

# GOBBAGOMBALIN URBAN DESIGN REPORT



Roberts Day  
*planning.design.place*

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**CLIENT**  
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**APPROVED**

SALVESTRO PLANNING  
05/02/2020  
G  
FINAL  
DJ/AK  
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# EXECUTIVE SUMMARY

## Vision

Of the Place  
Civic Minded  
Diverse  
Healthy  
Productive

## Site Analysis

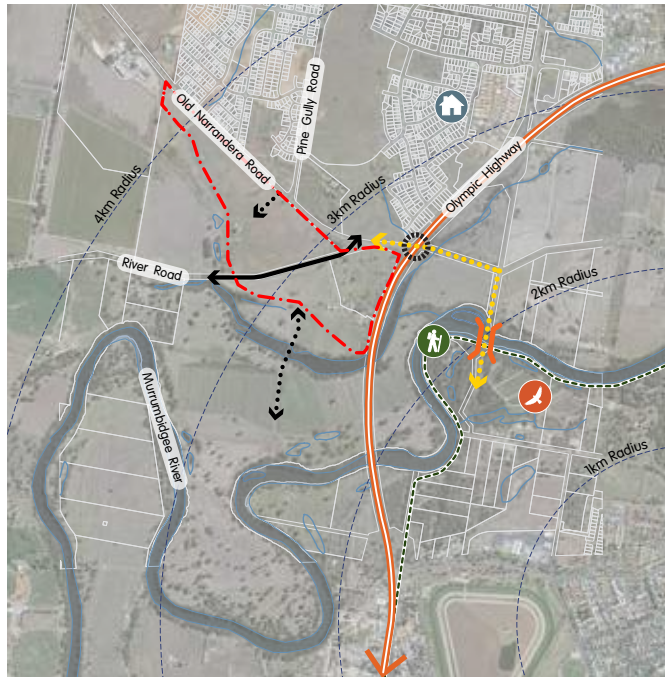
A thorough analysis of the site provided many opportunities and some constraints that can be viewed as opportunities.

The Site Analysis has been broken down into the following categories:

- Hydrology
- Infrastructure
- Ecology
- Access
- Slope and Views

## The Master Plan

A community focused neighbourhood based on a place-led site analysis.





## Connected and Healthy

A broad open space network provides opportunities for pedestrians and cyclists to navigate the neighbourhood in a safe and healthy environment.

## Built Form

A variety of building types have been provided for within the site, including

- Traditional detached dwellings
- Terraces
- Shop-top housing
- Steep topography houses

## Landscape

The natural environment is being enhanced by maintaining established trees within open space, parks, and community areas. The Gobba Lagoon will be enhanced and kept as a key amenity for the site, with raised board-walks providing convenient access.









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# Context



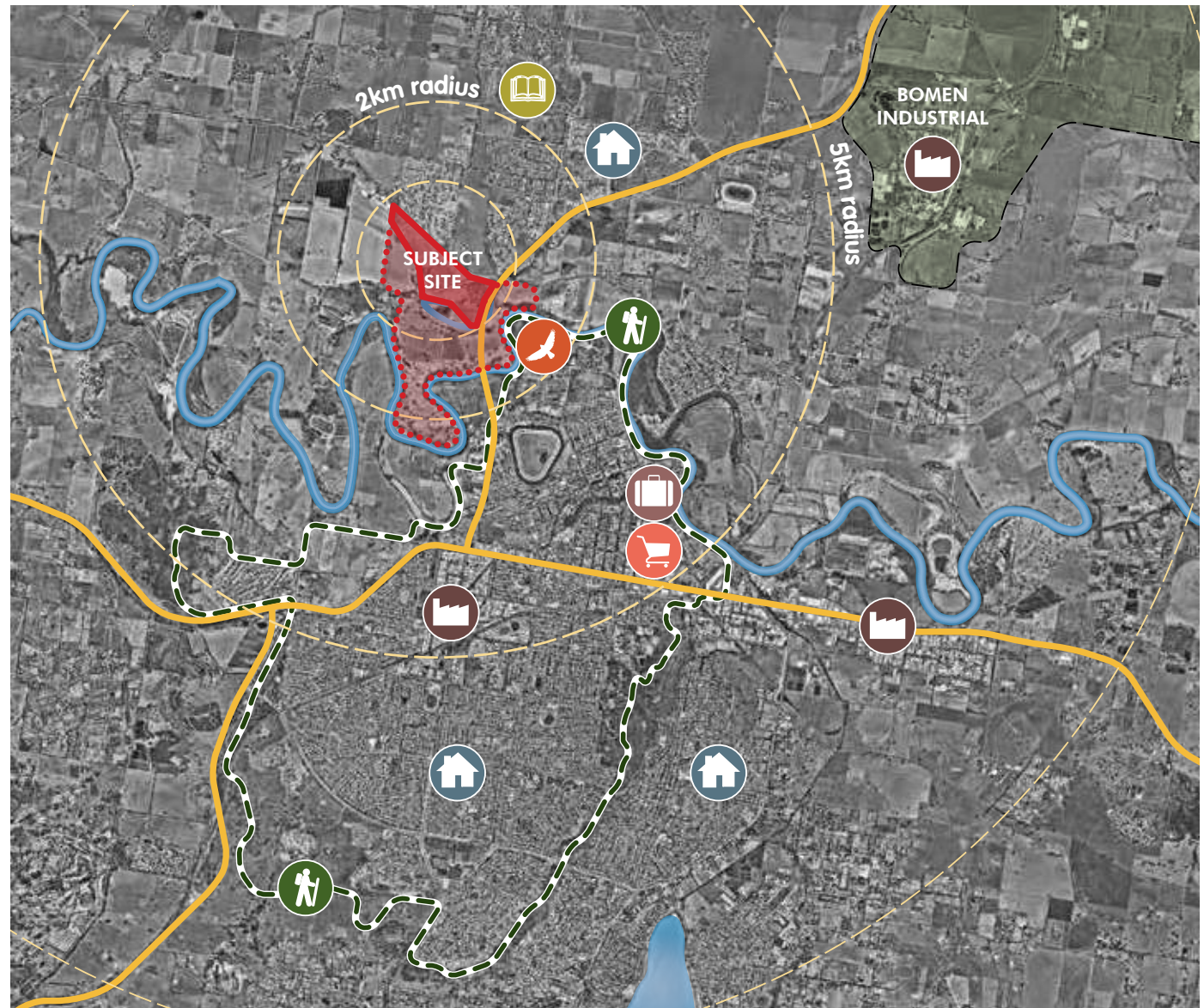
# LOCAL CONTEXT

## A RURAL ENVIRONMENT ON THE CBD DOORSTEP

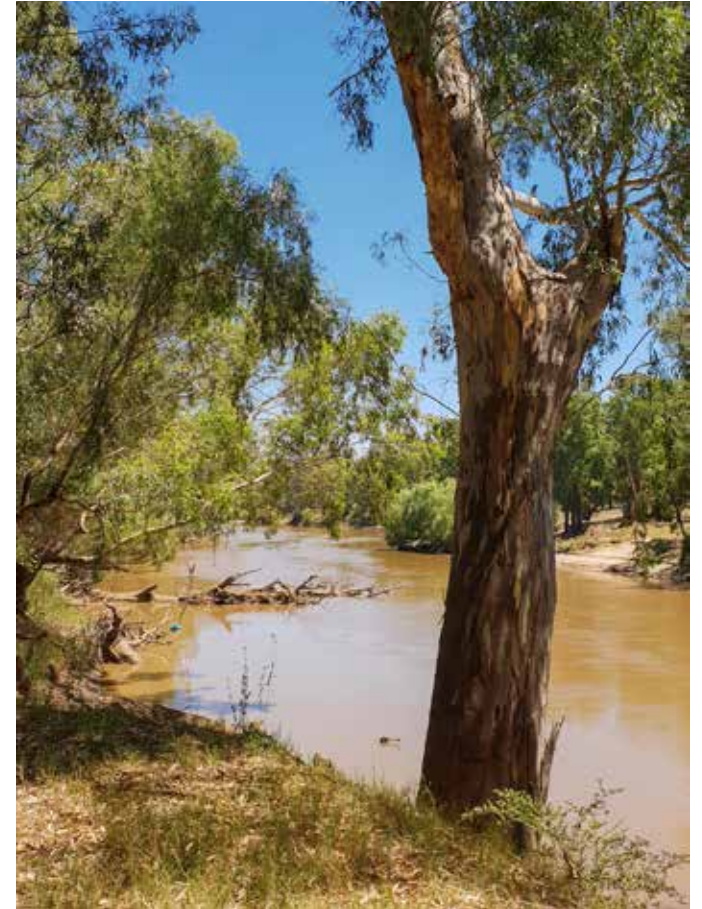
Gobbagombalin is situated within 5kms of the Wagga Wagga CBD whilst benefiting from a remote, rural hamlet character and setting.

The site is on the doorstep of the Wiradjuri Nature Walk, a 42km walk that loops Wagga Wagga, and takes advantage of the river frontage.

The site is bordered by the Murrumbidgee River, Olympic Highway (Gobba Bridge), Old Narrandera Road and farmland. The Gobba Lagoon runs through part of the site providing wonderful water views.









# PLACE ANALYSIS

## A SINGLE SITE WITH A VARIETY OF CHARACTERS

### Hilltop Homestead

The Homestead sits at the highest point of the site and is visible from a wide range of surrounding areas. The surrounding land is the steepest part of the site.

### Stewardship

The southern portion of the site is very flat and prone to flooding.

### Urban Amphitheater

Turning its back on Old Narrandera Road and the development to the north, this area has wide open views over the Stewardship area and towards Wagga Wagga.

### Urban Extension

This area faces the existing development to the north and will be one of the few areas visible from the surrounding context due to its steep topography.





## Grasslands Precinct

This broad and gently undulating area covers the central part of the site.

## The Lagoon

Elevated above Gobba Lagoon and surrounded by mature trees, this area provides a high level of amenity for the neighbourhood.

## Agrarian / Eco Hub

A large area between Gobba Lagoon and the developable area of the site that is suitable for community agrarian functions.

## The Gateway

The highpoint of the site.







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# Site Analysis

# SITE ANALYSIS

Roberts Day has undertaken a site and place analysis for Gobba, which considers physical and place-based aspects of the site. This enables the design team to establish a design that responds to the site's unique characteristics and provides a special experience for the future residents.

The Site Analysis has been broken down into the following categories:

- Hydrology
- Infrastructure
- Ecology
- Access
- Slope and Views

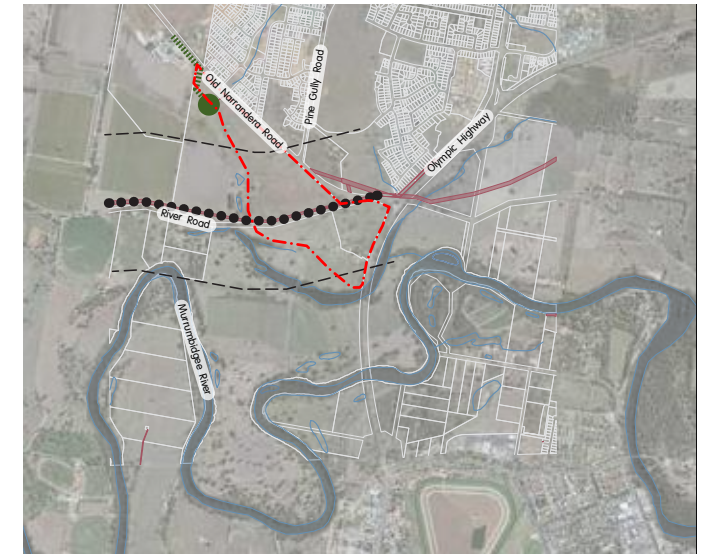
## Hydrology



### LEGEND

- Developable Area
- River / Lagoon
- Flood Zone
- Stormwater Drainage Path

## Infrastructure



### LEGEND

- Developable Area
- Sewer Main
- Sewer Pump Station
- Gas Main
- 450m Buffer to Gas Main
- Easement

