



WEST DAPTO TOWN CENTRES

URBAN DESIGN REPORT PART B - INDICATIVE MASTER PLAN

PREPARED FOR
WOLLONGONG CITY COUNCIL

07 JUN 2024
FINAL

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Funded by:



05 INDICATIVE MASTER PLANS

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This chapter sets out the indicative Master Plans 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.



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 connection to place through local landscape features including 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 a mix of housing choice close to the centre:** Medium density housing typologies of shop top housing and residential flat buildings providing housing choice with convenience.

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



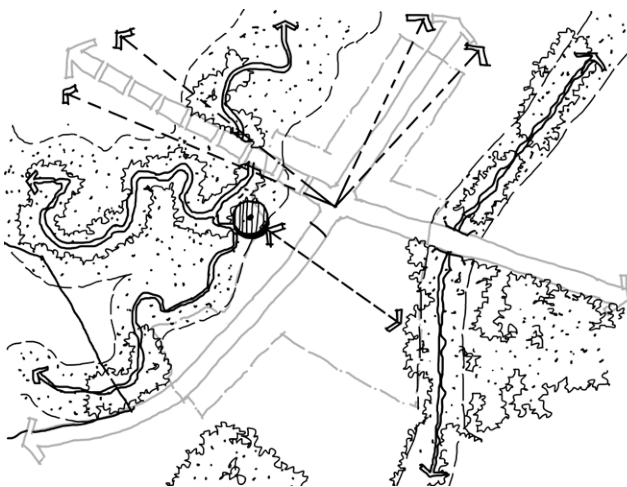
Figure 39 Marshall Mount Town Centre - Concept Master Plan

MARSHALL MOUNT TOWN CENTRE

GUIDING PRINCIPLES

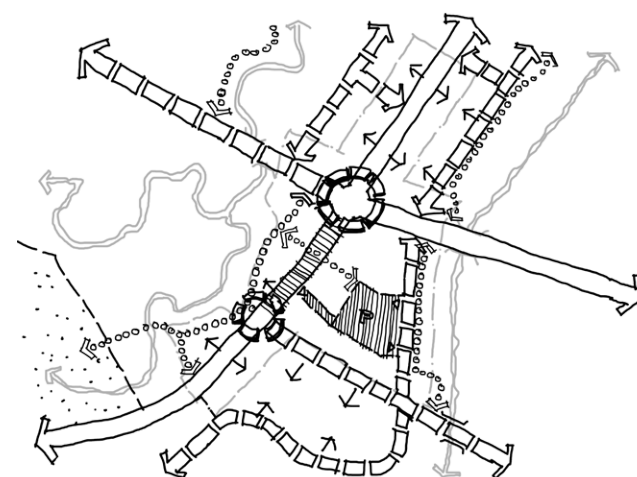
Five guiding principles were identified for the Marshall Mount Town Centre site which brings together the planning context, place analysis and development opportunities to underpin the master plan.

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.

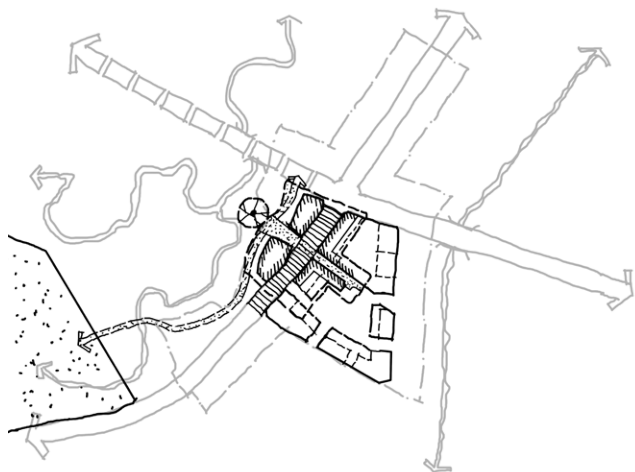
02 A CONNECTED AND ACCESSIBLE CENTRE



1. Design Marshall Mount Road (south) to function as a Main Street to balancing 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 Zones (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.

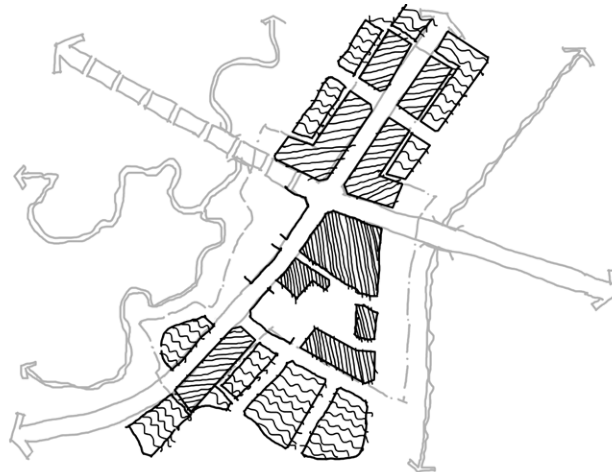
*Note: Final intersection arrangement is subject to future transport analysis.

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 a varied retail offer including supermarket, convenience retail and hospitality retail.

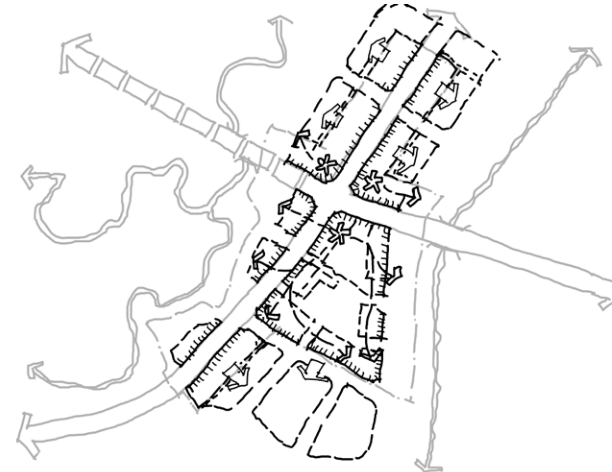
04 DELIVER VARIED HOUSING OFFER CLOSE TO AMENITIES



1. Provide a mix of housing up to 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: Total max includes ground floor retail. It is recommended Council consider a total max 4-6 storey subject to a Local Environmental Plan review process.*

05 CONTEXTUAL BUILT FORM RESPONSE

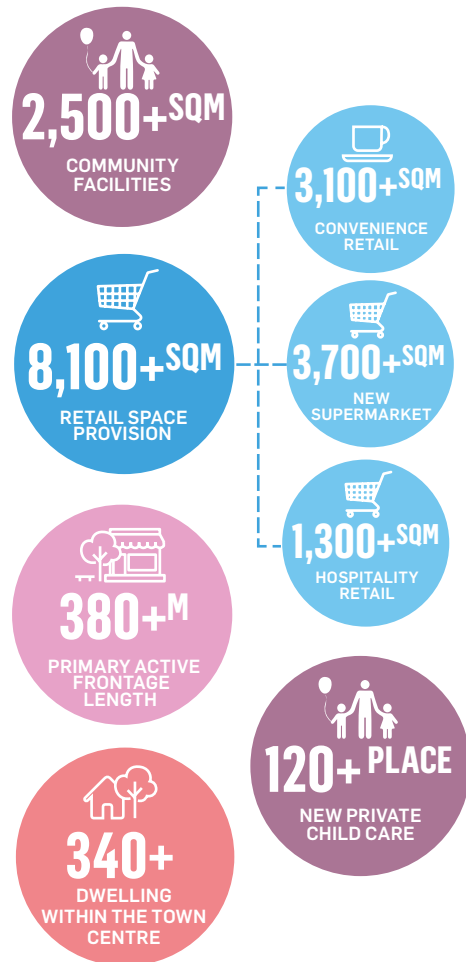


1. Establish a two-storey street wall with upper-level setback along Marshall Mount Road and Yallah Road to provide human-scale street frontage.
2. Locate key marker buildings at the primary intersection of Yallah Road and Marshall Mount Road.
3. Provide varied height and built form breaks to ensure views to key landscape features are maintained.
4. Provide for 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
- Potential 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

*Note:

- Aboriginal Cultural Heritage Assessment Report would be required and should inform final project outcomes for any project in the vicinity of the Moreton Bay Fig Tree, including but not limited to, future community facilities, stormwater basin, shared paths and road.

- 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

**Note:

- Final intersection arrangement is subject to future transport analysis.
- Final layout of road network is subject to design which may differ from that shown in the proposed structure plan.

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 Flat Building

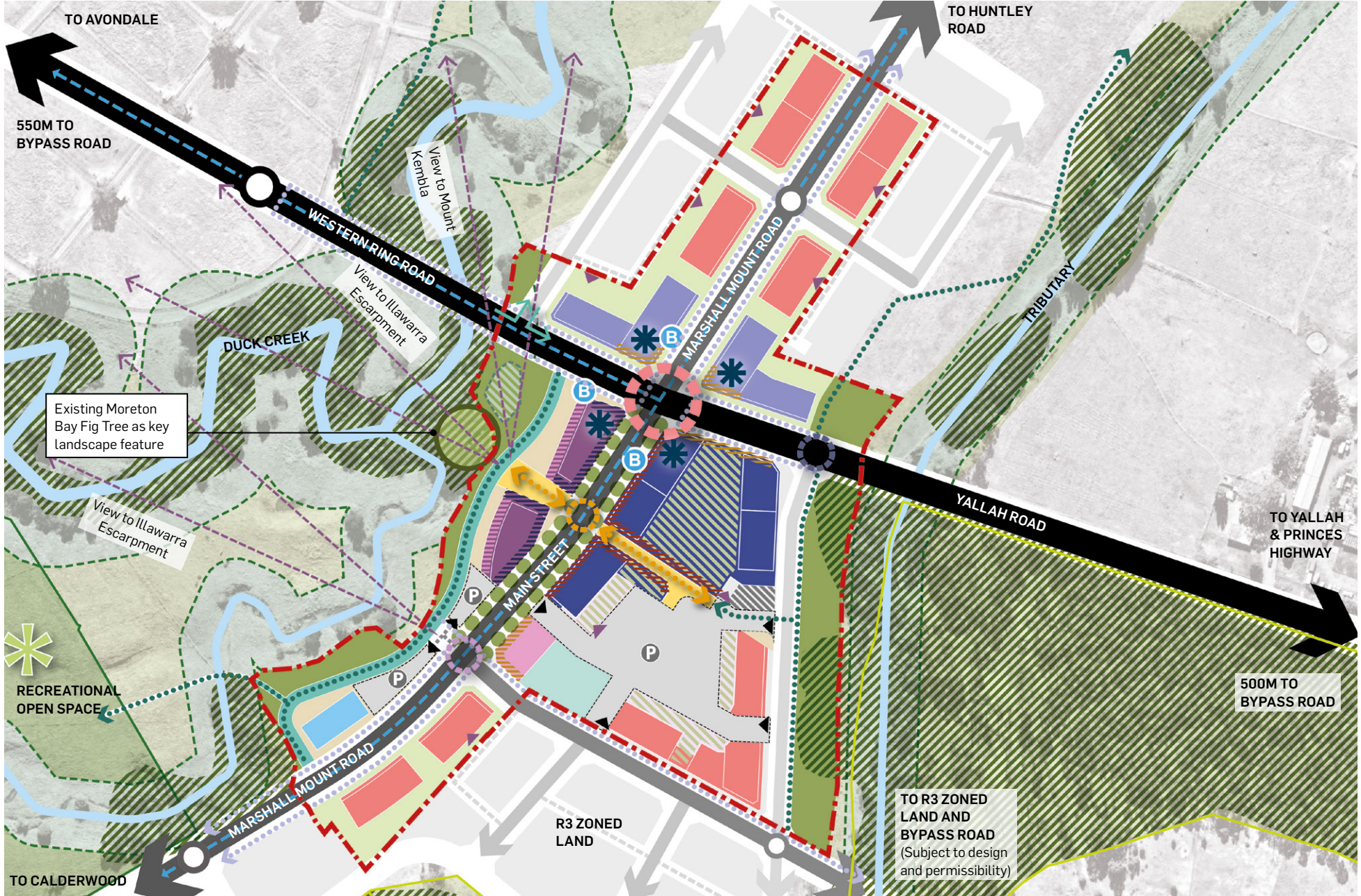


Figure 40 Marshall Mount Town Centre - Structure Plan

MARSHALL MOUNT TOWN CENTRE

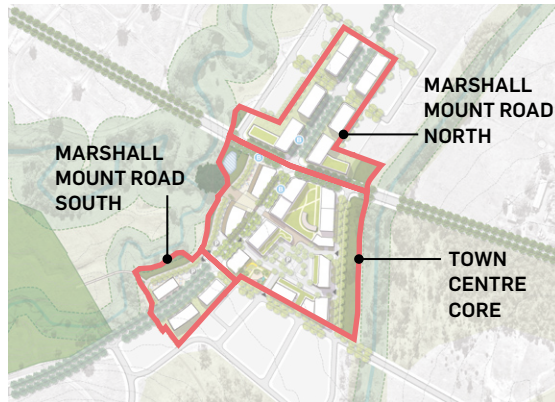


Figure 41 Key Precincts

KEY PRECINCTS

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

- Marshall Mount Road North** – Medium 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** – Medium 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 breakdown of Marshall Mount Town Centre.

Table 7 Marshall Mount Town Centre - Land Use Breakdown

LAND USE BREAKDOWN			%
Total Site Area (sqm)	82,466	100.0%	
Developable Area (sqm)	47,247	57.3%	
TC1 - Retail (Convenience & Supermarket) / Residential	8,169	9.9%	
TC2 - Retail (Convenience & Supermarket) / Residential	3,488	4.2%	
TC3 - Private Child Care	1,954	2.4%	
TC4 - Residential	8,288	10.1%	
M1 - Mixed Use - Community Facility	4,713	5.7%	
M2 - Mixed Use - Retail	1,838	2.2%	
M3 - Mixed Use - Residential	3,945	4.7%	
M4 - Retail (standalone / hospitality) / Residential	2,940	3.6%	
M5 - Residential	1,549	1.9%	
M6 - Residential	2,145	2.6%	
M7 - Residential	2,589	3.1%	
M8 - Residential	2,112	2.6%	
M9 - Retail (standalone / hospitality) / Residential	3,517	4.3%	
Non-Developable Area (sqm)	35,219	42.7%	
Open Space / Constrained Land (sqm)	10,327	12.5%	
Western Promenade	2,366	2.9%	
Road Reserve (sqm)	22,526	27.3%	



Figure 42 Marshall Mount Town Centre - Land Use Plan

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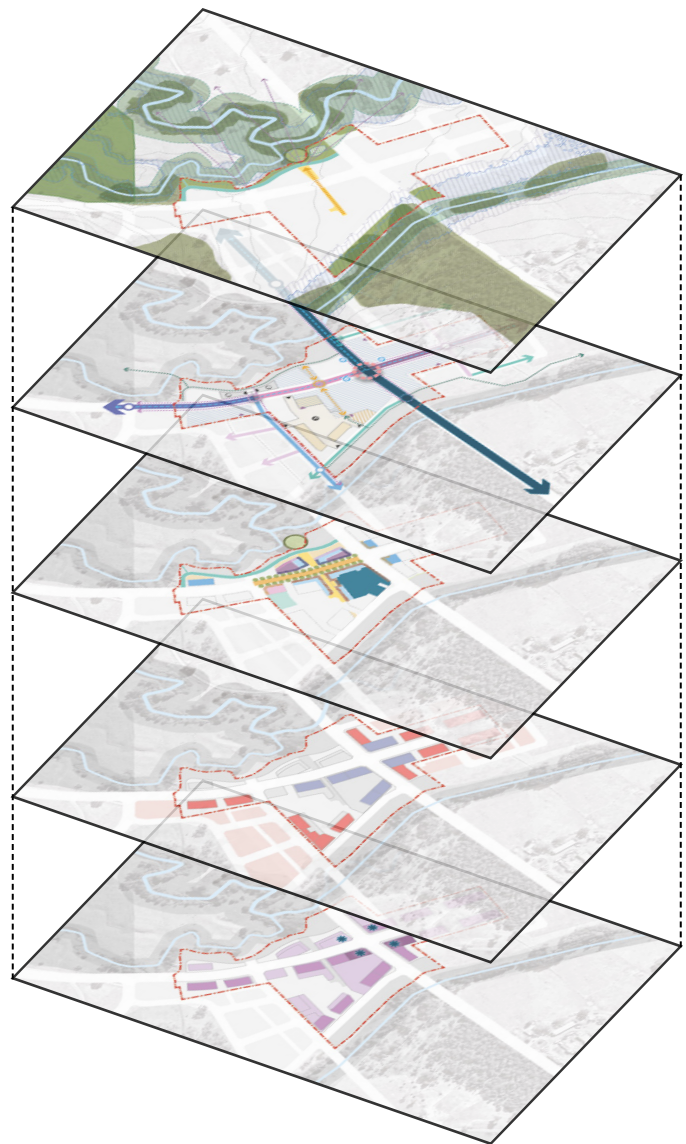


LEGEND

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

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.
	Potential Indicative Stormwater Basin Potential location for stormwater basin within the low elevation within Site - subject to further technical analysis in the detailed design stage.

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.

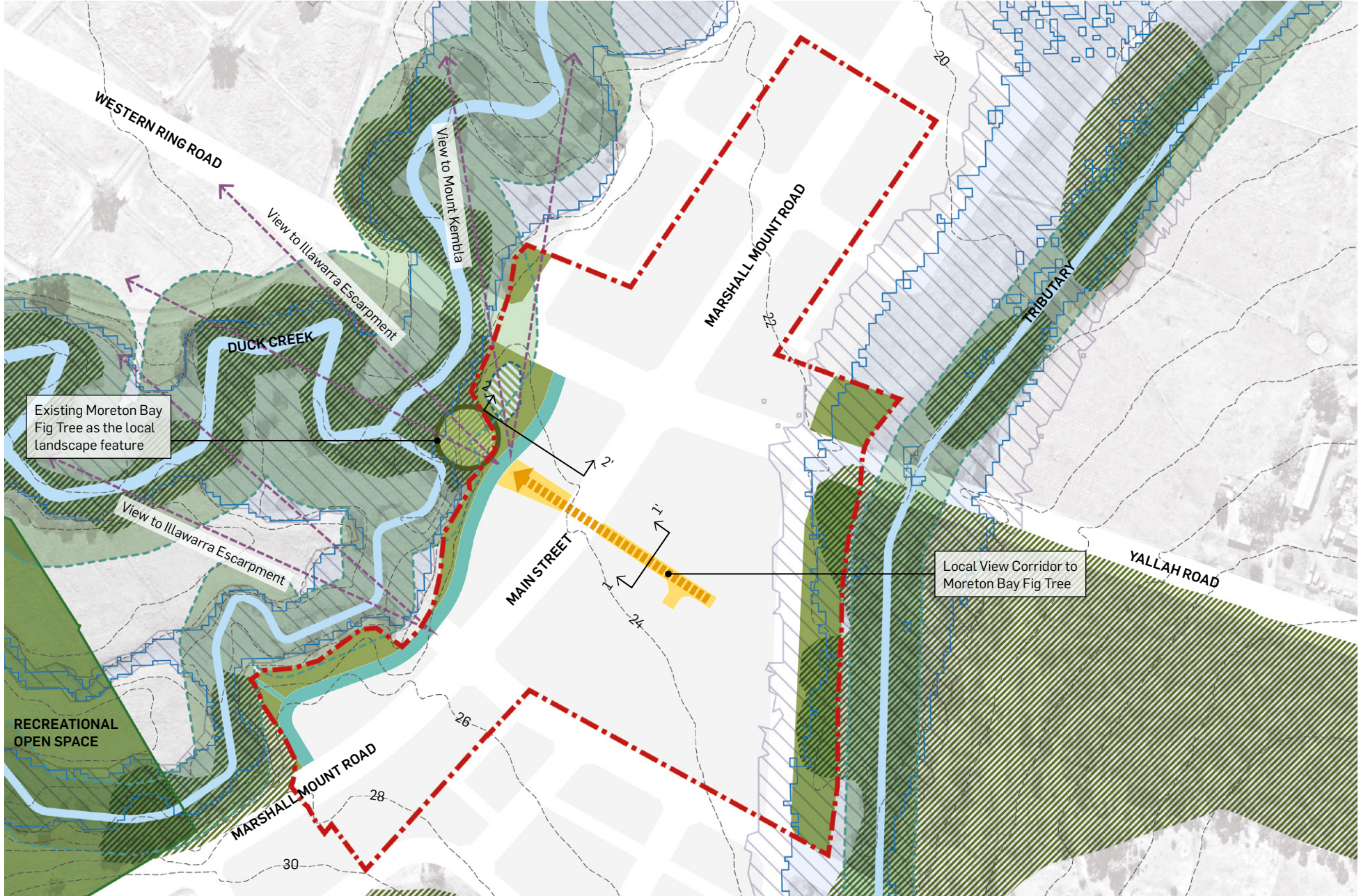
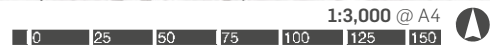


Figure 43 Marshall Mount Town Centre - Natural Assets Strategy



MARSHALL MOUNT TOWN CENTRE

FIG TREE LINK

The Fig Tree Link provides a local view corridor to the existing landscape feature of the Moreton Bay Fig Tree to the west of the Town Centre. Designed as a pedestrian laneway, it extends an active uses from the Main Street connecting to the consolidated at-grade parking space. It is characterised by:

- North-west to south-east alignment extending from the natural landscape through to the carpark;
- Potential for signalised pedestrian crossing at the intersection with the Main Street - subject to future transport analysis;
- Ground-level retail frontage to the east of main street and community frontage to the west; and
- Public plaza on the western end of the Pedestrian Link fronting Moreton Bay Fig Tree.

