

Minute No.

130

An **AMENDMENT** was MOVED by Councillor Brown seconded Councillor Petty that Council resolve a position on the proposed second Sydney airport at Wilton after the Commonwealth Government's studies into the environmental impact of the proposal are produced and made available to Councillors.

The AMENDMENT on being PUT to the VOTE was CARRIED.

In favour Councillors Kershaw, Connor, Brown, Martin, Blicavs, Dorahy, Colacino, Crasnich, Curran, Petty and Bradbery
Against Councillors Merrin and Takacs

The AMENDMENT then BECAME the MOTION.

The MOTION was PUT and CARRIED UNANIMOUSLY.

CALL OF THE AGENDA

131

RESOLVED UNANIMOUSLY on the motion of Councillor Brown seconded Councillor Colacino that the staff recommendations for Items 12 to 18 inclusive, be adopted as a block.

ITEM 1 - WONGAWILLI VILLAGE PLAN

132

RESOLVED UNANIMOUSLY on the motion of Councillor Connor seconded Councillor Crasnich that –

- 1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (West Dapto) 2010 as follows:
 - a The existing Neighbourhood Centre at the corner of Wongawilli Road and Smiths Lane be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres, and Minimum Lot Size of 450m²;

- b A new Neighbourhood Centre zone be established on the northern side of the intersection of Wongawilli Road and Shone Avenue in Lot 1 DP 607454, rezoning the land from R2 Low Density Residential to B1 Neighbourhood Centre with an area of 7,100m², a Floor Space Ratio of 0.75:1, no Minimum Lot size and a Building Height limit of 9 metres;
 - c The Minimum Lot Size map be amended to permit small lot housing (300m²) within 400 metres of the proposed B1 Neighbourhood Centre zone (future village centre) to logical boundaries, excluding a 30 metre strip adjacent to Wongawilli Road and Smith Lane to remain at 450m²;
 - d A proposed 1 ha local park adjacent to Wongawilli Road (east of the proposed new Village Centre location in Lot 2 DP 607454) be zoned RE1 Public Recreation; and
 - e The existing proposed Neighbourhood Centre at the intersection of Paynes Road and Future Road 3 be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres and a Minimum Lot Size of 450m².
- 2 The draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination.
- 3 The draft Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area (attached to the report), incorporating the following amendments be endorsed for exhibition:
 - a The revised Wongawilli Neighbourhood Plan, incorporating:
 - i An amended boundary to incorporate the existing development on the southern side of Wongawilli Road;
 - ii Design amendments to the south western area portion to incorporate access restrictions to Wongawilli Road; and
 - iii Minor amendments to the north western large lot residential area to align with proposed development application under assessment (DA-2011/478) (Section 5.4.3);
 - b Inclusion of additional Village Centre/Local Nodes Design Principles (Section 6.2.1):
 - i Village centres should accommodate a 1,000 - 1,500m² supermarket and variety shops.

- ii Positive Interface with the street and activation of the street is important.
 - iii Ensure a focus on amenity taking into consideration factors such as prevailing winds, shade and shelter. Ensure positive interface with any adjacent open space or water body as an attractive feature.
- c Inclusion of additional controls to promote quality design outcome for the Village Centre (Section 6.2.2):
 - i All shops should address street and be entered by front from the major street where possible or secondary street;
 - ii Size of shops is limited to 1,500m²;
 - iii Community congregation areas to be north facing and where possible take advantage of escarpment views; and
 - iv Major and Secondary Street parking to be maximised.
- d The Wongawilli Village Centre Concept design be incorporated within the Section 6.2 Village Centres/Local Nodes to promote a quality design outcome in accordance with the identified principles for the Village Centre;
- e Section 6.2.2 - 3 be amended to refer to 2 not 3 storeys and ensure alignment with the 9 metre Height Limit under the Wollongong Local Environmental Plan (West Dapto) 2010;
- f Inclusion of a control to ensure all houses address and activate the street. This same control also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4);
- g Additional controls for fencing and street interface on secondary frontage for dual frontage lots. These same controls also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4);
- h A minimum lot width fronting Wongawilli Road and Smiths Lane of 15 metres (Section 5.4.4);
- i A minimum front setback of 4.5 metres for lots fronting Wongawilli Road (Section 5.4.4);
- j Updated Road Cross sections set to include new types 4a, 3a and specifically for Wongawilli Road Type 3b, as well as minor amendments to Types 3 and 4 (Section 6.3.10);

- k Figure 5.1 Defined Neighbourhoods be renamed "Figure 5.1a Defined Neighbourhoods (Current Zoning)" and be amended to reflect the expanded Wongawilli Neighbourhood and the subsequent adjustment to the adjoining Neighbourhoods;
 - l Figure 5.1b Defined Neighbourhoods (Proposed Zoning) be inserted with notations that this plan will come into force when and if Zoning Changes in Wongawilli and Paynes Village are notified;
 - m Figure 4.2 West Dapto Master Plan (stages 1 and 2) be renamed "Figure 4.2a West Dapto Master Plan (stages 1 and 2) – Current" and Figure 4.2b West Dapto Master Plan (stages 1 and 2) - Proposed be inserted with notations that this plan will come into force when and if Zoning Changes in Wongawilli and Paynes Village are notified;
 - n Figure 4.3 Wollongong Local Environmental Plan (West Dapto) - zoning extract for Stage 1 and 2 be renamed "Figure 4.3a Wollongong Local Environmental Plan (West Dapto) 2010 – zoning extract (Stages 1 and 2) – Current" and Figure 4.3b Wollongong Local Environmental Plan (West Dapto) 2010 – zoning extract (Stages 1 and 2) - Proposed be inserted with notations that this plan will come into force when and if zoning changes in Wongawilli and Paynes Village are notified;
 - o Section 4.1 West Dapto Master Plan be updated to reflect the above amendments as well as administrative amendments to align the comments on the forecast development with the adopted West Dapto Release Area Development Contributions Plan (2011).
- 4 The draft Planning Proposal and draft Development Control Plan amendments be placed on public exhibition concurrently for a minimum period of twenty eight (28) days.

ITEM 1 WONGAWILLI VILLAGE PLAN

The Wongawilli Neighbourhood Plan was adopted in November 2010 as part of the Wollongong Development Control Plan 2009 Chapter D16 West Dapto Release Area, with the exception of a deferred/restricted section centring on the Wongawilli Village (interface between existing houses and new development). The interface area has now been considered as part of the Wongawilli Village Plan, which included a review of zoning; traffic issues; lot sizes and orientation; interface issues; and historical significance of the area. Arising from this review are recommendations to make amendments to the Wollongong Local Environmental Plan (West Dapto) 2010 and Chapter D16 of the Wollongong Development Control Plan 2009.

Recommendation

- 1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan (West Dapto) 2010 as follows:
 - a The existing Neighbourhood Centre at the corner of Wongawilli Road and Smiths Lane be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres, and Minimum Lot Size of 450m²;
 - b A new Neighbourhood Centre zone be established on the northern side of the intersection of Wongawilli Road and Shone Avenue in Lot 1 DP 607454, rezoning the land from R2 Low Density Residential to B1 Neighbourhood Centre with an area of 7,100m², a Floor Space Ratio of 0.75:1, no Minimum Lot size and a Building Height limit of 9 metres;
 - c The Minimum Lot Size map be amended to permit small lot housing (300m²) within 400 metres of the proposed B1 Neighbourhood Centre zone (future village centre) to logical boundaries, excluding a 30 metre strip adjacent to Wongawilli Road and Smith Lane to remain at 450m²;
 - d A proposed 1 ha local park adjacent to Wongawilli Road (east of the proposed new Village Centre location in Lot 2 DP 607454) be zoned RE1 Public Recreation; and
 - e The existing proposed Neighbourhood Centre at the intersection of Paynes Road and Future Road 3 be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres and a Minimum Lot Size of 450m².
- 2 The draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination.
- 3 The attached draft Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area, incorporating the following amendments be endorsed for exhibition:

- a The revised Wongawilli Neighbourhood Plan, incorporating:
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 - iii minor amendments to the north western large lot residential area to align with proposed development application under assessment (DA-2011/478), (Section 5.4.3);
- b Inclusion of additional Village Centre/Local Nodes Design Principles (Section 6.2.1):
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 - ii Positive Interface with the street and activation of the street is important.
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- c Inclusion of additional controls to promote quality design outcome for the Village Centre (Section 6.2.2):
 - i All shops should address street and be entered by front from the major street where possible or secondary street;
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- e Section 6.2.2 - 3 be amended to refer to 2 not 3 storeys and ensure alignment with the 9 metre Height Limit under the Wollongong Local Environmental Plan (West Dapto) 2010;
- f Inclusion of a control to ensure all houses address and activate the street. This same control also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4);
- g Additional controls for fencing and street interface on secondary frontage for dual frontage lots. These same controls also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4);

- h A minimum lot width fronting Wongawilli Road and Smiths Lane of 15 metres (Section 5.4.4);
 - i A minimum front setback of 4.5 metres for lots fronting Wongawilli Road (Section 5.4.4);
 - j Updated Road Cross sections set to include new types 4a, 3a and specifically for Wongawilli Road Type 3b, as well as minor amendments to Types 3 and 4 (Section 6.3.10);
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- 4 The draft Planning Proposal and draft Development Control Plan amendments be placed on public exhibition concurrently for a minimum period of twenty eight (28) days.

Attachments

- 1 Locality and Existing Land Zoning Map
- 2 West Dapto Master Plan 2009
- 3 Wongawilli Neighbourhood Plan, adopted 2010
- 4 Summary of Submissions

- 5 Review of Centres Structure Report
- 6 Proposed Zoning Map
- 7 Proposed Lot Size Map
- 8 Proposed Floor Space Ratio Map
- 9 Wongawilli Village Centre Concept design
- 10 Possible Built Form under the Codes SEPP
- 11 Revised Wongawilli Neighbourhood Plan
- 12 Revised Draft Development Control Plan Chapter D16 – West Dapto Release Area.

Report Authorisations

Report of: Renee Campbell, Manager Environmental Strategy and Planning
Authorised by: Andrew Carfield, Director Planning and Environment

Background

Wongawilli currently consists of 26 lots/dwellings along Wongawilli Road, known as "the village", and 20 larger rural residential lots at the end of Smiths Lane, known as "Vista Park" (Attachment 1). The village lots are zoned R2 Low Density Residential and were created in 1936 through a subdivision by BHP to house mine workers. Most of the original dwellings have been replaced. The dwelling at Lot 3 is listed as a local heritage item. The village also contains the entrance to the Wongawilli Mine, Community Centre and Dapto Rural Fire Service. The Vista Park area consists of 20 lots zoned E4 Environmental Living; RU2 Rural Landscape and E3 Environmental Management. Between these two areas are rural paddocks, which are now zoned R2 Low Density Residential as part of the West Dapto Urban Release Area.

West Dapto will grow over several decades as a series of integrated communities or neighbourhoods, generating approximately 17,000 dwellings. The Wollongong Local Environmental Plan (West Dapto) 2010, the West Dapto Masterplan and Wollongong Development Control Plan 2009 have been designed to deliver a development strategy for the West Dapto Release Area, which will guide the growth of new suburbs and neighbourhoods, protect the environment and integrate with existing communities.

As part of the West Dapto Masterplan (Attachment 2), Wongawilli was proposed to have a larger residential development area which was associated with the intended closure of Wongawilli Mine by previous owners BHP. The new owners of the mine, Gujarat NRE, have forecast operations to continue for at least 30 years. This continued operation of Wongawilli Mine presents constraints on development in the area for the immediate and medium term. These include continued use of the Wongawilli rail line (noise issues, rail line crossings and removal of a proposed pedestrian/cycle path); future Road 5 (Jersey Farm Road extension) not to be constructed between Wongawilli Road and Bong Bong Road; and withholding of development of approximately 1,214 new residential dwellings or approximately 18% of that forecasted for West Dapto Stages 1 and 2.

A Neighbourhood Plan is an intermediate step between the West Dapto Masterplan (which informed the Wollongong Local Environmental Plan (West Dapto) 2010) and a Development Application, which allows issues to be considered on a neighbourhood/precinct catchment scale. The majority of development planned for West Dapto is to occur in Greenfield lands. Development of Wongawilli Village is unique in that there are currently some 47 households (approximately 140 residents) in Wongawilli and hence any proposed development should be planned in consultation with these current residents.

Council, in adopting the Wongawilli Neighbourhood Plan in November 2010 (Attachment 3), deferred a section centring on the Wongawilli Village (interface between existing houses and new development) for consideration as part of a Wongawilli Village Plan. The intention was to liaise with current residents of Wongawilli and key stakeholders to discuss proposals to integrate existing and new development.

One development application has been lodged to date for a 65 lot subdivision on the R5 Large Lot Residential portion of the Neighbourhood (see Figure 1 below). This was lodged on 5 May 2011 by the Sheargold Group and is currently under assessment (DA-2011/478).

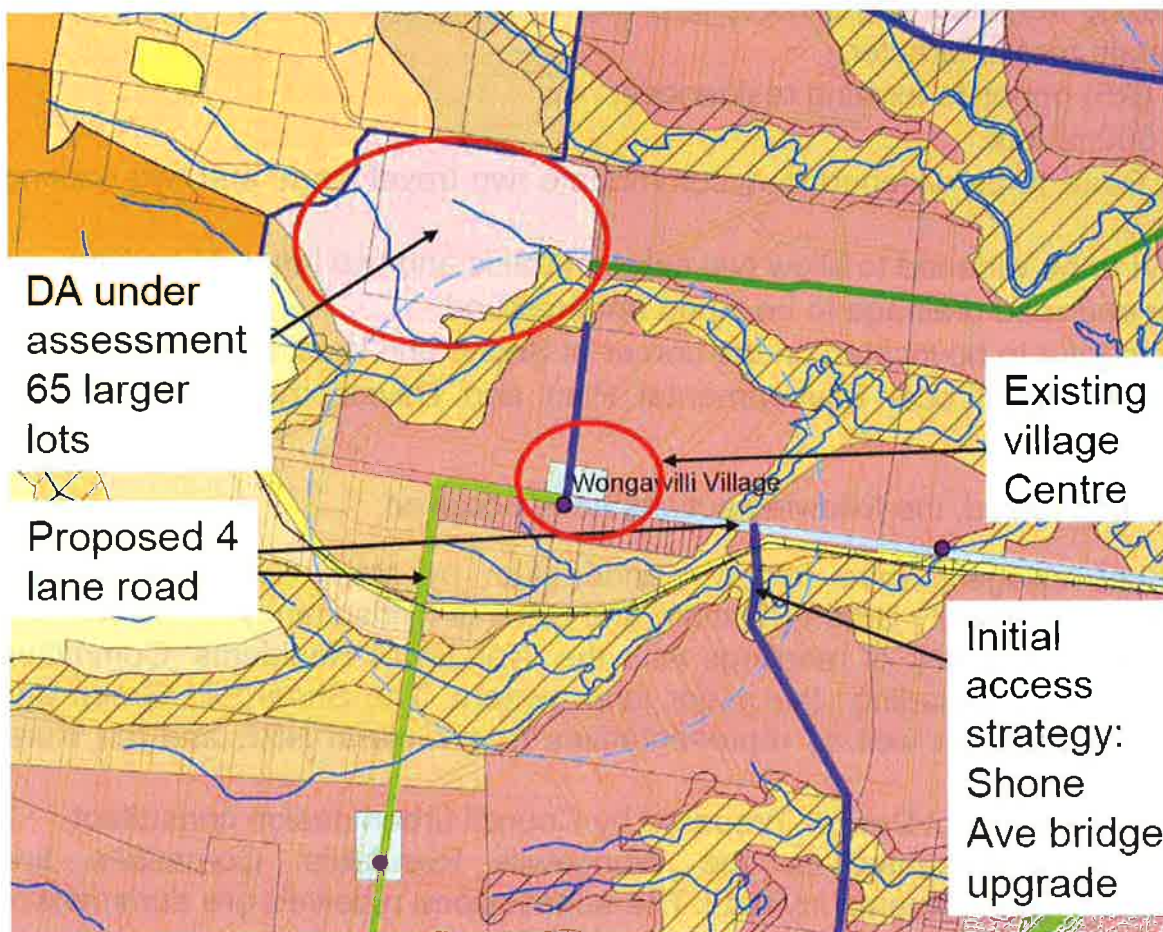


Figure 1: Location of DA-2011/478

Consultation in relation to the Village Plan commenced with a community workshop held at the Dapto Ribbonwood Centre on 30 September 2010. The residents of the Wongawilli Village were invited to attend this workshop, designed to provide information on the planned development and provide the opportunity for residents to discuss options for development with the developers and consultants in attendance. Representatives from the Sheargold and Goluzza land owners were in attendance. A total of seven residents attended the workshop.

Prior to this workshop a draft plan was placed on public exhibition, inviting community and stakeholder comment. The exhibition period was 4 August to 10 September 2010. A total of eight submissions were received, including a petition signed by thirteen residents. The key issues raised in the submissions and petition included:

- Suggestions concerning appropriate businesses for the Village Centre;
- Design suggestions for the Village Centre;
- Wongawilli Road to be designated a “no through” road, with future development separated from existing residences via a buffer (100 metres) and parallel road;
- Retain sequential street numbering system;
- Existing residential area to be known as “Wongawilli Village”;
- Suggestion to relocate the village centre further north along Smiths Lane;
- Control dwelling height to single storey to preserve views and country village feel;
- Roads to retain rural character;
- Larger lots (R5) opposite existing residences;
- Minimum 1000m² lots;
- Wongawilli Road to be widened to accommodate two travel lanes and two parking lanes;
- Smiths Lane to be widened to allow two lanes of traffic and two lanes of parking;
- Stormwater and road drainage to be piped underground;
- Community centre to be located on the corner of Shone and West Dapto Road;
- Support for existing Local Environmental Plan and Development Control Plan controls.

To review the issues raised, the following actions have occurred:

- 1 Independent Village Centre review undertaken by Mike Cullen, a Centres Consultant with Urbacity Urban Planning and Centres Consultancy;
- 2 Participation in a series of meetings with the Wongawilli Residents’ Committee and stakeholders, including the major land owners, The Sheargold Group and the Goluzza Family, as well as representatives from Gujarat NRE and the Rural Fire Service;
- 3 Village Centre Concept Design, prepared by Council urban design consultant.
- 4 Draft concepts presented to the Wongawilli Residents’ Committee and stakeholders and comments invited. The submissions received are summarised in Attachment 4.

A Councillor briefing on the Wongawilli Neighbourhood Plan occurred on 5 March 2012 as part of the briefing on Town and Village Planning.

Proposal

The Wongawilli Neighbourhood Plan was adopted in November 2010 with the exception of a deferred section centring on the Wongawilli Village (interface between existing houses and new development). The interface area has now been considered as part of the Wongawilli Village Plan.

The Land Use Planning team has conducted a review of the following:

- Location and design options for village centres;
- Interface between existing and future residents, including:
 - power poles;
 - traffic issues and road design;
 - lot widths and setback controls;
 - Neighbourhood Plan boundary.
- Lot size mix and housing types;
- Community and recreational facilities;
- Heritage aspects including street numbering; and
- Environmental sensitivity and sustainability.

Arising from this review are recommendations to make amendments to the Wollongong Local Environmental Plan (West Dapto) 2010 and Chapter D16 of the Wollongong Development Control Plan 2009. These draft recommended amendments are discussed below:

1. Village Centre Review

1.1 Location

A key objective of the West Dapto Masterplan is to ensure the residents of West Dapto have access to well designed, attractive town and village centres which act as retail, business, commercial and community hubs consistent with the overall centre hierarchy for West Dapto.