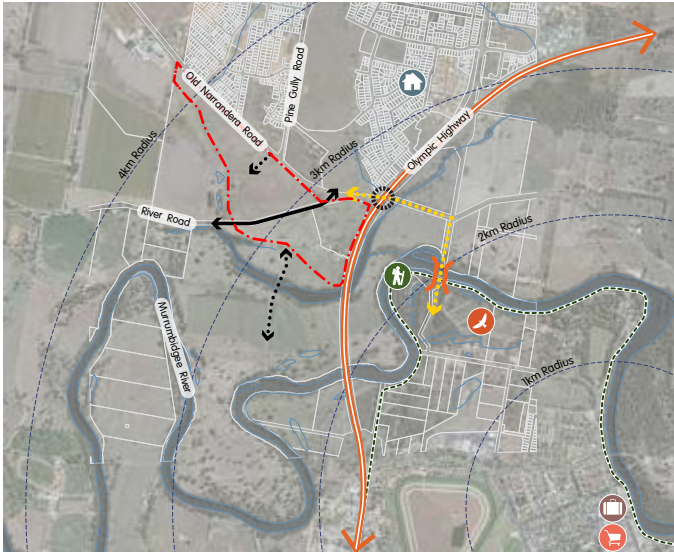


# Ecology



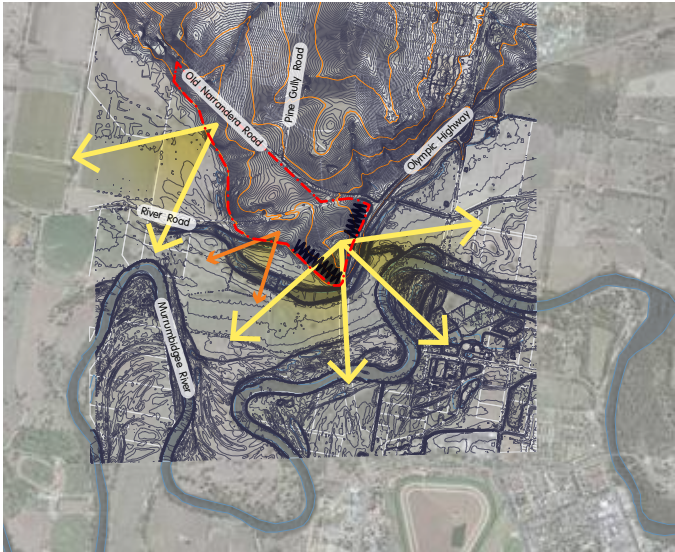
- LEGEND**
- [Red dashed line] Developable Area
  - [Purple box] Blakely's Red Gum - Yellow Box
  - [Teal box] Blakely's Red Gum - White Box
  - [Red box] River Red Gum
  - [Hatched box] Threatened Ecological Community

# Access



- LEGEND**
- [Red dashed line] Developable Area
  - [Black arrow] Site Access
  - [Dashed black arrow] Potential Site Access
  - [Thick orange line] Olympic Highway
  - [Circular symbol] Culvert
  - [Yellow dotted line] Potential Pedestrian/Cycle Link
  - [Orange bridge symbol] Potential Bridge
  - [Green walking track symbol] Wiradjui Walking Track
  - [Red bird symbol] Marrambidya Wetland
  - [Red building symbol] CBD

# Slope and Views



- LEGEND**
- [Red dashed line] Developable Area
  - [Blue wavy line] Steep Terrain
  - [Yellow arrow] Broad Views
  - [Orange arrow] Contained Views



# HYDROLOGY

The gently undulating and open areas of the site and its surrounds allows the flood waters from the Murrumbidgee River and Gobbagombalin Lagoon to cover a large area.

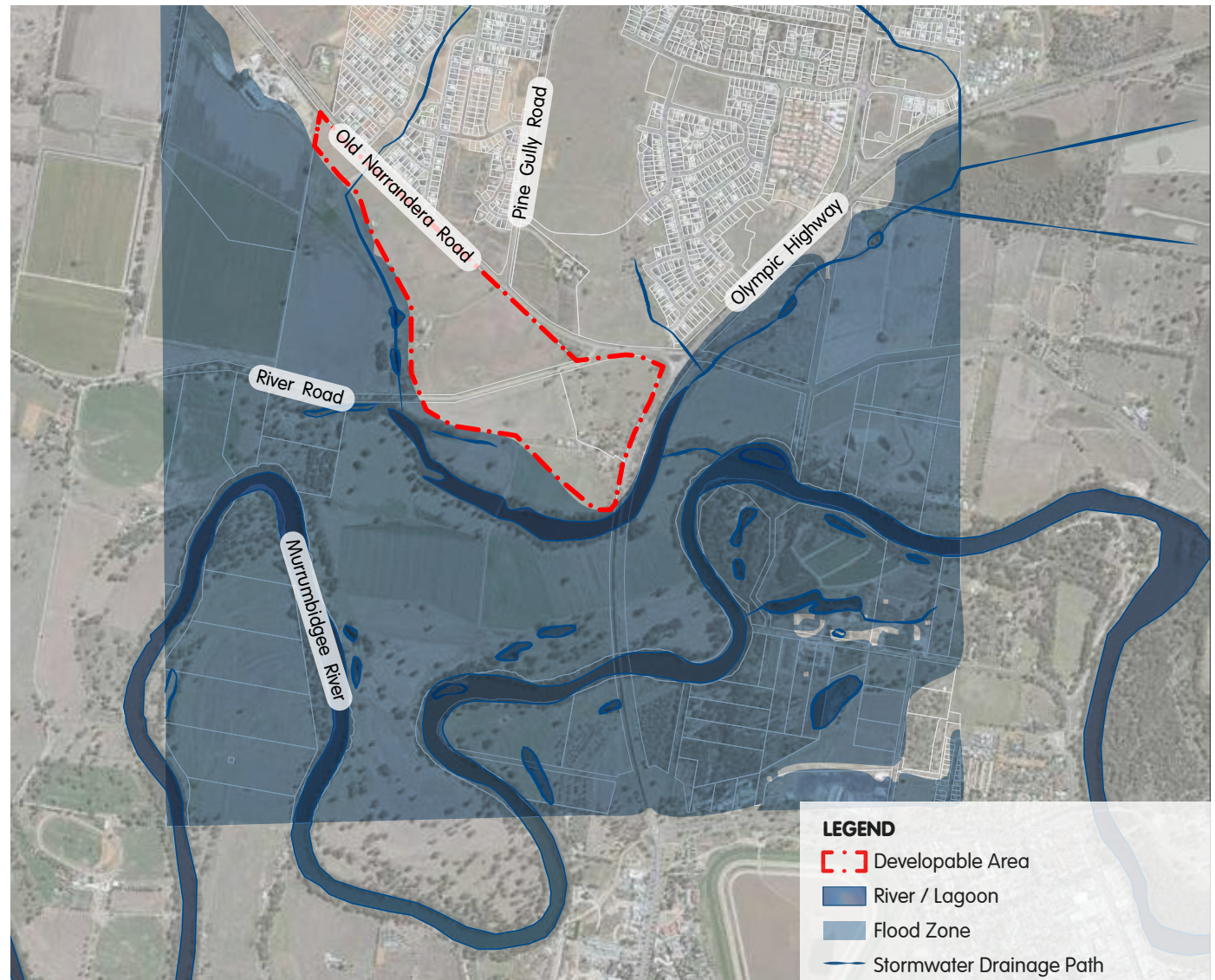
The Developable Area of the site is located at a higher area than the 1:100 year flood plain.

## OPPORTUNITIES

- The significant level difference between the developable area and the lagoon provides the opportunity for elevated water front development.
- A series of interfaces with the flood prone land will provide a diverse set of character areas.
- Flood affected land may be suitable for alternative uses such as Eco-Tourism, agrarian villages and publicly accessible, privately maintained open space
- There are site- specific and City- wide benefits associated with flood- affected land uses maintained by entities other than Wagga Wagga City Council

## CONSTRAINTS

- Large flood affected land limits developable area, promoting a consolidated housing supply and diversity offering
- Excessive flood affected land may need to be dedicated to Council, detailed uses for this land will need to be considered



Hydrology



# INFRASTRUCTURE

Bisecting the site is a 450mm diameter high pressure gas main contained within a 16m easement adjacent River Road. The gas main doesn't limit residential development, however requires consideration of other high density/activity land uses in the event there is a loss of pipeline containment.

A 'Measurement Length' (ML) which the APA have indicated is likely to be 450m either side of the pipeline would limit the concentration of sensitive developments such as: hospitals, childcare, seniors living, education, retail, entertainment, service centres, places of worship.

To determine the exact ML a Safety Management Study (SMS) will be required to be prepared in conjunction with APA.

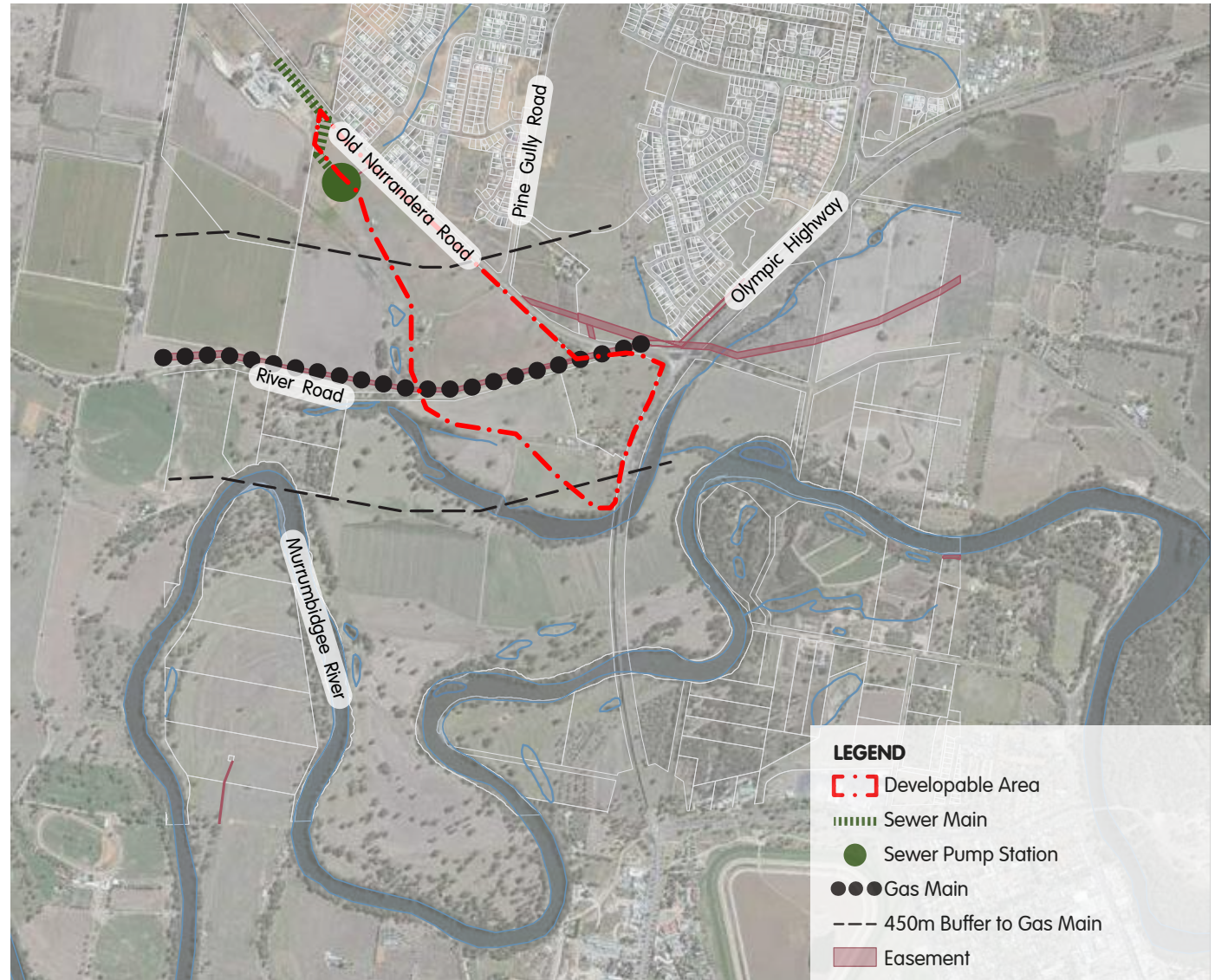
An existing Sewer Pump Station is located in the north-west of the site, with a proposed sewer main connecting to the north.

## OPPORTUNITIES

- The Gas Main easement should be considered as a landscaped neighbourhood seam rather than a barrier
- The Gas Main easement has the potential to be used as a linear park and Active Travel path
- Houses may front directly onto the easement as an open space, providing housing diversity and prioritizing the pedestrian

## CONSTRAINTS

- Limited consideration of other high density / activity land uses due to the gas main
- Existing sewer pump station provides interface issues



Infrastructure Plan



# ECOLOGY

Ecological mapping was undertaken for the Northern Growth Area Structure Plan that highlighted Threatened Ecological Communities within the developable area. There is a small area of Blakely's Red Gum White Box adjacent the entry of the site either side of River Road.