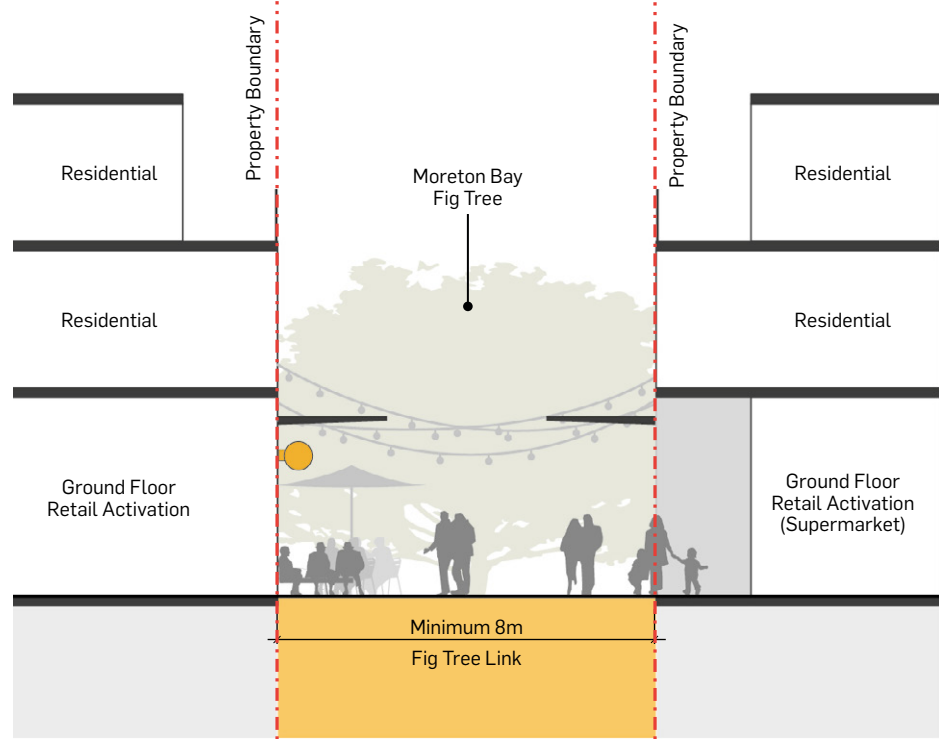
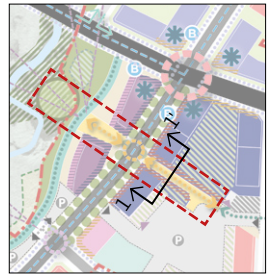


Figure 44 Indicative Section 1-1' Fig Tree Link

FIG TREE LINK - VISUAL CONNECTION

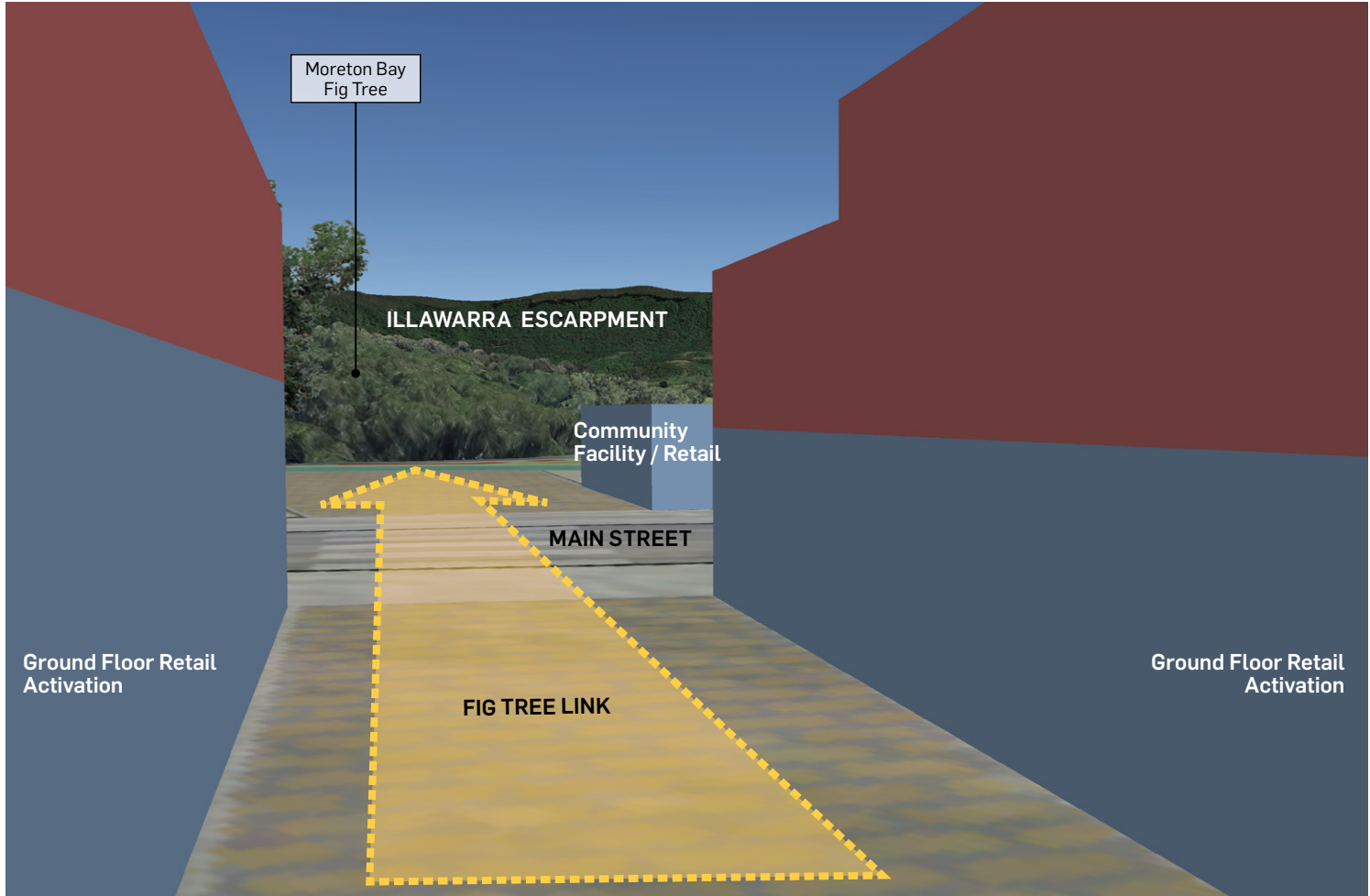


Figure 45 Visual Connection - Fig Tree Link

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.

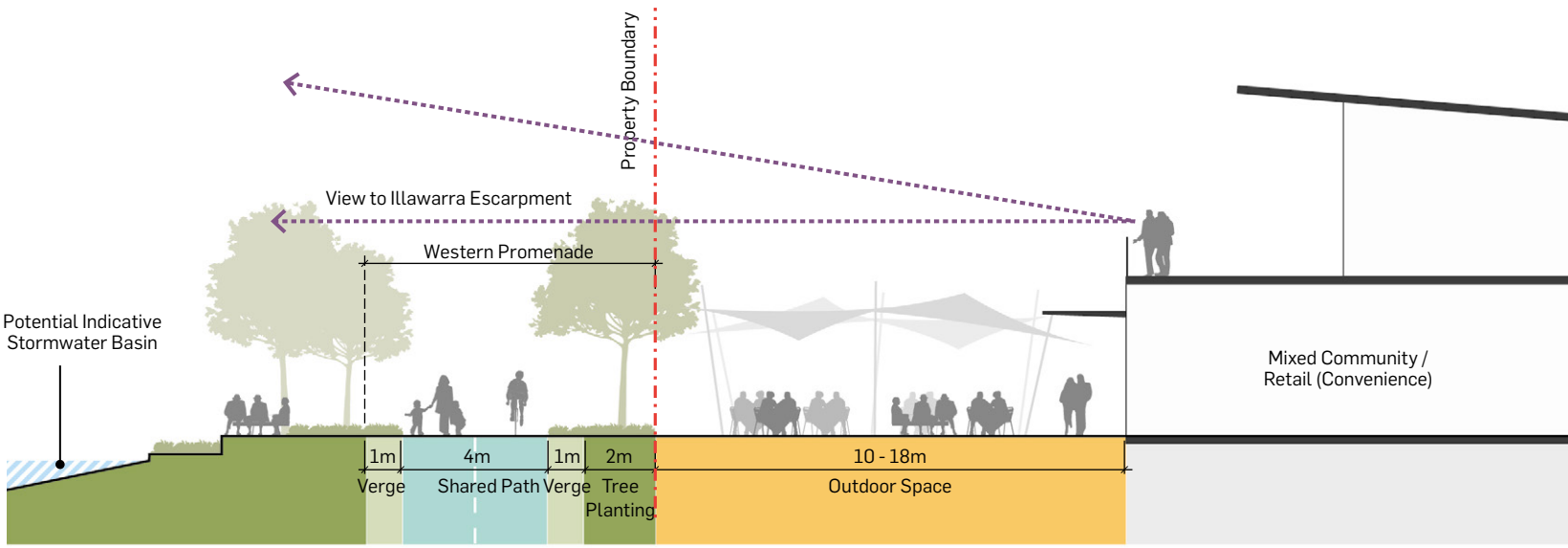


Figure 46 Indicative Section 2-2' - Western Promenade

WESTERN PROMENADE - VISUAL CONNECTIONS

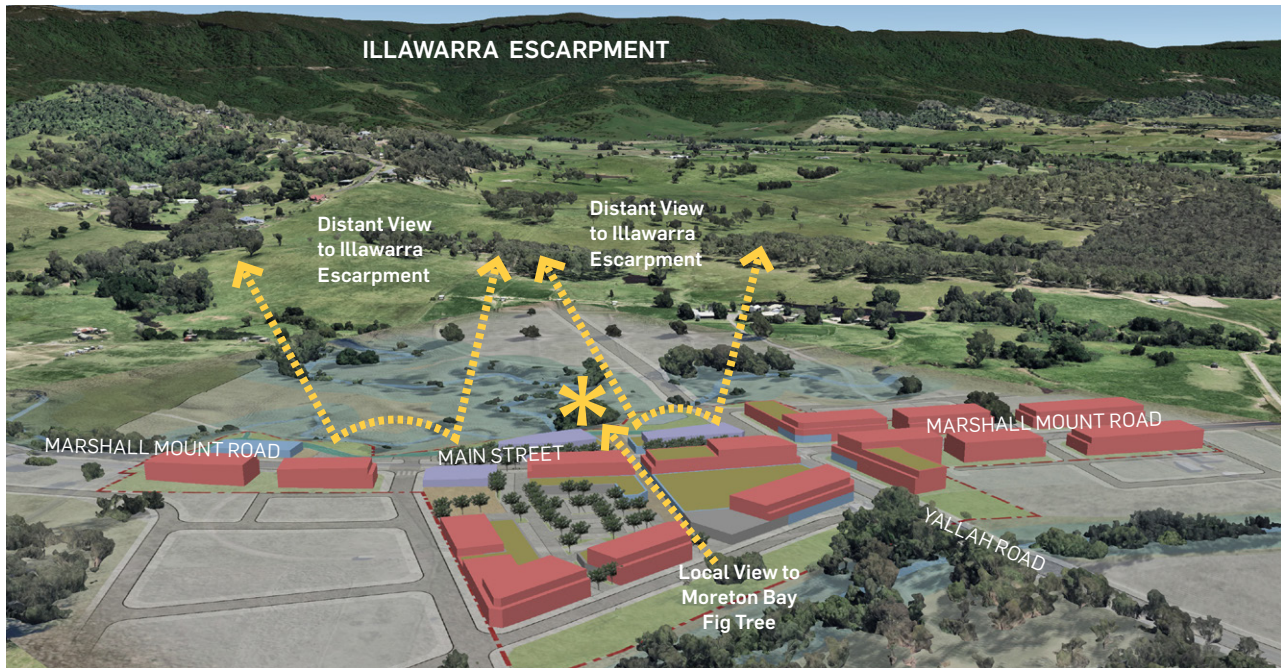


Figure 47 Visual Connections - Local and Distant Views

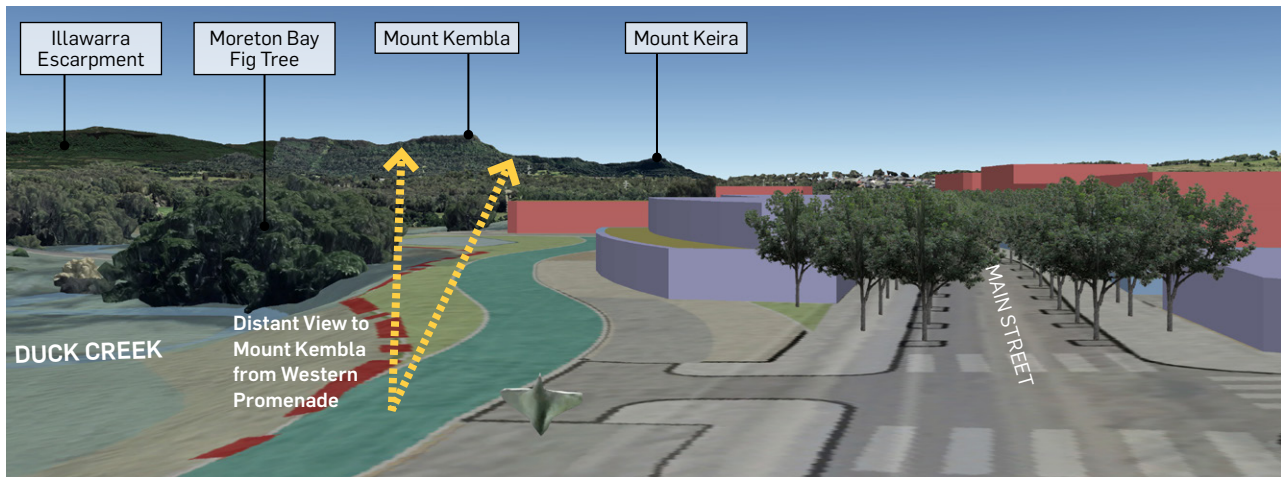


Figure 48 Visual Connections - Western Promenade

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



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

Final pedestrian crossing measures are subject to future transport 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

*Note:

- Final intersection arrangement is subject to future transport analysis.
- Final layout of road network is subject to design which may differ from that shown in the proposed structure plan.

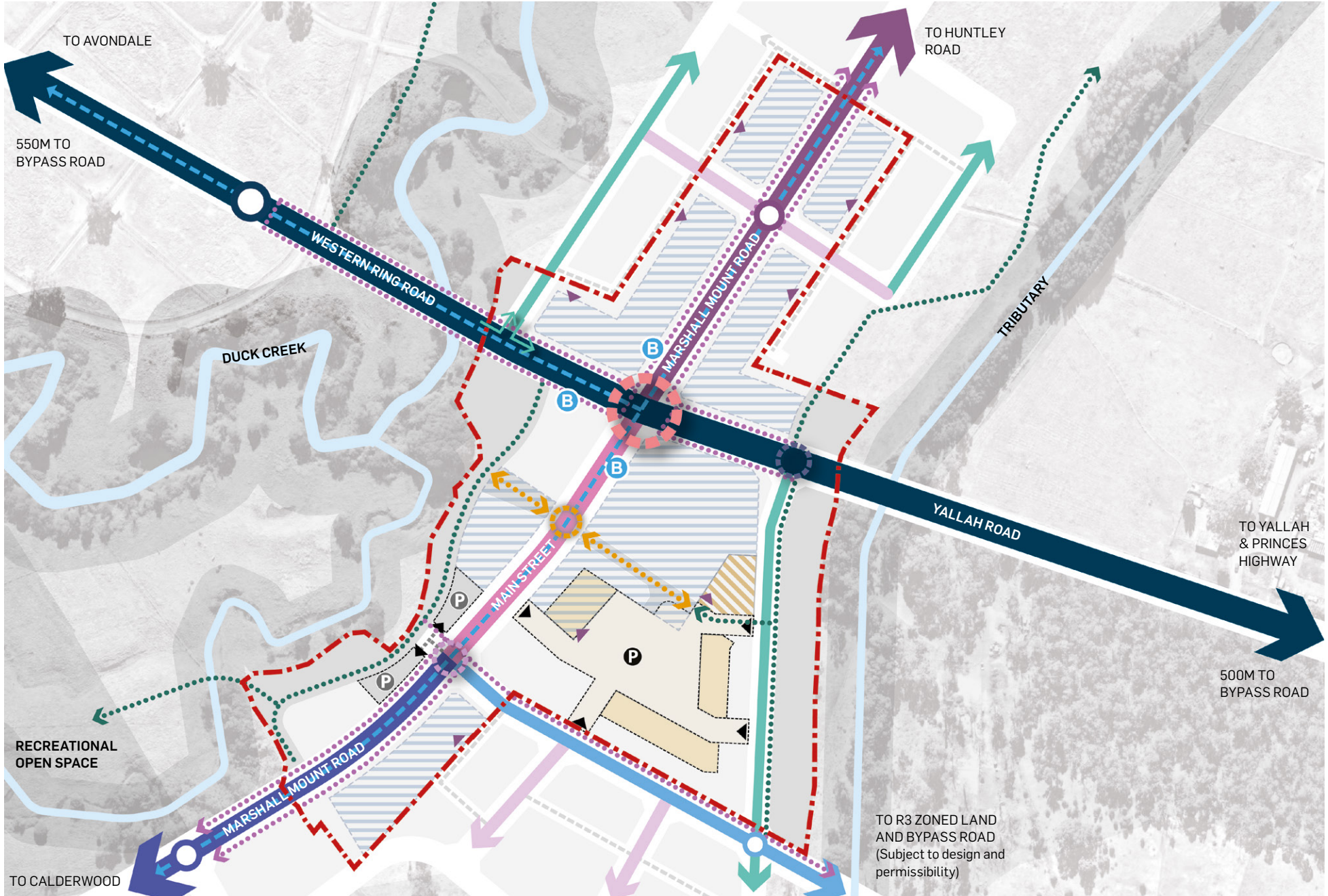


Figure 49 Marshall Mount Town Centre - Access and Movement Strategy



MARSHALL MOUNT TOWN CENTRE



TYPICAL STREET SECTION

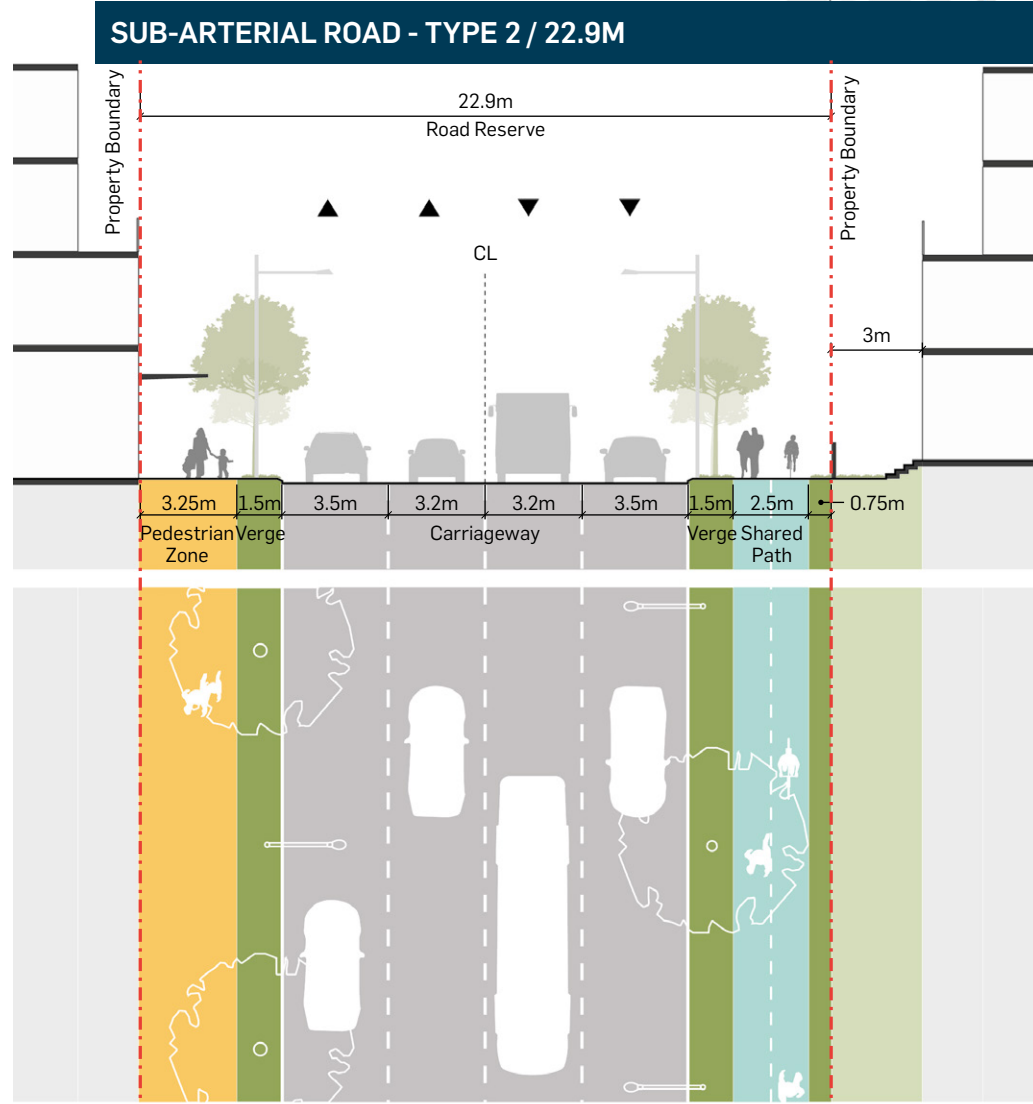
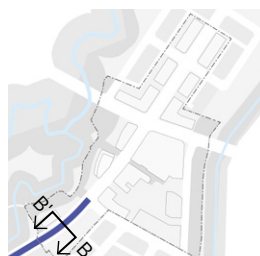