The need for a Wongawilli Village Centre was identified due to its location on a major road in an urban release area and its distance from the proposed town centres of Bong Bong Road and Darkes Road. Urban design objectives have been set for the West Dapto land release area, which seek to establish sustainable neighbourhoods where people have easy access to shops, schools, jobs and other services.

The location of the Wongawilli Village Centre adopted as part of the Neighbourhood Plan is the corner of Wongawilli Road and Smiths Lane. This location originated from the review undertaken in 2008 by the NSW Growth Centres Commission and was

based on expected residential development and upgrade of Jersey Farm Road to accommodate development, which is now not likely to happen until the Wongawilli mine ceases operation (estimated 30 years). Jersey Farm Road is now unlikely to be upgraded for 30 years and Council's Traffic team has advised that Shone Avenue will be the prominent carriageway in the immediate future.

Concern has been expressed by the community and key stakeholders, including both land owners of the current centre location (the Sheargold Group and Goluza family), as to the viability of the current locations selected for the B1 Neighbourhood Centre zoning for Wongawilli. The decision was therefore made to test whether Wongawilli and other town and village centres originally proposed for the West Dapto development through the Growth Centres 2008 report are still necessary and whether they are in the correct location. A Centres Consultant was engaged to provide independent advice in this regard.

The advice takes the form of a Centres Structure Review (Attachment 5). The area was divided into two sections - a northern centres pattern, covering West Dapto Release Area Stages 1 and 2, and a southern centres pattern, covering defined Stages 3, 4 and 5. The northern review considered the existing proposed locations for Paynes Village, Jersey Farm Village and Wongawilli Village.

The following principles were identified for a Village Centre location in terms of influencing performance of a centre (Centres Consultant workshop with Council staff dated 19 August 2011):

- Locate on main direction of regional traffic flow;
- Restrict to one side of the road (village centres can be difficult to get working on two sides of the road);
- Locate on movement path to/from facilities such as schools, hospitals, major sporting venues; and
- Ensure public transport access.

The report makes recommendations for the three Village Centres in Stages 1 and 2 as follows:

Wongawilli Village Centre

The review considered three possible locations for Wongawilli Village Centre, as shown below in Figure 2:

- 1 The Shone Avenue and Wongawilli Road intersection;
- 2 The existing location at the intersection of Wongawilli Road and Smiths Lane; and
- 3 Further north along Smiths Lane.

A fourth option of relocating the centre to the western end of Wongawilli Road adjacent to the Rural Fire Service was raised in submissions, however this option was not considered to be a viable alternative given that Jersey Farm Road will not become operational for some 30 years.

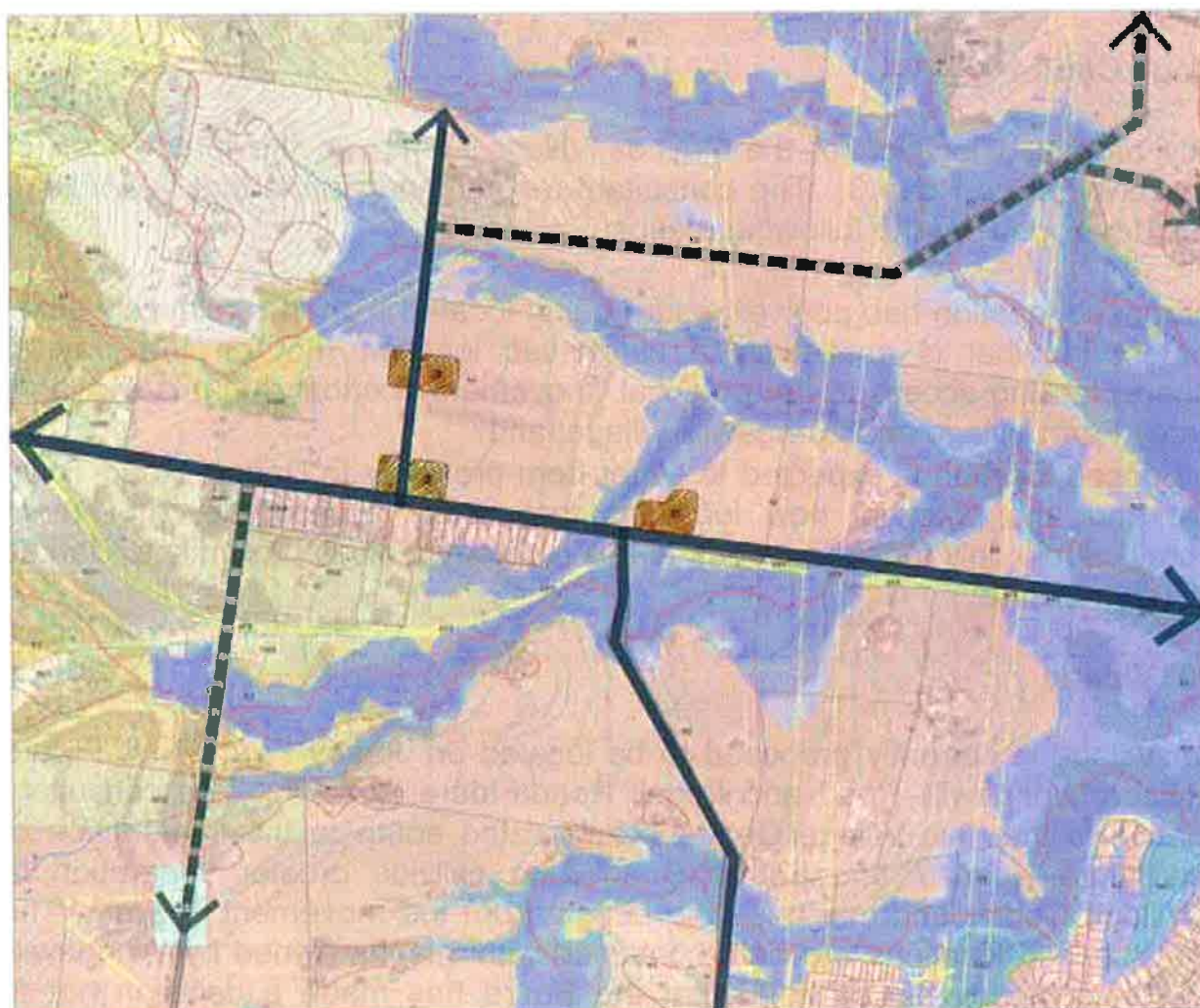


Figure 2: Locations Considered for Wongawilli Village Centre

The recommendation based on achieving the abovementioned principles for viable centres, is that the B1 Neighbourhood Centre zoning be moved to the intersection of Wongawilli Road and Shone Avenue (north-eastern side), Option 1. The land owner of this location, the Goluzza family, has objected to this location and questions the economic viability of any Village Centre in Wongawilli. The Sheargold Group has also expressed concern about the economic viability of a Village Centre in Wongawilli.

The recommendations for the location, size and number of commercial centres contained in the Growth Centres report were based on detailed economic analysis. No further economic analysis has been conducted as part of this review. The revised location is likely to be more viable than the current proposed location due to the greater passing trade and larger residential catchment.

Paynes Village Centre

The currently proposed location of the Paynes Village Centre is the intersection of Paynes Road and Future Road 3. The consultant recommendation is that this Village Centre not be developed, for the following reasons:

- the proposed location has poor exposure being located high in a relatively small catchment in what is essentially a cul-de-sac location (not on the way to anywhere) lacking access to the potential "movement economy" that is available to Jersey Farm Village and Wongawilli Village; and
- the proposed location is expected to suffer from proximity to Darkes Road Town Centre and any potential new locations that would access the "movement economy" would only further exacerbate this problem of close proximity to Darkes Road Town Centre.

Jersey Farm Village

Jersey Farm Village is currently proposed to be located on Jersey Farm Road/Future Road 5 between Wongawilli Road and Iredell Road/Future Road 7. The consultant recommendation is that this Village Centre be relocated south to the intersection of Iredell Road/Future Road 7 and Future Road 5 to provide greater separation to Wongawilli Village Centre and maximise the benefit from the movement network. The existing and proposed locations are both contained within lands owned by Wongawilli NRE Mine. The company has advised that the Board has made a decision not to progress any development of their lands whilst the mine continues to operate, which is expected until at least 2032. With no present development pressures, and as the relocation needs to be informed by a concept design similar to that done for the Wongawilli Village centre, it is not included in the recommended LEP amendments at this stage and will be reviewed in detail at a later date.

1.2 Wongawilli Village Centre Design

As well as reviewing the location of the Wongawilli Village, the design layout has also been considered. The review concluded that commercial controls are critical to the success of the Village Centre. The West Dapto Release Area Planning Report (Growth Centres Commission 2008) recommends that villages should accommodate a 1,000m² to 1500m² supermarket and variety shops. The following principles were identified for the Village Centre design (Centres Consultant workshop with Council staff dated 19 August 2011):

- Orientation: north facing community congregation areas, escarpment views;
- Microclimate: consideration of prevailing winds, shade and shelter;
- Amenity focus with interface between natural and built environment – locate next to and integrate with open space or water body as attractive feature; and
- Interface with the street and activation of the street important - all shops to address the street and be entered via street, built edge to street.

While centres require significant amounts of passing traffic to make them work, walkability also influences neighbourhood integration and centre performance. Providing for increased residential densities in the vicinity of the village is therefore also recommended to assist centre viability. It was determined that a 400 metre radius of the Village Centre was appropriate for the location of increased residential densities as this aligns with the NSW Department of Planning & Infrastructure Draft NSW Centres Design Guidelines (March 2011). These Guidelines recommend walking catchments of 600 metres for Villages and 200 metres for Neighbourhood Centres. These centre types are as defined in the Metropolitan Plan for Sydney 2036. It was determined that the proposed West Dapto Villages fitted in the hierarchy between a Village and Neighbourhood Centre, generating the proposed walking catchment of 400 metres.

A draft Wongawilli Village Centre Concept Design has been developed to guide a quality urban design outcome for the Centre. The proposed total area for the Wongawilli Village Centre is 7,100m²; representing an increase of 300m² on the current B1 Neighbourhood Centre zoned area of 6,800m².

Recommendation:

It is recommended that Wollongong Local Environmental Plan (West Dapto) 2010 be amended as follows:

1. The existing Neighbourhood Centre at the corner of Wongawilli Road and Smiths Lane be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres, and Minimum Lot Size of 450m² excluding a 30m strip adjacent to the east side of Smiths Lane to have a Minimum Lot Size of 300m². Refer to Section 3 Lot Size Mix and Housing Types;
2. A new B1 Neighbourhood Centre zone be established on the northern side of the intersection of Wongawilli Road and Shone Avenue in Lot 1 DP 607454, rezoning the land from R2 Low Density Residential to B1 Neighbourhood Centre with an area of 7,100m², a Floor Space Ratio of 0.75:1, no Minimum Lot size and a Building Height limit of 9 metres;
3. The Minimum Lot Size map be amended to permit small lot housing (300m²) within 400 metres of the proposed B1 Neighbourhood Centre zone (future Village Centre) to logical boundaries, excluding a 30m strip adjacent to Wongawilli Road and Smith Lane to remain at 450m²; and

4. The existing proposed Neighbourhood Centre at the intersection of Paynes Road and Future Road 3 be rezoned from B1 Neighbourhood Centre to R2 Low Density Residential with a Floor Space Ratio of 0.5:1, a Building Height limit of 9 metres and a Minimum Lot Size of 450m².
(Attachments 6, 7 and 8)

It is recommended that Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended as follows:

1. Incorporation of the Wongawilli Village Centre Concept Design to promote a quality design outcome in accordance with the identified principles for the Village Centre (Attachment 9).

2. Interface between Existing and Future Residents

2.1 Power Poles

A number of large concrete high voltage power poles have been erected by Trans Select along the length of West Dapto Road through Wongawilli to the mine (to service the mine). West of Smiths Lane the poles are located on the northern side of Wongawilli Road. Concern has been raised by residents and stakeholders that the poles have a negative visual impact on the street and views and vistas, may impact on driveway placement, and may affect the land value of the affected blocks. Ownership of the power poles has now passed to Endeavour Energy and it is likely that the cost of relocating these poles would be prohibitive.

A suggestion advanced by the Residents' Committee was that all new homes on the northern side of Wongawilli Road face north, with a 6 foot fence erected along the rear of the blocks, comprising a landscaped verge approximately 1.5 metres along the fence. The submission suggested that the cycleway should extend along Wongawilli Road next to the landscaped verge.

The erection of a fence along Wongawilli Road, and the erection of north facing homes on the northern side of Wongawilli Road is not supported. All houses should address and activate the street, parks and open spaces. Houses should be designed to overlook the street to encourage natural surveillance and establish socially active and safe environments. It is essential to create streets that are attractive and safe, and encourage pedestrian and cycling activity. Having good visual contact between residents and the street helps create safe and friendly neighbourhoods and a sense of community, as shown in Figure 3 below. A building that turns its back onto its surroundings creates a disconnect and begins to read as an inauthentic, privatised space. Whilst not the focus of this report, it is proposed that the same specific controls for dual frontage lots apply to the Shone Avenue South Neighbourhood Precinct for which a Neighbourhood Plan was adopted in July 2011 (Figure 5.4 in DCP Chapter D16).

Similarly, long blank walls at street level or adjacent public spaces are undesirable as they contribute no interest or activity at street level and people tend to avoid them. People prefer to walk along streets where there is activity, visual interest and they feel safe. Safe streets have a high degree of visibility and “eyes on the street” from adjoining properties. Blank fences could be targeted by taggers (graffiti). Potential poor outcomes are shown in Figures 4, 5 and 6 below.

An emphasis will be placed on ensuring the streets are well designed to encourage usability. This includes the provision of landscaping and street trees for shade, amenity and aesthetics; good street lighting; cycle paths and footpaths. It is anticipated that the provision of landscaping will provide visual relief from the power poles. The subdivision plan will need to address the location of the power poles in terms of allotment widths. The Development Control Plan already contains front fencing controls to ensure height and composition is suitable, however additional controls are proposed for dual frontage lots to ensure a positive streetscape for the secondary road frontage whilst still providing for resident privacy.



Figure 3 - Wongawilli Concept Streetscape design (Recommended)



Figure 4 - Wongawilli Streetscape Concept with restricted access and fences (not recommended)

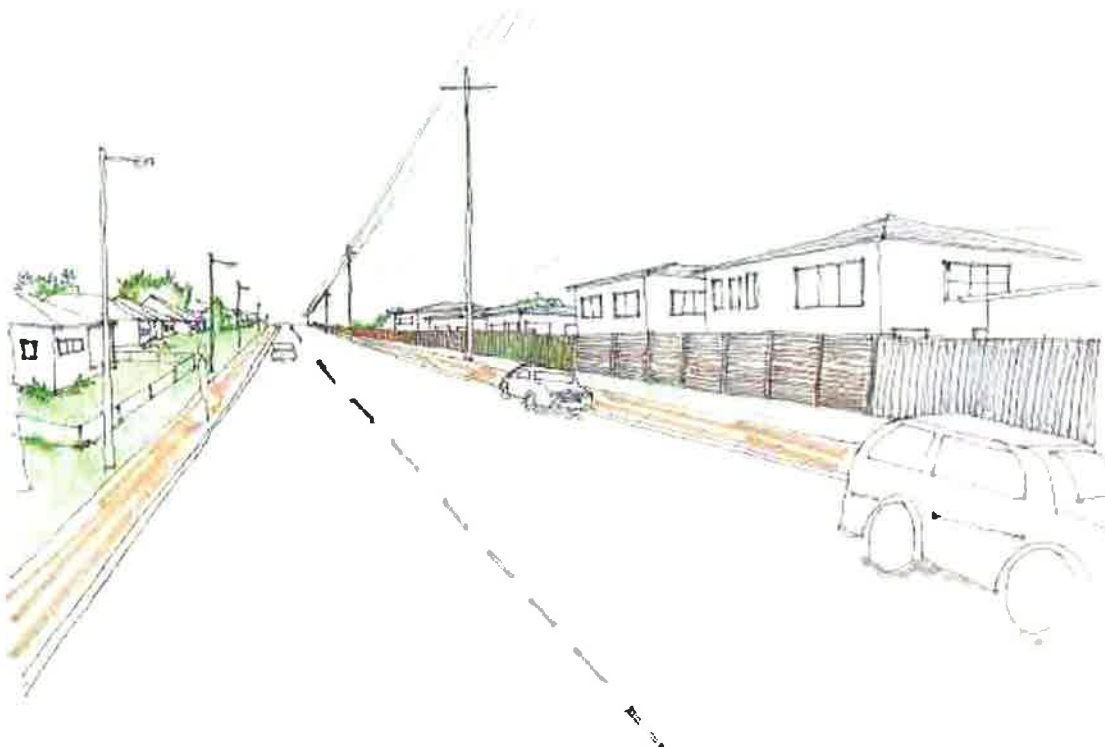


Figure 5 - Wongawilli Streetscape Concept with restricted access and fences (not recommended)



Figure 6 - Example of Streetscape with restricted access and fencing

Recommendation:

It is recommended that Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended as follows:

1. Additional control to ensure all houses address and activate the street, to encourage surveillance and pedestrian activity and sense of community. This same control also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4); and
2. Additional controls for fencing and street interface on secondary frontage for dual frontage lots. These same controls also to apply to the Shone Avenue South Neighbourhood Precinct (Section 5.4.4).

2.2 Traffic Issues and Road Design

Wongawilli Road and Smiths Lane will become part of the adopted wider West Dapto Road network which includes a number of new roads. Specifically relevant to the Wongawilli area are three new collector roads, proposed as part of the West Dapto Masterplan:

- Future Road 2 which connects Smiths Lane to Darkes Road Town Centre.
- Future Road 3 which connects to Smiths Lane, Sheaffes Road and Future Road 2.
- Future Road 5 which encompasses Hayes Lane and Jersey Farm Road and runs from Wongawilli Road to Bong Bong Road, Cleveland Road, Avondale Road and Huntley Road.

Concerns have been raised about the potential increased volume and speed of traffic along Wongawilli Road, and a dependence on Smiths Lane and Wongawilli Road in the case of bushfire or flood. One suggestion by the residents is the creation of an additional access road to the north of Wongawilli Road. The creation of a parallel road was another suggestion. Council traffic engineers are not supportive of the suggestions to include an access road to the north to reduce dependence on Wongawilli Road and Smiths Lane, or the erection of a parallel road. Smiths Lane is being upgraded (including a bridge) to provide flood resistant access, and new roads, outlined above, will accompany new development as it occurs.

A review of the adopted road network was undertaken to address these concerns. Wongawilli Road currently has a Type 4 Major Collector/sub arterial classification to accommodate future projected traffic flow needs. This equates to a four lane roadway which is access denied and doesn't provide for street trees or landscaping. The recommendation arising from the review is a modification of a section of Wongawilli Road, west of Shone Avenue to Jersey Farm Road, to a new Type 3b classification. This new road design will retain a slightly reduced carriageway width that will still cater for future needs, however will provide the amenity of a Type 3 road until capacity is needed longer term when Jersey Farm Road comes into operation. The features of this new road design will include a generous width (21.4 metre road base with 5 metre verge to the north and 3.5m to the south) to provide separation between existing and future development; tree planting and street landscaping for amenity and traffic calming (to reduce traffic flow and speeding opportunities); and a wide shared path (pedestrian and cycleway) to improve the amenity of this residential street (see Figures 7 and 8 below showing a comparison between a Type 4 and Type 3b road design).