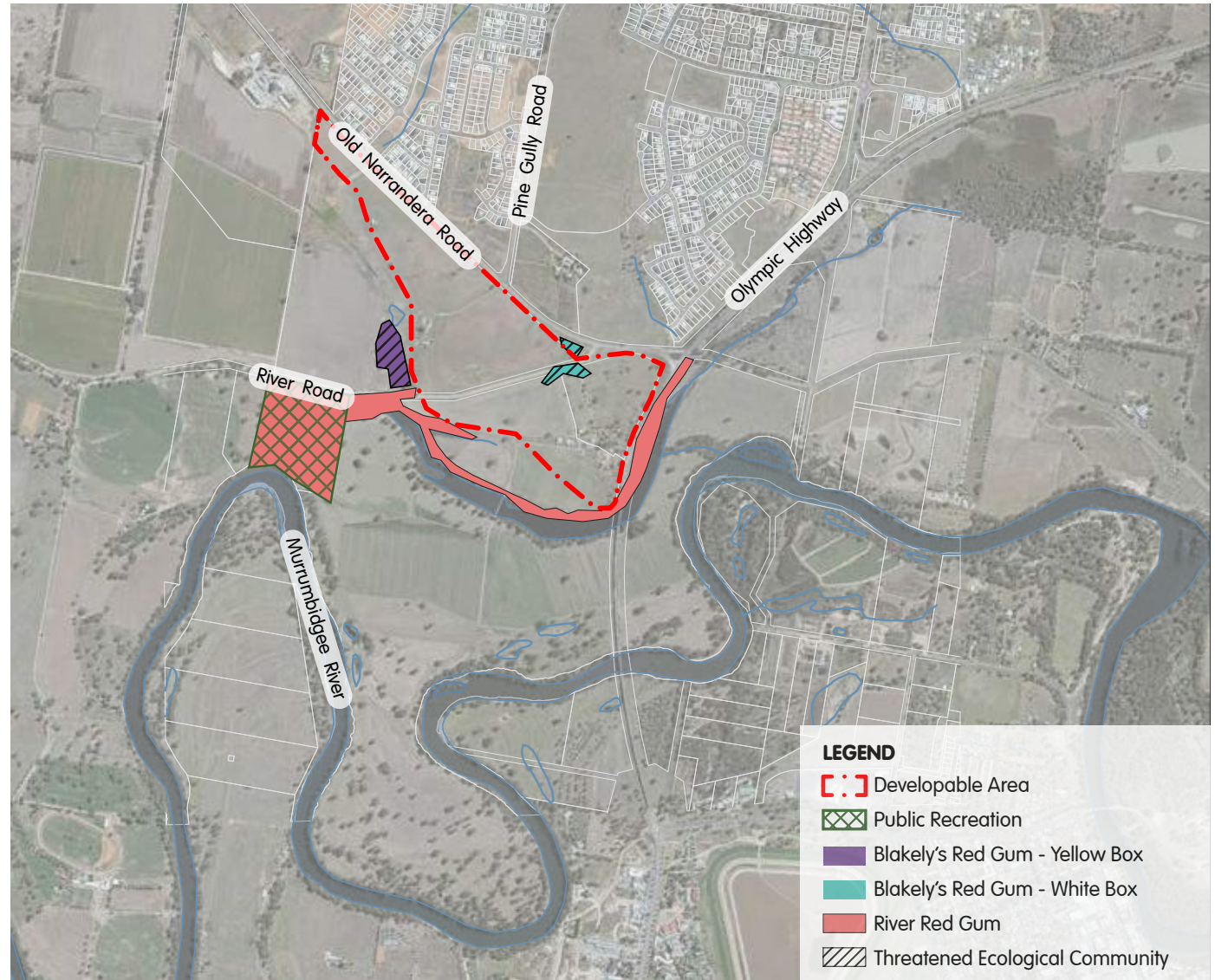
A large area of established River Red Gum's line Gobbagombalin Lagoon and the Public Recreation land to the west of the site.

## OPPORTUNITIES

- The River Red Gum's along the lagoon provide a well established character to the area.
- The White Box are located at the end of a potential linear park along the gas easement
- The large established Yellow Box are outside of the developable area and provide a high amenity to the site that could be linked physically and/ or visually
- The Public Recreation site along the Murrumbidgee River is connected to the site via a corridor of River Red Gum's

## CONSTRAINTS

- Threatened Ecological Communities cannot be removed
- Alternative low impact/ light imprint infrastructure solutions may be required adjacent ecological communities in order to maximise developable area and protect habitat/ root zones



Ecology Plan



# ACCESS

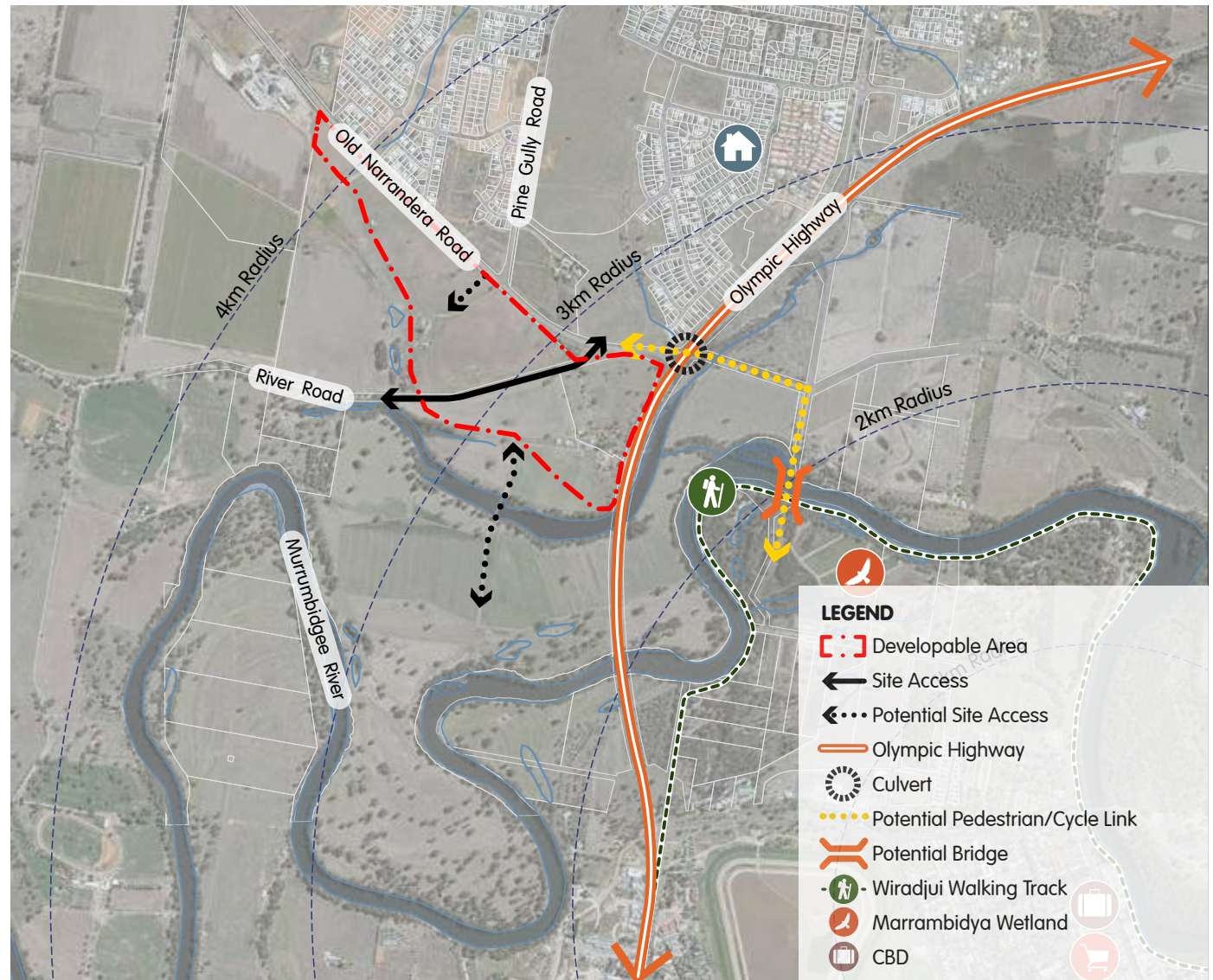
The site is bordered by the Olympic Highway/ Colin Knott Drive, and Old Narrandera Road. Access is currently via River Road which is parallel to the high pressure gas main. Council has proposed moving the site entry to west of Pine Gully Road. This is supported by the planning/ design team.

## OPPORTUNITIES

- There is a culvert underneath the Olympic Highway that can provide access for pedestrians / cyclists towards the Wiradjuri Walking Trail and the Marrambidya Wetlands
- There is an existing dirt track that crosses Gobbagombalin Lagoon which could be used to provide access to the flood prone land to the south for uses such as Eco-Tourism.

## CONSTRAINTS

- A pedestrian / cycle bridge is required to cross the Murrumbidgee River to gain access to the CBD
- Relocation of River Road should be designed to prioritise community (pedestrian/ cycle connectivity) from north to south. This means that alternative intersection treatments (rather than a conventional roundabout) must be explored that balance modal links and transport
- The River Road alignment is retained as the Gas Main easement and therefore the awkward angle must be integrated into a future land use/ structural strategy



Access



# SLOPE AND VIEWS

The site is characterised by a variety of slopes, however it generally falls to the Murrumbidgee River in the south.

The existing homestead is located on the high point of the site and provides for broad views over Wagga Wagga towards the south and east.

The gently sloping land to the west of the site is lower than Old Narandera Road which limits its views north to the existing developments, however it has broad views over the flood plains.

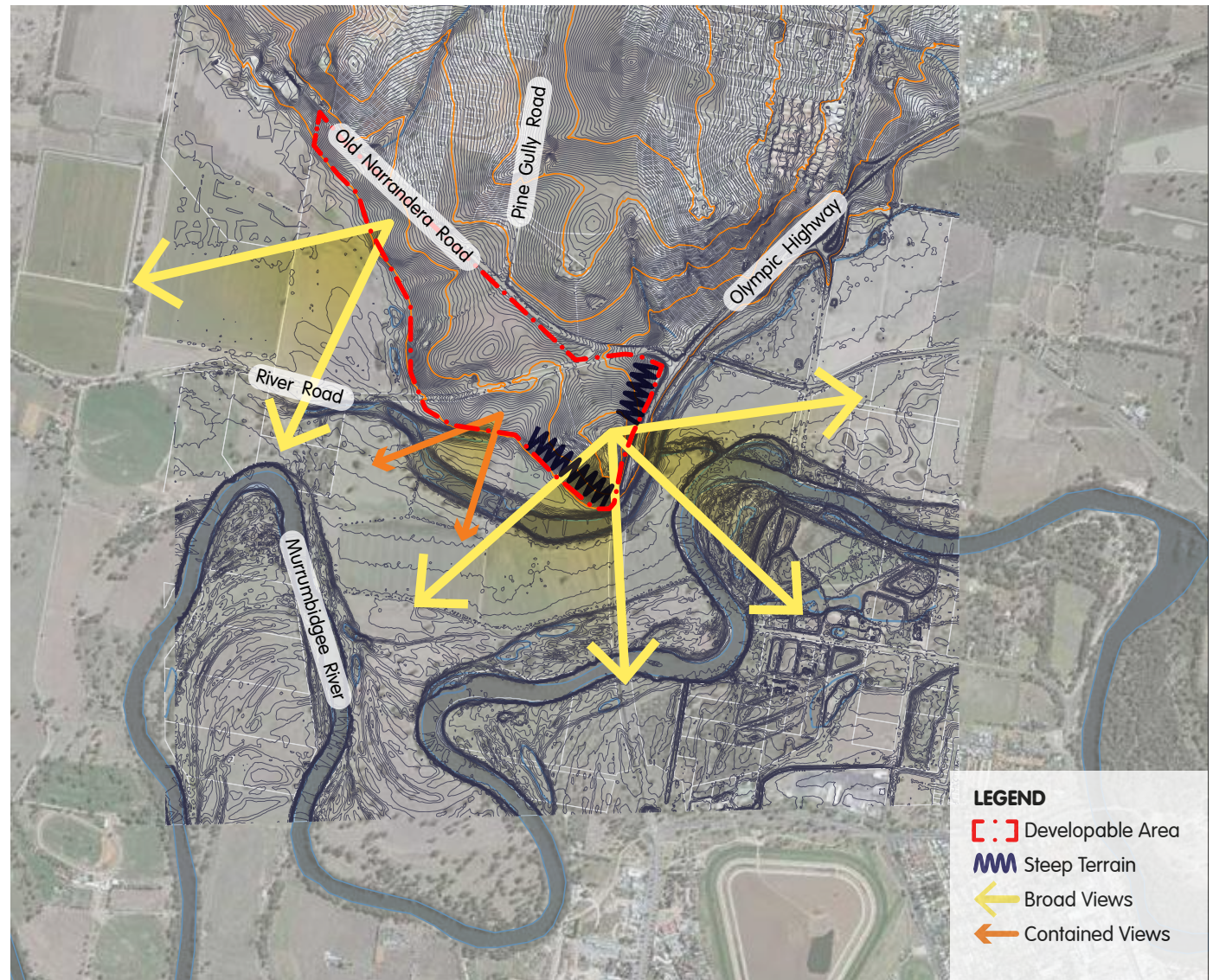
The centre of the site is elevated above Gobbagobalin Lagoon and has views of the lagoon that are contained by the established trees.

