



Oakhampton Release Area Urban Design Review



In defining the long term urban edge of Aberglassyn and Oakhampton, the landholdings offer an opportunity to create a modern residential community which responds to its place, setting and topography to create a series of interconnected neighbourhoods where people live, recreate and work from home, fostering a true sense of belonging and community.

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Oakhampton Investigation Area

Oakhampton, located approximately 4km north of the Maitland Town Centre is a rural suburb which sits adjoining the eastern edge of the Aberglassyn residential area.

Oakhampton has long been identified as a future Urban Release Area as an extension of the existing Aberglassyn neighbourhood under local and regional strategic planning documents.

Located within a short drive of existing employment centres, commercial precincts, schools and health facilities, Oakhampton is well placed to deliver a new urban community.

The Covid-19 pandemic has seen a significant increase in demand for regional housing as people seek alternative housing outside of large city centres.

People are seeking communities which incorporate opportunities for stay-at-home work and play, local recreation, convenience shopping and food services with walkable access to open space and healthy lifestyle activity areas.

With existing open space and shopping facilities in Aberglassyn within walking distance, Oakhampton is ideally located to address regional housing pressures.

Encompassing over 100 hectares of land, the combined land holdings provides a unique ability to deliver a community encompassing a range of housing opportunities for the local community as a seamless extension of the Aberglassyn Neighbourhood.

The land is predominantly flood free, and cleared in association with historic land use activities. The land is currently utilised for a range of small scale non-intensive agricultural uses, with the proximity to existing residential land and existing roadway limiting any opportunities for more intensive agricultural use.

Responding to its natural setting, the project is an opportunity to deliver a new residential community nestled in its natural landscape setting framed by long views to the local ridge lines on the northern side of the Hunter River.

The urban design outcomes will focus on creating points of interest in the neighbourhood to encourage a sense of place, while delivering a grid base street pattern to assist in pedestrian permeability.

The Oakhampton Concept Plan will draw inspiration from its natural setting to deliver a community founded on urban design principles of walk-ability, responding to topography, introducing green space in the landscape, and fostering a sense of place and community.



Site Context

Regional Context

Located approximately 30km west of the Newcastle CBD and 4km north of the historic Maitland CBD, the Oakhampton investigation area forms part of a key planned urban release corridor in the region.

The New England Highway and Hunter Expressway to the south provide key arterial road links to the surrounding region, with the rail line in Maitland providing direct rail access to Newcastle.

The area benefits from access to a number of employment and retail centres including:

- Rutherford Employment Area - 4km south-west
- East Maitland CBD - 6km south-east
- Green Hills Regional Centre & Commercial Precinct - 8km south-east
- Thornton / Beresfield Employment Area - 11km south-east

Large scale regional open space and sporting facilities in the locality include:

- Walka Waterworks Reserve - 1.5km south
- Maitland Park and Harold Gregson Park - 5km south
- Green Hills Regional Centre & Commercial Precinct - 8km south-east
- East Maitland Common - 8km south-east

Local Setting

The Oakhampton Investigation Area is situated directly adjoining the eastern edge of the Aberglassyn residential area, with existing homes already constructed along the boundary.

The area forms the final edge of the planned residential growth boundary, with the Hunter River and North Coast Rail line providing long term urban growth boundaries.

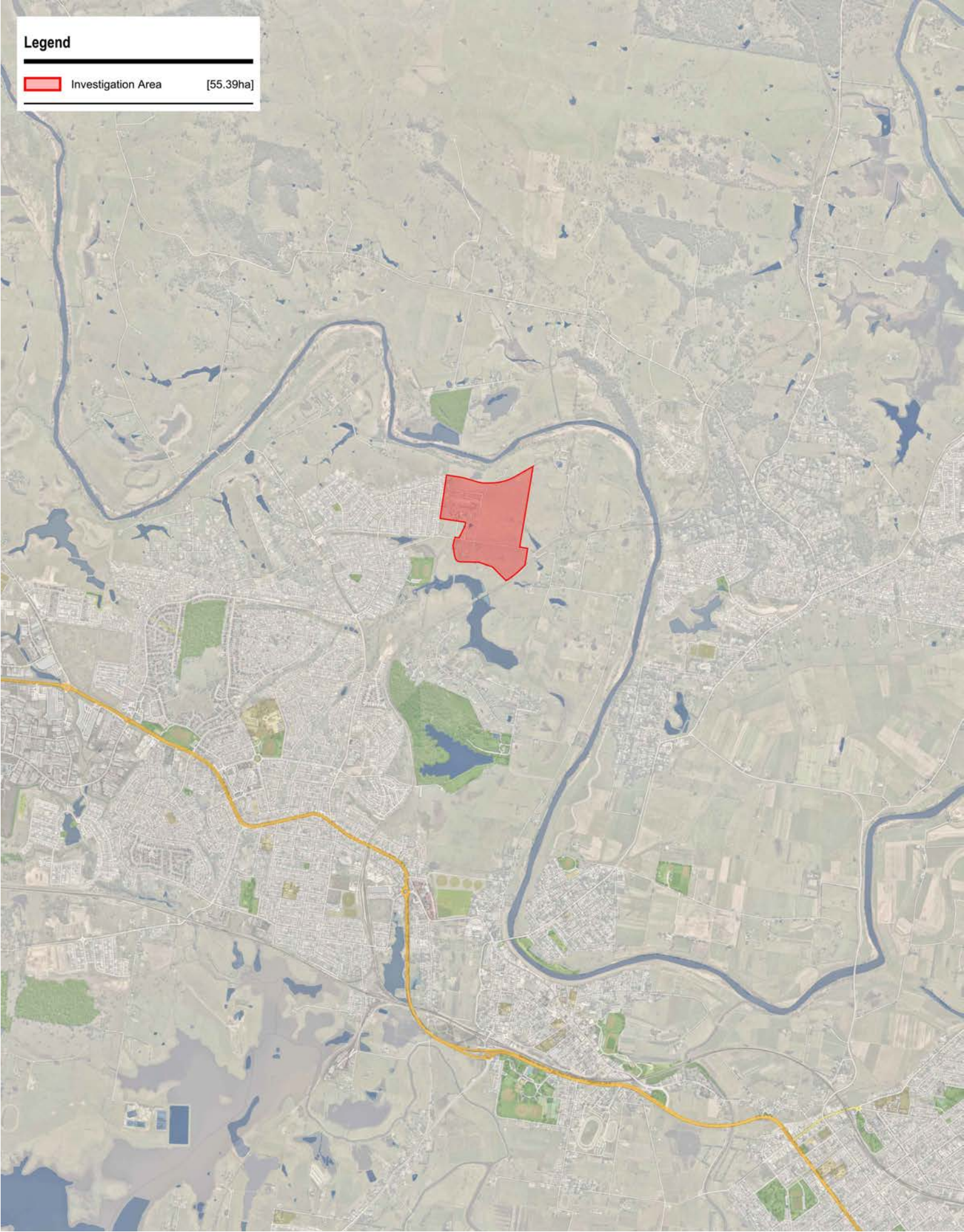
As the final edge of the urban release area, the community is well served by existing social infrastructure and facilities.

The Rutherford Primary School and Technology High School area situated only 2.5km south-west of the land and adjoin the existing Rutherford Oval sporting complex.

Aberglassyn Supermarket complex is situated only 1km to the south-west, with the larger scale Rutherford Shopping Centre, Library and Maitland City Sports and Recreation Club 3km south-west.

McKeachie Drive and Aberglassyn Road provide direct connection to the New England Highway.

Existing cycleways along McKeachie Drive provide active transport links in the local community.



The Hunter Regional Plan 2036

The Hunter Regional Plan 2036 was adopted in October 2016 and is the current endorsed Regional Plan for the Hunter.

The Hunter Regional Plan 2036 provides a strategy to deliver the NSW Government's vision for the Hunter region being to deliver *The leading regional economy in Australia with a vibrant new metropolitan city at its heart*.

The Plan will guide the NSW Government's land use planning priorities and decisions over the next 20 years.

The Plan seeks to deliver housing for 130,000 new residents, 61,500 new jobs, increased opportunities for tourism and manage the growth and diversification of the Hunter's mining and energy industries.

The Greater Newcastle area is identified as a key element in the future productivity of the Hunter region and critical to it being the leading regional economy in Australia.

Goal 4 - Greater housing choice and jobs of the Regional Plan addresses the strategic provision of housing across the regional to meet expected population increases.

The Regional Plan identifies that an additional 70,000 dwellings will be needed in the region by 2036. Providing the land and the infrastructure to meet this demand is central to the Plan.

New housing will be provided through infill development in existing suburbs and through greenfield development. Maitland LGA is listed as accommodating 26,650 new dwellings under the Regional Plan.

The Regional Plan states that the Maitland LGA includes a number of urban release areas that are contributing to significant greenfield housing supply for the region, as well as centres undergoing revitalisation, and historic rural villages.

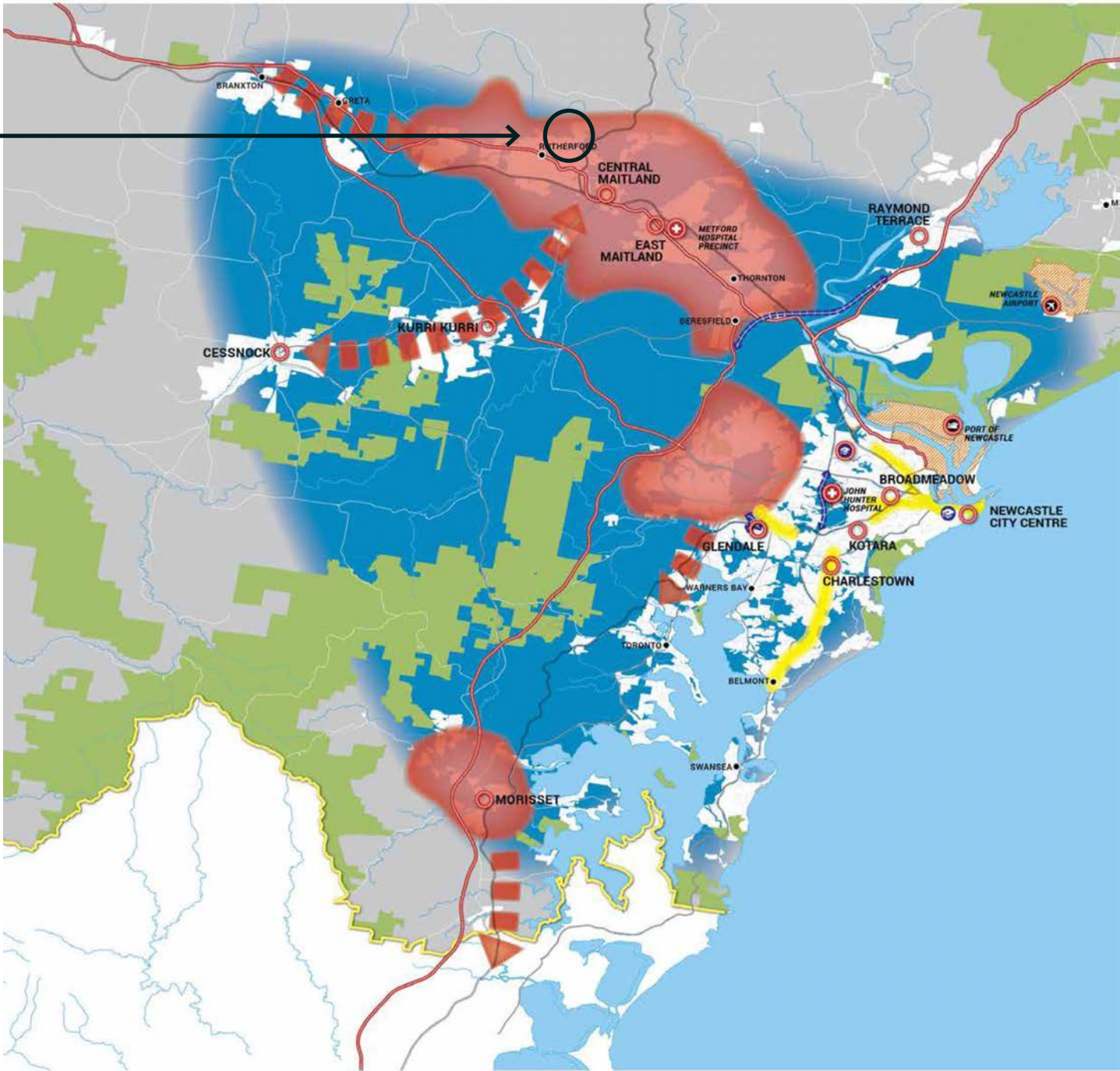
The plan specifically lists a Regional Priority as being to *Deliver housing in the Maitland Corridor*.