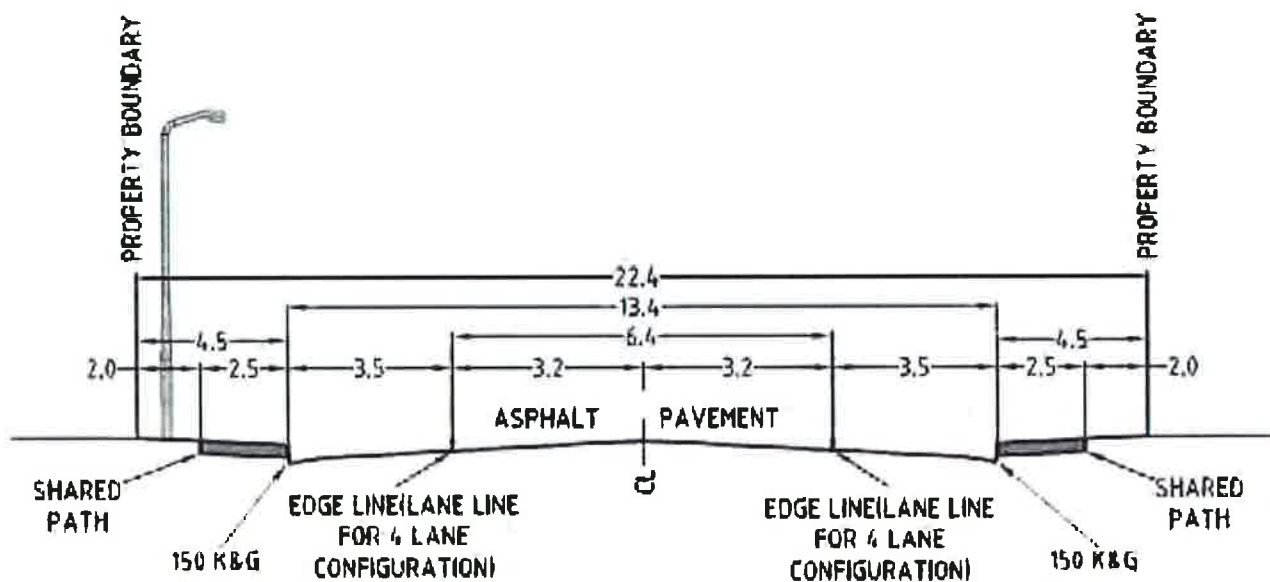
Residents' committee members requested that as much of the current landscaping (established trees) within the southern verge be maintained when the Wongawilli Road upgrade occurs, and requested removal of the shared path to the south side of the road to maximise green space. When detailed design of the road upgrade takes place retention of existing trees will be reviewed. The location and suitability of species will be key considerations. Removal of the proposed shared path from the southern side of the road is not currently supported by Council's Infrastructure division as residents crossing the road at uncontrolled intersections to access a shared path on the northern side of Wongawilli Road is a future safety concern. This issue will need further review in association with the detailed design of the road upgrade.

Wongawilli Road will retain its "Major Collector" status, which continues to make the road access denied for new development. Vehicle access will be to the rear of any new proposed developments on the northern side of Wongawilli Road. The street frontage is required to be active, i.e. all development/ dwellings should face the road. It should be noted that the road reserve will be wide enough to accommodate the power poles, so that the width of the shared pathway to the northern side is not affected and the verge area to the south is maximised at 3.5 metres.

There have been minor amendments to the road cross sections set which apply across the West Dapto Release Area and will be incorporated into the Wollongong Development Control Plan 2009. These include:

- The provision of plan views of Types 2 and 3;
- New Type 4a – Northcliffe Drive Extension. This is slightly wider than the existing Type 4 to accommodate the modelled traffic volumes and speeds;
- New Type 3a – Major/Minor Collector. This incorporated the same tree planting and street landscaping for amenity and traffic calming as Type 3b but overall width and elements align with the existing Type 4; and
- New Type 3b specifically for Wongawilli Road (see Figure 8 below).

Minor amendments to elements within Types 3 and 4 will also be incorporated to accommodate the stopping of buses in the parking lanes, which results in an overall increase in width of 400mm.



TYPE 4, Collector Road – Major (Bus Route)
5000 vpd to 15000 vpd
60km/h / 70km/h

Figure 7: Type 4 Road Cross Section

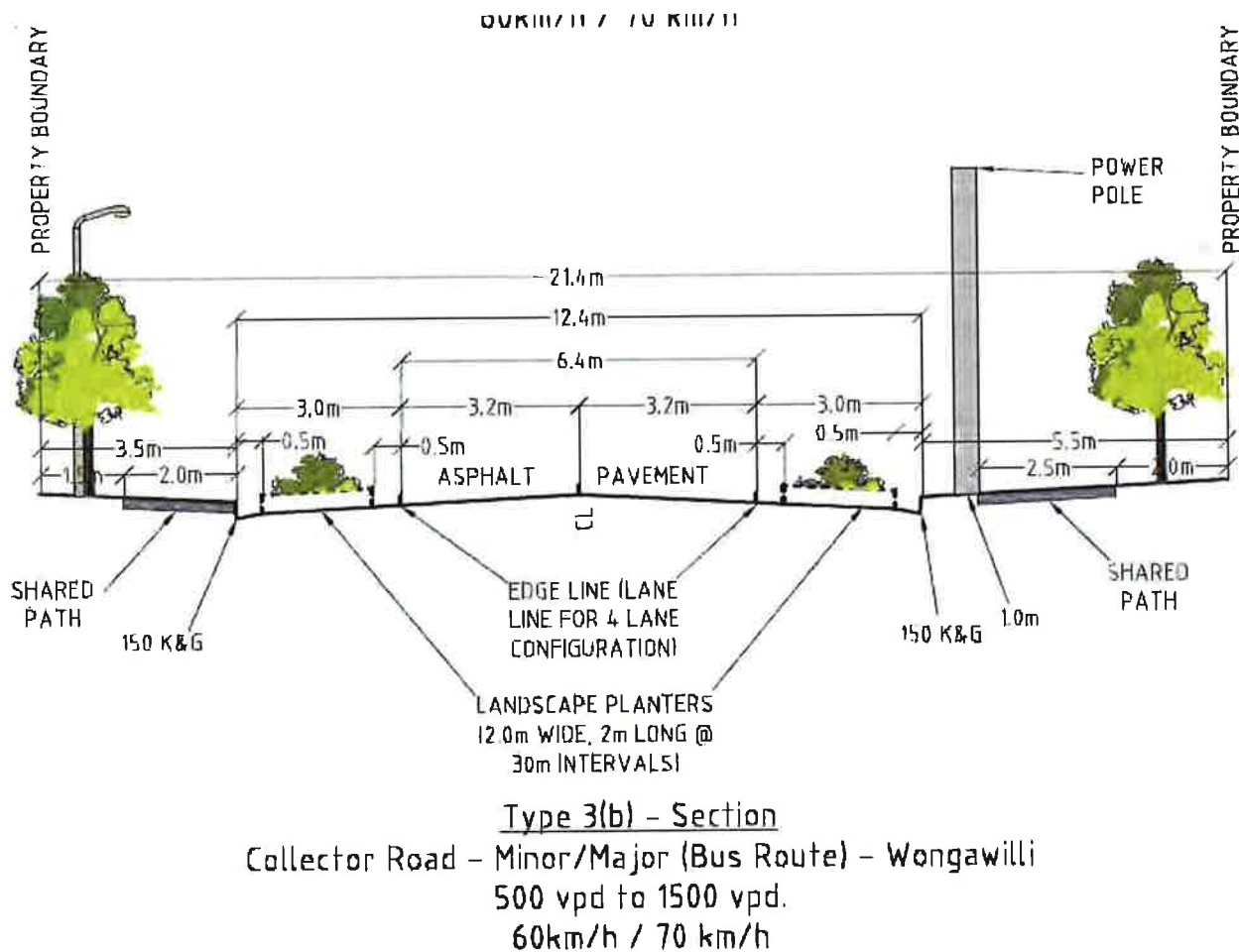


Figure 8: Type 3b Road Cross Section

Recommendation:

It is recommended that Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended as follows:

1. Updated road cross sections set be inserted which include new Types 4a, 3a, and 3b, as well as minor amendments to Types 3 and 4;
2. The road design of Wongawilli Road be changed from Type 4 to Type 3b to calm traffic speed and introduce landscaping to improve the amenity of this residential street.

2.3 Lot Widths and Setback Controls

The Residents' Committee submission requested the consideration of a number of controls to facilitate integration of new development:

- wider lots on the northern side of Wongawilli Road to mirror existing development;
- setbacks from existing residences;
- fencing controls (heights and materials);
- street tree planting; and
- controls in relation to building materials and colours.

Wollongong Development Control Plan 2009 currently contains a number of controls to ensure quality building and streetscape design. However, it is now possible to build new dwellings without having to lodge a development application with Council, using a State wide complying development Code. The State Environmental Planning Policy (Exempt and Complying Codes) 2008, or Codes SEPP, applies to residential development on residential zoned land and sets standard controls such as setbacks, house design and landscaping requirements that over-ride any controls Council may have in place (e.g. front setback set at 4.5 metres, ground floor side setback of 900mm and 1st floor side setback 1.9 metres).

The current Development Control Plan 2009 specifies that lot widths on east/west lots should be 12 to 15 metres. Existing lots on the south side of Wongawilli Road are approximately 18 metres in width. It is likely that the lot widths will need to be a minimum of 15 metres along Wongawilli Road to accommodate the location of the power poles on lot boundaries. A minimum lot width of 15 metres is proposed for lots fronting Wongawilli Road and Smiths Lane to better integrate new development with the existing lot pattern to the south side of Wongawilli Road.

Attachment 10 contains an illustration of a possible built form outcome for Wongawilli Road if relying on the Codes SEPP. It should be noted that although front setbacks are set at 4.5 metres, the extra width planned for Wongawilli Road to accommodate the power poles will ensure a house to house separation (i.e. across Wongawilli Road) of approximately 30 metres to improve/preserve amenity and assist in creating view sharing opportunities. The Development Control Plan already contains view sharing controls that are being reviewed to ensure suitability for West Dapto. Street tree plantings and landscaping will be also important features in preserving amenity in the area.

Recommendation:

It is recommended that Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended as follows:

1. A minimum lot width fronting Wongawilli Road and Smiths Lane of 15 metres; and
2. The current 4 metre minimum front setback be amended to 4.5 metres for lots fronting Wongawilli Road to align with the Codes SEPP.

2.4 Amendment to Neighbourhood Plan Boundary

Gujarat NRE has indicated that they will not pursue any residential development on their land until the mine ceases operation (estimated in 30 years time). The current Wongawilli residential properties on the southern side of Wongawilli Road form part of the future Gujarat NRE Neighbourhood Plan boundary. The implication of this strategic decision of Gujarat NRE on the existing Wongawilli residents is that these residents would be restricted from any development on their property until that Neighbourhood Plan is submitted.

To enable the properties on the south side of Wongawilli Road to be redeveloped, and to prevent unreasonable development restrictions, it is proposed to amend the boundary of the current Wongawilli Neighbourhood Plan to include the residential properties on the southern side of Wongawilli Road (Attachment 11).

Recommendation:

It is recommended that Wollongong Development Control Plan 2009 – Chapter D16 West Dapto Release Area be amended as follows:

1. Amending the Wongawilli Neighbourhood Plan boundary to encompass the existing residential properties on the southern side of Wongawilli Road.

3. Lot Size Mix and Housing Types

The Residents' Committee submission expressed a desire for a mix of lot sizes to appeal to a variety of different markets that would reflect the semi rural and historical nature of the mining village. The submission sought to amend the number of dwellings per hectare for selected R2 Low Density Residential zoned areas (from the standard 13 to 15 dwellings per hectare to 8-10 dwellings per hectare), to allow for some larger semi rural lots.

West Dapto has been identified as a new urban release area, with R2 Low Density Residential zoning aiming to increase density and provide a range of dwellings to increase housing choice, availability and affordability. Envisaged is the provision of a variety of lot sizes, including small lot housing. The Local Environmental Plan provides for a transition of lot sizes from larger sites to the west adjacent sensitive escarpment lands, through R5 Large Lot Residential zoned lands of 2,000m² (creating a semi rural ambience) to R2 Low Density Residential zoned areas comprising 300m² and 450m² lots. The Growth Centres Commission Review and subsequent Local Environmental Plan have defined these lot sizes.

Small lot or integrated housing to support the Village Centre is a concept endorsed by Council at its meeting on 12 December 2011 where a Planning Proposal (Amendment 1 to West Dapto Local Environmental Plan) was endorsed that included the reduction of the minimum lot size from 450m² with 300m² for an area of 300 metres around planned

Bong Bong Road and Darkes Road town centres. This proposal had originally included the same lot size reduction for an area of 100 metres around the Village Centres. The endorsed report recommended the change surrounding Wongawilli, Paynes and Jersey Farm village centres not to proceed as the area was subject to a separate review of the potential viability and location of these village centres.

Until the current review was completed it was premature to make any alteration to current development standards. Recommendations from this review are now proposed to be endorsed by Council and the preparation of a further draft Planning Proposal to enable small lot housing (300m²) around the village centre is recommended.

Under the previous lot size reduction proposal endorsed by Council, Don Fox Planning, on behalf of Stockland, provided the following information to support the reduction:

- Choice of lot size and dwelling size is a key tenant to building sustainable communities;
- Reducing the minimum lot size will help achieve the density target for the West Dapto Release Area;
- The State Government has released a discussion paper proposing to amend the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to cover lots below 450m², including lots of 300m² and a road frontage of 10 metres;
- Reducing the minimum lot size will enable the delivery of more housing within lower price brackets, consistent with the Illawarra Regional Strategy's affordable housing principles. This would allow West Dapto to cater for broader sections of the community;
- The ability to subdivide smaller lots through a standard subdivision process reduces time and cost;
- Housing design choice would not be tied to the subdivision approval. This could increase choice, increase housing demand and reduce the number of modification requests under Section 96 of the Environmental Planning and Assessment Act, 1979; and
- Reducing the minimum lot size should not result in poor urban design. Small lot housing can encourage sustainable design and contribute to a diverse and effective urban design.

Consideration of smaller lot sizes could allow for a greater diversity of housing mix in West Dapto. Small lot housing can work well with regard to urban design in Greenfield sites such as West Dapto, as the lots can be planned without the limitations and constraints facing infill development within established urban areas. Council could consider smaller lots in areas close to planned small neighbourhood centres, allowing higher densities, but at small scale. Such measures could increase population density closer to services and public transport routes, and provide for wider housing choice and affordability.

Retention of the 450m² minimum lot size for lots fronting Wongawilli Road and Smiths Lane is proposed in addition to the minimum lot width of 15 metres proposed earlier in Section 2.3. This aims to better integrate new development with the existing lot pattern to the south side of Wongawilli Road.

Recommendation:

It is recommended that Wollongong Local Environmental Plan (West Dapto) 2010 be amended as follows:

1. Permitting small lot housing (300m²) in a nominal 400 metre radius of the Village Centre (B1 zone) to logical boundaries. The lot size reduction would cover the area south of the creek line and east of Smiths Lane, excluding a 30 metre strip adjacent to Wongawilli Road and Smith Lane to remain at 450m². This 400 metre radius aligns with the Draft NSW Centres Design Guidelines for walking catchments.

4. Community and Recreational Facilities

The Residents' Committee requested an upgrade of Wongawilli Hall and dedication of usable open space as part of the overall residential and village centre development. A further suggestion was the provision of an inviting entrance to the village indicative of the semi rural flavour of the area. The Community Facilities Schedule of the adopted West Dapto Release Area Section 94 Development Contributions Plan includes the proposed upgrade of Wongawilli Hall.

A new proposed 1 ha local park to provide passive recreation opportunities has been identified east of the proposed new Village Centre location in Lot 2 DP 607454 within an existing electricity transmission line easement. This park location has been endorsed by Council's Recreation team and will form part of an update to the Open Space and Recreation Facilities schedule within the West Dapto Release Area Section 94 Development Contributions Plan upon the next review.

In addition to this new local park, the Wongawilli Neighbourhood Plan identifies in the Sheargold subdivision approximately 2 ha of land for a local park, adjacent to the existing creek, as active and passive public recreation space.

Recommendation:

It is recommended that Wollongong Local Environmental Plan (West Dapto) 2010 be amended as follows:

1. A proposed 1 ha local park adjacent to Wongawilli Road, part Lot 2 DP 607454, be zoned RE1 Public Recreation.

5. Heritage Aspects

The Residents' Committee has expressed a desire to retain and promote the history of the mining village, and ensure the preservation of the Coral Vale Homestead. The Sheargold Group, as current owners, have restored the Coral Vale Homestead and the Neighbourhood Plan shows the Homestead standing on a 1.3ha lot surrounded by public roads on three sides which aims to provide visual and physical access to the heritage cottage.

The southern side of Wongawilli Road consists of a row of houses, generally recognised as forming the Wongawilli Village. The properties at number 3 Wongawilli Road (former Wongawilli Anglican Church) and on the corner of Wongawilli and Jersey Farm Roads (former Mine Mangers cottage) are listed as heritage items in the Wollongong Local Environmental Plan (West Dapto) 2010. A report by Willana Associates Pty Ltd prepared for the Sheargold Group states that the approximate 20 metre reserve for Wongawilli Road represents a sufficient curtilage to negate potential adverse impacts for the likely range of new development to the north of Wongawilli Road. The report concludes that the existing controls in the Wollongong Local Environmental Plan (West Dapto) 2010 and Wollongong Development Control Plan 2009 are sufficient, and these controls prescribe a scale and character of development which would not undermine existing heritage significance.

Wollongong Local Environmental Plan (West Dapto) 2010 also lists the Coral Vale Kitchen, the Wongawilli community centre and a stand of Fig trees as items of local heritage significance. These items are protected and controlled under existing controls within the Local Environmental Plan and Development Control Plan.

The issue of whether Wongawilli Village represents a historical subdivision that should be recognised in future surrounding development was also given consideration.

The heritage significance of the village has been considered by Council and the (former) NSW Heritage Office as part of the planning and rezoning of West Dapto, and it was concluded that while there is a social significance to the village subdivision there are insufficient reasons to list the village as a heritage conservation area.

5.1 Street Numbering System

There is support among some residents to maintain the sequential house numbering system. The properties on the south side of Wongawilli Road do not have street numbers but are known by their lot numbers. This existing numbering system is generally sequential in nature starting from the western end of Wongawilli Road, excluding number 9 which relates to a lot belonging to the Gujarat NRE Mine. This system runs in reverse to normal practice which conventionally starts at the eastern end. Two properties in the centre of the existing residential lot pattern are not sequentially numbered being a second set of Lot 1 and 2, and so utilise property names in lieu of numbering.

This current use of lot numbers as a property Street address (sequential numbering) is not consistent with Council's Property Addressing Policy, Australian Standard 4819, nor the standard guidelines or practices of the NSW Department of Lands.

Council has previously submitted a proposal to the residents in a number of areas of West Dapto, including Wongawilli, as part of the Rural Addressing Scheme being conducted by the NSW Department of Lands. Other proposals have been accepted and property addressing already updated.