Figure 51 Indicative Street Section A-A' - Sub-Arterial Road - Type 2

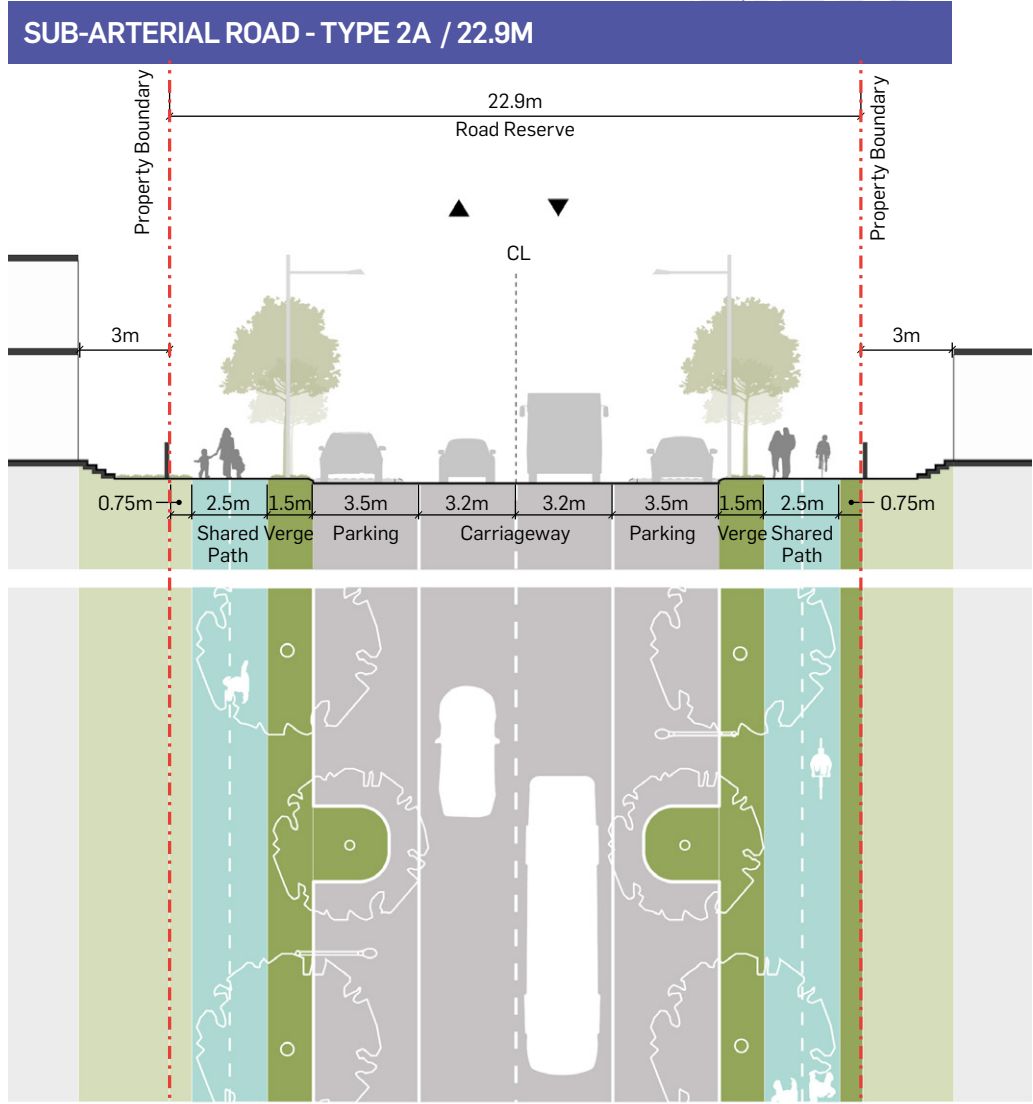


Figure 50 Indicative Street Section B-B' - Sub-Arterial Road - Type 2A



MAJOR COLLECTOR ROAD - TYPE 3 / 21.9M

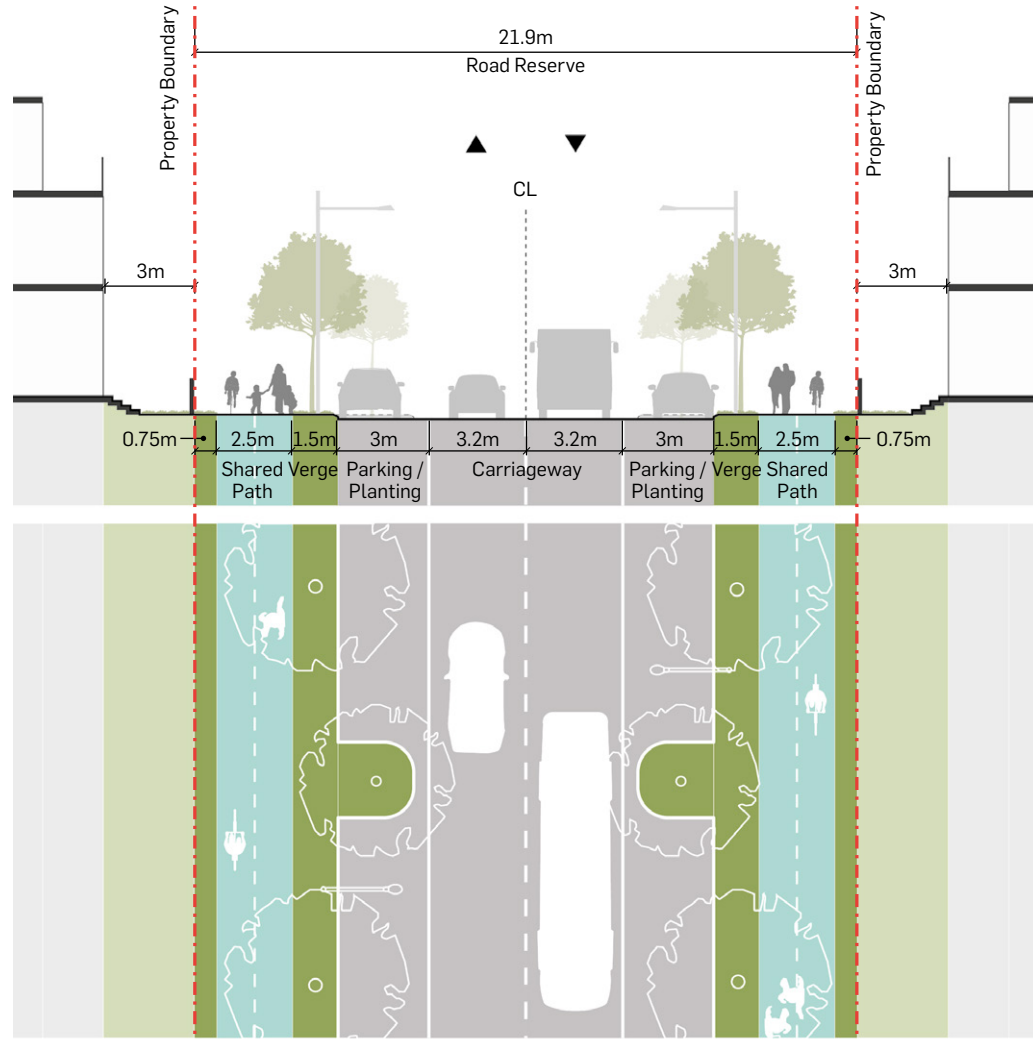


Figure 52 Indicative Street Section C-C' - Major Collector Road - Type 3



LOCAL ROAD - TYPE 5 / 18.8M

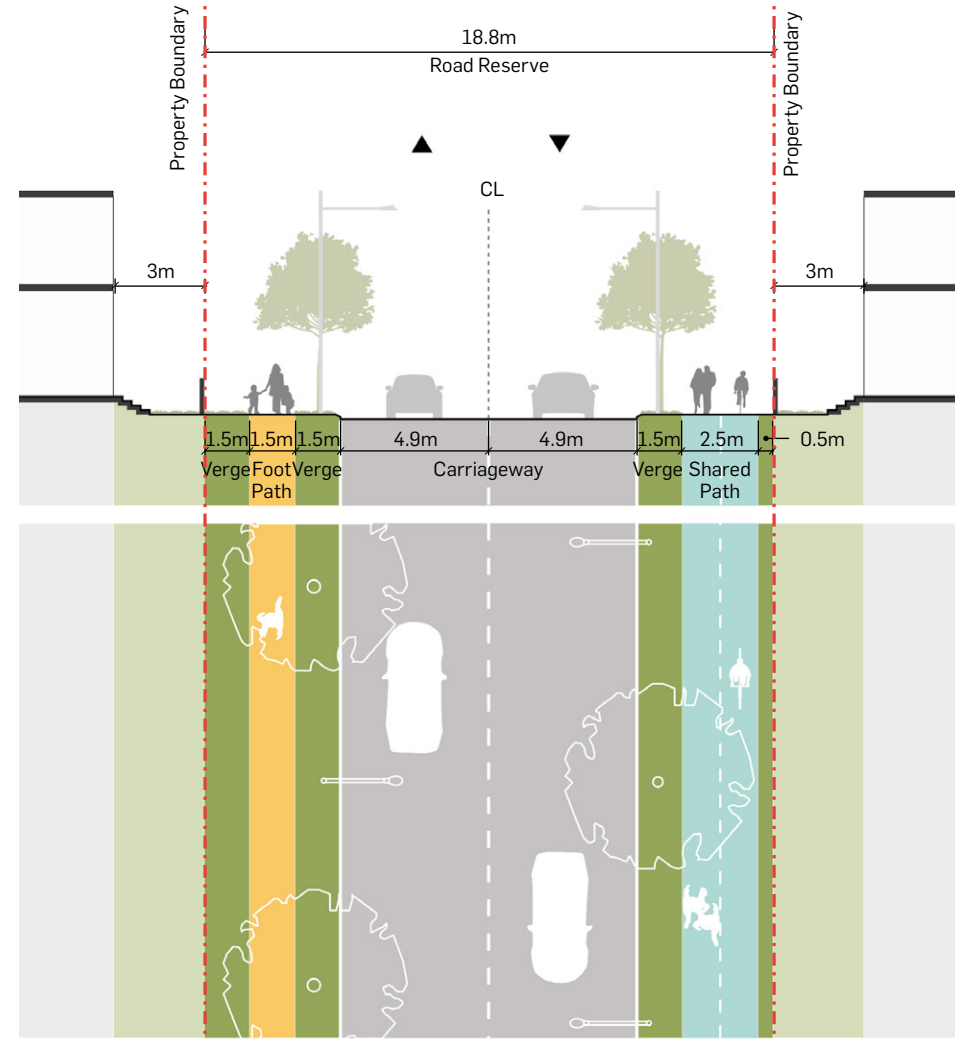


Figure 53 Indicative Street Section D-D' - Local Road - Type 5

MARSHALL MOUNT TOWN CENTRE



TYPICAL STREET SECTION



ACCESS STREET - TYPE 6 / 17.1M

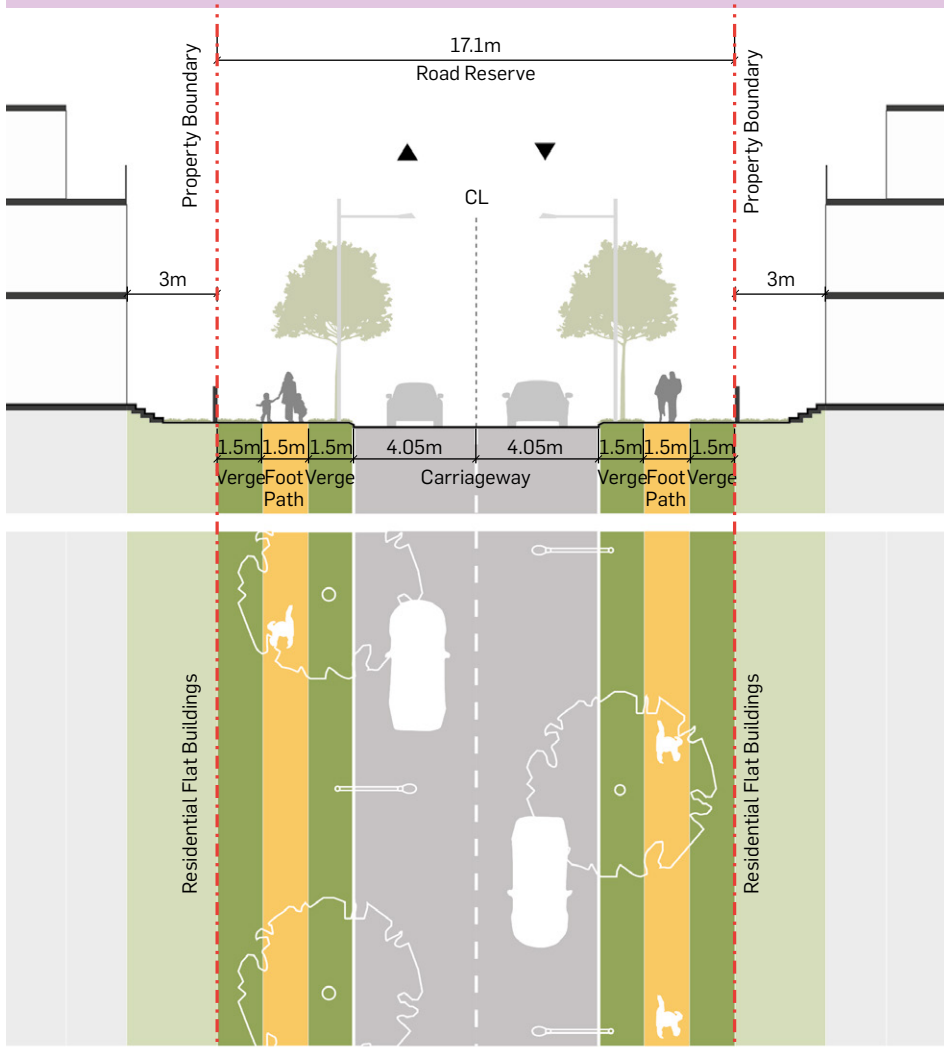


Figure 55 Indicative Street Section E-E' - Access Street - Type 6



ACCESS PLACE - BUSHFIRE COMPLIANT / 14.5M

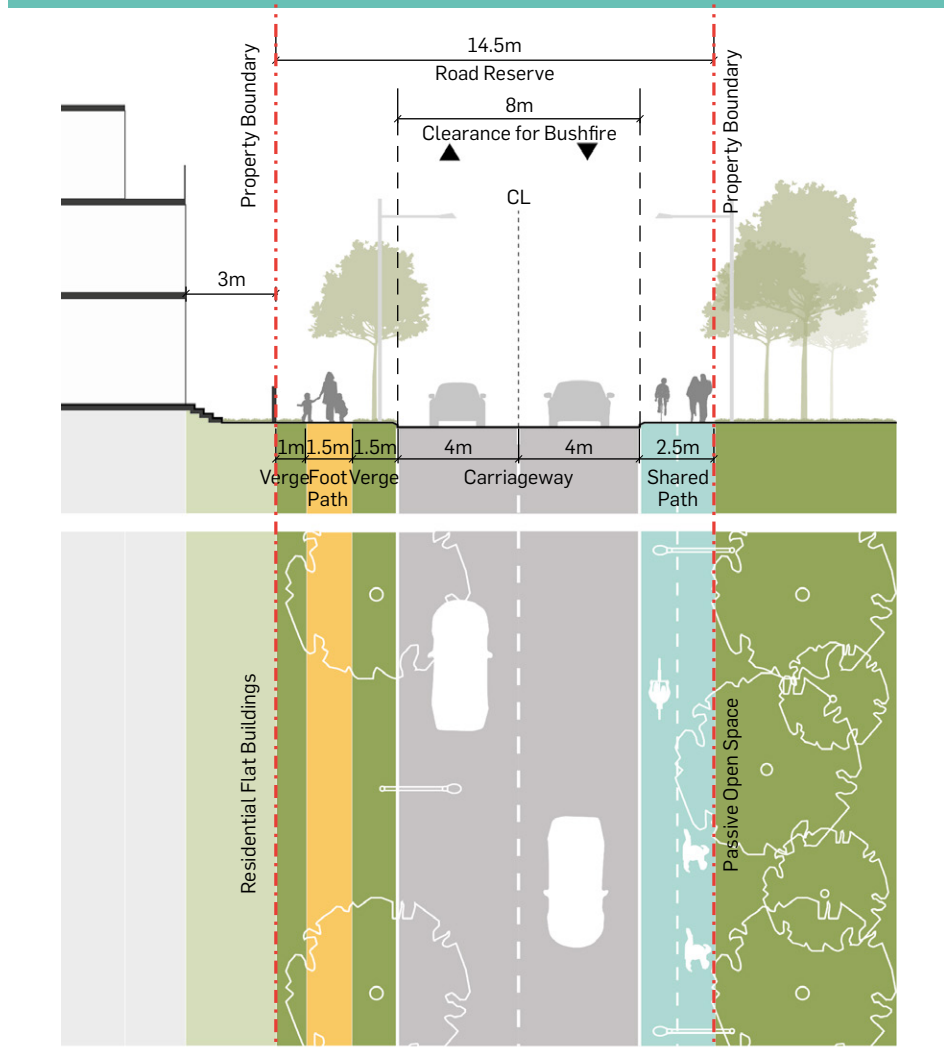


Figure 54 Indicative Street Section F-F' - Access Place - Bushfire Compliant



LANEWAY - TYPE 8 / 8M

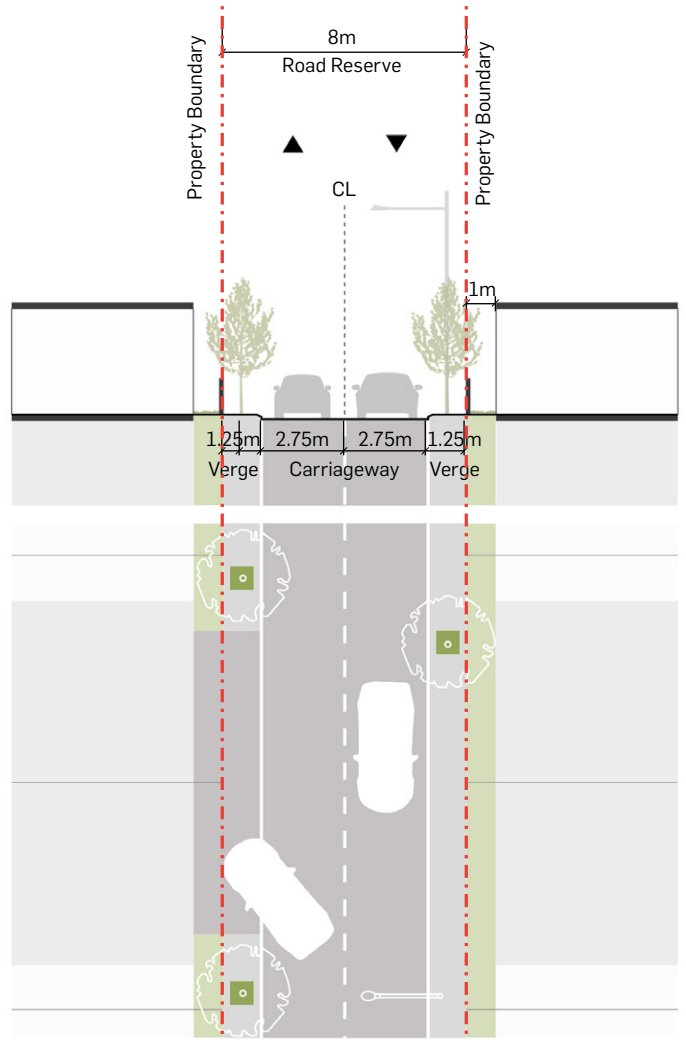


Figure 56 Indicative Street Section G-G' - Laneway - Type 8

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
- Potential signalised pedestrian crossing with the Fig Tree Link - subject to future transport analysis.

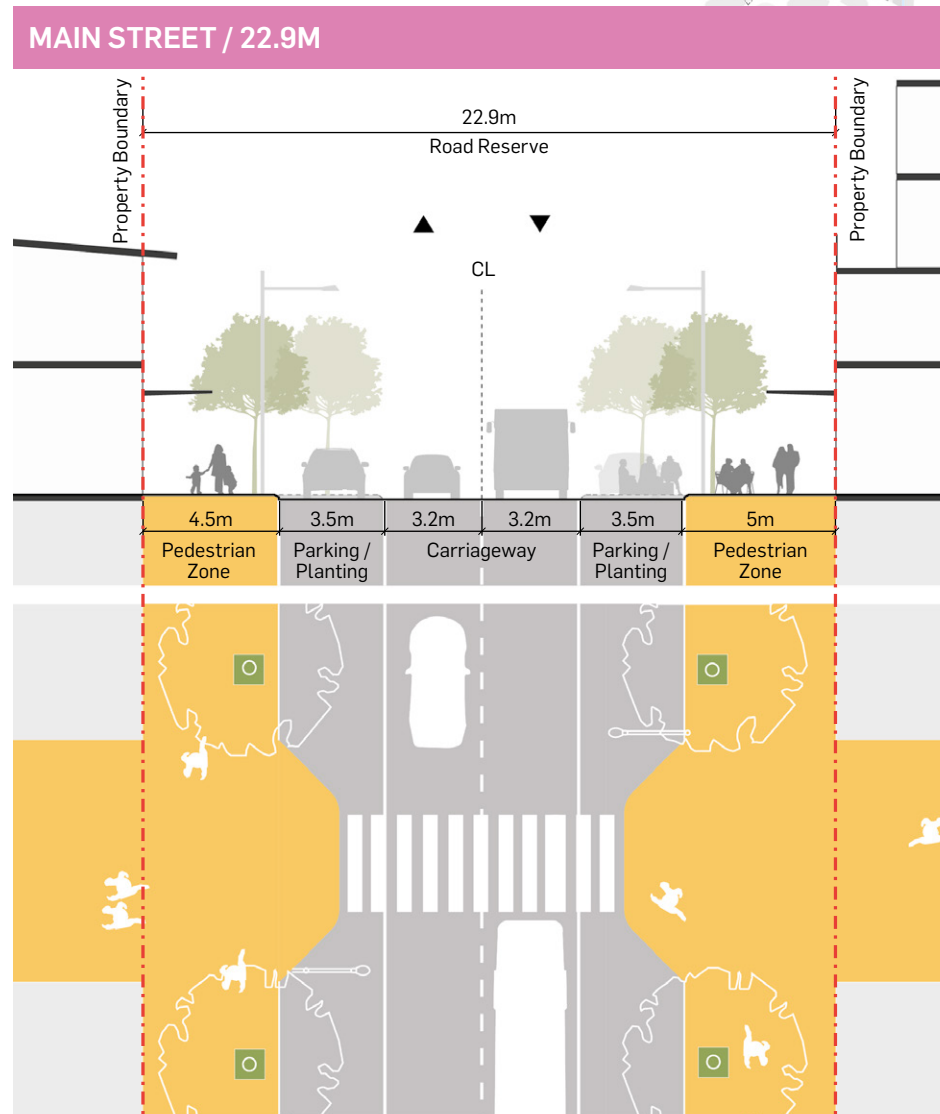
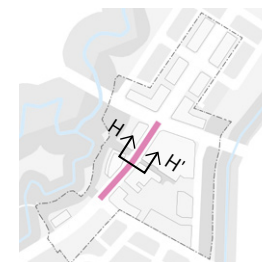