As shown in Figure 4 of the Hunter Regional Plan 2036, the subject land forms part of the Maitland Corridor Growth Area.

Rezoning of the land and delivery of housing is consistent with the Regional Plan and will provide housing in an identified urban release area.

Figure 4: Greater Newcastle 2036

Subject Land



The Draft Hunter Regional Plan 2041

The draft Hunter Regional Plan 2041 was released for public exhibition from December 2021 to March 2022.

The draft Hunter Regional Plan 2041 is a 20-year land use plan which provides an updated vision for the region incorporating a number of key elements including:

- *A long-term vision for the region.*
- *Objectives to pursue the vision.*
- *District and growth area approaches to meet the objectives.*
- *Commits state and local governments and key stakeholders to see it through.*

The plan seeks to set *the strategic land use framework for continued economic transformation in one of Australia's most diverse and liveable regions.*

The draft Hunter Regional Plan introduces the concept of creating a "15-minute region", being a significant change in the way the in which growth is planned and designed.

As described in the plan *The concept reimagines cities, towns, villages and communities across the Hunter not as divided and discrete zones for living, working, education, recreation and entertainment, but as mixed neighbourhoods where people can generally access most typical everyday needs within a 15 minute walk or cycle from where they live. "*

The plan discusses two scales of access to be considered in planning for a 15-minute region. The first, is the local neighbourhood scale where most everyday needs are accessible within 15 minutes by walking or cycling.

The second scale, the 30-minute connected community, allows for travel across communities by walking, cycling or public transport to less frequent, more specialised needs within 30-minutes.

The Oakhampton Investigation Area adjoins the existing Aberglassyn Urban edge and benefits from access to existing services, facilities and recreation areas. The provision of additional local open space areas and key road links as part of the development ensures that the neighbourhood achieves the principles of the 15-minute region.

Residential Growth Areas are addressed in Part 3 of the draft Hunter Regional Plan. The draft plan primarily adopts urban release and growth areas identified in the NSW Department of Planning Urban Development Program.

As shown in Figure 21 of the draft Hunter Regional Plan 2041, the subject land forms part of Growth Area under identified under the Urban Development Program.

Rezoning of the land and delivery of housing is consistent with the draft Hunter Regional Plan 2041 and will provide housing in an identified Growth Area.

Subject Land

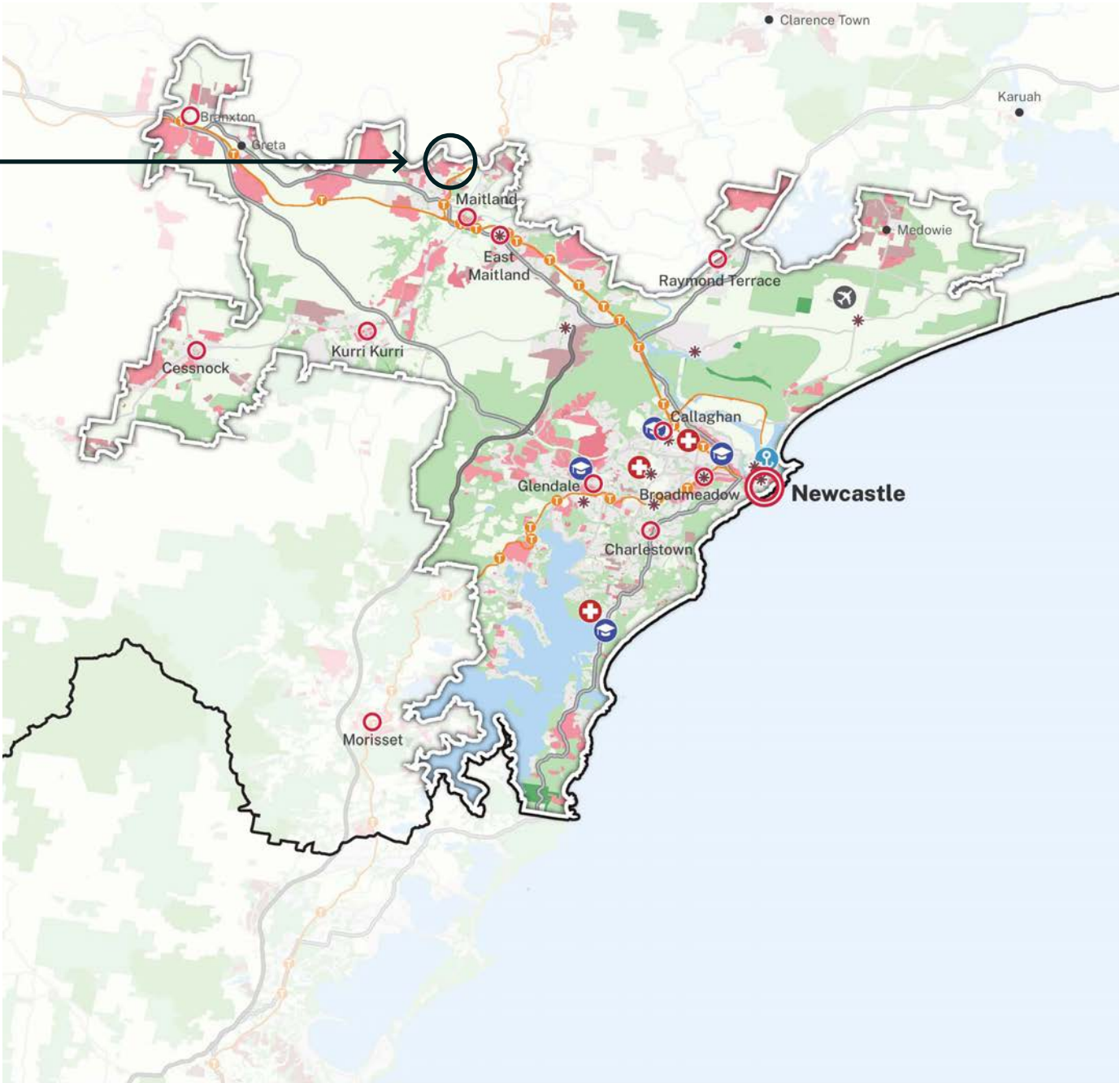


Figure 7: Greater Newcastle district



- | | | | |
|---------------------|-------------------|------------|----------------------------|
| — Regional boundary | Train station | — Highway | Hunter UDP |
| — District boundary | Newcastle Airport | — Motorway | Existing rural residential |
| Metropolitan city | Port | — Road | Existing urban areas |
| Strategic centre | Hospital | — Railway | National park and reserve |
| Centre | Education | | State forest |
| Catalyst area | | | Open space |
| | | | Water body |

Maitland Local Strategic Planning Statement

The Maitland Local Strategic Planning Statement (LSPS) was adopted in June 2020 and addresses key Strategic Planning outcomes across the LGA to 2041.

The Maitland LSPS sets out a 20 year plan integrating land use, transport and infrastructure planning for the future of our city. It outlines how we manage growth sustainability over this period, and has been informed by the community and other stakeholders.

The LSPS notes that Maitland is one of the fastest growing inland cities in Australia with an annual growth rate consistently above 2%. The current estimated population is 83,200 residents and is expected to be over 110,600 residents by 2040.

The LSPS indicates that by 2040, the city will be home to an additional 27,400 residents, requiring an additional 12,600 homes and 6,500 jobs.

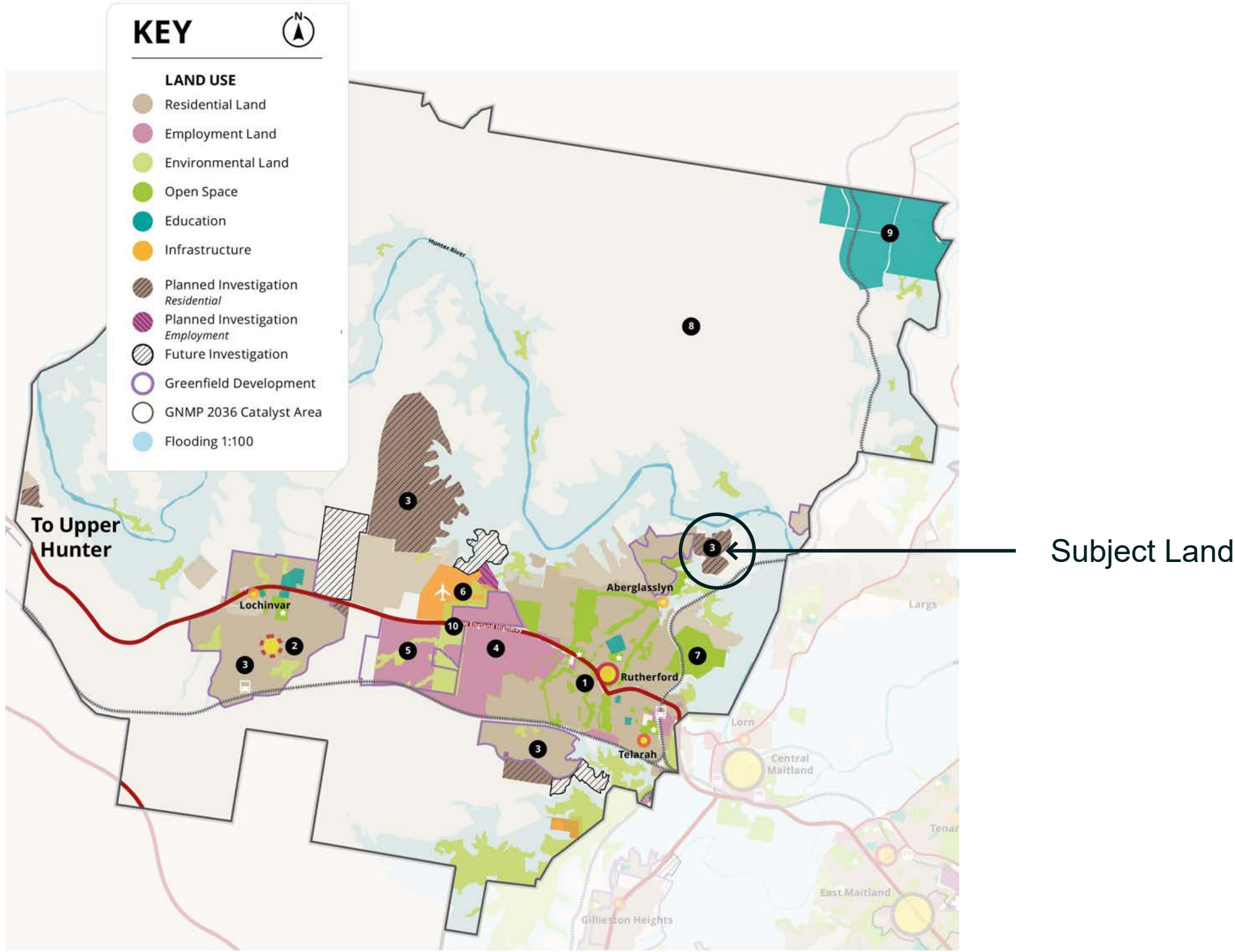
The LSPS includes a Structure Plan which guides spatial land use planning over the Maitland LGA, and identifies planned Urban Release Areas.