## OPPORTUNITIES

- The variety of sloping conditions provides opportunities for defined character areas that will respond to the topography and limit earthworks
- The high point with the homestead provides the opportunity for the public to have access to a high amenity area with broad views over Wagga Wagga
- The variety of different views (broad, high, contained) provide opportunities for different character areas

## CONSTRAINTS

- Steep topography will require alternative building typologies and road types to limit earthworks
- Development must consider its visual impact on existing/future surrounding neighbourhoods



Slope and Views





Hilltop with existing homestead



View from hilltop towards Wagga Wagga



Views to Gobbagombalin Lagoon contained by established trees



View over the floodplain



Gently undulating land



Gently undulating land





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# Design Response



# OUR VISION

## OF THE PLACE



## CIVIC MINDED



## DIVERSE



## HEALTHY



## PRODUCTIVE





# OVERVIEW

## GOBBAGOMBALIN IS A PLACE-LED DESIGN SOLUTION.

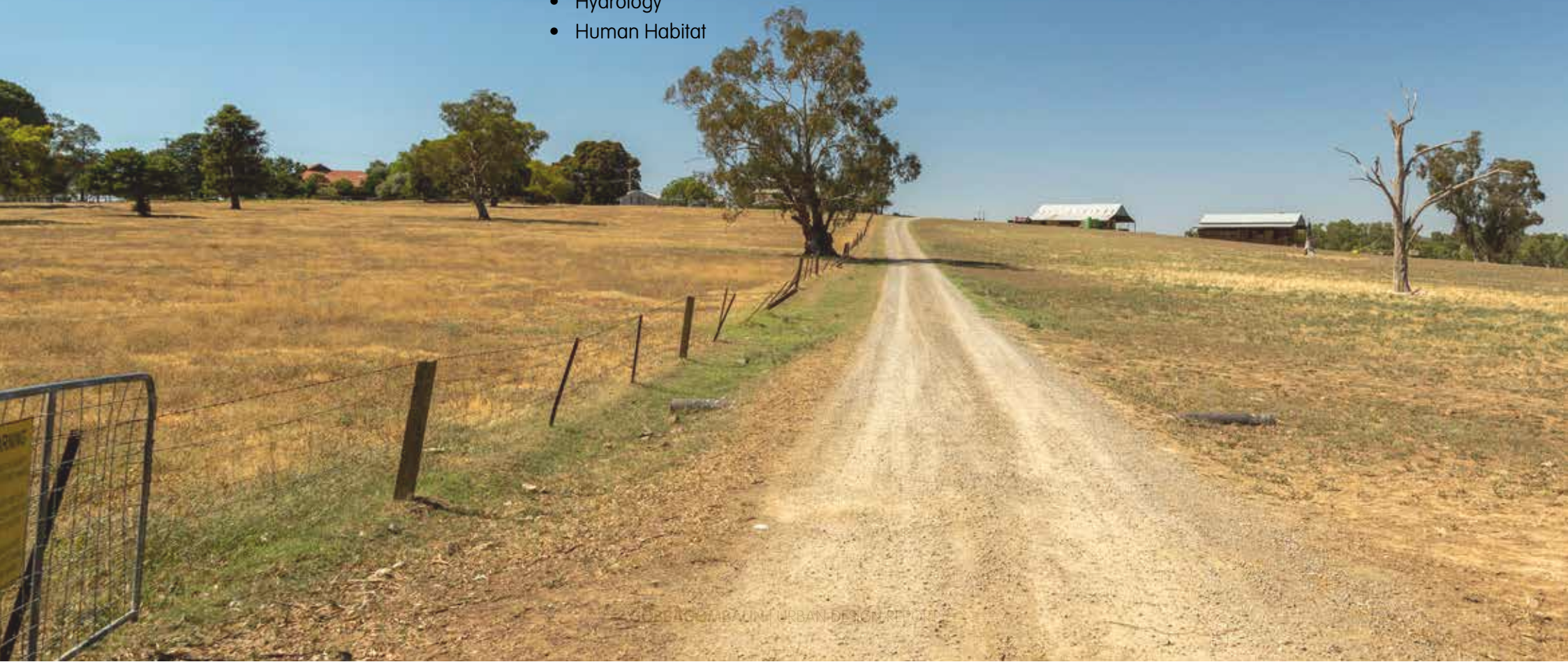
The following pages demonstrate:

- A development footprint that was established based on the requirement to retain important natural features

To determine the developable footprint, the design responds to the following key considerations:

- Landform / Topography
- Environmental Retention
- Views
- Hydrology
- Human Habitat

For each consideration we undertook a place analysis, and developed a site specific design solution as a response. The following sequence of diagrams build upon each-other to culminate in the final master plan.



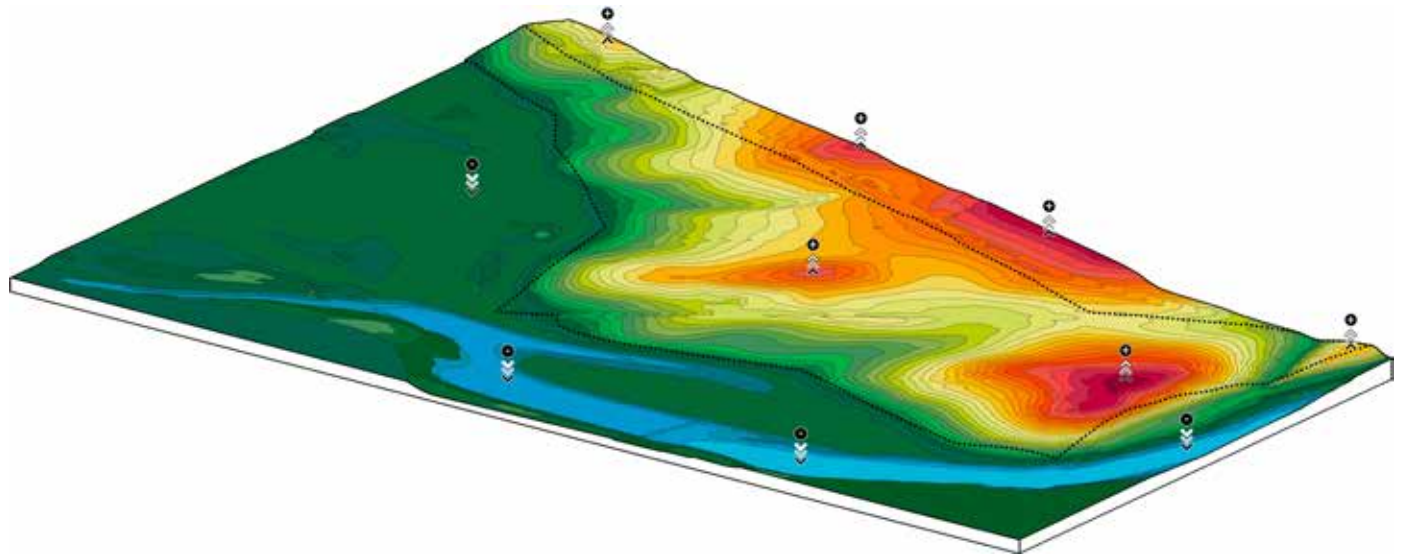


# LANDFORM / TOPOGRAPHY

## Place Analysis

### UNDULATING TOPOGRAPHY WITH KEY HIGH POINTS

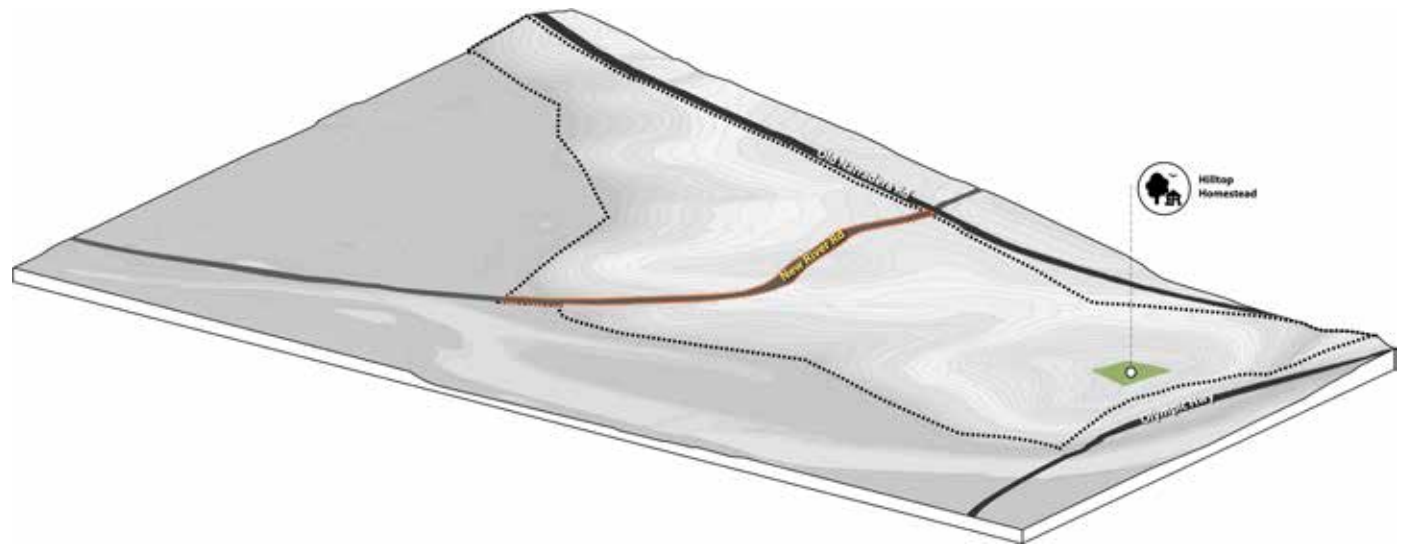
- The land is generally higher in the north falling towards Gobba Lagoon
- Large areas of flat flood prone land towards the south
- Localised hilltop on the east



# Design Response

## VALUE ADD: HILLTOP COMMUNITY PARK

- The hilltop has been retained as a community park that provides broad views across Wagga Wagga
- River Road has been realigned around a smaller high point
- Roads are design to go up the slope, with houses stepping up the hill.
- Near the homestead where the land is very steep, roads follow the contours.



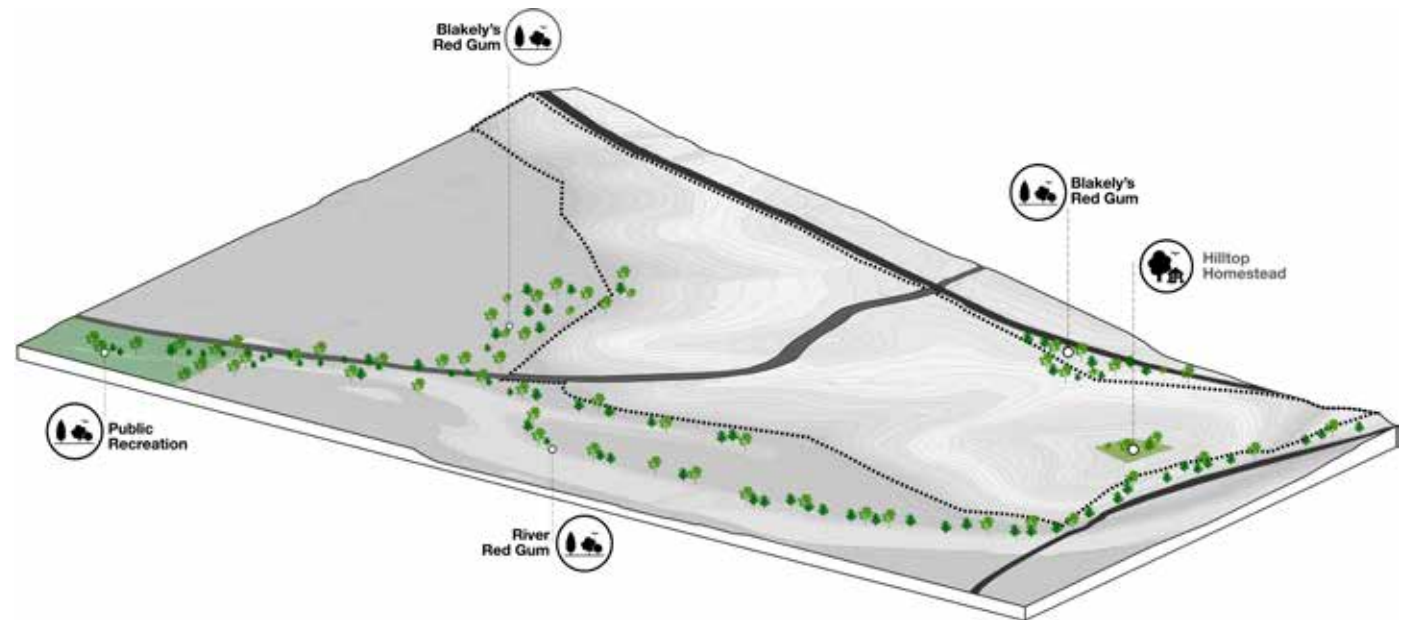


# ENVIRONMENTAL RETENTION

## Place Analysis

### RETAINED TREES

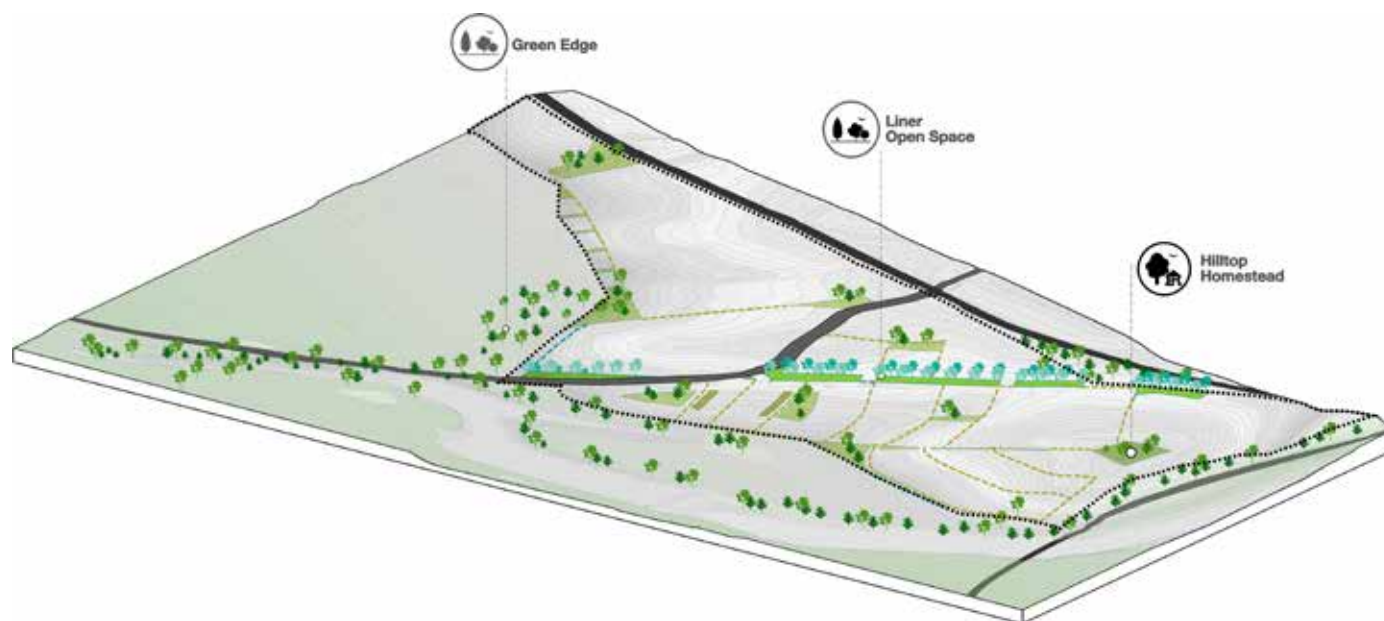
- There are areas of established vegetation surrounding the site, including Blakely's and River Red Gums



