIES

- Future centres development to consider the visual context setting of the scenic landscape character and how the potential built form will sit within the surrounding locality.
- Future centres development to maintain and consider visual connections to the key landscape features of Illawarra Escarpment, Mount Kembla and Mount Keira within the region.





CENTRES HIERARCHY ROLE & FUNCTION

West Dapto Urban Release Area planned to comprise three town centres and five village centres. Marshall Mount is classified as a Town Centre and Fowlers is classified as a Village Centre. The strategic role and function including the retail forecast demand for these centres are identified in the following tables.

The key success factors for the development of these centres include:

CENTRE KEY SUCCESS FACTORS	
	Location Locate the centre's main activities / nodes along the primary road connections to increase visibility for passing trade .
	Co-location with Activity Generators Co-locate the centres with activity generators i.e school, child care, sporting fields, community facilities, leisure centre.
	Compact and Walkable Create walkable and compact centre that provide immediate access to the community
	Mix of Uses Promote cross-usage between retail, residential, community facilities and other services to increase dwell-time within the centre.
	Activation Establish the active retail / community uses frontage on both sides of the main street with minimal movement barriers between each side.
	Accessibility Ensure the centre is accessible on various transport modes including public transport, active transport (walking and cycling) and vehicle.
	Population Catchment Ensure the centre is accessible to the largest population catchment possible.

Table 1 Town Centre and Village Centre Role and Function
(Source: Draft DCP Chapter B4: Development in Centres and Peripheral Sales Precinct, 2023)

CENTRE HIERARCHY	FUNCTIONS	CATCHMENT RADIUS	RETAIL FLOORSPACE SCALE (SQM)
Town Centre	Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	Population catchment: 10,000 - 20,000 (radius 800m - 1km)	5,000 – 20,000
Village Centre	Village Centres provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	Population catchment: up to 10,000 (radius 600m - 800m)	2,000 - 5,000 (5-30 shops)



Table 2 Marshall Mount Town Centre and Fowlers Village Centre Retail Demand
(Source: Wollongong Retail and Business Strategy, 2023)

	RETAIL FORECAST DEMAND 2041 (SQM)
MARSHALL MOUNT TOWN CENTRE	3,999
FOWLERS VILLAGE CENTRE	2,168




KEY OPPORTUNITIES

- Centres development to consider the key success factors to deliver a viable development that support the surrounding communities.



LEGEND

-  West Dapto Urban Release Area
-  Subject Sites






CENTRES HIERARCHY

-  Strategic Centre
-  Town Centre
-  Village Centre

CENTRES CATCHMENT RADIUS

-  Strategic Centre 5km Catchment
-  Town Centre 1km Catchment
-  Village Centre 800m Catchment

ACCESS AND MOVEMENT

-  M1 Motorway
-  Princes Highway
-  Railway and Station
-  Proposed Road Size - 4 Lanes
-  Proposed Road Size - 2 Lanes

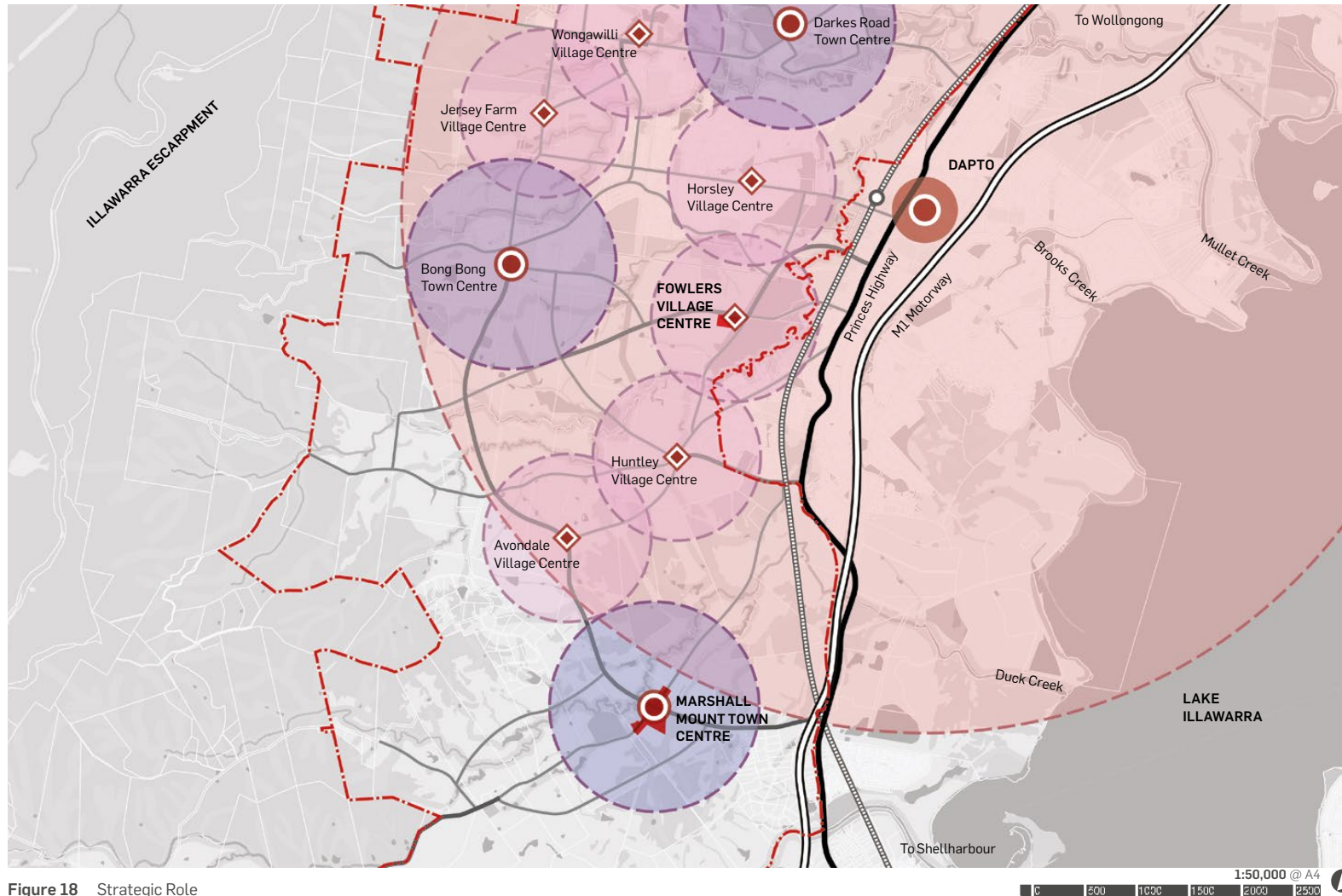


Figure 18 Strategic Role



03 LOCAL PLACE ANALYSIS

MARSHALL MOUNT TOWN CENTRE



MARSHALL MOUNT TOWN CENTRE

SURROUNDING PROPOSED LAND USE & INDICATIVE POPULATION CATCHMENT

Marshall Mount Town Centre is surrounded by land zoned for medium density and low density housing. However, the eastern and western neighbourhood are separated by Duck Creek corridors and its tributaries.

INDICATIVE POPULATION CATCHMENT

The indicative future population within 800m catchment is approximately 6,600 people based on the following assumptions:

- 15 dw/ha for R2 zone;
- 25 dw/ha for R3 Zone;
- 65 dw/ha for MU1 and E1 zones;
- 2.8 people / dwelling occupancy rate.

The retail forecast demand 2041 identifies 3,999 sqm retail space to be accommodated within the Town Centre.

These are less than the anticipated 10,000 - 20,000 population catchment and 5,000 - 20,000 sqm retail space for Town Centre classification identified in the Draft DCP. Less population within the catchment to support the retail may result in potential retail space reduction.

KEY OPPORTUNITIES

- Improve the connectivity to the surrounding neighbourhoods through the open space corridors to improve the town centre 10 mins walking catchment

Table 3 Town Centre Role and Function
(Source: Draft DCP Chapter B4: Development in Centres and Peripheral Sales Precinct, 2023 & Wollongong Retail and Business Strategy, 2023)

CENTRE HIERARCHY	FUNCTIONS	CATCHMENT RADIUS	RETAIL FLOORSPACE SCALE (SQM)
TOWN CENTRE	Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	Population catchment: 10,000 - 20,000 (radius 800m - 1km)	5,000 – 20,000

	RETAIL FORECAST DEMAND 2041 (SQM)
MARSHALL MOUNT TOWN CENTRE	3,999

Table 4 Gross Density Target & Population within 800m Catchment

MARSHALL MOUNT	AREA (HA)	AREA (%)	AVERAGE DENSITY* (DW/HA)	DWELLING NO.	POPULATION
R2 ZONE	40.9	20.3%	15	612	1,713
R3 ZONE	48.3	24.0%	25	1,207	3,379
MU1 ZONE	4.8	2.4%	65	314	879
E1 ZONE	3.4	1.7%	65	221	618
OPEN SPACE, ROAD & OTHERS	103.6	51.5%			
TOTAL 800M CATCHMENT AREA	201.0	100.0%		2,354	6,589

* Wollongong DCP 2009, Ch D16 – Average density target for R2 zones and Marshall Mount Town Centre - 50-75 dw/ha adjacent to centre and 20-30 dw/ha further away.

LEGEND

- Marshall Mount Town Centre
- Existing Roads
- Proposed Roads
- Creek

PROPOSED LAND USE ZONING

- R3 - Medium Density Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- E1 - Local Centre
- MU1 - Mixed Use
- Indicative Location of Proposed Local Park, Reference OS25
- 800m Catchment

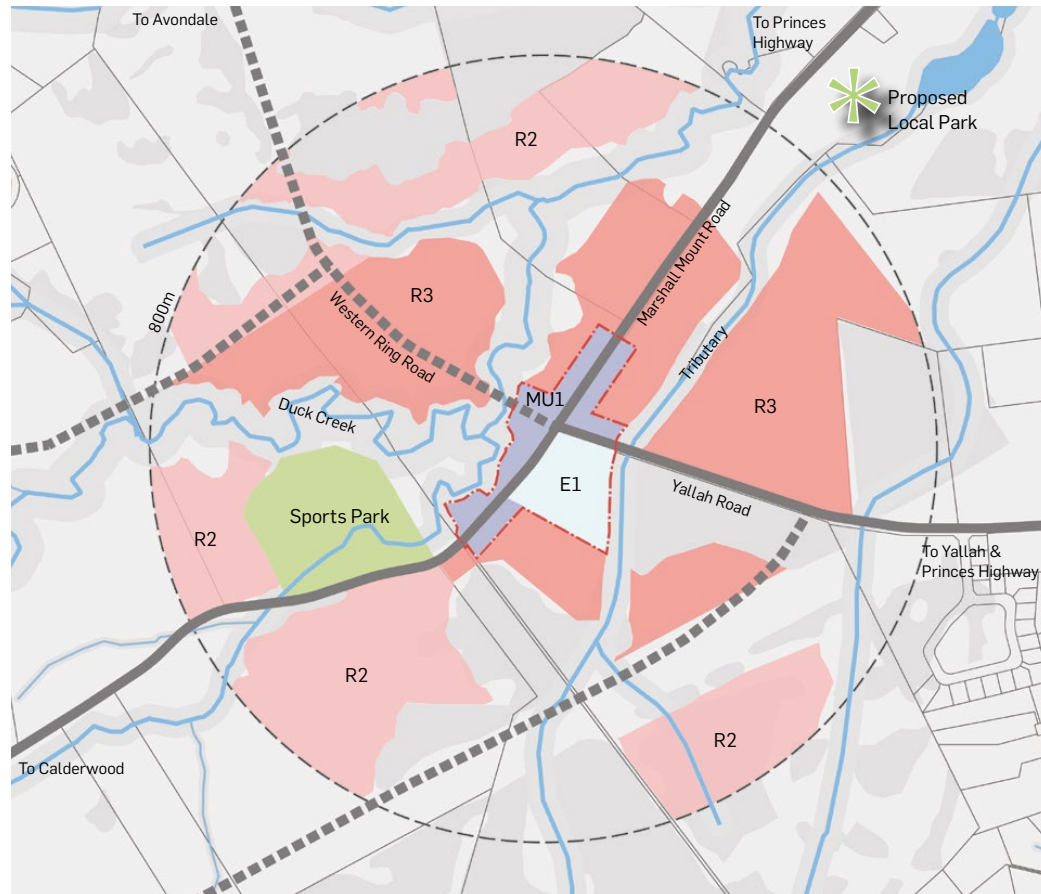


Figure 19 Surrounding Land Use - Marshall Mount Town Centre

1:12,500 @ A4
0 100 200 300 400 500

MARSHALL MOUNT TOWN CENTRE





SITE ELEVATION

Marshall Mount Town Centre is situated in low lying land in between Duck Creek and its tributary and nestled amongst three local ridgelines to the south, east and west.


KEY OPPORTUNITIES

- The future town centre built form to consider the surrounding local landscape setting.
- Facilitate desired view lines to Illawarra Escarpment to the west along Yallah Road and to Mount Kembla along Marshall Mount Road.

LEGEND

-  Marshall Mount Town Centre
-  Existing Roads
-  Proposed Roads
-  Creek

TOPOGRAPHY FEATURE

-  Ridgeline
-  Local High Point
-  2m Contours
-  Hilly Landforms (RL30-130m elevation)
-  Flat Terrain (<RL30m elevation)
-  Desired View Lines

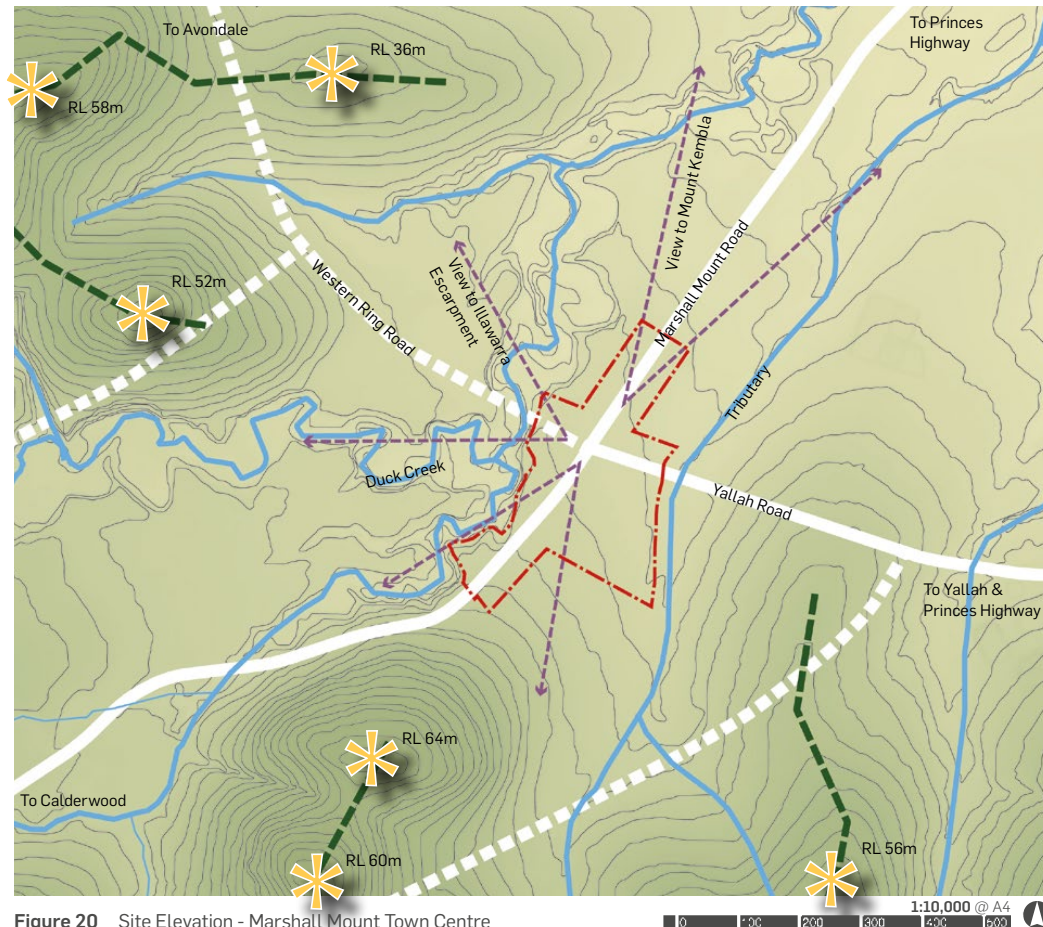


Figure 20 Site Elevation - Marshall Mount Town Centre

MARSHALL MOUNT TOWN CENTRE

SLOPE ANALYSIS

The land within Marshall Mount Town Centre is relatively flat with predominant 0-5% slope which is suitable for development.

Steep slopes are identified along Duck Creek to the west of the Site .

KEY OPPORTUNITIES

- The land is suitable for development.
- Consider the interface to the steep slope along the western boundary.

LEGEND

- Marshall Mount Town Centre
- Cadastre

SLOPE ANALYSIS

- 0 - 5%
- 5% - 10%
- 10% - 15%
- 15% - 18%
- > 18%
- 2m Contour

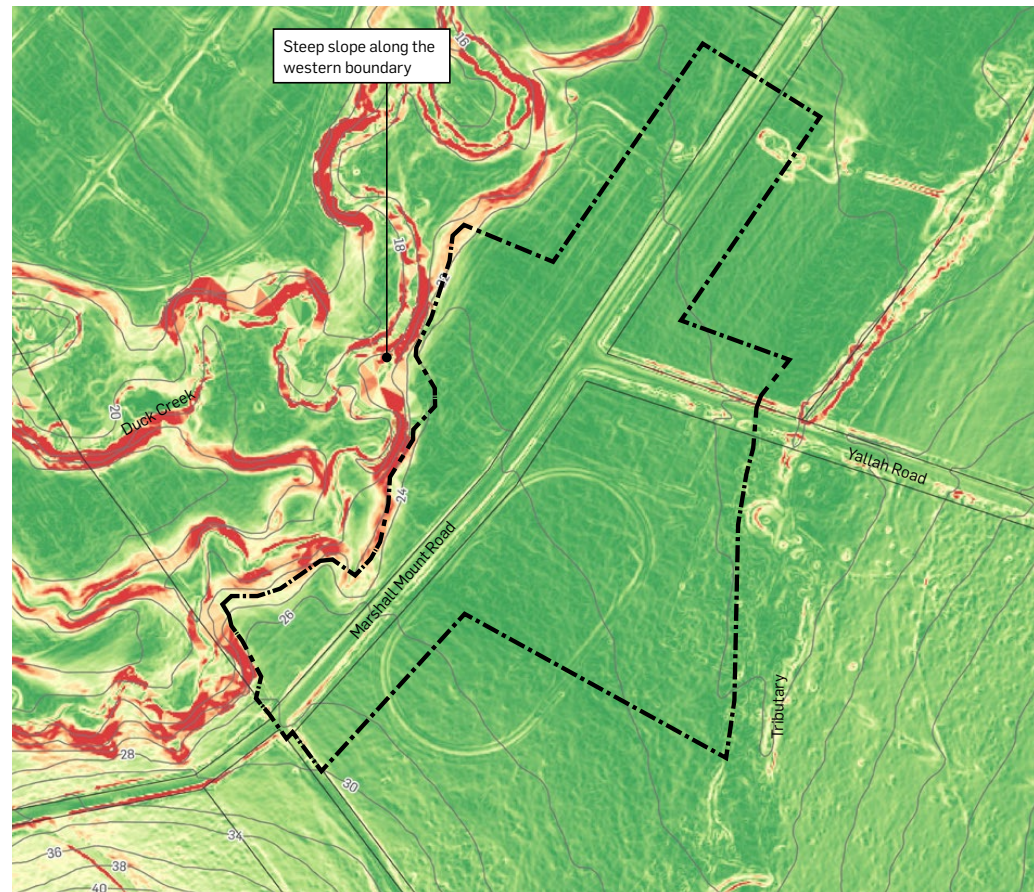


Figure 21 Slope Analysis - Marshall Mount Town Centre

1:4,000 @ A4
0 50 100 150 200

MARSHALL MOUNT TOWN CENTRE

OPEN SPACE AND BIODIVERSITY

The key open space and biodiversity assets within the immediate context of Marshall Mount Town Centre include:

- Duck Creek riparian corridor and its tributary along the western and eastern boundary;
- High biodiversity value areas including vegetation clusters to the east and south;
- Proposed sports park immediately to the south of the Town Centre; and
- Existing Moreton Bay Fig tree to the west as a key landscape feature.

KEY OPPORTUNITIES

- Celebrate the natural assets as amenity.
- Provide active transport connections between Town Centre and surrounding communities within the open space corridors.

LEGEND		OPEN SPACE AND BIODIVERSITY	
	Marshall Mount Town Centre		Creek with Stream Order
	Existing Roads		Indicative Core Riparian Zone
	Proposed Roads		Indicative Riparian Land
			Zoned Open Space
			High Biodiversity Value Area
			Existing Vegetation
			Existing Moreton Bay Fig Tree

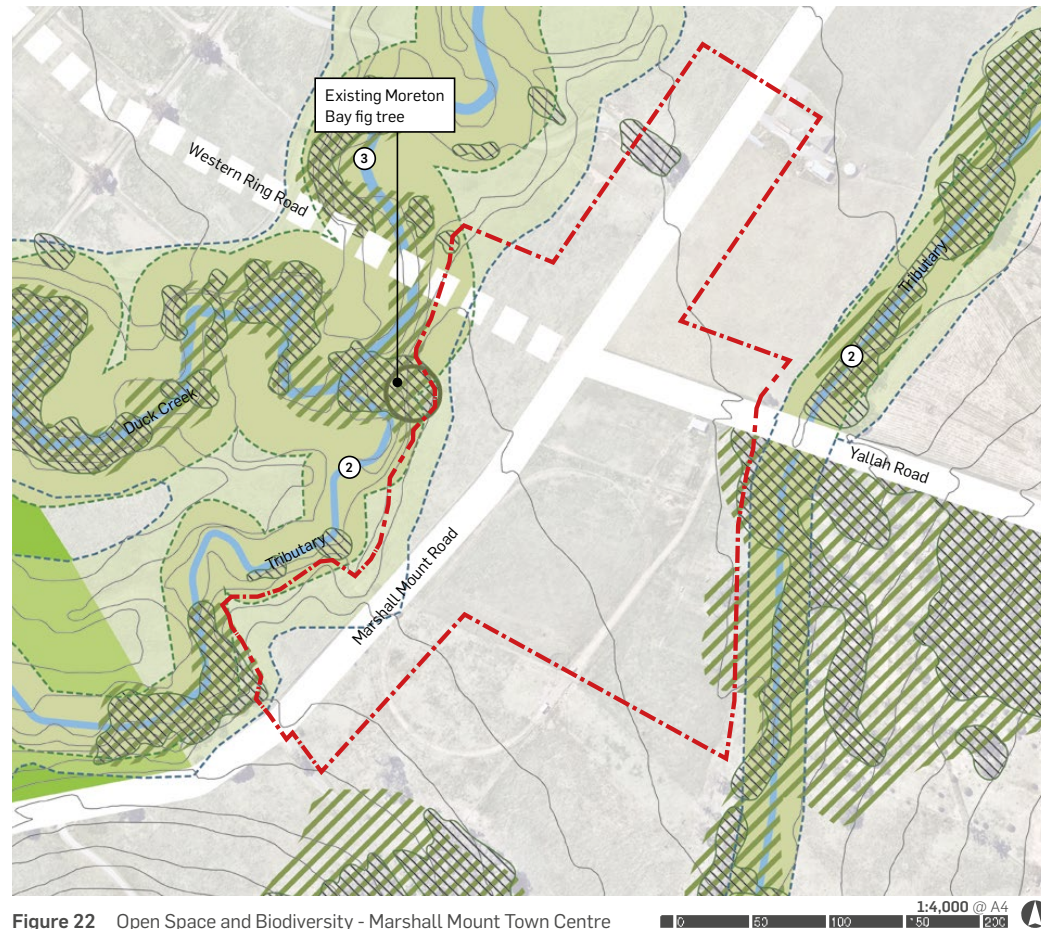


Figure 22 Open Space and Biodiversity - Marshall Mount Town Centre

MARSHALL MOUNT TOWN CENTRE

FLOODING

Marshall Mount Town Centre is situated in between flood zones along Duck Creek and its tributaries. Flood planning area and 1%AEP flood zone are identified along the eastern boundary. The 1%AEP flood area within the town centre to be excluded from the developable area.

The development within flood planning area is subject to flood related development control plan.

Yallah Road and Western Ring Road are identified as flood reliable roads to be designed to 1% AEP and maintain connectivity to and from the Town Centre in the flooding event.

KEY OPPORTUNITIES

- Development within flood planning area to comply with the control plan to mitigate the risk.

LEGEND

- Marshall Mount Town Centre
- Existing Roads
- Proposed Roads
- 2m Contour

FLOODING PLAN

- 1% AEP Flood Extent
- Flood Planning Area (FPA)
- Waterways

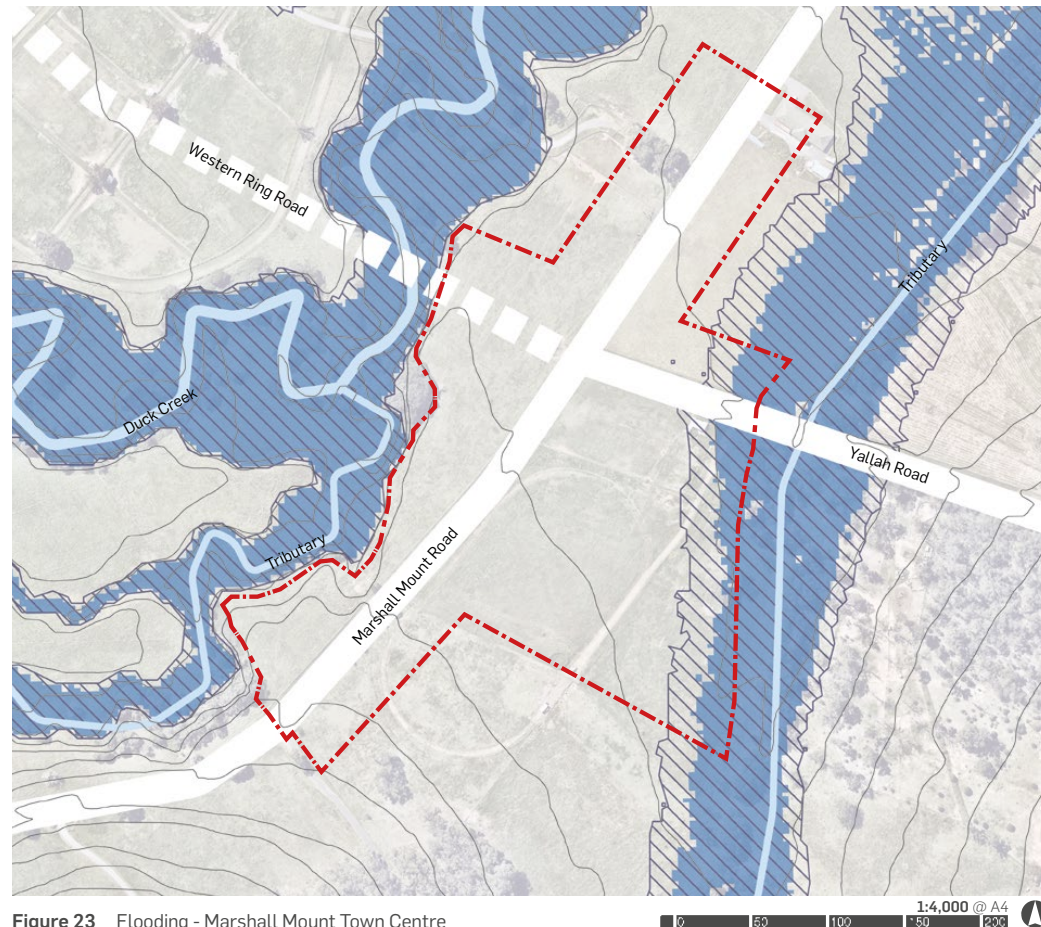


Figure 23 Flooding - Marshall Mount Town Centre

MARSHALL MOUNT TOWN CENTRE

BUSHFIRE


High bushfire risk areas are identified along the eastern boundary and to the south of the Site.


The indicative riparian corridor along Duck Creek could potentially provides bush fire risk noting these area will potentially be vegetated in the future.

KEY OPPORTUNITIES

- Manage bushfire risk by establishing APZ and perimeter road along the eastern and western boundary

LEGEND

 Marshall Mount Town Centre


 Existing Roads


 Proposed Roads


 Creek

BUSHFIRE RISK

 Vegetation Category 1

 Vegetation Category 2

 Vegetation Buffer

 Potential Bushfire Risk along Core Riparian Zone


 Indicative Riparian Land



Figure 24 Bushfire Risk - Marshall Mount Town Centre




1:4000 @ A4
0 50 100 150 200

MARSHALL MOUNT TOWN CENTRE





ACCESS & MOVEMENT

Marshall Mount Town Centre is situated at the intersection of Yallah Road and Marshall Mount Road. Yallah Road and proposed Western Ring Road is planned to be the primary vehicular movement corridor running east west.




The proposed bypass road to the southeast parallel to Marshall Mount Road provides through traffic connection between east bound and south bound traffic. This could potentially reduce the traffic volume and provides the opportunity to create a pedestrian friendly environment within the town centre.

-  Marshall Mount Town Centre
-  Zoned Open Space
-  Indicative Location of Proposed Local Park

ROAD NETWORK

-  Type 1 - Major Sub-arterial Road - 4 Lanes
-  Type 2 - Sub-arterial road with bus service - 4 Lanes
-  Type 2A - Sub-arterial road with bus service and parking - 2 Lanes
-  Type 3 - Major collector with bus service and parking - 2 Lanes

ACTIVE AND PUBLIC TRANSPORT NETWORK

-  Off-Road Shared Use Path
-  Indicative Proposed Bus Kiosk
-  Proposed Bus Route - South Loop

KEY OPPORTUNITIES

- The town centre will be accessible by multi transport modes of bus service, active transport and vehicles.
- Leverage the bypass road to create pedestrian friendly environment within the town centre.

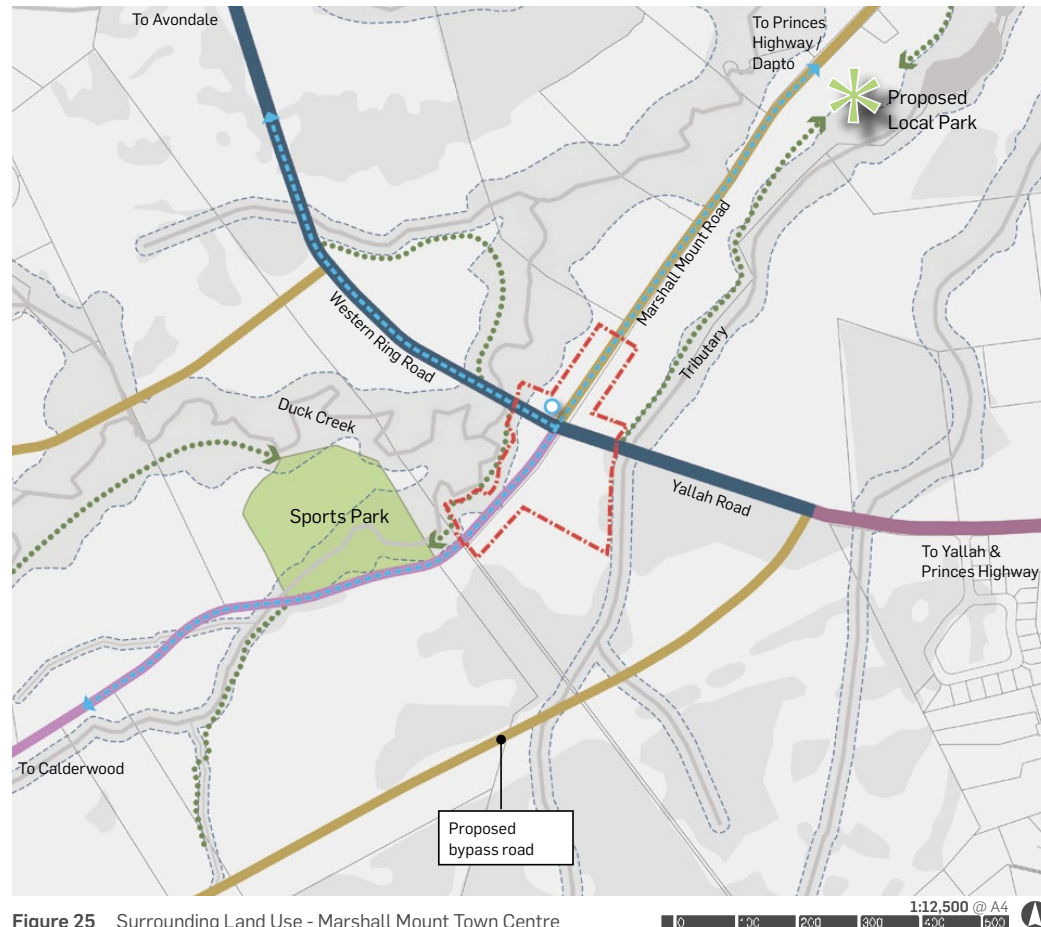


Figure 25 Surrounding Land Use - Marshall Mount Town Centre

1:12,500 @ A4

MARSHALL MOUNT TOWN CENTRE

CONSOLIDATED CONSTRAINTS ANALYSIS

The following diagram synthesise the site analysis into a consolidated constraints map. This includes:

LEGEND

- Marshall Mount Town Centre
- Creek
- Existing Mature Fig Tree

CONSOLIDATED CONSTRAINTS		AREA (HA)	AREA (%)
	Constrained - Significant Mitigation Required	0.28	3%
<ul style="list-style-type: none"> High biodiversity value zones. 			
	Constrained - Mitigation Required	1.04	13%
<ul style="list-style-type: none"> Riparian Land: Areas within riparian corridor. Flooding: Areas within 1% AEP zone. 			
	Constrained - Standard Mitigation Required	2.28	28%
<ul style="list-style-type: none"> Bushfire Vegetation Buffer, which require standard mitigation prior development. 			
	Unconstrained - Developable Land	3.11	38%
<ul style="list-style-type: none"> Areas suitable for development 			
	Road Reserve	1.53	19%
TOTAL AREA		8.25	100%



Figure 26 Consolidated Constraints Map - Marshall Mount Town Centre

1:4000 @ A4
0 50 100 150 200

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SITE OPPORTUNITIES

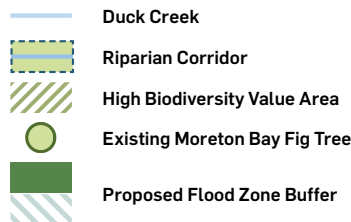
MARSHALL MOUNT TOWN CENTRE

The site opportunities for Marshall Mount Town Centre have been identified based on the strategic planning context, surrounding context and local place analysis and consolidated constraints analysis. These include:



Marshall Mount Town Centre

NATURAL ASSETS



- Preserve Duck Creek, its riparian corridor and high biodiversity areas.
- Provide appropriate built form interface with the natural amenities.
- Investigate public use outcomes achievable within the flood zone.