Oakhampton falls within the Central Precinct area of the LSPS Structure Plan as shown. Oakhampton is identified as Potential Investigation area Residential - No.3 on the Structure Plan.

The 'planned investigation' areas incorporate land that has been identified in the previous Maitland Urban Settlement Strategy as 'category 1' investigation area for future residential or employment purposes.

The Planned investigation area extends from the eastern edge of the existing Aberglassyn residential neighbourhood.

The LSPS states *future neighbourhoods need to be designed to encourage walking, cycling and access to public transport, with parks, neighbourhood shops, schools and our future local streets designed to connect these places.*



The Site

The Oakhampton Investigation area encompasses fourteen (14) individual properties located on Oakhampton Road and Kezia Road, Oakhampton. The properties encompass a total land area of approximately 120ha, with approximately 55ha of land within the identified investigation area boundary.

The 14 allotments are described as follows:

- 42 Kezia Road (Lot 1 DP 1012258)
- 43 Kezia Road (Lot 8 DP 248331)
- 37 Kezia Road (Lot 7 DP 248331)
- 35 Kezia Road (Lot 6 DP 248331)
- 29 Kezia Road (Lot 5 DP 248331)
- 25 Kezia Road (Lot 4 DP 248331)
- 478 Oakhampton Road (Lot 3 DP 562346)
- 486 Oakhampton Road (Lot 2 DP 562346)
- 502 Oakhampton Road (Lot 1 DP 562346)
- 355 Oakhampton Road (Lot 7 DP 998430)
- 355 Oakhampton Road (Lot 8 DP 998430)
- 461 Oakhampton Road (Lot 66 DP 810466)
- 473 Oakhampton Road (Lot 1 DP 826919)
- 487 Oakhampton Road (Lot 1 DP 1086271)

Vehicular access to the properties is currently achieved via Oakhampton Road and Kezia Road. McKeachie Drive extends to the western edge of the investigation area, and is able to be extended as a key road connection.

Goshawk Street also provides an opportunity for a future local road connection in the north-western corner of the investigation area.

Oakhampton Road is an existing rural road in this location and will be retained as a secondary access roadway within the rezoning area.

Existing residential homes form the eastern edge of the investigation, being part of the Aberglassyn neighbourhood. Homes within the Aberglassyn neighbourhood are predominantly single storey dwellings.

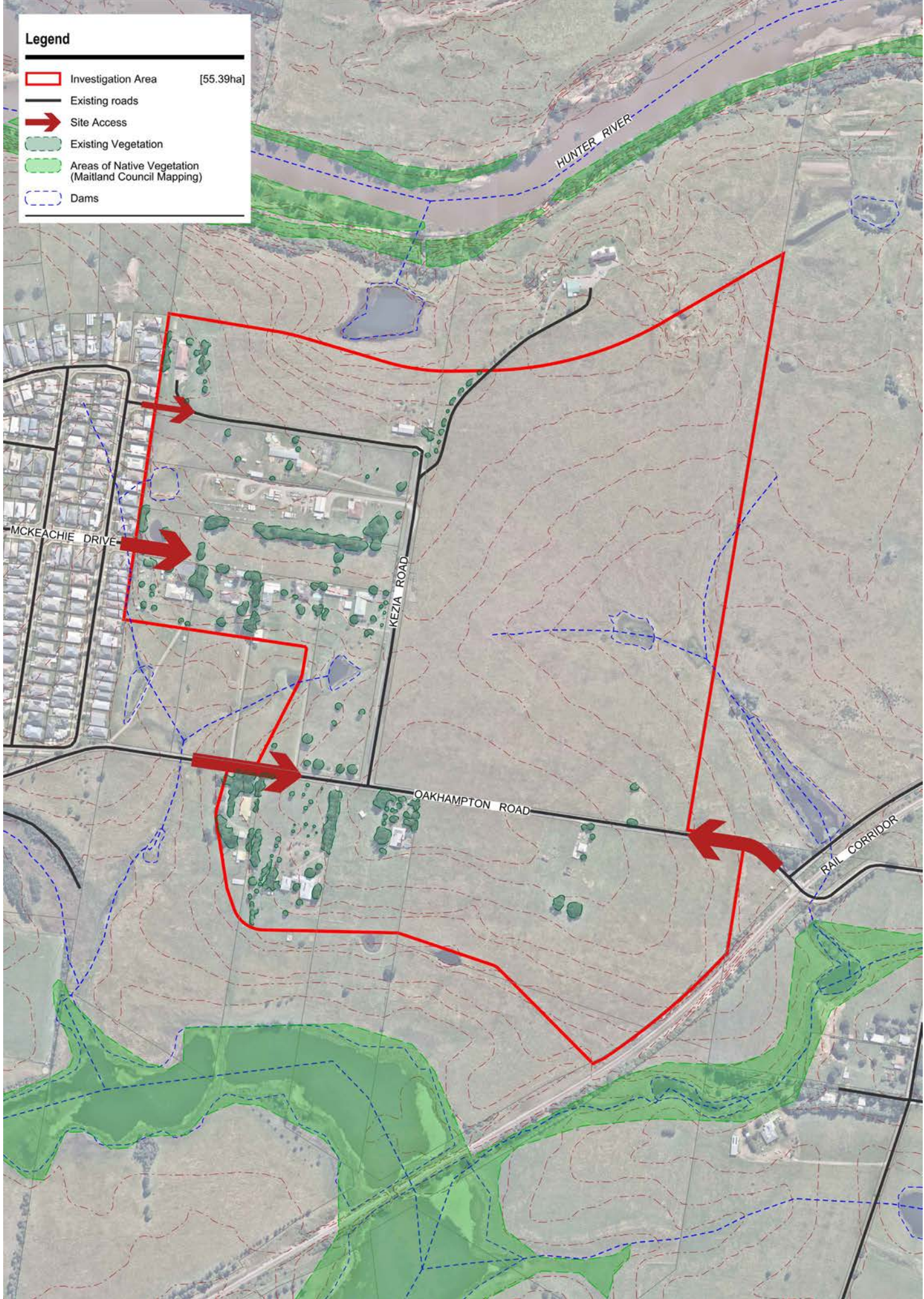
The northern boundary of the investigation area comprises rural land which falls to the Hunter River to the north.

There are existing rural residential properties along the western and southern boundaries of the investigation area.

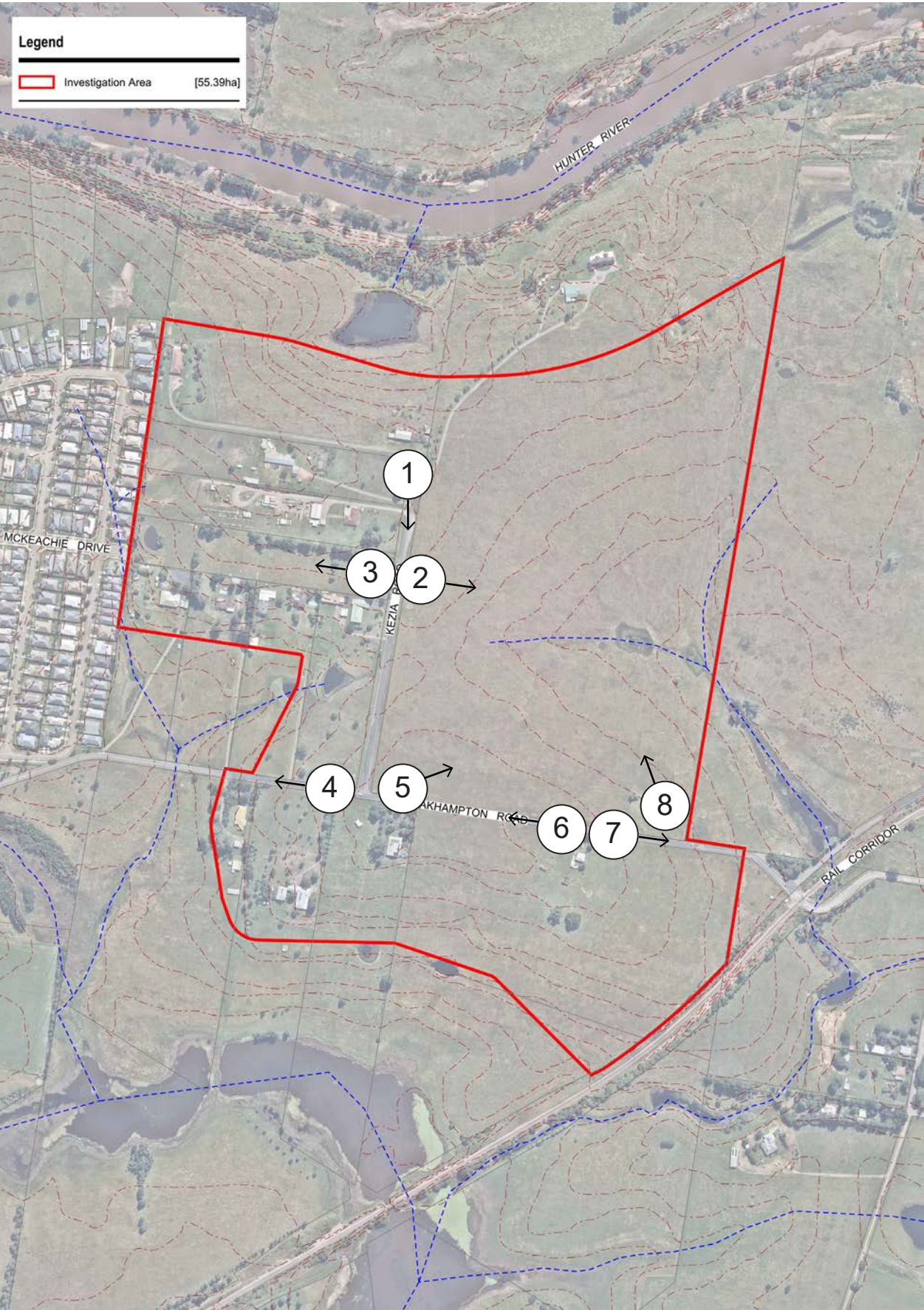
The site has been primarily cleared in association with historic rural activities undertaken across the site.