Figure 57 Indicative Street Section H-H' - Main Street



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

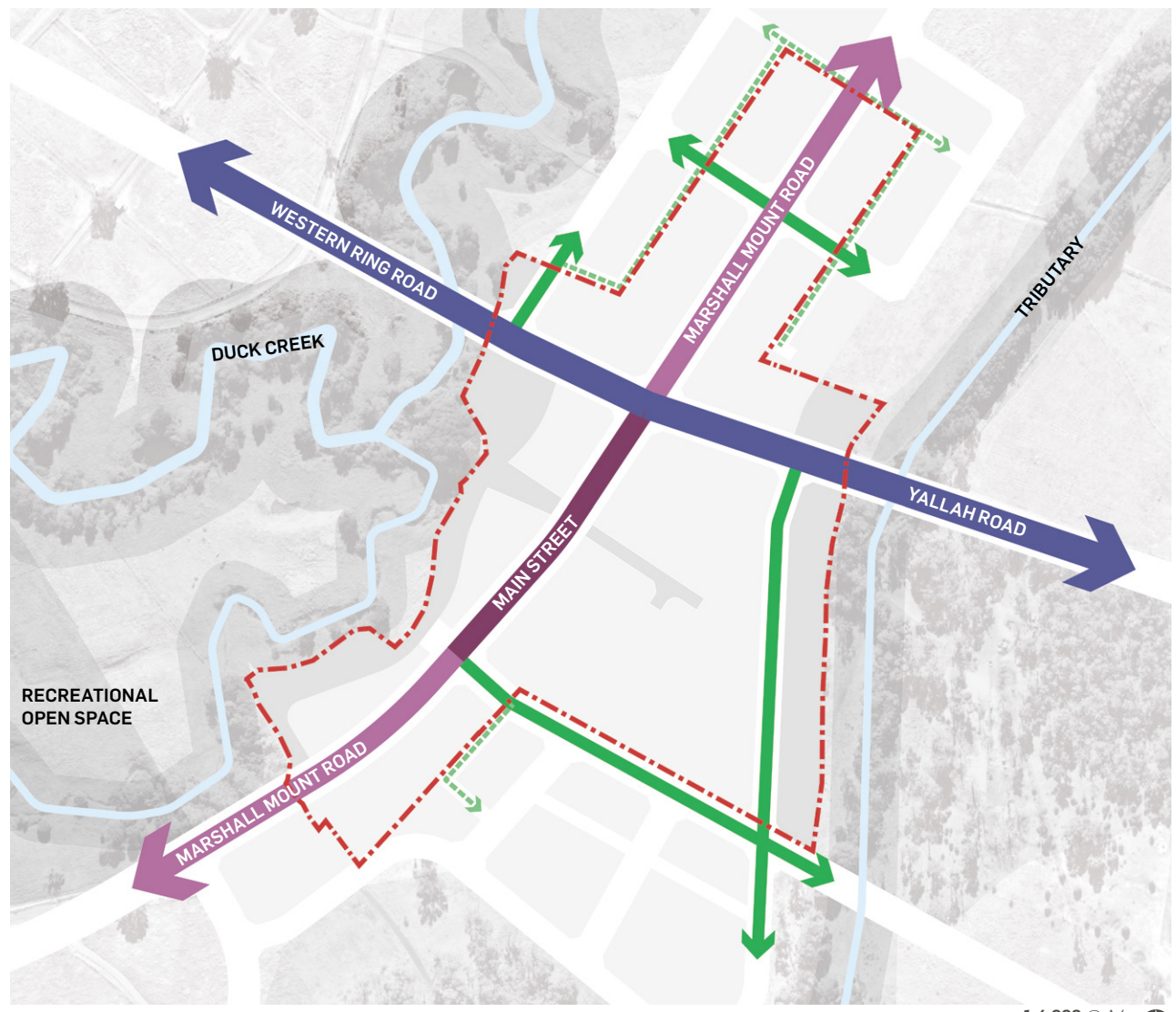


Figure 58 Marshall Mount Town Centre - Movement and Place Classifications

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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 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

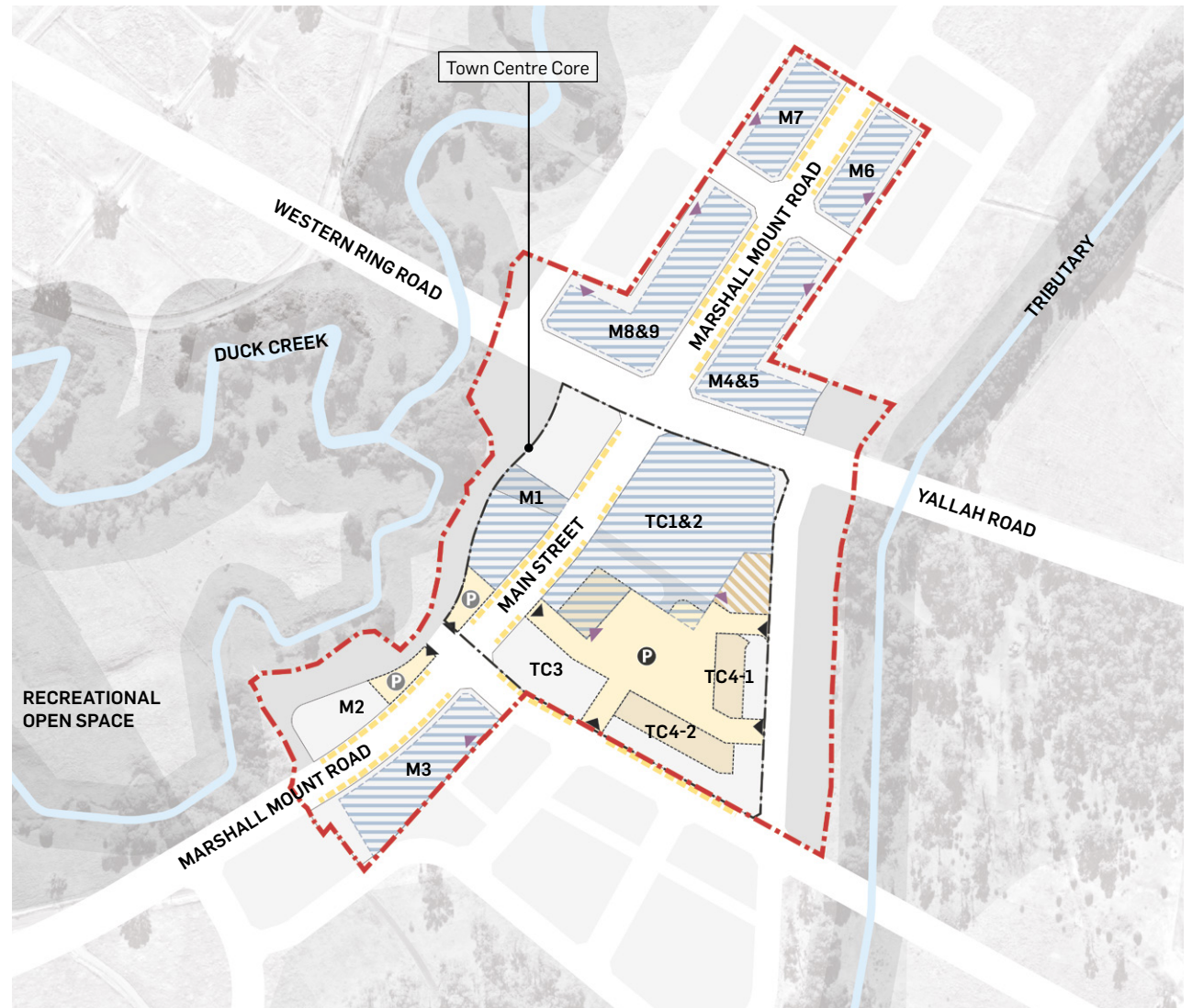
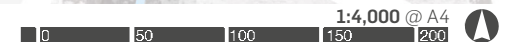


Figure 59 Marshall Mount Town Centre - Indicative Parking Strategy



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MARSHALL MOUNT TOWN CENTRE



STRATEGY 3 CENTRE ACTIVATION

PRINCIPLE 3 AN ACTIVATED PLACE AND VIABLE CENTRE

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 sleeving 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 community centre 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

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).

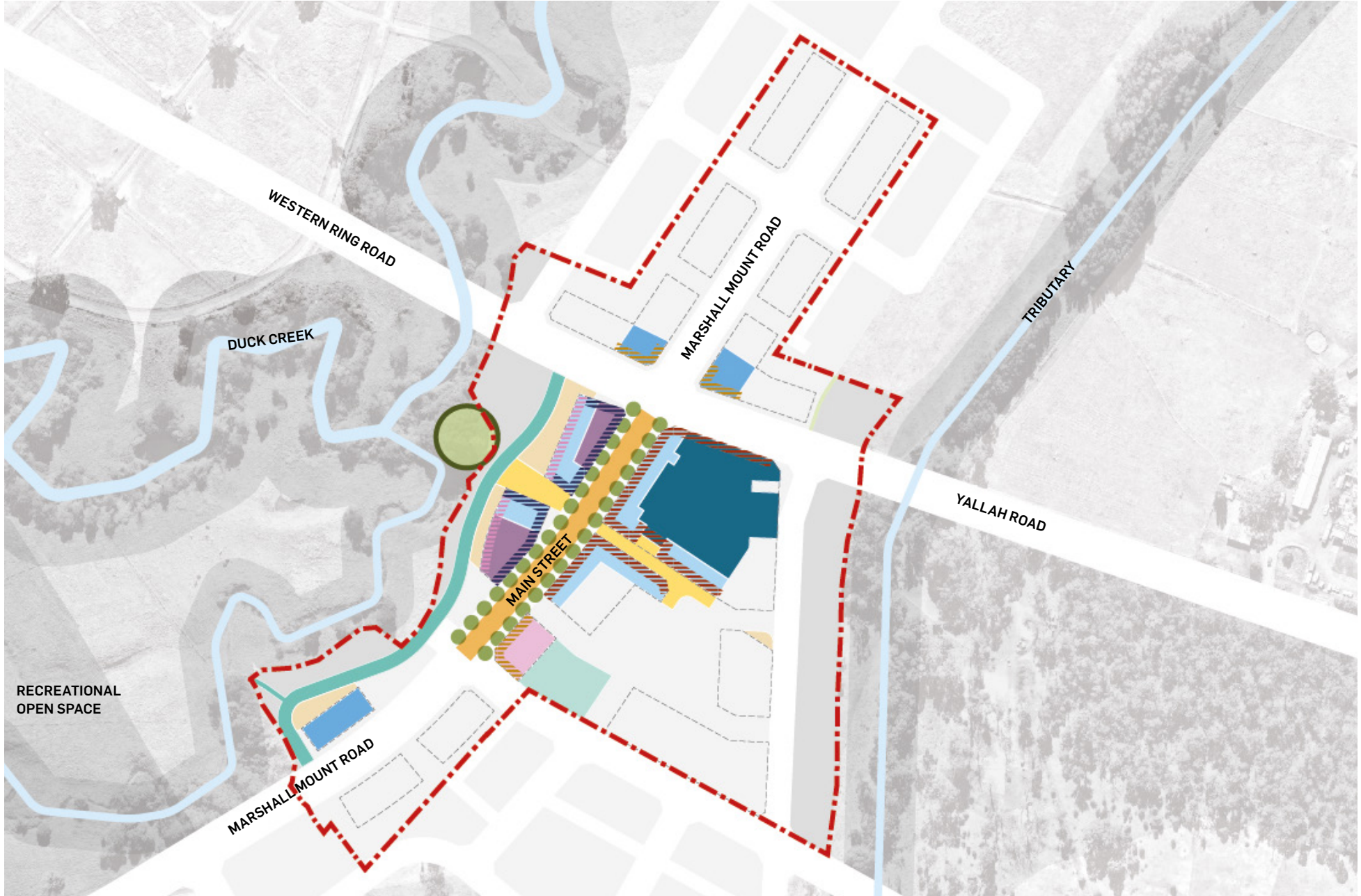


Figure 60 Marshall Mount Town Centre - Centre Activation Strategy



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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.

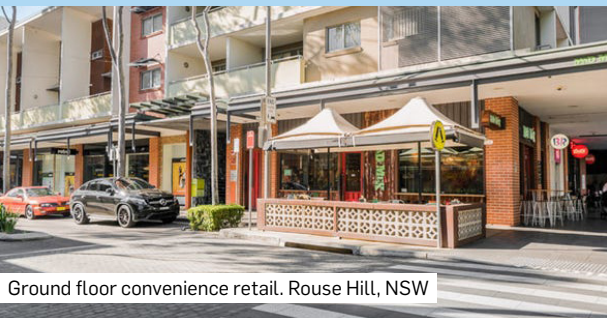
The master plan indicates the Centre can accommodate approximately 8,100 sqm of retail GFA (including a supermarket), 104% more than the retail demand forecast of 3,999 sqm, catering for the retail demand beyond 2041.

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 shop top housing located above the ground level uses (supermarket / retail / private child care) and the primary intersection corner buildings.

 **Residential Flat Buildings**
Proposed medium rise apartments 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 apartments, attached homes and semi-detached homes within the surrounding R3 zone.

PRINCIPLE 4

**DELIVER VARIED HOUSING OFFER
CLOSE TO AMENITIES**

SHOP TOP HOUSING



Up to 6 storeys shoptop housing.
Rouse Hill, NSW

RESIDENTIAL FLAT BUILDINGS



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

MEDIUM DENSITY HOUSING (ADJACENT TO TOWN CENTRE)



Thornton Park, Penrith NSW



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

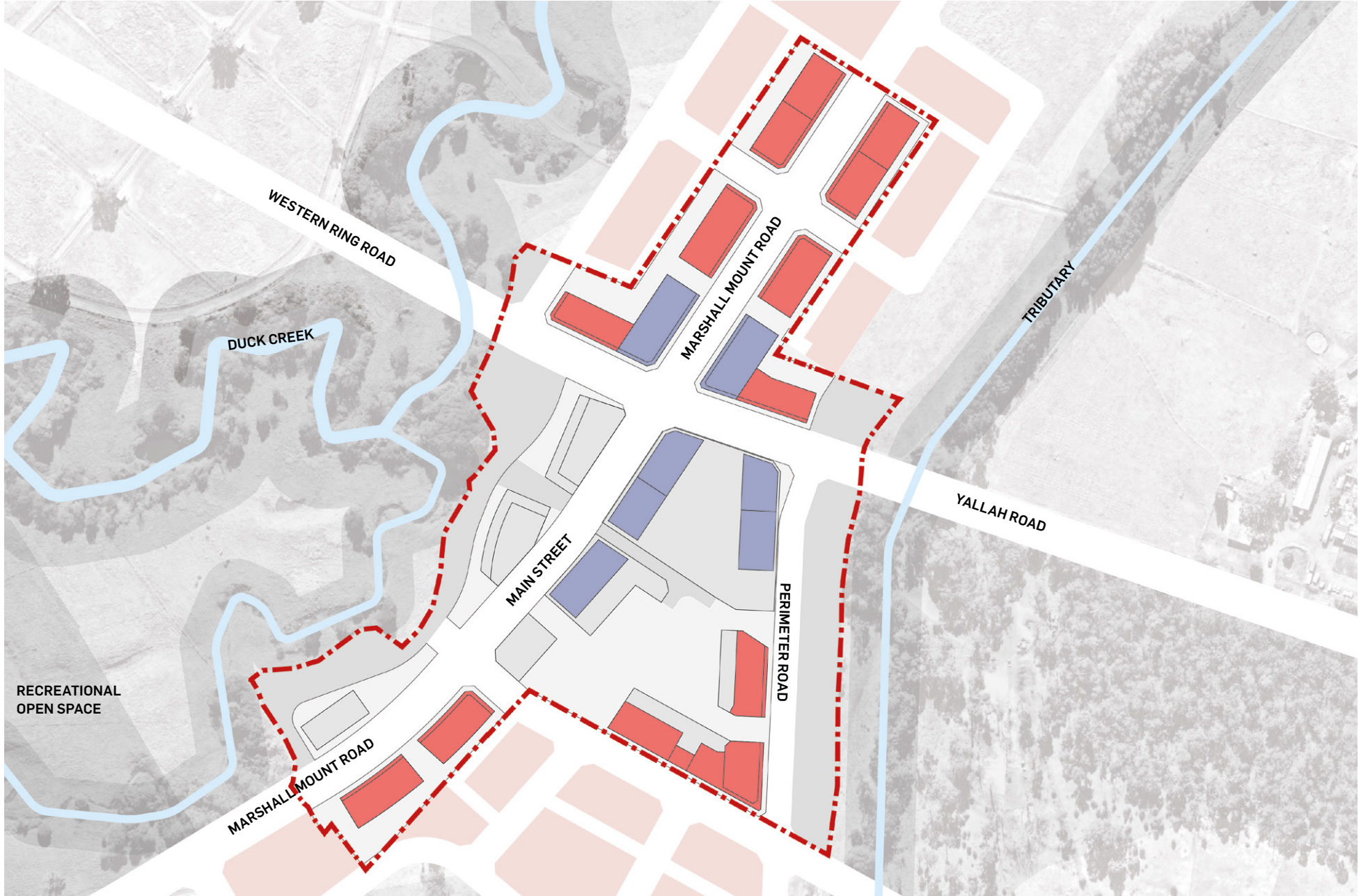


Figure 61 Marshall Mount Town Centre - Housing Mix Strategy

MARSHALL MOUNT TOWN CENTRE



STRATEGY 5 BUILT FORM

The Town Centre built form strategy is designed to provide a varied height outcomes* that celebrates and responds 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.

PRINCIPLE 5

CONTEXTUAL BUILT FORM RESPONSE



Marshall Mount Town Centre

BUILDING HEIGHT



1-2 Storey Building

Proposed 1-2 storey buildings at the following locations:

- Single storey buildings at the north side of Marshall Mouth Road at the southwest corner of the town centre.
- 2-storey buildings along the west side of the Main Street.



3* Storey Building

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

NOTE: There may be merit in exploring an increase in LEP permitted building heights to enable development up to 5 storeys along Marshall Mount Road (noting the exception for 1-2 storeys above) and along the perimeter road overlooking natural areas on the east edge. This may be considered via a Council led process or in response to an application made to Council, whilst ensuring an amendment is generally otherwise consistent with the master plan and guiding principles. Any LEP review process should also consider the NSW Government's recently announced bonuses for affordable housing via State Environmental Planning Policy (Housing) 2021.



4* Storey Building

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

NOTE: It is recommended that Council, via the same LEP review process mentioned above, consider potential for additional heights up to 6-storey buildings at these primary intersection corner building locations (noting the exception for 1-2 storeys above).



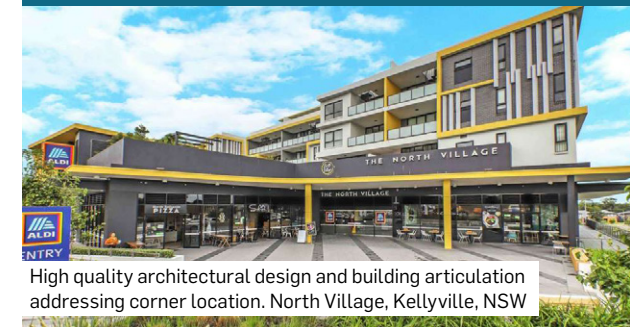
Key Building Markers

Architectural response for key buildings to mark the town centre at the junction of Yallah Road and Marshall Mount Road. To provide high-quality building design and articulation addressing the corner location.



Indicative Building Height (Storey)*

KEY MARKER BUILDINGS



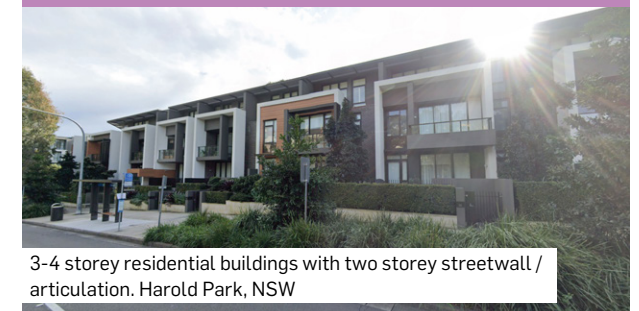
High quality architectural design and building articulation addressing corner location. North Village, Kellyville, NSW

1-2 STOREY BUILDING

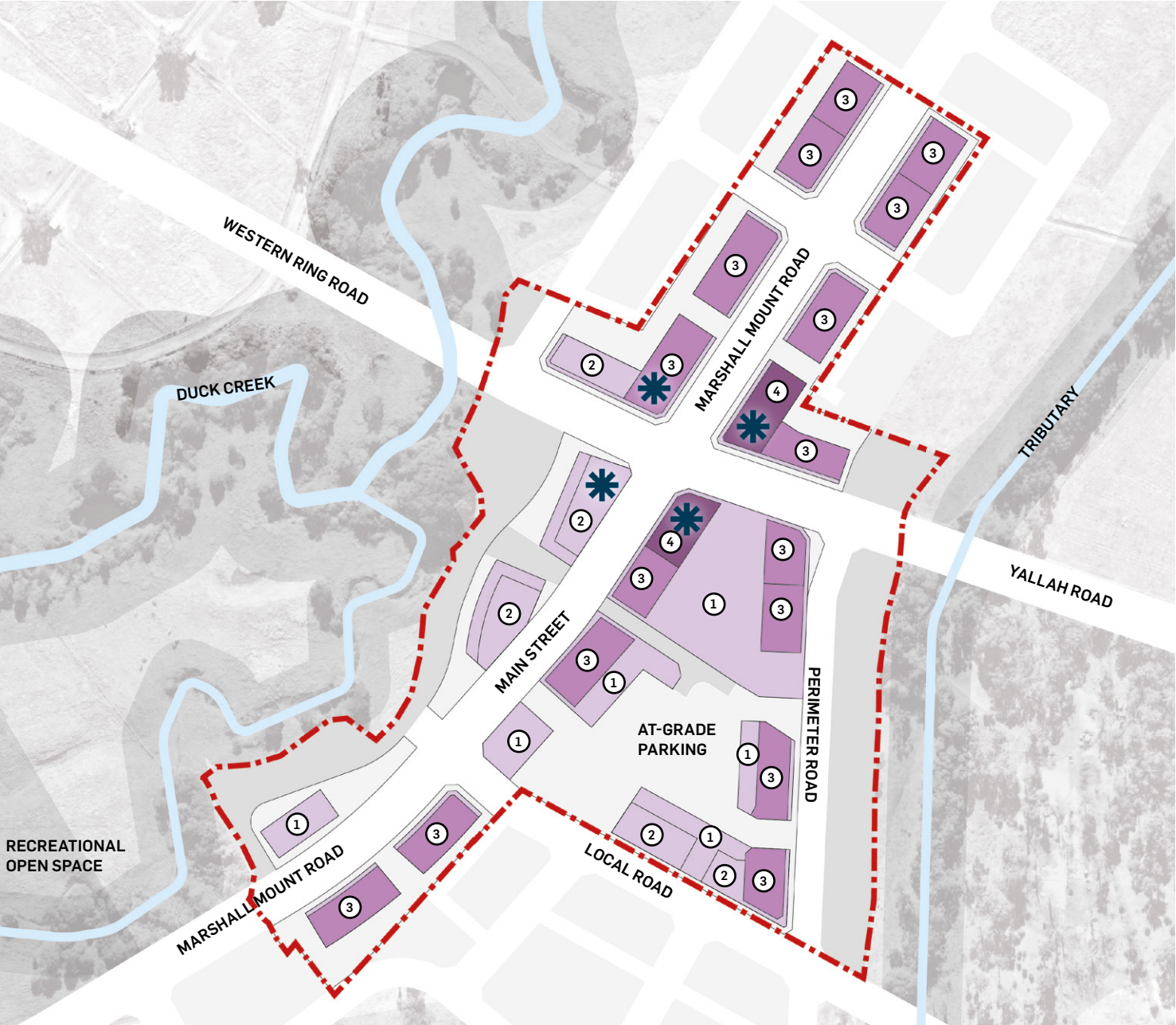


One - two storey community buildings along Main Street. SOHO Village, Point Cook, VIC

