

Fairwater Drive Business Park and Residential Neighbourhood Cleveland, NSW

Urban Design and Vision Submission

urbanco

A modern mixed use project which reflects the importance of the land as the Gateway entrance to West Dapto, providing jobs, business services and enhancing housing diversity as a key place making element

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Introduction

This submission has been prepared in response to the Cleveland Road Planning Proposal currently under consideration by Wollongong Council.

Following a site walkover with Council staff in February 2021, it was agreed that a revised site concept plan package would be provided for the subject land, being Lots 401 and 402 Fairwater Drive.

This submission responds to key agreed outcomes on site, and provides an urban design and vision summary for the project, built form outcomes, dwelling typologies, open space outcomes and urban design principles.

The revised concept plan provided as part of this submission adopts key modifications agreed to on site and provides for a reduced development footprint to reflect the existing cleared grazing land and vegetation edges.

This submission also provides corresponding detailed LEP amendment maps outlining the land owners preferred site outcomes for land use zoning, FSR, building heights and minimum lot sizes.

The Opportunity

The Fairwater Drive project is situated at the junction of Fairwater Drive and Fowlers Road, Cleveland, offering a unique opportunity to deliver a mixed use business park and residential project across the two land holdings.

The project has the capability of delivering employment opportunities and business activation servicing existing residents in Horsley and planned new residential areas in the West Dapto Urban Release Area.

The land is ideally located to maximise access and exposure to Fowlers Road and leverage the direct access to the Princes Motorway achieved through delivery of the Fowlers Road bridge and connection.

Residential housing areas have been sensitively located within cleared farming land, while maintaining and preserving areas of existing vegetation.

Site Context

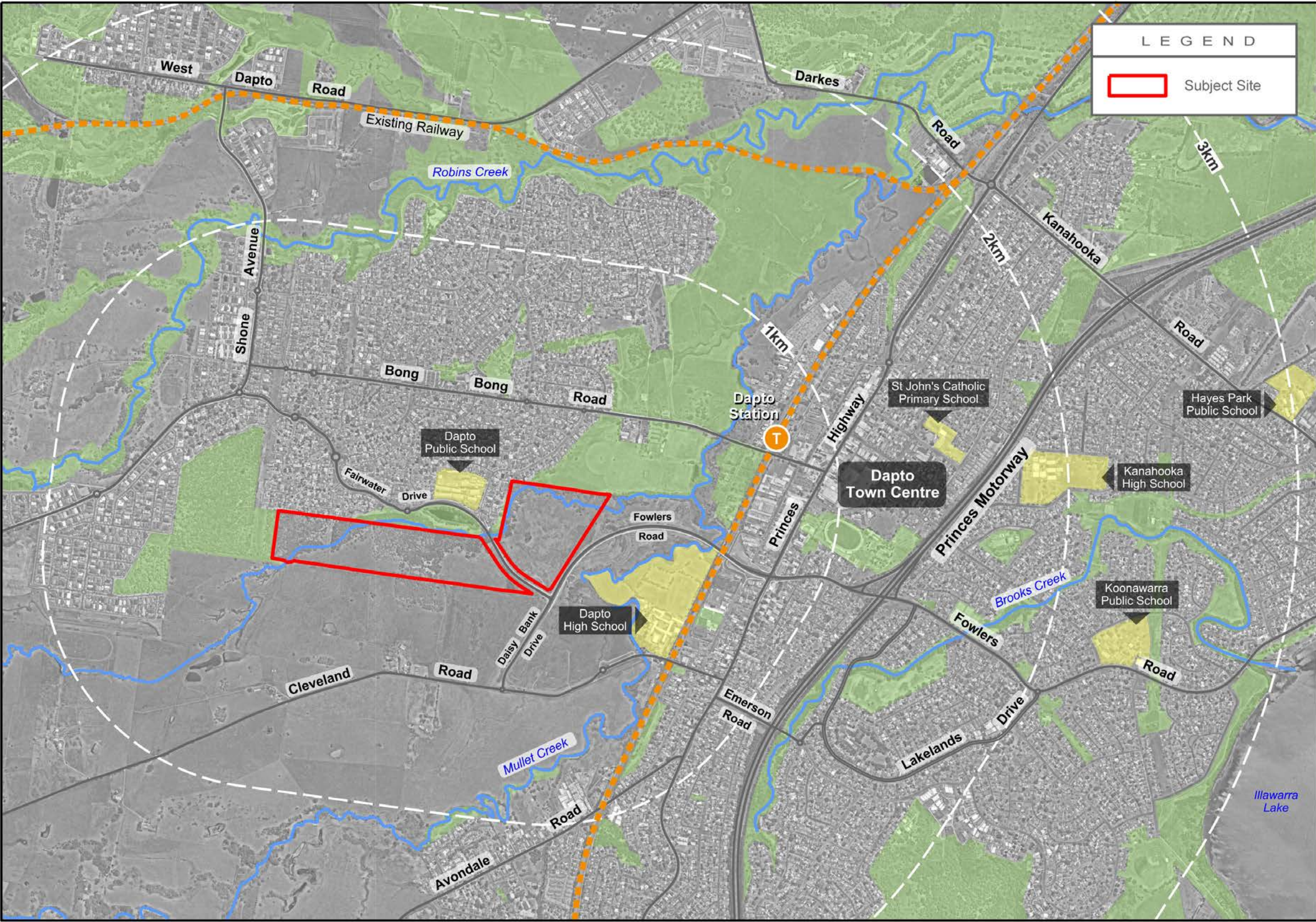
Fairwater Drive forms part of the West Dapto Urban Release Area, and is located adjoining the southern edge of the existing Horsley residential area.

The northern edge of the project is located only 850m from the Dapto Railway Station and CBD core, with direct vehicle and pedestrian access provided via Fowlers Road and planned road connections to Bong Bong Road.

The Fowlers Road extension and bridge provides direct vehicle connectivity to Dapto CBD and the Princes Motorway.