Visual Connections

- Maintain view corridor along Yallah Road to the West towards Illawarra Escarpment and along Marshall Mount Road towards Mount Kembla and southern ridgeline.
- Ensure the proposed development does not significantly obstruct the scenic landscape character and visual corridor to these key landscape features.

TRANSPORT AND ACCESS

- Sub-Arterial Road (4 lanes)**
 - Yallah Road is identified as 4 lanes Type 2 (Sub Arterial) Road.

- Proposed Sub-Arterial Road (4 lanes)**
 - Western Ring Road is identified as 4 lanes Type 2 (Sub Arterial) Road.
- Sub-Arterial Road (2 lanes)**
 - Marshall Mount Road (South) is identified as 2 lanes Type 2 (Sub Arterial) Road.
- Proposed Town Centre Perimeter Road**
- Proposed Local Road / Perimeter Road**
- Existing Local Road**
- Proposed Bus Route - South Loop**
- Proposed Bus Kiosk/ Stops**

Locate the bus stops at the intersection adjacent to the Town Centre activation areas.
- Proposed Shared Path - Road Side**
- Proposed Shared Path - Off Road**
 - Promote active transport network by providing shared path connection along the creek to the regional cycleway network and surrounding communities.
 - Provide access to the adjoining recreational open space to the West.
 - Provide tree canopy shading along shared paths and streetscape to reduce urban heat island effect.
 - Opportunity to provide separate pedestrians and cyclists, provide wider footpath for street activation and urban greening along Marshall Mount Road, Yallah Road and Western Ring Road within the town centre section.

- Primary Intersection**

Primary intersection of Marshall Mount Road and Yallah Road, allows for bus stops, safe pedestrian / cyclist crossings, and vehicular movement.

Left in - Left Intersection



- Indicative Main Street / Slower Traffic Zone**

Establish a main street with on street parking and pedestrian-prioritised environment along the activation area.

Potential Car Parking Location



Locate a consolidated parking location behind the main street.

ECONOMIC VIABILITY



Recreational Open Space

Zoned recreational open space to the southwest of the Site with access via off-road shared path.



Indicative Active Frontage

Proposed active frontage on both sides of the main street to promote ground level activation and passive surveillance.



Proposed Linear Public Domain

Establish linear public domain between the figtree and retail areas across the main street with secondary active frontage.



Proposed Visual Connection



Indicative Retail / Community Facilities/ Mixed Use Retail & Residential Zone

Create a compact retail and community facilities including mixed use residential.

Proposed community facility - 1,500 sqm (Wollongong Development Contribution Plan 2020).

Indicative retail space demand 2041 - 3,999 sqm (The Wollongong Retail and Business Strategy 2023).

HOUSING AND BUILT FORM



Indicative Built Form Frontage

- Deliver built form response that is sympathetic to the surrounding context and landscape character.
- Optimise the solar and visual amenity for residential uses and minimise the overshadowing impact to the public domain.
- The maximum permissible building height for the Marshall Mount Town Centre is 15m / up to 4 storeys.
- Provide a varied housing mix between medium density housing and mixed use residential within the MUI Mixed Use zone and potential shop-top housing within the E1 Local Centre zone.

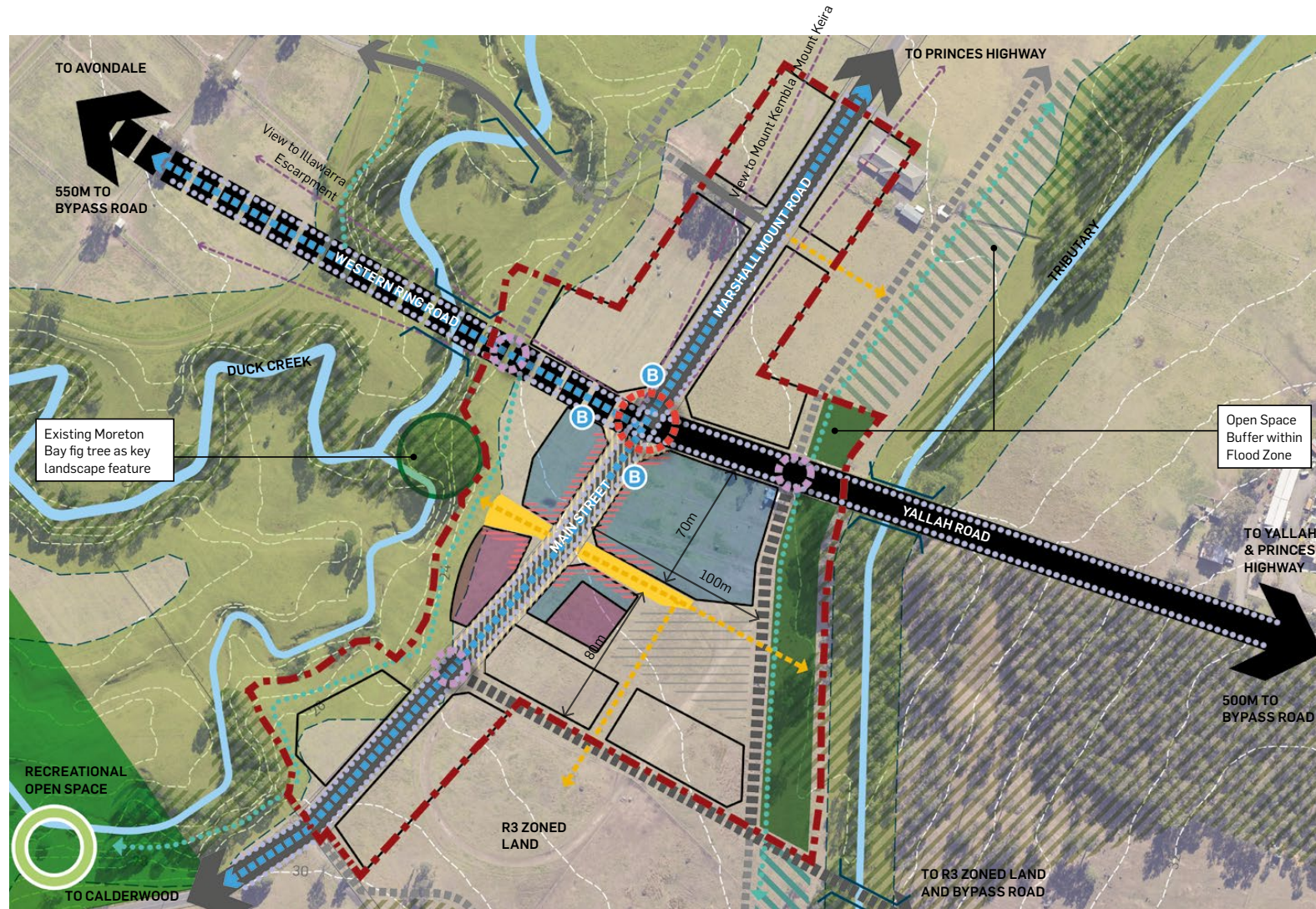


Figure 27 Site Opportunities - Marshall Mount Town Centre

04 LOCAL PLACE ANALYSIS

FOWLERS VILLAGE CENTRE



FOWLERS VILLAGE CENTRE

SURROUNDING PROPOSED LAND USE & INDICATIVE POPULATION CATCHMENT

Fowlers Village Centre is immediately surrounded by proposed medium density and low density housing to the north, west and south.

A large open space areas to the east limit road connectivity to the residential neighbourhood to the east. This results in the primary centre catchment will likely be to northern and western neighbourhoods.

INDICATIVE POPULATION CATCHMENT

The indicative future population within 800m catchment is approximately 4,800 people based on the following assumptions:

- 15 dw/ha for R2 zone;
- 25 dw/ha for R3 Zone;
- 35 dw/ha for E1 zones; and
- 2.8 people / dwelling occupancy rate.

The retail forecast demand 2041 identifies 2,168 sqm retail space to be accommodated within the Village Centre.

These are aligned with the anticipated up to 10,000 population catchment and 2,000 - 5,000 sqm retail space for Village Centre classification identified in the Draft DCP.

KEY OPPORTUNITIES

- Improve the connectivity to the surrounding neighbourhoods through roads and active transport network to improve the village centre 10 mins walking catchment.

Table 5 Village Centre Role and Function
(Source: Draft DCP Chapter B4: Development in Centres and Peripheral Sales Precinct, 2023 & Wollongong Retail and Business Strategy, 2023)

CENTRE HIERARCHY	FUNCTIONS	CATCHMENT RADIUS	RETAIL FLOORSPACE SCALE (SQM)
Village Centre	Village Centres provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.	Population catchment: up to 10,000 (radius 600m - 800m)	2,000 - 5,000 (5-30 shops)

	RETAIL FORECAST DEMAND 2041 (SQM)
FOWLERS VILLAGE CENTRE	2,168

Table 6 Gross Density Target & Population within 800m Catchment

FOWLERS	AREA (HA)	AREA (%)	AVERAGE DENSITY (DW/HA)	DWELLING NO.	POPULATION
R2 ZONE	89.8	44.7%	15*	1,347	3,771
R3 ZONE	13.6	6.8%	25*	341	954
E1 ZONE	2.0	1.0%	25**	49	137
OPEN SPACE, ROAD, OTHERS	95.5	47.5%			
TOTAL 800M CATCHMENT AREA	201.0	100.0%		1,737	4,862

* Wollongong DCP 2009, Ch D16 – Average density target for R2 zones and R3 zones.

** Residential Density Guide: Gross Residential Density - Town Centre, Landcom 2011

LEGEND

- Fowlers Village Centre
- Existing Roads
- Proposed Roads
- Creek

PROPOSED LAND USE ZONING

- R3 - Medium Density Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- E1 - Local Centre
- E3 - Productivity Support
- 800m Catchment



Figure 28 Surrounding Land Use - Fowlers Village Centre

1:12,500 @ A4
0 100 200 300 400 500

FOWLERS VILLAGE CENTRE

SITE ELEVATION

Fowlers Village Centre is situated in the local foothill with ridgeline and a local high point to the west.

KEY OPPORTUNITIES

- The future village centre built form to consider the surrounding local landscape setting.
- Additional opportunity for Fowlers Village Centre to address and view the surround proposed recreational facilities to the north east and east.

LEGEND

- Fowlers Village Centre
- Existing Roads
- Proposed Roads
- Creek
- Indicative Community Leisure and Recreation Centre (Subject to further investigations)

TOPOGRAPHY FEATURE

- Ridgeline
- High Point
- 2m Contours
- Hilly landform (RL30-130m elevation)
- Flat terrain (<RL30m elevation)
- Desired View Lines

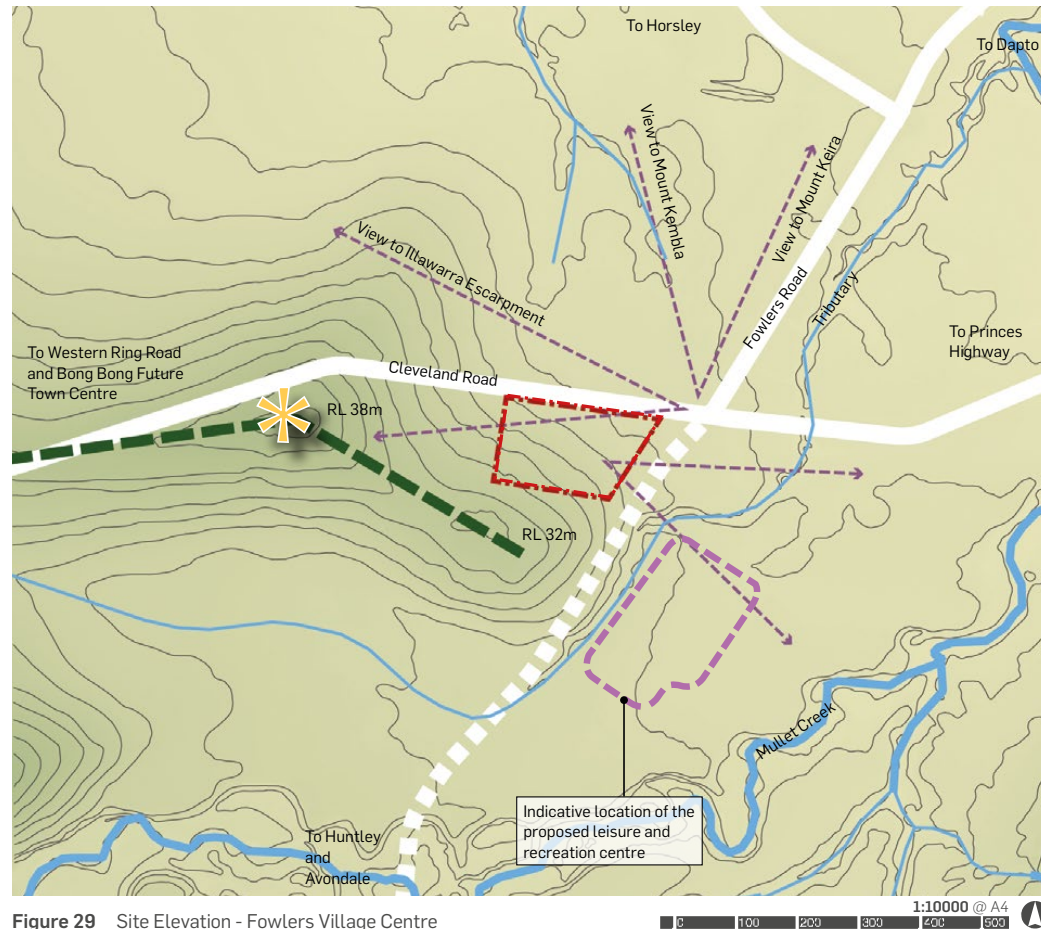


Figure 29 Site Elevation - Fowlers Village Centre

FOWLERS VILLAGE CENTRE

SLOPE ANALYSIS



Fowlers Village Centre has relatively gentle to moderate slope with predominantly 0-10% slope which is suitable for development.

No steep slope identified to the immediate surrounding of the Site.

KEY OPPORTUNITIES

- The land is suitable for development.

LEGEND

-  Fowlers Village Centre
-  Cadastre

SLOPE ANALYSIS







-  0 - 5%
-  5% - 10%
-  10% - 15%
-  15% - 18%
-  > 18%
-  2m Contour



Figure 30 Slope Analysis - Fowlers Village Centre

1:2000 @ A4
0 20 40 60 80 100

FOWLERS VILLAGE CENTRE

OPEN SPACE AND BIODIVERSITY

Mullet Creek and its riparian zones are identified to the east of the Fowlers Village Centre. These natural assets are part of a proposed large recreational open space spanning north south between Fowlers Road to the north and Mullet Creek to the south.


A Community Leisure and Recreation Centre is proposed to the east of the Village Centre across the Fowlers Road extension.

KEY OPPORTUNITIES


- Leverage the proximity to the major recreational open space to the east and improve pedestrian and active transport connectivity to the open space.

LEGEND


 Fowlers Village Centre

 Existing Roads


 Proposed Roads


 Cadastre


OPEN SPACE AND BIODIVERSITY

 Creek with Stream Order

 Indicative Riparian Land

 Indicative Community Leisure and Recreation Centre (Subject to further investigations)

 Proposed Open Space

 High Biodiversity Value Area


 Existing Vegetation



Figure 31 Open Space and Biodiversity - Fowlers Village Centre

FOWLERS VILLAGE CENTRE

FLOODING

Fowlers Village Centre is situated outside the flood planning area and flood risk precincts.

It is noted that Cleveland Road (west of intersection) and Fowlers Road (north of intersection) are planned to be flood reliable roads and maintain connectivity to and from the Village Centre in the flood event.

KEY OPPORTUNITIES

- Fowlers Village Centre is not constrained by the flood zone.

LEGEND

- Fowlers Village Centre
- Existing Roads
- Proposed Roads
- 2m Contour

FLOODING PLAN

- Flood Risk Precinct - High
- Flood Risk Precinct - Medium
- Flood Risk Precinct - Low
- Flood Planning Area
- Waterways

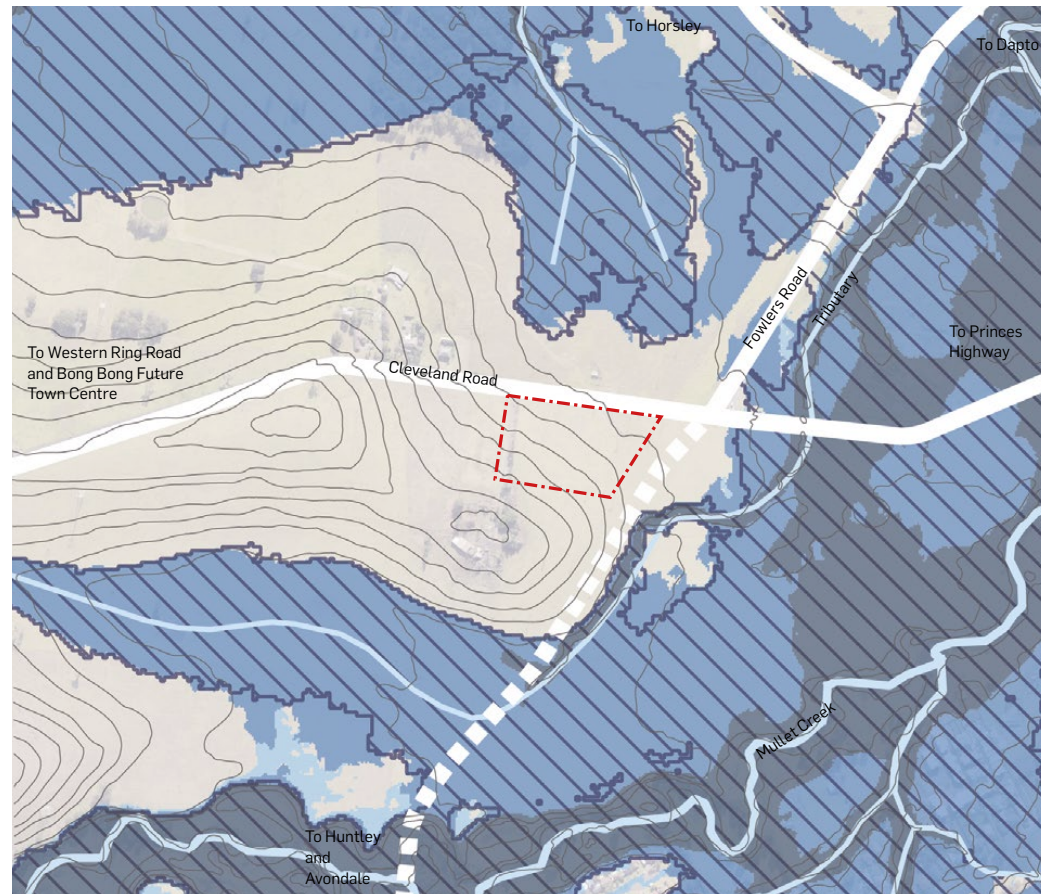


Figure 32 Flooding - Fowlers Village Centre

FOWLERS VILLAGE CENTRE

ACCESS & MOVEMENT

Fowlers Village Centre is situated at the intersection of two primary collector roads of Cleveland Road and Fowlers Road.

Cleveland Road (west) and Fowlers Road (north) are the primary vehicular movements to north and west providing the main passing trade for the centre.

The Village Centre is also connected by the South Central Loop bus service and shared path network along the road and open space.

KEY OPPORTUNITIES

- The Village centre is connected by multi transport modes of bus service, active transport and vehicle.
- Opportunity to align the bus route with the village centre main activation area

LEGEND

- Fowlers Village Centre
- Indicative Riparian Land
- Zoned Open Space
- Indicative Community Leisure and Recreation Centre (subject to further investigations)

ROAD NETWORK

- Type 2 - Sub-arterial road with bus service - 4 Lanes
- Type 2 - Sub arterial road with bus service - 4 Lanes, 3m one side shared path
- Type 3 - Major collector with bus service and parking - 2 Lanes

ACTIVE AND PUBLIC TRANSPORT NETWORK

- Off-road Shared Use Path
- Proposed Bus Kiosk
- - - - - Proposed Bus Route - South-Central Loop

A50 **West Dapto Town Centres Master Plan** Urban Design Report

Document Set ID: 24734821

Version: 1, Version Date: 30/11/2023

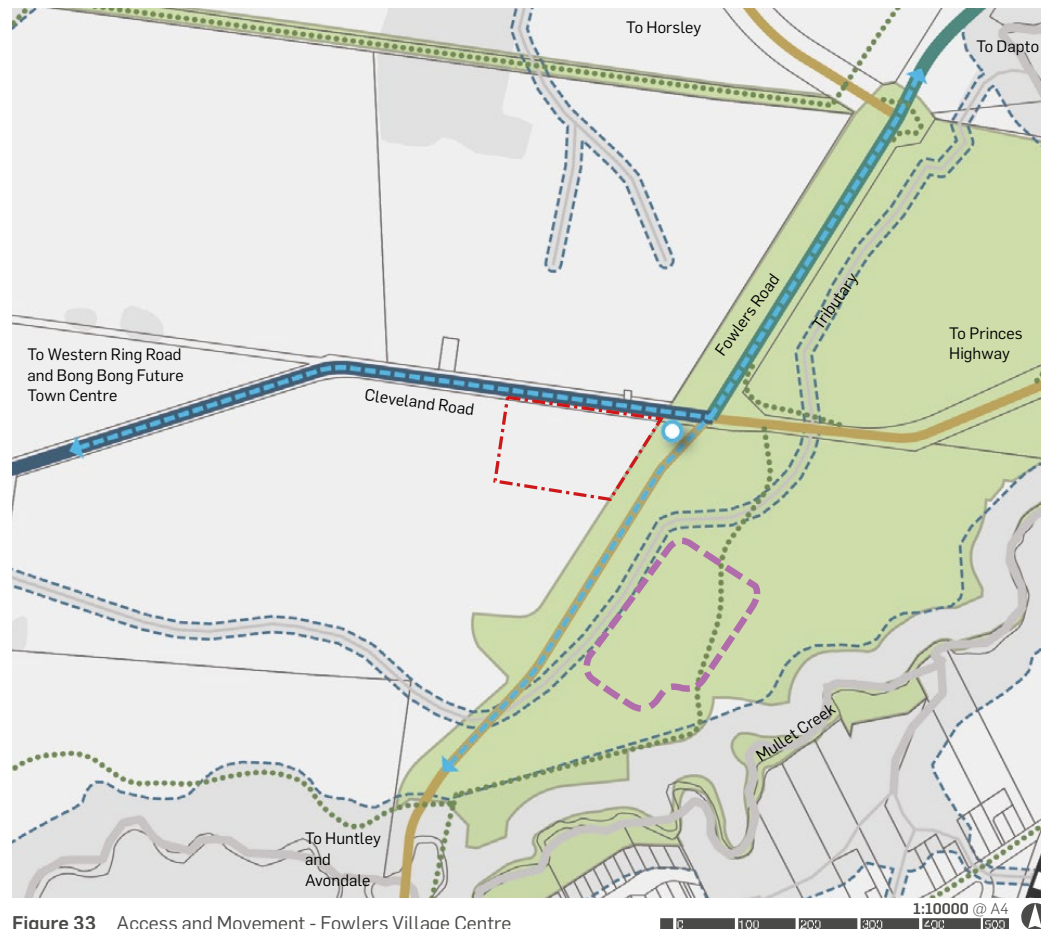


Figure 33 Access and Movement - Fowlers Village Centre

FOWLERS VILLAGE CENTRE

EASEMENT

A number of easements are located immediately adjoining Fowlers Village Centre. This includes:

- A 5m wide overhead electrical easement runs east-west along the northern boundary. This is planned to be underground with the proposed Cleveland Road upgrade.
- A 69m wide major easement runs northeast - southwest comprises of:
 - a 49m wide overhead electrical transmission that is planned to be underground.
 - a 20m underground Jemena gas pipeline easement.

The undergrounding of electrical easement provides opportunity for development and / or open space within this zone.

However, Jemena provides guidelines for development activities adjacent to the gas pipeline assets. This includes minimum distance for high sensitive uses includes childcare, aged care and school. This includes:

- within 75m buffer - restricted
- within 352m buffer - require approval.

KEY OPPORTUNITIES

- Locate the main village centre activities within the western half portion of the site.

LEGEND

- Fowlers Village Centre
- Electrical Transmission Easement
- Indicative Jemena Gas Pipeline

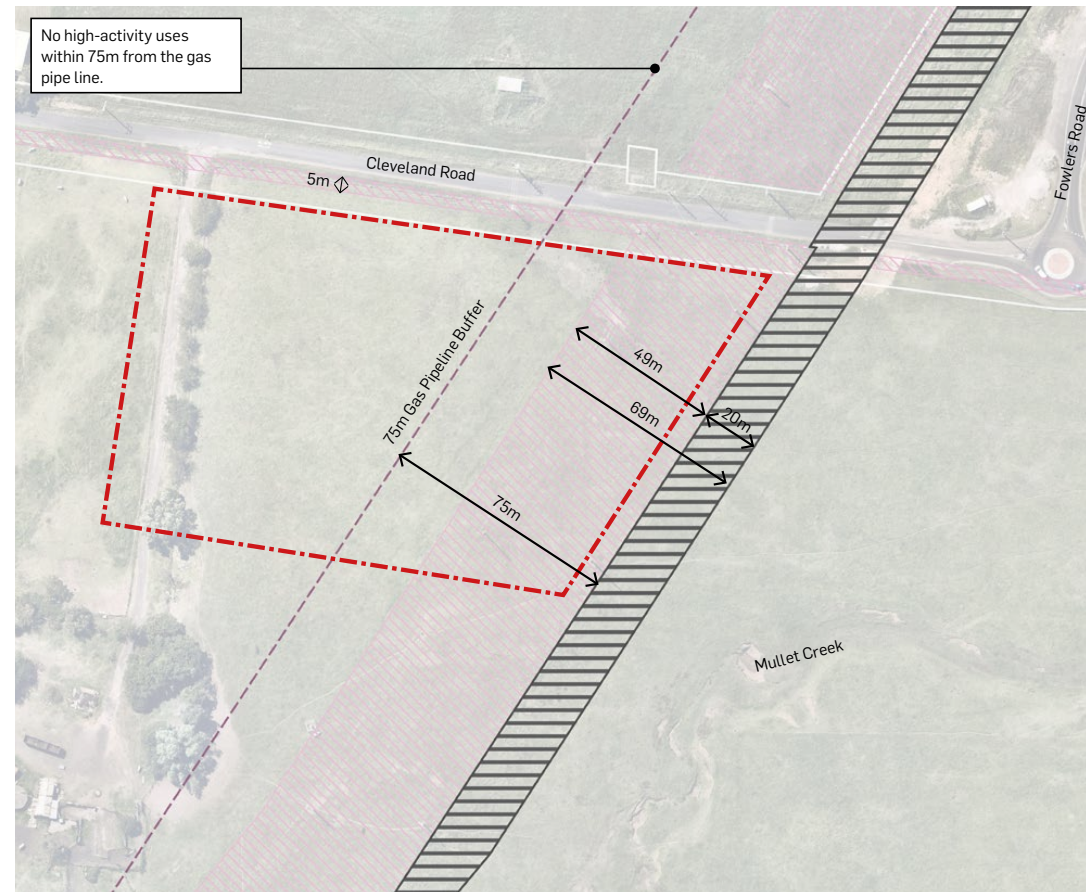


Figure 34 Easement - Fowlers Village Centre

1:2000 @ A4
0 20 40 60 80 100

FOWLERS VILLAGE CENTRE

CONSOLIDATED CONSTRAINTS

Fowlers Village Centre is predominantly constrained by certain development restriction identified in the Jemena gas pipeline assets guidelines. The Following diagram synthesise the site analysis into a consolidated constraints map. This includes:

LEGEND

- Marshall Mount Town Centre
- Creek
- Zoned Open Space
- Easement
- Indicative Eastern Gas Pipeline
- ➔ Indicative Slope Direction
- 2m Contours

CONSOLIDATED CONSTRAINTS	AREA (HA)	AREA (%)
<div style="background-color: #90EE90; width: 20px; height: 10px; display: inline-block;"></div> Constrained - Standard Mitigation Required <ul style="list-style-type: none"> 75m Jemena Gas Pipeline buffer - restriction on high activity land uses. Existing vegetation along the driveway 	0.76	39%
<div style="background-color: #6B8E23; width: 20px; height: 10px; display: inline-block;"></div> Unconstrained - Developable Land Area suitable for development.	1.21	61%
TOTAL AREA	1.97	100%

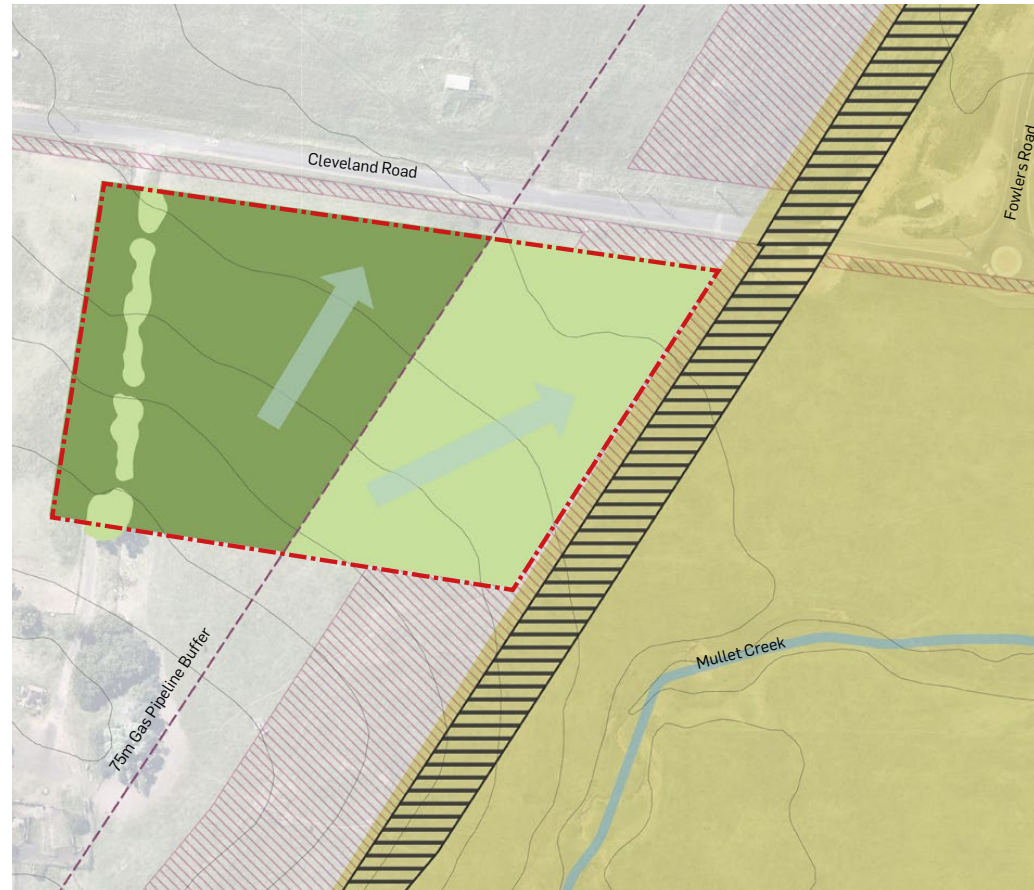


Figure 35 Consolidated Constraints Map - Fowlers Village Centre

1:2000 @ A4

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SITE OPPORTUNITIES

FOWLERS VILLAGE CENTRE

The site opportunities for Fowlers Village Centre have been identified based on the strategic planning context, surrounding context and local place analysis and the consolidated constraints mapping. These include:



Fowlers Village Centre

NATURAL ASSETS



Mullet Creek



Riparian Corridor



Existing Vegetation

Preserve the high-value existing vegetation within the Site, subject to Arborist study.