3-4 STOREY BUILDING

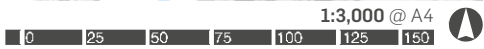


3-4 storey residential buildings with two storey streetwall / articulation. Harold Park, NSW



**NOTE: It is recommended that Council consider opportunities for additional height beyond the existing LEP controls to facilitate varied building height outcomes and facilitate achievable GFA closer to Existing LEP FSR provisions. Opportunities for additional height should be considered in the context of the NSW Governments recently announced bonuses for affordable housing via State Environmental Planning Policy (Housing) 2021.*

Figure 62 Marshall Mount Town Centre - Built Form Strategy



MARSHALL MOUNT TOWN CENTRE



INDICATIVE BUILT FORM MASSING

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

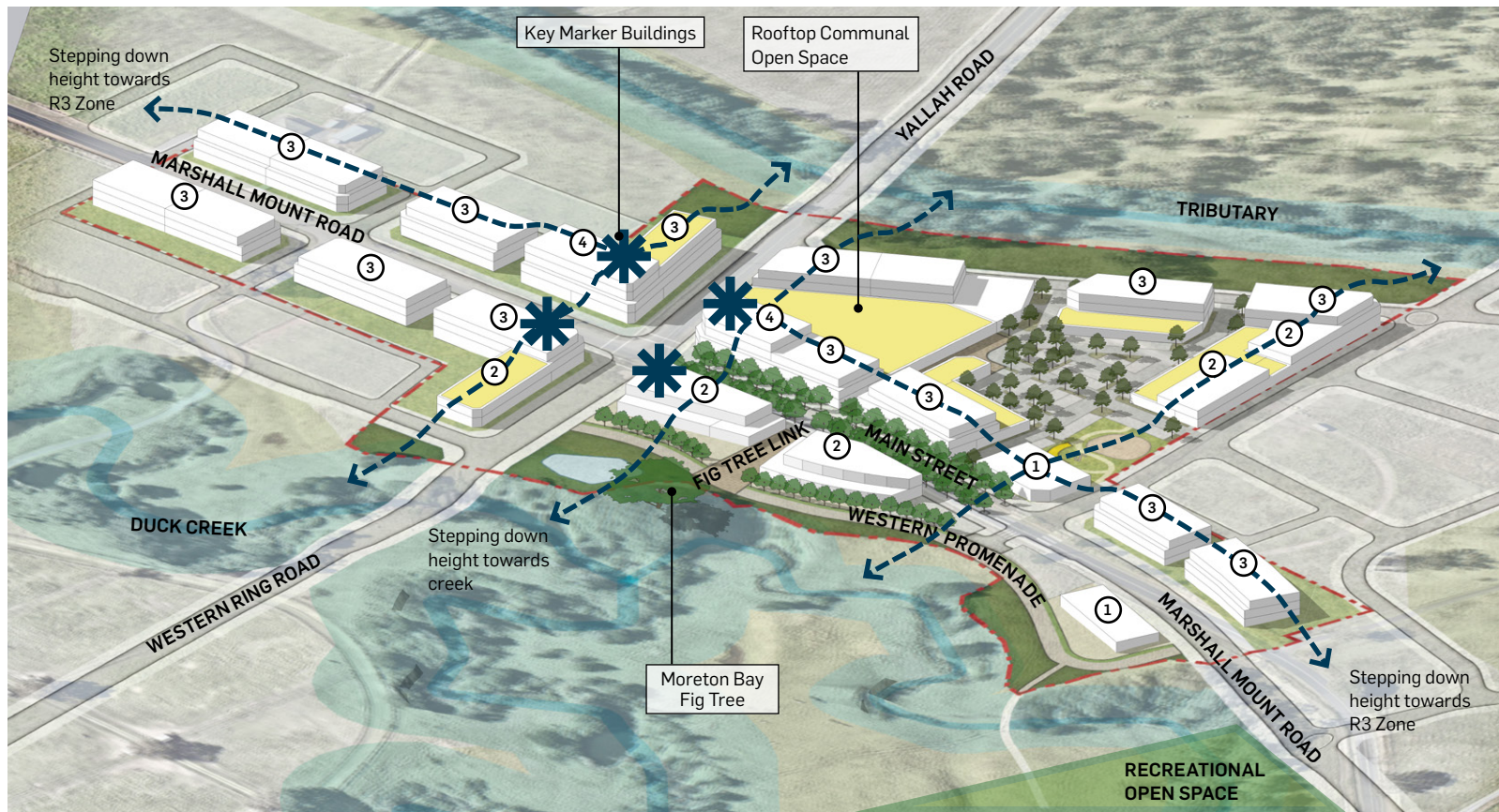


Figure 63 Marshall Mount Town Centre - Indicative Built Form Massing

**NOTE: It is recommended that Council consider opportunities for additional height beyond the existing LEP controls to facilitate varied building height outcomes and facilitate achievable GFA closer to Existing LEP FSR provisions. Opportunities for additional height should be considered in the context of the NSW Governments recently announced bonuses for affordable housing via State Environmental Planning Policy (Housing) 2021.*



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

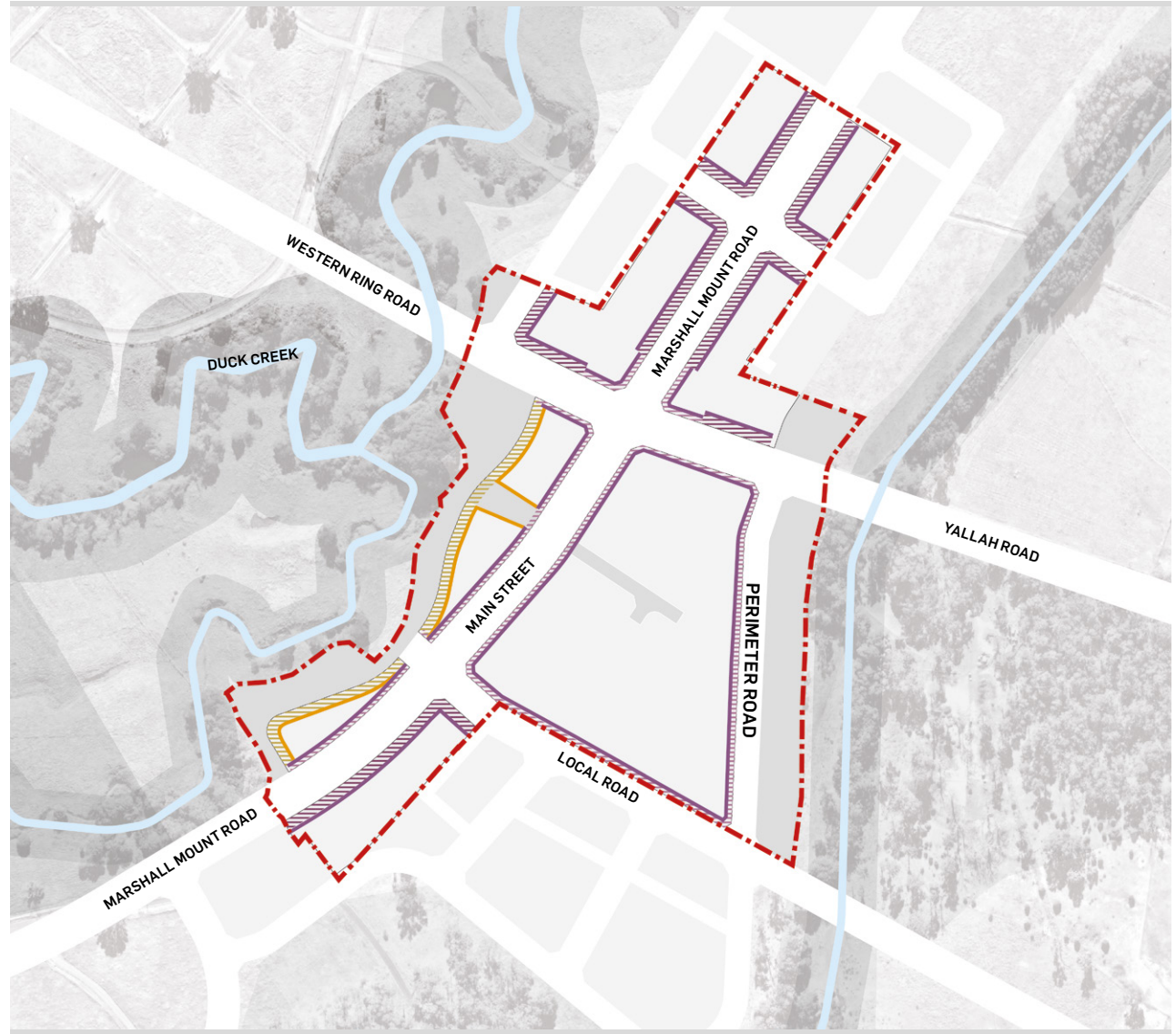


Figure 64 Marshall Mount Town Centre - Indicative Building Setbacks



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MARSHALL MOUNT TOWN CENTRE

INDICATIVE YIELD BREAKDOWN - MARSHALL MOUNT TOWN CENTRE

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

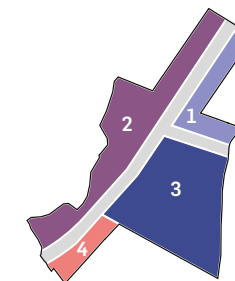


Table 8 Marshall Mount Town Centre - Yield Breakdown

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 - SUPERMARKET GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - F&B GFA (SQM)	TOTAL GFA (SQM)	FSR (n:1)	DW. NO.	DW. NO. (%)	DW./HA
SITE 1															
M4	Retail (Stand-alone / Hospitality) / Residential	2,940	0.29	3.6%	4,050					452	4,502	1.53	43	12.5%	146.2
M5	Residential	1,549	0.15	1.9%	2,075						2,075	1.34	22	6.4%	142.1
M6	Residential	2,145	0.21	2.6%	3,145						2,075	1.47	34	9.9%	158.5
OS	Open Space	1,220	0.12	1.5%											
	<i>Open Space / Constrained Land</i>	1,220	0.12												
	Road Reserve	895	0.09	1.1%											
SITE 1 TOTAL		8,749	0.87	10.6%	9,270					452	9,722	1.47	99	28.9%	149.2
SITE 2															
M1	Community / Retail (Convenience)	4,713	0.47	5.7%		2,506			1,016		3,522	0.75			
M2	Retail (Stand-alone / Hospitality)	1,838	0.18	2.2%						544	544	0.30			
M7	Residential	2,589	0.26	3.1%	3,144						3,144	1.21	34	9.9%	131.3
M8	Residential	2,112	0.21	2.6%	2,363						2,363	1.12	25	7.3%	118.4
M9	Retail (Stand-alone / Hospitality) / Residential	3,517	0.35	4.3%	3,281					336	3,617	1.03	35	10.2%	99.5
OS	Open Space	6,474	0.65	7.9%											
	<i>Western Promenade</i>	2,366	0.24												
	<i>Open Space / Constrained Land</i>	4,108	0.41												
	Road Reserve	3,581	0.36	4.3%											
SITE 2 TOTAL		24,824	2.48	30.1%	8,788	2,506			1,016	880	13,190	0.53	94	27.4%	37.9

*NOTE: It is recommended that Council consider opportunities for additional height beyond the existing LEP controls to facilitate varied building height outcomes and facilitate achievable GFA closer to Existing LEP FSR provisions. Opportunities for additional height should be considered in the context of the NSW Governments recently announced bonuses for affordable housing via State Environmental Planning Policy (Housing) 2021. The yield and parking outcomes would be expected to change if height standards are increased.

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 - SUPERMARKET GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - F&B GFA (SQM)	TOTAL GFA (SQM)	FSR (N:1)	DW. NO.	DW. NO.(%)	DW./HA
SITE 3															
TC1	Retail (Convenience & Supermarket) / Residential	8,169	0.82	9.9%	4,641			3,698	1,257		9,596	1.17	50	14.6%	61.2
TC2	Retail (Convenience) / Supermarket / Residential	3,488	0.35	4.2%	1,407				886		2,293	0.66	15	4.4%	43.0
TC3	Private Child Care	1,954	0.19	2.4%			566				566	0.29			
TC4	Residential	8,288	0.83	10.1%	4,272						4,272	0.52	45	13.1%	54.3
OS	Open Space	4,999	0.50	6.1%											
	<i>Open Space / Constrained Land</i>	4,999	0.50												
	Road Reserve	3,624	0.36	4.3%											
SITE 3 TOTAL		30,522	3.05	37.0%	10,321		566	3,698	2,142		16,727	0.55	110	32.1%	36.0
SITE 4															
M3	Residential	3,945	0.39	4.7%	3,716						3,716	0.94	40	11.7%	101.4
	Road Reserve	686	0.07	0.9%											
SITE 4 TOTAL		4,631	0.46	5.6%	3,716						3,716	0.80	40	11.7%	86.4
EXISTING ROAD RESERVE		13,740	1.37	16.7%											
TOTAL		82,466	8.25	100.0%	32,095	2,506	566	3,698	3,158	1,332	43,355	0.53	343	100.0%	41.6

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



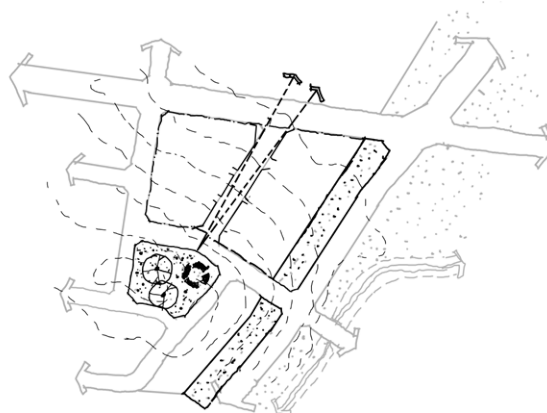
Figure 65 Fowlers Village Centre - Concept Master Plan

FOWLERS VILLAGE CENTRE

GUIDING PRINCIPLES

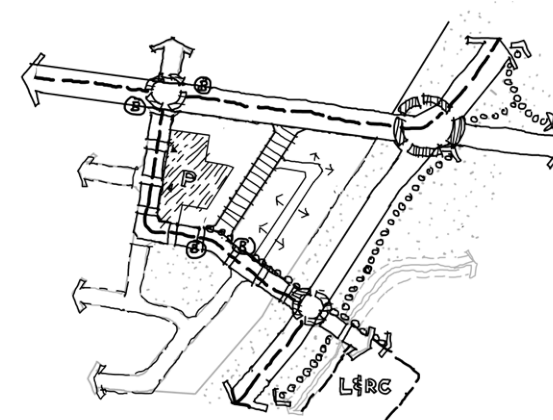
Five guiding principles were identified for the Fowlers Village Centre site which brings together the planning context, place analysis and development opportunities to underpin the master plan.

01 CELEBRATE COUNTRY



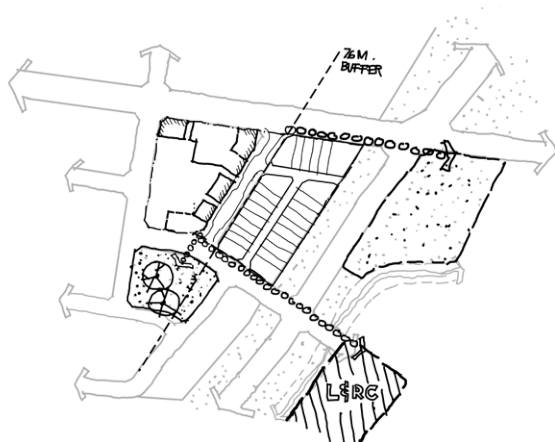
1. Establish a local open space on the hill to the south of the centre retaining the existing mature trees.
2. Establish a view corridor from the local open space along the Main Street, through to Mount Kembla and Mount Keira.
3. Design street layout and building configurations to respond to topography.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

02 A CONNECTED AND ACCESSIBLE CENTRE



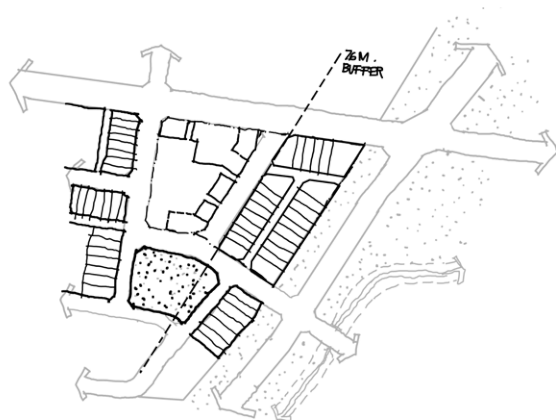
1. Design the Main Street to balance place vibrancy, pedestrian movement and vehicle access.
2. Establish a minor collector road, bypassing the centre, providing vehicular and active transport connectivity between neighbourhoods north of Cleveland Road and the future Leisure and Recreation Centre to 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



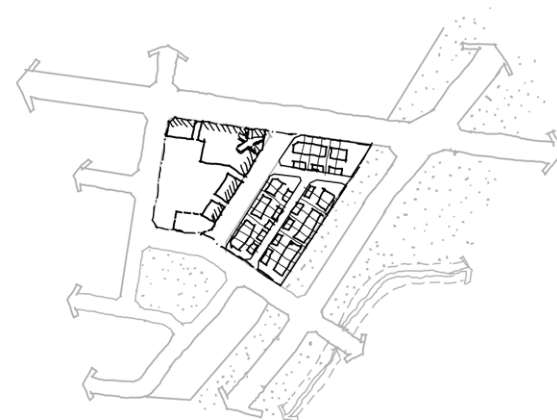
1. Create a safe and compact centre locating retail activity along the main street, beyond the 76m buffer zone to the Eastern Gas Pipeline.
2. Co-locate retail, private childcare and open space to create a compact and walkable village centre within a walkable distance to the Leisure and Recreation Centre.
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

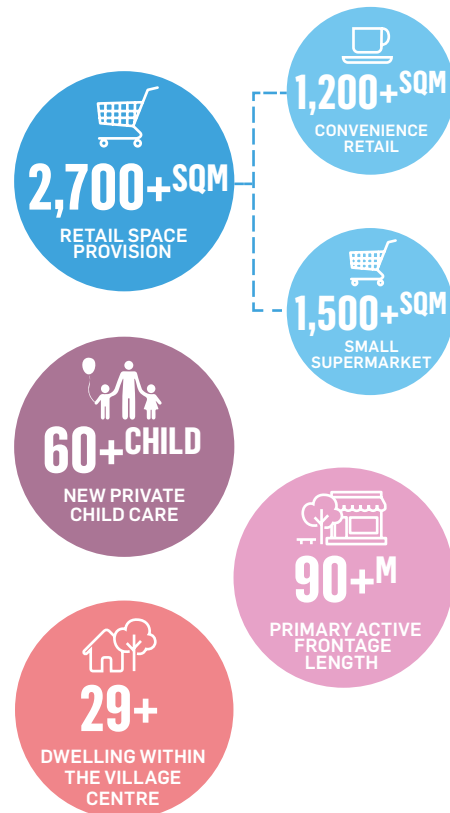


1. Locate key marker building at the north-western corner of the Main Street.
2. Designate corner lots and preferred location for 2 storey at rear and to address both streets.

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

*Note:

- Final intersection arrangement is subject to future transport analysis.
- Final layout of road network is subject to design which may differ from that show in the proposed structure plan.

