

# ACKNOWLEDGEMENT OF COUNTRY

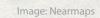
The Tubba-gah People of the Wiradjuri Nation are Dubbo's Traditional Owners

The project team commits to supporting the health and wellbeing of Country, by respecting, valuing and being guided by First Nations people.

# CONTENTS

1	Proj	ject Methodology 4
	1.1	Planning For Regional Growth 4
	1.2	The Vision
	1.3	A Sustainable Design Approach 6
2	The Site	
	3.1	Regional Context
	3.2	Local Context
	3.3	Site Analysis
	3.4	Understanding The Site
3	Con	nmunity Engagement
	3.1	Our Collaborative Engagement Process 12
	3.2	Walk On Country
	3.3	Opportunities And Challenges Identified By The Community

4	Applying The Vision: The Masterplan 15		
	4.1	The Green Loop	
	4.2	A Green Heart	
	4.3	The Village Heart	
	4.4	Stormwater Management	
	4.5	Road Hierarchy And Connectivity 19	
	4.6	Bus Network 20	
	4.7	Pedestrian And Cycle Network 21	
	4.8	Walkability And Open Space 22	
	4.9	Art Strategy	
	4.10	Masterplan	
	4.11	Revised Iterative Layout Plan 25	
5	Housing Diversity And Choice 26		
	5.1	Understanding The Housing Challenge 26	
	5.2	Delivering Housing Diversity And Choice 26	
	5.3	Benefits Of Housing Diversity 26	
	5.4	Dwelling Typologies 27	
	5.5	Housing Diversity 28	
6	Pub	lic Realm And Open Space 31	
	6.1	Streetscapes	
	6.2	Regional Parks	
	6.3	District Parks	
	6.4	Local Parks	
	6.5	Planting Palette	
	6.6	Typical Streetscape Sections 40	



# 1 PROJECT METHODOLOGY

### 1.1 PLANNING FOR REGIONAL GROWTH

This Development Control Plan - Masterplan presents a long-term vision for the Urban Release Area, identified as an urban growth area in Dubbo, central New South Wales (refer Figure 01).

Whilst the Dubbo Regional Council Local Government Area (LGA) has a population of approximately 54,000 people (ABS, 2021), it is the main economic centre of the Central Orana region and a major inland regional growth centre. The town of Dubbo provides healthcare, cultural and retail services for up to 120,000 people from the surrounding towns and rural areas, including the nearby town of Wellington, and is experiencing ongoing pressure to provide additional housing in a sustainable and forward-thinking manner.

Developed by LatStudios in collaboration with Dubbo Regional Council (Council), Marra+Yeh Architects, private landowners and a supporting design group, the Masterplan seeks to deliver a best-practice and world-class development and provides a framework to guide future development within the Urban Release Area. The Urban Release Area will deliver new housing for approximately 13,800 people, while seeking to address pressures associated with projected growth in the region.

The development of the Masterplan has been informed by a six-month design process, which has included:

- A review of key policy and local planning documents to identify the relevant regional and local planning outcomes for the area
- A site visit undertaken on the 17th and 18th of October, 2022, to assess the existing site conditions and identify opportunities and challenges presented by the site.
- A review of the current Urban Release Area plan, including how it achieves the strategic vision for Dubbo and the identification of opportunities of how this vision may be achieved through the design and delivery of the Urban Release Area.
- · Multiple rounds of stakeholder engagement; and
- Regular design workshops.