Potential Local Open Space

Establish a local open space to the south leveraging the local high point and existing vegetation.



Visual Connections

- Maintain view corridor along Cleveland Road to the West towards Illawarra Escarpment and along Fowlers Road towards north to Mount Kembla .
- Ensure the proposed development does not significantly obstruct the scenic landscape character and visual corridor to these key landscape features.

INFRASTRUCTURE



Easement



Indicative Jemena Gas Pipeline



Perimeter Open Space within Easement

Utilise the Jemena gas easement as open space in alignment with the development guidelines near Jemena gas pipeline assets.

TRANSPORT AND ACCESS



Sub-Arterial Roads (4 lanes)

Cleveland Road and Fowlers Road (north) are identified as 4 lanes Type 2 (Sub Arterial) Road.



Proposed Collector Road (2 lanes)

Cleveland Road (east) is classified as 2 lanes Type 3 (Collector) Road.



Proposed Collector Road (2 lanes)

The proposed Fowlers Road (south) is identified as 2 lanes Type 3 (Collector) Road.



Proposed Local Main Street

Proposed North South local main street within the central part of the site with on street parking for convenience access. This location has a min. 1:20 grading which is accessible.



Proposed Local Road Connection



Proposed Bus Route Realignment- South Central Loop

Realign the bus route along the eastern edge of Village Centre to provide directly accessible transport service for the community to the south.



Proposed Bus Kiosk



Proposed Shared Path - Road Side



Proposed Shared Path - Off Road

- Promote active transport network by providing cycleway connection to the regional cycleway network along Mullet Creek and surrounding communities.
- Provide tree canopy shading along shared paths and streetscape to reduce urban heat island effect.
- Opportunities to separate pedestrians and cyclists along the main roads within the Village Centre section.



Primary Intersection

The primary intersection of Cleveland Road and Fowlers Road.



Secondary Intersection - Bus Right Turn

Proposed secondary intersection at Cleveland Road, prioritising safe pedestrian / cyclists movement and bus right turn.

Potential Car Parking Location



Consolidate and co-locate car parking location within the eastern portion of the Site utilising the Jemena gas pipe line 75m buffer zone.

ECONOMIC VIABILITY



Active Frontage

Proposed active frontage along the main street to promote ground level activation and passive surveillance.



Indicative Retail / Shop-top Housing Zone

Create a compact retail and services close to the passing trade for visibility. Potential location for medium size supermarket and local shops.

Retail demand forecast 2041 for Fowlers Village Centre - 2,168 sqm (The Wollongong Retail and Business Strategy 2023).



Community Leisure and Recreation Centre (Investigation Area)

Provide connection via the minor collector road along the southern boundary to the proposed recreational open space and Community Leisure and Recreation Centre to the East.



Recreational Open Space (RE1)

Recreational Open Space zone to the east of Fowlers Road.

HOUSING AND BUILT FORM



Indicative Built Form Frontage

- Deliver built form response that is sympathetic to the surrounding context and landscape character.
- Optimise the solar and visual amenity for residential uses and minimise the overshadowing impact to the public domain.
- The maximum permissible building height for the Fowlers Village Centre is 9m / up to 2 storeys.
- Provide a varied housing mix between mixed use residential within the E1 zone and medium density housing i.e. terrace homes, dual occupancy within the immediate residential zones.

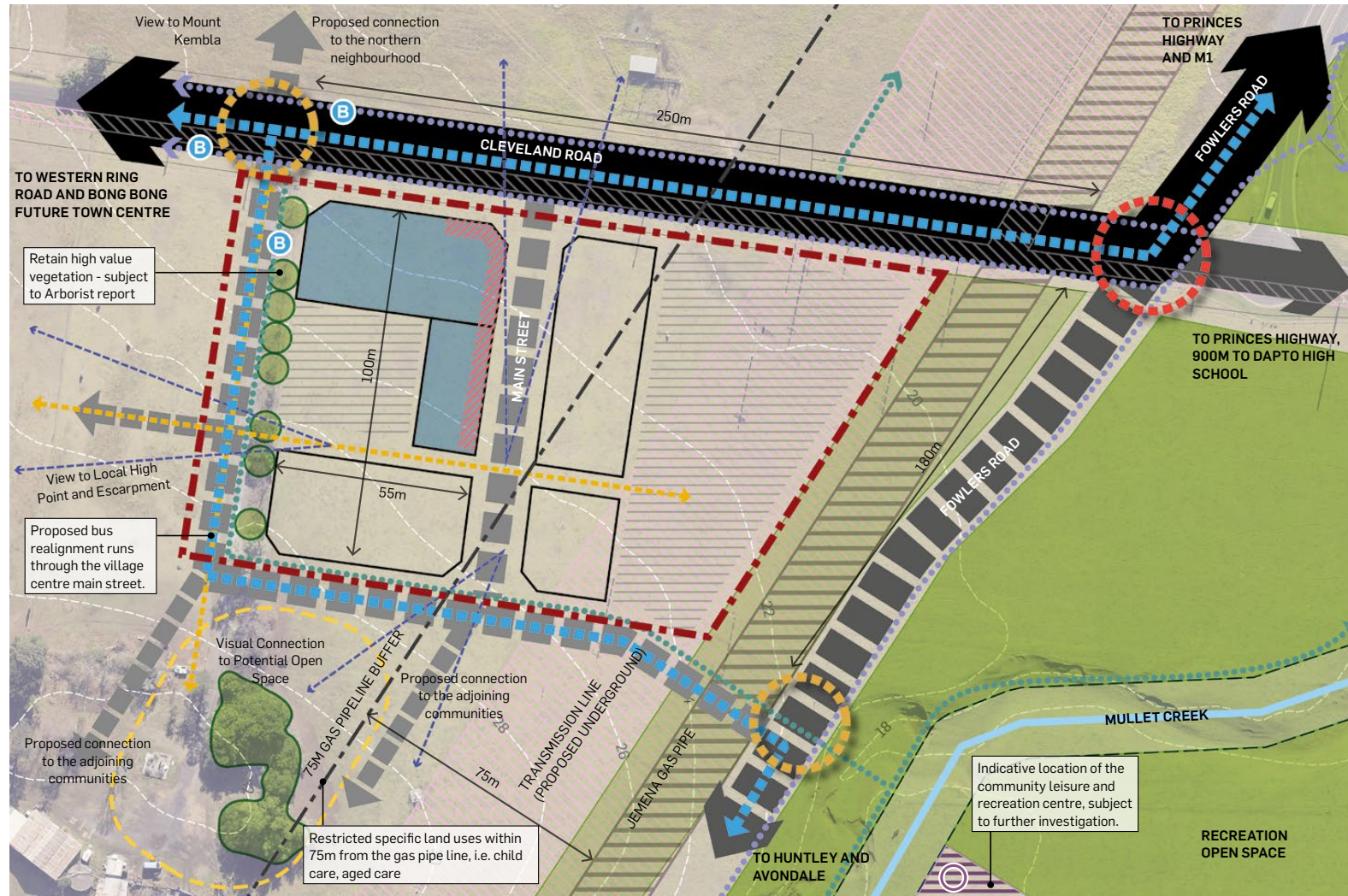


Figure 36 Site Opportunities - Fowlers Village Centre





WEST DAPTO TOWN CENTRES

URBAN DESIGN REPORT

PART B - INDICATIVE MASTER PLAN

PREPARED FOR
WOLLONGONG CITY COUNCIL
27 NOV 2023
FINAL DRAFT



05 INDICATIVE MASTER PLAN

This chapter sets out the indicative Master Plan and supporting layered strategies for the two centres respectively being:

- Marshall Mount Town Centre; and
- Fowlers Village Centre.

Each centre provides the following:

- Vision Statement and Concept Master Plan;
- Guiding Principles;
- Structure Plan & Development Summary; and
- Layered Strategies:
 - Natural Assets.
 - Access and Movement.
 - Centre Activation.
 - Housing Mix.
 - Built Form.



DEVELOPMENT ASSUMPTIONS

Development assumptions contained within Table 1 underpin the master plans for both Marshall Mount Town Centre and Fowlers Village Centre.

Table 7 Development Assumptions

DEVELOPMENT ASSUMPTIONS		SOURCE / REMARKS
BUILDING HEIGHT (M)		
4.40 m	Ground level commercial floor to floor height	Apartment Design Guide
3.70 m	Upper level commercial floor to floor height	Apartment Design Guide
3.70 m	Ground level residential level floor to floor height	Apartment Design Guide
3.10 m	Upper level residential level floor to floor height	Apartment Design Guide
1.50 m	Lift Overrun	
BUILDING EFFICIENCY (%)		
85%	Commercial / Retail GBA to GFA	Industry practice
85%	Community GBA to GFA	Industry practice
75%	Residential Apartment GBA to GFA	Industry practice
RESIDENTIAL UNIT (SQM)		
90 sqm	Average GFA/ Apartment unit - Built to Sell	Higher average apartment unit size outside of metropolitan area
120 sqm	Average GFA / rear loaded terrace homes	
LOW-MEDIUM DENSITY RESIDENTIAL LOT SIZE (SQM)		
200 sqm	Average terrace homes	

DEVELOPMENT ASSUMPTIONS		SOURCE / REMARKS
CHILD CARE		
13 sqm	GFA (indoor and outdoor) child care / child	3.25 sqm indoor space + 7 sqm outdoor space (unencumbered) per child (Wollongong DCP 2009 Ch C5) / 80% efficiency
5	Children / employee (average age 2-3)	NSW Government Required Staff Ratios - Education and Care Services National Regulations
PARKING REQUIREMENTS (#SPACE)		
1.5	Average Car Parking Space/ Dwelling	Wollongong DCP 2009 Ch E3
0.2	Car Visitor Parking Space/ Dwelling	Wollongong DCP 2009 Ch E3
27.78 sqm	GFA retail/ Car Parking space	10% reduction within 400m bus stop (25sqm / parking space, Retail premises - Wollongong DCP 2009 Ch E3
44.44 sqm	GFA community centre/ Car Parking space	10% reduction within 400m bus stop (Assumed business premises parking req. 40 sqm / parking space - Wollongong DCP 2009 Ch E3
6	Children/ child care visitor parking space	Wollongong DCP 2009 Ch E3
1	Child care employee / parking space	Wollongong DCP 2009 Ch E3
0.33	Residents bicycle park/ dwelling	1 bicycle parking / 3 dwellings - Wollongong DCP 2009 Ch E3
0.0833	Visitor bicycle parking/ dwelling	1 bicycle parking / 12 dwellings - Wollongong DCP 2009 Ch E3

DEVELOPMENT ASSUMPTIONS		SOURCE / REMARKS
0.0067	Car Sharing Rates / Dwelling	
0.040	Motorcycle Parking / Carpark	Wollongong DCP 2009 Ch E3, Business & retail premises, child care
0.067	Motorcycle Parking / dwelling	Wollongong DCP 2009 Ch E3,residential
PARKING SPACE PROVISION (SQM)		
35 sqm	Basement Carpark Gross Area per space -Residential	Parking space, circulation and servicing
30 sqm	At-grade Carpark Gross Area per space	Parking space, circulation and planting
1 sqm	Per bike parking space	Assume vertical bicycle stand
2 sqm	Per motorcycle parking space	
APARTMENT DESIGN GUIDE (ADG) REQUIREMENTS (%)		
25%	Minimum Communal Open Space Provision	
7%	Minimum Deep Soil Zone Provision	
50%	Min. COS receiving at least 2hr sunlight in mid winter	

LIST OF ABBREVIATION	
ADG	Apartment Design Guide
AEP	Annual Exceedance Probability
APZ	Asset Protection Zone
DCP	Development Control Plan
DW.	Dwelling
EGP	Eastern Gas Pipeline
FSR	Floor Space Ratio
GBA	Gross Building Area
GFA	Gross Floor Area
HA	Hectare
LEP	Local Environmental Plan
REQ.	Requirement
RESI	Residential
SQM	Square Meter

INDICATIVE MASTER PLAN

MARSHALL MOUNT TOWN CENTRE

VISION

The vision for Marshall Mount Town Centre is:

“A compact mixed retail and community precinct with housing choice, conveniently located, and accessible by active and public transport. It is characterised by a vibrant main street that balances pedestrian and vehicular movements, and local places for people that celebrate views to the scenic Illawarra Escarpment and the existing Moreton Bay Fig Tree.”

To enable this vision, the Town Centre will:

- **Celebrate the local and scenic landscape characters:** Establish visual connections to the existing Moreton Bay Fig Tree along the Fig Tree Link and a distant view to Illawarra Escarpment including Mount Kembla from the Western Promenade.
- **Encourage active and healthy lifestyles:** Provide seamless pedestrian and cyclist connections into the Town Centre from the adjacent roadways, open space and key destinations.
- **Provide day-to-day convenience:** Concentrate the supermarket and convenience retail along the Main Street and Fig Tree Link with visibility and access from Yallah Road.
- **Become the community heart:** Deliver community facilities including a multi-purpose hall and a potential library within the Town Centre Core precinct co-located with the outdoor public plaza fronting the Moreton Bay Fig Tree.
- **Provide housing mix choice close to the centre:** Medium to high-density housing typologies of shoptop housing and apartments providing housing choice with convenience.

The indicative master plan for Marshall Mount Town Centre is illustrated opposite.



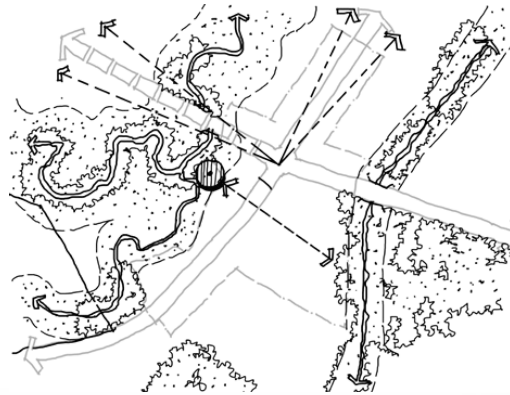
Figure 39 Marshall Mount Town Centre - Illustrative Master Plan

MARSHALL MOUNT TOWN CENTRE

GUIDING PRINCIPLES

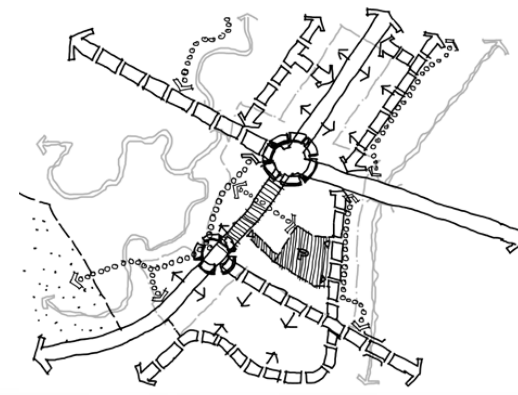
Five guiding principles were identified for the Marshall Mount Town Centre site which bring together the planning context, place analysis and development opportunities to underpin the master plan.

01 CELEBRATE COUNTRY



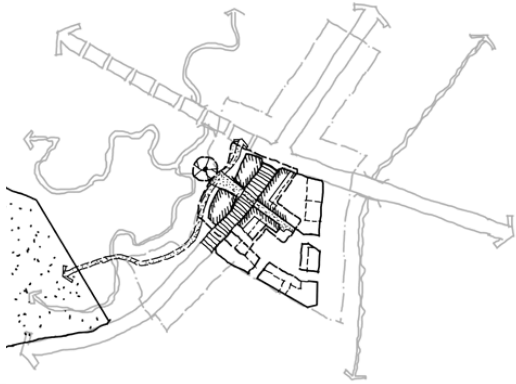
1. Protect Duck Creek and its tributaries, riparian corridors and high biodiversity value areas.
2. Establish a view corridor to the local landscape feature of the Moreton Bay Fig Tree and Illawarra Escarpment.
3. Orientate development to the north-west to celebrate panoramic views across the scenic Illawarra Escarpment and the undulating hills landscape character.
4. Protect the 1% AEP flood zone by locating all development and structures outside of this zone.

02 A CONNECTED AND ACCESSIBLE CENTRE



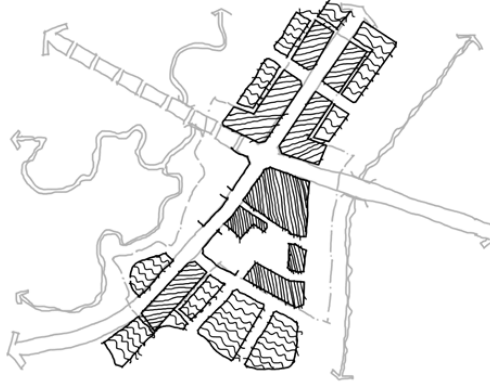
1. Design the Main Street along Marshall Mount Road (south) to balance place vibrancy, pedestrian movement and vehicle access.
2. Locate signalised intersections with safe pedestrian crossings at both ends of the Main Street.
3. Provide a signalised pedestrian crossing at the Main Street & Fig Tree Link to balance efficient pedestrian and vehicular movements.
4. Locate bus stops between the signalised intersections to provide direct access to the Town Centre Core area.
5. Establish perimeter roads and shared paths along the eastern and western natural area edges as public domain and Asset Protection Zone (APZ).
6. Create a secondary access route to the east to improve connectivity to the adjoining neighbourhoods and the Bypass Road to the east.
7. Locate vehicle and service access off the perimeter roads and laneways, away from the Main Street.
8. Consolidate the parking within the Town Centre core area within at-grade parking behind the buildings and basement parking within the E1 zone.

03 AN ACTIVATED PLACE AND VIABLE CENTRE



1. Create a walkable and compact centre by consolidating the ground level primary retail and community activations along the Main Street and Fig Tree Link.
2. Establish secondary retail and community activity at the Yallah Road primary intersection and along the Western Promenade.
3. Promote cross-usage between residential, retail, and community within the Town Centre Core area to increase dwell-time and promote passive surveillance.
4. Deliver varied retail offer including supermarket, convenience retail and hospitality retail.

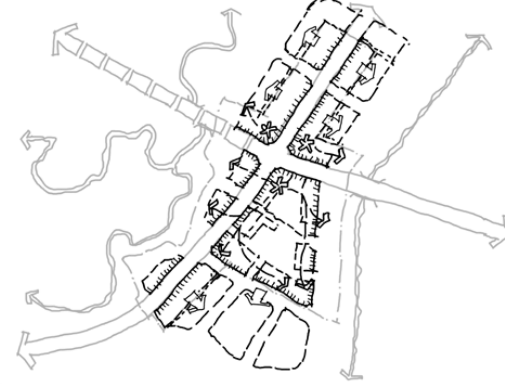
04 DELIVER VARIED HOUSING OFFER CLOSE TO AMENITIES



1. Provide a mix of housing of 2-4* storey residential apartments within the Town Centre.
2. Locate the apartment typology along the primary streets and along the eastern boundary with outlook towards the natural amenity.

**Note: A total of max. 4 storey building with ground floor retail.*

05 CONTEXTUAL BUILT FORM RESPONSE

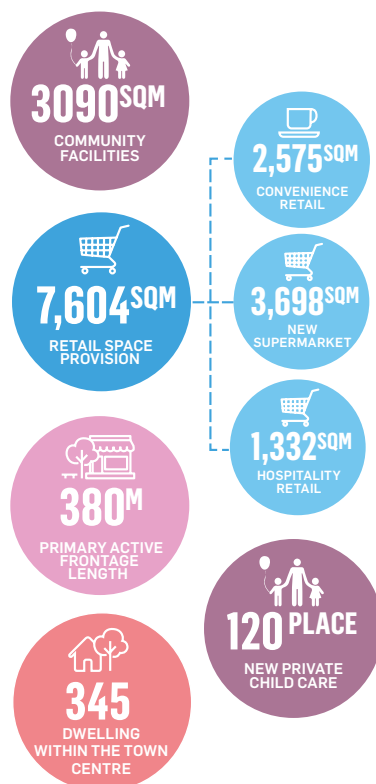


1. Establish a two-storey street wall with upper-level setback along Marshall Mount Road and Yallah Road to provide human-scale street frontage.
2. Locate key marker buildings at the primary intersection of Yallah Road and Marshall Mount Road.
3. Provide varied height and built form breaks to ensure views to key landscape features are maintained.
4. Provide transition and built form separation / setback between apartment typologies and adjoining medium-density housing within R3 zone through rear laneway and / or roads.

MARSHALL MOUNT TOWN CENTRE

STRUCTURE PLAN

The Structure Plan summarises the key elements of the Indicative Master Plan including natural assets and open space, access and movement, public domain and place activation and building uses.



LEGEND

Marshall Mount Town Centre

NATURAL ASSETS & OPEN SPACE

- Duck Creek and Tributary
- Core Riparian Zone
- 2m Contour Lines
- Existing Moreton Bay Fig Tree
- High Biodiversity Value Area
- Indicative Stormwater Basin
- Western Promenade
- Passive Open Space
- Recreational Open Space (Zoned RE1)
- C2/C3 Zone Boundary
- Visual Connections

ACCESS & MOVEMENT

- Sub-arterial Road (Type 2) - 22.9m
- Sub-arterial Road (Type 2A) - 22.9m
- Major Collector Road (Type 3) - 21.9m
- Main Street - 22.9m
- Local Road (Type 5) - 18.8m

- Access Road (Type 6) - 17.1m
- Perimeter Road - 14.5m
- Laneway (Type 8) - 8m
- Indicative Access Point
- Indicative Access to Basement Parking
- Proposed Bus Stop
- Bus Route (Southern Loop)
- At-Grade Parking
- Ground Level Podium Parking
- Indicative Loading Area
- Off-road Shared Path
- Road-side Shared Path
- Pedestrian Link
- Signalised Primary Intersection
- Signalised Secondary Intersection
- Left in Left Out with Right Turn
- Left in Left Out
- Roundabout
- Indicative Signalised Pedestrian Crossing Location - Final pedestrian crossing measures are to be determined based on further traffic analysis.

OPEN SPACE, PUBLIC DOMAIN AND PLACE ACTIVATION

- Fig Tree Link
- Hardscape Open Space
- Ground Level Communal Open Space
- Podium Rooftop Communal Open Space
- Outdoor Space for Private Child Care
- Primary Retail Active Frontage
- Secondary Retail Active Frontage
- Primary Community Active Frontage
- Secondary Community Active Frontage
- Key Building Markers

BUILDING USES

- Mixed Retail (Convenience) / Supermarket and Residential
- Mixed Community and Retail (Convenience)
- Mixed Retail (Stand-alone / Hospitality) and Residential
- Retail (Stand-alone / Hospitality)
- Private Child Care
- Residential

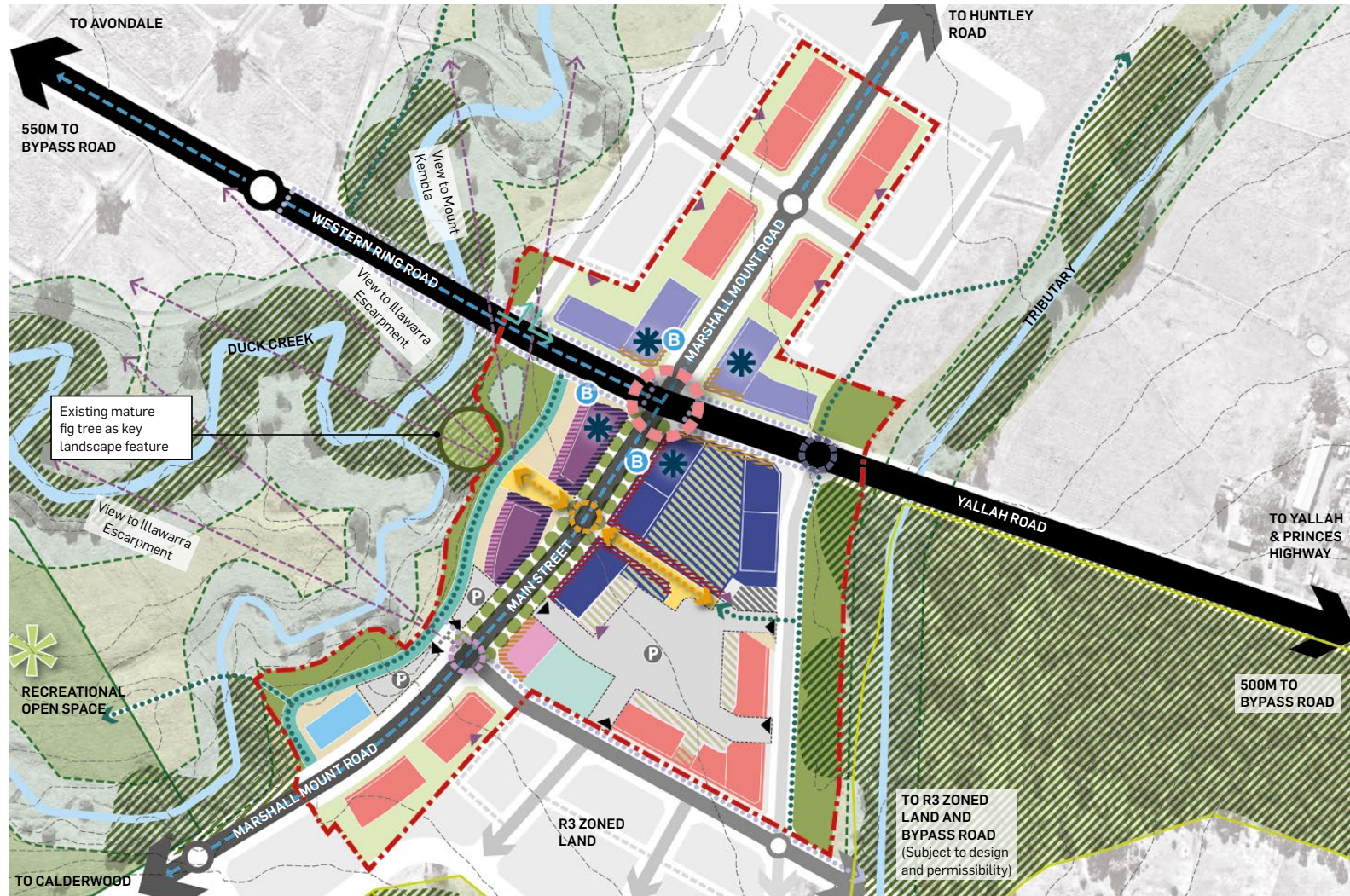


Figure 40 Marshall Mount Town Centre - Structure Plan

MARSHALL MOUNT TOWN CENTRE

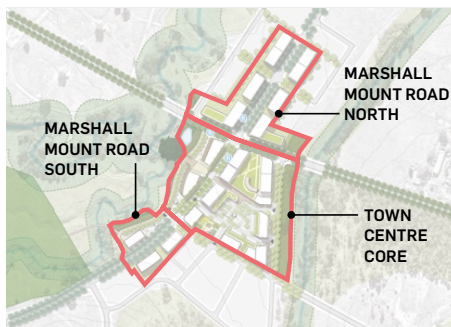


Figure 41 Key Precincts

KEY PRECINCTS

Marshall Mount Town Centre is characterised by three sub-precincts being:

- **Marshall Mount Road North** – High-density residential precinct with secondary ground-level retail activation at the primary intersection of Yallah Road and Marshall Mount Road. This provides a transition to the R3 zone to the north of the Town Centre.
- **Town Centre Core** – A compact, mixed retail, community and residential precinct with pedestrian-friendly environment, promoting ground level activation along Main Street, Fig Tree Link and the Western Promenade as the core activation zone of the Town Centre.
- **Marshall Mount Road South** – High-density residential and stand-alone hospitality retail uses as a transition to the R3 zone to the south.

DEVELOPMENT SUMMARY

The following table and diagram provides the proposed land use and yield breakdown of Marshall Mount Town Centre.