The site has gently sloping topography Kezia Road forms a localised highpoint, with the land generally sloping to the south-west and south-east from Kezia Road.

We have provided a detailed analysis of the existing site conditions in the following section of this report.







Connection to Country

The Wonnarua people are the traditional land owners of the Maitland area and their lands extend throughout the Hunter Valley.

The Wonnarua Nation Aboriginal Corporation describes the dreamtime story of the Wonnarua people:

According to the Wonnarua dreamtime the Hunter Valley was created by the great spirit, Baime (Byamee). Before Baime there was nothing, everything was sleeping. Baime awoke and created everything, the mountains, plains, rivers and every living thing.

The spirit of Baime is depicted on a cave overlooking the Valley at Milbrodale painted more than 3000 years ago. Baime has his arms stretched open protecting the Valley.

Baime also created Kawal (Ka-wal), to watch over the Wonnarua people. The spirit of Kawal is embodied in the wedge tailed eagle, found throughout the Hunter Valley.

Neighbouring nations to Wonnarua include Geawegal, Worimi, Awabakal, Gamilaroi, Wiradjuri, Darkinjung and Birpai.

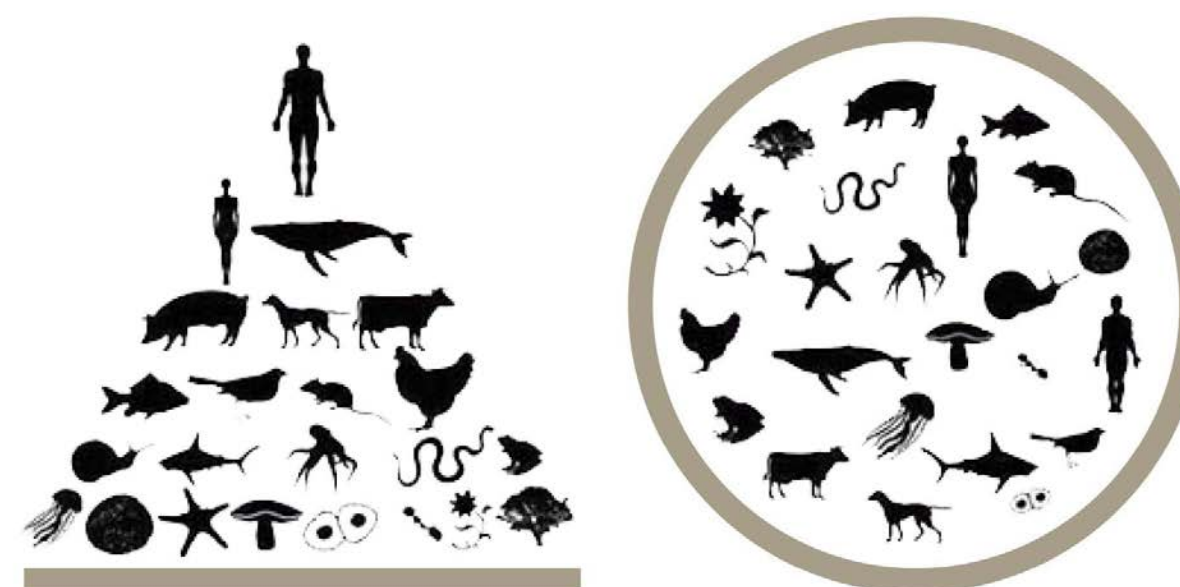
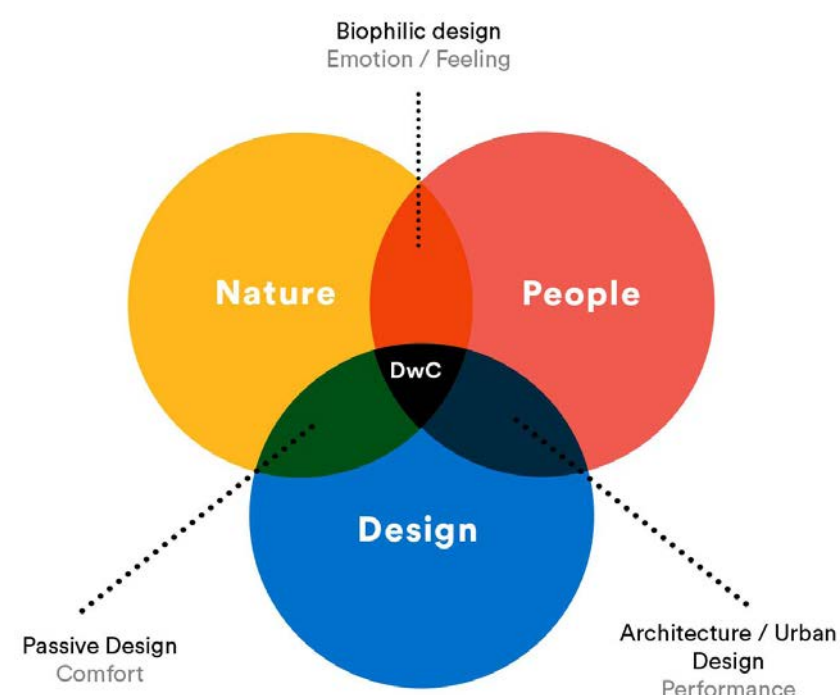
A desktop Aboriginal Cultural Heritage Due Diligence Assessment has been prepared which identified that there is high potential for Aboriginal objects to have survived within the Site due to the proximity of the Hunter River and previously recorded AHIMS sites, despite evidence for historical disturbance within the Site.

In response, the process for a detailed Aboriginal Cultural Heritage Assessment Report (ACHAR) has commenced and it is envisaged to be lodged prior to exhibition of the Planning Proposal. Any detailed recommendations and findings will be included in a revised Concept Plan if required.

The NSW Government Architect has released the *Designing with Country* discussion paper in 2020 which provides guidance on elements of Designing with Country and Connection to Country.

The Concept Plan embodies design principles that reinforce connections to Country as follows:

- Walking the land to attain an appreciation for the place before commencing any design review
- Review of local Indigenous Heritage history and culture
- Recognising and incorporating the elements of Designing With Country in the preparation of the Concept Plan
- Being cognisant of Country-centred Design
- Respecting key elements of country including the Hunter River and views to surrounding hilltops



Ego-centric v Eco-centric diagram
adapted from Art Tawanghar, Designer, San Diego (2016)

Elements of Designing with Country

Source: NSW Government Architects Designing with Country discussion paper

Human-centred vs Country-centred Design Diagram

Source: NSW Government Architects Designing with Country discussion paper

“Country” (capital C) has a specific and significant meaning for Aboriginal peoples.

In the Aboriginal sense of the word, Country relates to the nation or cultural group and land that we belong to, yearn for, find healing from and will return to. However, Country means much more than land, it is our place of origin in cultural, spiritual and literal terms. It includes not only land but also skies and waters.

Country incorporates both the tangible and the intangible, for instance, all the knowledges and cultural practices associated with land. People are part of Country, and our identity is derived in a large way in relation to Country.

— Dr Danièle Hromek, Budawang/Yuin, Researcher and spatial designer, 2019

Source: NSW Government Architects Draft Connecting With Country Designing with Country discussion paper

Site Analysis

Drainage Lines

The site incorporates a small number of mapped creek lines under the regional topographical mapping data.

The Hunter River forms the northern edge of the property boundaries and is the major watercourse in the area, but sits outside of the urban investigation area. There is an extensive setback provided between the river bank and the edge of the urban investigation area.

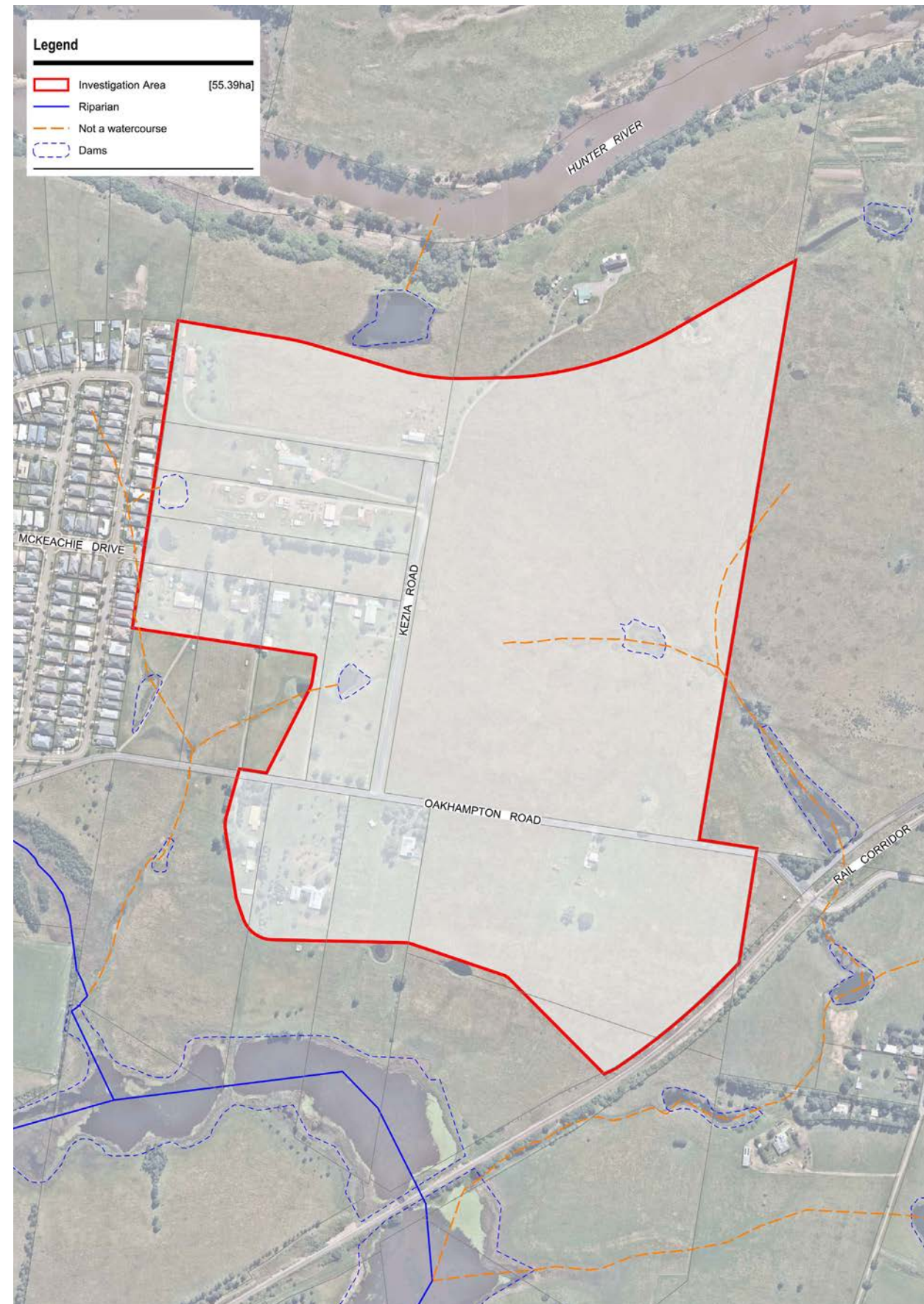
There are a number of unnamed mapped watercourses which traverse the urban investigation area, located on the eastern and western side of Kezia Road, which forms the catchment boundary.