The proposal to introduce conventional property numbering in Wongawilli was to ensure that as future development of surrounding land proceeds, property addressing is consistent and best meets the needs of emergency services, public agencies and the wider community. It is understood that a number of objections have been made to the proposal in the past and many of these stated that there have never been any issues with postal or emergency services caused by the current numbering. Many of these issues were again raised in submissions under this planning review project.

Property addressing is not an issue that is dealt with via Development Control Plan or Local Environment Plan controls so no recommendations are included in this report for Council endorsement. In discussion with Council's Infrastructure Division it was determined that once new development occurs to the northern side of Wongawilli Road the current street numbering will not be suitable and a compliant system should be adopted. No precedent is currently in place within the LGA for a formalised non compliant numbering arrangement and the Australian Standard 4819 does not provide for the current arrangement.

Concern has been raised that if the street numbering is formalised in a non compliant manner and future confusion results in emergency services being delayed in locating a property as a result, that Council may face some liability. A future report to Council providing further detail on the street numbering issue and a formal proposal for change will be provided by Council's Infrastructure division.

Recommendation:

It is recommended that no action be taken in relation to street numbering as part of this review.

6. Environmental Sensitivity and Sustainability

The Residents' Committee has expressed a desire for future development to result in a quality, environmentally sensitive and sustainable community.

West Dapto is identified in the NSW Government's Illawarra Regional Strategy as a significant area of land release over the next forty years. There will be a strong focus on sustainability and job creation within the local area, with efficient public transport links, walkable communities with facilities in easy reach, and a strong sense of neighbourhood. Sustainable development is the overarching principle of the West Dapto land release. The land release area has a stunning environmental backdrop, and rather than a "blanket of suburbia", the intention is to create a series of communities set within a landscape with clear edges and denser centres.

These environmental issues are already considered in the assessment of Development Applications, in Neighbourhood Planning, in the preparation of Development Control Plans, and in any proposed amendments to zoning, such as the preparation of the West Dapto Local Environmental Plan. Accordingly no new Development Control Plan controls or Local Environmental Plan amendments are recommended. In the context of Wongawilli and the wider West Dapto Release Area, any proposed increase in lot sizes would effectively lower density, and may impact on the achievement of sustainability targets.

Recommendation:

It is recommended that no additional controls are required to be included in the Wollongong Local Environmental Plan (West Dapto) 2010 or the Wollongong Development Control Plan 2009.

Consultation and Communication

In July 2011 the Wongawilli Residents held a public meeting to form a Residents' Committee, with the stated aim of formulating a Neighbourhood and Development Plan for Wongawilli in consultation with the stakeholders Wollongong City Council, RW Sheargold Pty Ltd, the Goluza Family, the Rural Fire Service and Gujarat NRE. A total of eight (8) meetings were held over a three (3) month period. A submission was received from the Residents' Committee dated 5 October 2011. Submissions were also received from Willana Associates, prepared for the Sheargold Group, and Jones, Flint & Pike Pty Ltd, on behalf of the Goluza family (Attachment 4).

The Department of Education has also contacted Council and land owners in relation to the possible location of a primary school in Wongawilli. The Department is considering a number of options and will continue to have discussions with the key land owners in the area.

Should the draft amendments to the Wollongong Local Environmental Plan (West Dapto) 2010 and Chapter D16 of the Wollongong Development Control Plan 2009 be endorsed by Council, the draft Planning Proposal will be submitted to the NSW Department of Planning and Infrastructure for a Gateway Determination, prior to the draft amendments being placed on public exhibition for feedback from the wider community. The draft amendments will be placed on public exhibition for a minimum period of 28 days.

Conclusion

Wongawilli Neighbourhood Plan is essential to guide the neighbourhood planning and development of the Wongawilli Village precinct. Draft amendments to the Wollongong Local Environmental Plan (West Dapto) 2010 and Chapter D16 of the Wollongong Development Control Plan 2009 have been proposed (see Attachment 12). It is recommended that a draft Planning Proposal be submitted to the NSW Department of Planning and Infrastructure to enable the Local Environmental Plan amendment, and that the draft amendments to Wollongong Development Control Plan 2009 be endorsed for public exhibition.

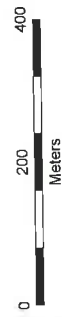


WOLLONGONG LOCAL ENVIRONMENTAL WOLLONGONG PLAN 2010 (WEST DAPTO)

Land Zoning and Locality Map

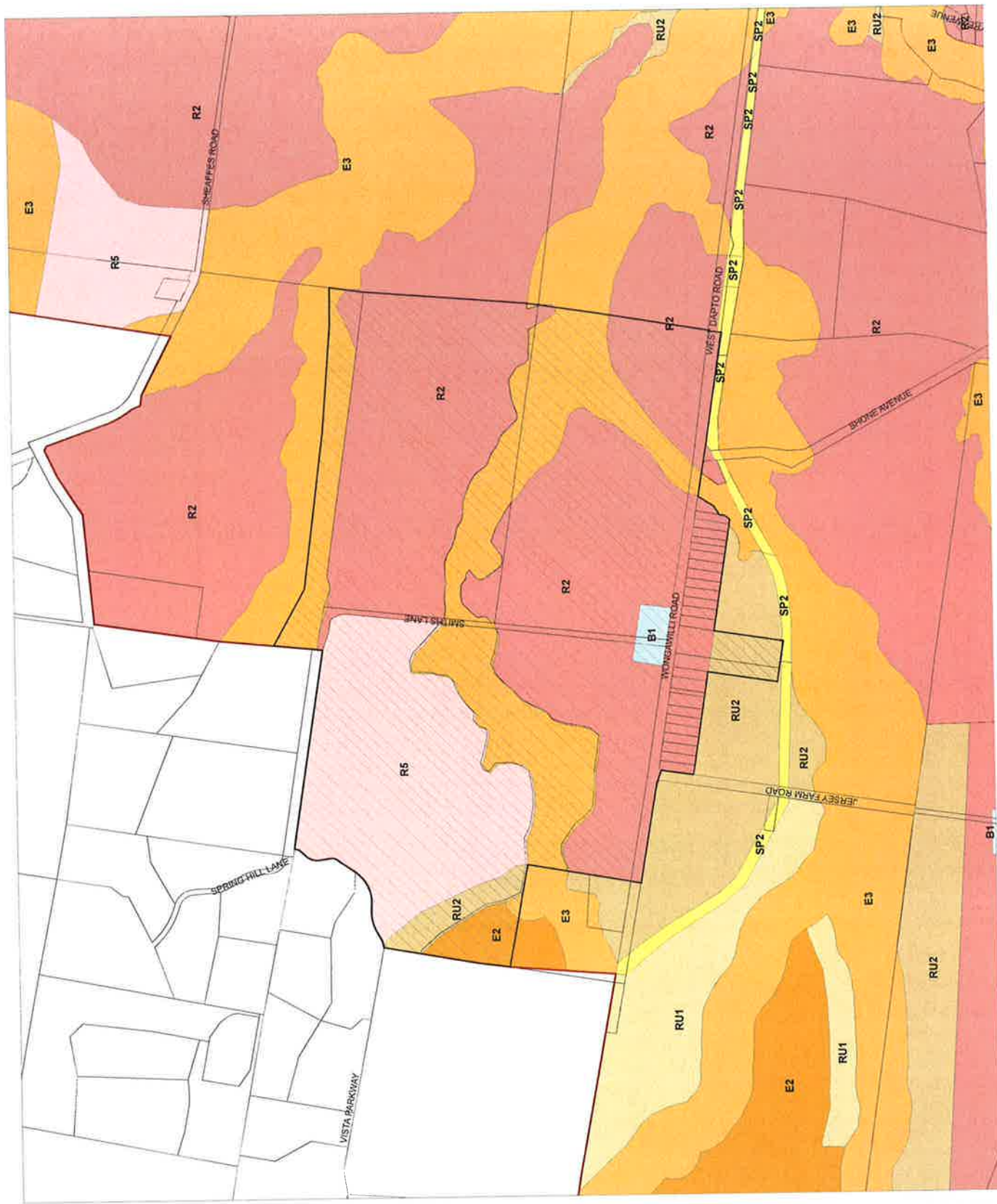
vectordata.MAPPING.RoadCentreLine

- Neighbourhood Centre
- Local Centre
- Commercial Core
- Mixed Use
- Enterprise Corridor
- Environmental Conservation
- Environmental Management
- Environmental Living
- Light Industrial
- Heavy Industrial
- Low Density Residential
- Medium Density Residential
- Large Lot Residential
- Public Recreation
- Private Recreation
- Primary Production
- Rural Landscape
- Infrastructure
- Deferred Matter
- Subject Land
- Wongawilli Neighbourhood Precinct



Projection: GDA 1984
Scale: 1:2500 @ A0
Zone: 55

Map Identification Number: WDC_DCP_Zoning.mxd



summary & conclusions

The proposed West Dapto centres pattern seeks to provide Wollongong Council with high-yielding economic and social infrastructure that will improve the performance of new communities in this part of the LGA. These communities will look to Wollongong CBD, as well as Dapto for their regional requirements but are designed to provide high levels of self containment for everyday goods and services.

The centres and the regulatory mechanism proposed seek to give stronger support to local communities closer to home and reduce levels of travel for basic goods and services. The proposed centres are fewer in number than those in various planning and urban design studies undertaken on the West Dapto release area to date. This is because a flatter hierarchy of larger neighbourhood centres or villages is proposed, which provide a wider social and economic opportunity to the communities they serve. The centres have larger catchments than those proposed in previous studies and therefore provide the potential to deliver a wider range of goods and services.

This Work and West Dapto LEP

The West Dapto LEP provides specific and detailed zone areas for these centres, which are to an extent questioned by this study (see Question 1 bullet point 6 in the Council Brief page 5). Some centres are proposed to be moved and some are proposed not to be developed. Council will need to consider the statutory implications of the recommendations in this work. Our understanding is that the B1 zone areas in the LEP are informed by work done prior to this study that envisaged more and smaller centres. It is unlikely that the total land area set aside in B1 zones in the LEP will change markedly if the recommendations of this study are accepted. What is likely however is that the size of individual centres may need to increase. Obviously Council (if it agrees with the recommendation of this study) will need to manage this process of change.

In terms of centre planning, the LEP is too blunt an instrument to generate the outcomes recommended in this study. It will be impossible to deliver on the suggested benefits of the proposed centres pattern or indeed the aims of the West Dapto LEP without a centres specific DCP for West Dapto. The consequences of not creating and adopting a centres specific DCP is sprawl, poor urban amenity and homogeneous suburban development. The proposed centres pattern provides the inspiration for change from the standard industry model, but Council will not be able to effect this change without strong regulatory support in the manner of a form code, as the industry is not predisposed to deliver an urban built form in its centres. Although we understand the imposed conditions of the LEP in terms of land use and area, the core influence of centre performance is not the zone but the built form. Council has no historic basis to rely on the industry to deliver a built form product that improves community performance – hence the need for a DCP.

Wongawilli

The proposed centre at Wongawilli as shown in the LEP is in a location that compromises its potential. In addition the infrastructure that might assist with its performance is not guaranteed and if provided, we are informed, will come late in the development program of the area. In our view these factors carry both a development and implementation risk for the Wongawilli centre (the centre may not happen). The proposed new location better utilises the likely pattern of movement from the growth cells and the surrounding road and street network and provides greater trading potential for the centre. It does not rely on the delivery of infrastructure outside of that which is normal and needed to service the growth cells.

Wider Centres Pattern

The following centres are recommended not to be developed:

- Paynes Village
- Purrungully Village
- Moorland Village

The following centres we suggest be moved to locations that provide improved access to their catchments or the wider network:

- Wongawilli
- Jersey Farm

In retail terms, the resultant pattern allows for larger catchments and the ability for these centres to be viable and fresh food alternatives to the supermarket based town centres. With a form based DCP these centres should also deliver a diverse activity pattern and a strong civic focus and act as a catalyst for residential density.

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DISCLAIMER

Urbacity has taken every care to ensure the correctness of all the information contained in this report. All information has been obtained by what are considered to be reliable sources, and the consultants have no reason to doubt its accuracy. It is however the responsibility of all parties acting on information contained in this report to make their own enquiries to verify correctness.

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retail, centres & the basis of community

"It is difficult to design a space that will not attract people. What is remarkable is how often this has been accomplished."

- William H Whyte

Towns and villages should be places of high economic and social exchange. However retail is the lowest of all economic activity in centres. Retail, when located on its own and without the capacity to act as a catalyst does not create community and diminishes economic capacity. If retail is used as a catalyst to activate the public realm, it can switch on a more diverse mix of activity and increase the economic and social value of towns and villages. The likelihood is that this response leads to a greater sense of belonging and ownership within a community and translating to greater civic engagement, increased public health, reduced energy use and reduced levels of crime.

Towns and villages should facilitate employment and residential density as a consequence of the high quality urban condition created within the centre by good urban design and great buildings. Retail that faces away from the street in a centre reduces the economic and social role of centres. Unless communities wish to be low wage, high-commuting, mono-cultural sleeper suburbs, then high urban amenity in centres is a basic.

The delivery of integrated towns and villages in West Dapto will not survive the onslaught from retail developers and others without a form code DCP. Despite the words and principles in the current Wollongong LEP and DCP, the regulating instruments have no capacity to drive mixed use, good built form and townscape. As a consequence of instruments such as these and the development and finance industry's addiction to single land use development structures, Australia has not built a street-based integrated, mixed use town centre since World War 1 (with the possible exception of Gungahlin).

Great buildings that address and activate streets are the inspiration for density and mixed use in centres. Land use is not.

West Dapto review of centres structure

PREPARED FOR WOLLONGONG CITY COUNCIL - MARCH 2012

Issue	Residents	Sheargold Group	Goluza Family
Heritage Aspects	Divided opinion re the desire to retain sequential house numbering. Arguments in favour cite a unique system which hasn't caused any problems in the past. Those in favour of a change cite the current system as not practical, identify potential confusion as subdivision takes place, and express concern that the current system is potentially dangerous in the case of an emergency ("every second counts"). Instigation of the standard system will make postal, delivery and emergency service response less prone to error. Desire to have input into street names.	We have completely restored the Coral Vale Homestead and the adopted Neighbourhood Plan has the Homestead standing on a 1.3ha lot surrounded by public road on three sides. The road frontage will ensure visual and physical access to the heritage cottage.	Nil.
Comment: The Local Environmental Plan (West Dapto) 2010 lists No 3 Wongawilli Road, The Mine Managers Cottage and Coral vale Homestead as items of significance. These items are protected and controlled under existing controls within the Local Environmental Plan and Development Control Plan. There are a number of problems with the current sequential numbering system that will intensify as the area is further subdivided.			

Issue	Residents	Sheargold Group	Goluza Family
Community and recreational facilities	A desire expressed for more/improved community and recreational; facilities, and usable open space. The future development should provide the community with walking footpath/landscaped areas for the enjoyment of the community. An upgrade of Wongawilli Hall is desired. Concern expressed that the 1ha local park adjacent the proposed village centre doesn't become an empty paddock and not used. A desire expressed to connect existing residences to the services (e.g. sewer line) associated with the new development.	Nil.	If a village green concept is developed for the B1 sites by Council it should not reduce the development potential of the sites in terms of allowable FSR, building heights or dwelling yields. The future development will provide the community with walking footpaths and landscaped areas for the enjoyment of the wider community. Support the proposed 1ha local park adjoining our property to use the power easement for community purpose.
Comment: An LEP amendment is proposed to denote a 1ha local park on Wongawilli Road, east of the proposed B1 zoning, as passive public recreation space. The Neighbourhood Plan also identifies in the Sheargold subdivision approximately 2ha of land for a local park, adjacent to the existing creek, as active and passive public recreation space. The Community Facilities Schedule of the Section 94 land includes a proposed upgrade of Wongawilli Hall. The Sydney Water Growth Servicing Plan for the release area is currently being considered as a major project by the NSW Department of Planning and Infrastructure. Current residents will be able to connect to new services as they become available.			

West Dapto Release Area as they are reviewed. Specific small lot housing controls will need to be developed to ensure quality outcomes are achieved, and will be incorporated into the WDCP 2009. It is recommended that 450m² minimum lot size be retained on lots fronting Wongawilli Road and Smiths Lane, along with a minimum 15 metre lot width to better integrate with the traditional street character. Council is considering reduced S94 fees for small lots to encourage affordability.

Issue	Residents	Sheargold Group	Goluzza Family
Lot sizes	Need for a mix of lot sizes appealing to different markets. Object to extending the 100 metre radius around the village centre for 300m² lots to a nominal 400 metre radius. Concern about impact of small lot sizes on value of existing properties, and on the quality of the overall development that will result. Role of Council to ensure that development under each developer flows and has a sense of continuity and quality standards. WCC is amending the lot sizes to suit developer requests. Request that 450m² lot size be retained on lots fronting Wongawilli Road and Smiths Lane, along with a minimum 15 metre lot width. This is to ensure a consistent streetscape appearance through the village. Wongawilli village should be seen as a transition for the escarpment to the suburbs and developed with this in mind. The rural landscape and vistas should be protected as much as possible and all efforts made to ensure that any development is sympathetic to the area. The development should not be solely determined by the maximum number of lots and price point.	Where possible density should be encouraged – that will increase affordability and reduce the burden of the cost of infrastructure. Intend to rely on the LEP and DCP in preparation of future development applications.	Indication that development of their site will be best achieved by a salt and pepper approach. The R2 zoning has been arrived at following the commitment of a lot of government and consultant resources. Agree that greater density is required to support the B1 zoning. Allowing R2 zoning to support 300m² will provide greater affordability. Affordability is a key issue to the successful release of West Dapto. However, market acceptance for smaller lots at 300m² is unknown. Request information on intended DCP controls for small lots – these controls can greatly impact market acceptance and type/style of product to be built. Will Council give reduced headwork's charges for smaller lots to assist in tackling affordability?

Comment: A goal for development in West Dapto is the provision of a range of dwellings types to increase housing choice and availability. A variety of lot sizes will be offered ranging from R5 large lots (2,000m²) to 300m² small lot housing (transition from escarpment acreages, rural lots to suburban lots). The recommendation for a 400 metre radius originates from newly released State guidelines, and the recommendation will be applied to other village centres in the

Comment: While development of the area will increase traffic along Wongawilli Road for existing residents, a review of projected traffic as part of this exercise has in fact resulted in a recommendation to modify part of Wongawilli Road to a new Type 3b. The road will be wide enough for four lanes to cater for future demand. In the short term, it will consist of two traffic lanes and two parking lanes, to calm traffic. Street landscaping will soften the impact. The road will be access denied on the northern side. When detailed design of the road upgrade takes place, retention of existing trees will be reviewed; location and suitability of species will be key considerations. Removal of the proposed shared path from the southern side of road is not currently supported by Council's Infrastructure Division as residents crossing the road at uncontrolled intersections to access a shared path is a future safety concern, this issue will need to be reviewed in more detail with the detailed design of the road upgrade.

Smiths Lane is being upgraded (including a bridge) to be flood resistant. New roads will accompany new development as it occurs. The road network has been adopted and there are no plans to extend Shone Avenue through the Goluza property. Such an extension would involve costly bridge construction over two water courses, and would duplicate Smiths Lane.