The locality is well serviced by existing educational facilities, with the Dapto Public School, Dapto High School and Dapto Tafe all located within walking distance of the site.

The site is also well serviced by large scale recreational facilities, with the existing Reed Park to the north and planned major sporting and recreational facilities on the eastern side of Fowlers Road.



Site Constraints

Extensive areas of the site are cleared grazing land with minimal, or no constraints to future development outcomes.

Key site constraints are discussed below. The Concept Plan responds to site constraints.

Vegetation

Vegetation areas over the site are mapped as Terrestrial Biodiversity areas under the Wollongong LEP.

Vegetation encompasses areas of Coastal Grassy Red Gum Forest and Coastal Swamp Oak Forest.

Vegetation areas are typically clearly defined across the site as a result of historic agricultural and grazing activities. Development footprints will generally be restricted to cleared grazing land.

Historic aerial photography indicates that the majority of vegetation is not remnant, but regrowth of previously cleared farming land.

Coastal Wetland SEPP

Lot 402 incorporates land mapped incorporating Coastal Wetlands under the Coastal Wetland SEPP. All wetland areas are contained within the existing vegetation, and will be retained within environmentally zoned land as part of future riparian corridors.

Cleared grazing land mapped as being “within proximity” of the wetlands is not constrained and is subject to development assessment criteria under the Coastal Wetlands SEPP.

Flood Prone Land

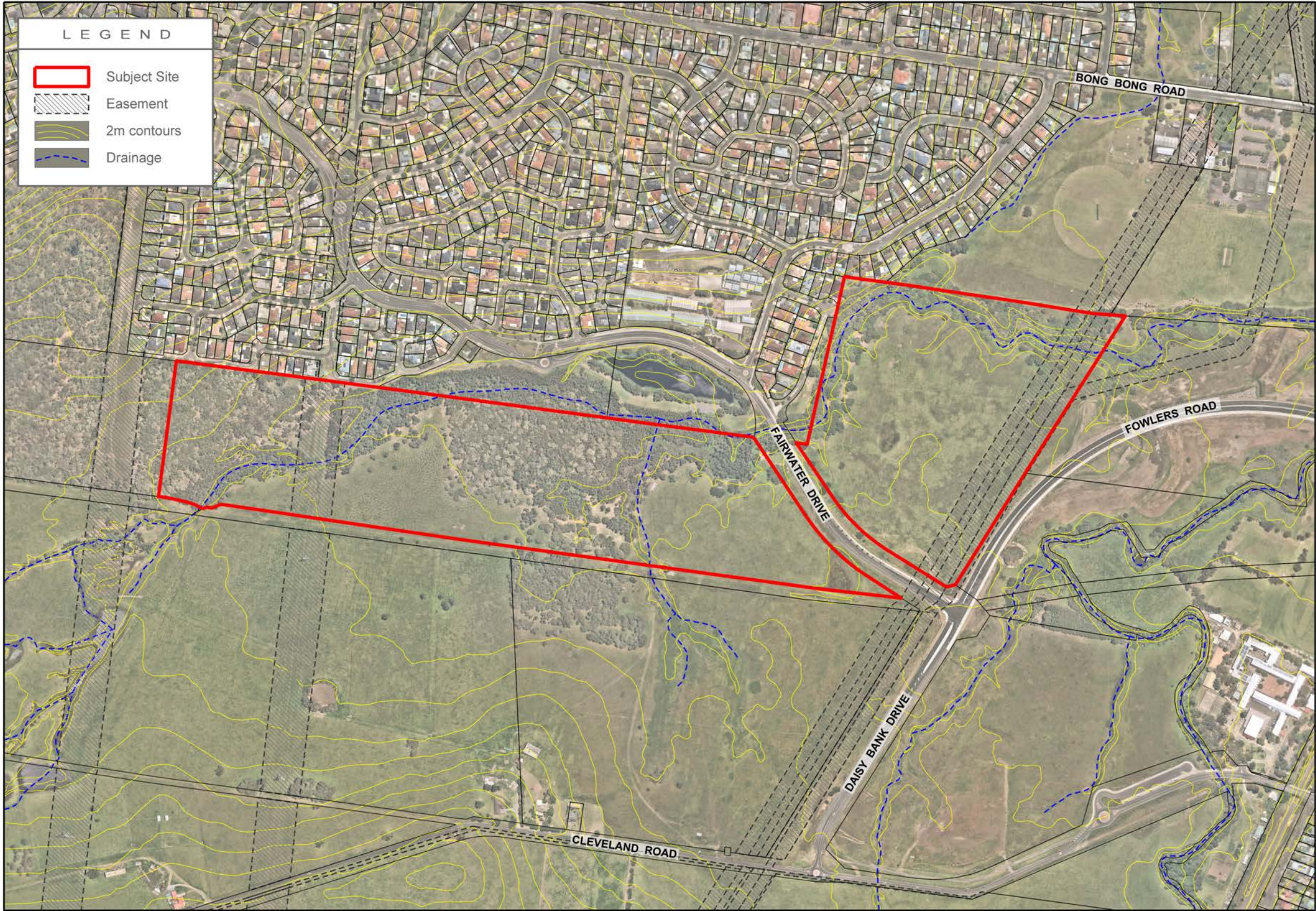
Some land within the subject site is mapped as Flood Prone land in the 1:100 year ARI flood Event. These areas are primarily located within the existing creek line which traverses the site and a existing farm drainage lines and channels.

The cleared grazing land on Lot 401 is primarily flood free. Flood prone land impacts mapped on Lot 401 relate to historical farm dams and drainage channels which would be filled and re-contoured as part of the development of the site.

The eastern grazing paddock of Lot 402 is primarily flood free. The main area of existing flood prone land is on cleared land in the central grazing paddock of Lot 402. Existing flood levels in this area are less than 15cm at peak levels in the 1:100 year ARI event.

Maker Engineering (formerly Indesco) have provided a detailed flood review which has confirmed that the cleared grazing land on Lots 401 and 402 can accommodate the proposed development footprint with no impacts to flood prone land on surrounding properties. Some minor areas of compensatory cut were adopted as part of the modelling.