Figure 01: National Context

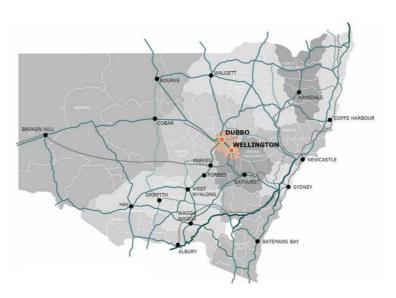
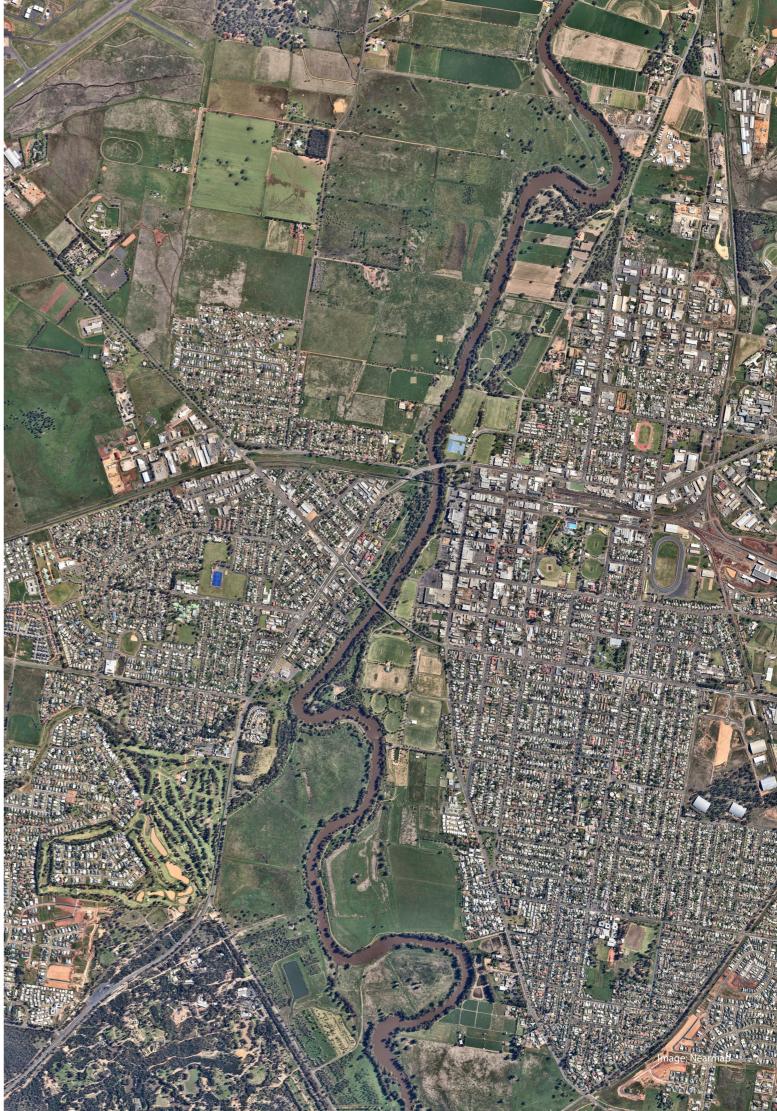


Figure 02: State Context



## 1.2 THE VISION

The North-West Dubbo Urban Release Area is a unique new residential Urban Release Area that differs from current regional expectations.

Promoting a range of housing forms and welcoming streetscapes, the Urban Release Area is ecologically and economically sustainable, supports walkability, diversity and the protection of the natural landscape.

It is a place that respects the culture of the Traditional Owners of the land and that acts as a 'Village' to the CBD, connected across the River.

The Urban Release Area sets the standard for an inclusive, sustainable, culturally respectful, unique and connected village.

The following aspirations are for Dubbo city, and highlight areas of focus across the region. These were adopted for the purposes of the Urban Release Area masterplanning process, as they are both important in delivering good design outcomes, and in delivering a design that ties into the surrounding city and its future.



Figure 03: Aspirations for the North-West Residential Urban Release Area



### 1.3 A SUSTAINABLE DESIGN APPROACH

Guiding the design process are the United Nation's 17 Sustainable Development Goals (refer Figure 03), which seek to achieve a better future for all.

These goals drive design at a local scale, through a push for sustainable, equitable and innovative alternatives to typical residential subdivision.

To support the development of the Masterplan, these goals were broken down into four principles:

- Designing for People
- Designing for Place
- Designing for Nature
- Designing for Community.

These four principles guided collaborative discussions, workshops and community conversations around the development of the Masterplan, to ensure that the development of the Urban Release Area delivers sustainable development that meets the needs of the existing and future Dubbo community.