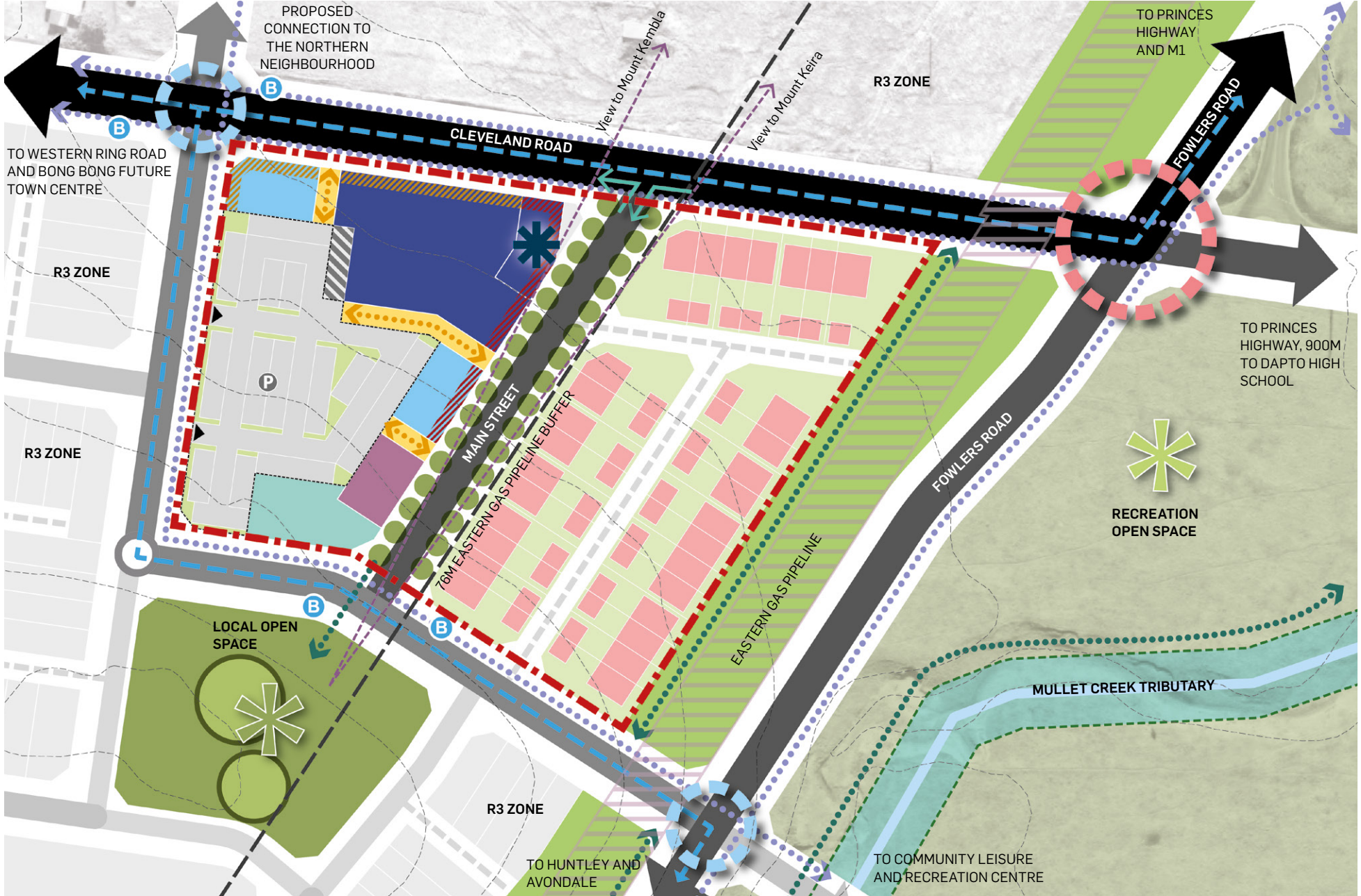


Figure 66 Fowlers Village Centre - Structure Plan

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FOWLERS VILLAGE CENTRE

LAYERED STRATEGIES

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

PRINCIPLE 1
CELEBRATE COUNTRY



STRATEGY 1
NATURAL ASSETS

PRINCIPLE 2
A CONNECTED AND ACCESSIBLE CENTRE



STRATEGY 2
ACCESS AND MOVEMENT

PRINCIPLE 3
AN ACTIVATED PLACE AND VIABLE CENTRE



STRATEGY 3
CENTRE ACTIVATION

PRINCIPLE 4
DELIVER VARIED HOUSING OFFER CLOSE TO AMENITIES

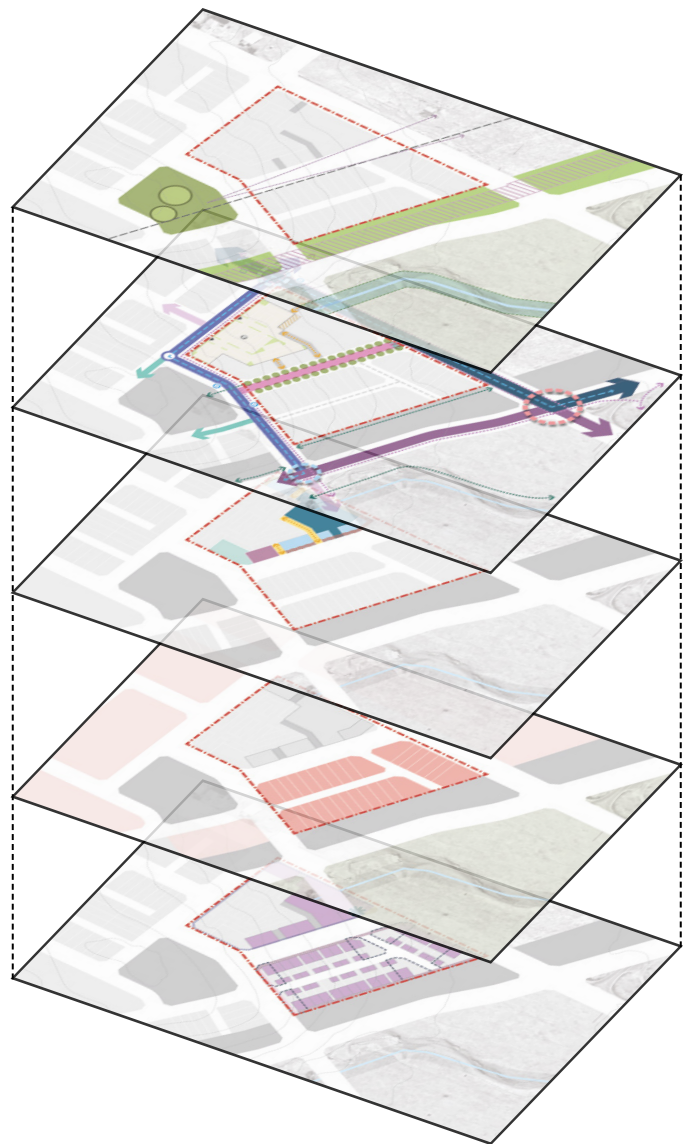


STRATEGY 4
HOUSING MIX

PRINCIPLE 5
CONTEXTUAL BUILT FORM RESPONSE



STRATEGY 5
BUILT FORM



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FOWLERS VILLAGE CENTRE













STRATEGY 1 NATURAL ASSETS

PRINCIPLE 1 CELEBRATE COUNTRY

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
NATURAL ASSETS	
	Visual Connections Established visual connections along the Main Street to Illawarra Escarpment including Mount Kembla and Mount Keira.
	Proposed Local Open Space Proposed a 4,500 sqm new local open space to the southern end of Main Street.
	Existing Mature Trees Retained existing mature trees within the proposed local open space to the south.
	Open Space within Gas Easement Provide linear pathways within the Eastern Gas Pipeline easement.

	Jemena Eastern Gas Pipeline (EGP) Easement
	Jemena Eastern Gas Pipeline (EGP) 76m Buffer Zone No Sensitive Use within 76m of the EGP.
	2m Contour Lines
	Mullet Creek & Riparian Zone Mullet Creek and its riparian zone to the southeast of Fowlers Road.
	Recreational Open Space (Zoned RE1) Proposed recreational open space zone along the eastern side of Fowlers Road.

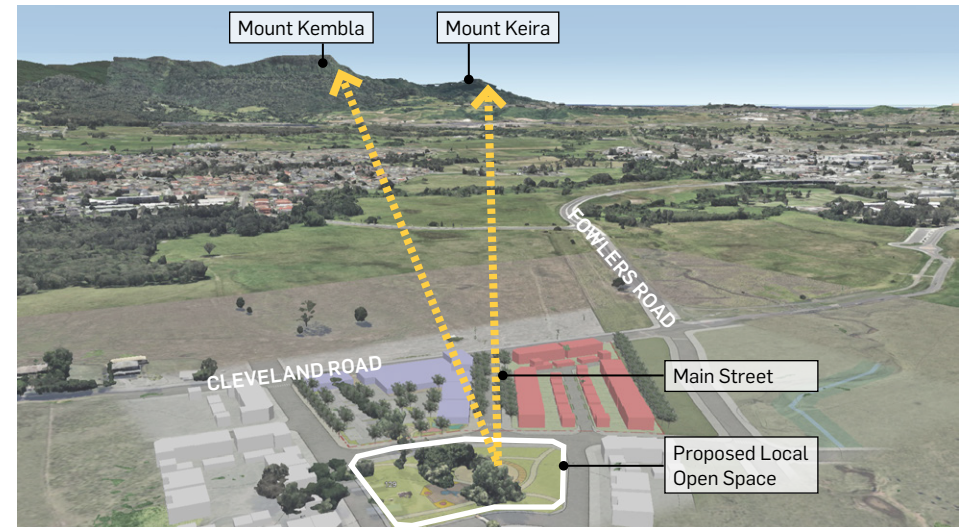


Figure 67 Visual Connections

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;
- Viewpoint at the highest elevation of the open space; and
- Retained existing mature trees for local character.



Figure 68 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:










Fowlers 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

*Note:

- Final intersection arrangement is subject to future transport analysis.
- Final layout of road network is subject to design which may differ from that show in the proposed structure plan.

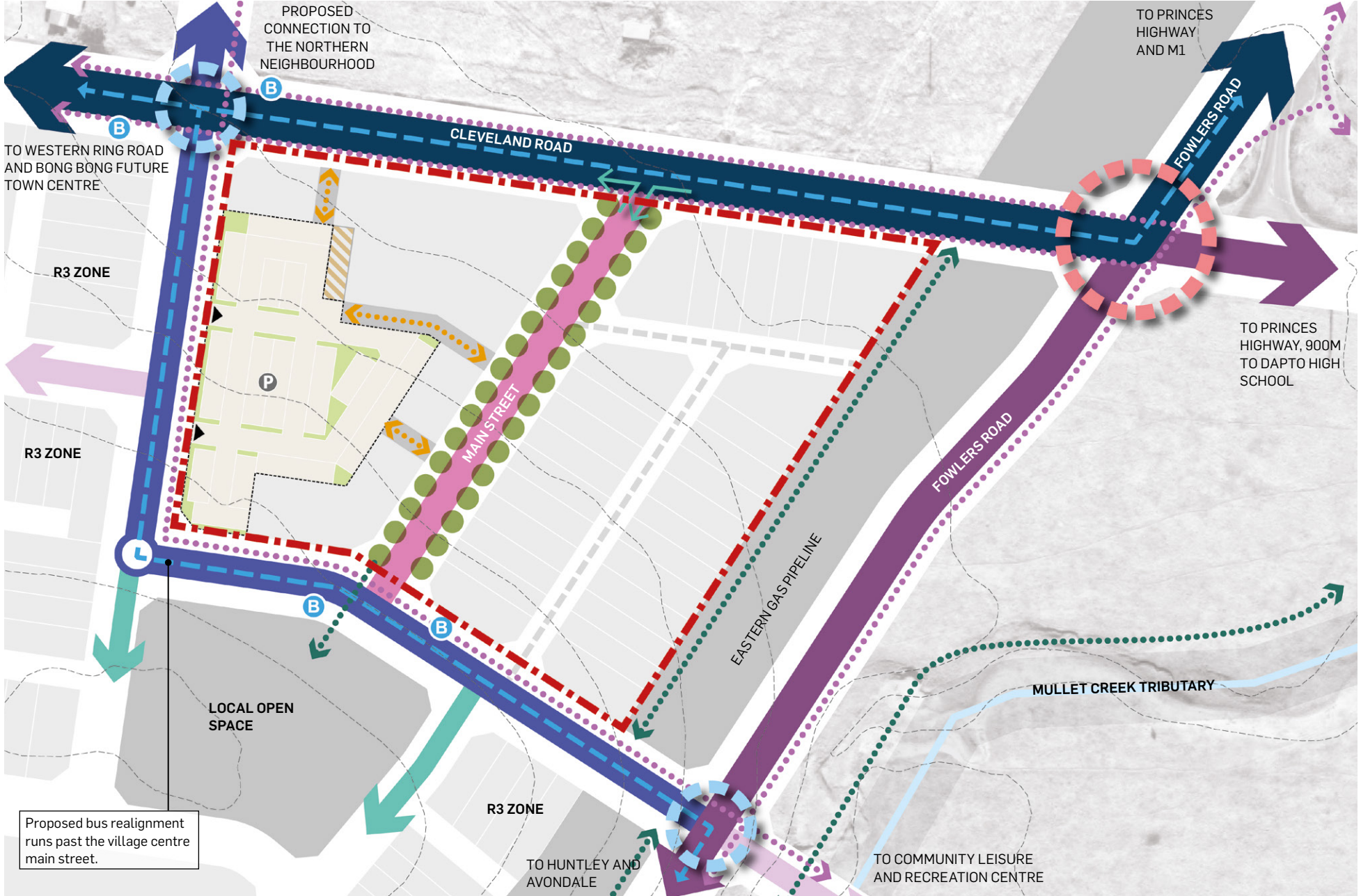


Figure 69 Fowlers Village Centre - Access and Movement Strategy



FOWLERS VILLAGE CENTRE



TYPICAL STREET SECTION



SUB-ARTERIAL ROAD - TYPE 2 / 22.9M

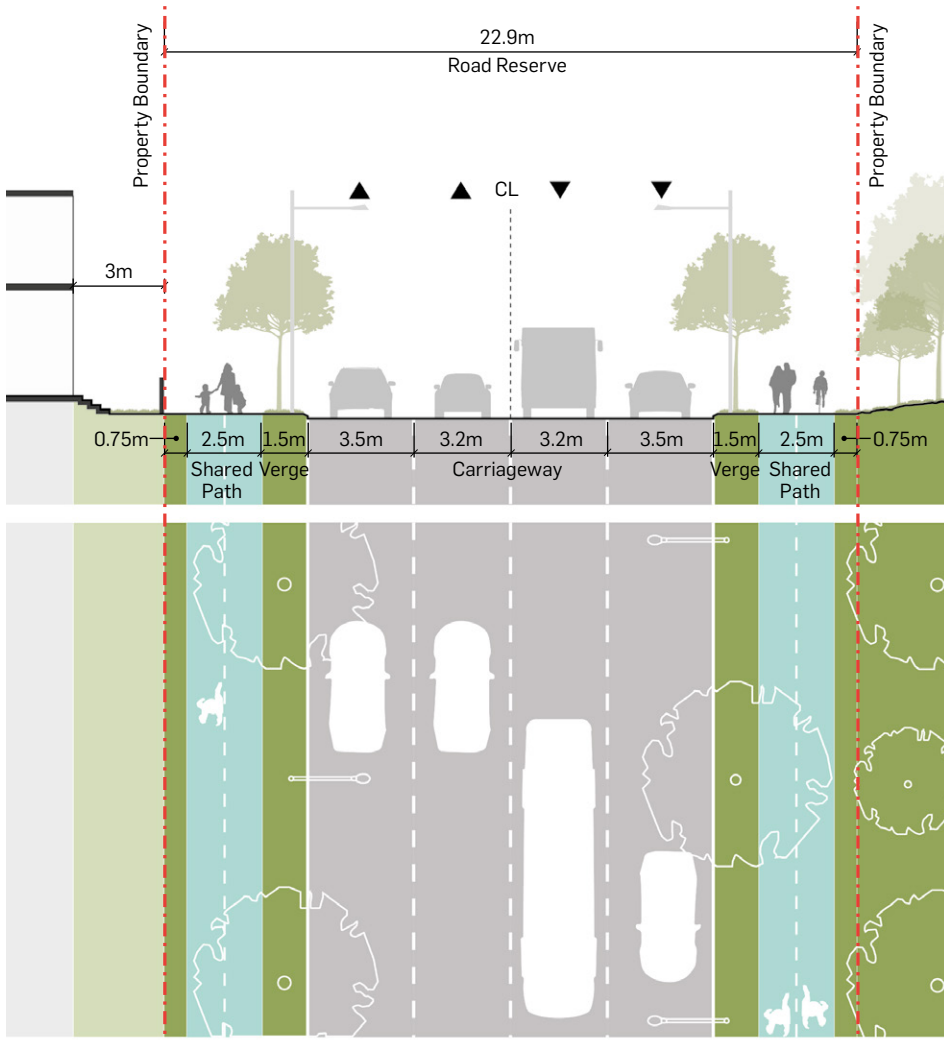


Figure 70 Indicative Street Section A-A' - Sub-Arterial Road - Type 2

MAJOR COLLECTOR ROAD - TYPE 3 / 21.9M

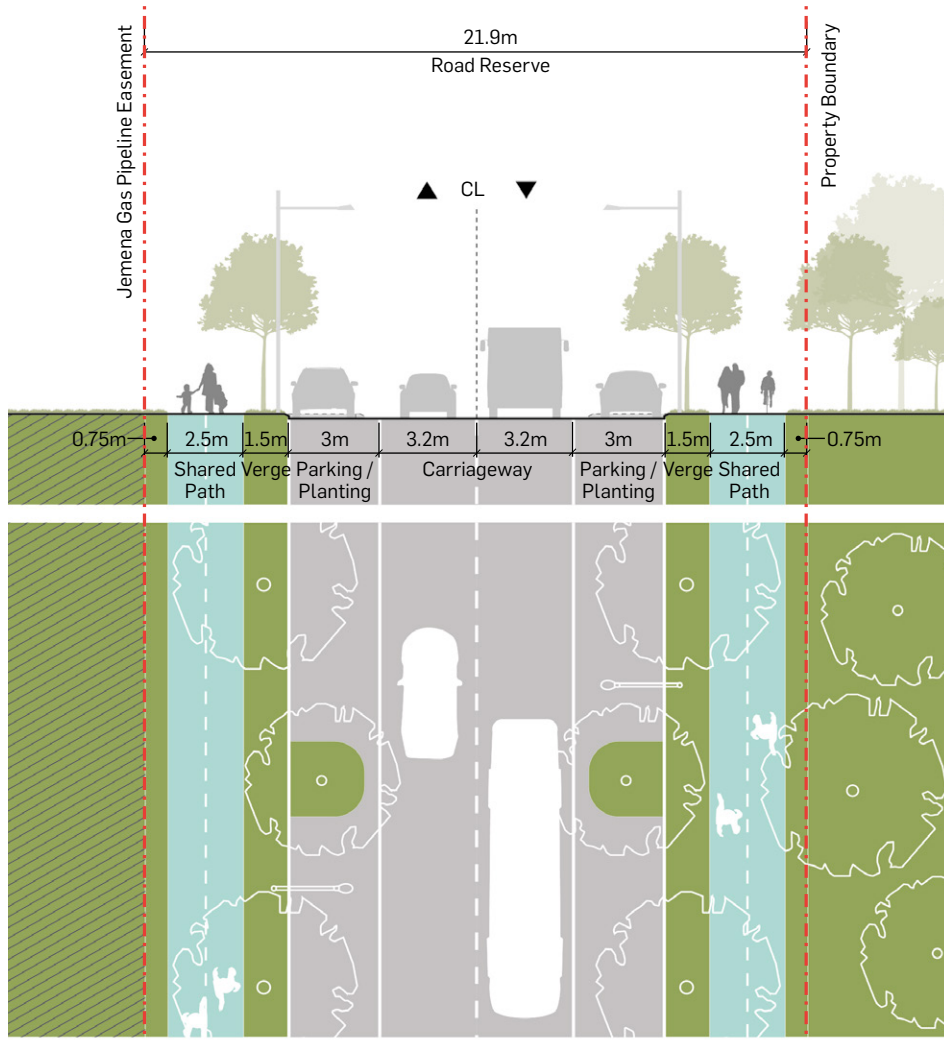


Figure 71 Indicative Street Section B-B' - Major Collector Road - Type 3



MINOR COLLECTOR ROAD - TYPE 4 / 20.95M

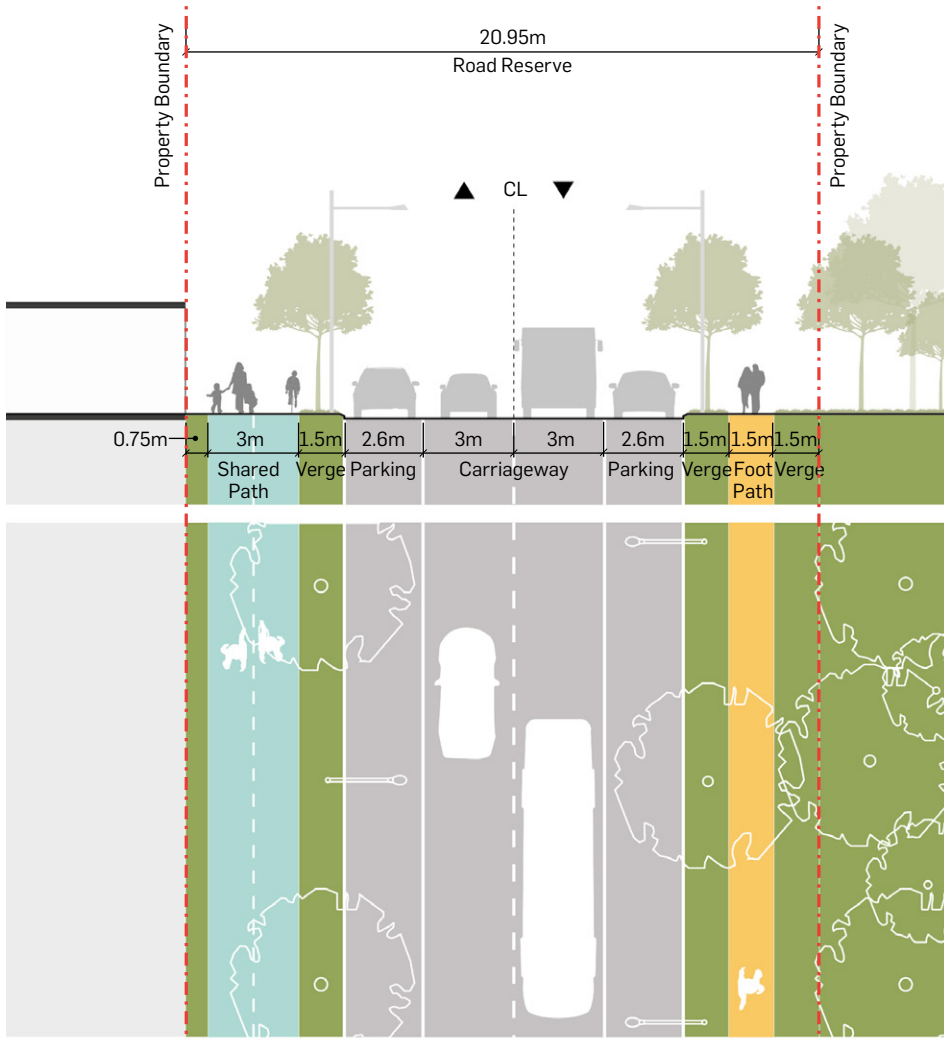
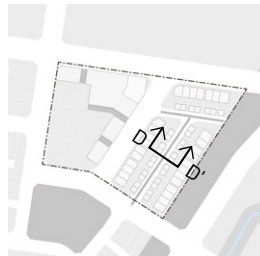


Figure 73 Indicative Street Section C-C' - Minor Collector Road - Type 4



LANEWAY - TYPE 8 / 8M

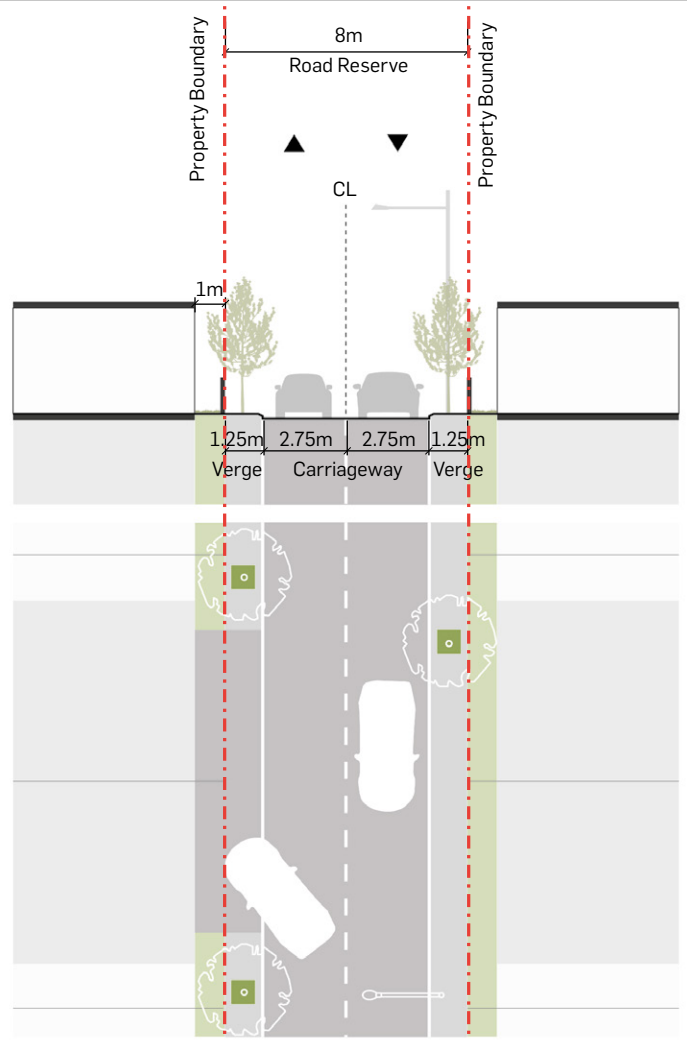


Figure 72 Indicative Street Section D-D' - Laneway - Type 8

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.