# Design Response

## VALUE ADD:

- The mature trees have been retained in areas of open space contributing to an established character immediately
- The existing gas pipeline will be retained as a linear open space that connects the two main areas of established trees, contributing to a habitat corridor for animals
- An area of potential Aboriginal heritage has been maintained as open space to allow for any artefacts found to be retained in landscape on site. This will maintain a connection to site in perpetuity.



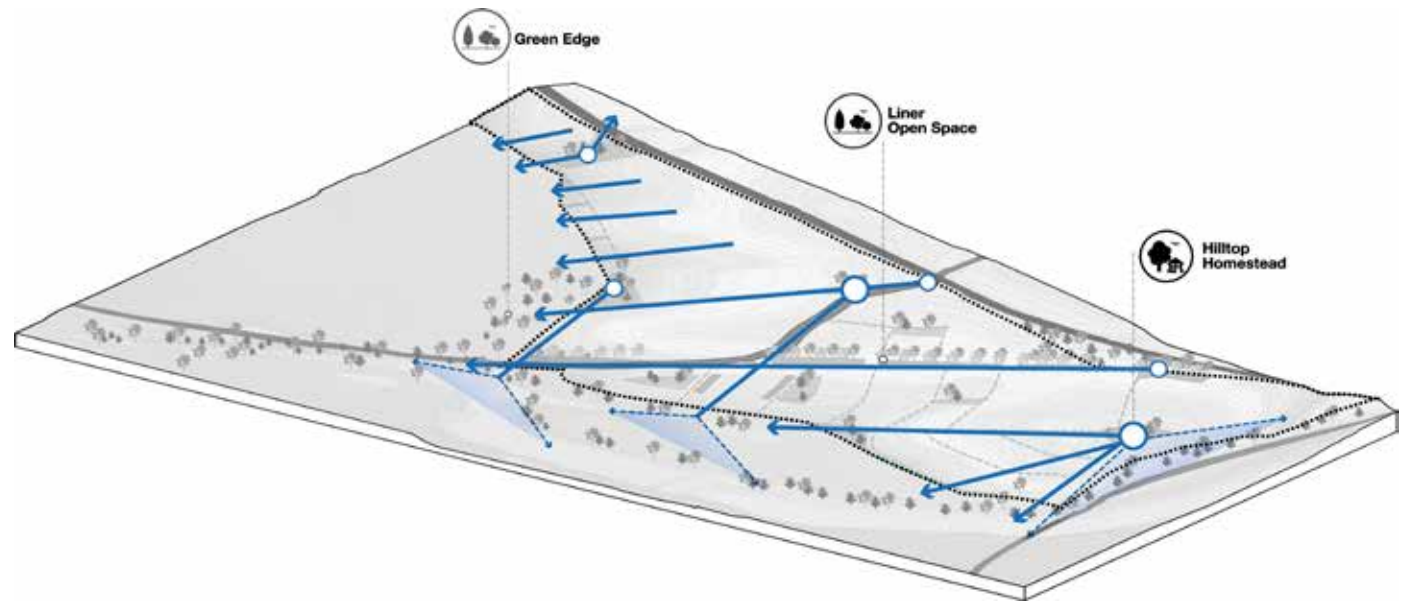


# VIEWS

## Place Analysis

### PANORAMIC VIEWS

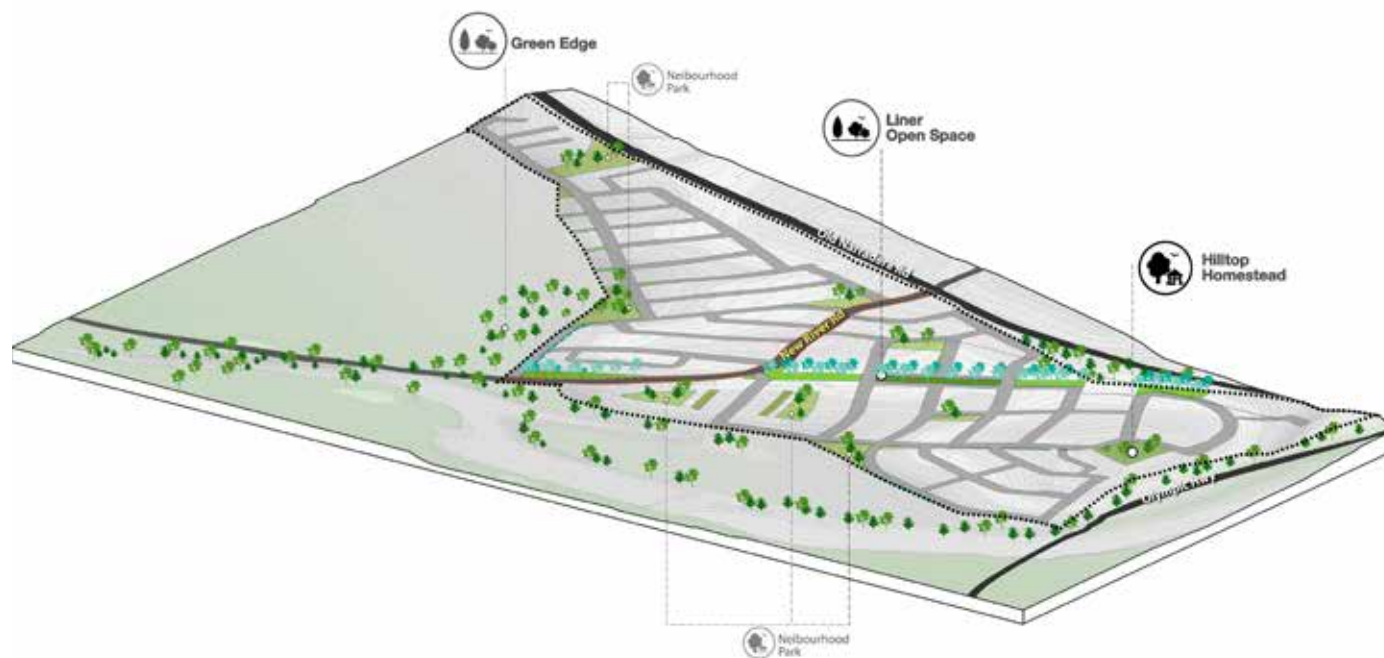
- Key view corridors through the site include:
  - Hilltop homestead views over Wagga Wagga
  - Views along the gas-pipeline to River Road
  - Views to the Lagoon
  - Views to the south-west over the flat farmland



# Design Response

## VALUE ADD: PUBLICALLY ACCESSIBLE VIEWS

- Notable views from within the site that contribute to the unique identity and legibility will be maintained in public open space and captured by road alignments.
- The roads have been aligned to terminate to views of the Gobba Lagoon, or over the south-west farmland.



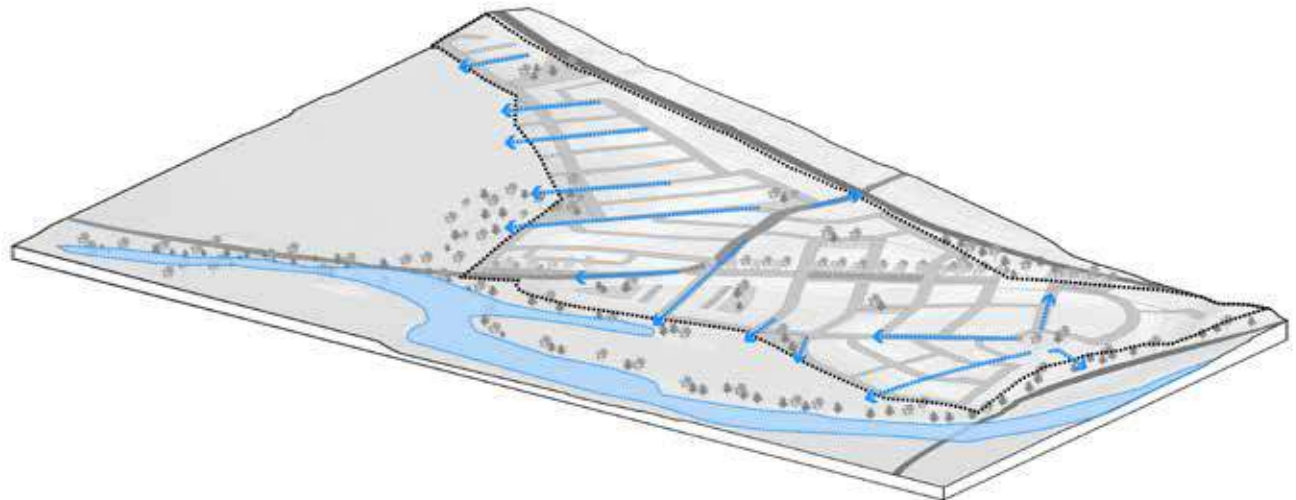


# HYDROLOGY

## Place Analysis

### GOBBA LAGOON AND MURRUMBIDGEE FLOODS

- The site is higher in the north and falls to the south, with overland flow terminating in the Gobba Lagoon
- The Gobba Lagoon is immediately south of the developable area of the site. It connects to the Murrumbidgee River to the east.
- A large portion of the site is prone to flooding due to the flat nature of the topography.



# Design Response

## VALUE ADD: STEWARDSHIP OF FLOOD PRONE LAND

- The road alignments allows for overland water flow to naturally fall towards the Gobba Lagoon
- Stewardship blocks are proposed in the south-west of the site that cover most of the flood prone land. These blocks will have a building envelope that faces that road and is out of the flood zone, with between 3 to 9ha of flood zone for other uses such as hobby farms.
- Destination retail and medium density housing has been located to take advantage of the views to Gobba Lagoon.





# HUMAN HABITAT

## A PLACE-FOCUSED NEIGHBOURHOOD

The realisation of Gobbagombalin is an environmentally driven, place-led community with strong relationships to its past and pride in retaining its existing character.

After considering the topographical, key views, and environmental challenges, the remaining land is available for human habitat.

Key views and hydrology have influenced the alignment of the developable land, creating areas that provide residents with views to Gobba Lagoon and broader across Wagga Wagga.

The destination retail and higher amenity areas has influenced the location of medium density housing.









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# The Master Plan



# MASTER PLAN SUMMARY

## THE VISION

Gobbabombalin will be a model for 21st century communities set in the landscape. Framed around the principles of healthy communities and ecological urbanism; the Project will deliver diverse lifestyle opportunities within a walkable, connected, vibrant community on nature's doorstep.

The reconfigured entry to the project creates continuous north/ south connection for pedestrians and cyclists alongside Pine Gully Road and linking to River Road. The intersection is staggered as two t- intersections to reinforce the pedestrian priority and naturally calm traffic without impacting traffic flow.

The redundant vehicular intersection is retained for active travel connectivity within a linear green space also connecting to River Road.

The highest point of the site, typically reserved for private real estate, is given to a hilltop park to provide the highest amenity to the greatest number in perpetuity. The existing rural road alignment is retained and connects the hilltop park with the community heart; the mixed use waterfront and pedestrian prioritised lagoon promenade.

The Project's main entry, active travel/ linear park and hilltop park terminus street all converge on the community heart promoting energy, vibrancy, legibility and the rationale for a medium density lifestyle offering.

Wagga's rich agricultural past and presence is reflected in the stewardship lots, agrarian community plots and the opportunity for a grow- local boutique centre focused on the lagoon.

The balance of the site will be developed in a more traditional, but form- based, manner. However, the street layout is topography driven to promote views, value- in- depth opportunities, reduced excavation and WSUD.

Alternatives to engineering and housing standards will be sought to reinforce the health, place and diversity design principles that will set apart Gobbabombalin.