We note that the flood modelling provided to Council adopted a more extensive development footprint than now proposed. As such, the flood modelling demonstrates that the revised footprint is able to be delivered.



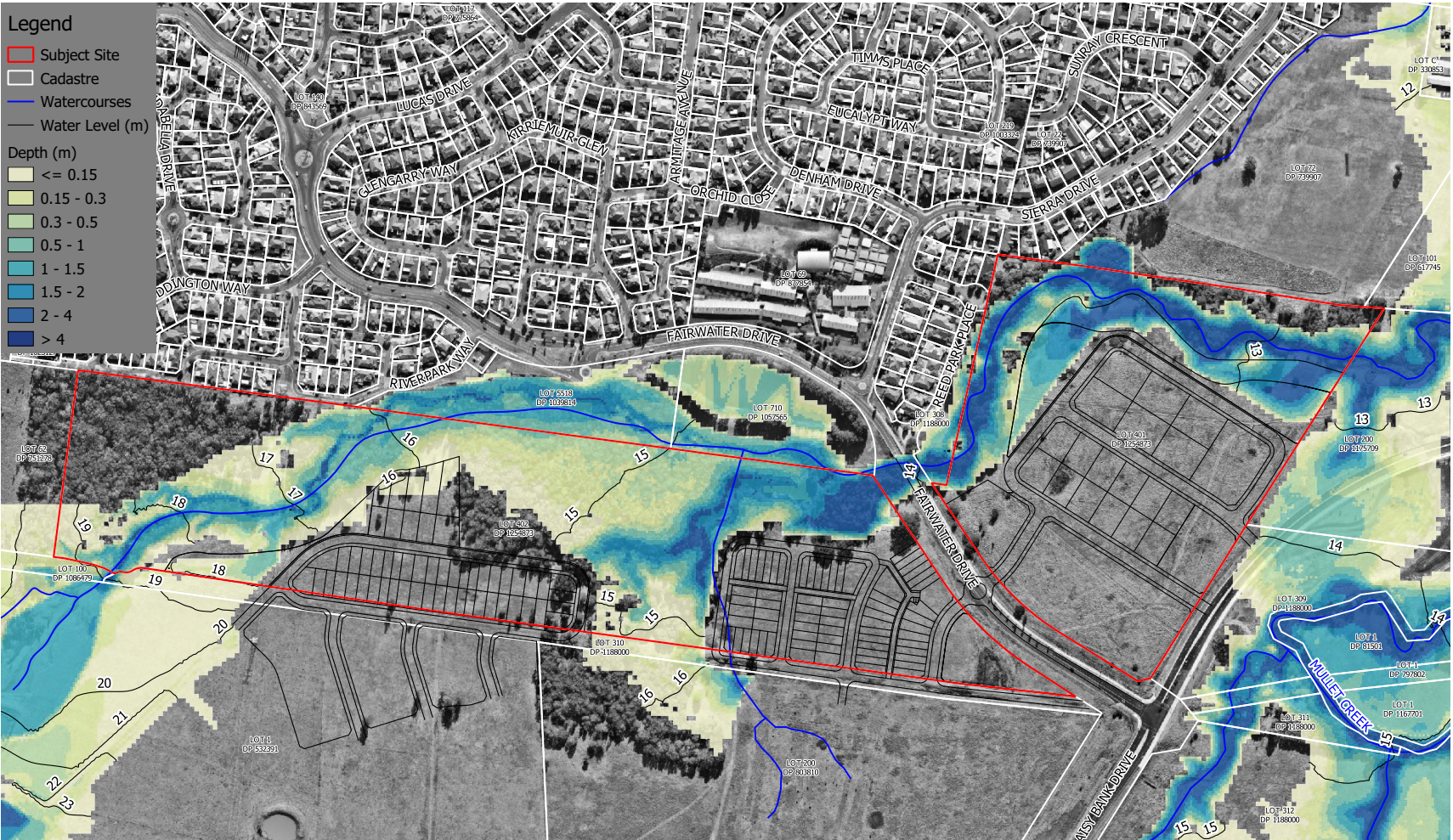
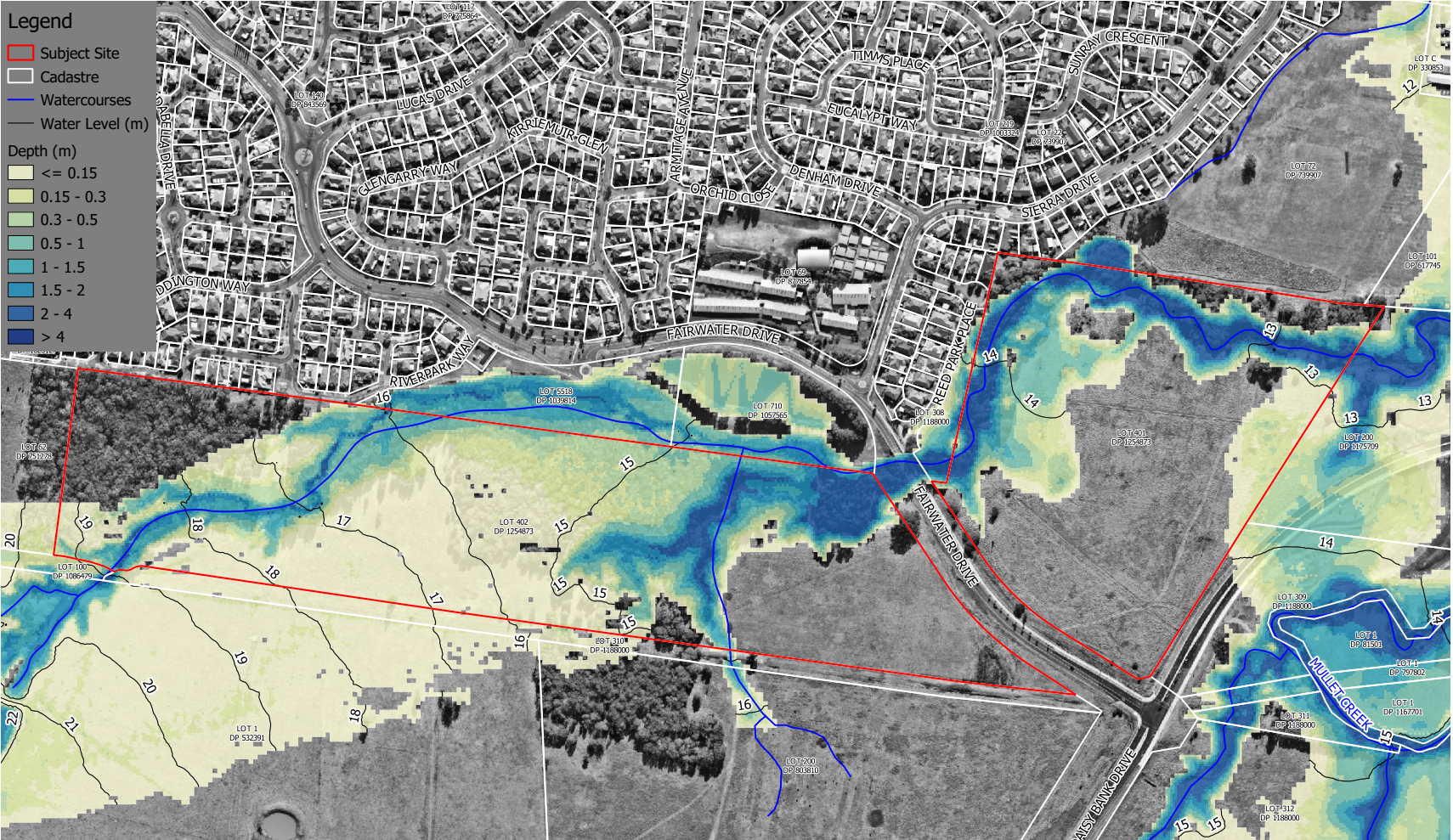