Pedestrian friendly street with ground level retail activation. Picton, NSW

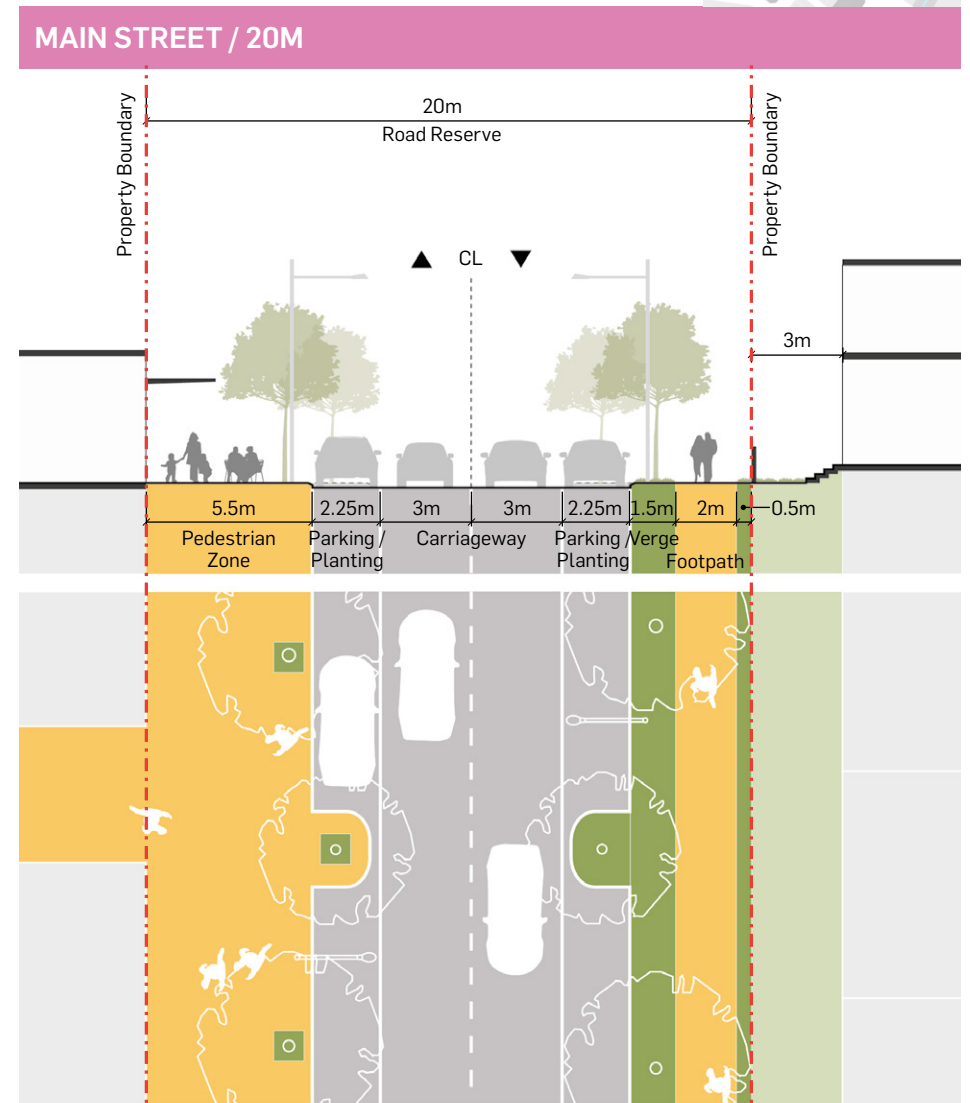
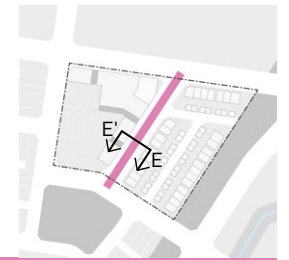


Figure 74 Indicative Street Section E-E' - Main Street



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

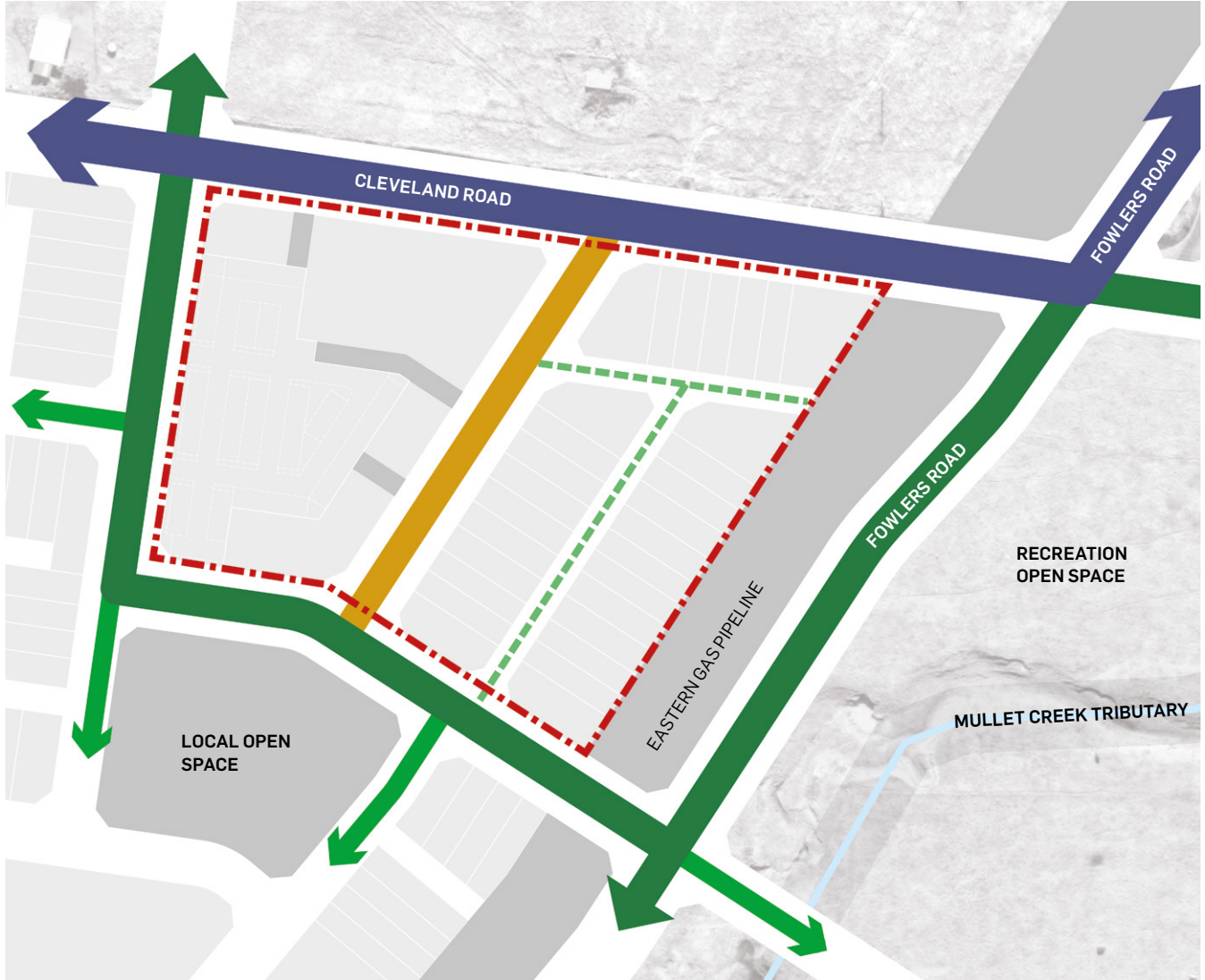


Figure 75 Fowlers Village Centre - Movement And Place Classifications

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 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.

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

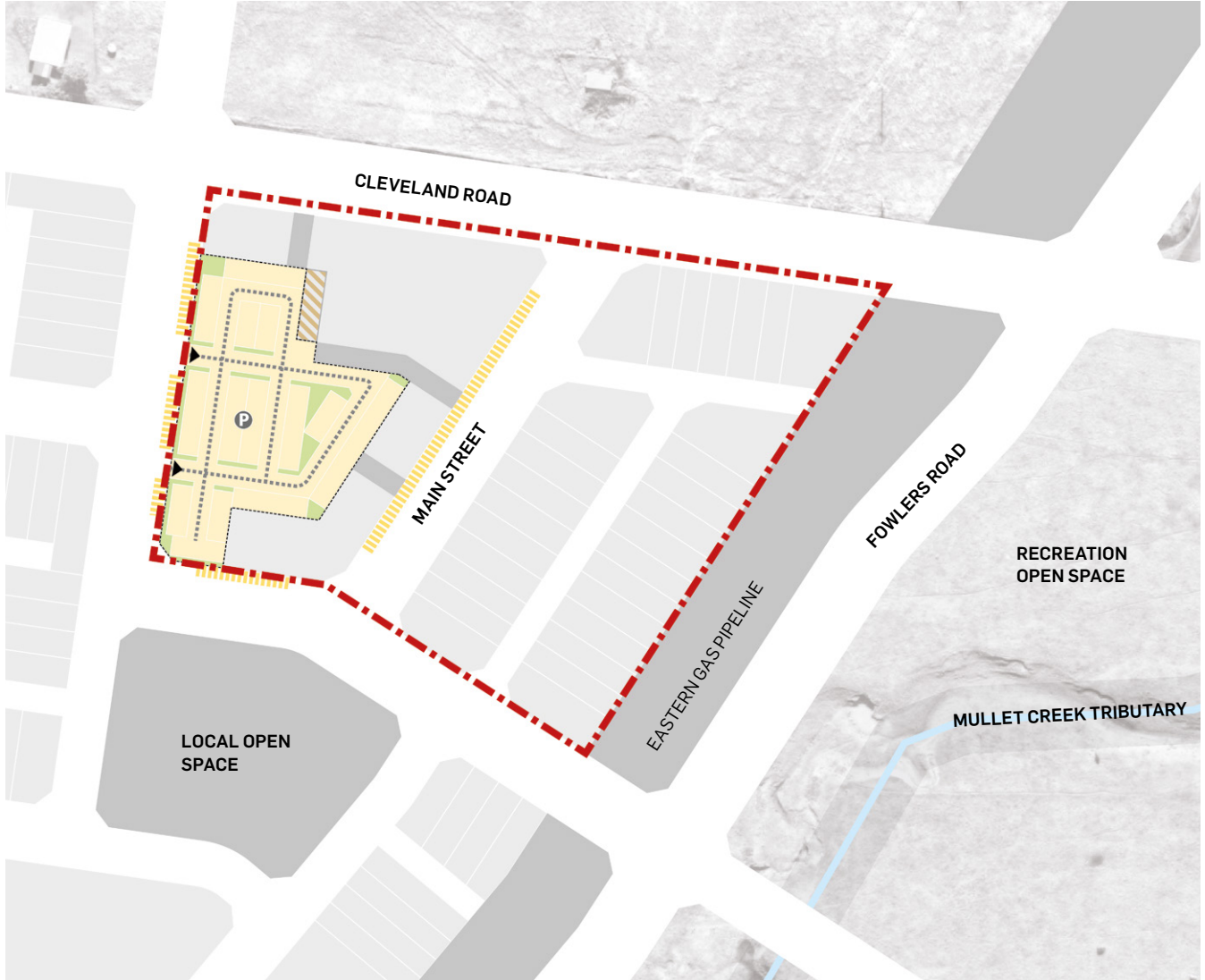


Figure 76 Fowlers Village Centre - Indicative Parking Strategy

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FOWLERS VILLAGE CENTRE











STRATEGY 3 CENTRE ACTIVATION

PRINCIPLE 3 AN ACTIVATED PLACE AND VIABLE CENTRE

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.

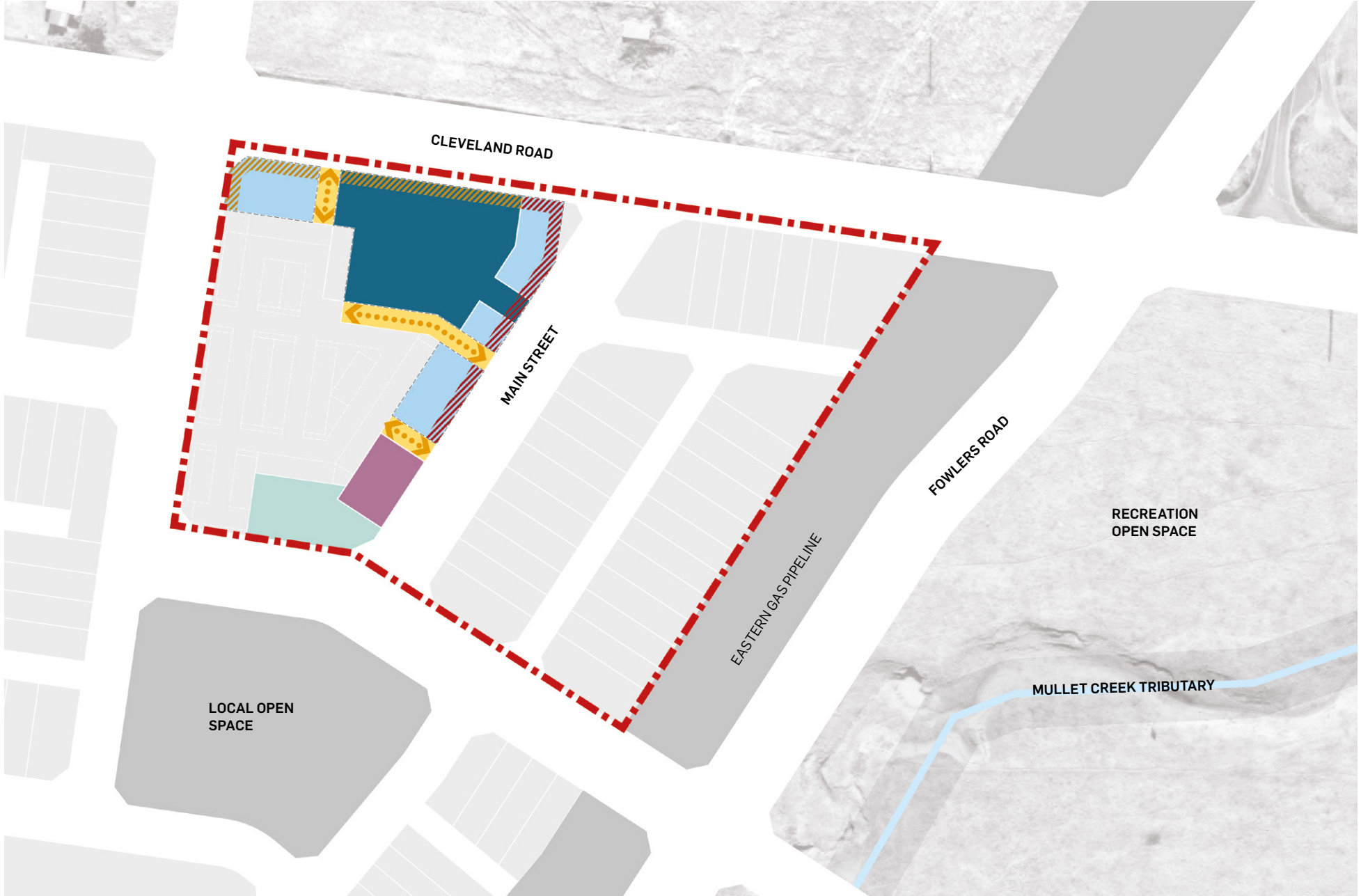


Figure 77 Fowlers Village Centre - Centre Activation Strategy

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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 78 Fowlers Village Centre - Local Context Amenities and Recreational Open Space





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 approximately 2,700 sqm retail space, 28% more than the retail demand forecast of 2,168 sqm, catering for the retail demand beyond 2041.

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**

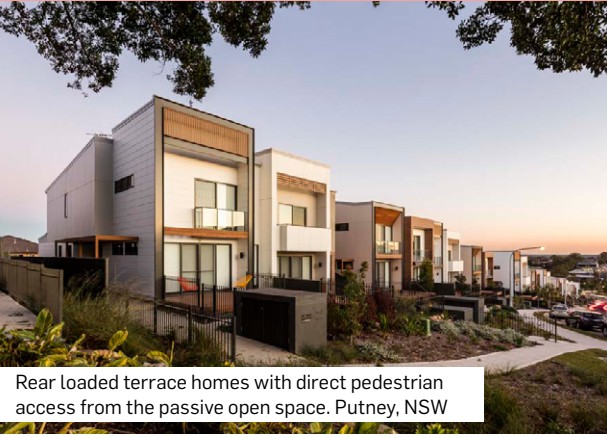
HOUSING TYPOLOGY (WITHIN VILLAGE CENTRE)

 **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.

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 79 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 Building Marker 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



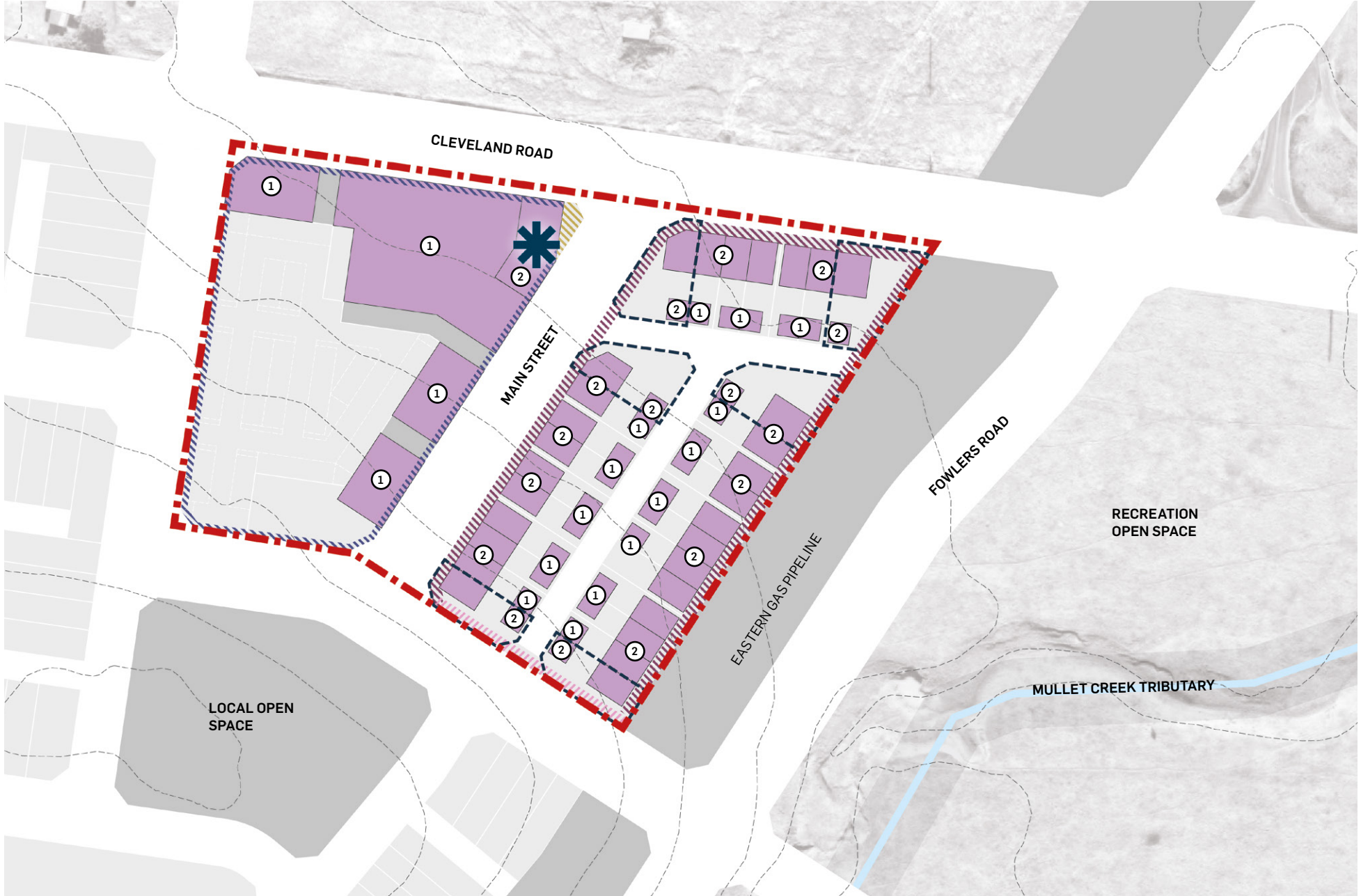


Figure 80 Fowlers Village Centre - Built Form Strategy



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FOWLERS VILLAGE CENTRE



INDICATIVE BUILT FORM MASSING

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



Figure 81 Fowler's Village Centre - Indicative Built Form Massing

INDICATIVE YIELD BREAKDOWN - FOWLERS VILLAGE CENTRE

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

Table 9 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)	CHILD CARE 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	1,717	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	10.3%	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	29	25.4
TOTAL		21,549	2.15	100.0%				6,536		0.30	29	

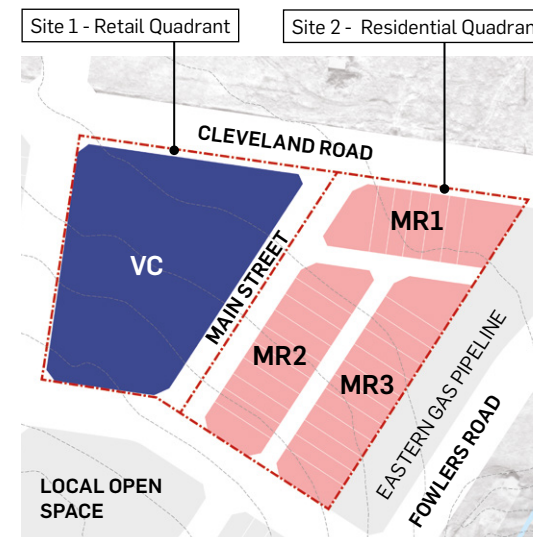


Figure 82 Fowlers Village Centre - Land Use



LEGEND

 Fowlers Village Centre

LAND USE

- Village Centre - Mixed Retail / Private Child Care
- Medium Density Residential

APPENDIX

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

- Indicative Yield Breakdown
- Indicative Parking Provision
- Indicative Retail and Community Space Outcome
- Indicative Dwelling Density Summary
- Centre Key Success Factor Principles
- Strategic Planning Directions
- Development Assumptions.