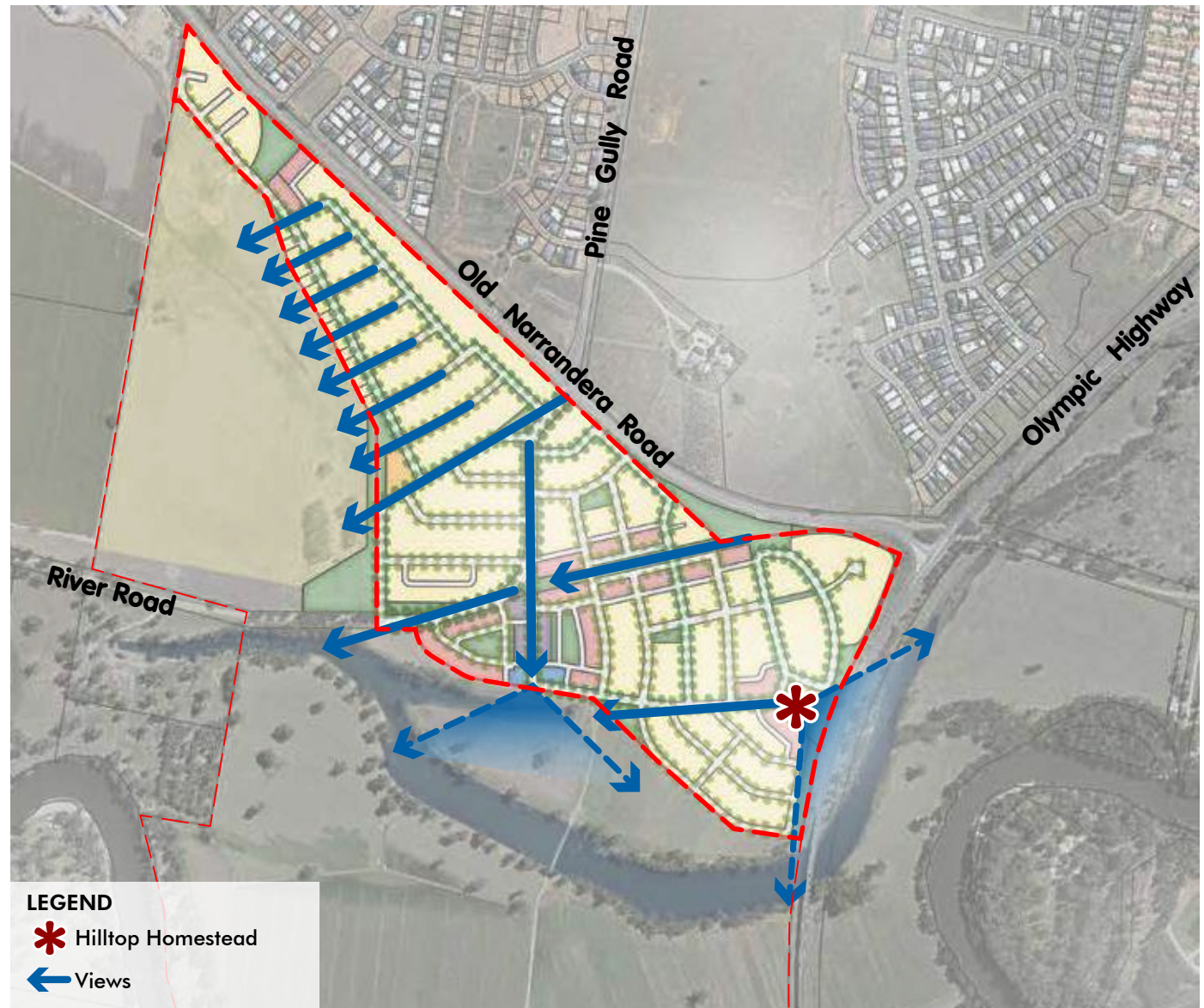


- 1 MIXED USE COMMUNITY HEART
- 2 LINEAR GREEN SPACE/ ACTIVE TRAVEL SPINE
- 3 REALIGNED ENTRY
- 4 HILLTOP PARK
- 5 MAIN STREET
- 6 PEDESTRIAN PROMENADE
- 7 RURAL / STEWARDSHIP LOTS OPPORTUNITY
- 8 AGRARIAN/ ECO TOURISM OPPORTUNITY



# DESIGN PRINCIPLES - OF THE PLACE

The layout is design to respond to its local and broader context. The streets have been aligned to provide the most opportunities to capture the views. The Hilltop Homestead has been retained in landscaped large lot setting surrounded by a pocket of open space that provides broad sweeping views across Wagga Wagga that can be enjoyed by the entire community.

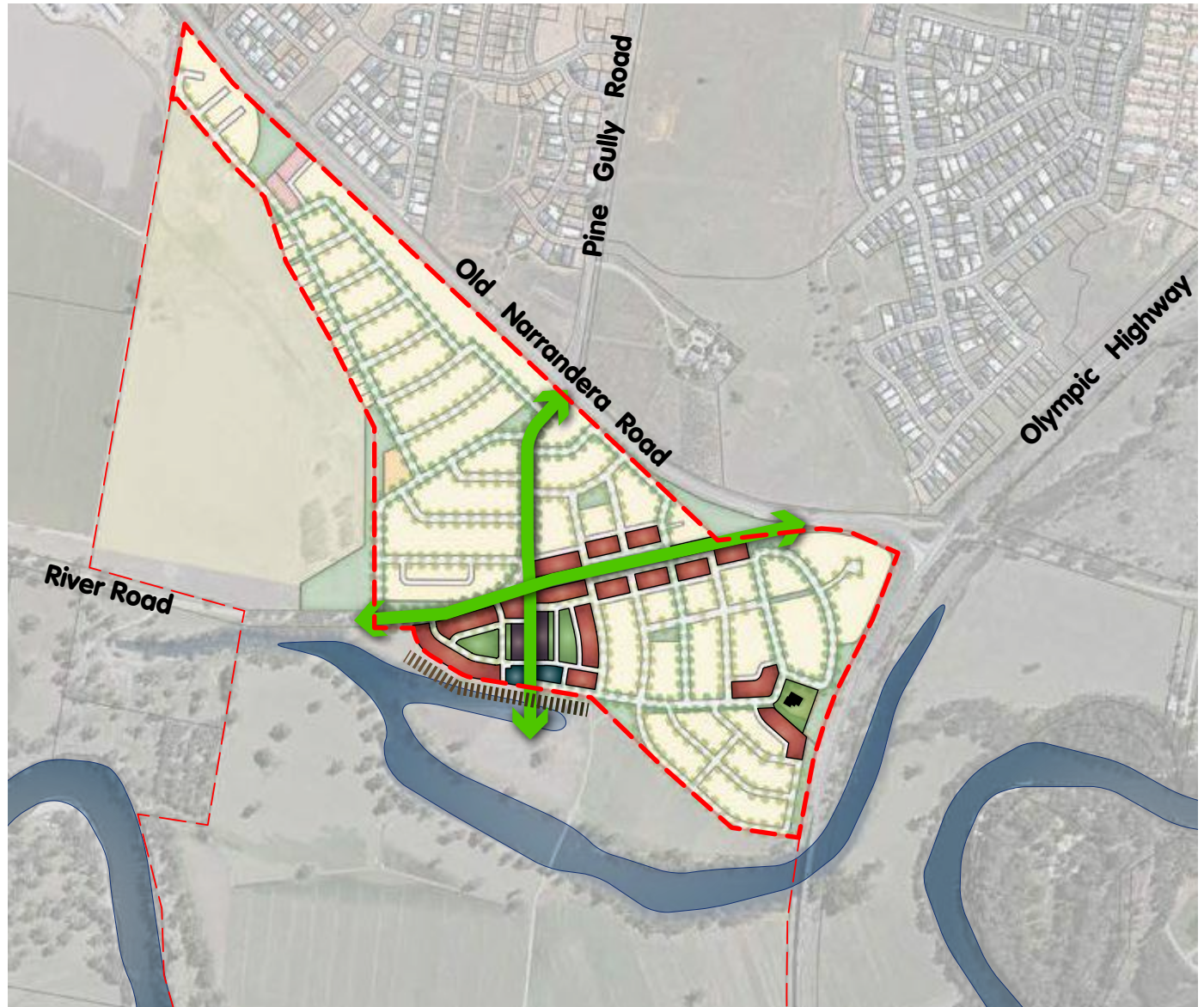




# DESIGN PRINCIPLES - CIVIC MINDED

The heart of the site is by Gobba Lagoon, with a destination local business and community centre provided overlooking the water.

The gas-pipe easement has been turned into a linear open space with medium density housing fronting it. This leads to the heart of the community with shop-top housing and destination local centre fronting onto the lagoon.

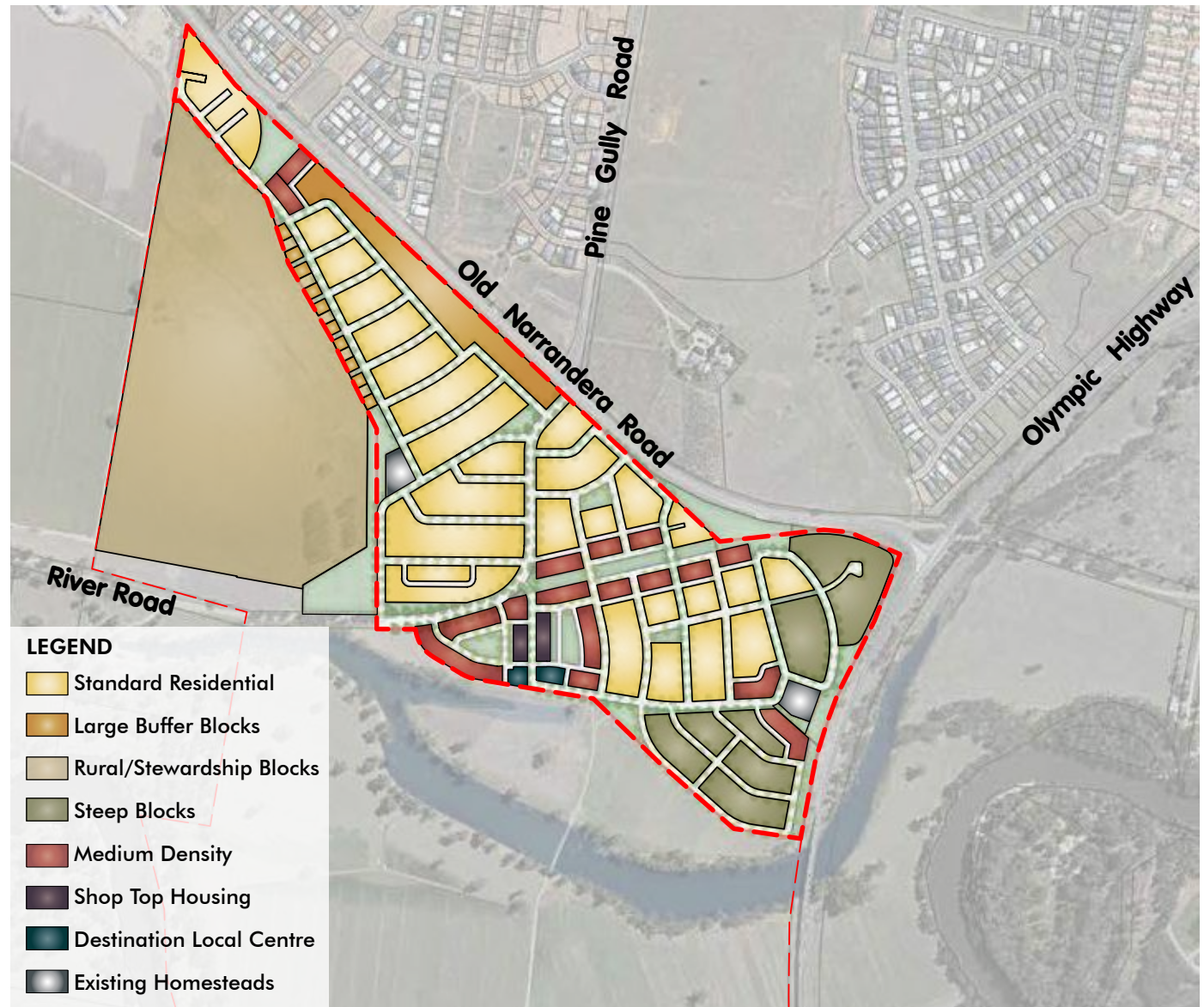




# DESIGN PRINCIPLES - DIVERSE

A good community provides for a variety of housing choices. The site will include traditional detached dwellings, large blocks, steep blocks, terraces, apartments, and future opportunities for rural / stewardship blocks that include part of the flood zone. The variety of housing allows for a more diverse community.

The medium density sites have been allocated in areas of high amenity, to allow the most people to take advantage of these areas.





# DESIGN PRINCIPLES - HEALTHY

Linear exercise (walking, running, cycling) are the most popular methods for keeping healthy. The neighbourhood provides Active Travel Paths that promote these and connect into active open space areas that provide opportunities for stationary equipment and playgrounds.



## LEGEND

- ← Active Travel Path
- ◀... Potential Connection



# DESIGN PRINCIPLES - PRODUCTIVE

The flood prone land provides opportunities for community engagement with food production. The Rural/Stewardship blocks will potentially include houses out of the flood zone and large land for small hobby farms.