Base data supplied by NSW LPI / Neemap Photo Dec 2020
Projection MGA Zone 56

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All cartographers are shown for illustrative purposes only and are subject to
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Site Vision

The vision is to deliver a modern mixed use project which reflects the importance of the land as the Gateway entrance to West Dapto, providing jobs, retail services and enhancing housing diversity and choice as a key place making element.

The land holding encompasses three distinct villages being the northern Business Park, the eastern residential village and the central residential village.

Each village area has unique natural and physical attributes which have guided the planned urban design outcomes, while seeking to deliver a seamless integrated project.

The proposed master plan demonstrates the site vision and possible urban design outcomes.

Key modifications encapsulated in the revised master plan include:

- Removal of the proposed retail centre and associated B2 zoned land
- Delivery of a local pocket park surrounding the large existing Fig Tree and removal of any drainage basins in this area
- Reduction in the development footprint in the central paddock of Lot 402 to reflect the existing cleared grazing land.

The proposal will seek to:

- Deliver a range of employment, retail and housing opportunities to promote job creation and services for existing and future local residents.
- Utilise built form to frame and define the interface with Fowlers Road and Fairway Drive.
- Facilitate activation and activity along Fowlers Road Provide enhanced access to services and employment for the existing residents of Horsley.
- Provide a range of land uses to ensure that the site does not present a “ sea of grey rooves ” as the Gateway to West Dapto.
- Maximise accessibility to Fowlers Road to ensure infrastructure spending provides maximum community benefit.
- Achieve a transition in the intensity of land uses between Fowlers Road the residential lands to the west.



Business Park

The planned business park is situated at the intersection of Fairwater Drive and Fowlers Road, and will act as the key Gateway entry to the West Dapto Urban Release area.

The vision is to deliver an exemplar mixed use business park which will provide employment and business opportunities for both existing and future local residents, and responds to the sites key location and attributes.

The newly constructed Fowlers Road extension and bridge delivers direct access to the Princes Motorway, which is ideally suited to service the business park.

It is envisaged that the business park will be able to accommodate a range of business activities including commercial offices, modern light industrial units, large format bulky goods retailing and service business.

There will also be opportunities for local activity based businesses such as gyms, dance studios, fitness centres and the like.

The delivery of the business park will enhance liveability and lifestyle for local residents by providing a range of local employment opportunities close to home, which are not currently delivered in the locality.