These watercourses were inspected during a site walkover undertaken as part of this design review.

The site inspection identified that these mapped watercourses do not have any defined banks or channel's and have no existing vegetation.

The watercourses are also dammed in multiple locations and do not connect to any existing high quality creek lines.

As such, the watercourses are considered farm drainage lines, and are not classified as Riparian Corridors.



Vegetation

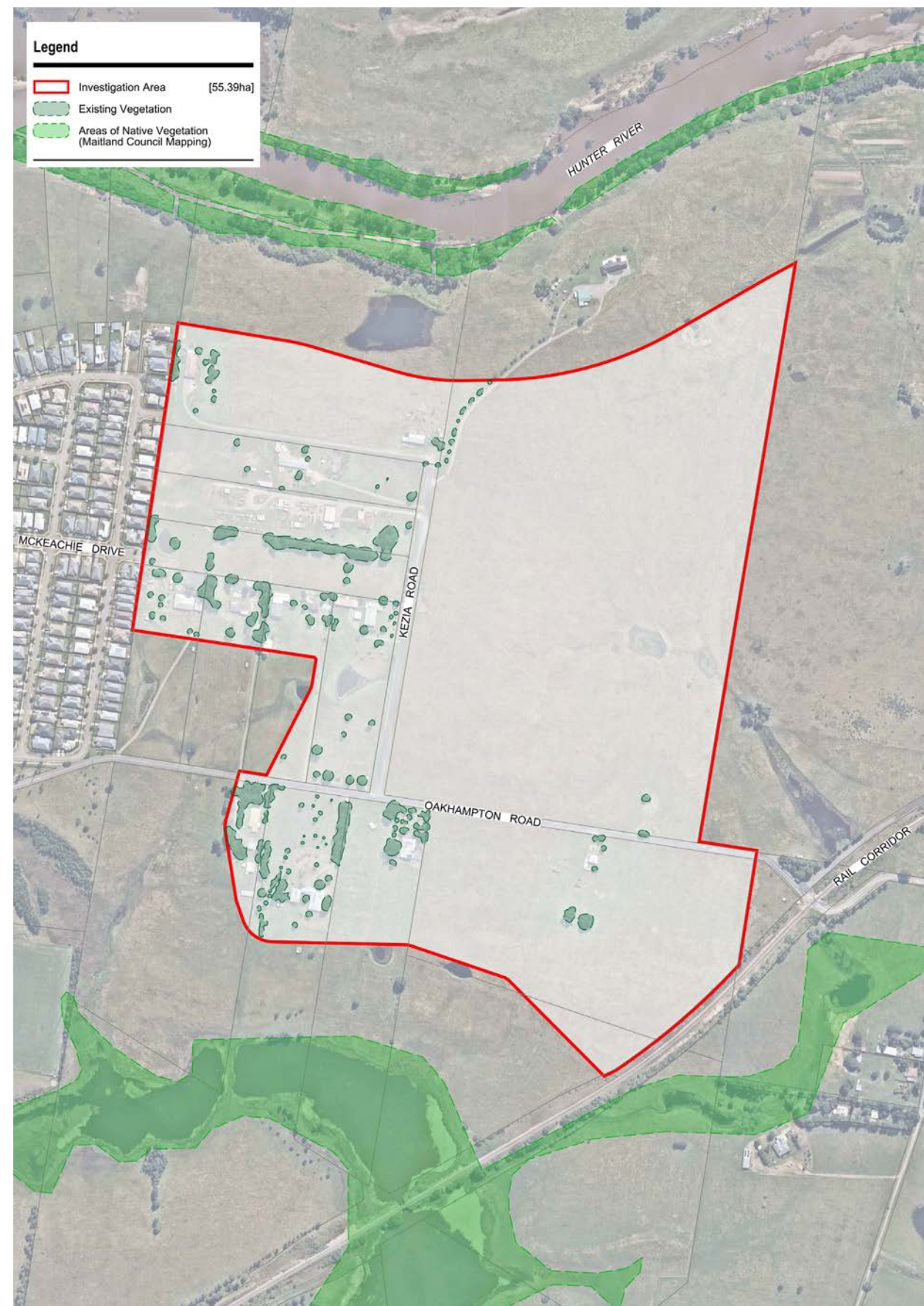
The site has been extensively cleared in association with historic land use activities and operations.

Remaining vegetation on site comprises a mixture of pasture grasslands and primarily exotic tree exotic species.

Maitland City Council Vegetation Mapping indicates that there is no remnant native vegetation located within or in proximity to the urban investigation areas to be rezoned.

Remnant native vegetation is restricted to stands of trees along the edge of the Hunter River to the north (Alluvial River Oak Forest) and Freshwater Wetland Vegetation in the wetland areas to the south.

Existing treed areas are primarily located in the western portion of the investigation area associated with and surrounding existing homesteads and along fence lines.



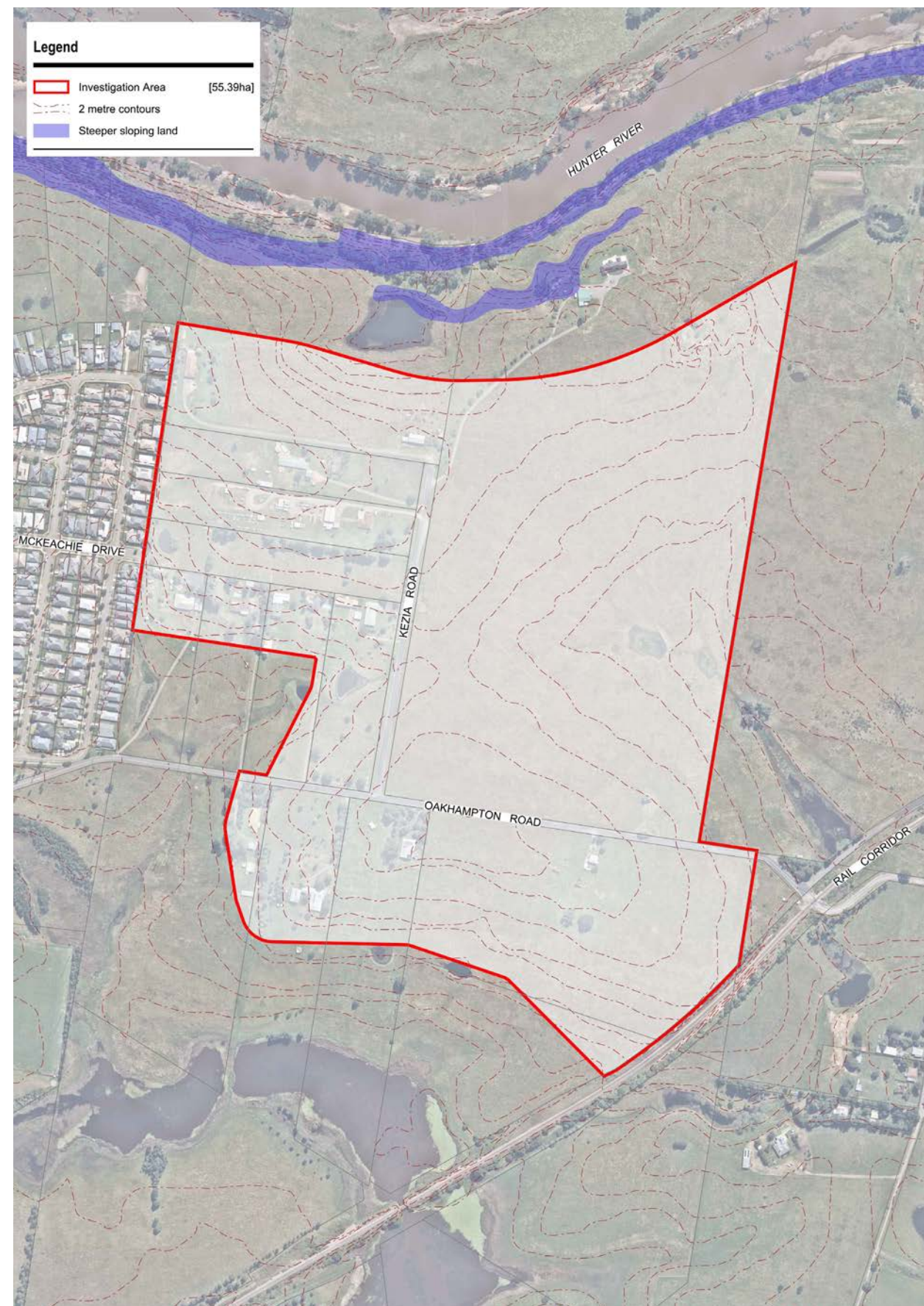
Topography

The land area is predominantly flat with slight grades across the urban investigation area.

Kezia Road forms a localised high point with the land sloping away from the road reserve on either side. Land to the east of Kezia Road has gentle grades to the south-east which slope to a low point on the eastern boundary. Land on the western side of Kezia Road has gentle grades to the south-west which slope to a low point on the southern boundary with Oakhampton Road.

Oakhampton Road also forms a localised high point with the land sloping away from the road reserve on either side. East of Kezia road, land on the northern side of Oakhampton Road has gentle grades to the north-east which slope to the low point on the eastern boundary. Land on the southern side has gentle grades to the south.

There are some areas of steeper sloping land along northern transition to the Hunter River. These areas fall outside of the urban investigation area, with a localised ridge line forming the boundary between the planned residential land and balance rural land.



Flooding

Flooding associated with the Hunter River and associated waterways is a known consideration in the planning and urban design outcomes for the land holdings.

The Urban Investigation area boundary has been determined based on the current 1:100 year flood modeling, ensuring that the residential land is flood free in the 1:100 year flood event.

The existing site topography creates a clearly defined flood edge along the northern portion of the land on the northern side of the localised ridge line. Flood impacts are therefore confined to the balance rural land along the northern edge of the land area, adjoining the Hunter River.

Flood impacts to the south are associated with and confined to the existing wetland areas which sit outside of the proposed residential land areas.