Table 8 Marshall Mount Town Centre - Development Summary

AREA SCHEDULE	SQM	%
Total Site Area (sqm)	82,466	100.0%
Developable Area (sqm)	47,077	57.1%
Non-Developable Area (sqm)	35,390	42.9%
<i>Passive Open Space (sqm)</i>	<i>9,767</i>	<i>11.8%</i>
<i>Western Promenade</i>	<i>2,428</i>	<i>2.9%</i>
<i>Stormwater Basin</i>	<i>491</i>	<i>0.6%</i>
<i>Road Reserve (sqm)</i>	<i>22,705</i>	<i>27.5%</i>
DENSITY OUTCOME	N:1	
Gross FSR (n:1)	0.53	
Net FSR (n:1)	0.92	
GFA BREAKDOWN	SQM	%
TOTAL GFA (SQM)	43,355	100%
NON-RESI GFA (SQM)	11,260	26.0%
Retail GFA (sqm)	7,604	17.5%
<i>Supermarket</i>	<i>3,698</i>	<i>8.5%</i>
<i>Convenience</i>	<i>2,575</i>	<i>5.9%</i>
<i>Stand-alone Hospitality</i>	<i>1,332</i>	<i>3.1%</i>
Community Facility GFA (sqm)	3,090	7.1%
<i>Multi Purpose Hall</i>	<i>1,560</i>	<i>3.6%</i>
<i>Library</i>	<i>1,530</i>	<i>3.5%</i>
Private Child Care GFA (sqm)	566	1.3%
RESIDENTIAL GFA (SQM)	32,095	74.0%
Residential GFA (sqm)	32,095	74.0%
Total Dwelling #	344	

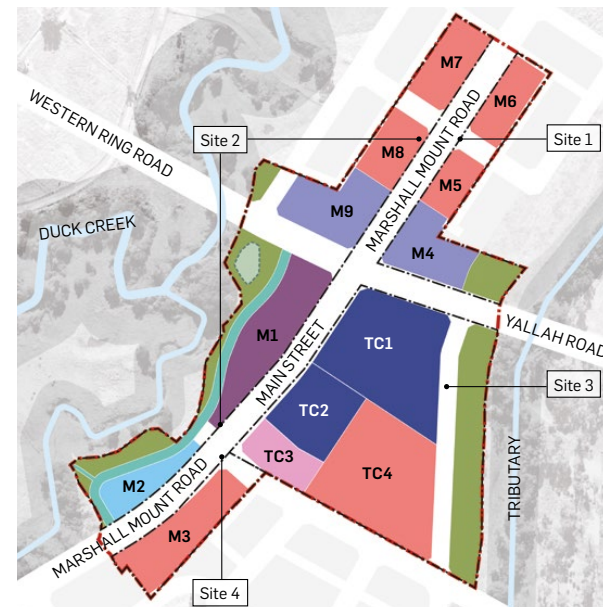


Figure 42 Marshall Mount Town Centre - Land Use Plan

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LEGEND

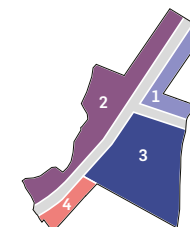
 	Marshall Mount Town Centre	 	Mixed Retail (Stand-alone / Hospitality) / Residential
 	Sub-sites	 	Retail (Stand-alone / Hospitality)
 	Retail (Convenience & Supermarket) / Residential	 	Residential
 	Community / Retail (Convenience)	 	Private Child Care

LAND USE

YIELD BREAKDOWN

Table 9 Marshall Mount Town Centre - Yield Breakdown

LAND USE AND SITE AREA					GROSS FLOOR AREA									
LOT NO.	LAND USE	LAND USE AREA (SQM)	LAND USE AREA (HA)	LAND USE AREA (%)	RESI GFA (SQM)	COMMUNITY GFA (SQM)	CHILD CARE GFA (SQM)	RETAIL - F&B GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - SUPERMARKET GFA (SQM)	TOTAL GFA (SQM)	FSR (n:1)	DW. NO.	DW./HA
SITE 1														
M4	Retail (Stand-alone / Hospitality) / Residential	2,926	0.29	3.5%	4,050				452		4,502	1.54	43	147.0
M5	Residential	1,530	0.15	1.9%	2,075						2,075	1.36	22	143.8
M6	Residential	2,105	0.21	2.6%	3,145						3,145	1.49	34	161.5
OS	Open Space	1,220	0.12	1.5%										
	Passive Open Space	1,220	0.12											
	Road Reserve	967	0.10	1.2%										
SITE 1 TOTAL		8,749	0.87	10.7%	9,270				452		9,722	1.11	99	113.8
SITE 2														
M1	Community / Retail (Convenience)	4,713	0.47	5.7%	-	3,090			432		3,522	0.75	-	-
M2	Retail (Stand-alone / Hospitality)	1,838	0.18	2.2%	-			544			544	0.30	-	-
M7	Residential	2,551	0.26	3.1%	3,144				-		3,144	1.23	29	133.3
M8	Residential	2,082	0.21	2.5%	2,363						2,363	1.14	58	120.1
M9	Retail (Stand-alone / Hospitality) / Residential	3,487	0.35	4.2%	3,281			336			3,617	1.04	35	100.4
OS	Open Space	5,976	0.59	7.2%										
	Western Promenade	2,428	0.24											
	Passive Open Space	3,548	0.35											
	Water Body / Stormwater Basin	491	0.05	0.6%										
	Road Reserve	3,686	0.37	4.5%										
SITE 2 TOTAL		24,824	2.48	30.0%	8,788	3,090		880	432		13,190	0.53	94	37.9

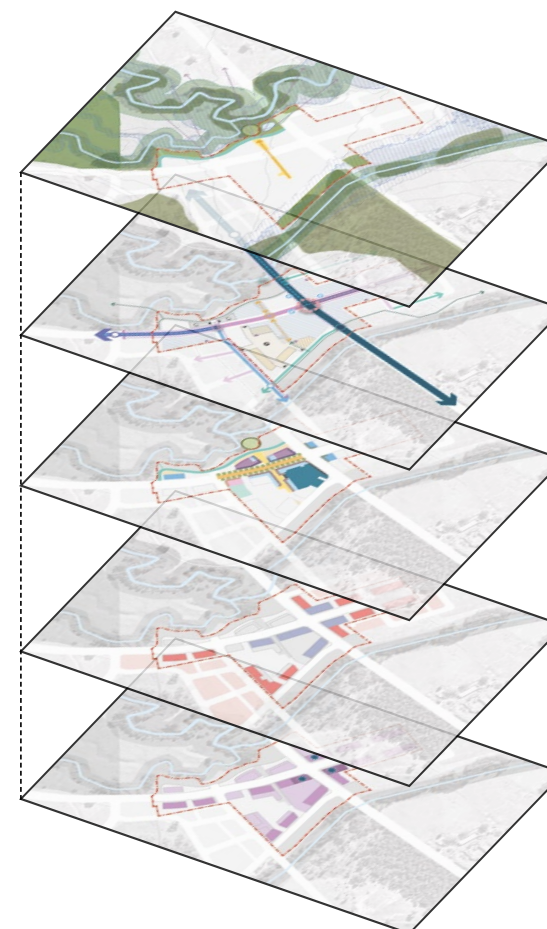


MARSHALL MOUNT TOWN CENTRE

LAND USE AND SITE AREA					GROSS FLOOR AREA									
LOT NO.	LAND USE	LAND USE AREA (SQM)	LAND USE AREA (HA)	LAND USE AREA (%)	RESI GFA (SQM)	COMMUNITY GFA (SQM)	CHILD CARE GFA (SQM)	RETAIL - F&B GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - SUPERMARKET GFA (SQM)	TOTAL GFA (SQM)	FSR (N:1)	DW. NO.	DW./HA
SITE 3														
TC1	Retail (Convenience & Supermarket) / Residential	8,168	0.82	9.9%	4,641				1,257	3,698	9,596	1.18	50	61.2
TC2	Retail (Convenience) / Supermarket / Residential	3,488	0.35	4.2%	1,407				886		2,293	0.66	15	43.0
TC3	Private Child Care	1,954	0.20	2.4%			566				566	0.29		
TC4	Residential	8,288	0.83	10.1%	4,272						4,272	0.52	46	55.5
OS	Open Space	4,999	0.50	6.1%										
	Passive Open Space	4,999	0.50	6.1%										
	Road Reserve	3,623	0.36	4.4%										
SITE 3 TOTAL		30,522	3.05	37.1%	10,321		566		2,142	3,698	16,727	0.55	111	36.4
SITE 4														
M3	Residential	3,945	0.39	4.8%	3,716						3,716	0.94	40	101.4
	Road Reserve	686	0.07	0.8%										
SITE 4 TOTAL		4,631	0.46	5.6%	3,716						3,716	0.80	40	87.0
EXISTING ROAD RESERVE		13,740	1.37	16.7%										
TOTAL		82,466	8.25	100.0%	32,095	3,090	566	1,332	2,575	3,698	43,355	0.53	344	41.7

LAYERED STRATEGIES

Five layered strategies demonstrate the detailed design outcomes of a new walkable and viable Town Centre in alignment with the guiding principles.



MARSHALL MOUNT TOWN CENTRE



STRATEGY 1 NATURAL ASSETS

PRINCIPLE 1 CELEBRATE COUNTRY

Celebrates the unique scenic landscape setting of the Site including protecting the existing Moreton Bay fig tree, Duck Creek and its tributaries, riparian corridors, and the high biodiversity value areas.

The key outcomes include:



Marshall Mount Town Centre

NATURAL ASSETS

	Duck Creek and Tributary Protect the alignment of the watercourses of Duck Creek and its tributaries along the western and eastern boundary.
	Indicative Core Riparian Zone Exclude the core riparian zones for Duck Creek and its tributaries from the development footprint.
	2m Contour Lines
	High Biodiversity Value Area Preserve the high biodiversity areas including the vegetation cluster along the eastern boundary.
	Indicative 1% AEP Flood Level The identified 1% AEP area contributes to passive open space along the eastern boundary.
	Flood Planning Zone The development within flood planning area is subject to flood related development control plan.

	Passive Open Space Proposed passive open space along the western and eastern edges to protect Duck Creek and its tributaries, their core riparian zones, high biodiversity value areas and land below the 1% AEP flood level.
	Existing Moreton Bay Fig Tree Retain the existing Moreton Bay fig tree as a local landscape feature.
	Local View Corridor Establish local view corridor to Moreton Bay Fig Tree along the Fig Tree Link.
	Visual Connections Establish visual connections to Illawarra Escarpment from the Western Promenade and Fig Tree Link.
	Indicative Stormwater Basin Proposed stormwater basin at the low elevation within Site.

OPEN SPACE

	Western Promenade Proposed shared pedestrian / cycleway along the Town Centre western edge.
	Fig Tree Link Proposed east-west pedestrian link align with view corridor to the Moreton Bay Fig Tree
	Recreational Open Space (Zoned RE1) Proposed recreational open space immediately to the south of the Town Centre.

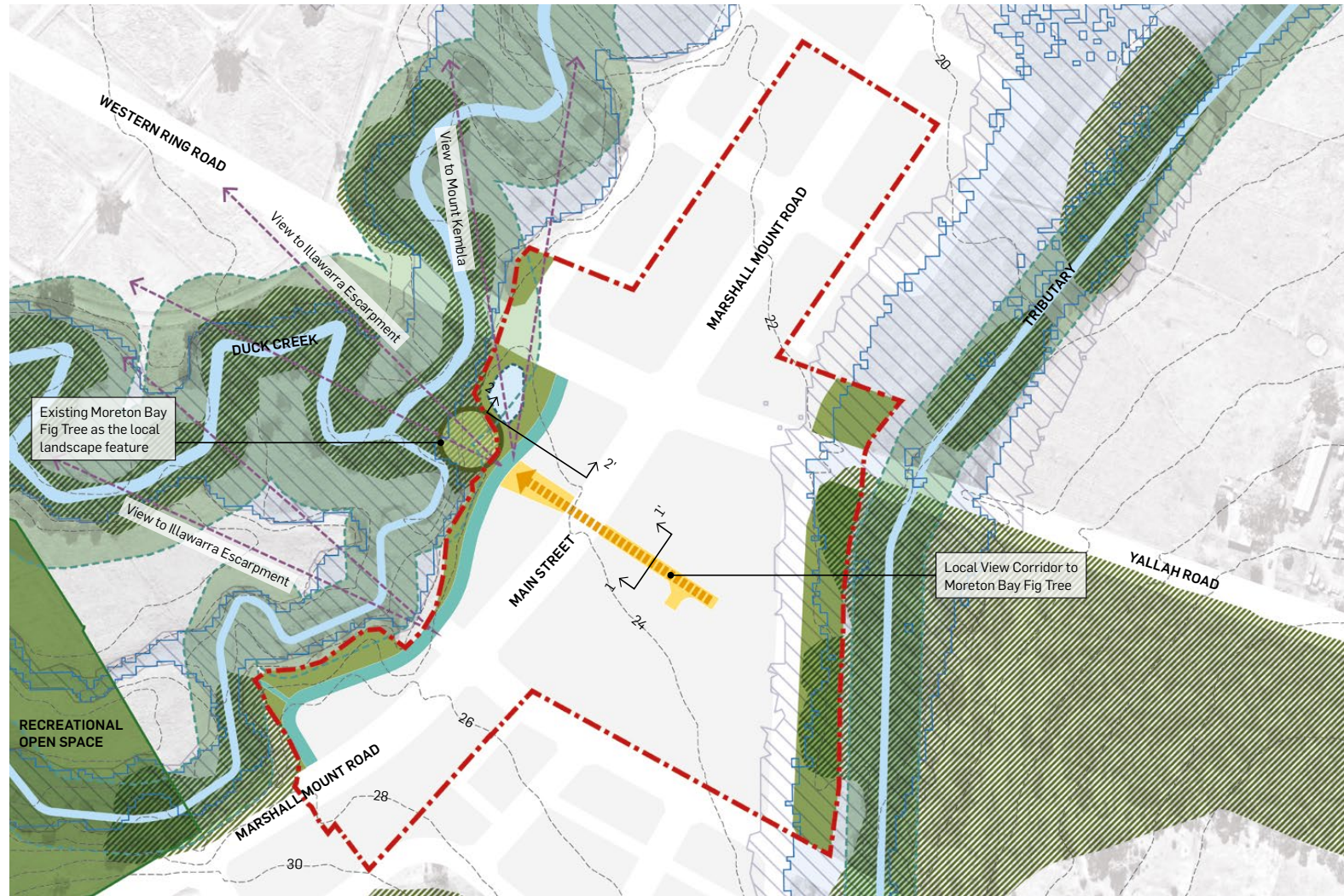


Figure 43 Marshall Mount Town Centre - Natural Assets Strategy

MARSHALL MOUNT TOWN CENTRE



FIG TREE LINK

The Fig Tree Link provides the local view corridor to the existing Moreton Bay fig tree to the west and provides the active frontage extension from the Main Street and connection to the consolidated at-grade parking space. It is characterised by:

- East-West alignment crossing the Main Street;
- Potential for signalised pedestrian crossing at the intersection - subject to further detailed transport assessment;
- Ground-level retail frontage on the eastern section and community frontage on the western section; and
- Public plaza on the western end of the Pedestrian Link fronting Moreton Bay fig tree.

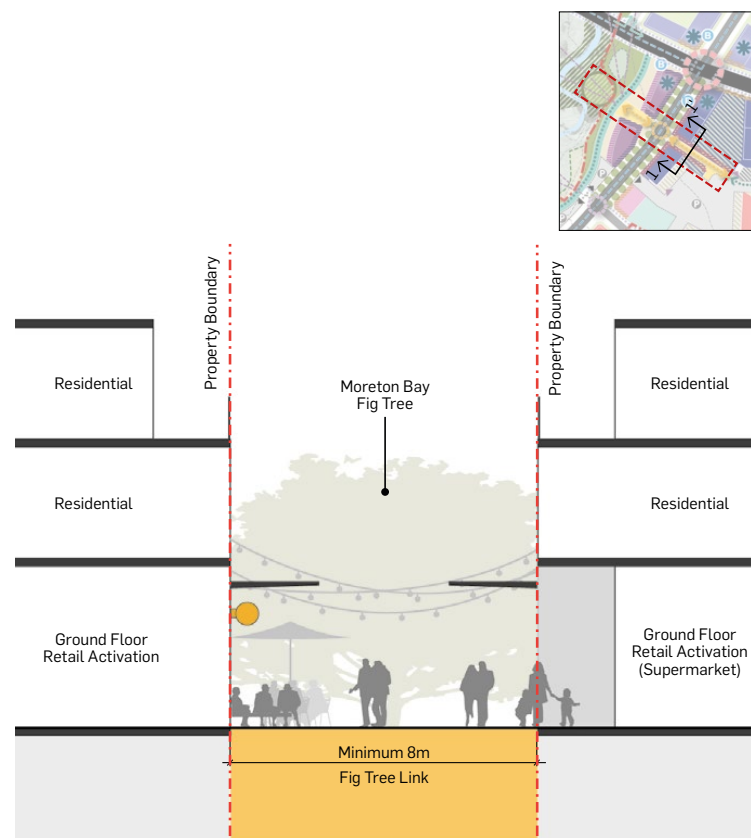
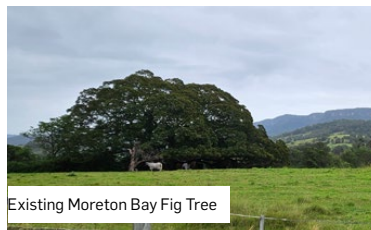


Figure 44 Indicative Section 1-1' Fig Tree Link

FIG TREE LINK - VISUAL CONNECTION

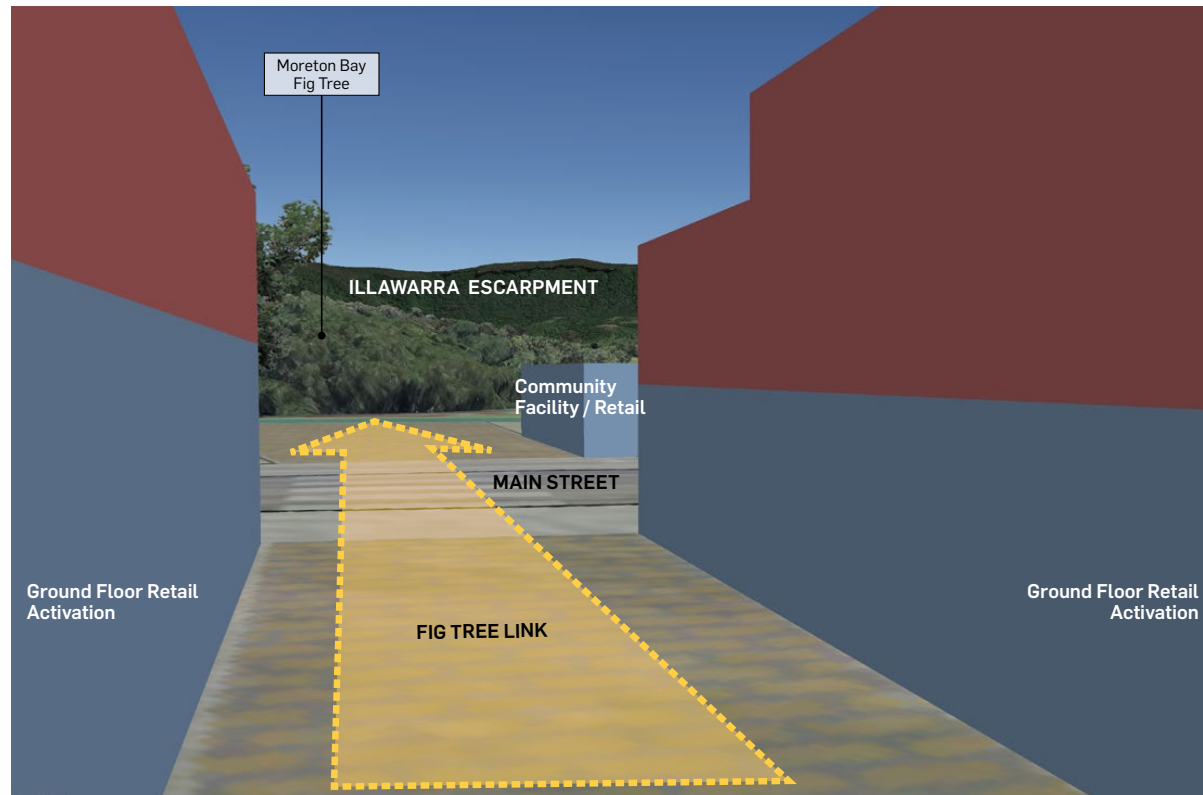


Figure 45 Visual Connection - Fig Tree Link

MARSHALL MOUNT TOWN CENTRE



WESTERN PROMENADE

The Western Promenade runs along the western edge of the Town Centre, providing a place to appreciate the scenic landscape character of the Illawarra Escarpment and providing pedestrian and cycleway connection to the proposed recreational open space to the southwest of the Town Centre. It is characterised by:

- A min. 4m wide shared path that allows for bushfire emergency access; and
- The northern section adjoining the community facilities and public plaza, provides the opportunity for place activation.

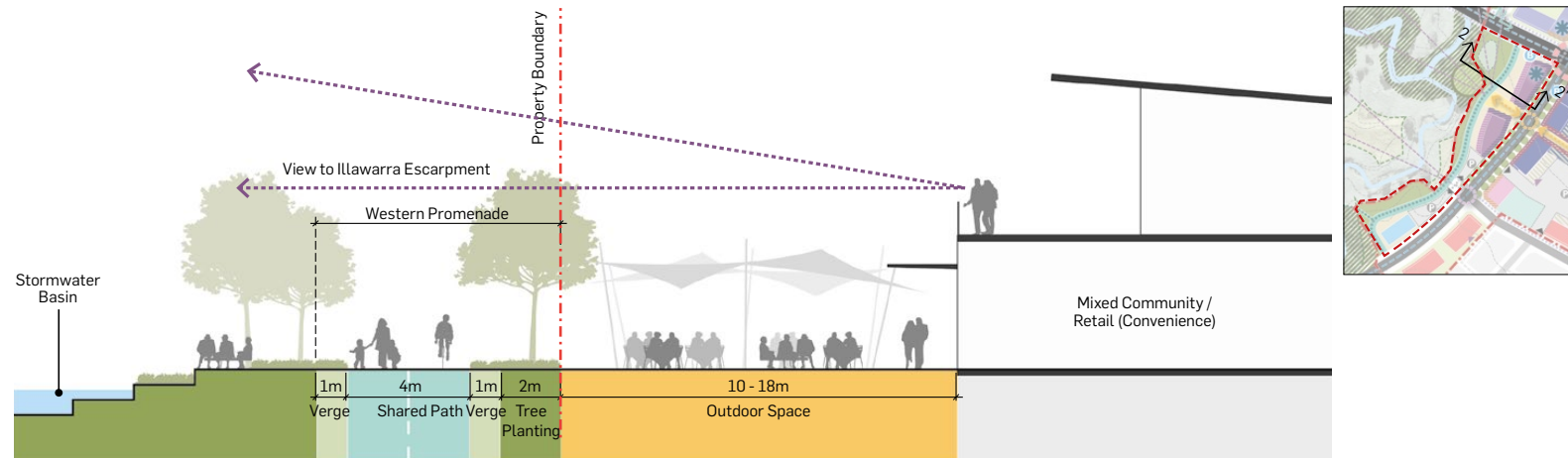


Figure 46 Indicative Section 2-2' - Western Promenade

WESTERN PROMENADE - VISUAL CONNECTIONS

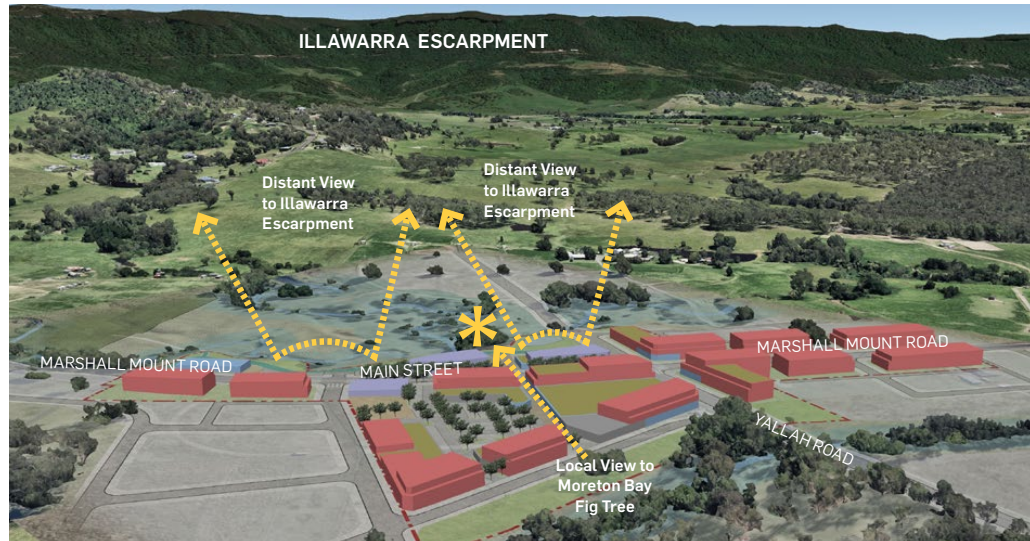


Figure 47 Visual Connections - Local and Distant Views

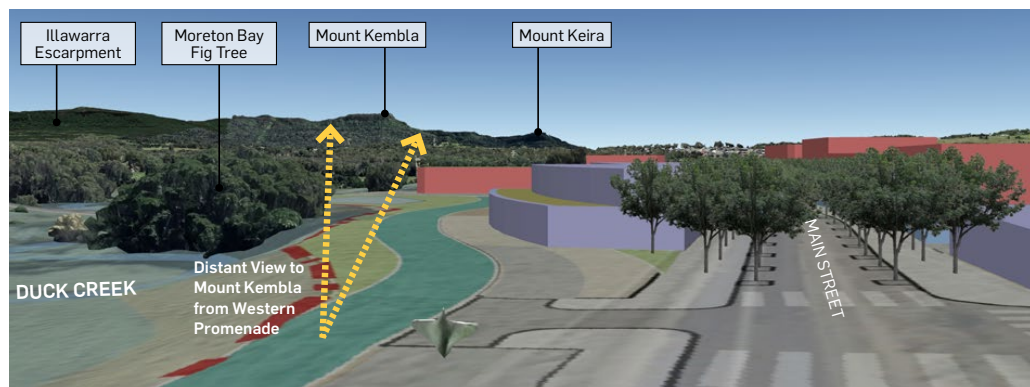


Figure 48 Visual Connections - Western Promenade

MARSHALL MOUNT TOWN CENTRE



STRATEGY 2

ACCESS AND MOVEMENT

Create convenient, safe and prioritised active and public transport connections to and from the Town Centre.

The key outcomes include:



Marshall Mount Town Centre

ROAD NETWORK AND INTERSECTIONS



Sub-arterial Road (Type 2) - 22.9m

Four lanes primary east to west access route with bus service that connecting the Town Centre to Princes Highway and key centres within West Dapto.



Sub-arterial Road with Bus Service and Parking (Type 2A) - 22.9m

Two lanes secondary north-south access routes south of Town Centre Core Precinct providing connection to Calderwood.



Major Collector Road with Bus Service and Parking (Type 3) - 21.9m

Two lanes secondary north-south access routes along Marshall Mount Road north of Yallah Road providing connection from Town Centre to Huntley Road



Main Street - 22.9m

Two lanes main street with wider footpaths, activated frontage and on-street parking on both sides, and a slower traffic speed environment.



Local Road with Parking (Type 5) - 18.8m

Two lanes local access routes providing connection to the adjoining neighbourhood east of Duck Creek tributary.



Access Street (Type 6) - 17.1m

Minor local access route with residential on both sides.



Perimeter Street - Bushfire Compliant - 14.5m

Two lanes local access routes along the open space corridors to the east and northwest that are bushfire compliant.



Laneway (Type 8) - 8m

Vehicular access to the rear of properties.



Signalised Primary Intersection



Signalised Secondary Intersection



Left in Left Out with Right Turn (subject to further analysis)



Left in Left Out



Roundabout

ACTIVE AND PUBLIC TRANSPORT



Proposed Bus Stop



Bus Route (Southern Loop)

PRINCIPLE 2

A CONNECTED AND ACCESSIBLE CENTRE



Off-road Shared Path

Establish shared pedestrian / cycle paths along the natural area edges along east and west.



Road-side Shared Path

Establish shared pedestrian / cycle paths within the road reserve.



Pedestrian Link

Create an east-west pedestrian link between both sides of the Main Street.



Signalised Pedestrian Crossing

Indicative signalised pedestrian crossing location - final pedestrian crossing measures are to be determined based on further traffic analysis.

PARKING AND ACCESS



Indicative Access Point



Indicative Access to Basement Parking



Consolidated Town Centre Core At-grade Parking

Consolidated at-grade parking within the Town Centre Core behind the buildings.