The Eco-Tourism lands can include community gardens plots that allow residents in the medium density dwellings the opportunity for a productive garden. These can then be provide food for the destination retail that can then provide compost for the gardens, resulting in a 'closed loop' system.



## LEGEND

- Destination Local Centre
- Rural/Stewardship Blocks
- Eco Tourism



# CHARACTER AREAS

## URBAN AMPHITHEATRE

Turning its back on Old Narrandera Road, this area has broad views to the south-west over the flood plains. Each of the streets are aligned to take advantage of the wide views.

## GRASSLANDS PRECINCT

The gently undulating land that covers most of the site will include a mixture of standard residential dwellings and medium density along the linear open space.

## THE LAGOON

Medium Density and shop-top housing will take advantage of the proximity of the Gobba Lagoon. An elevated boardwalk along the top of the lagoon will connect into a network of pedestrians and cyclist paths.

## URBAN EXTENSION

This exposed area of development will become an extension of the neighbouring communities to the north.

## HILLTOP HOMESTEAD

The existing homestead will be maintained as a community asset with parkland surrounding it to allow the community to take advantage of the broad sweeping views across Wagga Wagga.

## THE GATEWAY

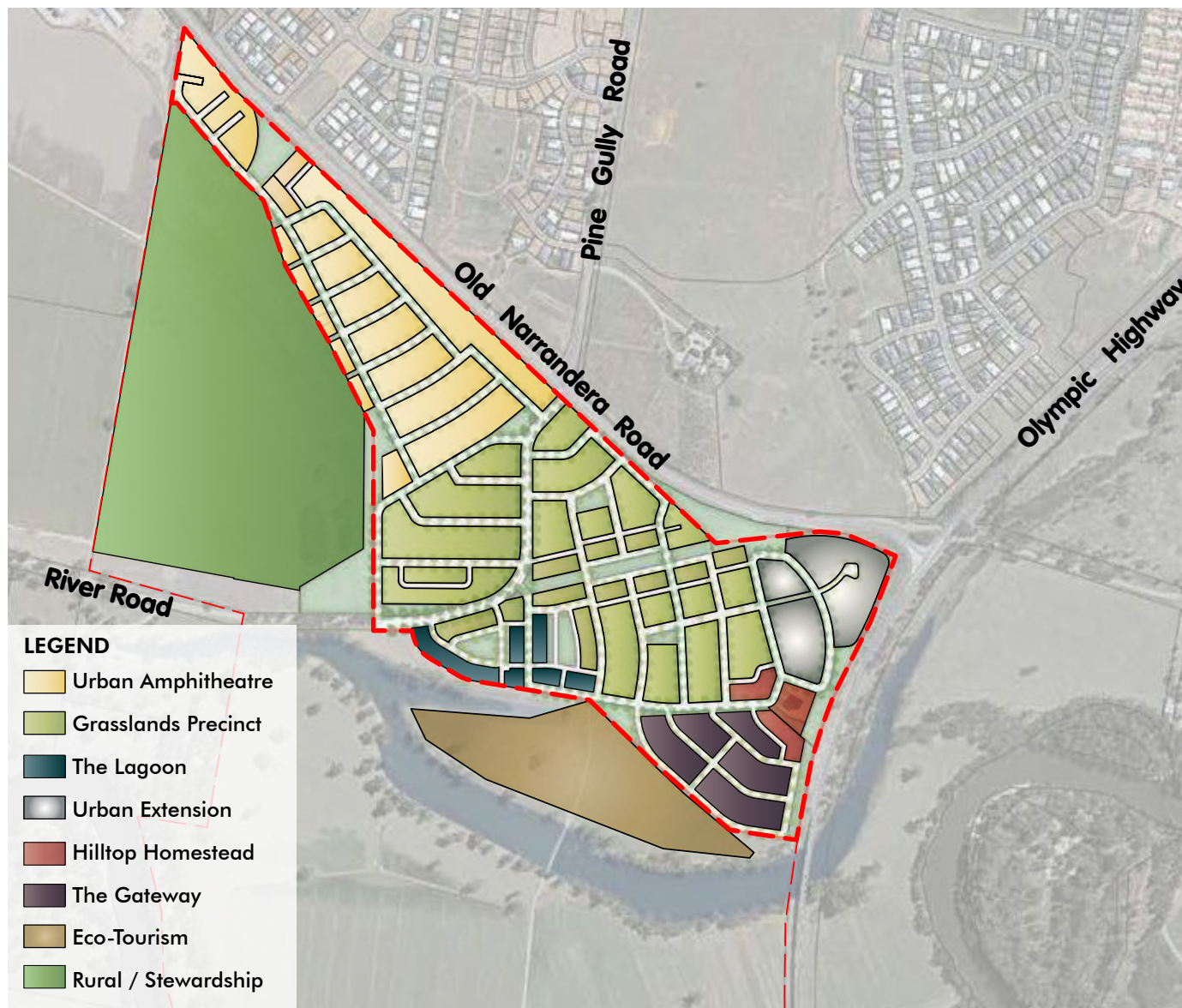
The steep terrain provides the opportunity for unique built form to take advantage of the broad views.

## ECO TOURISM

This will provide for community gardens and potential camping areas associated with food production.

## STEWARDSHIP

These large lifestyle lots cover a portion of the flood zone with houses that front the street outside of the flood affected area. They will be appropriate for hobby farms and a rural lifestyle with all the amenities of the city. The blocks include a drainage corridor that will be embellished.





# BUILDING TYPOLOGY

## Traditional

The traditional building typology includes a range of block sizes and typologies to provide diversity and housing choices.

The character type provides a more traditional suburban lifestyle with detached one or two storey homes, however it provides small housing choices nearer the Lagoon and amenities.



## Park Frontage

The park front houses have direct interface with proposed open space. The blocks fronting parks will generally be smaller (attached or semi-attached) to encourage activation and provide the most opportunities for residents to enjoy the high amenity associated with open space.



## Lagoon Frontage

Similar to Wollundry Lagoon, these houses will front directly to Gobba Lagoon, with rear lane access for vehicles. Pedestrian paths will be between the houses and the lagoon to provide a public frontage without the need for a roadway.



## Medium Density

In areas of high amenity, medium density houses of up to 2 storeys on narrow lots will establish a pedestrian scaled, fine grain urban character, distinctive from the traditional housing.

These dwellings are rear loaded via laneways to provide a clear street frontage with significant landscaping.



## Steep Terrain

In areas of significant slope, the roads will follow the contours to reduce areas of cut and fill. To avoid large retaining walls in backyards the blocks will be wider than they are deep. This will result in a character area different to others.



## Rural / Stewardship Lots

These large lots of between 3 - 9.5ha in size are predominantly flood prone, but include a building envelope located fronting the street with other traditional detached dwellings.

The flood prone land will be suitable for hobby farms, horses, or other recreational uses that can withstand the occasional 1:100yr flood.





# COMMUNITY HEART

## Waterfront community

The heart of the community will be the destination local centre hub that overlooks Gobba Lagoon. The water level of the lagoon can be raised via a weir from the Murrumbidgee River, so that a proposed board-walk can cantilever over the higher water level.

The destination local centre will be a draw card not only for the local residents, but the wider Wagga Wagga community as it will provide an opportunity to relax and recreate with views to the water.









# STREETSCAPE CHARACTER

## Collector Road - River Road

River Road will be realigned to be further from the Olympic Highway intersection. This bus-capable road will include wider footpaths on both sides of the street to promote an active walking/cycling community.



Collector streetscape character

## Traditional

Traditional suburban streets with houses on both sides to create a sense of enclosure. These streets will have formalised street trees on both sides to create a canopy over the street and to shade the footpaths that are on both sides. The built form will be predominantly detached one and two storey homes.



Traditional streetscape character

## Park Front / Wetlands

Streets facing open space will include formal street trees along the built form edge and informal planting within the open space to provide wide views to the open space.

Where appropriate the open space kerbs will be castellated to allow for water ingress, but prevent vehicular access.

Formal footpaths will be on the built form side and meandering paths through the open space.



Park front / wetlands streetscape character

# LANDSCAPE CHARACTER

## Linear Park

The linear park through the middle of the site provides the opportunity linear recreational activities such as cycling and running, as well as spaces for reflection and quietness.

The park will also act as an communal open space for the series of town-houses that run the length of the park. The residents of these houses will have direct access to a larger and more varied open space than their houses provide privately.



Linear Park Character



Linear Park Character



Linear Park Character



# DRAINAGE CORRIDOR

## Drainage Corridor

A natural drainage corridor exists on the rural floodplain from Old Narrandera Road to the Gobba Lagoon

This corridor should be embellished during the construction period to a level agreed with Council which also considers drainage and flood impact and management. The corridor is to be managed either by the owners of the land or council, or via a trust system established to maintain all open space within the neighbourhood.

It is anticipated that there is no public access along this portion of the drainage corridor as it is part of the private block.

Public appreciation and connection to the water is achieved through the retained vistas enabled by aligned streets/ green breaks as well as public edge streets, promenade and village. However, if a trust is established the residents may choose to provide a public easement or controlled access along the drainage corridor.



Indicative section through drainage corridor



Drainage Corridor



Example of naturalised drainage corridor

# OPEN SPACE MANAGEMENT OPTIONS

## DEVELOPER MAINTAINS FOR 5 YEARS

The developer builds and establishes the public open space.

To ensure the open space is fully established when it is handed over to council the developer will maintain the open space at their expense for a period of 5 years.

During this maintenance/establishment period any plants/grass that die should be replaced at the developers cost.

### OWNERSHIP

The open space is owned by the Council. It will be maintained by the developer for 5 years, after the 5-year period the open space is handed over to Council or other management bodies to be maintained.

**ASSESSMENT:** Our research finds that in areas where parks or open space are surrounded by dwellings, the residents typically continue to maintain spaces to the highest standards after the developer hands the asset over. The majority of the spaces at Gobba have been designed to inspire this kind of stewardship. It is also critical that material and landscape are designed to be robust and require minimal maintenance. It is also important to identify third party management structures such as community garden groups, dog park groups etc.

## COMMUNITY TITLE

The developer builds and establishes the public open space.

A body corporate is set up for the maintenance of the open space. Each dwelling pays a yearly fee to a sinking fund that pays for the maintenance.

It is possible to provide partial community titling associated with specific spaces rather than all dwellings paying for all spaces.

### OWNERSHIP

The open space is owned by the Community and is not handed over to Council.

**ASSESSMENT:** This arrangement is more challenging in terms of enabling the broader community to access/ benefit from the open space/ asset. Access to the asset would need to be controlled through ‘pay to use’ or easement considerations with physical gates or the like around assets. This is not desirable for all open space/ community aspects. However, this could work well for community gardens etc.

## TRUST

Based on the Ginninderry Trust system for the maintenance of the environmental lands. Suitable for large areas of open space that won’t/can’t be maintained by Council to a suitable standard.

### OWNERSHIP

The open space is owned by the Trust and is not handed over to Council.

### OBJECTIVES:

- Conservation of natural values and maintenance of public open space

### COMMITTEES (POSSIBLE)

1. Land management
  - To review and uphold a plan of management, provide for conservation of natural values and flood management.
  - Provides technical advice and manages recreational uses.
2. Social Sustainability
  - Liaising with residents regarding community aspirations and priorities.
  - Facilitating community participation in events within the environmental lands.
3. Public Fund
  - Assist with the financial sustainability of the trust.
  - Recommend to the board how to spend the budget and fundraising.

### FUNDING

- A % of sales of each block to be put into a trust
- Interest from fund to be used for maintenance
- Potential for a yearly levy (similar to Community Title, but smaller) to supplement funding

**ASSESSMENT:** This arrangement extends beyond typical maintenance and can include biodiversity and events initiatives. Trusts function well where there is a range of varied assets such as productive land and passive, active recreation.



# MASTER PLAN

## PLACE-LED NEIGHBOURHOOD

The design of the site is to be a community focused neighbourhood that provides for a variety of housing choices. The site will include:

- Traditional detached houses,
- Large Lifestyle Lots interface with flood affect land, with building envelope outside of flood
- Large lots interfacing with Old Narrandera Road, including Landscape buffer
- Medium Density housing surrounding Destination Local Centre and Lagoon, Hill Top, and key open space
- Destination Local Centre facing the lagoon

## LEGEND

- Residential - Standard
- Residential - Medium Density
- Residential - Large Lot
- Rural / Stewardship
- Destination Local Centre / Heart
- Existing Homestead









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# Connected & Healthy



# WALKABILITY

## PEDESTRIAN FRIENDLY NEIGHBOURHOOD

The layout of Gobba has been designed in a manner that allows pedestrian/cycling permeability easily throughout the neighbourhood. All key active open space areas, including local parks, passive recreation areas, and the destination retail, are connected via a variety of paths. The active travel paths are proposed to connect into the broader community, with a proposed path over Old Narrendra Road and under the Olympic Highway towards the Wagga Wagga CBD.

The place-led approach to celebrate the sites natural features creates a unique site specific neighbourhood structure that encourages walking and an active lifestyle.

The diagram adjacent highlights that all dwellings are within a 5 minute walk (400m) of active open space.