Vehicular Access / Movement

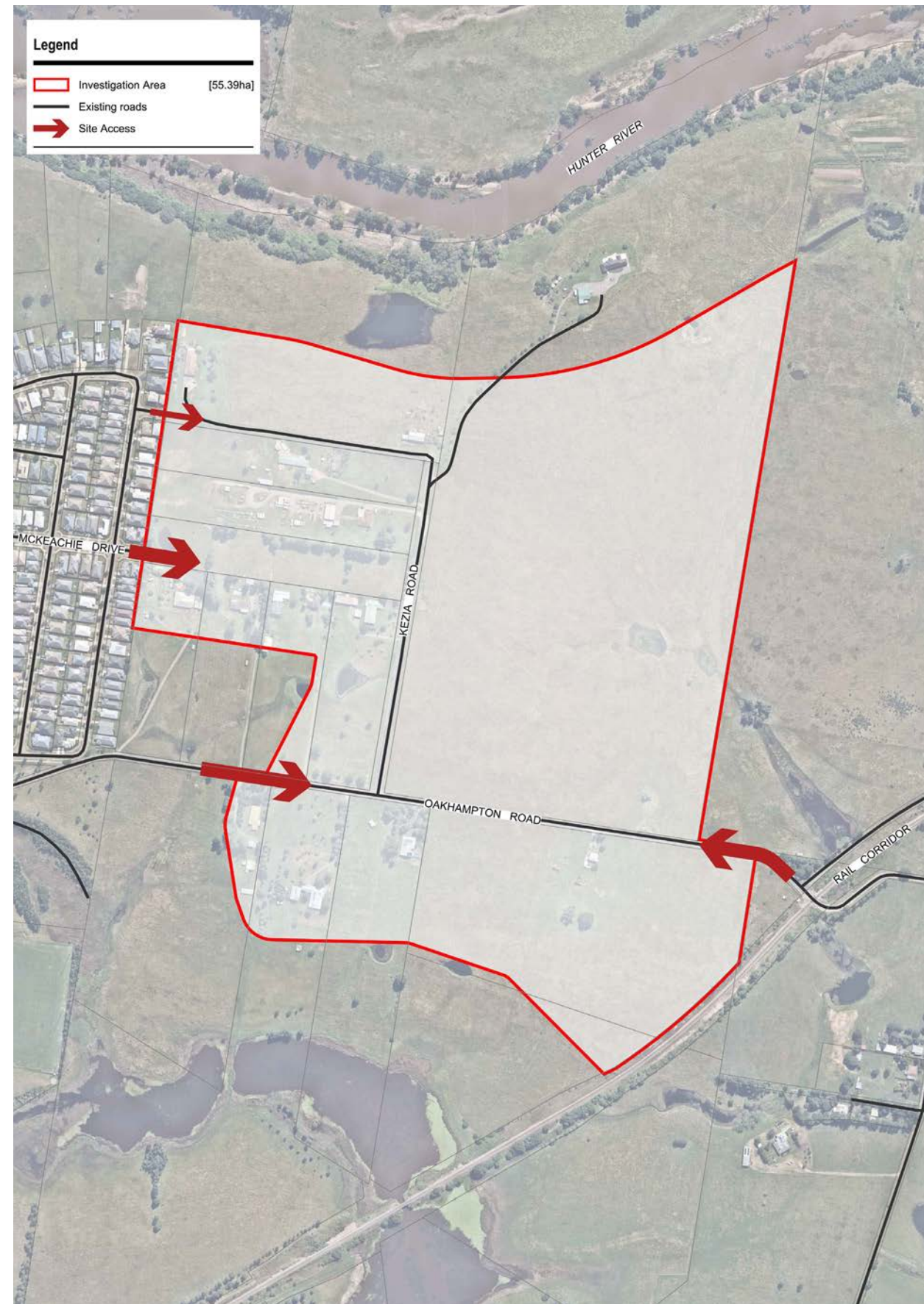
Vehicular access to the properties is currently achieved via Oakhampton Road and Kezia Road.

McKeachie Drive extends to the western edge of the investigation area, and is able to be extended as a key road connection as part of the urban design outcomes. McKeachie Drive provides flood free access to the broader road network.

A secondary local road connection is able to be provided to the existing Goshawk Street which currently extends to the north western edge of the land area.

Kezia Road currently has a narrow rural road pavement and will be required to be upgraded / reconstructed as part of any future residential project.

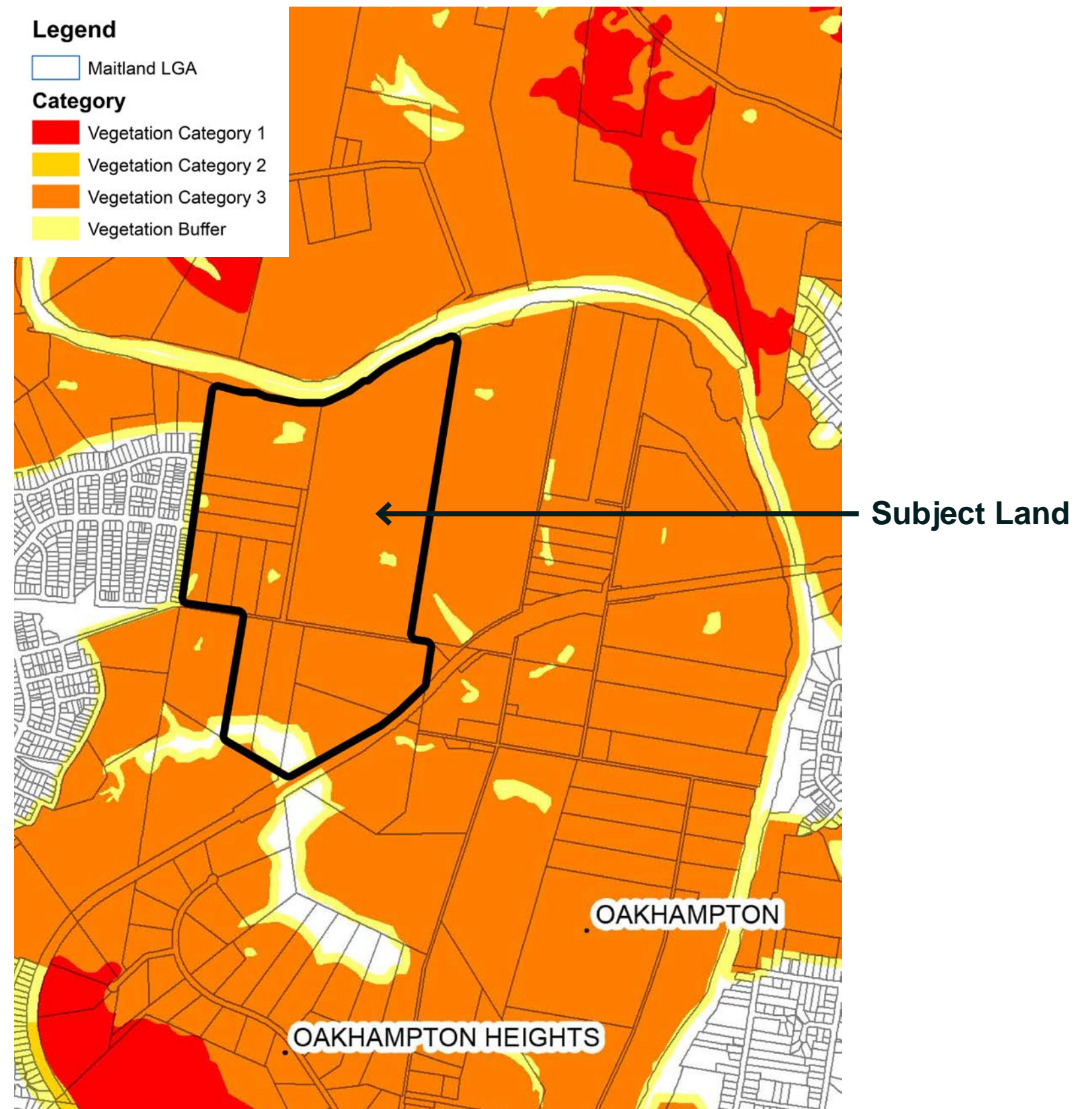
Oakhampton Road is an existing rural road in this location and will be retained as a secondary access roadway within the rezoning area.



Bush fire Prone Land

The land area is primarily mapped as being Vegetation Category 3 under the Maitland LGA draft Bush fire Prone Land Map. Category 3 vegetation consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

Given that the site has been extensively cleared, bush fire impacts are able to be addressed through the provision of perimeter roadways and Asset Protection zones consistent with the Planning for Bush Fire Protection Guidelines as part of any future Development Applications.



Urban Design Response and Key Design Principles

The Concept Plan

The vision for the Oakhampton Urban Release Area is to deliver *a modern residential community which responds to its place, setting and topography to create a series of interconnected neighbourhoods where people live, recreate and work from home, fostering a true sense of belonging and community.*

The Concept Plan prepared demonstrates how the release area can be delivered, responding to key site considerations and urban design elements to create a residential village as a seamless extension of the Aberglassyn community.

The Concept Plan responds to and builds on the site investigations and review undertaken as summarised in this report in the preceding sections.

The Concept Plan creates a series of interconnected small scale urban neighbourhoods accessed from a central Collector Road system, responding to site topography and key site elements.

The primary roadways have been designed and located in the topography to achieve long views to open space areas and the broader rural landscape to foster connection to the natural setting and place.

The design promotes walk-ability and accessibility to areas of open space and surrounding local facilities to promote healthy and active neighborhoods.

A variety of lot depths and frontages are able to be accommodated across the Concept Plan design to encourage diversity in both housing and future household mix.

The road hierarchy and cross sections adopt existing design standards delivered in the adjoining Aberglassyn development area.

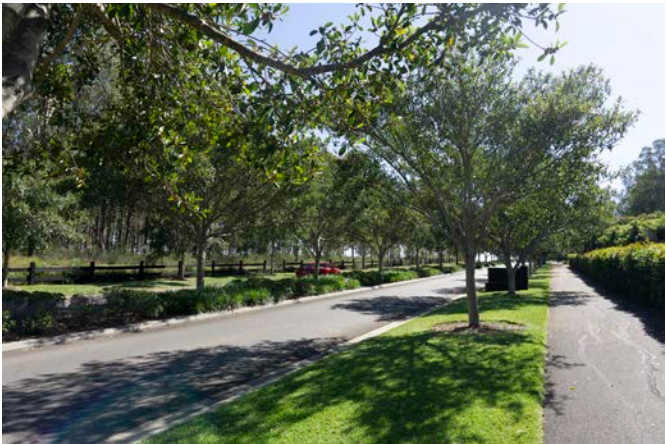
The Concept Plan will accommodate approximately 550 dwellings across the urban investigation area land holdings.

We have provided below a detailed overview of the urban design principles and outcomes embodied in the Concept Plan as they relate to:

- Open Space and Green Grid Connections
- Roadway Hierarchy and Street Design Principles
- Pedestrian and Cycle Connectivity

Key Design Principles embodied in the urban design Concept Layout are as follows:

- Create a seamless extension of the existing Aberglassyn neighbourhood to the west.
- Provide for an extension of McKeachie Drive as the main connecting roadway.
- Recognise opportunities for connections to the existing Aberglassyn neighbourhood.
- Ensure the design outcome maximises land use efficiency.
- Deliver a grid based street pattern while celebrating opportunities for view lines and place making opportunities in the landscape.
- Deliver a well connected street pattern which encourages workability and active transport movement networks.
- Provide a clear road hierarchy which facilitates ease of vehicle movements, while promoting low speed pedestrian friendly local roads.
- Incorporate local open space to service the needs of the future residents.
- Deliver co-located active open space and drainage facilities to increase the scale of open space areas and provide enhanced opportunities for passive recreation areas.
- Provide for perimeter roads to address RFS requirements.