At Grade Parking



Ground Level Podium Parking



Indicative Loading Area



Indicative Basement Parking

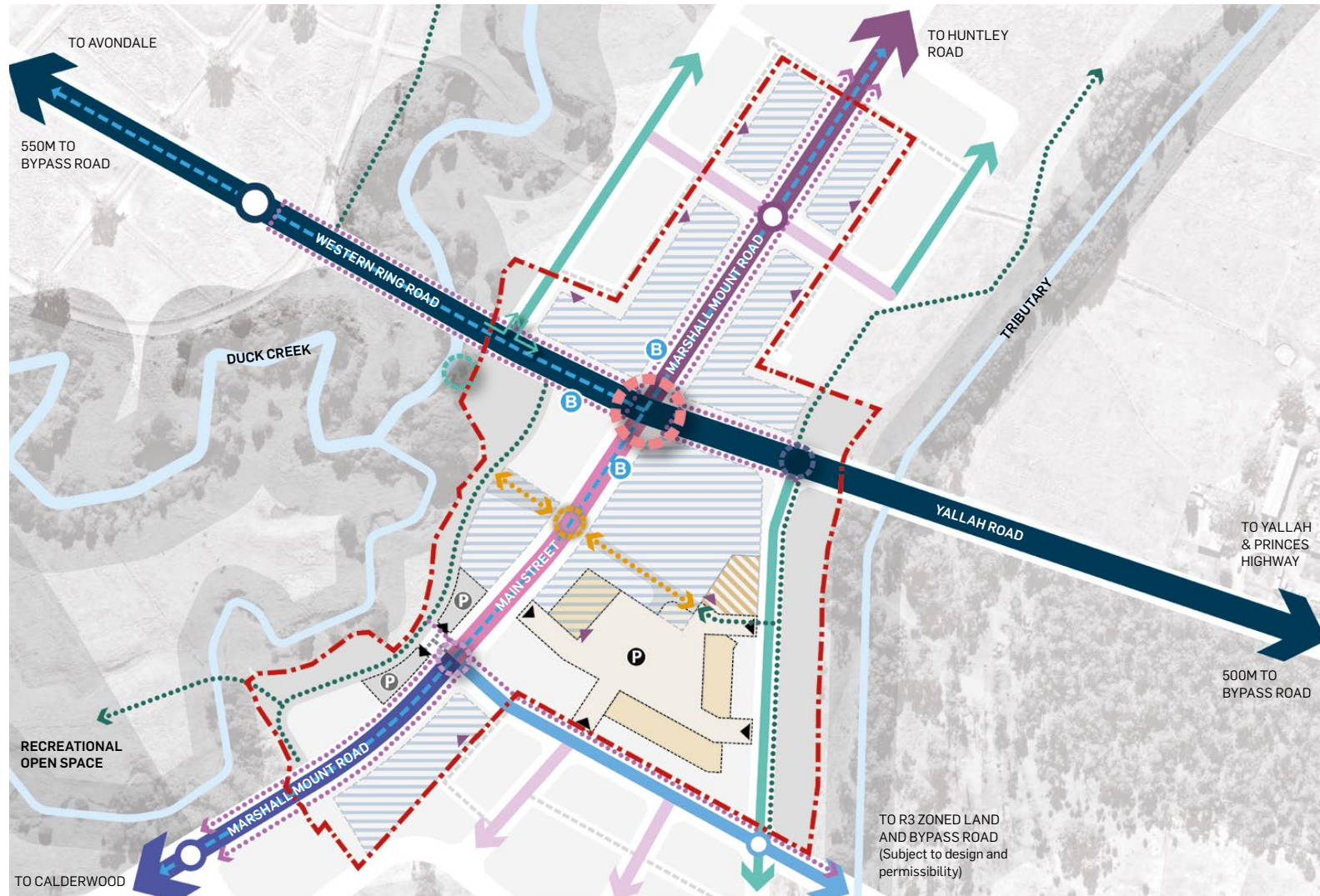


Figure 49 Marshall Mount Town Centre - Access and Movement Strategy

MARSHALL MOUNT TOWN CENTRE



TYPICAL STREET SECTION

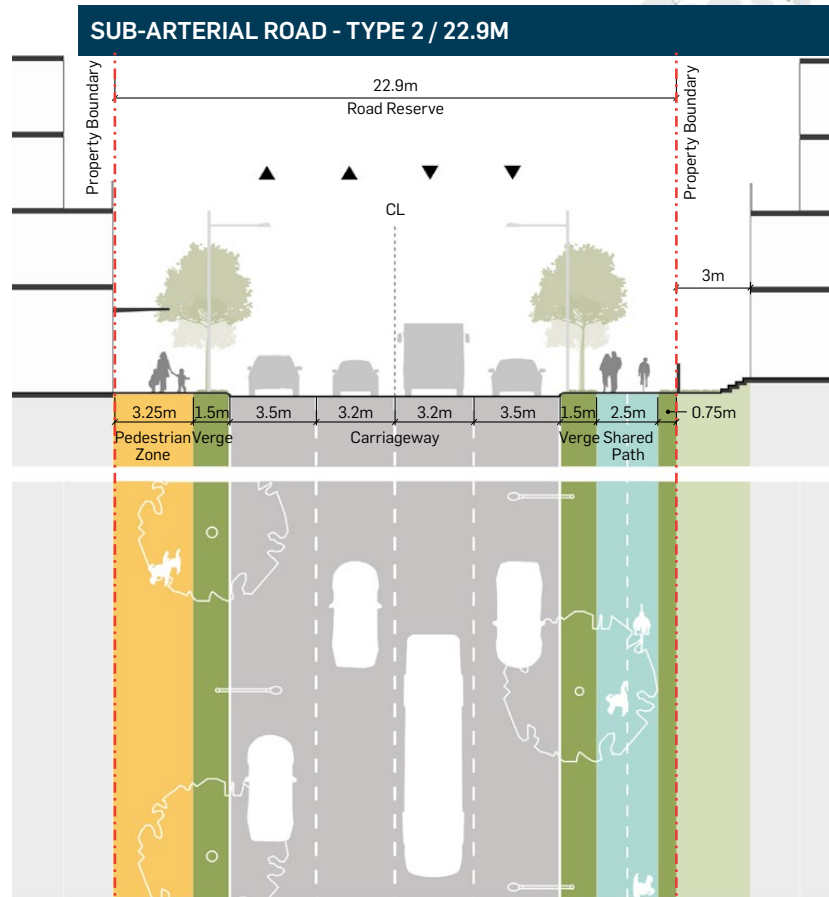


Figure 51 Indicative Street Section A-A' - Sub-Arterial Road - Type 2

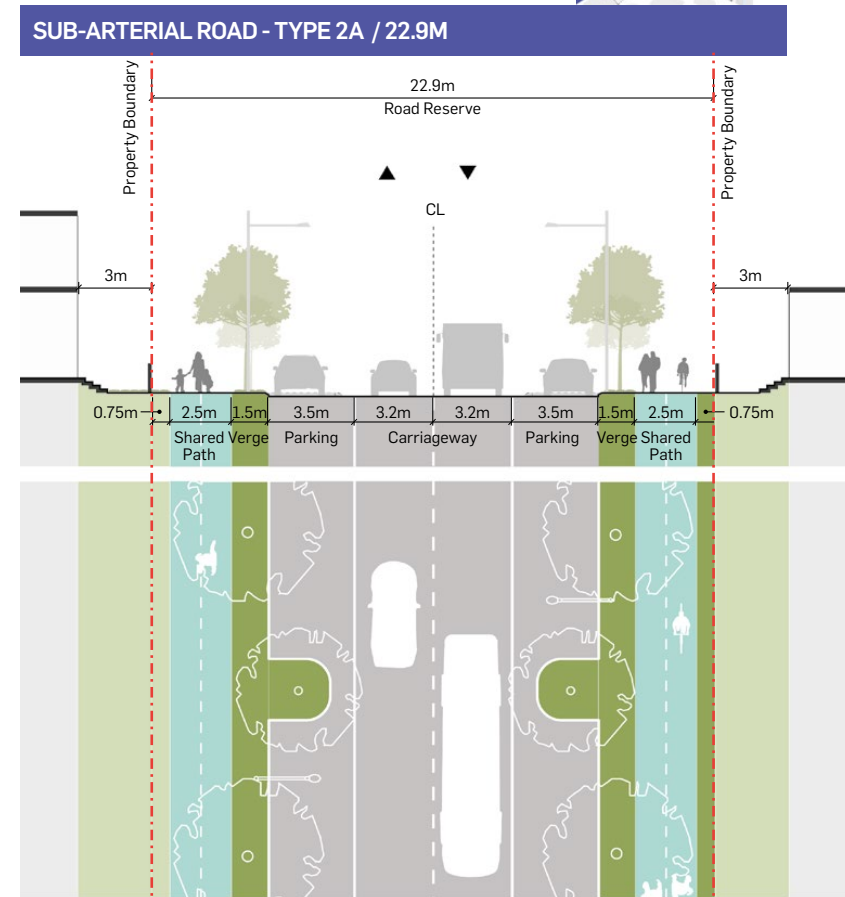


Figure 50 Indicative Street Section B-B' - Sub-Arterial Road - Type 2A

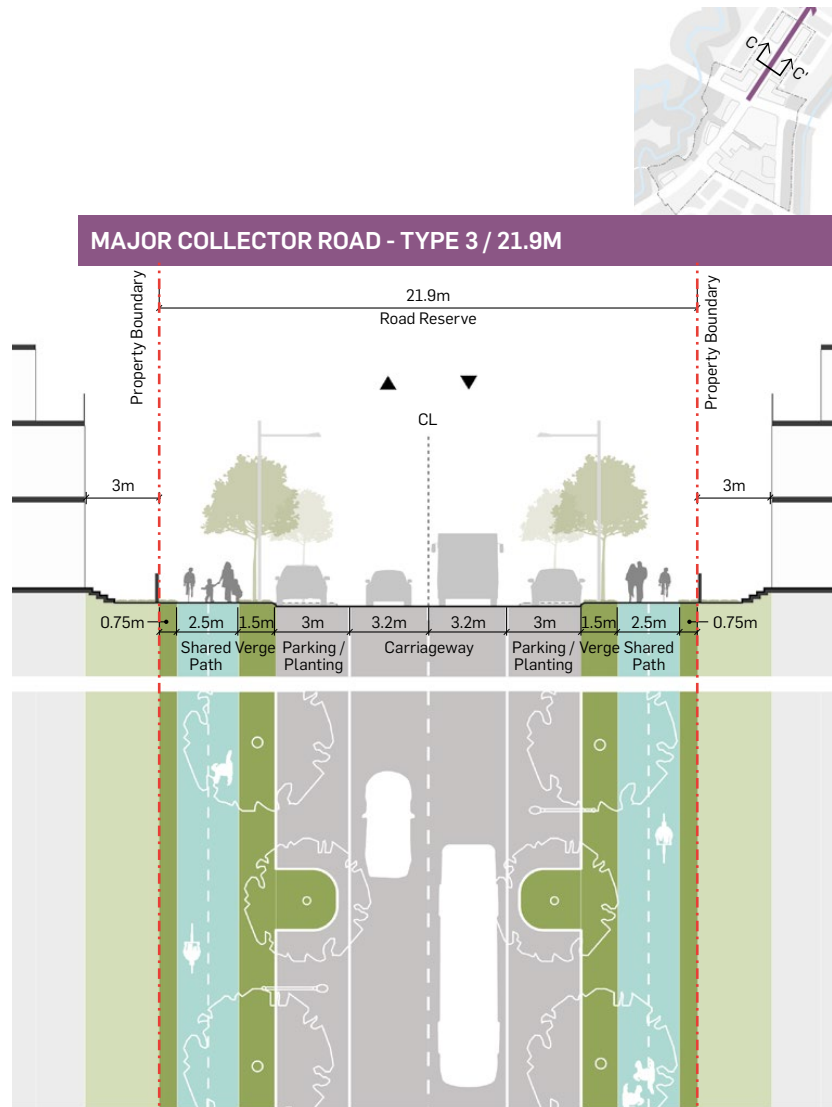


Figure 52 Indicative Street Section C-C' - Major Collector Road - Type 3

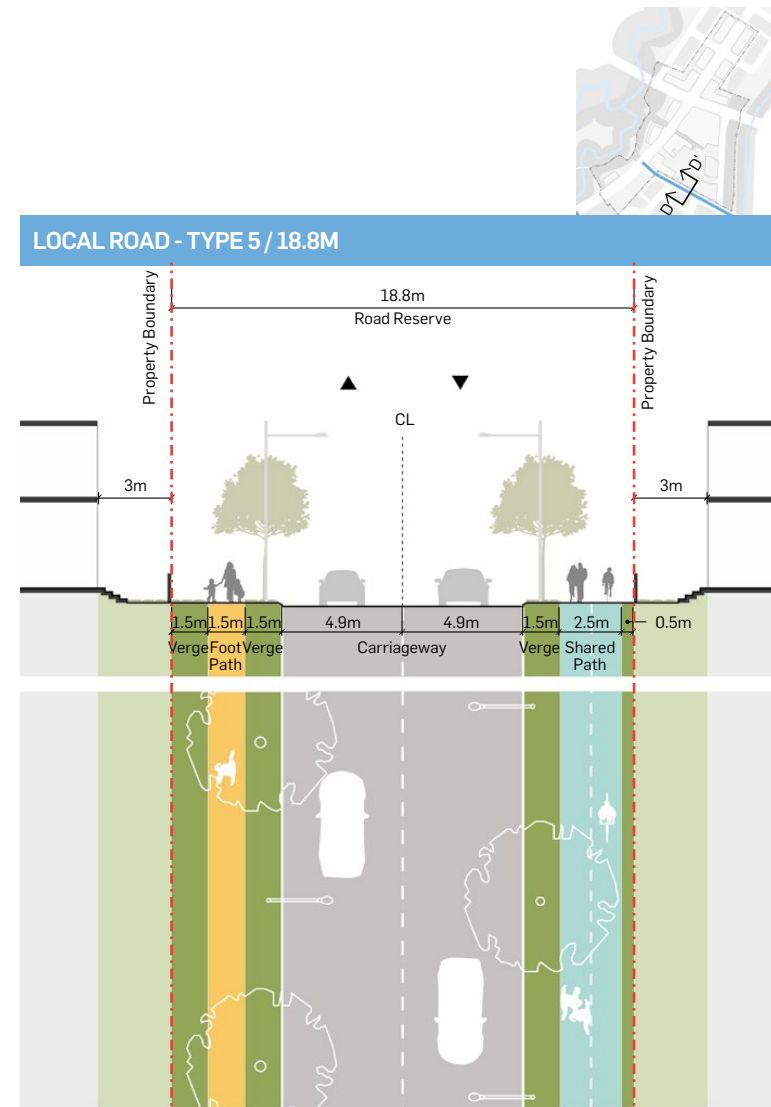


Figure 53 Indicative Street Section D-D' - Local Road - Type 5

MARSHALL MOUNT TOWN CENTRE



TYPICAL STREET SECTION

ACCESS STREET - TYPE 6 / 17.1M

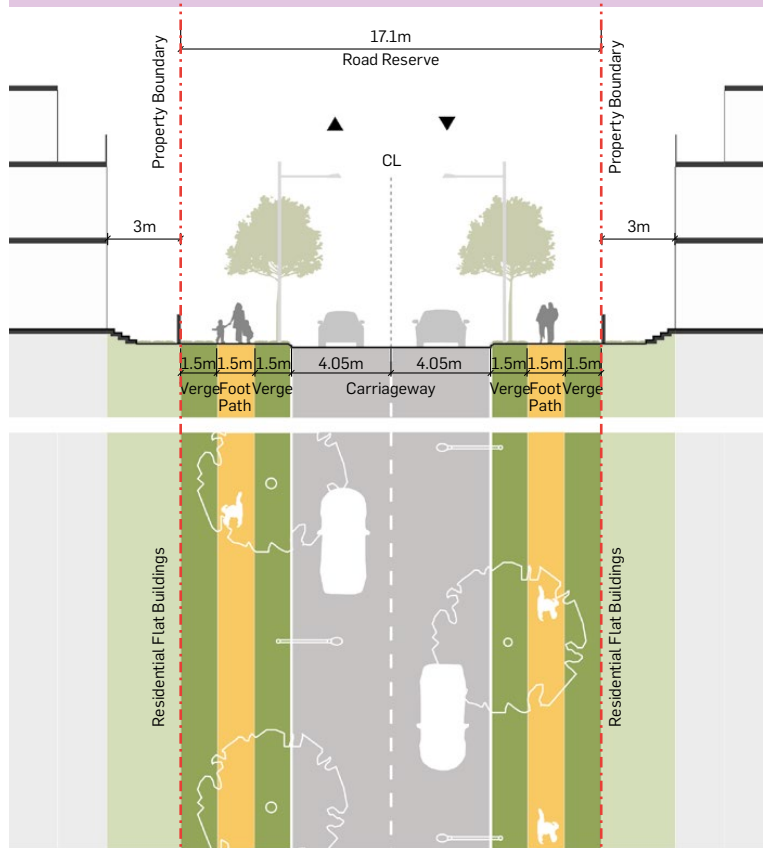


Figure 55 Indicative Street Section E-E' - Access Street - Type 6

ACCESS PLACE - BUSHFIRE COMPLIANT / 14.5M

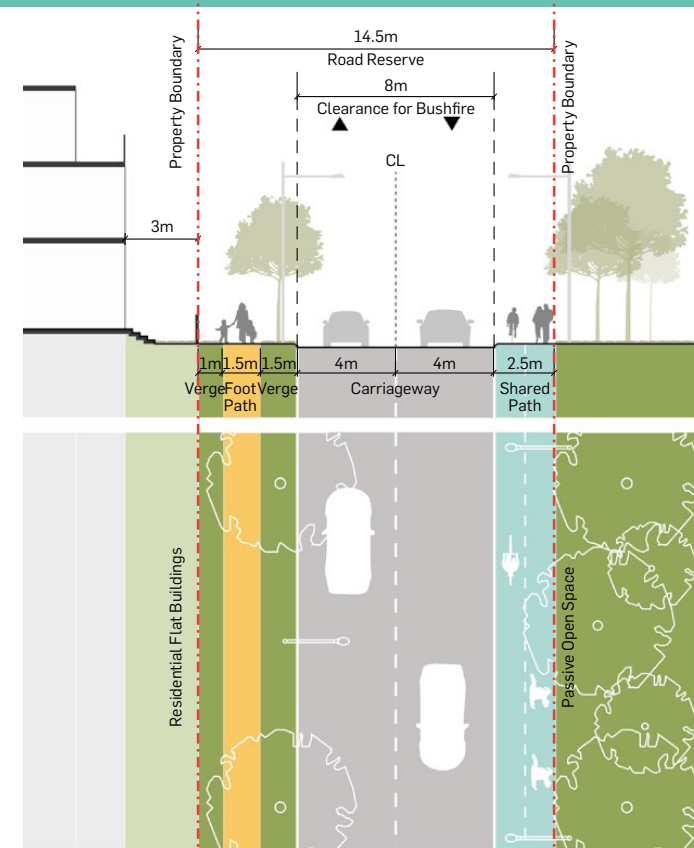


Figure 54 Indicative Street Section F-F' - Access Place - Bushfire Compliant

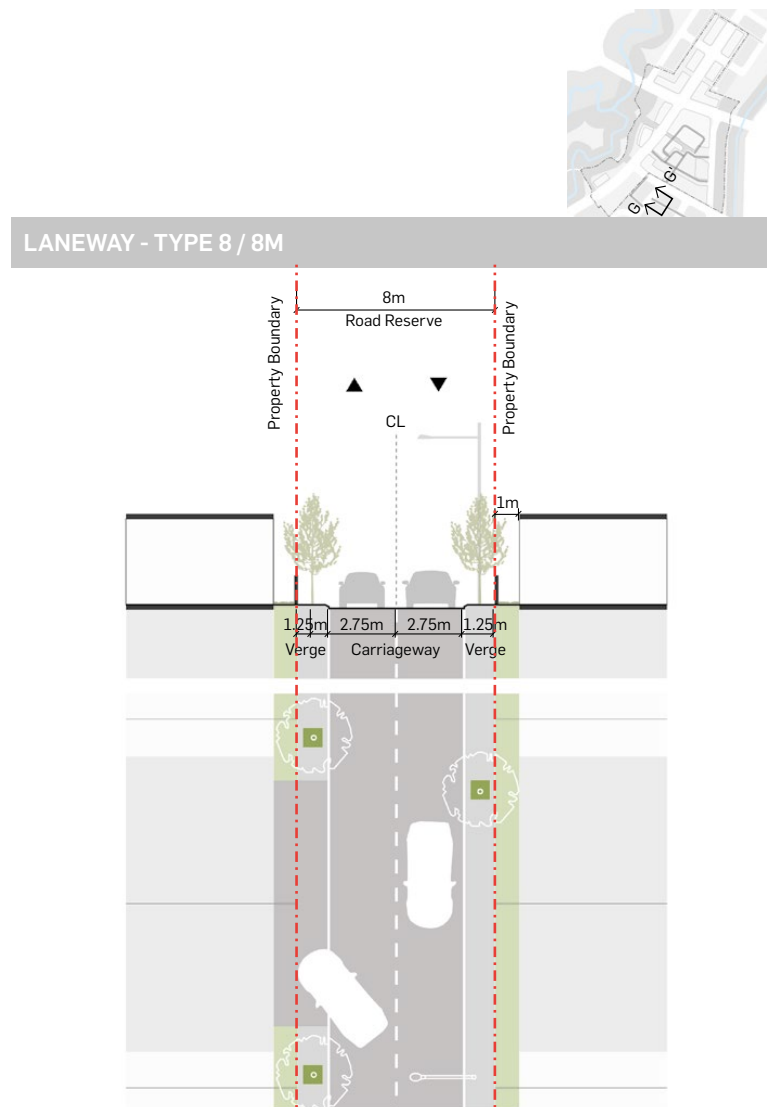


Figure 56 Indicative Street Section G-G' - Laneway - Type 8

MARSHALL MOUNT TOWN CENTRE



MAIN STREET CHARACTERISTICS



Main Street with ground floor retail activation and wide footpath. Rouse Hill, NSW



Main Street with ground floor retail and upper level residential. Polaris Town Centre, VIC

The Main Street is the primary activation zone within Marshall Mount Town Centre and characterised by the following:

- Ground floor retail activation with upper level residential apartment on the eastern side;
- Ground level community activation on the western side;
- Wider footpath fronting the retail to allow for outdoor dining;
- Tree canopy cover;
- Adopted similar carriageway configuration with Type 2A Major Collector Road type.
- Slower traffic speed environment;
- On-street parking for convenience and act as buffer to the traffic movement; and
- Signalised pedestrian crossing with the Fig Tree Link.

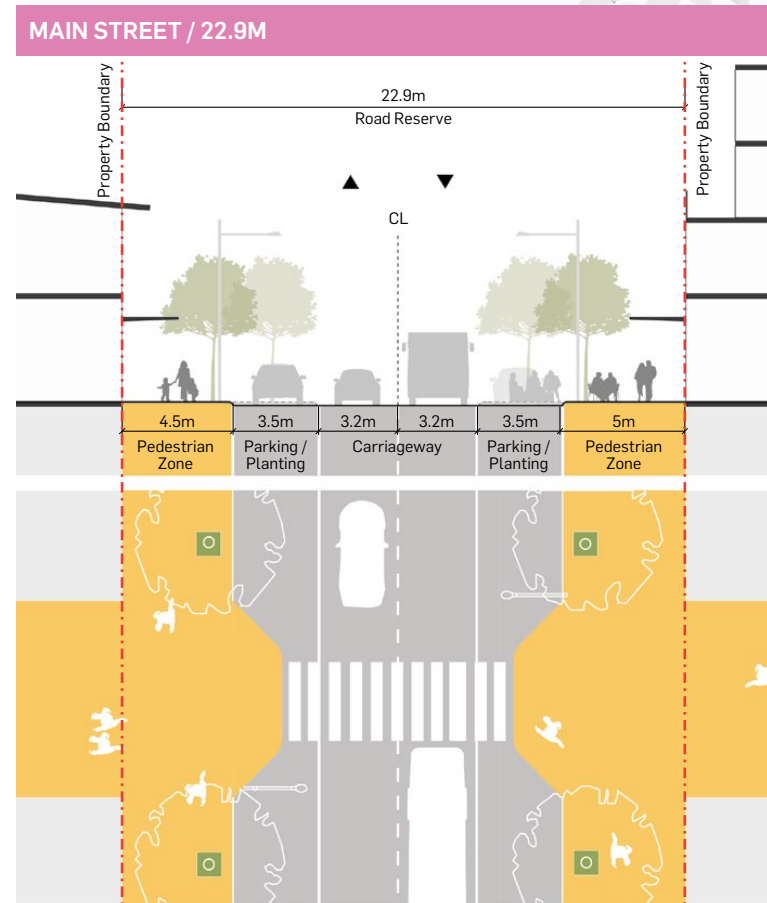


Figure 57 Indicative Street Section H-H' - Main Street



MOVEMENT AND PLACE CLASSIFICATIONS

The Transport for NSW's Design of Roads and Streets document provide guidelines and classification of the four road and street environment identified in the Movement and Place framework. This includes:

- Main Road;
- Main Street;
- Local Street; and
- Civic Space.

The guidelines provide further sub-classifications for each environment based on its function and design parameters.

The following diagram identifies the adopted road and street environment sub-classification within Marshall Mount Town Centre.

LEGEND



Marshall Mount Town Centre

MOVEMENT AND PLACE CLASSIFICATION



Main Street - Transit Boulevard



Main Street - High Activity High Street



Main Street - Connector Avenue



Local Street - Yield Street



Local Street - Residential Lane

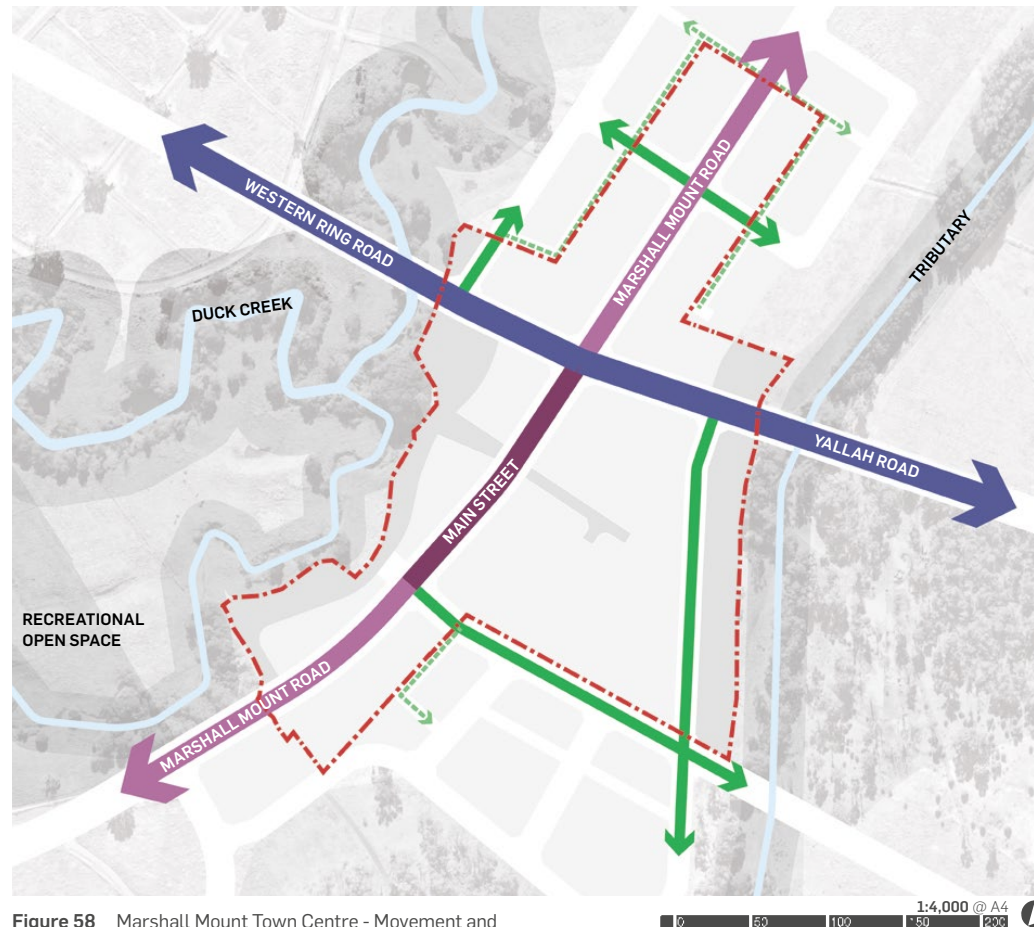


Figure 58 Marshall Mount Town Centre - Movement and Place Classifications

MARSHALL MOUNT TOWN CENTRE



INDICATIVE PARKING STRATEGY

The parking strategy for Marshall Mount Town Centre includes:

- Proposed a consolidated at-grade and basement parking provision within the Town Centre Core precinct with additional accessible parking close to community facility site and kerbside parking along Main Street and Local Street.
- Each residential lot to provide its own parking provision in basement with access from the rear laneway.

The following diagram and table identify the indicative parking provision.

LEGEND

- Marshall Mount Town Centre
- Town Centre Core

PARKING AND ACCESS

- Indicative Access Points
- Indicative Access to Basement Parking
- Indicative Consolidated Town Centre Core At-grade Parking
- Indicative At-grade Parking
- Indicative Ground Level Podium Parking
- Indicative Basement Parking
- Indicative Kerbside Parking
- Indicative Loading Area

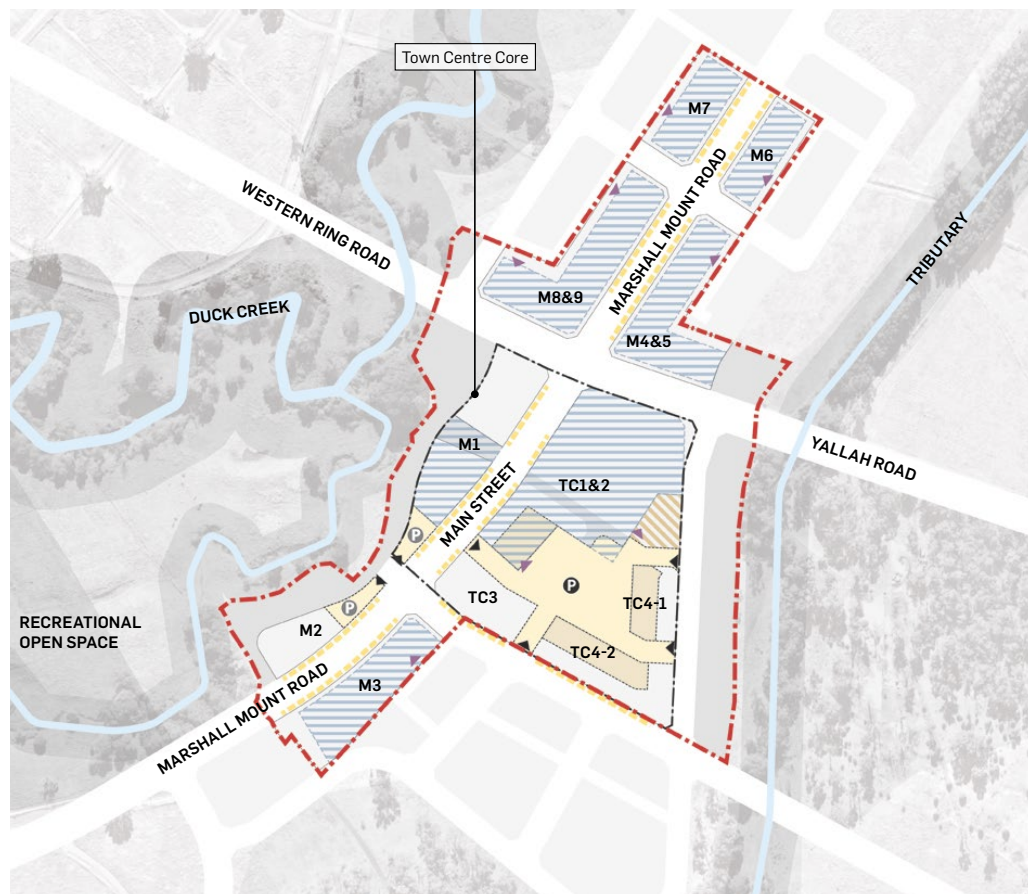


Figure 59 Marshall Mount Town Centre - Indicative Parking Strategy

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0 50 100 150 200

Table 10 Marshall Mount Town Centre - Indicative Parking Provision

LOT NO. LAND USE	CAR PARKING REQUIREMENT					CAR PARKING PROVISION				BICYCLE PARKING PROVISION		MOTORCYCLE PARKING PROVISION	
	RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	CHILD CARE REQUIREMENT	COMMUNITY REQUIREMENT	TOTAL REQUIREMENT	SURFACE/ GROUND LEVEL PODIUM	BASEMENT INDICATIVE KERBSIDE PARKING	TOTAL		BICYCLE PARKING REQUIREMENT	BICYCLE PARKING PROVISION	MOTORCYCLE PARKING REQUIREMENT	MOTORCYCLE PARKING PROVISION
TOWN CENTRE CORE													
M1 Community / Retail (Convenience)		0		48	48	15	63	78				3	
TC1&2 Retail (Convenience & Supermarket) / Residential	114	212			326	209	275	484		28	70	12	25
TC3 Private Child Care			48		48							2	
TC4-1 Residential	28				28	26		26		20		3	
TC4-2 Residential	54				54	41		41					
SUB TOTAL - TOWN CENTRE CORE	194	212	48	48	502	291	338	661		48	70	21	25
OTHERS													
M2 Retail (Stand-alone / Hospitality)		20			20	15		15				1	
M3 Residential	68				68		88	88		17		3	
M4&5 Retail (Stand-alone / Hospitality) / Residential	112	17			129		138	138		28	50	5	12
M6 Residential	58				58		50	50		15		2	
M7 Residential	58				58		62	62		15		2	
M8&9 Retail (Stand-alone / Hospitality) / Residential	96	13			109		136	136		26	60	5	15
SUB TOTAL - OTHERS	392	50	0	0	442	15	474	531		101	110	18	27
TOTAL	586	262	48	48	944	306	812	74 1,192		149	180	39	52

MARSHALL MOUNT TOWN CENTRE



STRATEGY 3 CENTRE ACTIVATION

Create a walkable and compact Town Centre that is accessible to the community and benefiting from the exposure to passing trade along Yallah Road and Marshall Mount Road.

The key centre activation outcomes for Marshall Mount Town Centre include:

	Marshall Mount Town Centre
GROUND LEVEL USES	
In order to create a walkable and viable Town Centre, the retail and community uses are to be concentrated along Main Street, Fig Tree Link and the primary intersection of Marshall Mount Road and Yallah Road.	
	Retail (Supermarket) Proposed full-size supermarket within the Town Centre Core precinct with access from the Fig Tree Link.
	Retail (Convenience) Proposed convenience retail including specialty retail, pharmacy, shops sleeveing the Retail (Supermarket) along the Main Street and Fig Tree Link.
	Retail (Stand-alone / Hospitality) Proposed standalone / hospitality retail including pub, tavern, restaurant, brewery.

	Community Facility • Proposed community facilities include a multi-purpose hall and a library. • Locate community facilities along the west side of Main Street and open the interface towards Duck Creek to the west.
	Private Child Care Locate the child care at the southeast corner of Main Street.
PLACE ACTIVATION	
	Main Street Activation
	Existing Moreton Bay Fig Tree
	Fig Tree Link
	Western Promenade
	Public Area within Core Activation Zone
	Private Child Care Outdoor Space

PRINCIPLE 3 AN ACTIVATED PLACE AND VIALE CENTRE

ACTIVE STREET FRONTAGE	
	Primary Retail Active Frontage Ground-level retail uses with frequent entrances and predominantly glazed frontage, located along the Main Street and Fig Tree Link (eastern side).
	Secondary Retail Active Frontage Ground-level retail uses with predominant glazed frontage and allow for some blank walls and less frequent entrances, located at the primary intersection of Marshall Mount Road and Western Ring Road and south of Yallah Road.
	Primary Community Active Frontage Ground level community facility uses with main entrances and predominantly glazed frontage, located along the Main Street.
	Secondary Community Active Frontage Ground-level community facility uses with predominant glazed frontage and allow for some blank walls and less frequent entrances, located along the Western Promenade and Fig Tree Link (western side).

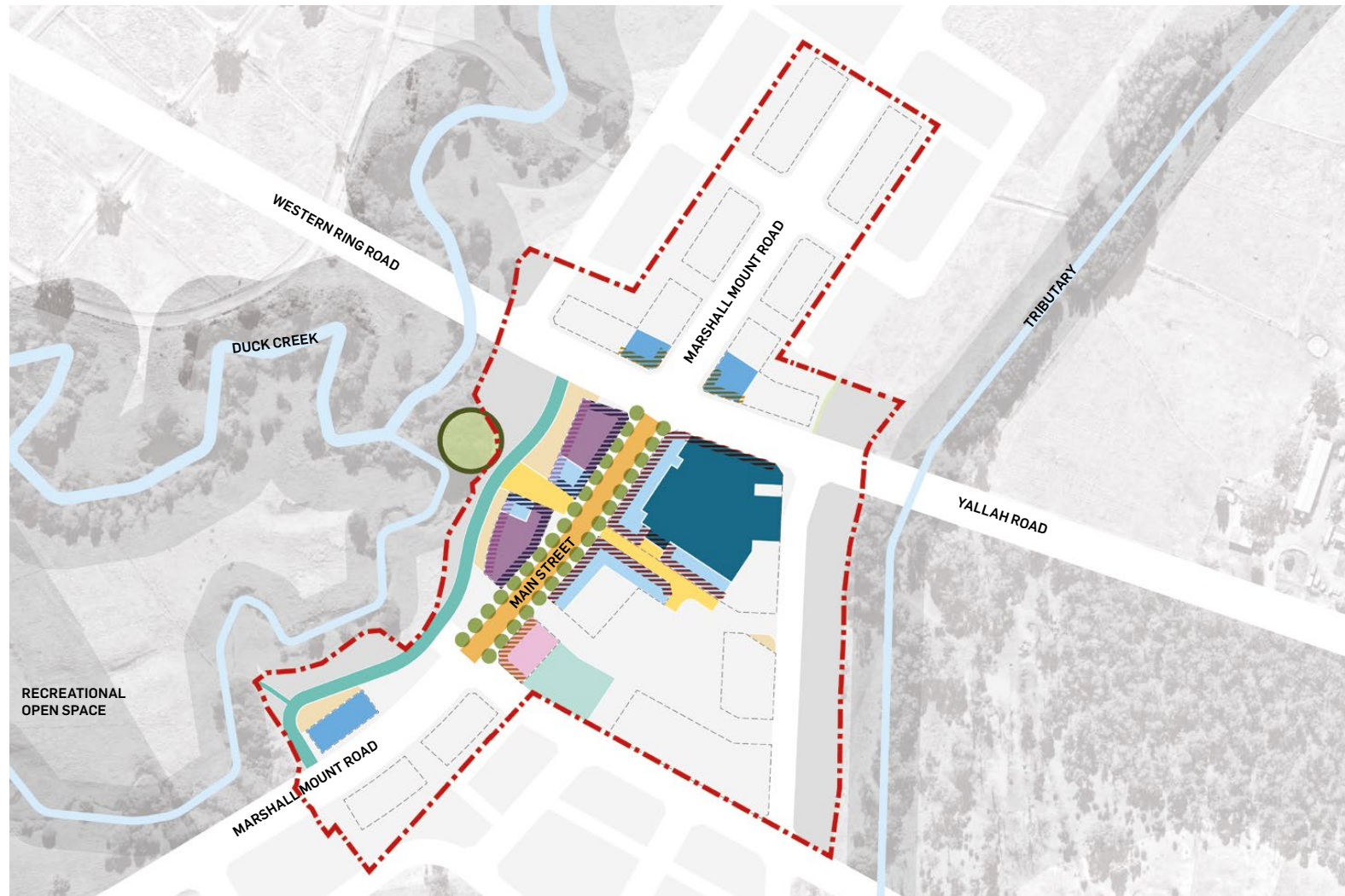


Figure 60 Marshall Mount Town Centre - Centre Activation Strategy

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0 25 50 75 100 125 150

Prepared by Urbis for Wollongong City Council B33

MARSHALL MOUNT TOWN CENTRE



RETAIL AND COMMUNITY SPACE PROVISION

Marshall Mount Town Centre provides retail and community uses comprised of supermarket, convenience retail, standalone / hospitality retail, multi-purpose community hall and potential private child care facility.

The Centre can accommodate a total of 7,604 sqm retail space, 90% more than the retail demand forecast of 3,999 sqm, catering for the retail demand beyond 2041. Retail provision includes:

Table 11 Marshall Mount Town Centre - Retail and Community Space Outcome.