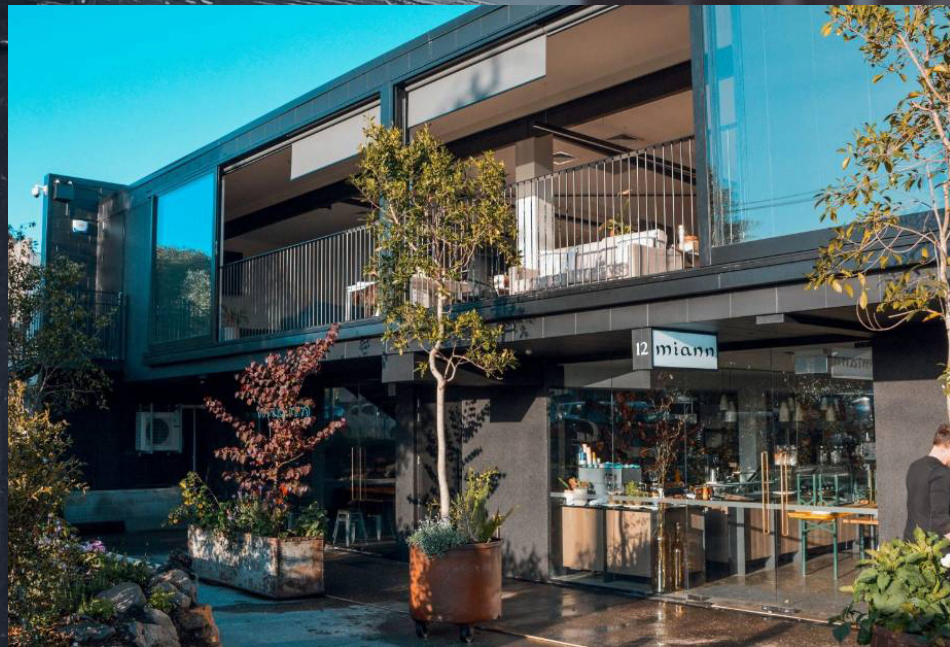
Key Land Use Outcomes

- Provide opportunity for a range of land uses which maximise employment generation and activation of this key centre
- Promote building heights and form which reflects the higher order nature of Fowlers Road and delivers an appropriate visual scale.
- Deliver a range of building types which promote long term flexibility and can accommodate a wide variety of uses.
- Building form typically three to four storeys, with the need to accommodate higher internal ceiling heights associated with showroom, commercial and light industrial uses.
- FSR Controls to reflect potential site coverage requirements for larger scale buildings and encourage employment generating land uses.

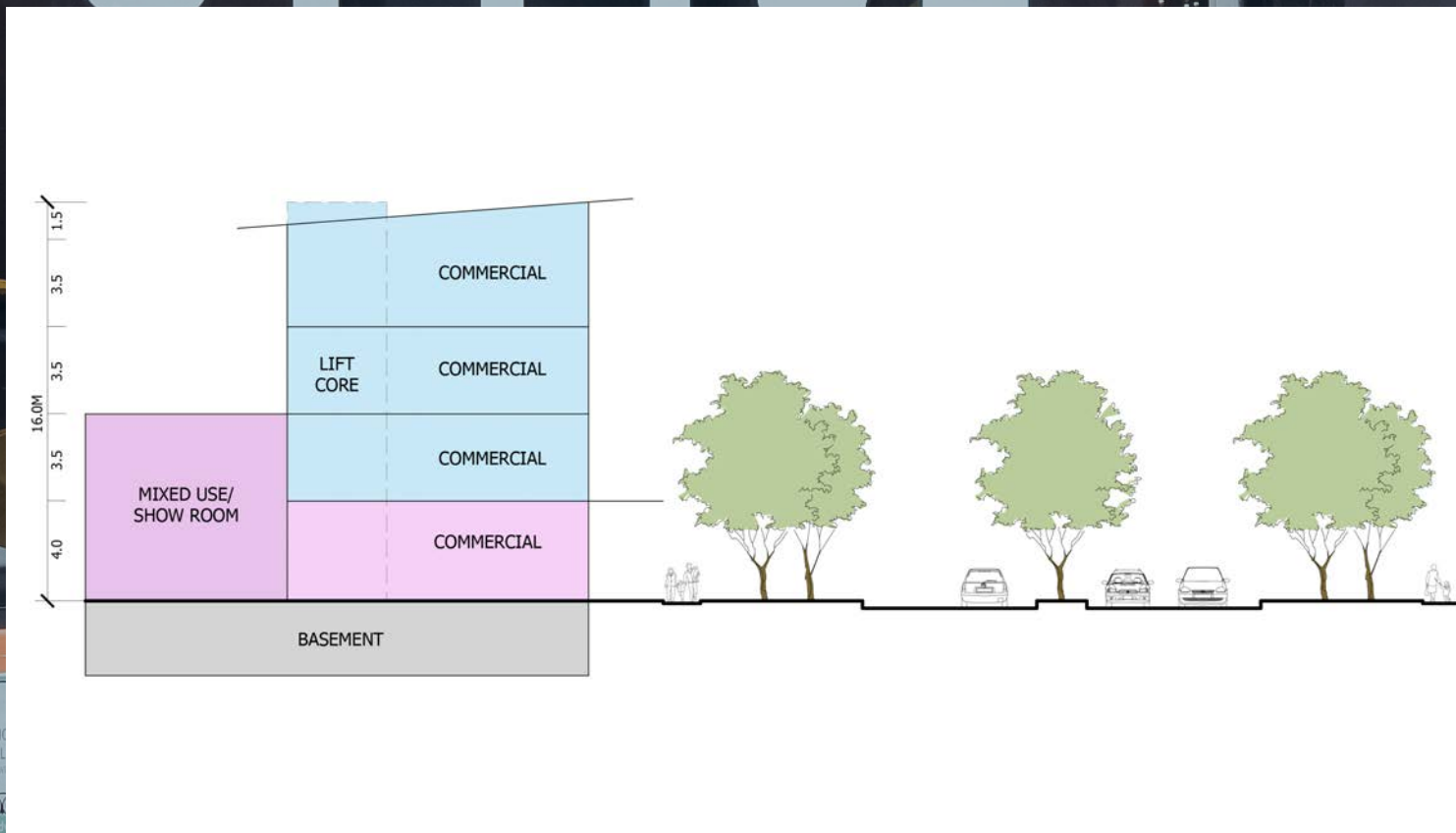
Proposed LEP outcomes

- Business Area Zoning = B6 Business Enterprise Corridor
- Environmental Area Zoning = E3 Environmental Management
- Building Heights = 16m
- FSR = 2 : 1





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The Eastern Village

The vision for the eastern village is to deliver a medium density neighbourhood, which leverages opportunity and access to employment opportunities in the adjoining business park and walkable access to existing and planned recreational and education facilities.

The eastern village will accommodate a range of small lot residential dwellings, terrace style homes and small scale apartments which provide a transition in building form and scale from the business park to residential dwellings to the south.

The eastern village is planned to accommodate building forms of up to 3 storeys which will complement the business park to the north and frame the key intersection of Fairwater Drive and Fowlers Road.

A key element is the allowance for a local pocket park will in the north-eastern corner along Fairwater Drive.

The local pocket park is centred around an existing large scale Fig Tree, and will incorporate opportunities for a children's playground and passive play areas which transition to the riparian corridor along the northern edge.