Open Space and Green Grid Connections

The Concept Plan seeks to deliver an interconnected green grid and open space network comprising key street tree planting opportunities, activated open space areas and passive open space / drainage areas.

The Concept Plan incorporates a pocket park located at the axis of the view lines along McKeachie Drive and the entry road from Oakhampton Drive.

The pocket park has been co-located with a drainage area to allow the delivery of a seamless large scale enhanced open space area.

The location of the pocket park along key pedestrian and cycle networks ensure the open space area is highly accessible for the local walkable catchment.

The pocket park is of a scale which will enable a range of facilities including play areas, seating, kick-a-bout space and informal activity areas.

Approximately 90 - 95% of all new dwellings are located within a 400m walkable catchment (5 minute walk) of the pocket park or existing open space / parkland areas.

The road network has been designed to accommodate green grid connections which allow for enhanced street tree plantings along key roads and pedestrian connections.





Roadway Hierarchy and Street Principles

The Concept Plan has been designed to deliver a clear and legible road hierarchy which responds to site topography and embodies an active pedestrian and cycle path network.

The Collector Road network delivers a functional road hierarchy which allows for ease of vehicle movement throughout the site, with a clear and legible hierarchy when moving to local roads.

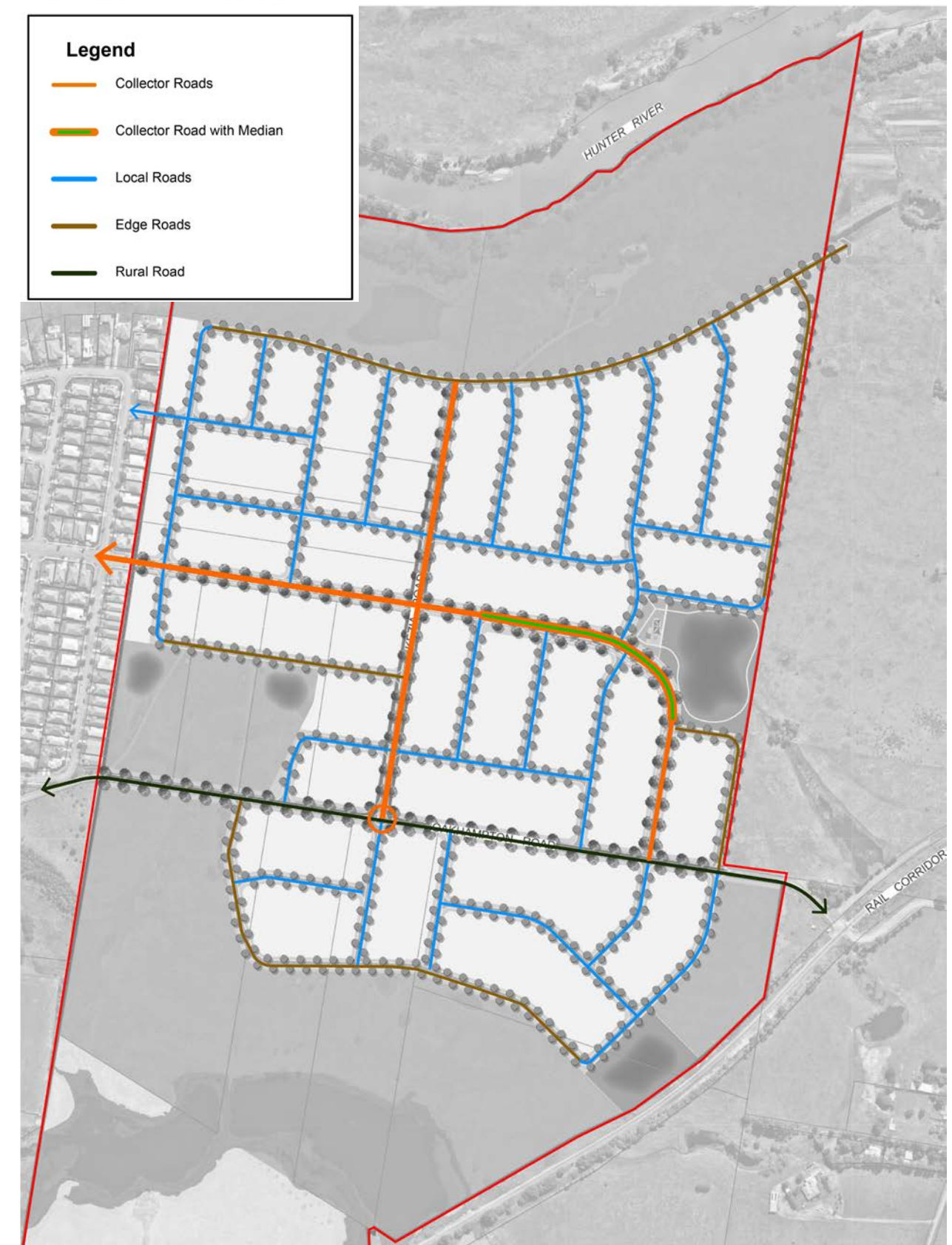
The grid pattern based road layout ensures a high level of connectivity and accessibility for vehicles and pedestrian moving through the neighbourhood. It is envisaged that the Collector Roads will accommodate pedestrian and cycle pathways delivering active connections.

The extension of McKeachie Drive provides a central roadway connection linking the planned urban area to the existing Aberglassyn Community, and providing a connection to the eastern end of Oakhampton Road.

The McKeachie Road extension and southern link to Oakhampton Road have been aligned to provide long views to the proposed open space area and beyond to rural land vistas.

Upgrades to Kezia Road and Oakhampton Road will deliver Collector Road type roadways, providing a high level of accessibility throughout the new neighbourhood.

Local Roads have been designed to respond to topography and provide streetscapes which encourage pedestrian friendly - low speed vehicle environments.





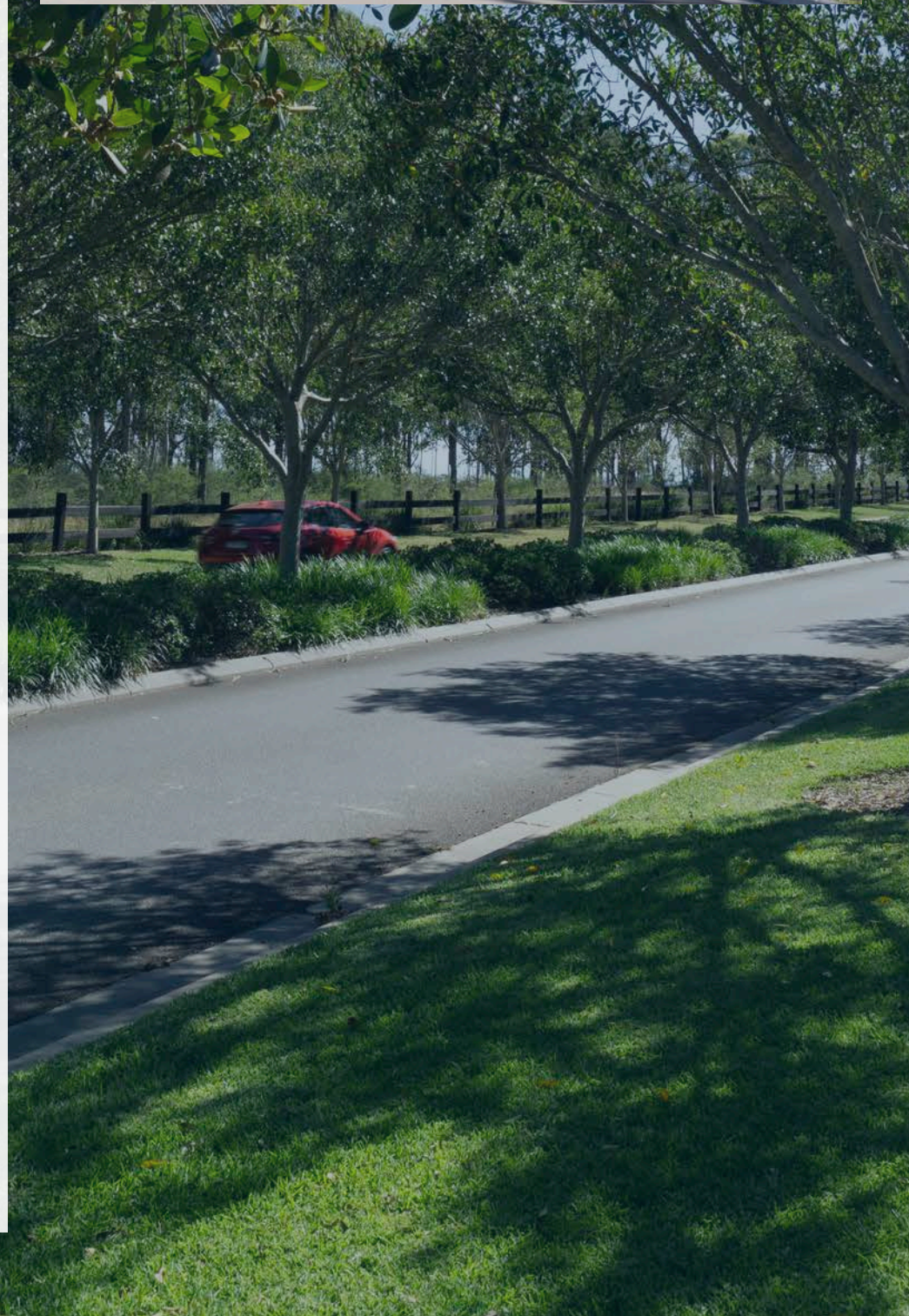
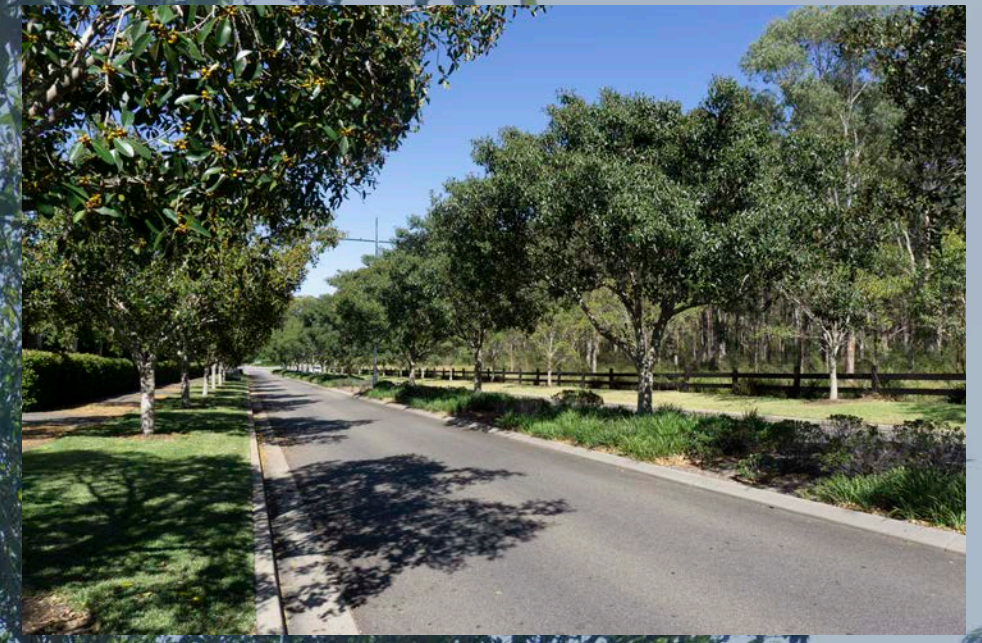
COLLECTOR ROAD 22.0m



LOCAL ROAD 17.0m



EDGE ROAD 13.5m



Pedestrian and Cycle Connectivity

The vision for the pedestrian pathway and cycle network is to deliver an active pedestrian transport network which provides high levels of connectivity throughout the new neighbourhood and to the existing Aberglassyn community to the west.