Marshall Mount Town Centre Retail Forecast Demand 2041	3,999 sqm
(Wollongong Retail and Business Strategy, 2023)	
RETAIL SPACE OUTCOME	
Proposed Retail GFA	7,604 sqm
<i>Retail - Supermarket</i>	<i>3,698 sqm</i>
<i>Retail - Convenience (including cafe, specialty shops, gym and pharmacy)</i>	<i>2,575 sqm</i>
<i>Retail - Standalone / Hospitality</i>	<i>1,332 sqm</i>
Proposed Community Facility	3,090 sqm
<i>Multi Purpose Hall</i>	<i>1,560 sqm</i>
<i>Potential Library</i>	<i>1,530 sqm</i>
Private Child Care GFA	566 sqm
Private Child Care Outdoor Space	1,247 sqm
Private Child Care Capacity (# of places)	120

RETAIL - SUPERMARKET



Supermarket sleeved with retail. North Village, Kellyville, NSW

RETAIL - CONVENIENCE



Ground floor convenience retail. Rouse Hill, NSW

RETAIL - STAND ALONE / HOSPITALITY



Standalone / hospitality retail.

COMMUNITY - MULTI PURPOSE HALL



Multi-purpose community centre opens to outdoor space. Firstenburg, Vancouver

PRIVATE CHILDCARE



Brine Street Child Care Centre, VIC

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MARSHALL MOUNT TOWN CENTRE



STRATEGY 4 HOUSING MIX

Creating a diverse community with housing mix offer close to the Town Centre to support the centre's viability.



Marshall Mount Town Centre

HOUSING TYPOLOGY (WITHIN TOWN CENTRE)



Shoptop Housing

Proposed shoptop housing (up to 4 stories) located above the supermarket and the primary intersection corner buildings.



Residential Flat Buildings

Proposed low rise apartments (up to 4 stories) predominantly located along Marshall Mount Road, Yallah Road and the southeast corner of the Town Centre Core.

HOUSING TYPOLOGY (ADJACENT TOWN CENTRE)



Medium Density Housing

Potential mix of medium housing density housing typologies including attached homes, semi-detached and dual occupancy homes, within the surrounding R3 zone to increase the Town Centre population catchment.

DWELLING DENSITY SUMMARY (WITHIN TOWN CENTRE)

Total Site Area (ha)	8.25
Residential and Centre Lots Developable Area* (ha)	4.05
Total Dwelling No.	344
Gross Density (dw/ha) - Total Site Area	41.7
Gross Density (dw/ha) - Residential and Town Centre Lots Developable Area*	84.9

*Exclude community facility and southwest retail lots

SHOP TOP HOUSING



Up to 4 storeys shoptop housing.
Rouse Hill, NSW

RESIDENTIAL FLAT BUILDINGS



3-4 storeys residential flat buildings with facade articulation.
Harold Park, NSW

PRINCIPLE 4

DELIVER VARIED HOUSING OFFER
CLOSE TO AMENITIES

MEDIUM DENSITY HOUSING (ADJACENT TO TOWN CENTRE)



Thornton Park, Penrith NSW



Medium density housing typologies - attached homes, semi detached, dual occupancy.

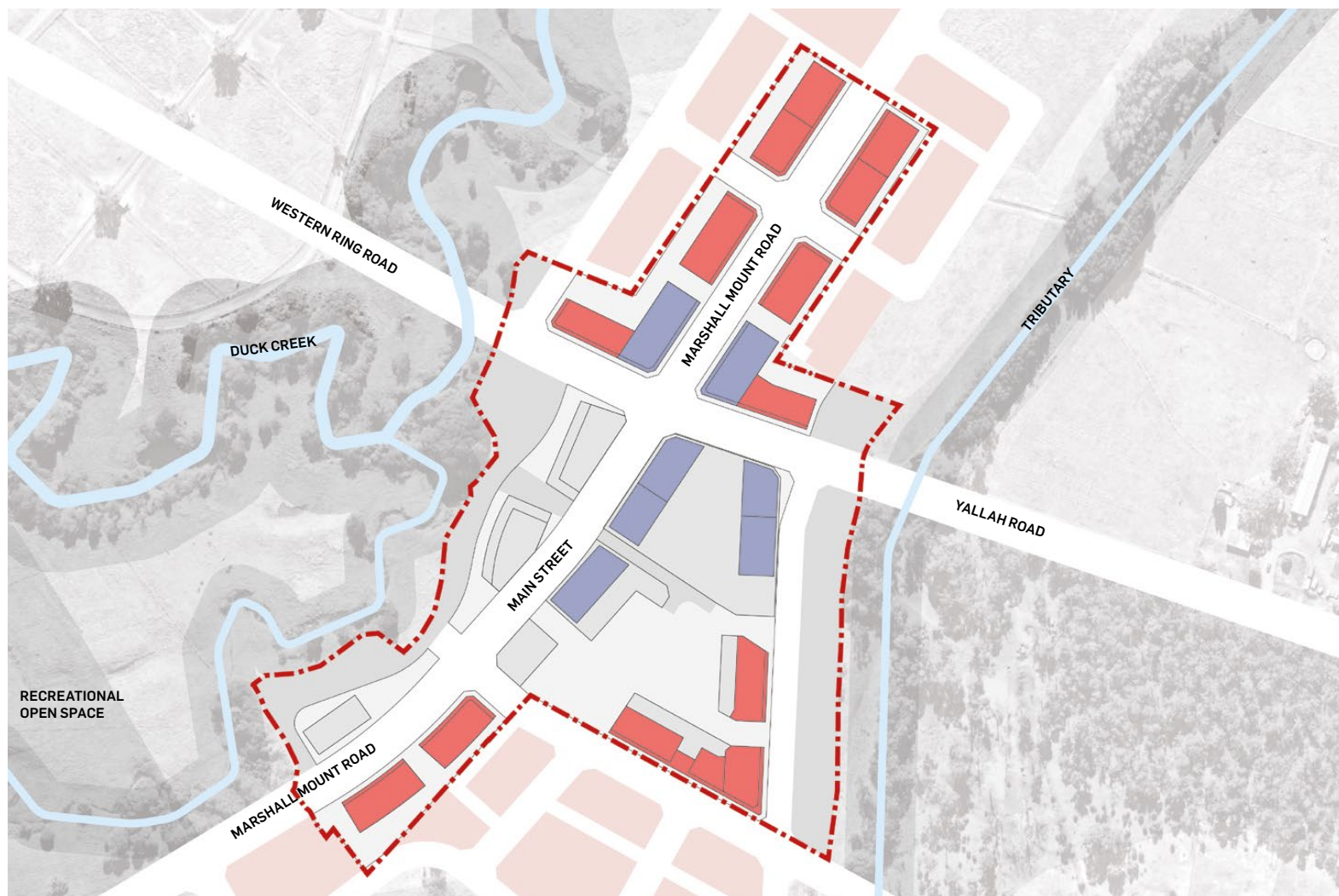


Figure 61 Marshall Mount Town Centre - Housing Mix Strategy

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Prepared by Urbis for Wollongong City Council B37

MARSHALL MOUNT TOWN CENTRE



STRATEGY 5 BUILT FORM

The Town Centre built form configuration is formulated based upon the maximum permissible height, retail and housing in response to the surrounding natural assets, amenities and context.

The built form configuration within Marshall Mount Town Centres is based on the following principles:

- **Reinforce View Corridors** - Reinforce view corridors to the Illawarra Escarpment along Yallah Road and new east-west Local Road, and to the existing Moreton Bay fig tree along the Fig Tree Link.
- **Varied Building Height and Transition** - Locate the highest building within the Town Centre at the primary intersection and transition the heights towards the open space along the western and eastern edge and towards the R3 zone to the north and south.
- **Key Marker Buildings** - The corner buildings at the primary intersection are the key marker buildings that provide high-quality building design and articulation addressing the corner location.
- **Residential Building Orientation** - Optimise residential building north-south orientation for the taller elements and east-west orientation for lower height elements to maximise solar access to units and communal open space.
- **Varied Communal Open Spaces** - Facilitate rooftop communal open spaces in varied heights including ground level, podium rooftop level and north-facing tower rooftop level.



Marshall Mount Town Centre

BUILDING HEIGHT



1-2 Storey Building

Proposed 1-2 storey buildings at the following locations:

- Single storey buildings at the southwest corner of the primary intersection, the southeast end of Main Street, and the north side of Marshall Mouth Road at the southwest corner of the town centre.
- 2-storey buildings along the north side of Western Ring Road, and Local Road.



3 Storey Building

Proposed 3-storey buildings along Marshall Mount Road, and the perimeter road on the east edge.



4 Storey Building

Proposed 4-storey buildings at the primary intersection corner buildings as the tallest element within Town Centre.



Key Building Markers

- Locate the tallest buildings within the Town Centre at the primary intersection of Yallah Road and Marshall Mount Road as the key marker buildings.
- The corner buildings within this primary intersection shall provide high-quality building design and articulation addressing the corner location.



Indicative Building Height (Storey)

PRINCIPLE 5

CONTEXTUAL BUILT FORM RESPONSE

KEY MARKER BUILDINGS



High quality architectural design and building articulation addressing corner location. North Village, Kellyville, NSW

1-2 STOREY BUILDING



One - two storey community buildings along Main Street. SOHO Village, Point Cook, VIC

3-4 STOREY BUILDING



3-4 storey residential buildings with two storey streetwall / articulation. Harold Park, NSW

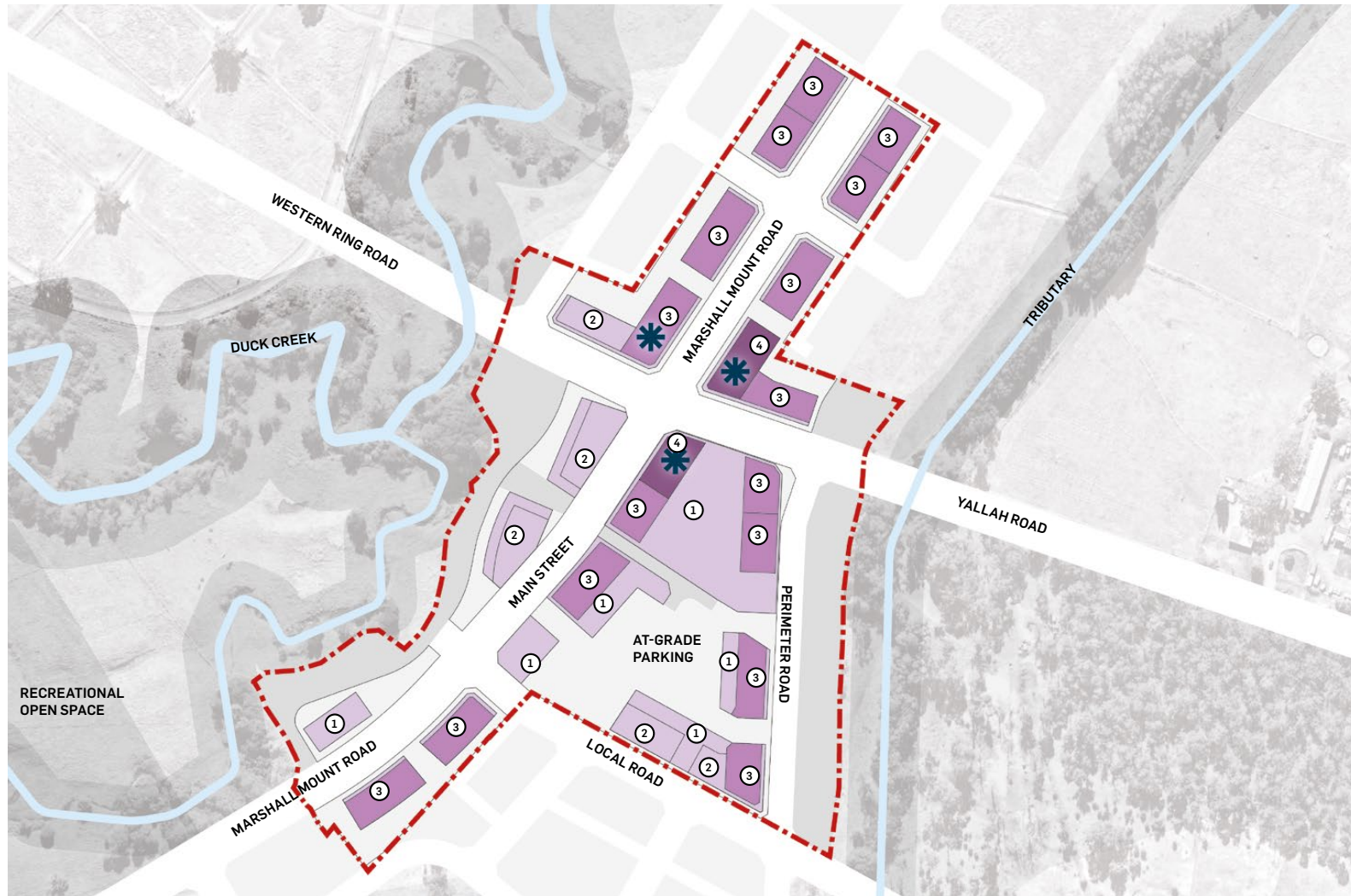


Figure 62 Marshall Mount Town Centre - Built Form Strategy

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Prepared by Urbis for Wollongong City Council B39

MARSHALL MOUNT TOWN CENTRE



INDICATIVE BUILT FORM MASSING

The following diagram provides the indicative built form strategy for Marshall Mount Town Centre.

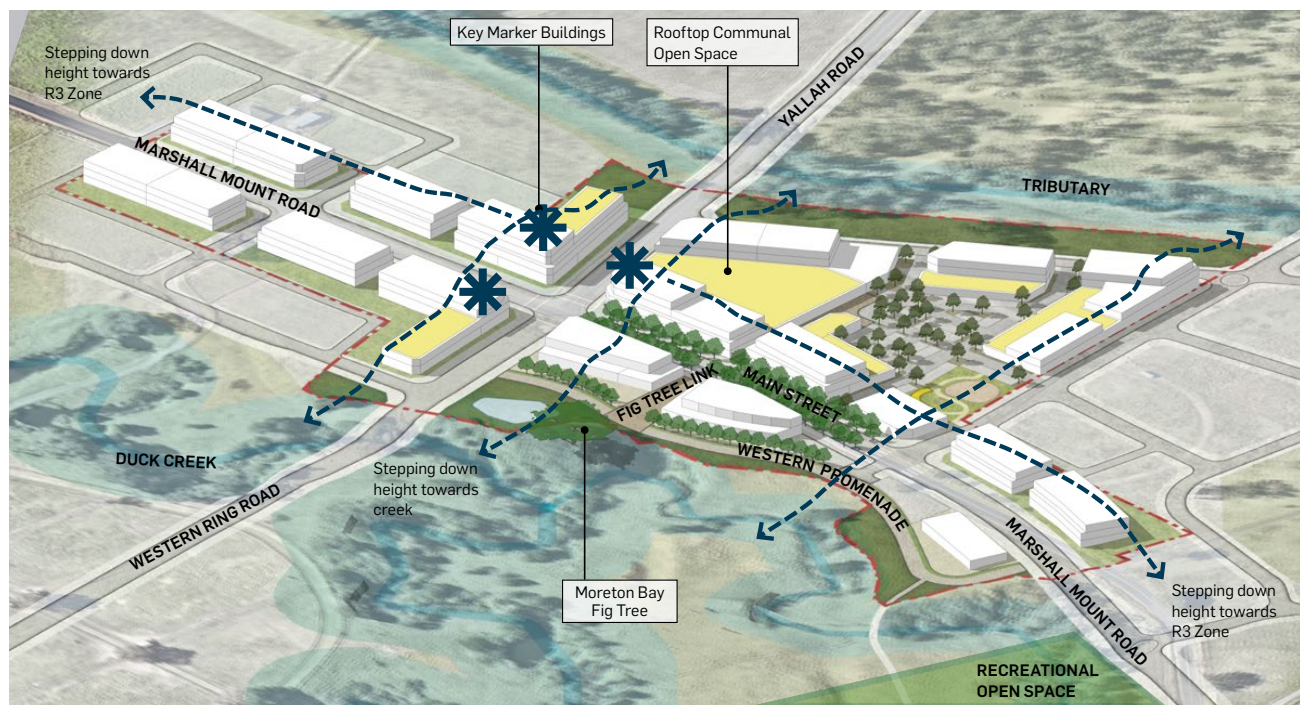


Figure 63 Marshall Mount Town Centre - Indicative Built Form Massing



INDICATIVE BUILDING SETBACKS

The following diagram provides the indicative building setbacks within the Marshall Mount Town Centre.



Marshall Mount Town Centre

BUILDING SETBACKS



0m Ground Floor Street Setback

Interface with retail and community facilities with up to two storey streetwall on all streets.



3m Ground Floor Street Setback

Interface with buildings with ground level residential with up to two storey street wall on all streets.



2m Upper Level Street Setback

2m upper level setbacks above the two storey streetwall on all streets.



4m Ground Floor Setback (Western Promenade)

Interface with buildings fronting the Western Promenade with up to two storey.



6m Upper Level Setback (Western Promenade)

Additional 6m setback for buildings fronting the Western Promenade

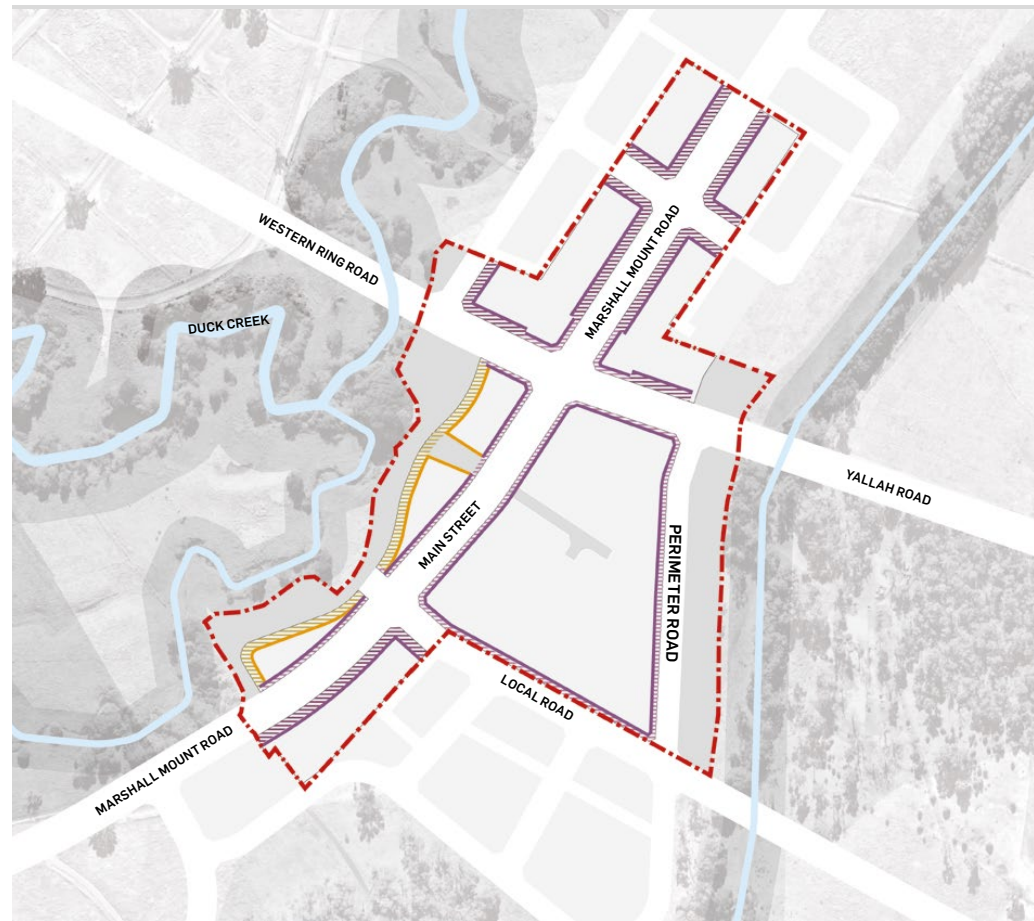


Figure 64 Marshall Mount Town Centre - Indicative Building Setbacks

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Prepared by Urbis for Wollongong City Council B41

INDICATIVE MASTER PLAN

FOWLERS VILLAGE CENTRE

VISION

The vision for Fowlers Village Centre is to create:

“A compact and local scale retail precinct, conveniently located for daily needs and accessible via public and active transport. Characterised by a Main Street which is aligned to capture views to Mount Keira and Mount Kembla, it celebrates place and balances pedestrian and vehicle movement.”

To enable this vision, the Village Centre is to deliver:

- **Celebrate the scenic landscape character:** Align the Main Street along view lines to Mount Keira and Mount Kembla.
- **Active and healthy lifestyles:** Provide seamless pedestrian and cyclist connections into the village centre from the adjacent roadways, open space and key destinations.
- **Day-to-day convenience:** Concentrate supermarket, retail and services along the Main Street with visibility and access from Cleveland Road.
- **Housing mix close to the centre:** Locate medium-density housing typologies close to the Village Centre providing housing choice with convenience.

The indicative master plan for Fowlers Village Centre is illustrated in the opposite page.



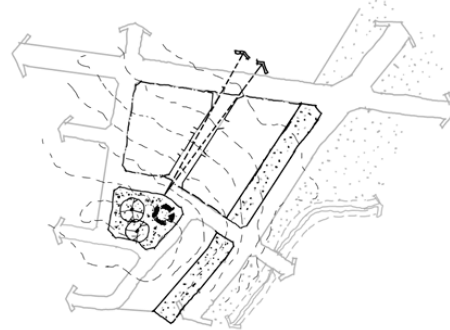
Figure 65 Fowlers Village Centre - Illustrative Master Plan

FOWLERS VILLAGE CENTRE

GUIDING PRINCIPLES

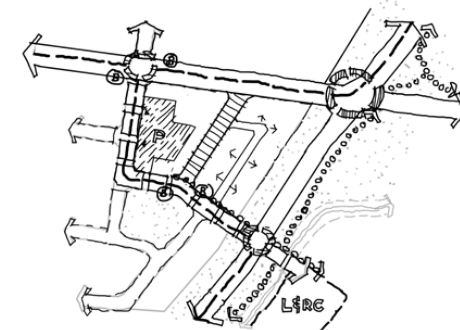
Five guiding principles were identified for the Fowlers Village Centre site which bring together the planning context, place analysis and development opportunities to underpin the master plan.

01 CELEBRATE COUNTRY



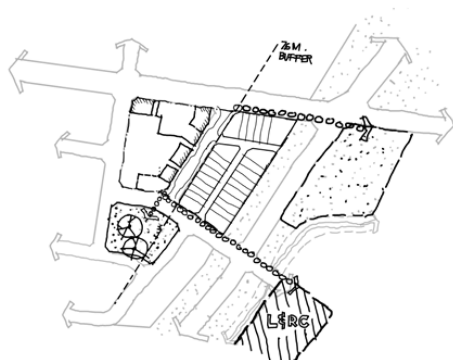
1. Establish a local open space on the hill to the south of the centre retaining the existing mature trees.
2. Establish a view corridor from the local open space along the Main Street, through to Mount Kembla and Mount Keira.
3. Design street layout and building configurations to respond to topography.
4. Provide linear pathways within the Eastern Gas Pipeline easement.

02 A CONNECTED AND ACCESSIBLE CENTRE



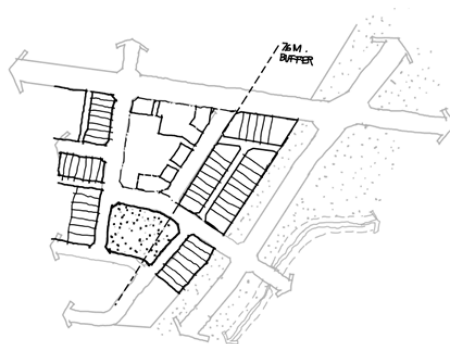
1. Design the Main Street to balance place vibrancy, pedestrian movement and vehicle access.
2. Establish a minor collector road, bypassing the centre, providing vehicular and active transport connectivity between neighbourhoods north of Cleveland Road and the future Leisure and Recreation Centre to the east of Fowlers Road (south).
3. Signalise intersections, including providing safe pedestrian and cycleway crossings, at both Cleveland Road and Fowlers Road (south) junctions with the proposed minor collector road.
4. Realign bus network through the minor collector road, locating bus stops close to the main street and future leisure centre.
5. Locate vehicle and service access off laneways and collector roads, away from the main street.
6. Consolidate at-grade parking behind retail provision.

03 AN ACTIVATED PLACE AND VIABLE CENTRE



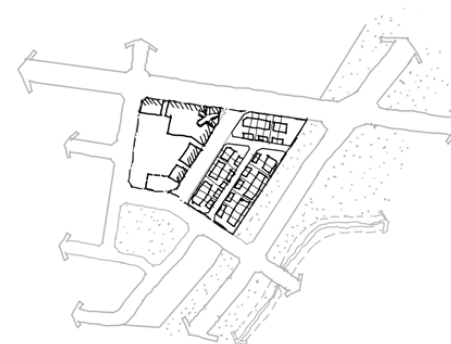
1. Create a safe and compact centre locating retail activity along the main street, beyond the 76m buffer zone to the Eastern Gas Pipeline.
2. Co-locate retail, private childcare and open space to create a compact and walkable village centre within a walkable distance to the Leisure and Recreation Centre.
3. Locate the primary retail activation along the western side of the main street and secondary activation along the southern side of Cleveland Road to maximise visibility to passing trade.
4. Promote passive surveillance and minimise vehicle and pedestrian conflicts on the Main Street by providing parking access to residential via rear laneway.

04 DELIVER VARIED HOUSING OFFER CLOSE TO AMENITIES



1. Locate medium density residential uses, including terraces and townhouses, within the 76m buffer zone to the Eastern Gas Pipeline.

05 CONTEXTUAL BUILT FORM RESPONSE

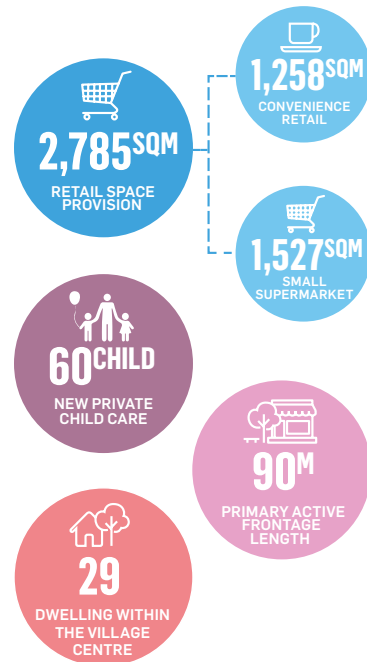


1. Locate key marker building at the north-western corner of the Main Street.
2. Designate corner lots and preferred location for 2 storey at rear and to address both streets.

FOWLERS VILLAGE CENTRE

STRUCTURE PLAN

The Structure Plan summarises the key elements of the Indicative Plan including the building uses, access and movement, natural assets, open space, public domain, place activation and infrastructure.



LEGEND

Fowlers Village Centre

BUILDING USES

- Mixed Retail Supermarket and Convenience
- Retail (Convenience)
- Private Child Care
- Residential (Medium Density)

ACCESS & MOVEMENT

- Sub-arterial Road (Type 2) - 22.9m
- Major Collector Road (Type 3) - 21.9m
- Minor Collector Road (Type 4) - 20.95m
- Main Street - 20m
- Access Road (Type 6) - 17.1m
- Access Place (Type 7B) - 13.5m
- Laneway (Type 8) - 8m
- Indicative Access Point
- Proposed Bus Stop
- Bus Route Realignment (South-Central Loop)

- At-grade Parking
- Indicative Loading Area
- Off-road Shared Path
- Road-side Shared Path
- Pedestrian Connection to the Main Street
- Signalised Primary Intersection
- Signalised Secondary Intersection
- Left In Left Out
- Roundabout

NATURAL ASSETS

- Mullet Creek Tributary
- Core Riparian Zone
- Proposed Retained Existing Trees
- Recreational Open Space (Zoned RE1)
- Visual Connections
- 2m Contour Lines

OPEN SPACE, PUBLIC DOMAIN AND PLACE ACTIVATION

- Pedestrian Link
- Passive Open Space
- Proposed Local Open Space
- Private Child Care Outdoor Space
- Ground Floor Private Open Space
- Indicative Planting with At-grade Parking
- Primary Active Frontage
- Secondary Active Frontage
- Key Marker Building

INFRASTRUCTURE

- Jemena Eastern Gas Pipeline (EGP) Easement
- Jemena Eastern Gas Pipeline (EGP) 76m Buffer Zone

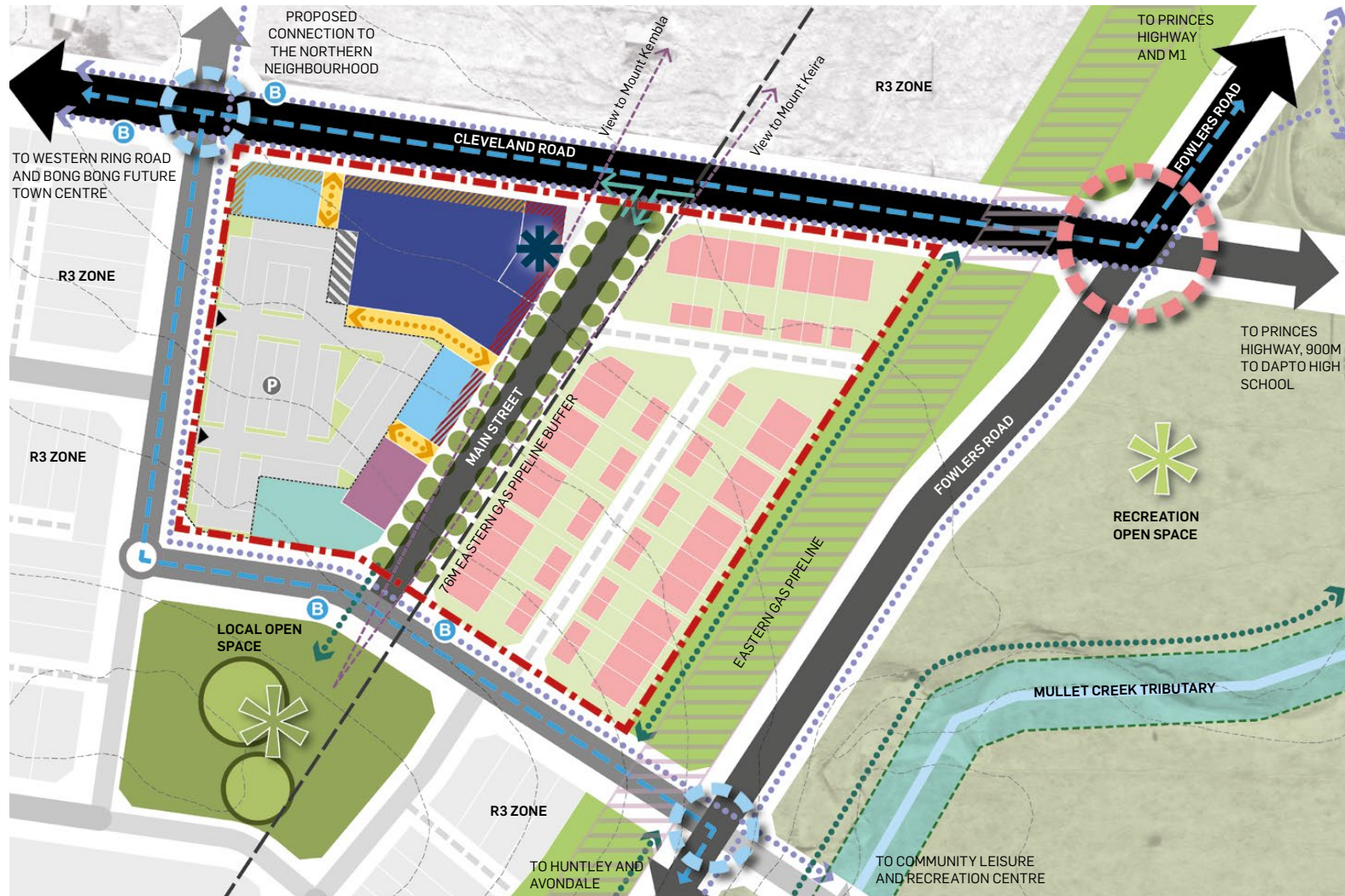


Figure 66 Fowlers Village Centre - Structure Plan

FOWLERS VILLAGE CENTRE

LAND USES AND YIELD BREAKDOWN

The following table and diagram provides the proposed land use and yield breakdown of Fowlers Village Centre.