INDICATIVE YIELD BREAKDOWN - MARSHALL MOUNT TOWN CENTRE

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

Table 10 Marshall Mount Town Centre - Area Schedule

AREA SCHEDULE	SQM	%
Total Site Area (sqm)	82,466	100.0%
Developable Area (sqm)	47,247	57.3%
Non-Developable Area (sqm)	35,219	42.7%
<i>Open Space / Constrained Land (sqm)</i>	<i>10,327</i>	<i>12.5%</i>
<i>Western Promenade</i>	<i>2,366</i>	<i>2.9%</i>
<i>Road Reserve (sqm)</i>	<i>22,526</i>	<i>27.3%</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)	8,188	18.9%
<i>Supermarket</i>	<i>3,698</i>	<i>8.5%</i>
<i>Convenience</i>	<i>3,158</i>	<i>7.3%</i>
<i>Stand-alone Hospitality</i>	<i>1,332</i>	<i>3.1%</i>
Community Facility GFA (sqm)	2,506	5.8%
<i>Local Multi-Purpose Community Centre and Library</i>	<i>2,506</i>	<i>5.8%</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 #	343	

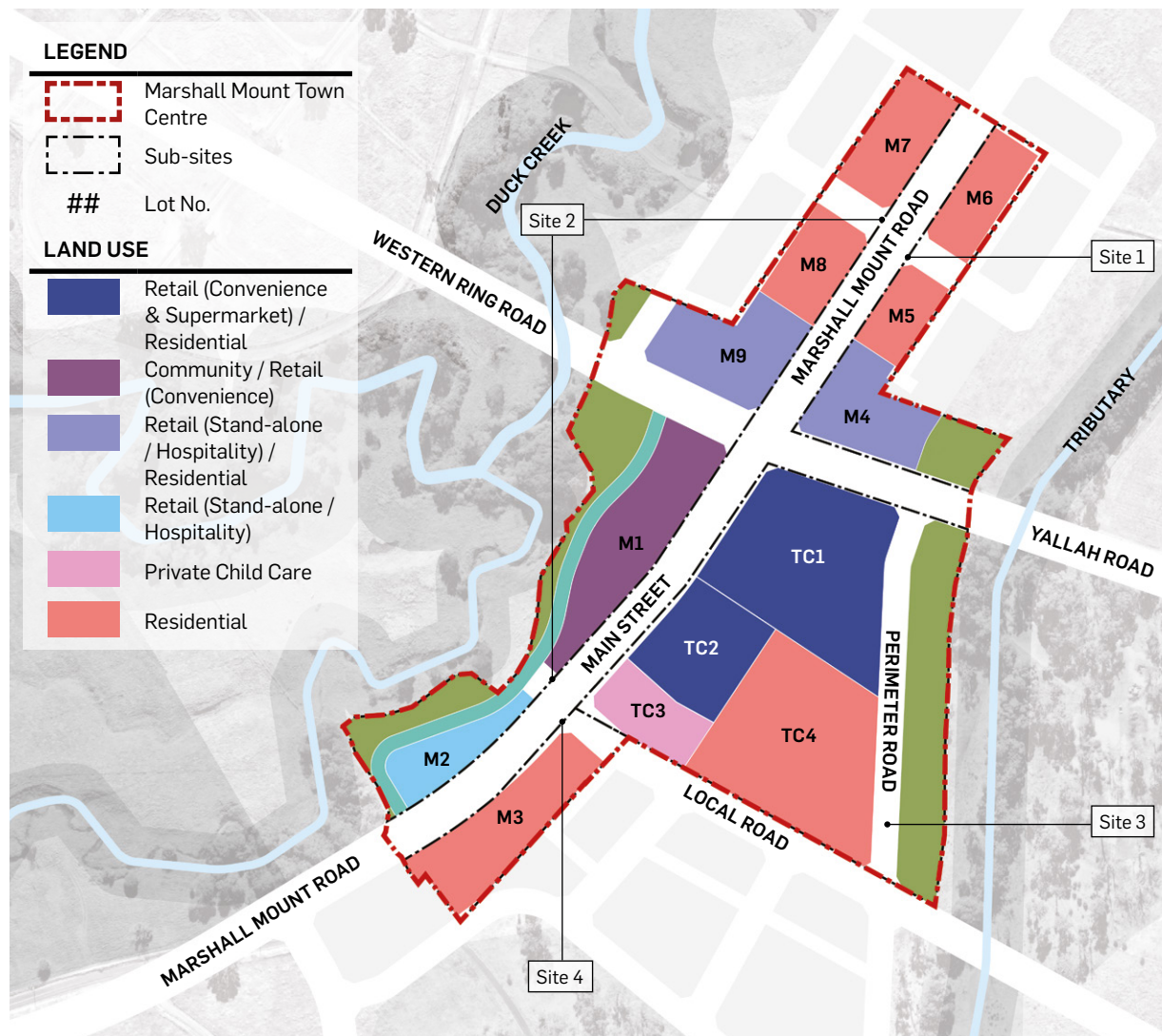
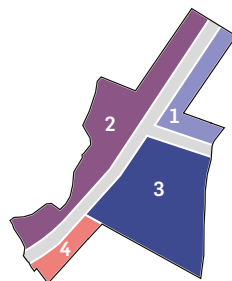


Figure 83 Marshall Mount Town Centre - Land Use Plan



APPENDIX - MARSHALL MOUNT TOWN CENTRE



*NOTE: It is recommended that Council consider opportunities for additional height beyond the existing LEP controls to facilitate varied building height outcomes and facilitate achievable GFA closer to Existing LEP FSR provisions. Opportunities for additional height should be considered in the context of the NSW Governments recently announced bonuses for affordable housing via State Environmental Planning Policy (Housing) 2021. The yield and parking outcomes would be expected to change if height standards are increased.

Table 11 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 - SUPERMARKET GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - F&B GFA (SQM)	TOTAL GFA (SQM)	FSR (nr:1)	DW. NO.	DW. NO. (%)	DW./HA
SITE 1															
M4	Retail (Stand-alone / Hospitality) / Residential	2,940	0.29	3.6%	4,050					452	4,502	1.53	43	12.5%	146.2
M5	Residential	1,549	0.15	1.9%	2,075						2,075	1.34	22	6.4%	142.1
M6	Residential	2,145	0.21	2.6%	3,145						2,075	1.47	34	9.9%	158.5
OS	Open Space	1,220	0.12	1.5%											
	<i>Open Space / Constrained Land</i>	1,220	0.12												
	Road Reserve	895	0.09	1.1%											
SITE 1 TOTAL		8,749	0.87	10.6%	9,270					452	9,722	1.47	99	28.9%	149.2
SITE 2															
M1	Community / Retail (Convenience)	4,713	0.47	5.7%		2,506			1,016		3,522	0.75			
M2	Retail (Stand-alone / Hospitality)	1,838	0.18	2.2%						544	544	0.30			
M7	Residential	2,589	0.26	3.1%	3,144						3,144	1.21	34	9.9%	131.3
M8	Residential	2,112	0.21	2.6%	2,363						2,363	1.12	25	7.3%	118.4
M9	Retail (Stand-alone / Hospitality) / Residential	3,517	0.35	4.3%	3,281					336	3,617	1.03	35	10.2%	99.5
OS	Open Space	6,474	0.65	7.9%											
	<i>Western Promenade</i>	2,366	0.24												
	<i>Open Space / Constrained Land</i>	4,108	0.41												
	Road Reserve	3,581	0.36	4.3%											
SITE 2 TOTAL		24,824	2.48	30.1%	8,788	2,506			1,016	880	13,190	0.53	94	27.4%	37.9

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 - SUPERMARKET GFA (SQM)	RETAIL - CONVENIENCE GFA (SQM)	RETAIL - F&B GFA (SQM)	TOTAL GFA (SQM)	FSR (N:1)	DW. NO.	DW. NO.(%)	DW./HA
SITE 3															
TC1	Retail (Convenience & Supermarket) / Residential	8,169	0.82	9.9%	4,641			3,698	1,257		9,596	1.17	50	14.6%	61.2
TC2	Retail (Convenience) / Supermarket / Residential	3,488	0.35	4.2%	1,407				886		2,293	0.66	15	4.4%	43.0
TC3	Private Child Care	1,954	0.19	2.4%			566				566	0.29			
TC4	Residential	8,288	0.83	10.1%	4,272						4,272	0.52	45	13.1%	54.3
OS	Open Space	4,999	0.50	6.1%											
	<i>Open Space / Constrained Land</i>	4,999	0.50												
	Road Reserve	3,624	0.36	4.3%											
SITE 3 TOTAL		30,522	3.05	37.0%	10,321		566	3,698	2,142		16,727	0.55	110	32.1%	36.0
SITE 4															
M3	Residential	3,945	0.39	4.7%	3,716						3,716	0.94	40	11.7%	101.4
	Road Reserve	686	0.07	0.9%											
SITE 4 TOTAL		4,631	0.46	5.6%	3,716						3,716	0.80	40	11.7%	86.4
EXISTING ROAD RESERVE		13,740	1.37	16.7%											
TOTAL		82,466	8.25	100.0%	32,095	2,506	566	3,698	3,158	1,332	43,355	0.53	343	100.0%	41.6

APPENDIX - MARSHALL MOUNT TOWN CENTRE

INDICATIVE PARKING PROVISION - MARSHALL MOUNT TOWN CENTRE

The following table identify the indicative parking requirement / provision.

Table 12 Marshall Mount Town Centre - Indicative Parking Provision

LOT NO.	USE	CAR PARKING REQUIREMENT					CAR PARKING PROVISION				BICYCLE PARKING PROVISION		MOTORCYCLE PARKING PROVISION		
		RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	COMMUNITY REQUIREMENT	CHILD CARE 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)		37	57		94	15	63	18	96				4	
TC1	Supermarket & Upper Level RFB	86	180			266	181	275	3	459	21	70	10	25	
TC2	Shoptop Housing	26	32			58	28		5	33	7		2		
TC3	Private Child Care (120 places)				44	44			10	10			2		
TC4-1	RFB	27				27	22			22	19		2		
TC4-2	RFB	51				51	35		11	46					
SUB TOTAL - TOWN CENTRE CORE		190	249	57	44	540	281	338	47	666	47	70	20	25	
OTHERS															
M2	Retail (Stand-alone / Hospitality)		20			20	15		11	26			1		
M3	RFB	68				68		88	13	146	17		3		
M4&5	Shoptop housing / RFB	103	17			120		118	12	195	28	50	5	12	
M6	RFB	58				58		43	8	95	15		2		
M7	RFB	58				58		53	8	114	15		2		
M8&9	Shoptop housing / RFB	103	13			116		116	10	184	26	60	5	15	
SUB TOTAL - OTHERS		390	50			440	15	418	62	495	101	110	18	27	
TOTAL		580	299	57	44	980	296	756	109	1,161	148	180	38	52	

INDICATIVE RETAIL AND COMMUNITY SPACE OUTCOME - MARSHALL MOUNT TOWN CENTRE

The following table identify the indicative retail and community space outcome.

Table 13 Marshall Mount Town Centre - Indicative Retail and Community Space Outcome.

Marshall Mount Town Centre Retail Forecast Demand 2041		3,999 sqm
<i>(Wollongong Retail and Business Strategy, 2023)</i>		
RETAIL SPACE OUTCOME		
Master Plan Retail GFA		8,188 sqm
<i>Retail - Supermarket</i>		<i>3,698 sqm</i>
<i>Retail - Convenience (including cafe, specialty shops, gym and pharmacy)</i>		<i>3,158 sqm</i>
<i>Retail - Standalone / Hospitality</i>		<i>1,332 sqm</i>
Master Plan Community Facility		2,506 sqm
<i>Sub-District Multi-Purpose Community Centre and Library</i>		<i>2,506 sqm</i>
Private Child Care GFA		566 sqm
Private Child Care Outdoor Space		1,247 sqm
Private Child Care Capacity (# of places)		120

INDICATIVE DWELLING DENSITY SUMMARY - MARSHALL MOUNT TOWN CENTRE

The following table identify the indicative dwelling density summary.

Table 14 Marshall Mount Town Centre - Indicative Dwelling Density Summary.

DWELLING DENSITY SUMMARY (WITHIN TOWN CENTRE)	
Total Site Area (ha)	8.25
Residential and Centre Lots Developable Area* (ha)	4.07
Total Dwelling No.	343
Gross Density (dw/ha) - Total Site Area	41.6
Gross Density (dw/ha) - Residential and Town Centre Lots Developable Area*	84.2








*Exclude community facility and southwest retail lots

APPENDIX - MARSHALL MOUNT TOWN CENTRE

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

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 2024; and
- Wollongong Development Control Plan 2009
- Wollongong Retail and Business Centres Strategy March 2023

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			
Sub district 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. It is noted that this could be of a 'local scale', being between 1,500 - 2,400 sqm.	√	Proposed approximately 2,500 sqm community space, which has enough capacity to accommodate a library.
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.

APPENDIX - MARSHALL MOUNT TOWN CENTRE

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
West Dapto Development Contribution Plan 2024			
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 - Local multi-purpose community centre and library	Indicative Land Area - 1ha Indicative GFA - 2,400 sqm	✓	Proposed approximately 2,500 sqm community space 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	<i>Retail floorspace - 5,000 - 20,000 sqm</i>	✓	Proposed a total retail GFA of approximately 8,100 sqm.
Population catchment	<i>10,000 - 20,000 (800m - 1km catchment)</i>	✓	(For further detail refer to the FSR scenarios investigation.) <ul style="list-style-type: none"> To achieve the min. population of 10,000 people identified in the retail strategy, E1 and MU1 zoned land within the Town Centre need to deliver 1,312 dwelling / 3,635 population / 160 dw/ha. Testing of scenario 4 (achieved FSR) results in 1,163 dw / 3,256 population, slightly below the dwelling density target.
Accessibility	<i>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.</i>	✓	The town centre is accessible via multi modes of private vehicle, bus service and active transport (cycling and walking)
Retail Uses	<i>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.</i>	✓	Propose a full-size supermarket with specialty retail along the Main Street and Fig Tree Link.

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 which maximise building height is encouraged in town centre core. Lower scale buildings up to 3 storeys in height should surround and support the core.	✓	Maximum height is limited to 15m in the LEP controls. Master Plan has identified the opportunity for taller, marker buildings beyond the LEP controls.							
	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 border="1"> <thead> <tr> <th data-bbox="477 1042 573 1066">Setback</th> <th data-bbox="768 1042 864 1066">Distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="477 1082 528 1106">Side</td> <td data-bbox="768 1082 819 1106">Zero</td> </tr> <tr> <td data-bbox="477 1169 528 1193" rowspan="2">Rear</td> <td data-bbox="768 1121 1099 1177">Zero - where lot adjoins allotment zoned E1 Local Centre; or</td> </tr> <tr> <td data-bbox="768 1193 1111 1249">5-6m - where lot adjoins allotment with any residential zone</td> </tr> </tbody> </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.							

APPENDIX - MARSHALL MOUNT TOWN CENTRE

STRATEGIC PLANNING DIRECTIONS	STATEMENT / REQUIREMENT	ALIGNMENT	PROPOSED OUTCOMES
West Dapto Development Contribution Plan 2024			
<p>5.3 Our new Centres in West Dapto are well planned</p> <p>Recommendation 9 <i>"Communicate clear expectations for centre development outcomes"</i></p>	<p>States: <i>Ensure the LEP and DCP controls for new centres in West Dapto facilitate the outcomes described for towns and villages in the updated Centres Hierarchy.</i></p>	<p>✓</p>	<ul style="list-style-type: none"> The Master Plan for Marshall Mount Town Centre identified there is some misalignment between the existing LEP controls for FSR and Maximum Heights being the FSR cannot be achieved within the height controls. However, it is noted that the retail and centres hierarchy has been informed by population and dwelling outcomes that assume realisation of the FSRs.

APPENDIX - FOWLERS VILLAGE CENTRE

INDICATIVE YIELD BREAKDOWN - FOWLERS VILLAGE CENTRE

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

Table 17 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)	CHILD CARE 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	1,717	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	10.3%	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	

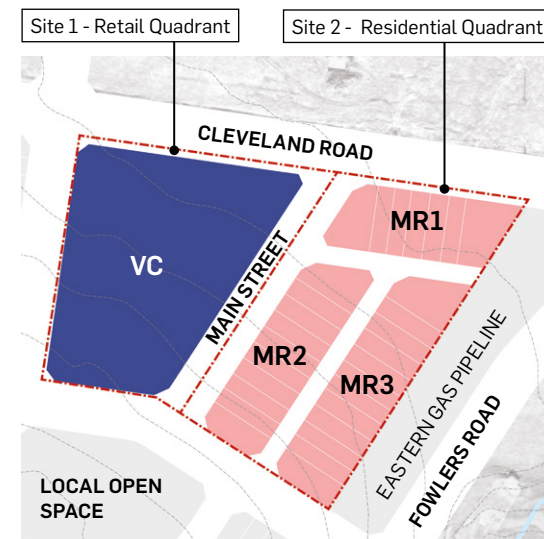


Figure 84 Fowlers Village Centre - Land Use



LEGEND

 Fowlers Village Centre

LAND USE

- Village Centre - Mixed Retail / Private Child Care
- Medium Density Residential

APPENDIX - FOWLERS VILLAGE CENTRE

INDICATIVE PARKING PROVISION - FOWLERS VILLAGE CENTRE

The following table and diagram identify the indicative parking provision breakdown.

Table 19 Fowlers Village Centre - Indicative Parking Provision

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

INDICATIVE RETAIL AND COMMUNITY SPACE OUTCOME - FOWLERS VILLAGE CENTRE

The following table identify the indicative retail and community space outcome.

Table 18 Fowlers Village Centre - Indicative 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
<i>Retail - Supermarket</i>		<i>1,527 sqm</i>
<i>Retail - Convenience (including cafe, specialty shops, gym and pharmacy)</i>		<i>1,258 sqm</i>
Private Child Care GFA		271 sqm
Private Child Care Outdoor Space		563 sqm
Private Child Care Capacity (# of places)		60

APPENDIX - FOWLERS VILLAGE CENTRE

INDICATIVE DWELLING DENSITY SUMMARY - FOWLERS VILLAGE CENTRE

The following table identify the indicative dwelling density summary.

Table 20 Fowlers Village Centre - Indicative Dwelling Density Summary








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

APPENDIX - FOWLERS VILLAGE CENTRE

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 21 Fowlers Village Centre - Centre Key Success Factors Alignment

CENTRE KEY SUCCESS FACTORS		PROPOSED OUTCOMES – FOWLERS VILLAGE CENTRE
 <p>Location Locate the centre's main activities / nodes along the primary road connections to increase visibility for passing trade.</p>	<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. 	
 <p>Co-location with Activity Generators Co-locate the centres with activity generators i.e. school, child care, sporting fields, community facilities, leisure centre.</p>	<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. 	
 <p>Compact and Walkable Create walkable and compact centre that provide immediate access to the community</p>	<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. 	
 <p>Mix of Uses Promote cross-usage between retail, residential, community facilities and other services to increase dwell-time within the centre.</p>	<ul style="list-style-type: none"> Proposed a mix of mid size supermarket, retail, residential, and private child care within the primary activation zone. 	
 <p>Activation Establish the active retail / community uses frontage on both sides of the main street with minimal movement barriers between each side.</p>	<ul style="list-style-type: none"> Proposed ground level activation along the main street with minimal movement barriers. 	
 <p>Accessibility Ensure the centre is accessible on various transport modes including public transport, active transport (walking and cycling) and vehicle.</p>	<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. 	
 <p>Population Catchment Ensure the centre is accessible to the largest population catchment possible.</p>	<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 - FOWLERS VILLAGE CENTRE

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 22 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			
<p>Open Space & Recreation</p> <p>OS13 – Community Leisure and Recreation Centre</p>		√	<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.

APPENDIX - FOWLERS VILLAGE 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 2,700 sqm.
Population catchment	up to 10,000 (~ catchment radius of 600 – 800m)	√	Refer to catchment analysis for Marshall Mount on challenges achieving these populations within the 600-800m catchment based on existing LEP controls).
Accessibility	<i>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.</i>	√	The village centre is accessible via multi modes of private vehicle, bus service and active transport (cycling and walking).
Retail Uses	<i>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. Individual tenancies are small scale with a smaller floor area than their Town Centre counterparts. Food and Drink Premises with drive through facilities are not permitted in Village Centres (Wollongong LEP).</i>	√	Propose a mid-size supermarket with specialty retail along the main street.
Residential Uses	<i>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.</i>	√	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.

APPENDIX

DEVELOPMENT ASSUMPTIONS

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

Table 23 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
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

DEVELOPMENT ASSUMPTIONS		SOURCE / REMARKS
0.0833	Visitor bicycle parking/ dwelling	1 bicycle parking / 12 dwellings - Wollongong DCP 2009 Ch E3
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
RFB	Residential Flat Building
SQM	Square Meter
TC	Town Centre
VC	Village Centre