Issue	Residents	Sheargold Group	Goluza Family
Traffic Issues and Road Design	Concern raised about the potential increased traffic, and dependence on Smiths Lane and Wongawilli Road in case of an emergency, such as flood or bushfire. One suggestion put forward by the residents was the creation of an access road to the north. Another suggestion was the creation of a parallel road. Divided opinion regarding rolled versus barrier (square) kerb and guttering. Preference for square to assist water flow in heavy rain and to prevent parking on footpath area. Desire for no driveways from new development on Wongawilli Road expressed. Residents committee members requested that as much of the current landscaping (trees) within the southern verge be maintained when road upgrade occurs and requested removal of shared path to the south side of road to maximize green space.	Question cost effectiveness of an additional access road that is not required. Concern it is likely to cause rat running and question ability of a Type 1 local street to carry this amount of traffic.	Seeking clarification as to whether WCC is planning to make an easement over my property for the future extension of Shone Avenue to the north collector road. If so, request that the extension be reported for Council endorsement and exhibited with proposed relocation of B1 zoning. Do not support additional access road – will cause rat running as well as having sight issues/safety issues.

Issue	Residents	Sheargold Group	Goluza Family
Power poles	Concern has been raised by residents that the poles have a negative visual impact on the street and views and vistas, may impact on driveway placement, and may reduce the land value of the affected blocks. Suggestion that all new homes on northern side of Wongawilli Road face north, with a 6' fence erected along the rear of the blocks, comprising a landscaped verge approximately 1.5 metres along the fence.	Adversely affected by unsightly power poles and expressed extreme dissatisfaction at the way the location was decided upon. Concern raised that they were not consulted about the erection of the poles – would have objected because of negative visual impact and the future requirement to widen Wongawilli Road, which is now forced to occur on the southern side. Sheargold has indicated that the site widths along Wongawilli Road are expected to be at least 15 metres wide in order to accommodate their positioning on site boundaries. Opposed to concept of new homes facing north – should address Wongawilli Road.	A 6' high fence with landscaping does not create a connected community – would create a physical barrier and creates the impression of closed exclusive development.
Comment: Council Officers do not support the erection of homes on the northern side of Wongawilli Road facing away from the road (north). All houses should address and activate the street, parks and open spaces. Long blank walls at street level or adjacent public spaces are undesirable as they contribute no interest or activity at street level and people tend to avoid them. Blank fences could be targeted by taggers (graffiti). An emphasis will be placed on ensuring the streets are well designed to encourage usability. This includes the provision of landscaping and street trees for shade, amenity and aesthetics; good street lighting; cycle paths and footpaths. It is anticipated that the provision of landscaping can contribute to the softening of the power poles. The final subdivision plans will need to address the location of the power poles in terms of allotment widths. Ownership of the power poles has now passed to Endeavour Energy and it is likely that the cost of relocating these poles would be prohibitive.			

WDCP 2009 currently contains a number of controls to ensure quality building and streetscape design. However, it must be noted in this context that it is now possible to build new dwellings without having to lodge a development application with Council, using a State wide complying development code. The State Environmental Planning Policy (Exempt and Complying Codes) 2008, or Codes SEPP, applies to residential development on residential zoned land and sets standard controls such as setbacks, house design and landscaping requirements that over-ride any controls Council may have in place.

With regard to the requested specific DCP controls it is considered that only the proposed increase from 80m to 130m for cul-de-sac lengths in the neighbourhood are to supported as this aligns with the proposed Neighbourhood Plan layout and has been reviewed and agreed to in principle by Council's Infrastructure Division. The other proposed controls relate to specific built form considerations and will need to be considered as variations associated to future development applications.

Issue	Residents	Sheargold Group	Goluza Family
Positive interface between Existing and Future Residents	Residents cite the semi rural lifestyle close to services as a key reason for living in Wongawilli. A desire has been expressed to retain the semi rural nature and ensure a quality, environmentally sustainable neighbourhood. They are also seeking controls to better integrate new development with existing – interface with existing community. These include setbacks, single storey dwellings, landscaping, streetscapes, fencing and parks. The residents on the southern side of Wongawilli Road seeking to retain existing verge and landscaping (subject to existing trees being suitable), with the construction of a shared path and landscaping restricted to the northern side. Concern that planned 3.5 metre verge for existing residents on southern side not acceptable.	Share same goal as Council and NSW Department of Planning and Infrastructure – seek to maximise the R2 zoned land and produce a sustainable community, including application for independent certification as to the Environmental Sustainability of the initial DA; lengthy planning and engineering efforts for the Neighbourhood Plans; as well as a long involvement in the planning for the West Dapto Release area. It is the intention of the LEP and DCP to create a community within R2 zoning. It is difficult to maintain a rural landscape and meet density criteria for the zoning. We have created a semi rural ambience with the subdivision of the 2,000m² lots in the R5 zoning that will create a transition between the larger home sites to the west and the 450m² lots to be created in the R2 zoned area. Will create deeper lots backing onto RFS property and will liaise with RFS re visual and acoustic barriers. A number of specific DCP controls were requested in relation to minimum lot width; front and rear setbacks; secondary frontage setbacks on corner allotments and minimum cul-de-sac length.	A positive interface can be achieved through landscaping such as the planting of mature trees and distinctive garden beds along Wongawilli Road, creating a sense of an established, integrated area.

Comment: A key objective of the West Dapto development is to provide a range of housing choices – this is reflected in the intention of developers to provide R5 through to small lot housing. Larger setbacks (achieved through the wider Wongawilli Road Type 3b design) and street landscaping will soften the impact of development along Wongawilli Road.

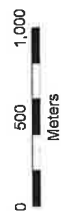
SUMMARY OF SUBMISSIONS

Issue	Residents	Sheargold Group	Goluza Family
Village Centre Location	Concern raised about the viability of a village centre at the proposed corner of Wongawilli Road and Smiths Lane. Requested relocation of the B1 zoning to the most eastern point of the Wongawilli development.	Concern raised about the viability of a village centre at the proposed corner of Wongawilli Road and Smiths Lane. The viability of any commercial venture in the Wongawilli neighbourhood should be independently reviewed. If the review concludes that the B1 zone is viable, preference for original location on Smiths Lane.	Concern raised about the viability of a village centre (commercial centre) at the proposed corner of Wongawilli Road and Smiths Lane/in Wongawilli at all. Feel there would be no interest for development of supermarkets and retail stores at Wongawilli because there will be three large shopping centres in a very close proximity. There is a large Dapto shopping centre only 3km away from the B1 Zoning at Wongawilli. Another large shopping centre will be developed at Bong Bong Road and a third large shopping centre will be developed at Sheaffes/Darkes Road, which, is also very close to Wongawilli. Corner stores have closed down because of large shopping centres. Concerned that my land will be burdened with B1 zoning, which most likely will stay undeveloped in the future. Urbacity report has no in depth economic analysis. If B1 zoning is to remain, preference for original location, but with a 50/50 equal split between either side of Smiths Lane. Feel this location more reflective of the heart/centre of the community, rather than on the outskirts. DCP should be as flexible as possible to allow for a range of businesses to support the B1 zoning.
Comment: The residents group concluded the viability of a village centre is dependent on high visibility, being located en route to work/schools etc and being accessible to a large number of residents. These principles were confirmed by Mike Cullen following research conducted into three possible locations for the village centre (workshop with Council staff dated 19 August 2011). The revised independent advice based on the principles for viable centres is that the B1 zoning be moved to the intersection of Wongawilli Road and Shone Avenue (north-eastern side). The recommendations for the location, size and number of commercial centres contained in the Growth Centres report were based on detailed economic analysis. In the case of Wongawilli, however, a key assumption was that Jersey Farm Road would be a major traffic generator. The revised analysis has taken into account the new focus on Shone Avenue.			

West Dapto Master Plan 2009

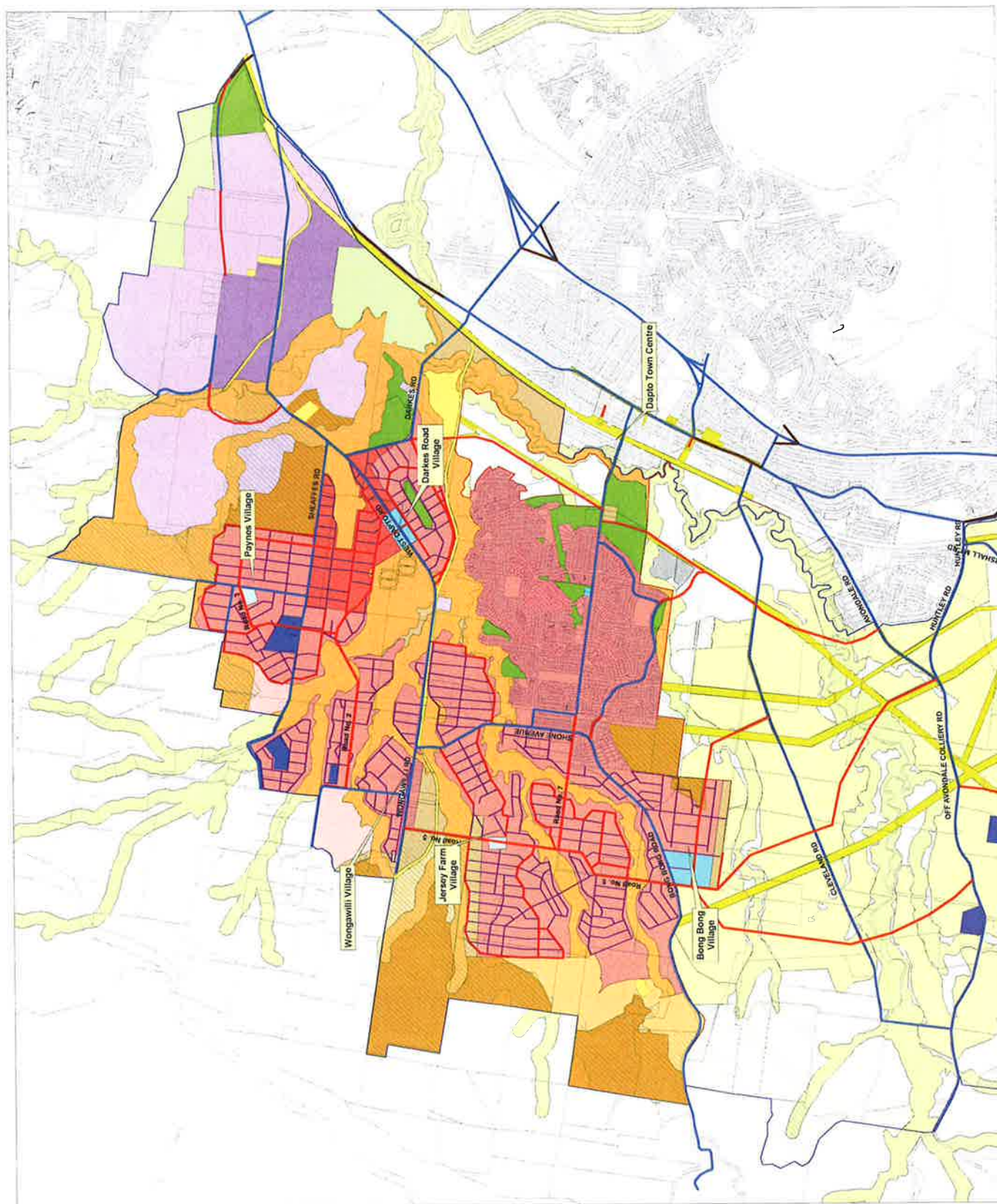
Legend

-  Release Area Boundary
-  RTA Main Road Upgrade
-  Proposed New Road
-  Existing Road Network
-  WD Collector Road Network
-  WD Local Road Network
-  Significant Bushland
-  Heritage Precincts
-  Neighbourhood Centre
-  Local Centre
-  Commercial Core
-  Mixed Use
-  Enterprise Corridor
-  Environmental Conservation
-  Environmental Management
-  Environmental Living
-  Light Industrial
-  Heavy Industrial
-  Low Density Residential
-  Medium Density Residential
-  Large Lot Residential
-  Public Recreation
-  Private Recreation
-  Primary Production
-  Rural Landscape
-  Infrastructure
-  Deferred Matter
-  WD Infrastructure



Projection: GDA 1994
Zone 56
Scale 1:10000 @ A0

Map Identification Number:
West Dapto Master Plan A2L 081010.mxd



introduction

This review is commissioned by Wollongong City Council.

A number of objectives have been established for the review by Council, which are outlined in the form of commentary, issues and questions as below:

1. Review of West Dapto Town & Village Centres Layout & Structure:

- Confirm the principles developed at the August workshop and add any points required.
- Are all the proposed centres required? Is Jersey farm a Neighbourhood Centre?
- Are separation distances suitable?
- Are the centres currently located in accordance with the agreed principles? If not where are the preferred locations for these centres?
- Is the hierarchy/size differential of the centres appropriate, i.e. 3 town centres – Darkes, Bong Bong & Yallah Marshall Mount and 10–14 village/neighbourhood centres?
- Is there an alternate strategy that would allow the centres to establish/grow to suit the development area without the traditional defined commercial/residential zoning boundaries?
- The Minimum Lot size LEP control is proposed to be reduced from 450m² to 300m² for an area within 100m of the village centres and 300m of the Town centres in the R2 zoned areas, Is this radius appropriate and if not what principles should be applied to define the area for increased density?

2. Wongawilli Village Centre:

- Review the options for location of the village centre in accordance with the established principles (given the need to address the interface between existing and future residents).
- Comment on the advantages and problems of siting the village centre in the 3 different locations and make a recommendation as to the preferred location.
- Review the proposed Commercial zoned land area approx. 6800m² and 2,500m² of floor space (as per GCC recommendations), is it appropriate? How many commercial / retail premises would be likely within this figure?
- Provide any additional comments on the interface of proposed new residential and commercial/retail development given the existing residential development pattern. Consider the options for Road cross section design and development controls that might assist to achieve an integrated community that is sympathetic to existing character of the area and local heritage items and that achieves a reasonable development yield in line with the planning principles of West Dapto Urban Release Area.

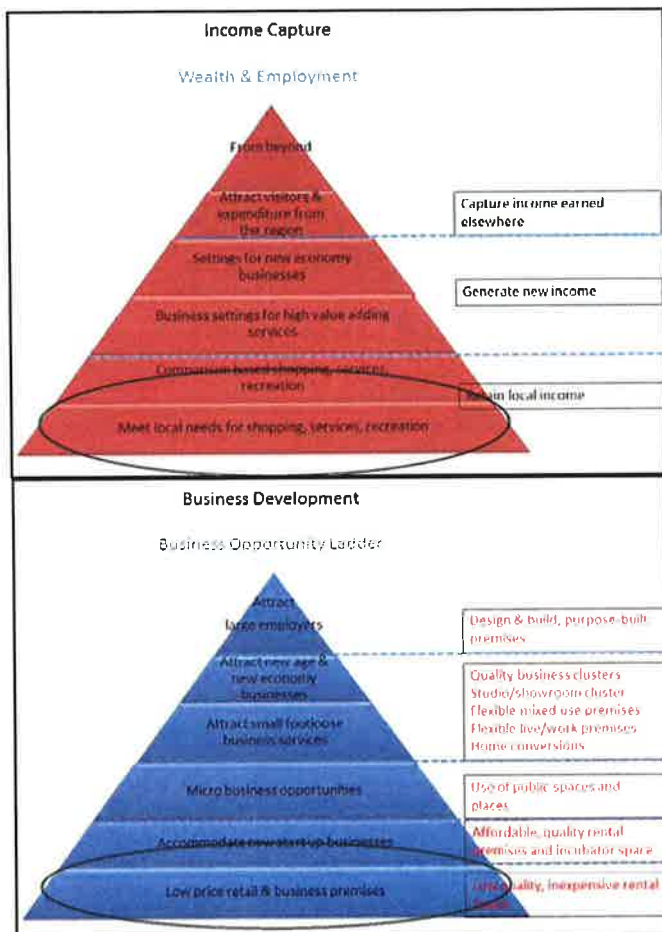
- The Minimum Lot size LEP control is proposed to be reduced from 450m² to 300m² for an area within 100m of the village centre but only to the North side of Wongawilli Road. Is this radius appropriate and if not what principles should be applied to define the area for increased density?

The West Dapto growth area has been allocated 12 centres outside of the existing Dapto Town Centre, plus the proposed Darkes Road Town Centre and Bong Bong Town Centre. These centres have been conceived through a variety of processes and are shown on the West Dapto Compilation Plan (Map 1 Page 8). The centres seek to serve various catchments that sit within growth pockets that are largely constrained and defined by flood levels. As a consequence residential settlement patterns are non-contiguous and access between these pockets is mostly limited to single streets. This means that any centres pattern will not necessarily be equitable for all future residents. It also means that the larger the number of centres, the less likely they are to survive. Whilst this statement or principle is obviously universal with respect to centres it is more keenly relevant with a dispersed settlement pattern as proposed for West Dapto.

This short report will address the set of objectives and questions in turn. However in order to properly comprehend the need for planning controls it is necessary to outline the qualities and activities that are required from centres in general and those in West Dapto in particular. These qualities and activities are expressed in order to provide a philosophical framework for an optimum centres pattern for West Dapto.

the case for better centres in the Illawarra

The basis of centre planning for a village or town is for planning to create the ideal settings for high economic, social, environmental and cultural performance. It is not to create ideal settings for shopping centres or supermarkets or the standard use-specific industry funding models. Land use needs to be enabled in a manner that improves levels of environmental, cultural, social and economic performance. This has particular relevance for retail, which sits at the bottom of the economic wealth spectrum (see diagrams below). Retail performance has become the primary focus of centre planning and has resulted in a loss of the wider cultural, social and economic role of centres. Since the 1950s communities have been delivered retail or shopping centres with poor architecture and poor public space as the “focus” of their communities. Such centres are not the focus of community but are rather a utilitarian resource with no wider values that would inspire sense of place, culture or social exchange. In such places, the potential inspirational value of retail is lost.



SOURCE: OERIK KEMP PROSPEROUS PLACES

Retail has a higher service obligation than that which is its current custom, if we want better centres. It must be regulated so as to not only activate public space but also positively contribute to amenity through architecture that composes or creates streetscape or townscape by buildings working together. The regulations that can deliver on these objectives are missing from the Wollongong LEP and supporting instruments (as they are from all NSW planning schemes). Council needs a centres specific DCP that provides the basis for centre design and built form controls that are essential and fundamental to the achievement of the objectives within this report. This report recommends an optimum centres structure in spatial and functional terms. The functional potential of these centres will diminish if not disappear altogether without such a DCP.

Centre planning in West Dapto should seek to vastly improve the performance of the communities they are tasked to serve. This increase in performance is across the widest spectrum of human endeavour and is only possible if the centres have vibrant and active public spaces. In this respect it is better to have fewer centres that are stronger with larger catchments and competitive breathing space to thrive.

A reduction in the number of centres does come at a potential cost – a possible reduction in accessibility. The trade off and likely compensatory factor is found in a wider range of goods and services available from the larger local centres, which means that rather than only incidental or “top up” retail they also provide an alternate to the full service supermarket-based centres at Dapto, Darkes Road and Bong Bong town centres. As a consequence it is more likely that accessibility (expressed in vehicle kilometres travelled) will be less than for a pattern of more but smaller centres (The New Urbanism model), which results in a much heavier reliance on the more distant Dapto and Bong Bong centres. Furthermore as these fewer centres are more vibrant it is likely that the range of non retail services will increase in such centres. Vibrancy is also a facilitator of density, which should enable a higher proportion of multi family housing near or within the centres.