Table 12 Fowlers Village Centre - Yield Breakdown

LAND USE AND SITE AREA					GROSS FLOOR AREA							
LOT NO.	LAND USE	LAND USE AREA (SQM)	LAND USE AREA (HA)	LAND USE AREA (%)	RESI GFA (SQM)	COMMUNITY GFA (SQM)	RETAIL GFA (SQM)	RETAIL - SUPERMARKET GFA (SQM)	TOTAL GFA (SQM)	FSR (N:1)	DW. NO.	DW./HA
SITE 1 - RETAIL QUADRANT												
VC	Retail (Convenience & Supermarket) / Private Child Care	8,382	0.84	38.9%	271	1,258	1,527	3,056		0.36		
	Road Reserve	1,718	0.17	8.0%								
SITE 1 TOTAL		10,099	1.01	46.9%	271	1,258	1,527	3,056		0.30		
SITE 2 - RESIDENTIAL QUADRANT												
MR1	Medium Density Residential	2,231	0.22	10.4%	840			840		0.38	7	31.4
MR2	Medium Density Residential	2,791	0.28	13.0%	1,200			1,200		0.43	10	35.8
MR3	Medium Density Residential	3,387	0.34	15.7%	1,440			1,440		0.43	12	35.4
	Sub Total Developable Area	8,409	0.84	39.0%	3,480			3,480		0.41	29	34.5
	Road Reserve	3,041	0.30	14.1%								
SITE 2 TOTAL		11,450	1.14	53.1%	3,480			3,480		0.30		25.4
TOTAL		21,549	2.15	100.0%				6,536		0.30	29	

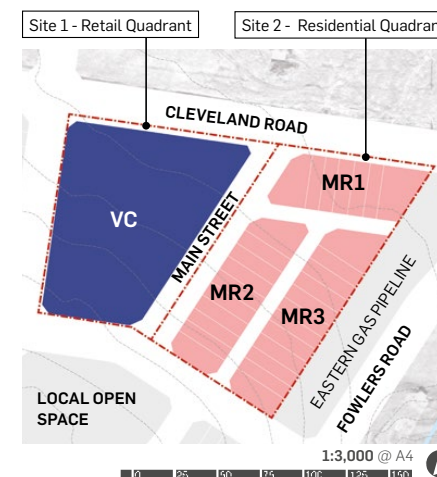


Figure 67 Fowlers Village Centre - Land Use

LEGEND

 Fowlers Village Centre

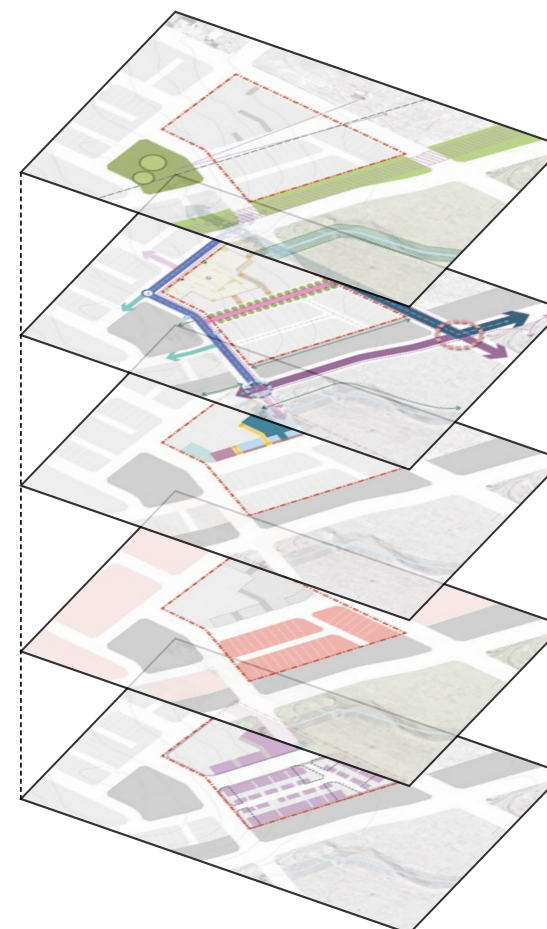
LAND USE

Village Centre - Mixed Retail / Private Child Care

Medium Density Residential

LAYERED STRATEGIES

Five layered strategies demonstrate the detailed design outcomes of a new walkable and viable Village Centre:













FOWLERS VILLAGE CENTRE



STRATEGY 1 NATURAL ASSETS

Celebrate the unique scenic landscape setting of the Site including protecting the existing mature trees, responding to the local topography and leveraging the infrastructure easement as landscape amenity and linear connectivity.

The key outcomes include:

	Fowlers Village Centre		Jemena Eastern Gas Pipeline (EGP) Easement
NATURAL ASSETS			Jemena Eastern Gas Pipeline (EGP) 76m Buffer Zone No Sensitive Use within 76m of the EGP.
	Visual Connections Established visual connections along the Main Street to Illawarra Escarpment including Mount Kembla and Mount Keira.		2m Contour Lines
	Proposed Local Open Space Proposed a 4,500 sqm new local open space to the southern end of Main Street.		Mullet Creek & Riparian Zone Mullet Creek and its riparian zone to the southeast of Fowlers Road.
	Existing Mature Trees Retained existing mature trees within the proposed local open space to the south.		Recreational Open Space (Zoned RE1) Proposed recreational open space zone along the eastern side of Fowlers Road.
	Open Space within Gas Easement Provide linear pathways within the Eastern Gas Pipeline easement.		

PRINCIPLE 1 CELEBRATE COUNTRY

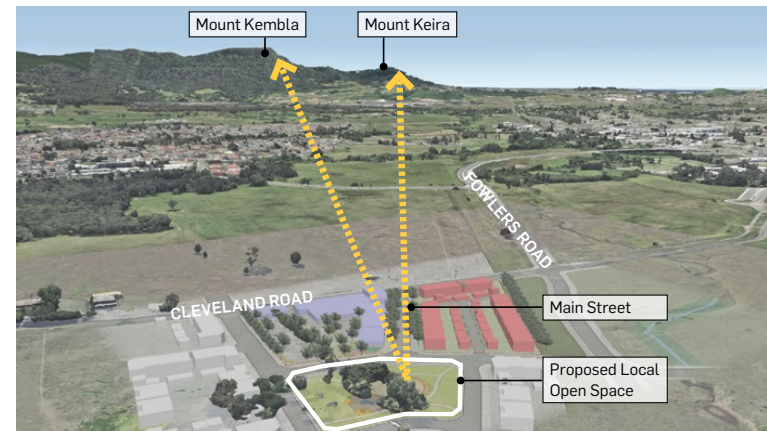


Figure 68 Visual Connections

LOCAL OPEN SPACE AND VISUAL CONNECTIONS

The proposed local open space to the south of the Village Centre leverages the high elevation within the locality with the opportunity to create view connections to the scenic Illawarra Escarpment including Mount Kembla and Mount Keira, which inform the Main Street alignment.

The local open space is characterised by:

- Open lawn at the southern end of the Main Street for recreation;
- View point at the highest elevation of the open space; and
- Retained existing mature trees for local character.



Figure 69 Fowlers Village Centre - Natural Assets Strategy

FOWLERS VILLAGE CENTRE



STRATEGY 2 ACCESS AND MOVEMENT

Create convenient, safe and prioritised active and public transport connections to and from the Village Centre.

The key outcomes include:



Fowler's Village Centre

ROAD NETWORK AND INTERSECTIONS

Create a legible inter-connected and integrated street network with different characters and functions to balance movement and place outcomes including:



Sub-arterial Road (Type 2) - 22.9m

Primary west to north access route with bus service that connects to Princes Highway and M1.



Major Collector Road (Type 3) - 21.9m

Primary south to east access route with bus service.



Minor Collector Road (Type 4) - 20.95m

Proposed access route bypassing the Village Centre with bus service.



Main Street - 20m

Pedestrian-friendly street with wide footpath, slow traffic speed, on street parking with retail activation along the western side and residential interface along the eastern side.

-----	Laneway (Type 8) - 8m
	Vehicular access to the rear garage of the residential lots.
	Signalised Primary Intersection
	Primary intersection between Cleveland Road and Fowlers Road.
	Signalised Secondary Intersection
	Secondary intersection between the Minor Collector Road and Sub-arterial Road providing safe pedestrian and cycle crossing.
	Left In Left Out
	Access to Main Street from Cleveland Road for westbound traffic.
	Roundabout
	Access Street (Type 6) - 17.1m
	Minor local access street outside of the Village Centre with residential interface on both sides.
	Access Place (Type 7B) - 14.5m
	Minor local access street outside of the Village Centre with the open space on one side.
PUBLIC AND ACTIVE TRANSPORT	
	Proposed Bus Stop
	Proposed bus stops at the north-west corner of the Site and the southern end of the Main Street providing public transport service to the Village Centre

PRINCIPLE 2

A CONNECTED AND ACCESSIBLE CENTRE

	Bus Route (South-Central Loop)
	Realign the bus route along the Minor Collector Road.
	Off-road Shared Path
	Shared pedestrian / cycle paths along the Eastern Gas Pipeline easement.
	Road-side Shared Path
	Shared pedestrian / cycle paths within the road reserve.
	Pedestrian Links to the Main Street
	Create pedestrian links between Main Street and at-grade parking area to the West.
PARKING AND ACCESS	
	Indicative Access Point
	Parking and servicing access points from Minor Collector Road.
	Consolidated At Grade Parking
	Consolidated at-grade parking behind the Village Centre buildings.
	Indicative Loading Area
	Indicative loading area for supermarket.
	Indicative Planting within At-grade Parking

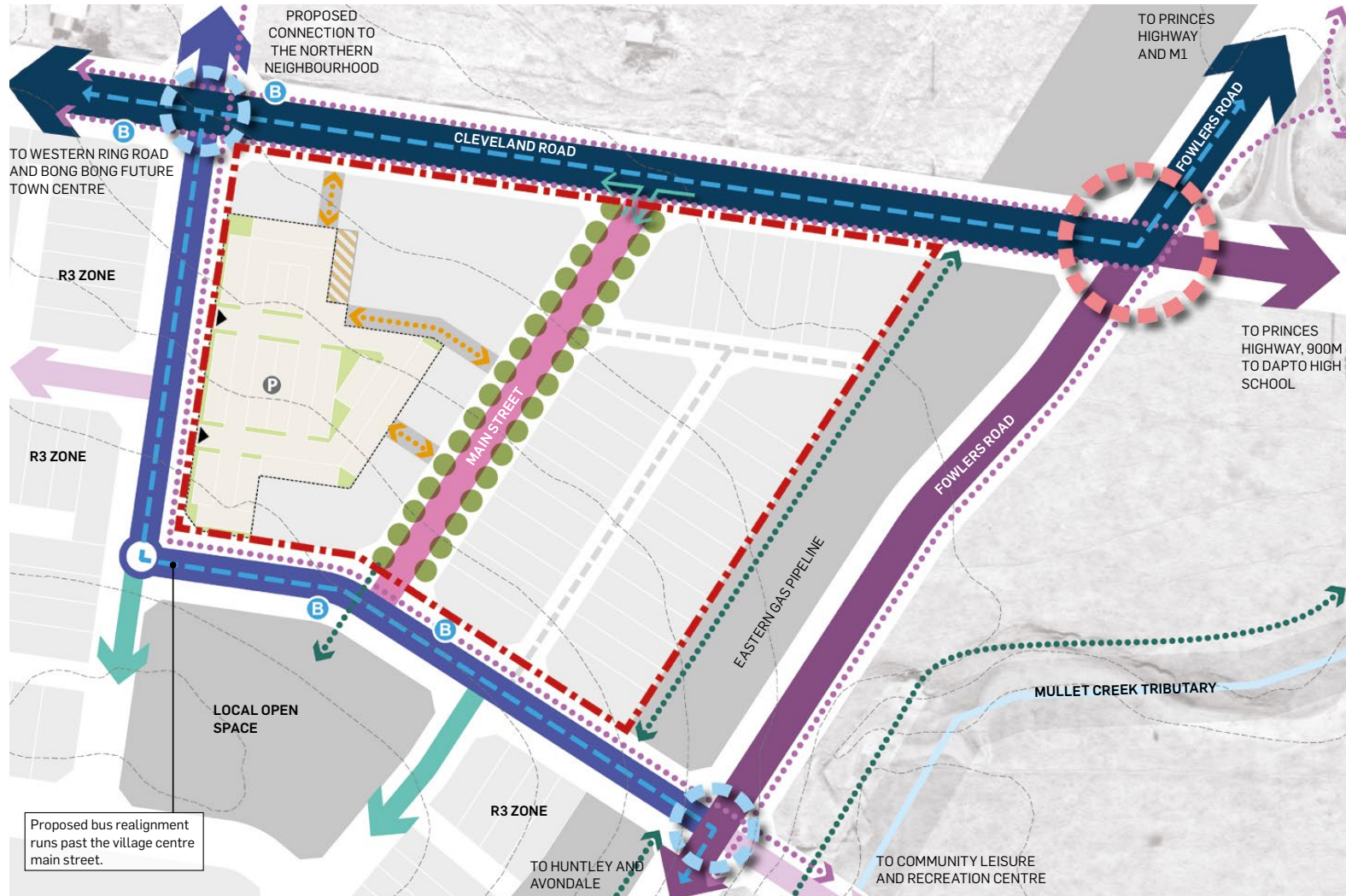


Figure 70 Fowlers Village Centre - Access and Movement Strategy

FOWLERS VILLAGE CENTRE



TYPICAL STREET SECTION

SUB-ARTERIAL ROAD - TYPE 2 / 22.9M

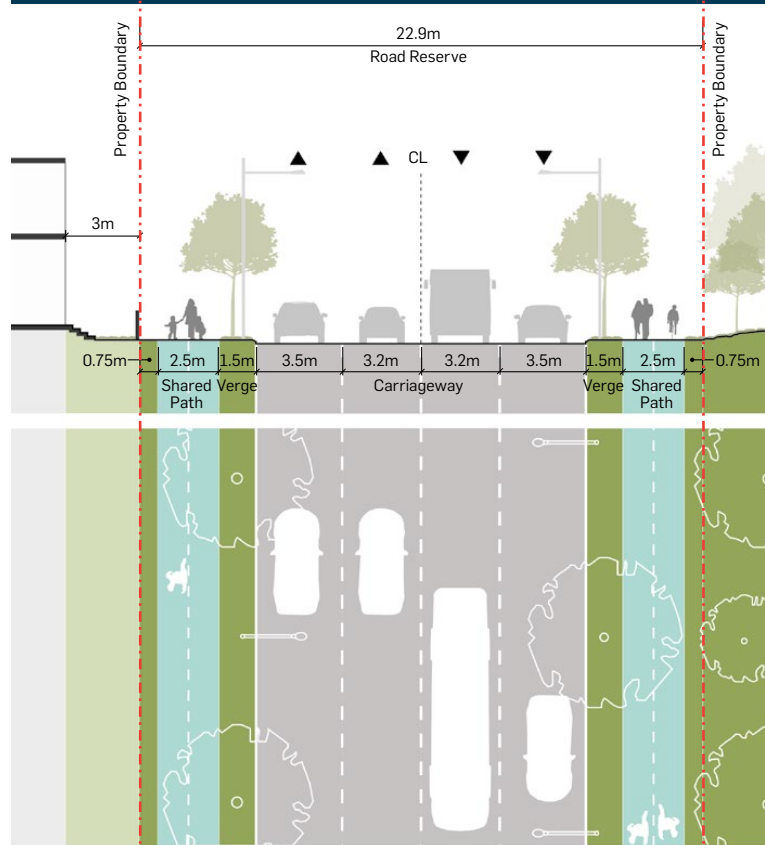


Figure 71 Indicative Street Section A-A' - Sub-Arterial Road - Type 2

MAJOR COLLECTOR ROAD - TYPE 3 / 21.9M

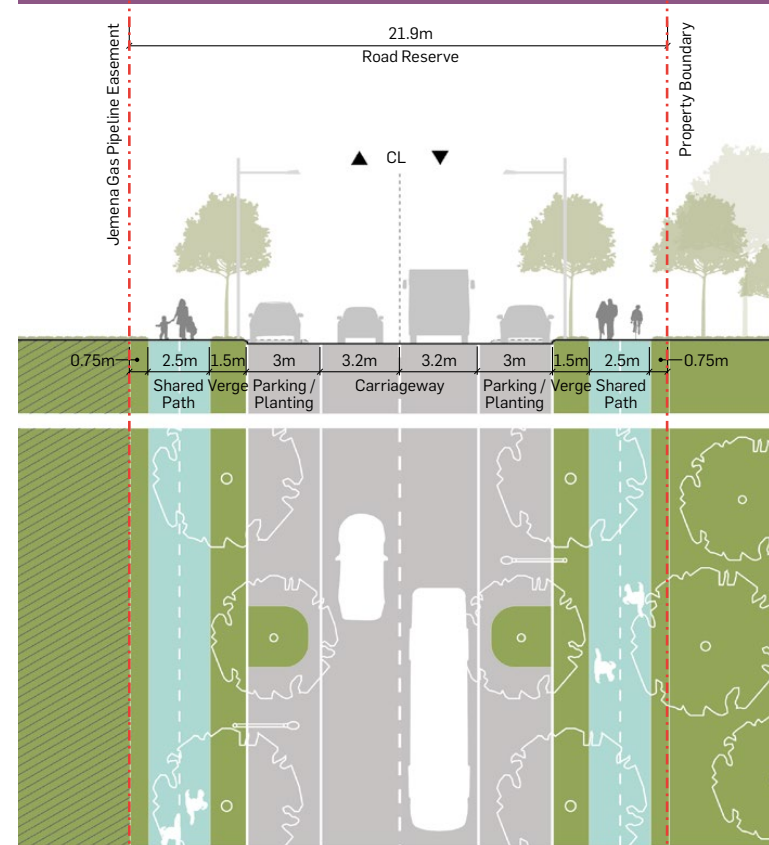


Figure 72 Indicative Street Section B-B' - Major Collector Road - Type 3

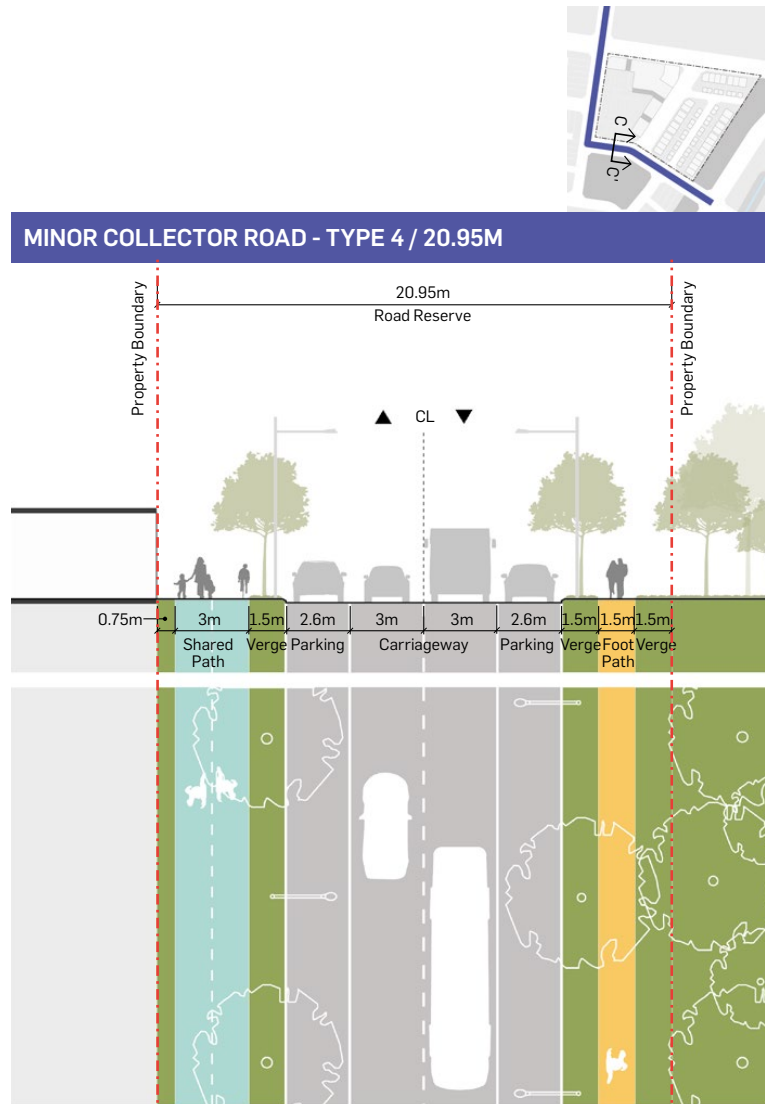


Figure 74 Indicative Street Section C-C' - Minor Collector Road - Type 4

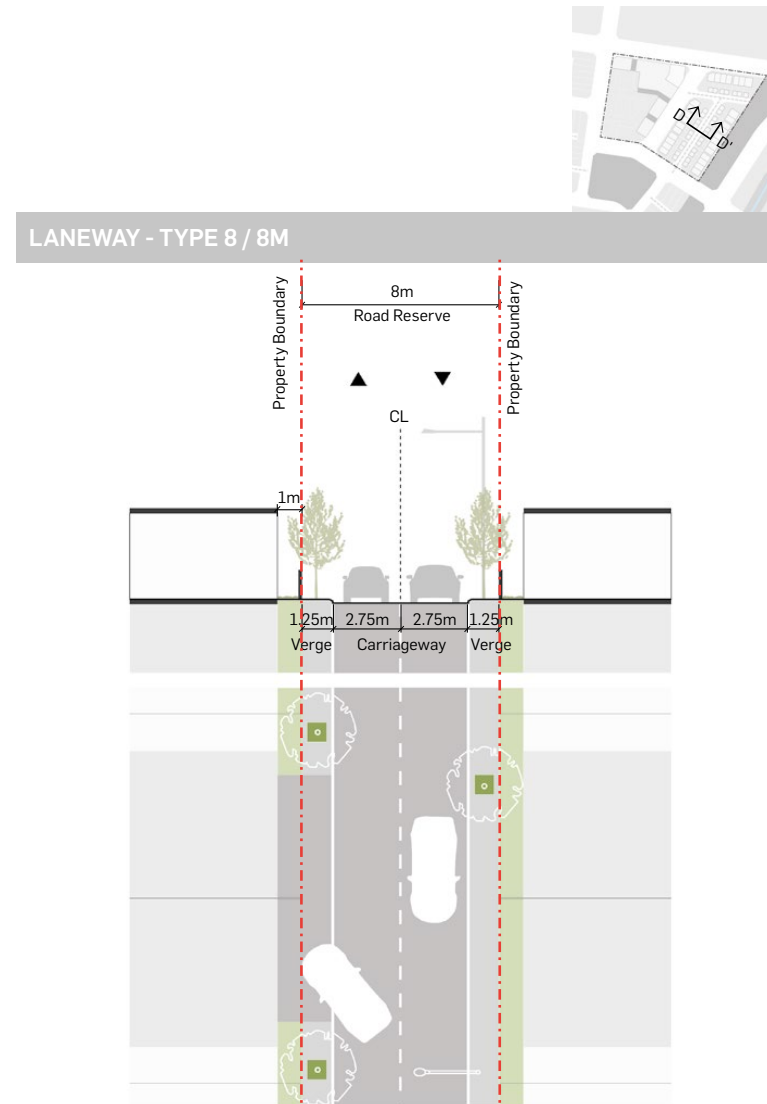


Figure 73 Indicative Street Section D-D' - Laneway - Type 8

FOWLERS VILLAGE CENTRE



MAIN STREET CHARACTERISTICS

The Main Street is the primary activation zone within Fowlers Village Centre characterised by the following:

- Ground floor retail activation on the western side;
- Residential frontage on the eastern side;
- Wide footpath fronting the retail to allow for outdoor dining and activation;
- Tree canopy cover;
- Slow traffic speed environment;
- On-street parking for convenience and act as buffer to the traffic movement; and
- Pedestrian priority crossing at both ends.

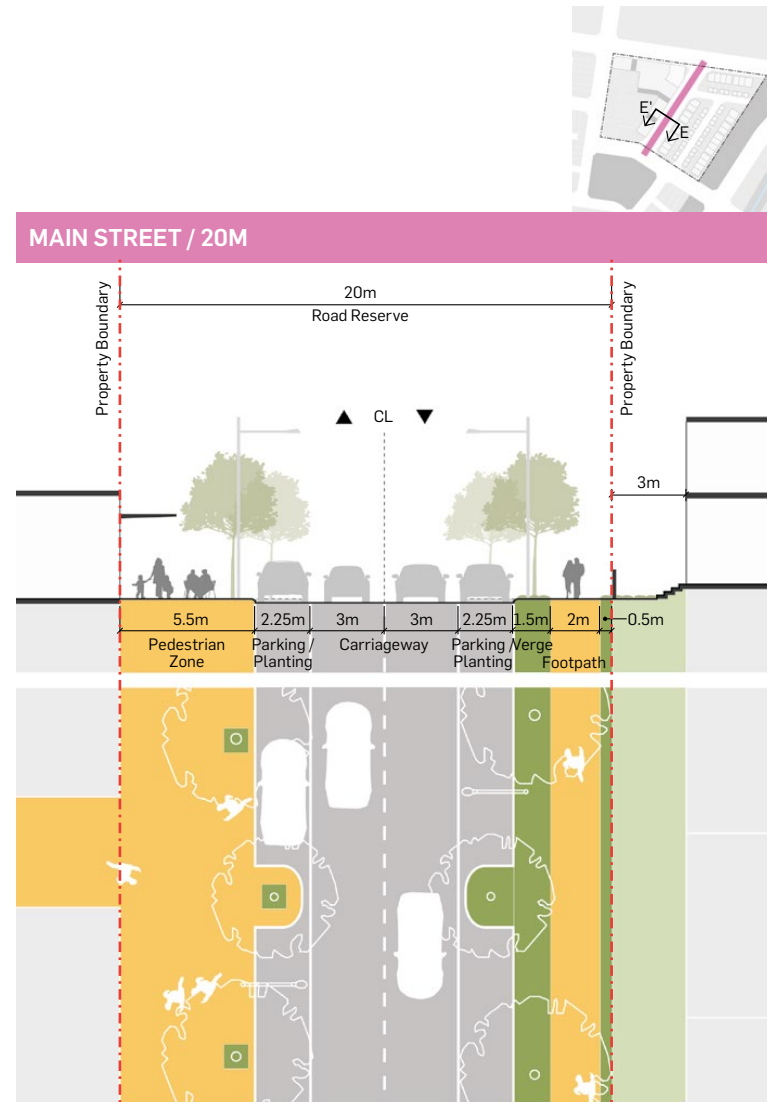


Figure 75 Indicative Street Section E-E' - Main Street



MOVEMENT AND PLACE CLASSIFICATIONS

The Transport for NSW's Design of Roads and Streets document provide guidelines and classification of the four road and street environment identified in the Movement and Place framework. This includes:

- Main Road;
- Main Street;
- Local Street; and
- Civic Space;

The guidelines provide further sub-classifications for each environment based on its function and design parameters.

The following diagram identifies the adopted road and street environment sub-classification within Fowlers Village Centre.

LEGEND



Fowlers Village Centre

MOVEMENT AND PLACE CLASSIFICATION



Main Street - Transit Way



Local Street - Connector Street



Local Street - Yield Street



Local Street - Residential Lane



Civic Space - Destination High Street

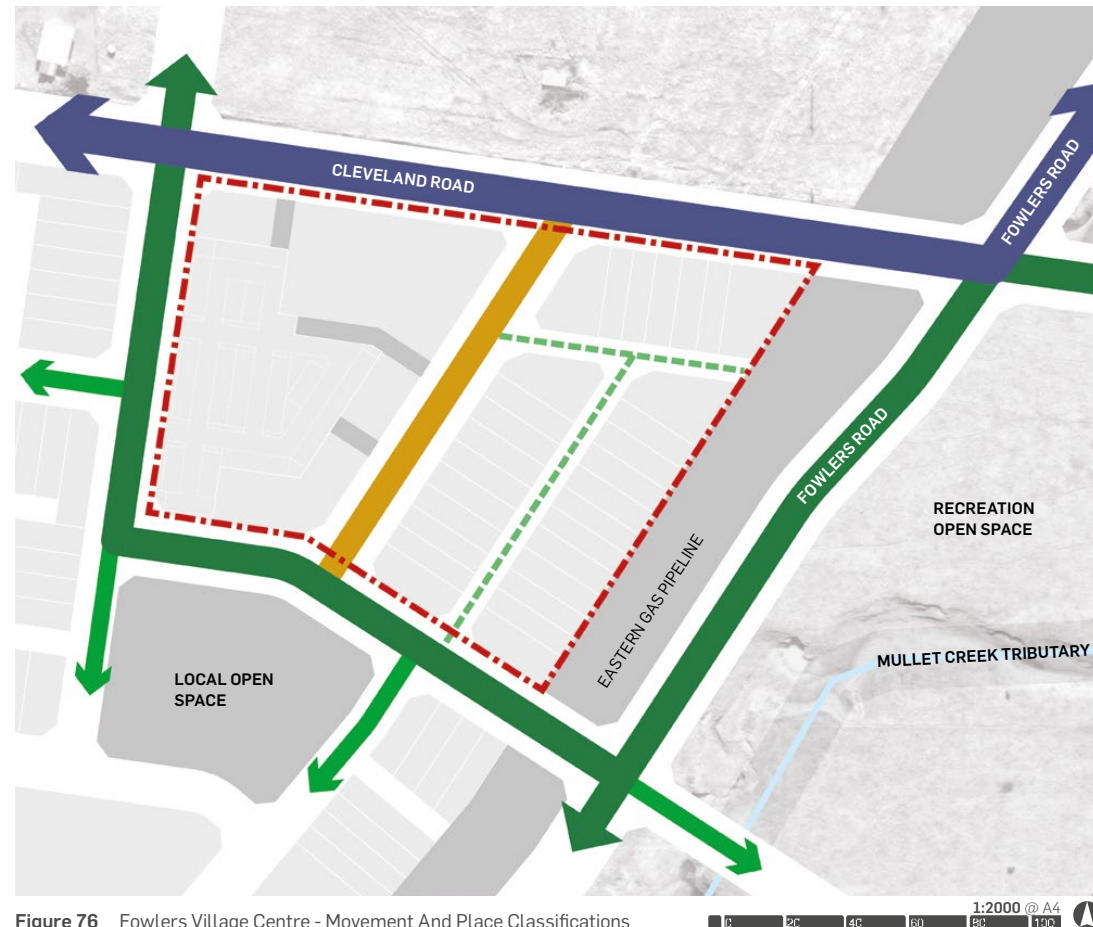


Figure 76 Fowlers Village Centre - Movement And Place Classifications

1:2000 @ A4
0 20 40 60 80 100

FOWLERS VILLAGE CENTRE



INDICATIVE PARKING STRATEGY

The parking strategy for Fowlers Village Centre proposed a consolidated at-grade parking provision behind the Village Centre buildings with additional kerbside parking along Main Street and Minor Collector Road to cater for the retail and services parking requirement.

The following table and diagram identify the parking provision breakdown.

Table 13 Fowlers Village Centre - Parking Provision

PARKING PROVISION		%
Parking Requirement (space)	125	
Parking Provision (space)	160	100%
At-grade Parking	128	80%
Kerbside Parking	32	20%

LEGEND

Fowlers Village Centre

PARKING AND ACCESS

Indicative Access Points

Indicative At-grade Parking

Indicative Loading Area

Indicative Kerbside Parking

Indicative Planting for At-grade Parking

Internal Parking Circulation

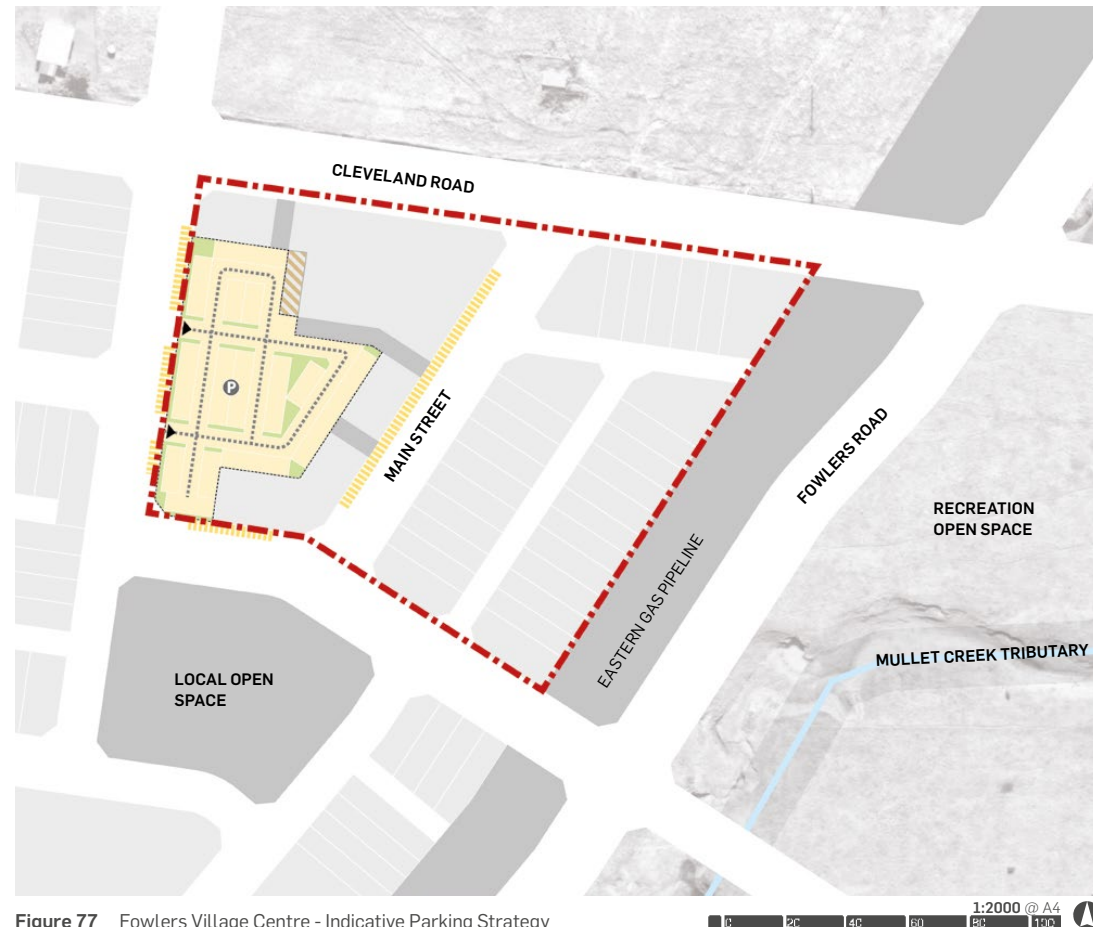


Figure 77 Fowlers Village Centre - Indicative Parking Strategy

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FOWLERS VILLAGE CENTRE






STRATEGY 3 CENTRE ACTIVATION

Create a walkable and compact Village Centre that is accessible to the community and benefiting from the exposure to passing trade along Cleveland Road and Fowlers Road.