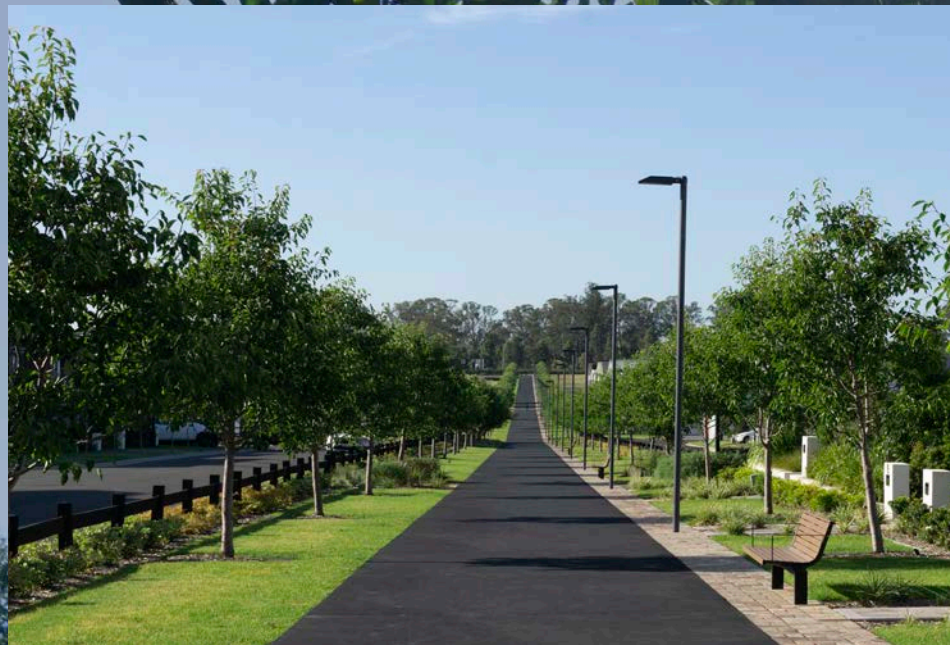
The extension of McKeachie Drive provides for on-road cycle-paths on both sides of the travel lanes, consistent with and as an extension of the cycle paths along the existing roadway.

It is also envisaged that the upgrades of Kezia Road and Oakhampton Road will provide opportunity to deliver either on-road cycle paths or shared cycle / pedestrian pathways within the road verges.

Local off-road pedestrian and cycle pathways will be provided to connect areas of open space and provide linkages between the key on-road cycle pathways.

Pedestrian footpaths will also be provided along all local roads.





Urban Heat Mitigation

The climatic conditions of urban areas during summer months can result in impacts from 'urban heat' and the urban heat island (UHI) effect.

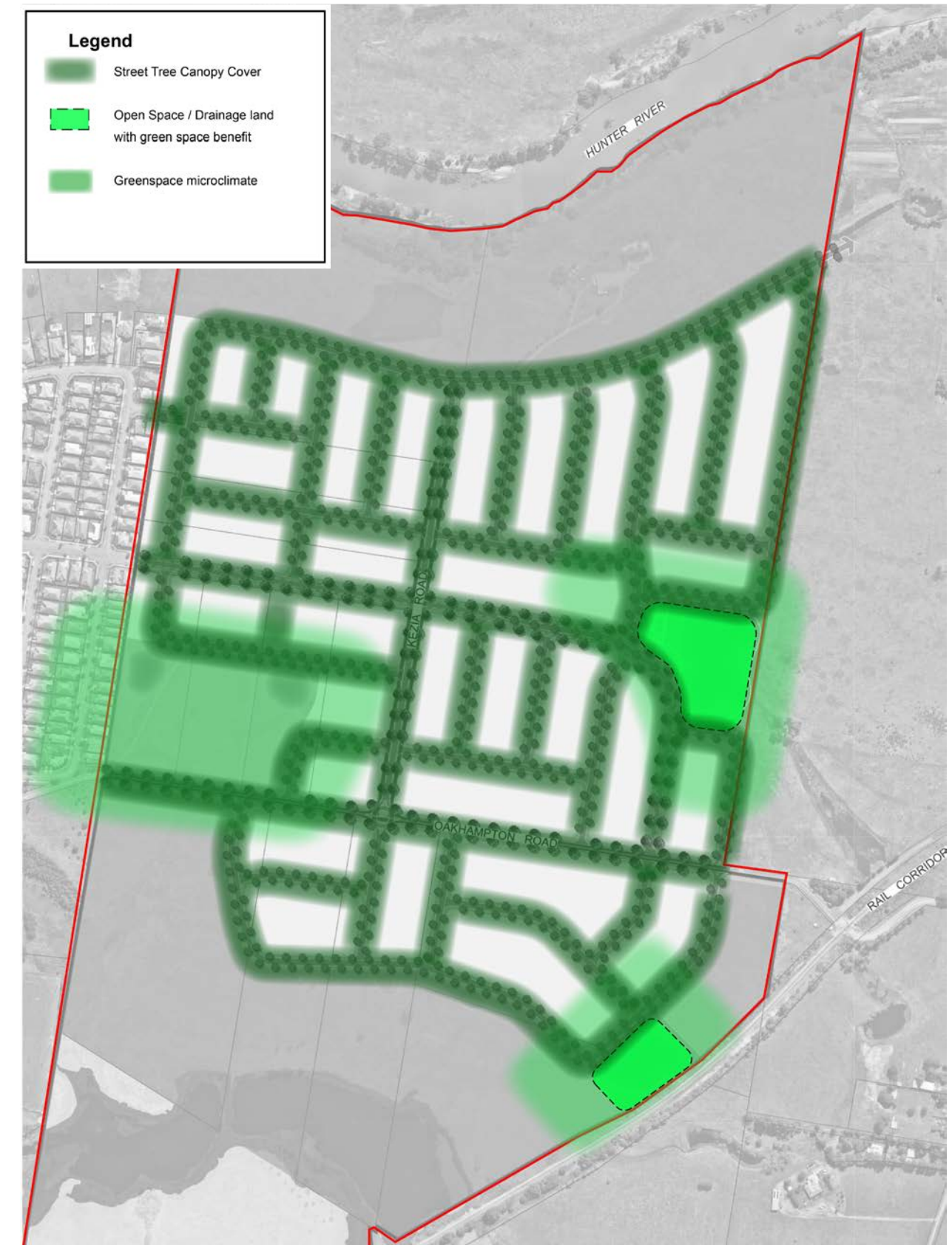
UHI effects are temperature increases in urban areas that are caused by radiant heat from the sun being absorbed by buildings, structures, areas cleared of vegetation and hard surfaces such as roads as their respective materials and surfaces (i.e. asphalt, bricks, concrete and metal).

The embodied heat in these materials and surfaces continue to radiate heat into the air during cooler periods into the evening and night. Impacts from urban heat can raise ambient temperatures by 1-3°C in urban areas.

Impacts from urban heat and UHI effect the health and wellbeing of people living in urban areas that are exposed to higher temperatures. It also increases demands for energy, affects productivity, and affects natural systems and fauna.

The Concept Plan has adopted a number of design strategies to reduce the UHI effects and provide relief from urban heat. These include the following:

- Delivery of green space areas which create opportunities to reduce temperatures in a micro-climate environment and incorporate landscaped open spaces with trees to shrubs assist in mitigating the impacts of UHI.
- Establishing a green grid framework within the site for tree plantings that will mature to evolve and expand the urban tree canopy.
- Integrated water cycle management facilities.
- Dwellings will be subject to emerging urban heat policies in NSW that include updates to BASIX and the overarching policies to mitigate heat effects.





Summary

The Oakhampton Urban Investigation Area forms the north-eastern edge of the planned urban growth corridor and directly adjoins the western edge of the existing Aberglassyn residential community.

The vision for the Oakhampton Urban Release Area is to deliver *a modern residential community which responds to its place, setting and topography to create a series of interconnected neighbourhoods where people live, recreate and work from home, fostering a true sense of belonging and community.*

The project is able to contribute to the required housing supply projected under both the Hunter Regional Plan and Maitland Local Strategic Planning Statement, within an identified urban growth corridor.

Encompassing over 120 hectares of land holdings, with 55 hectares of urban capable land, the area holding provides a the ability to deliver approximately 550 new homes encompassing a range of housing types and deliver recreational for the local community.

Due to its location, the Oakhampton Urban Investigation Area is ideally positioned to benefit from existing transport links, recreational facilities, social infrastructure and schools and access to local and regional employment and retail centres.

The site analysis undertaken and summarised in this report demonstrates that the land is capable of accommodating the proposed residential community and will deliver a long term and orderly urban edge to the Aberglassyn / Oakhampton residential areas.

The site analysis demonstrates that:

- The site is predominantly cleared of vegetation. No areas of remnant native vegetation have been identified on site.
- Farm drainage lines do not incorporate any existing vegetation or clear delineation of top of bank.
- The site topography is suitable to accommodate residential housing.
- The site is predominantly flood free in the 1:100 year storm event.
- Vehicle access and links are able to be accommodated via the existing McKeachie Drive and Oakhampton Drive.

The site analysis has concluded that there are no site conditions which would preclude delivery of the Concept Plan as proposed.

The Concept Plan celebrates and responds to the sites natural setting, topography and creek line corridors to deliver an urban design outcome which fosters a sense of community.

Key aspects of the project and urban design outcomes include:

- A Concept Plan which responds to and celebrates natural site topography and landscape elements and provide opportunities for local and distant view lines.
- Delivery of passive and active open space areas which will benefit future residents and the broader community.
- Delivery of a range of housing options across the project responding to current and long term housing preference and demand.
- Provision of a site responsive interface and transition to adjoining roadways and rural-residential land holdings.
- Create a seamless extension of the existing Aberglassyn neighbourhood to the west and accommodate an extension of McKeachie Drive as the main connecting roadway.
- Deliver a well connected street pattern which encourages workability and active transport movement networks.





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