In summary, the objective is for these centres to be viable alternatives to the town centres for food-based shopping. The centres will have a more intimate scale (assuming appropriate DCP regulations from Wollongong City Council), have a potential for moderate levels of personal and professional services, have other business opportunities either in ground or upper floor locations, and as a consequence have a higher density of residential development within and around these centres. In terms of an investment model, they are different to the single use shopping centres in the “town centres”. They are likely to result in multiple ownership and deliver a variety of architectural expression around a coherent streetscape – a requirement of the relevant DCP. This is different to the single owner model that has yet to deliver levels of mixed

use within a standard investment model. Unfortunately the funding basis for town centres in single ownership is still dependent upon the superannuation and banking funding model, which is single product (retail) based and refuses to “compromise” itself by mixing uses.

Performance objectives for town centres are more easily achieved through regulation of spatial definition, functional continuity and intimacy based around quality public realm within a designated Council form code or DCP that regulates buildings. This means that for these centres to perform to their maximum buildings need to work together as “townscape” gathered around and along a town’s streets. In terms of regulation, the most effective means of delivering a town centre is to control built form (not land use), as it is buildings and their collective context that create town.

A community has two environments to read when it visits a centre.

1. The functional environment.
2. The physical environment.

The functional environment is the land use component in a centre, or what we do when we get there. The dominance of the functional environment in development has grown out of an over-reliance on zoning or land use regulation and is in part reflected in the dominance of functional retail descriptors for types of shopping centres. These centres are described as “convenience centres” or “power centres” or “large format centres”, “comparison centres” and “specialty centres.” These are all retail descriptions based on function and say nothing of the social, physical, cultural and environmental role of centres. As important for communities are the physical and spatial qualities of these centres. If these qualities are high, then typically they perform a social and community function that is outside of their retail role. Typically when these “softer” functions are also evident the centre attracts more than just retail activity and the economic role of the centre expands to include a broad range of employment. This means that the centre becomes more efficient in terms of its role to the community (the entire basis for the creation of centres).

The physical environment is represented in the buildings and spaces of the centre. If the physical environment is poor then the ease by which we do things i.e. the functional environment, becomes relatively more important. This means that in a poor physical environment where the qualities of place are missing we will not linger but undertake our functional tasks and leave. If the physical environment is attractive then we are more likely to accept distant car parking, high levels of traffic, inclement weather and other distractions not found in controlled functional environments such as malls. People will “trade off” functional convenience if the physical environment positively adds to their experience. Expressed relatively, this is the difference between the ease of doing something and the joy of doing something.

The physical environment is an important issue in terms of “place,” or cultural connection to place. The cultural connection is only possible as a consequence of the relationship between people, public space, buildings (architecture), art and landscape. If one or more of these factors are missing then cultural relevance is also missing.

Finally, the functional environment bias is heavily reinforced by the banking and finance industry, which streams and classifies investments according to land use. There is no “mixed use” or “town centre” investment vehicle in Australia, as all development is classified as “retail, commercial and industrial, or residential and retirement.” This means that the funding risk increases for any developer who sees benefits in operating outside this framework. The planning profession is gradually increasing regulatory controls that push the development industry in this direction, however to date the institutions have successfully avoided following. In looking at long term land values aligned with robust and adaptable buildings, there does appear to be financial benefit reasons for preferring town centre investment to single use investment. However this means that regulation, not the market is needed to change the way the industry behaves.

Intensity and Diversity of Use

Retail has the major role in facilitating diversity and intensity. It can only perform this role if it acts in a manner that activates the public realm. The best town centres are economic powerhouses with high levels of mixed use. The basis of high economic performance of these centres is a function of land use diversity and intensity. Diversity and intensity are contingent on the quality of the public realm environment, which is a function of the way buildings interact with public space and architectural quality. Where the buildings prioritise private space, public space quality is the cost. When streets or spaces in a centre are active and vibrant, additional activity or demand for additional activity is created. The level to which the proposal inspires non retail activity and the density and diversity of that activity is an indicator of world’s best practice.

To demonstrate the role of retail, we provide a summary of the average employment performance of all of Perth’s 63 centres. Studies undertaken by Urbacity for all centres in Perth (using Ministry for Planning Employment data on employment by ANZSIC type) separated centres into three built form typologies:

1. Traditional towns (shops facing streets)
2. Mall-dominated towns (where the mall dominated the shops in the street)
3. Malls (internal retail, poor or no retail in surrounding streets).

Of Perth’s 63 centres (excluding Perth CBD) some 18 were traditional centres, 19 were mall-dominated centres and 25 were malls.

- Mall centres provided an average of 646 jobs (25 centres).
- Mall-dominated centres provided an average of 2,403 jobs (19 centres).
- Traditional town centres provided an average of 2,747 jobs (18

centres).

The State planning hierarchy defines 63% of mall-dominated centres as “regional centres” – being at the top of the planning hierarchy and a priority for State infrastructure spending. Only 24% of traditional towns were regional centres. This means that smaller centres, where retail faced the street, were delivering more jobs than larger centres with a mall.

Active streets, facilitated by retail shops facing streets inspire a broader and more intensive mix of economic activity measured by the range, number and mix of employment. The jobs mix widened in traditional centres when compared with centres with a mall.

- **Malls:** For every 2 retail jobs in a mall there was 1 non retail job either within the mall or just outside of it.
- **Mall-dominated:** For every 2 retail jobs in a mall-dominated centre there were 2.2 non retail jobs.
- **Traditional towns:** For every 2 retail jobs in a traditional town there were 5 non retail jobs.

Active and vital streets occur due to the relationship between buildings and the ground floor use of these buildings and the public realm. This results in a desire for non-retail businesses to locate in a centre. Inactive streets where the retail is secondary to uses that are either located behind car parking or within an internal mall (i.e. located away from the street) results in a less active and vital public realm. The ability of a town to grow its economic base is in part a function of the performance of street-based retail.

Intensity and diversity of use are major factors in improved economic and environmental performance. Intensive and diverse town centres create the economic condition known as “agglomeration”, in which density of employment is positively associated with enhanced economic performance. The important point in economic performance terms is that retail that serves local communities is at the lowest point of all economic activity in centres. Therefore it should be regulated so as to act as a catalyst to higher economic output. Research shows that diversity and intensity (higher economic performance) does not occur unless public realm amenity is high.

Environmental Performance

Public transport use increases with intensity and diversity of use. This condition also increases levels of walking as it is possible to undertake a number of tasks on the same trip. There are also savings in embodied energy through the use of common walls and a reduction in the use of HVAC as a consequence of a change in focus from an artificial climate “mall” to a real climate street.

Traditional European centres are referred to as cities, towns, vil-

lages and their functional roles are a consequence of a nexus between their size and their form. Villages that serve a local market often have little dedicated parking for the “convenience” role they provide. This changes the retail supply environment from one that is bulk and price based to one that is niche and quality based. This change is necessary in order to inspire the increased effort required to visit and walk from the more distant car. As a consequence the level of consumption goes down and the quality of consumption goes up. Some of the effects of this structural difference can be seen in obesity statistics comparisons between European countries and “Americanised” countries such as USA, Australia and New Zealand (and can be seen also in consumption data by nation). Australians waste \$5.2 billion worth of food per annum.

The quality of the environment is influenced by all factors that are present in a centre. They include:

- accessibility to and from the centre (incl ease of parking)
- the volume, speed and characteristics of traffic in the centre
- the level and presence of trucks and buses
- the weather (hot, cold, rain, wind)
- the width of the footpath (too wide, not wide enough)
- quality of retailers & businesses
- the presence of people you know & don't know
- spatial continuity & containment
- functional continuity
- visual richness
- building texture & materials
- the presence of heritage buildings and spaces
- the presence of art
- the presence of blank walls and service docks
- responsiveness to climate and the natural environment
- a sense of connection to local culture
- stronger vertical built proportions than horizontal
- human-scaled buildings and spaces
- expression of the local geology
- relationship to topography

The DCP is the most effective means of managing these factors.

Hierarchies & Supermarkets

There are a range of centre options for the Growth Area. The hierarchy of centres for the region appropriately prioritises Wollongong CBD with a subsidiary role for Dapto town centre at the edge of the Growth Area.

Smaller “town centres” are proposed for Darkes Road, Bong Bong

Town Centre and Yallah Marshall Mount. These centres are proposed to include one or more supermarkets.

The design process by ESD and Annand Alcock for the Council proposed a series of local centres around walkable catchments. These smaller centres, not anchored by supermarkets, are a little more difficult to deliver as they sit outside the typical investment profile of the major development institutions. They are intended mainly as “top up” centres in retail terms, but they also need to provide a wider base of services than simply retail. The major opportunity for these centres as inspirations or catalysts for residential density. This is because the built form character and grain is not be upset by the major supermarket box and its land-consumptive car parking.

The number and location of smaller centres proposed for Growth Area is a primary issue for this study. This is in part an issue of planning and urban design philosophy (in other words there is no “right” answer) and in part an issue of deliverability and comparative benefits between centre options and types. For us the primary issue is the level to which we can get centres to deliver more than simply “top up” retail goods and services. Our objectives for centres requires them to have a strong social role that assists and enhances economic capacity, as these two forces are linked. This means they must be larger than normal and have strong built form controls that secure and enhance the role and value of the public realm. If these centres are spatially intimate as a consequence of good definition of space and elegant, vertically proportioned buildings, then if the catchment is available they will be strong social and economic focal points for the communities they serve. Unfortunately, centre development in Australia in the past 60 years has generally failed in this regard. This study will provide the rationale to ensure that strong catchments exist for study area centres. In order for the optimum social and economic roles of these centres to be realised Council will need to craft an additional suite of controls either in the form of a “West Dapto Centres DCP” or specific DCPs for each centre. These instruments should define the centres widely to include each centre’s walkable catchment.

In terms of centre principles, we prefer a flatter hierarchy with fewer small centres and fewer large centres. This allows for village size centres that have enough critical mass to act as catalysts for an improved fresh food offer. This means that the catchment is slightly below the size required for a supermarket but large enough to encourage the formation of the specialty component that is otherwise contained within a supermarket. The centre should be able to accommodate a fruit and vegetable store, a delicatessen, butcher, bakery, a few cafes and restaurants and a small dry goods supermarket (less than 1,000 square metres). The benefits of this size is that you get a centre with most of the merchandise cover of a supermarket, but where the categories are split into specialty stores, which changes the food and shopping emphasis from bulk and price to quality and local experience.

However the major benefits of this approach are not simply retail based. Retail within a fine grained built setting within streets provides the basis for a wider range of benefits including:

- improved levels of social engagement
- wider mix of uses
- greater level of proprietor owned businesses
- wider rental range
- improved grain and therefore better walkability
- reduced heavy vehicle impacts
- greater ability for mixed use

These outcomes can be enhanced with good architecture that establishes a cultural connection with place. The ideal village should be a place where locals gather and regularly walk to and within at all hours, but particularly in the evening. West Dapto village centres should be strong enough to be supermarket substitutes but will have a wide range of other values attached to them that supermarket-based centres are unable to match. This promotes diversity and choice within West Dapto. The Growth Area Plans suggested a centres pattern that seeks to offer mainly “top up” facilities and are generally too small to have a wider role. Consequently the centres proposed are numerous and close together. As an approach this allows greater levels of walkability for people that don’t have motor cars, but other potential benefits are lost. A stronger centre (which requires greater spatial distances to perform its tasks) is more likely to offer a wider range of facilities and activities, which would improve public transport performance and result in a wider range of activities, making it more efficient.

The community should expect wider opportunities for non retail activities from its pattern of secondary centres (as well as its town centres) including low level personal and business services, a more active and intensive urban environment with restaurants, cafes, etc, plus a sense of place and community. With an appropriate catchment these centres can offer a different set of values in terms of fresh food characterised by individualised store and business owners. The key benefit that this bring to the community is a change in their access to food, from a market model that is based on price (quality secondary), to one that is based on quality (price secondary). International research shows that communities that have greater levels of access to fresh food (and less to processed food) are healthier and less obese. A parallel benefit is that levels of social exchange will increase as a consequence of a stronger pattern of local business ownership and less institutionalised retail. The centres pattern then provide a stronger local business platform for the people of Wollongong in general and West Dapto in particular, than a pattern based on the catchment characteristics of supermarkets and discount department stores and a more fragile tertiary pattern of numerous tiny centres with small catchments. The proposed model is also less likely to be institutionally owned, which gives greater potential for mixed use and evolution.

In terms of the centres pattern, the key issue therefore is more about the type of centre that is required to deliver these benefits and the characteristics of the catchment needed to facilitate it (the essence of this study).

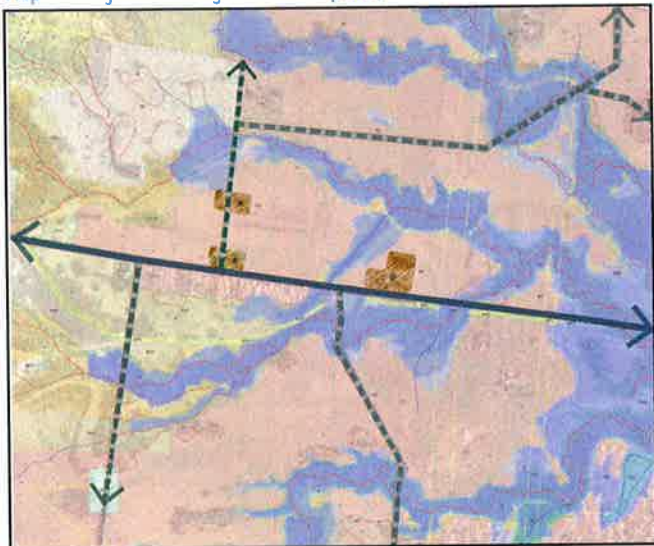
This study provides the basis for a re-organisation of centres as viable alternatives to the town centres for food shopping (primarily), as well as some personal and business services as well as the inspiration for diversity of housing. In order for these centres to perform this role they need to be defined by a grain of buildings that make them spatially intimate and physically attractive, as their performance relies less on “anchors” and more on built form and public realm quality. This means that built form quality should be the primary objective of the centre planning control mechanism – not the LEP or current DCP, which are not sufficiently detailed to deliver the outcomes sought in this study. For Council this means a simple set of prescriptive design controls as the basis for ensuring that future developers understand the need for these centres to be physically different to the conventional and generally poor built form retail centres of recent times. The objective is to create the motivation for residents to “want to go” to the centre – not to “have to go” to the centre. This is more about the joy of doing something and not the ease of doing something. In this activity and environment it is reasonable to expect that these centres can deliver more than just the utilitarian value of a low economic output product such as a shopping centre. The expected result in West Dapto is a richer economic and social environment with greater diversity in housing and business activity than the model proposed by the West Dapto Compilation Plan on the following page.

the wongawilli centre

Although the Compilation Plan shows the proposed centre on or around the corner of Wongawilli Rd and Smiths Lane, Council has considered two other potential locations for the centre. Location options for the centre are shown in the following drawing.

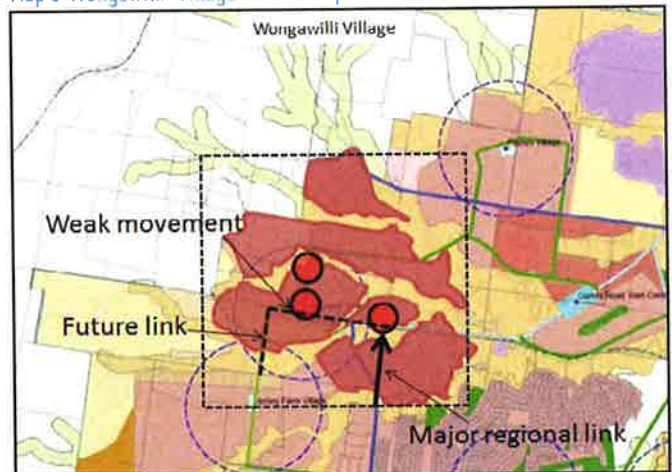
In order to determine the optimum centre location the three locations need to be considered in the context of the settlement pattern.

Map 2 Wongawilli Village Location Options



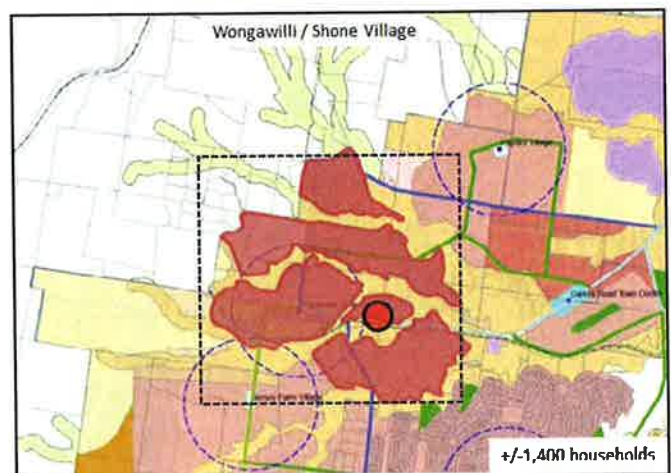
The urban settlement available for this centre is shown in red shading in the following drawing. The natural pattern of movement for goods and services in this area is eastward and therefore the preference should be to locate any centre on the main direction of flow (i.e. bias to the east). In addition the regional movement network is structured so that any centre west of the Road 5 (Hayes Lane/Jersey Farm Road future extensions) intersection would not have the benefit of regional movement to assist it. Furthermore the “future link” shown on the drawing is likely to come later in the development program, which means that the centre would not have all of its potential catchment available to it for some time.

Map 3 Wongawilli Village Location Options & Settlement Pattern



For these reasons we recommend that the Wongawilli centre be located at or around the Road 5 (Hayes Lane/Jersey Farm Road future extensions) intersection at the easternmost end of the growth pockets, as shown below.

Map 4 Preferred Wongawilli Village Location



The LEP proposed that the Wongawilli centre contains 2,500m² of commercial/retail floor space, which has translated to around 6,800 square metres of land area. However this proposition is made on the basis of a finer grain of centres than is proposed within this study. We recommend that the centre (indeed all centres outside of the town centres) be bigger. A recommendation on this point is made in the “summary and conclusions” section of this document. Our preference would be to provide a centre with the following (indicative) floorspace/activities characteristics:

- small dry goods store (no larger than 1,000m²)
- wide range of food specialty stores (+/-1,000m²)
- restaurants, cafes (500–1,000m²)
- pharmacy, newsagency, liquor (500–1,000m²)
- personal services (500–1,000m²)
- professional services (500–1,000m²)

This general mix, size and configuration is the template for all villages proposed in this study. The total commercial/retail and services (excluding community services) is therefore around 6,000m². This would require a land area of around 12–15,000m², but could be more efficient depending on specific design analysis with some services upstairs and a desirable high level of street-based parking. The need for regulation over the total retail and commercial floorspace is reduced if not removed altogether if:

1. All village centre buildings address the street
2. All shops are entered from the street
3. No stores to directly address car parking (except for kerb side parking in a traditional street).
4. No supermarket or other large stores in excess of 1,000 m² are allowed.

Regulation should permit any specialty store of less than 200m², almost as of right as such stores have no effect on any wider centres hierarchy if they obey first three rules above. In addition such stores encourage local business, activate the street network and promote walking.