Key Land Use Outcomes

- Provide opportunity for a range of housing types and densities which respond to the location and access to surrounding employment, educational and recreational facilities.
- Allow for both rear loaded density housing and small lot residential dwellings.
- Building form typically two to three storeys allowing for a transition in building scale between the business park and residential areas to the south.
- Promote an open space zoning for the pocket park, which also mitigates bush fire impacts to adjoining residential dwellings.

Proposed LEP outcomes

- Residential Area Zoning = R3 Medium Density
- Open Space Zoning = RE1 Public Recreation
- Environmental Area Zoning = E3 Environmental Management
- Building Heights = 12m
- FSR = 0.75 : 1
- FSR for key corner site = 1:1





The Central Village

The Central Village is situated in cleared grazing land between the planned regional pedestrian and cycle link along the southern edge and the existing bushland to the north.

The central village is well located with direct pedestrian and cycle connectivity to the planned business park and existing schools and open space areas.

The vision for this area is to deliver a master planned small lot housing neighbourhood, which provides for an activated urban interface along the pedestrian and cycle link.

It is anticipated that this area will be delivered as an integrated project which would encompass both subdivision and built form to ensure high quality architectural and urban design outcomes.

This area affords the opportunity to deliver innovative housing products which front directly onto the pedestrian and cycle link, achieving activation, surveillance and interaction.

Rear lanes will provide opportunity for 'fonzie flats' and separate studio dwellings above garages, enhancing surveillance of laneways and delivering increased housing choice.

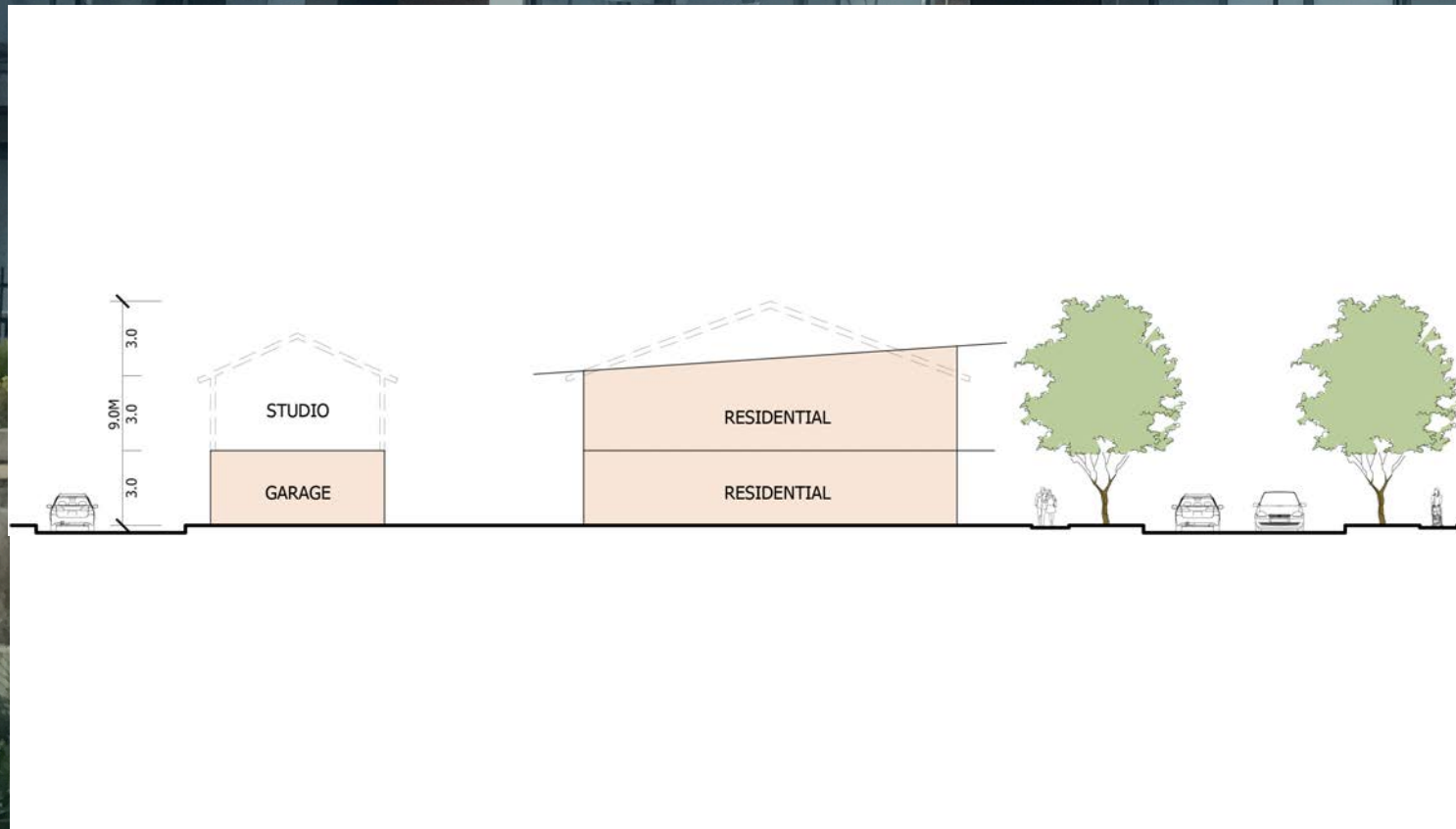
Key Land Use Outcomes

- Provide opportunity for a range of housing types and densities which respond to the location and allow for dwellings which front onto and activate the pedestrian / cycle link.
- Adopt minimum lot sizes which allow for delivery of small lot rear loaded product to address cycle path.
- Building form typically two storeys consistent in building scale of residential areas to the south.
- Maintain existing vegetation edge to form the environmental zoned land boundary.

Proposed LEP outcomes

- Residential Area Zoning = R2 Low Density
- Environmental Area Zoning = E3 Environmental Management
- Building Heights = 9m
- FSR = 0.75 : 1





Robbins Lane Case Study

The land reservation along the southern boundary accommodates portions of an historic rail track which is intended to be re-interpreted as a regional pedestrian and cycle link from the western edge of Horsely to the planned major recreational and sporting field complex on the eastern side of Fowlers Road.