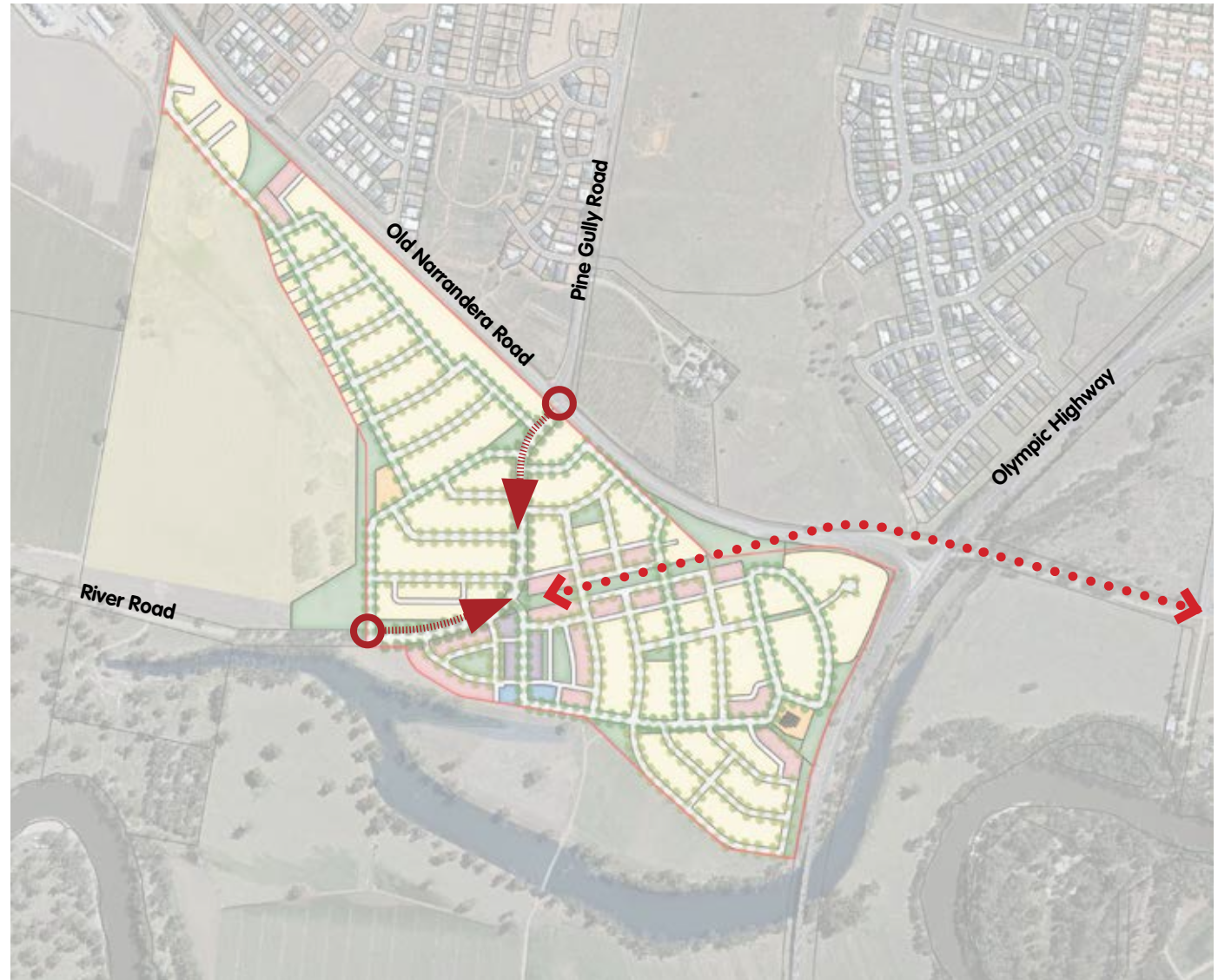
Walkability

# ACCESS

Access to the site is currently via River Road which is accessed off Old Narrandra Road. Council has indicated that the current intersection is too close to the Olympic Highway intersection that will undergo future upgrades.

A new replacement entry is proposed off Old Narrandra Road near Pine Gully Road to connect into River Road.

A proposed active-travel network is proposed through the site that connects east via a culvert under the Olympic Highway. Within the site the active-travel network runs along the gas-pipeline easement.



Site Access



# STREET HIERARCHY PLAN

## INDICATIVE STREET HIERARCHY PLAN

The street layout has been designed to provide pedestrian / cycle priority and to slow vehicle speeds to create a safe environment.

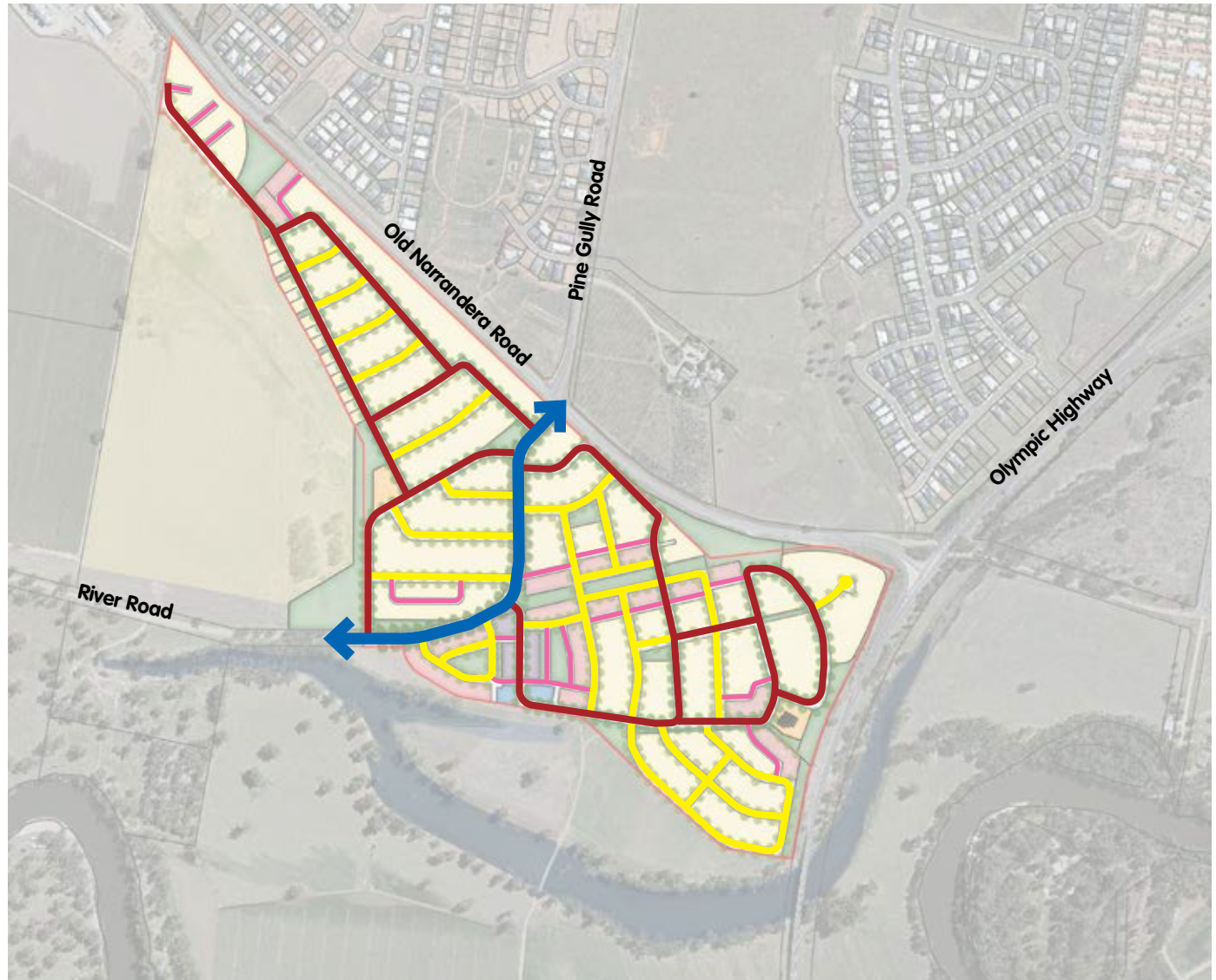
River Road has been realigned to align close with Pine Gully Road as the existing intersection with Old Narrandera Road was too close to the Olympic Highway.

All streets will have footpaths to both sides of the street to encourage people to easily walk throughout the neighbourhood. Access Street B will include a wider path along one side as part of a wider Active Travel Network.

The medium density housing sites will be accessed via laneways, which will allow for more broad street trees in the centre of the site.

### Street Hierarchy:

-  Minor Collector
-  Access Street B
-  Access Street A
-  Rear Lane
-  Yield Street



Street Hierarchy

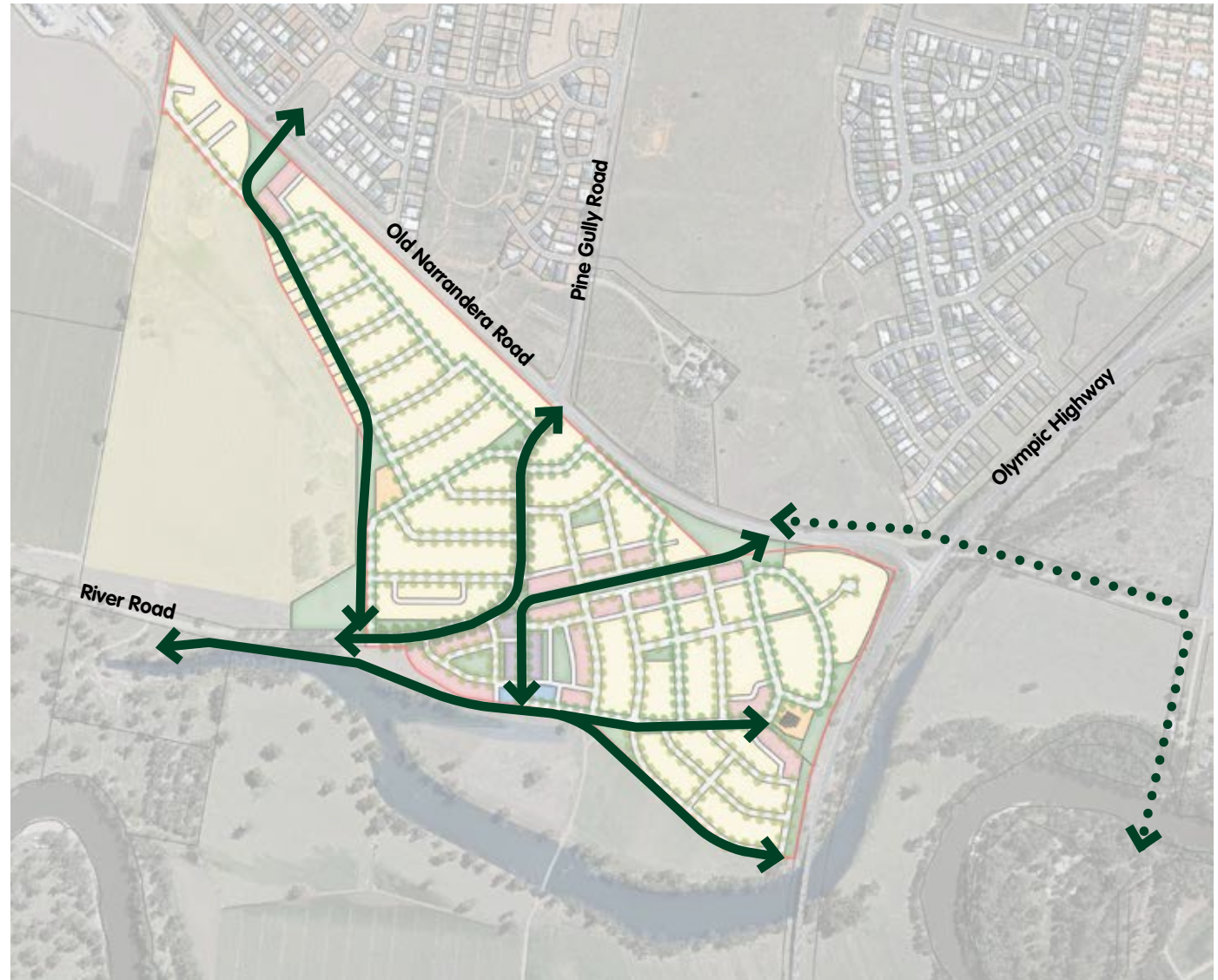
# FOOTPATH / SHAREPATH NETWORK

## A WELL CONNECTED COMMUNITY

The neighbourhood has been designed to provide opportunities for different types of recreation.

All streets will include 1.5m footpaths on both sides that will connect into a network of Active Travel Paths.

The adjacent diagram highlights streets that will include a 2.5m path on one side that connects all the key active open space areas, and into a proposed path under the Olympic Highway and towards a potential pedestrian bridge over the Murrumbidgee River.




Footpath / Sharepath Network

### Sharepath Network

- 2.5m Sharepath
- ... Proposed Path Connection







Gobbabombalin will be a model for 21st century communities set in the landscape. Framed around the principles of healthy communities and ecological urbanism; the Project will deliver diverse lifestyle opportunities within a walkable, connected, vibrant community on nature's doorstep.



# GOBBAGOMBALIN | URBAN DESIGN REPORT