The interface between retail/commercial areas should be seamless. We understand the preference for Council to regulate lot sizes in order to express a desire for density within the village centre but would prefer that this mechanism be subservient to a specific DCP for each centre. Lot sizes proposed (300m²) are generous for the village centre and we would expect terrace housing and other as dense forms of around half of this size. In short we agree with the principle of density within the villages, but would prefer that building typologies be developed, possibly in conjunction with the housing industry and these dropped into a DCP.

Street sections provide a range of options, but we assume that the majority of village centres will be either on or attached to a Type 4 – Major Collector/Bus Route section. This section is a 4 lane road, but we assume that 2 lanes will be taken by parallel parking within the village centre. The section is 23 metres which is fine for a main street type of centre. If this is not the case then we would need to have a discussion with the design engineers as the section would not be appropriate for the villages.

As can be seen in the Compilation drawing, the Wongawilli centre (as with all other proposed centres) is established is a consequence of a circular pattern language that describes a 500 metre radius walkable catchment for each centre, shown as a blue dotted line. There are a number of problems with this approach:

1. Large parts of each walkable catchment is open space (mainly flood prone land).
2. Large parts of the residential framework for the centres is low density housing.
3. The basis for walkable performance or indeed walkability to the centres are not contemplated by any wider suite of controls (density provisions alone do not guarantee walkability).

4. Over 95% of the retail performance of local centres is based on driving – not walking, yet walking is the primary justification for the pattern. That said walkability should a major consideration of the DCP, but not the driver of the centre pattern.

Top up” retail expenditure is a minor component of the justification for a village centre. Such centres should be tasked to provide a wider spectrum of activities and connections as well as fresh food, restaurants/cafes, offer strong opportunities for social engagement, sense of place and community etc. The qualities, urban energy and the capacity for each should be the major determinants of centres location, not notionally walkable catchments. The other problem with the walkable catchment approach is that it drives an urban structure that is based on walkable neighbourhoods when the structure should, as its first priority (as it has been since the first centres in the middle ages), be based on making the centres work not the neighbourhoods. There is no neighbourhood without a centre. If no centre exists then the residential pattern is simply a subdivision with perhaps a bus stop and small park. The “neighbourhoods” principle, which is a relatively weak concept anyway within a continuum of suburban housing, should be structured to serve the centres and not, as is shown in the West Dapto Master Plan, for the centres to serve the neighbourhoods.

A Concept Plan for the proposed relocated Wongawilli Village that generally reflects the principles in this study has been prepared by Council and is shown below. The characteristics of this drawing are:

- a rear service lane
- a north facing plaza
- shops addressing public space & streets

However, site influences have placed the centre on the opposite side of the street from the “home domain” pattern of flow. In this case the specific costs and benefits of doing so outweigh those of the general principle (see notes page 19).



west dapto centres pattern – north

The centres pattern is informed either by settlement pattern and site characteristics or by philosophy. In essence the centres proposed in the Compilation Plan drawing are subject to a range of site constraints that influence the urban context of each proposed centre, the ability to inspire density, the contiguous or non contiguous nature of the settlement pattern, all of which results in a catchment dynamic that will determine the success or failure of each centre. The analysis now seeks to determine the centres pattern of the Release Area based on the following principles and characteristics:

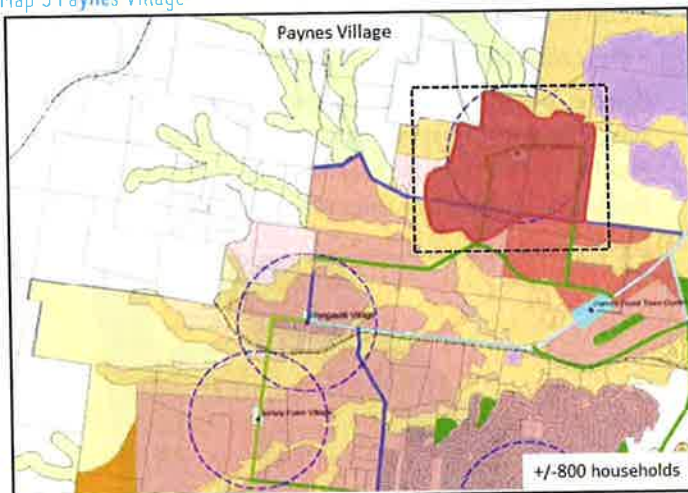
- size of catchment
- shape of catchment
- proximity and relationship with other centres
- movement network

There are three proposed smaller neighbourhood centres in the northern part of the Release Area. They are Wongawilli, Paynes and Jersey Farm.

Paynes Village

The same issues exist for the proposed Paynes Village, which has poor exposure and is shown mid block in the subdivision pattern (not on the way to anywhere). If Council wishes to continue with this centre, it would be better pulled south at the intersection of the two main structural streets in an around the heritage precinct (to the south).

Map 5 Paynes Village

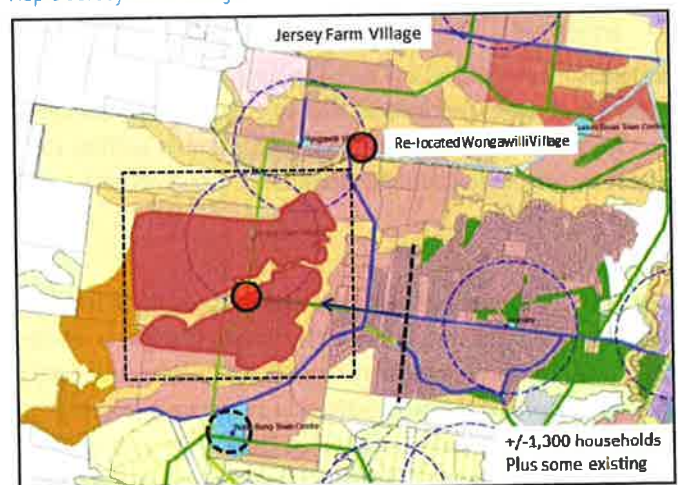


The catchment size issue for Paynes Village is exacerbated by the fact that it sits high in a cul-de-sac. Like the proposed Wongawilli Village it is not on the way to anywhere and lacks potential “movement economy” benefits that may be available to other centres such as Jersey Farm village. Its catchment shown above is an optimistic assessment, is small and suffers from proximity to the Darkes Road Town Centre. For this reason we do not suggest that it be developed.

Jersey Farm Village

The next centre in the Plan is Jersey Farm, which sits between Wongawilli and the proposed Bong Bong Town Centre. We propose to pull this centre southward to the corner of Road 7 (Iredell Road future extensions) and Road 5 (Hayes Lane/Jersey Farm Road future extensions). This allows greater breathing space for the Wongawilli village and gives it maximum benefit from the movement network.

Map 6 Jersey Farm Village



The catchment for Jersey Farm is around 1,300 households. However these household numbers are calculated only on the growth areas. It is likely that a number of additional households to the east will regard the centre as an comparatively easy resource compared with Dapto and the proposed Bong Bong town centre, which means that the total catchment is more likely around 1,600 households.

Moving the centre south to the Road 5/7 intersection gives it strong exposure to regional or district-wide traffic movements. The resultant centres pattern to the north in the West Dapto release area is shown in a comparison of the GCC Plan and our modified plan on the next page.

[illegible][illegible]

west dapto centres pattern – south

To the south in the Release Area there are 6 proposed centres for a projected household yield of around 7,600 dwellings, equivalent to a centre every 1,250 dwellings.

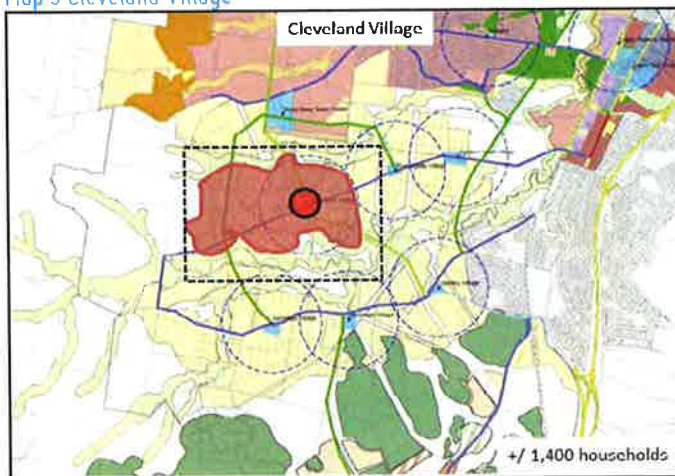
As with the northern villages each of these has little basis for critical mass and a wider mix of activities. Each will struggle with a small “top up” retail offer and as a consequence little in the way of an expanded mix of services and facilities is possible. A consequence is that they will all struggle and will not provide a focus for the communities they serve.

Changing the structure to give increased commercial (and social) capacity to the centres allows each to have a reasonable catchment and to broaden the mix overall.

Cleveland Village

In this area the middle of the three centres (shown in the Compilation Plan as Purrungully Village) would compromise the catchment of the proposed eastern village (Fowlers Rd). Given that Fowlers Road is downstream in the catchment it has a better chance of success. We suggest therefore that Purrungully is dropped as a centre and that only two centres are required for the Cleveland growth area. The western-most of Cleveland on this basis would have a catchment around 1,400 households.

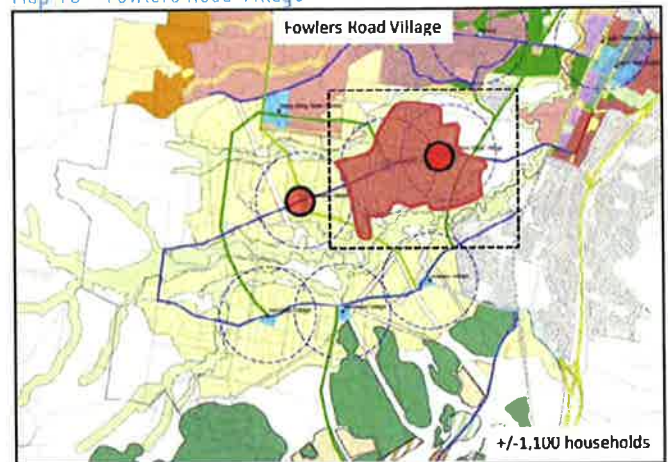
Map 9 Cleveland Village



Fowlers Road Village

Fowlers Road would have a smaller catchment than Cleveland, but possibly a higher level of passing trade given its location on the way north and east. By splitting the catchment with Purrungully (the centre we recommend not proceed), it can be seen that both centres would struggle.

Map 10 – Fowlers Road Village



The pattern gives adequate separation for the two centres to have supporting and reasonably sized catchments. The Fowlers Road Village has industrial nearby, which will provide strong support to its performance. Removing the Purrungully centre suggests some alteration to the network to prioritise the Fowlers Rd centre.

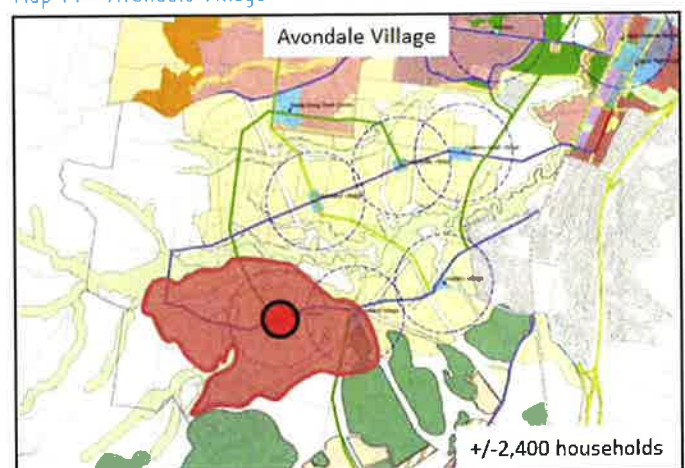
The southern series of three proposed centres are Avondale, Moorland and Huntley Villages.

In the broader Avondale growth pocket there are three proposed village centres at Avondale Village, Moorland Village and Huntley Village. This growth pocket is estimated to deliver around 3,200 dwelling units or an average of +1,000 dwelling units each. Huntley Village however would appear to be the most accessible centre for about 600 existing dwellings in and around the western side of the rail line.

Avondale Village

The proposed Avondale Village has a substantial catchment to its west.

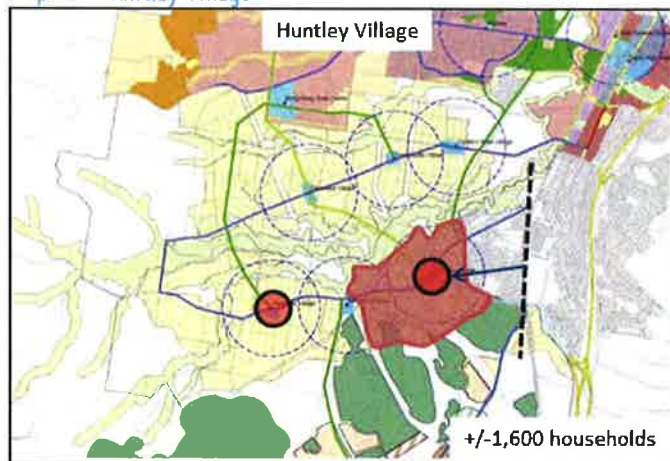
Map 11 – Avondale Village



Huntley Village

The final centre proposed in the southern growth pocket is Huntley Village.

Map 12 – Huntley Village



The proposed village has a new growth catchment of around 1,600 households plus around 600 existing households to the east between the proposed village centre and the rail line (as shown above). The Huntley centre is located around a future major medical precinct.

Map 13 – Huntley Village Medical Precinct



The medical precinct site has the potential to be a part of the proposed Huntley Village Centre, although site plans indicate a weak urban context. Nevertheless the employment within the medical precinct will provide strong support to the daytime economy of the village centre. Detailed site analysis (topography, land ownership, site constraints etc) will determine the optimum location of the supporting centre. A north facing aspect (Huntley Rd or Avondale Rd heading west would possibly offer the best location.

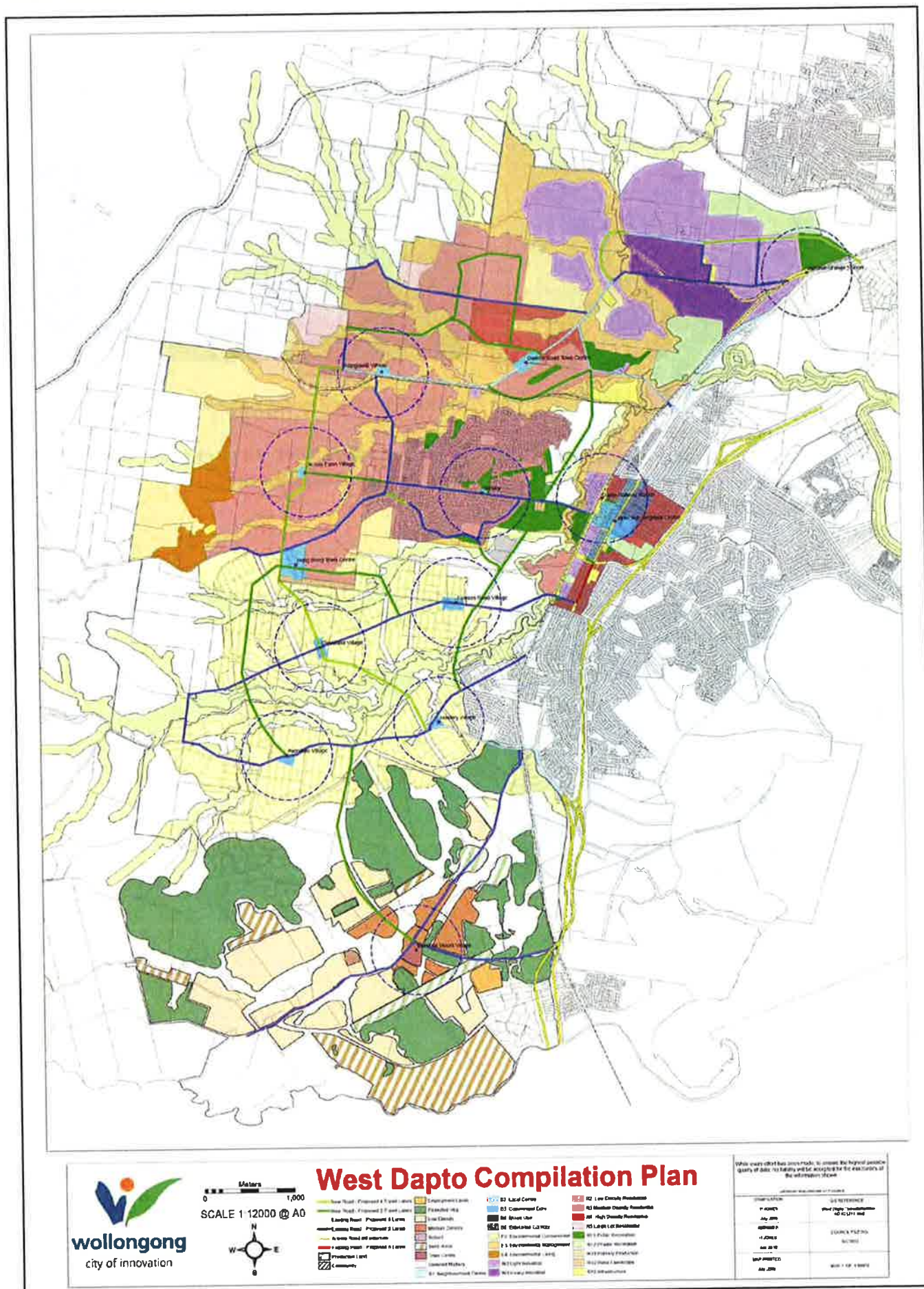
The definition of the Huntley centre with the medical precinct would look something like the following plan.

Map 14 – Huntley Village Precinct



We recommend that Moorland Village not proceed.

The proposed pattern therefore is shown on the following page overlaid on the original Compilation Plan.



west dapto release area town & village planning principles

Notes taken by Council staff from Workshop with the Land Use Planning Team and Mike Cullen, Principal of Urbacity 19 August 2011

Overall Principles:

1. Movement Network

- Fundamental to functioning of local centres (give it every possible chance of working)
- Road/access pattern should dictate the location of centres — regional movement pattern (primary driver is cars not walking)
- Car movements — numbers, a substantial flow of traffic will improve viability
- Cars slowing down with some level of congestion and friction is positive, intersections work
- Commercial/retail restricted to 1 side of road primarily home bound for Village/Neighbourhood centres as they are quite fragile and hard to get working on two sides of the road. This is not a concern in town centres.
- Generally on 'home domain' — normal pattern of travel flow preferable home domain — east and north perception of movement — area of influence.
- Walkable (but not a major influence on performance of centre but a positive on community)
- The location of schools, hospitals, major sports facilities etc should be considered and it is advantageous for the centre to be located on the movement path to/from these facilities to residences.