The key public domain and centre activation outcomes for Fowlers Village Centre include:

	Fowlers Village Centre
GROUND LEVEL USES	
	Retail (Supermarket) Locate the 1,500 sqm supermarket at the northern end of Main Street providing exposure to passing trade along Cleveland Road.
	Retail (Convenience) Sleeve retail along the western side of the Main street, and at the corner intersection with Cleveland Road and Minor Collector Road.
	Private Child Care Locate the private child care at the southwest corner of Main Street.
	Private Child Care Outdoor Space

PUBLIC DOMAIN	
	Pedestrian Link Pedestrian link between the Main Street and the at-grade parking area.
ACTIVE STREET FRONTAGE	
	Primary Active Frontage Ground-level non-residential uses with frequent entries and predominantly glazed frontage.
	Secondary Active Frontage Ground-level non-residential uses with predominant glazed frontage and allow for some blank walls and less frequent entries.

PRINCIPLE 3 AN ACTIVATED PLACE AND VIALE CENTRE

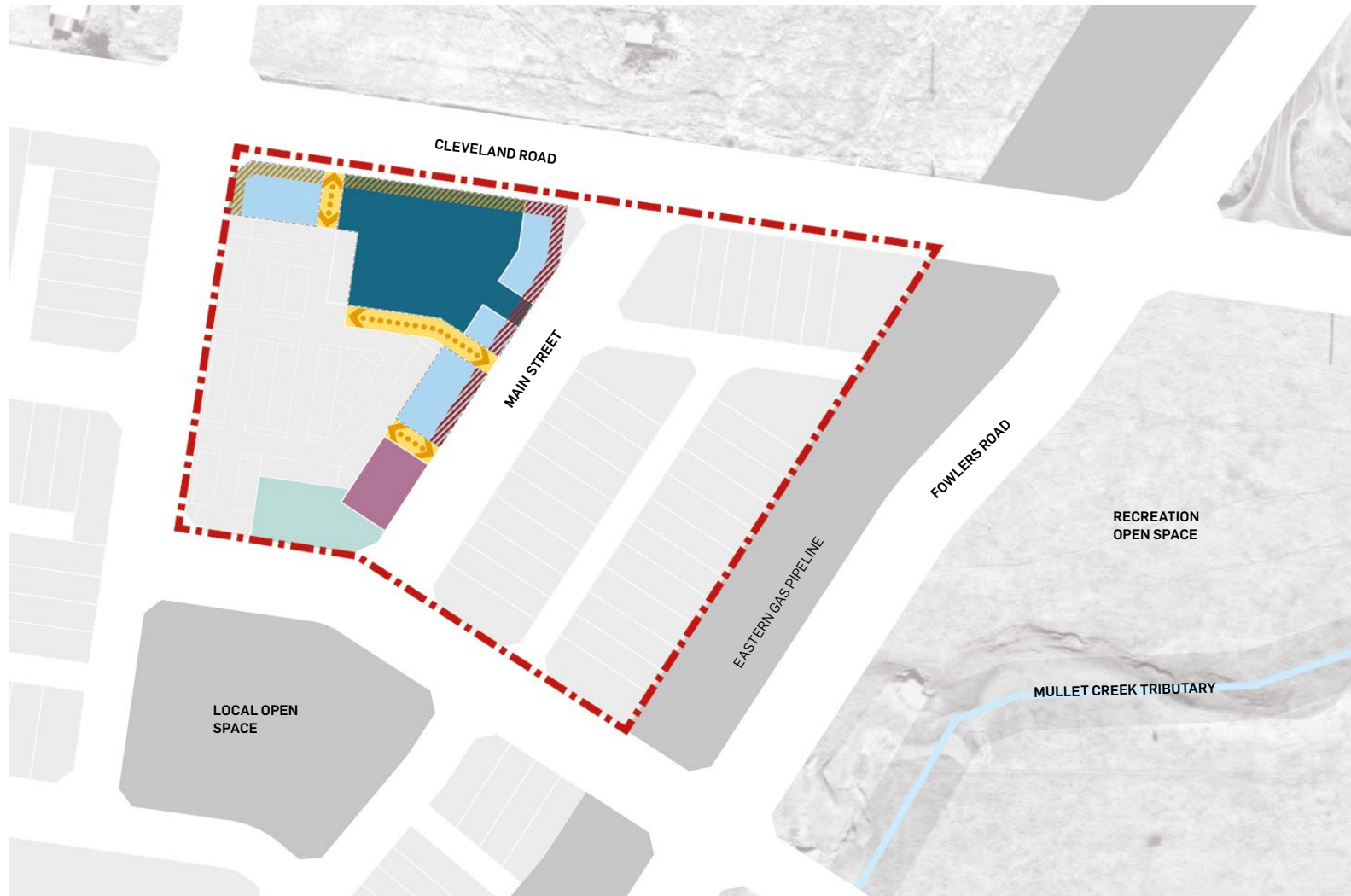


Figure 78 Fowlers Village Centre - Centre Activation Strategy

1:1,500 @ A4
0 10 20 30 40 50

Prepared by Urbis for Wollongong City Council B61

FOWLERS VILLAGE CENTRE



LOCAL CONTEXT AMENITIES AND RECREATIONAL OPEN SPACE

The following map illustrates Fowlers Village Centre and the surrounding education facility, amenities, and recreational open space within the local context that are connected via key roads and cycleway network.

LEGEND

	Fowlers Village Centre
	Existing Roads
	Proposed Roads
	Cycleway Network
	400m & 800m catchment
	Indicative Riparian Land

OPEN SPACE, AMENITIES AND EDUCATION FACILITY

	Proposed Community Leisure and Recreation Centre Indicative Location of the Community Leisure and Recreation Centre immediately to the southeast of the Centre.
	Recreational Open Space (Zoned RE1) Proposed Recreational Open Space zone (RE1) along the eastern side of Fowlers Road.
	Education Facilities Dapto High School - 800m east of the Village Centre via Cleveland Road



Figure 79 Fowlers Village Centre - Local Context Amenities and Recreational Open Space

1:10000 @ A4
0 100 200 300 400 500



RETAIL AND COMMUNITY SPACE PROVISION

Fowlers Village Centre provides retail and community uses comprised of small supermarket, convenience retail and potential private child care facility.

The Centre can accommodate a total of 2,785 sqm retail space, 28% more than the retail demand forecast of 2,168 sqm, catering for the retail demand beyond 2041. Retail provision includes:

Table 14 Fowlers Village Centre - Retail and Community Space Outcome.

Fowlers Village Centre Retail Forecast Demand 2041 (sqm)	2,168
(Wollongong Retail and Business Strategy, 2023)	
RETAIL AND COMMUNITY SPACE OUTCOME	
Retail GFA	2,785 sqm
Retail - Supermarket	1,527 sqm
Retail - Convenience (including cafe, specialty shops, gym and pharmacy)	1,258 sqm
Private Child Care GFA	271 sqm
Private Child Care Outdoor Space	563 sqm
Private Child Care Capacity (# of places)	60

RETAIL - SUPERMARKET



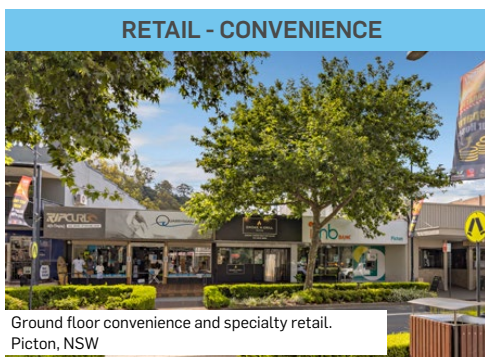
Small sized supermarket sleeved with retail
SOHO Village, Point Cook, VIC

PRIVATE CHILD CARE



Brine Street Child Care Centre, VIC

RETAIL - CONVENIENCE



Ground floor convenience and specialty retail.
Picton, NSW

FOWLERS VILLAGE CENTRE



STRATEGY 4 HOUSING MIX

Creating a diverse community with housing mix offer close to the Village Centre to support the Village Centre viability.

The key housing outcomes for the Village Centre include:



Fowlers Village Centre



Residential Quadrant Site

HOUSING TYPOLOGY (WITHIN VILLAGE CENTRE)



Rear Loaded Terrace Homes

Proposed rear-loaded terrace homes within the eastern quadrant of the Village Centre and within the 76m Eastern Gas Pipeline buffer zone.

HOUSING TYPOLOGY (ADJACENT TO VILLAGE CENTRE)



Medium Density Housing

Potential a mix of medium housing density housing typologies including attached homes, semi-detached and dual occupancy homes, within the surrounding R3 zone to increase the Village Centre population catchment.

DWELLING DENSITY SUMMARY (WITHIN VILLAGE CENTRE)

Residential Quadrant Site Area (ha)	1.14
Developable Residential Lot Area (ha)	0.84
Total Dwelling No.	29
Gross Density (dw/ha) - Residential Quadrant Site Area	25.4
Net Density (dw/ha) - Residential Lot Area	34.5

REAR LOADED TERRACE HOMES (WITHIN VILLAGE CENTRE)



Rear loaded terrace homes with direct pedestrian access from the passive open space. Putney, NSW



Rear loaded terrace homes with direct pedestrian access from the street. Ermington, NSW

PRINCIPLE 4 DELIVER VARIED HOUSING OFFER CLOSE TO AMENITIES

MEDIUM DENSITY HOUSING (ADJACENT TO VILLAGE CENTRE)



Thornton Park, Penrith NSW



Medium density housing typologies - attached homes, semi detached, dual occupancy.



Figure 80 Fowlers Village Centre - Housing Mix Strategy

FOWLERS VILLAGE CENTRE



STRATEGY 5 BUILT FORM

The Village Centre built form configuration is formulated based upon the maximum permissible height, retail and housing in response to the topography, amenities and context.

The key built form outcomes for the Village Centre include:

	Fowlers Village Centre
BUILDING HEIGHT	
	1-2 Storey Building Proposed 1-2-storey buildings at the following location: <ul style="list-style-type: none"> At the northern intersection of Main Street and Cleveland Road, Residential lots within the eastern quadrant; and At corner lots rear buildings for fonzie flat opportunities.
	Key Marker Building Proposed key marker building at the north-west corner of Main Street with high-quality architectural design and articulation.
	Indicative Building Height (Storey)
	Corner Residential Lots Designate corner lots and preferred location for 2 storey at rear and to address both streets.

STREET SETBACK

	0m Retail Street Setback Interface with retail along west side of the Main Street and Cleveland Road.
	3m Residential Primary Street Setback Residential interface along east side of the Main Street, Cleveland Road and Fowlers Road.
	1.5m Residential Secondary Street Setback Residential interface along north side of the Minor Collector Road.

CORNER PLAZA

	Indicative Corner Plaza Improves pedestrian sight lines and opportunity for on-street dining
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PRINCIPLE 5

CONTEXTUAL BUILT FORM RESPONSE

KEY MARKER BUILDING



1-2 STOREY BUILDING



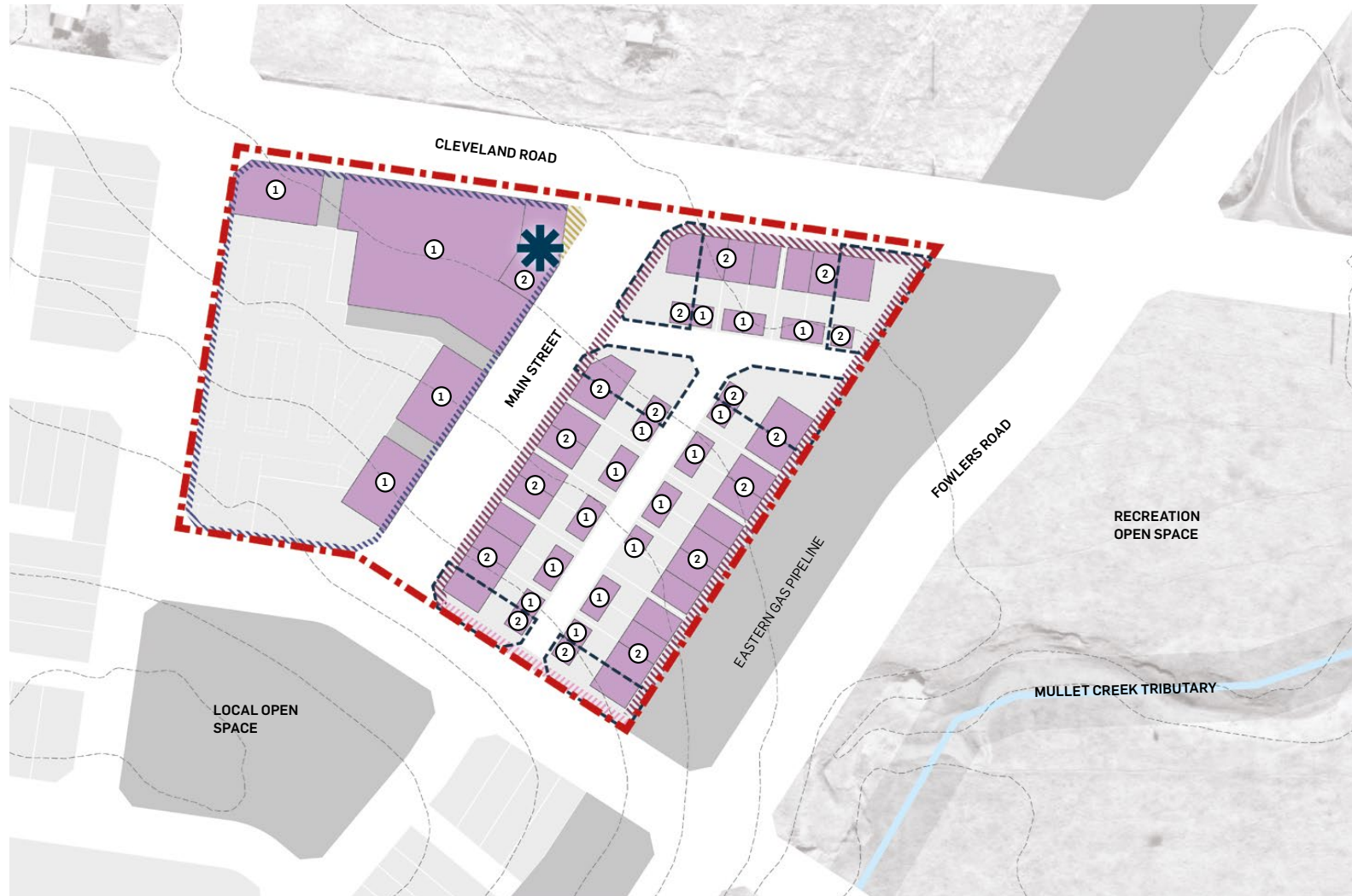


Figure 81 Fowlers Village Centre - Built Form Strategy

1:1,500 @ A4
0 10 20 30 40 50

Prepared by Urbis for Wollongong City Council B67

FOWLERS VILLAGE CENTRE



INDICATIVE BUILT FORM MASSING

The following illustrates the indicative built form massing of Fowlers Village Centre.



Figure 82 Fowlers Village Centre - Indicative Built Form Massing

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APPENDIX

The following chapter summarises the Indicative Master Plan outcomes of Marshall Mount Town Centre and Fowlers Village Centre in alignment with the following:








- Centre Key Success Factors Principles, and
- Strategic Planning Directions.



CENTRE KEY SUCCESS FACTORS ALIGNMENT - MARSHALL MOUNT TOWN CENTRE

The following table summarises the proposed Marshall Mount Town Centre Master Plan outcomes in alignment with the Centre Key Success Factors principles.

Table 15 Centre Key Success Factors Alignment - Marshall Mount Town Centre

CENTRE KEY SUCCESS FACTORS		PROPOSED OUTCOMES – MARSHALL MOUNT TOWN CENTRE
	Location Locate the centre's main activities / nodes along the primary road connections to increase visibility for passing trade .	<ul style="list-style-type: none"> Marshall Mount Town Centre is located at the primary intersection of Yallah Road and Marshall Mount Road. Yallah Road and the future western ring road is the primary passing trade.
	Co-location with Activity Generators Co-locate the centres with activity generators i.e. school, child care, sporting fields, community facilities, leisure centre.	<ul style="list-style-type: none"> The Town Centre is located adjacent to the proposed recreational open space and proposed private child care and community facilities within the centre.
	Compact and Walkable Create walkable and compact centre that provide immediate access to the community	<ul style="list-style-type: none"> Proposed primary activation is concentrated along the main street and Fig Tree Link creating a compact centre. The primary activation is situated in a relatively flat topography to ensure accessibility and walkability.
	Mix of Uses Promote cross-usage between retail, residential, community facilities and other services to increase dwell-time within the centre.	<ul style="list-style-type: none"> Proposed a mix of supermarket, retail, residential and community uses including multi-purpose hall and private child care within the Town Centre Core Precinct.
	Activation Establish the active retail / community uses frontage on both sides of the main street with minimal movement barriers between each side.	<ul style="list-style-type: none"> Proposed ground level activation on both sides of the Main Street and Fig Tree Link with minimal movement barriers.
	Accessibility Ensure the centre is accessible on various transport modes including public transport, active transport (walking and cycling) and vehicle.	<ul style="list-style-type: none"> The centre is surrounded by a road network that is accessible from all directions. Proposed bus stops located at the primary intersection adjacent to the Town Centre Core area. The proposed centre is connected to the wider active transport network of both on-road and off-road shared path.
	Population Catchment Ensure the centre is accessible to the largest population catchment possible.	<ul style="list-style-type: none"> Proposed high density residential / apartment within the centre and transitioning to the surrounding medium density housing type. The proposed secondary road to the west improves connectivity to the residential neighbourhood to the west.

APPENDIX

STRATEGIC PLANNING ALIGNMENT - MARSHALL MOUNT TOWN CENTRE

The following table summarises the proposed Marshall Mount Town Centre Master Plan outcomes, in alignment with the relevant strategic planning directions.

This includes:

- West Dapto Vision 2018;
- West Dapto Social Infrastructure Needs Assessment 2023
- West Dapto Development Contribution Plan 2020; and
- Wollongong Development Control Plan 2009

Table 16 Strategic Planning Directions Alignment - Marshall Mount Town Centre

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
West Dapto Vision 2018			
	<p><i>"West Dapto will grow and develop as a series of Integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.</i></p> <p><i>The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.</i></p> <p><i>West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices."</i></p>	✓	<p>The vision for Marshall Mount Town Centre is to create:</p> <p>"A compact mixed retail and community precinct with housing choice, conveniently located, and accessible by active and public transport. It is characterised by a vibrant main street that balances pedestrian and vehicular movements, and local places for people that celebrate views to the scenic Illawarra Escarpment and the existing Moreton Bay Fig Tree."</p> <p>Five Guiding Principles have been identified for Marshall Mount in alignment with the West Dapto Vision, being:</p> <ol style="list-style-type: none"> 1. Celebrate the Country. 2. A Connected and Accessible Centre. 3. Activated Place and Viable Centre. 4. Deliver a Housing Mix Close to Amenities. 5. Contextual Built Form Response.
West Dapto Social Infrastructure Needs Assessment 2023			
Subdistrict multi-purpose community centre	Consider the delivery of library floorspace of at least 1,500 sqm in Marshall Mount TC as part of a larger co-located facility.	✓	Proposed approximately 3,090 sqm community space (1,560 sqm multi purpose hall, and 1,530 sqm potential library) along the Main Street adjacent to the main activation.
OS23 - Yallah Recreation Area - Neighbourhood Park	Indicative Land Area - 5ha	✓	<ul style="list-style-type: none"> • Proposed open space location as per zoning. • Provide cycleway / pedestrian connection along Duck Creek from the Town Centre to the proposed Neighbourhood Park.

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
West Dapto Development Contribution Plan 2020			
Open Space & Recreation OS23 - Yallah Recreation Area - Neighbourhood Park	Indicative Land Area - 5ha	✓	<ul style="list-style-type: none"> Proposed open space location as per zoning. Provide cycleway / pedestrian connection along Duck Creek from the Town Centre to the proposed Neighbourhood Park.
Community Facilities CF05 - Neighbourhood multi-purpose community centre	Indicative Land Area - 1ha Indicative GFA - 3,600 sqm	✓	Proposed approximately 3,090 sqm community space (1,560 sqm multi purpose hall, and 1,530 sqm potential library) along the Main Street adjacent to the main activation.
Active Transport Shared used pathway network and shared use pathway bridges	Support improvements to active transport (walking and cycling). Active transport, including walking and cycling, will be an important component of the future West Dapto transport system, contributing significantly to achieving the vision of a sustainable community.	✓	Connect the cycleway along Duck Creek and its tributaries to the Town Centre.
Wollongong DCP Chapter B4 - Development in Centres and Peripheral Sales Precinct			
Marshall Mount Town Centre			
Floorspace	Retail floorspace - 5,000 - 20,000 sqm	✓	Proposed a total retail GFA of approximately 7,604 sqm.
Population catchment	10,000 - 20,000 (800m - 1km catchment)	✓	
Accessibility	On public transport network with access to transport by train or bus. Accessible for logistics and private vehicles. Active transport connections to and within the Centre.	✓	The town centre is accessible via multi modes of private vehicle, bus service and active transport (cycling and walking)
Retail Uses	Generally anchored by a medium to full sized supermarket; May include a fruit and vegetable store, bakery, butcher and a range of services including a pharmacy, hairdressers, postal services, gyms etc.	✓	Propose a full-size supermarket with specialty retail along the Main Street and Fig Tree Link.








APPENDIX - MARSHALL MOUNT TOWN CENTRE

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES						
Other Uses	<i>The Town Centre provides local scale public open space. Some well located Town Centres include local scale community facilities.</i>	✓	<ul style="list-style-type: none">Proposed community facilities uses (library, community centre and private child care) within the town centre core zone.Proposed Main Street and Fig Tree Link within the primary activation area.Proposed active transport access to the proposed recreational open space to the southwest.						
Wollongong DCP Chapter D16 – West Dapto Urban Release Area									
11.1 Town Centre Development Controls	Development in the West Dapto Town Centres is to comply with the following development controls								
	1. Establish a strong urban form that clearly distinguishes the centre or local node from surrounding areas.	✓	Proposed town centre sits at the intersection of the primary roads with high density mixed use residential typologies, providing a distinguish character to the surrounding context.						
	2. Taller buildings of 4-6 storeys are encouraged in the town centre core. Lower scale buildings up to 3 storeys in height should surround and support the core.	✓	Proposed up to 4 storeys key marker buildings at the intersection and stepping down towards the surrounding open space and medium density residential.						
	3. The street wall height should have a 2-3 storey building form.	✓	Proposed 2 storey street wall along Marshall Mount Road and Yallah Road / Western Ring Road.						
	4. Zero building setbacks on main streets. Other streets are generally to have a setback of between 0 – 2.5m.	✓	Proposed zero building setbacks along the Main Street.						
	5. Side and rear building setbacks are as follows:								
	<table><tr><th>Setback</th><th>Distance</th></tr><tr><td>Side</td><td>Zero</td></tr><tr><td>Rear</td><td>Zero - where lot adjoins allotment zoned E1 Local Centre; or 5-6m - where lot adjoins allotment with any residential zone</td></tr></table>	Setback	Distance	Side	Zero	Rear	Zero - where lot adjoins allotment zoned E1 Local Centre; or 5-6m - where lot adjoins allotment with any residential zone	✓	Proposed rear setback for MU-1 zone aligned with the setback control.
	Setback	Distance							
	Side	Zero							
	Rear	Zero - where lot adjoins allotment zoned E1 Local Centre; or 5-6m - where lot adjoins allotment with any residential zone							
6. Civic public spaces designed to encourage social interaction with paved areas, outdoor seating and urban green spaces are encouraged to balance the indoor building provisions.	✓	Proposed Fig Tree Link with public plaza towards the western end adjacent to the Moreton Bay fig tree as the key local landscape features.							
7. Shared parking facilities are encouraged, accessed from laneways of minor streets. Parking lots and parking areas should not be visible from the streets, allowing the built form to define the urban function.	✓	Proposed consolidated at-grade parking space within the Town Centre Core Precinct behind the buildings.							

CENTRE KEY SUCCESS FACTORS ALIGNMENT - FOWLERS VILLAGE CENTRE

The following table summarises the proposed Fowlers Master Plan outcomes alignment with the Centre Key Success Factors principles.

Table 17 Fowlers Village Centre - Centre Key Success Factors Alignment

CENTRE KEY SUCCESS FACTORS		PROPOSED OUTCOMES – FOWLERS VILLAGE CENTRE
	Location Locate the centre's main activities / nodes along the primary road connections to increase visibility for passing trade .	<ul style="list-style-type: none"> Fowlers Village Centre is located at the primary intersection of Cleveland Road and Fowlers Road. The Centre is highly visible from Fowlers Road and Cleveland Road being the primary movement corridor / passing trade.
	Co-location with Activity Generators Co-locate the centres with activity generators i.e. school, child care, sporting fields, community facilities, leisure centre.	<ul style="list-style-type: none"> The centre is located within 100m / <5 mins walking to the proposed leisure and recreational centre to the southwest.
	Compact and Walkable Create walkable and compact centre that provide immediate access to the community	<ul style="list-style-type: none"> Proposed primary activation is concentrated along the main street creating a compact centre. The primary activation is situated in a gentle slope topography to ensure accessibility and walkability.
	Mix of Uses Promote cross-usage between retail, residential, community facilities and other services to increase dwell-time within the centre.	<ul style="list-style-type: none"> Proposed a mix of mid size supermarket, retail, residential, and private child care within the primary activation zone.
	Activation Establish the active retail / community uses frontage on both sides of the main street with minimal movement barriers between each side.	<ul style="list-style-type: none"> Proposed ground level activation along the main street with minimal movement barriers.
	Accessibility Ensure the centre is accessible on various transport modes including public transport, active transport (walking and cycling) and vehicle.	<ul style="list-style-type: none"> The centre is surrounded by a road network that is accessible from all directions. Proposed bus stops located to the south end of the main street and adjacent to the local park. The proposed centre is connected to the wider active transport network of both on-road and off-road cycleway.
	Population Catchment Ensure the centre is accessible to the largest population catchment possible.	<ul style="list-style-type: none"> Proposed a mix of 2 storeys residential apartment and terrace homes within the village centre core zone transitioning to medium density housing type of the surrounding neighbourhood.

APPENDIX

STRATEGIC PLANNING ALIGNMENT - FOWLERS VILLAGE CENTRE

The following table summarises the proposed Fowlers Master Plan outcomes alignment with the relevant strategic planning directions.

This includes:

- West Dapto Vision 2018;
- West Dapto Development Contribution Plan 2020; and
- Wollongong Document Control Plan 2009

Table 18 Fowlers Village Centre - Strategic Planning Alignment

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
West Dapto Vision 2018			
	<p><i>"West Dapto will grow and develop as a series of Integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.</i></p> <p><i>The communities will be healthy, sustainable and</i></p> <p><i>Resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.</i></p> <p><i>West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices."</i></p>	✓	<p>The vision for Fowlers Village Centre is to create:</p> <p><i>"A compact local retail precinct within connected and diverse communities with public and active transport connections to key recreational open spaces and amenities along Fowlers Road and a visual connection to Mount Keira and Mount Kembla."</i></p> <p>Five Site Key Directions have been identified for Fowlers Village Centre in alignment with the West Dapto Vision, being:</p> <ol style="list-style-type: none"> 1. Celebrate the Country. 2. A Connected and Accessible Centre. 3. Activated Place and Viable Centre. 4. Deliver a Housing Mix Close to Amenities. 5. Contextual Built Form Response.
West Dapto Development Contribution Plan 2020			
Open Space & Recreation			
OS13 – Community Leisure and Recreation Centre		✓	<ul style="list-style-type: none"> • Proposed leisure recreation centre location to the southeast of the Village Centre (outside the centre boundary). • Provide cycleway / pedestrian connection between the Village Centre and the Community Leisure and Recreation Centre.

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
Community Facilities	Indicative Land Area - 1,500 sqm		
CF04 - Neighbourhood multi-purpose community centre	Indicative GFA - 350 sqm	✓	<ul style="list-style-type: none"> Proposed location within the Leisure and Recreation Centre. Provide cycleway / pedestrian connection between the Village Centre and the Community Leisure and Recreation Centre.
Wollongong DCP Chapter B4 - Development in Centres and Peripheral Sales Precinct			
Ch 4 Centres Hierarchy			
4.2 Development Controls Village Centre			
Floorspace	2,000-5,000 sqm	✓	Proposed a total retail GFA of approximately 2,100 sqm.
Population catchment	up to 10,000 (~ catchment radius of 600 – 800m)	✓	
Accessibility	On public transport network with access to transport by train or bus. Accessible for logistics and private vehicles. Active transport connections to and within the Centre. Slow through traffic and walkable catchment (5-10 minutes). Pedestrians are prioritised.	✓	The village centre is accessible via multi modes of private vehicle, bus service and active transport (cycling and walking).
Retail Uses	<p>Village Centres are served by a small to medium sized neighbourhood supermarket and or mixed business type shop, fruit and vegetable retailers, newsagents, restaurant, bakery, butcher and some limited services for example hairdresser.</p> <p>Individual tenancies are small scale with a smaller floor area than their Town Centre counterparts.</p> <p>Food and Drink Premises with drive through facilities are not permitted in Village Centres (Wollongong LEP).</p>	✓	Propose a mid-size supermarket with specialty retail along the main street.
Residential Uses	Village Centres have lower height limits, restricting upper story residential development to traditional shop-top housing, with a small number of apartments above a retail or business tenancy. These apartments provide passive surveillance within the Centre, and offer housing diversity and relative affordability in the context of the surrounding neighbourhood.	✓	Proposed up to two storeys shop top housing, townhouse and terrace homes within the village centre core zone.

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
Other Uses	<i>The Village Centre provides local scale public open space in the form of small landscaped plazas or similar.</i>	✓	Proposed local open space to the local hill to the south with visual connection to Illawarra Escarpment, Mount Kembla and Mount Keira..
Wollongong DCP Chapter D16 – West Dapto Urban Release Area			
11.2 Village Centre Development Controls	Development in the West Dapto Village Centres is to comply with the following development controls:		
	1. Building setbacks can be either street aligned (zero) or setback up to 5m to create commercial forecourts or residential courts to the street.	✓	Proposed zero building setbacks along the Main Street with ground level retail and 3m setback for ground level residential.
	2. Varied building setbacks are encouraged to create an informal organic character.	✓	Proposed zero building setbacks for ground level retail / community uses and 3m setback for ground level residential provide a varied setback.
	3. Building heights of up to 2 storeys are encouraged to create an urban village character with upper floor uses including small scale commercial and residential developments.	✓	Proposed 1-2 storeys streetwall along the Main Street.
	4. Parking to be provided at the rear of buildings in the form of rear laneways and parking areas accessed from the rear laneways / car courts.	✓	Proposed consolidated at-grade parking space within the Village Centre core zone behind the buildings.
	5. All shops should address and be entered from the major street where possible, or the secondary street.	✓	Retail frontage along the Main Street providing street address and activation.
	6. Community congregation areas to be north facing and take advantage of escarpment views where possible.	✓	North-South Main Street alignment and proposed local open space to the local hill to the south provide public space with visual connection to the Mount Kembla and Mount Keira to the north and Illawarra Escarpment to the west.
	7. Street parking to be maximised around villages.	✓	Proposed on-street parking along the Main Street and Minor Collector Road.
	8. Parking lots and parking areas are generally not to be visible from the main collector roads, allowing the built form to define the urban function.	✓	Proposed consolidated at-grade parking space behind the Main Street to ensure that it is not visible from the primary roads.

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