This presents a unique opportunity to deliver innovative building form and interface along the pedestrian link.

A similar outcome was delivered along “Robbins Lane” which forms part of the Catherine Park development. Robbins Lane is a follows the historic driveway access from Oran Park Drive to the heritage listed homestead Catherine Park House.

Robbins Lane was delivered as a landscaped pedestrian and cycle link, which is bordered by a variety of medium density housing forms, some of which achieve a direct frontage interface to the pedestrian link.

Robbins Lane also incorporates residential street frontages and areas of adjoining open space in a similar context to the planned pedestrian and cycle link as shown in the aerial imagery and photos on these pages.



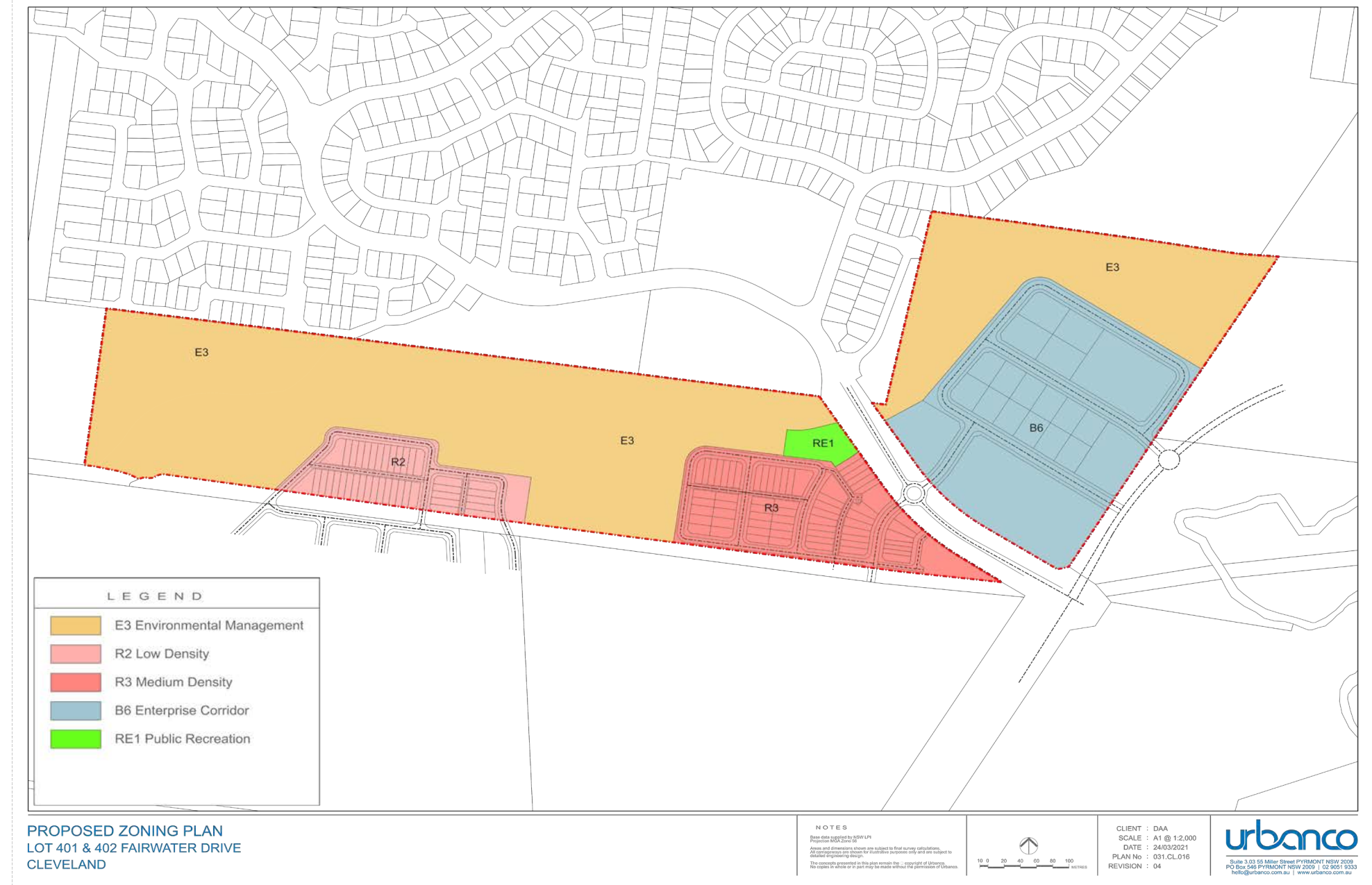


Land Use Zoning

The preferred land use zoning plan demonstrates how the master plan will be delivered from a land use perspective.

The preferred land use zones are described as follows:

- Adopt B6 Business Enterprise Corridor zone for all developable land on Lot 401.
- No proposed B2 zoned land on Lot 401. B2 Centre to be located to the south as preferred by Council.
- Adopt R3 Medium Density zoning for the cleared land on the southern side of Fairwater Drive.
- No proposed B2 zoned land on Lot 402 on the southern side of Fairwater Drive.
- Adopt RE1 Public Recreation zone to accommodate the pocket park around the Fig Tree as discussed with Council staff.
- Adopt R2 Low Density Residential Zone for the cleared land in the central village area.
- Adopt the E3 Environmental Management for areas containing existing vegetation. Generally utilise the edge of the existing vegetation and the zone boundary.