2. Public Transport

- Bus access to local centre necessary. However stops should not be located immediately in front of shops as it can provide negative impacts on edge condition and poor associated activity.
- Acceptable walking distance (e.g. 400m) can be doubled to catch a bus if the stop is near a shop
- Access and service needs to be convenient
- Is positive as a means to slow traffic flow which is positive for village viability i.e. stop bus part in travel lane

3. General

- No dedicated bikes (shared path) through town/village centre, pedestrian paths only. Any shared path could be located on the opposite side of the road to the centre.
- Walkability is a minor influence on the performance of a centre; however it is key to making a neighbourhood integrated and socially cohesive. Centres need significant amounts of passing traffic to make them work and this should be the primary location driver.
- Need specific DCP controls for small lot housing — smaller lots around village centres is positive as a principle
- Sunlight, microclimate, prevailing winds, shade and shelter, north facing, water body (Creek, detention basin) context are all important considerations for location.
- Mixed use zoning may assist in encouraging integrated development.
- Not important to immediately co-locate with school or recreation facility (see 1 above).
- Catchments for neighbourhood centre (no full line supermarket) — 1,000 — 2,000 residential dwellings
- Catchments for Town centre (with supermarket) — 4,000+ residential dwellings

4. Design

- Town Centre — Can include Big Box retail as well as street shops
- Village Centre — Can only include street shops
- Design Interface between natural and built environment:
 - Water interface — locate next to and integrate with open space or creek is an attractive feature
 - Quality & well designed interface is positive.
 - Provide a manufactured style landscape with WOW factor which provides good amenity — do not exclude exotics as an option

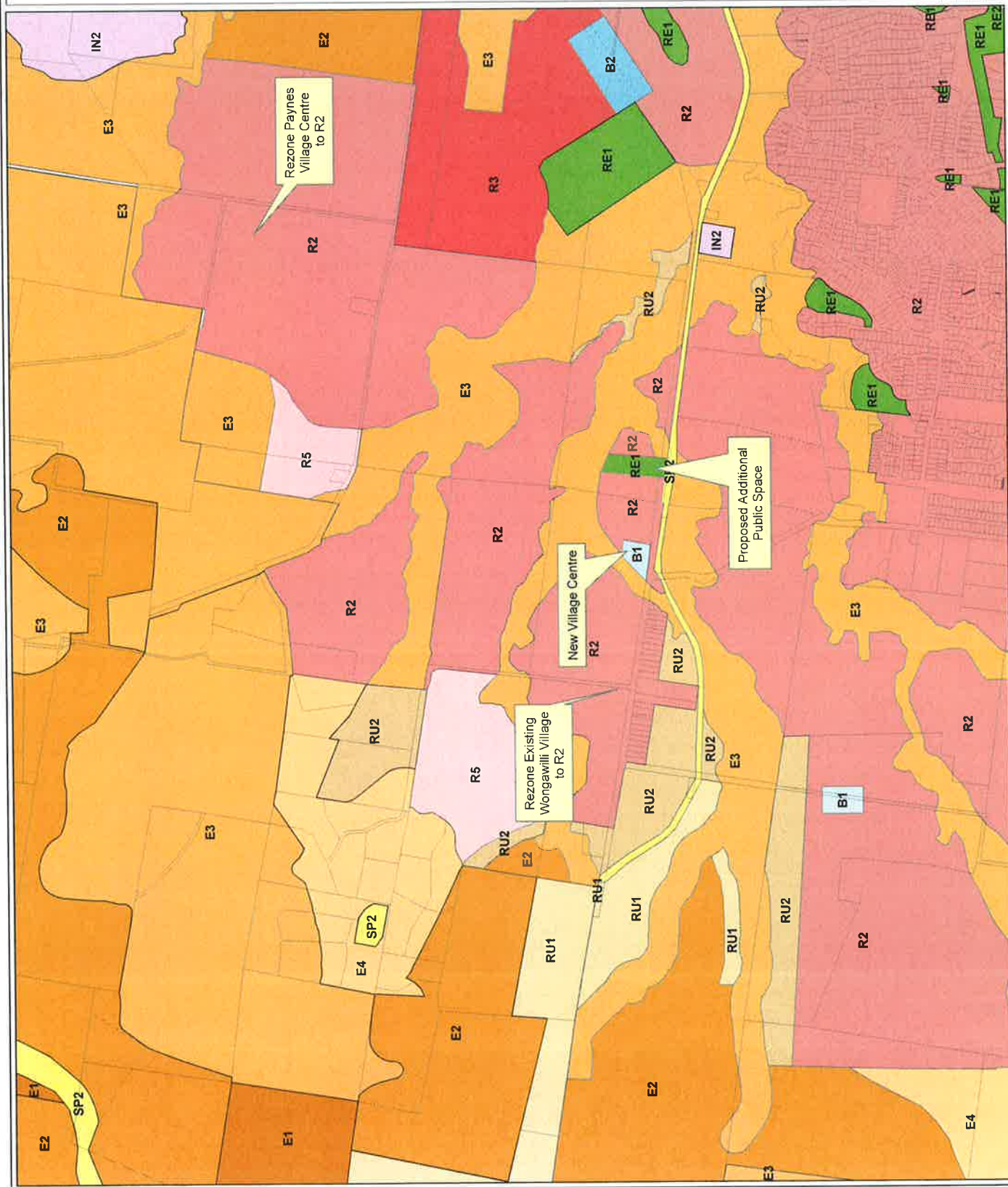
- Commercial controls to make the village work are critical — DCP design principles necessary, these may include but are not limited to:
 - All shops should address the street and be entered from the street.
 - 1000sqm limit on size of shops
 - Standard retail shops 15–20 metres deep, 4–6 metres wide
 - Side street angle or 90 degree parking to ensure integrity of main street and reduce lot sizes
- Neighbourhood centre zone which includes housing could work better than a defined Commercial and residential zoning split which may not create an environment that works and is attractive. How the shops relate to the residential and how the buildings relate to each other. This could be achieved through Master planning and neighbourhood centre DCP controls.
- Interface with street including Activation of Street very important
- People movement from both public and private transport options as well as walking and bicycle access should be considered
- Sleeved to street edges — supermarket facing and accessed from street forces a better looking design with parking to rear
- Commercial to street
- Built edge front to street not car parking
- Development must add value to public realm and sites opposite it which improves social cohesion. Ask what the space is doing for the town and reinforce safe public space
- Rear lane for loading/unloading access
- Interface with residential needs to be via lane
- Built Form Typology of design should be considered
- Context of village retail and residential relationship should be considered
- Masterplan villages / town centres is preferred to enhance community benefits and achieve an integrated outcome
- No large full line supermarkets for villages
- All buildings address street and all shops are entered from the street
- All buildings must contribute positively to street
- Building proportions should be dominantly vertical i.e. 4–6 m frontage widths, average less than 6m, 15m deep – shops (villages). Town centre can also include supermarkets with sleeve to street
- No dual public access, i.e. no direct rear access from lane / car park

5. Parking

- Maximise on street on main road and side streets
- Pedestrian priority in centre design not car (opposite of location choice)

Wongawilli Village Centre Specific considerations

- Character of village “almost country” — perhaps no hard kerb and guttering (e.g. Berrima)
- Country escarpment views important consideration
- Greater setbacks from the street may be considered
- Landscaped open space/verges may provide a softer interface



Draft Planning Proposal
Maximum Floor Space Ratio (n:1)

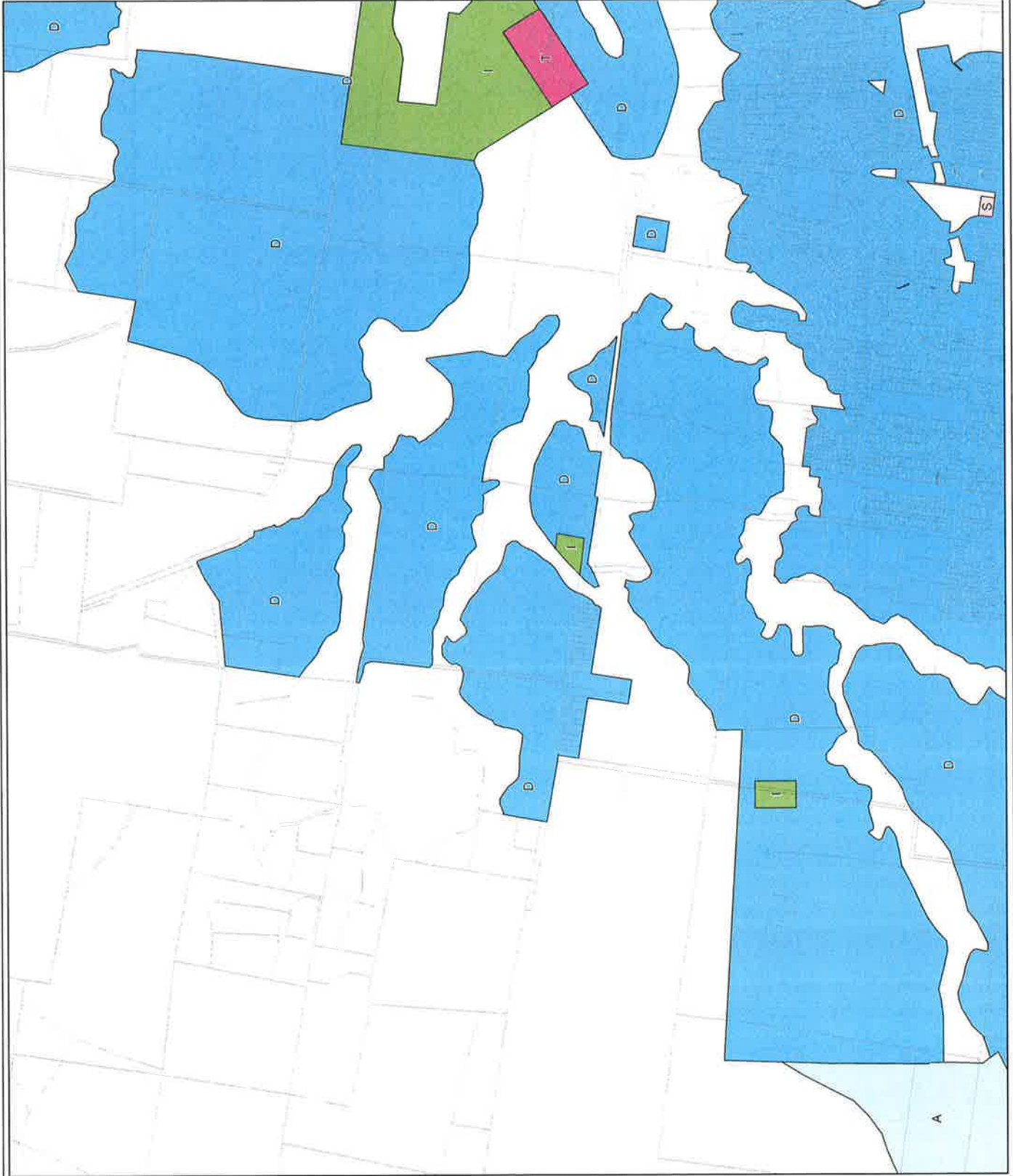


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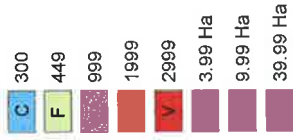
Drawn By: H. Jones - J. Lewis

Date: 05.02.12

GIS File: S:\drafting\Neighbourhood Plan_FSR_060312.mxd



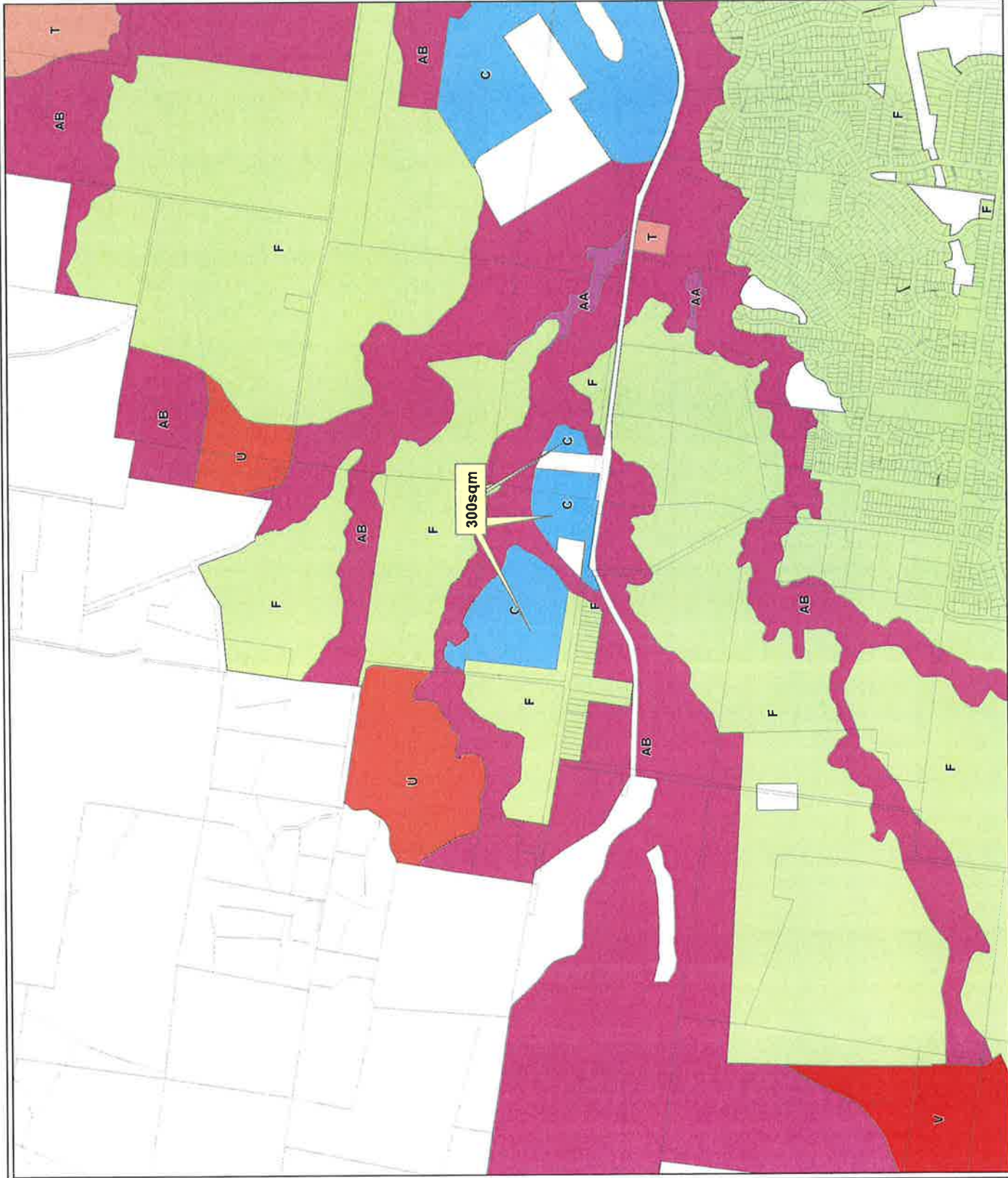
Draft Planning Proposal
Minimum Lot Size (sq m)



Drawn by: N. Jones, J. Lewis

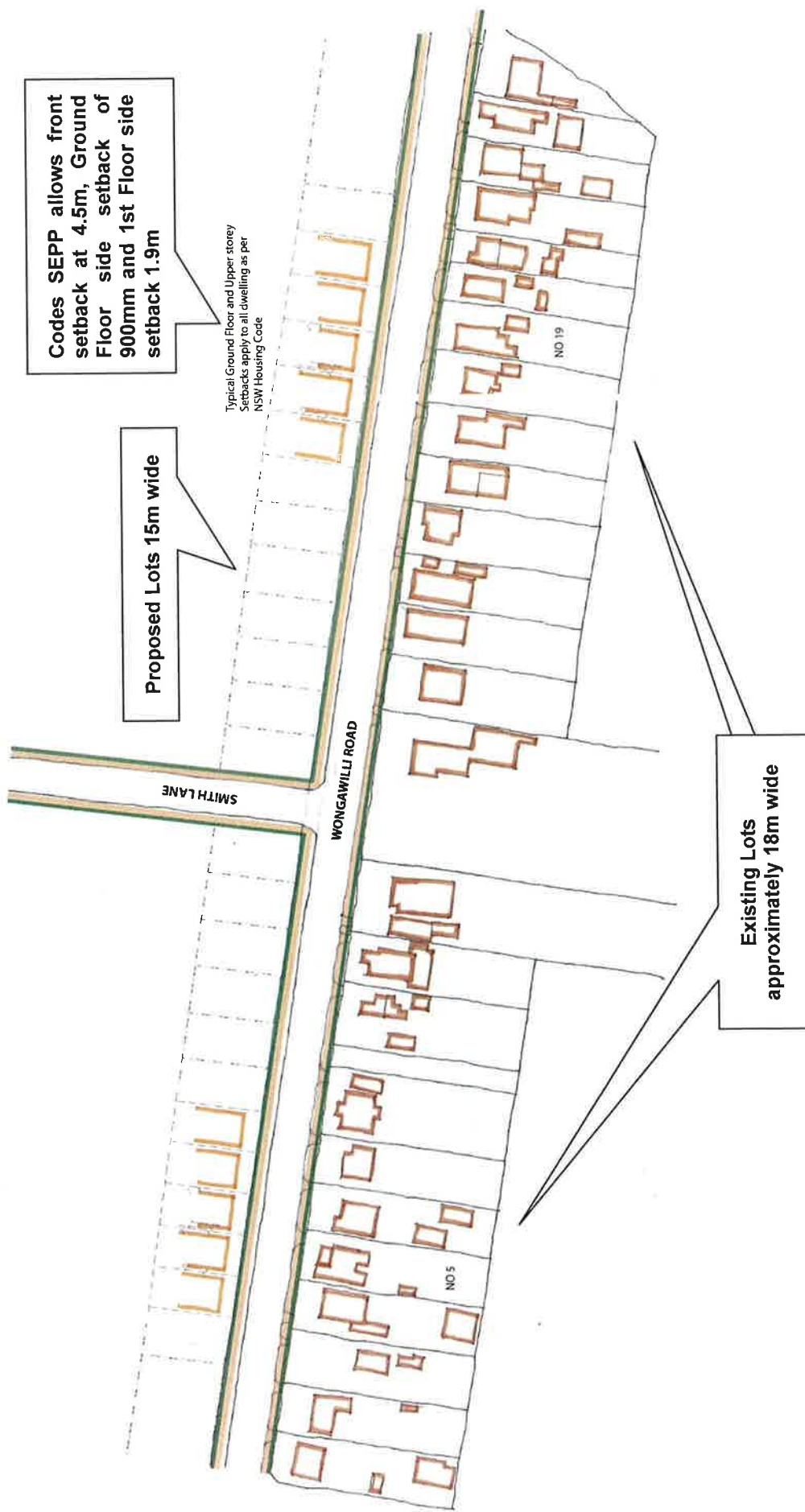
Date: 05.03.12

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Wongawilli Village Concept design



Wongawilli Neighbourhood Plan

Revised

- Legend**
- Neighbourhood Boundary
 - Lot Layout
 - Railway (LPI)
 - Watercourse (LPI)
 - Footpath and Bikepath
 - Restricted Building Line
 - Environmental Protection Zoning
 - Water Quality Basin
 - Cadastre (LPI, 2011)
 - Coral Vale Kitchen (WCC)
 - Heritage Fig and Cabbage Palms (WCC)
- Master Plan**
- Commercial
 - Heritage
 - Large Lot Residential
 - Residential
 - Riparian Corridor/Parkland
 - Road Reserve
 - Access Way
 - Road
 - Major Road



Scale 1:4,500 (at A3)



Map Produced by Cardno Wollongong
Date: 16/04/2012
Coordinate System: GDA 1994 MGA Zone 56
Project: 11007-05
Map: 5003_RevisedWongawilliNeighbourhoodPlan.mxd 04