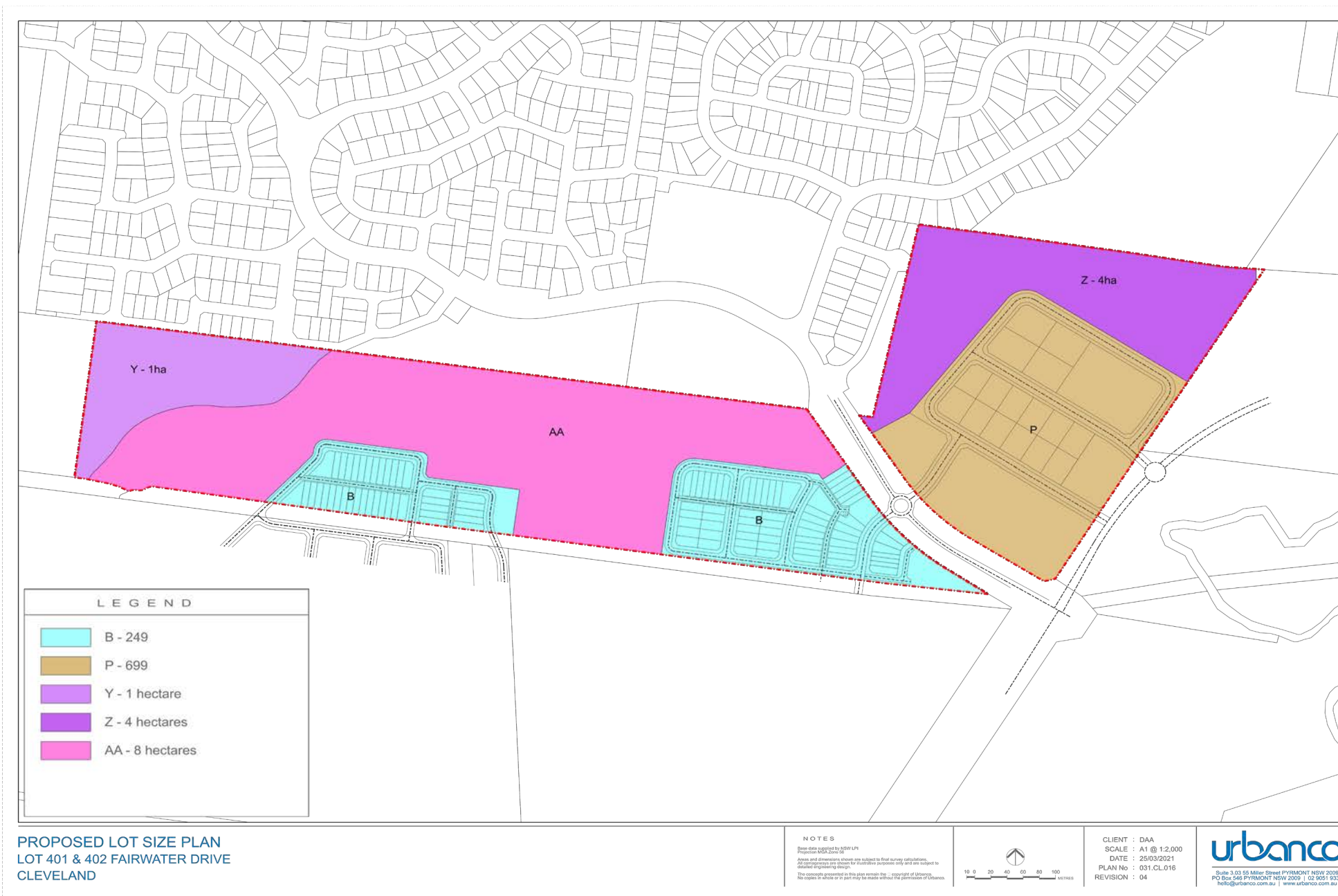


Minimum Lot Sizes

The preferred minimum lot size plan demonstrates lot sizes which reflect the master plan outcomes discussed above.

The preferred minimum lot sizes are described as follows:

- 699m² for the B6 zoned land on Lot 401, consistent with current Planning Proposal.
- 249m² for the R3 zoned land on Lot 402, consistent with current Planning Proposal.
- 249m² for the R2 zoned land (central village) on Lot 402. (Minor difference to current Planning Proposal to allow for small lot rear loaded housing types fronting the pedestrian / cycle link)



Building Heights

The preferred building heights plan demonstrates how the master plan will be delivered from a built form perspective.

The preferred building heights are described as follows:

- 16m for the B6 zoned land on Lot 401, consistent with current Planning Proposal.
- 12m for the R3 zoned land on Lot 402, consistent with current Planning Proposal.
- 9m for the R2 zoned land on Lot 402, consistent with current Planning Proposal.



Floor Space Ratio

The preferred floor space ratio plan demonstrates how the master plan will be delivered, consistent with the built form scale discussed above.

The preferred floor space ratios are described as follows:

- FSR of 2:1 for the B6 zoned land on Lot 401, consistent with current Planning Proposal.
- FSR of 1:1 for the key medium density site on the corner of Fowlers Road and Fairwater Drive
- FSR of 0.75:1 for the balance of the R3 zoned land on Lot 402, consistent with current Planning Proposal.
- FSR of 0.75:1 for the balance of the R3 zoned land on Lot 402, consistent with current Planning Proposal.
- FSR of 0.75:1 for the R2 zoned land (central village) on Lot 402. (Minor difference to current Planning Proposal to allow for small lot rear loaded housing types fronting the pedestrian / cycle link)



Environmental Land

The proposal incorporates significant areas of land to be set aside as environmental and riparian corridors.

The environmental land is intended to be zoned E3 Environmental Management.

Currently, the site has areas of land zoned E2 Environmental Conservation, which have been adopted from historic zoning boundaries pre-dating the current LEP. The current LEP zone boundaries represent a “like for like” zoning transferral, with no site investigation or interrogation of zone boundaries undertaken when the current LEP was adopted.

As shown on the comparison plan on the opposite page, the proposed E3 Environmental Zone boundaries reflect existing ground truthed vegetation areas and land associated with planned Riparian Corridors.

The proposed E3 land incorporates all vegetation on Lot 402 and provides additional environmental zoned land, protecting existing vegetation in the north-eastern corner of Lot 401.

In this regard, the proposal represents an enhanced environmental outcome.

Environmental Land Areas

Current E2 Environmental Management = 19.34 ha

Proposed E3 Environmental Management = 20.24 ha

Total Increase = 9,000m² of additional environmental land