Figure 04: The United Nations 17 Sustainable Development Guidelines

# 2 THE SITE

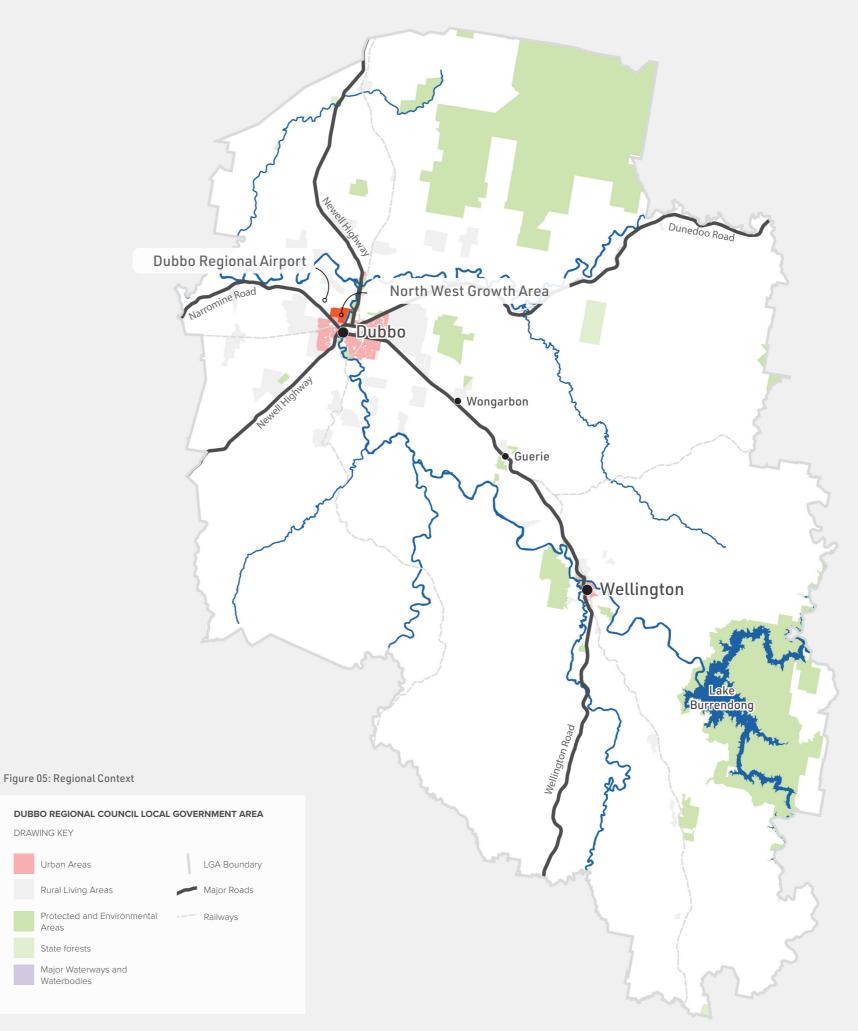
## 2.1 REGIONAL CONTEXT

The Dubbo Regional Council Local Government Area (LGA) is located in central New South Wales, approximately 400km inland from Sydney and at the intersection of significant road, air and rail transport infrastructure. The Newell Highway, which runs directly through the Dubbo LGA, provides a highly valuable road corridor that connects to both Melbourne and Brisbane, and the Dubbo Regional Airport acting as a valuable gateway for this inland region.

The town of Wellington (approximately 45km southeast from the Dubbo CBD) is the second most populous town within the Dubbo LGA, and along with neighbouring towns relies on Dubbo for healthcare, cultural and retail services.

From a regional context, there is pressure on Dubbo as a major inland regional growth centre (with more than 7,500km² in land) to provide adequate housing for a growing region in a sustainable and forward-thinking manner.





### 2.2 LOCAL CONTEXT

The Urban Release Area occupies currently underdeveloped land between the Dubbo Regional Airport and the Macquarie River, with Bunglegumbie Road running north-south through the centre of the site. It is located within close proximity to Dubbo central business district (CBD), the education and health precinct, and the natural amenity associated with the Macquarie River and Devil's Hole Reserve. It is also ideally located to take advantage of several key areas of interest flagged for future development. The proposed River Street bridge will provide direct vehicular access from west Dubbo into the established Dubbo urban area, and further masterplanning to the immediate east south-east of the site identifies significant investment in public recreation, environmental and open space.

An existing low density residential development exists to southern site boundary, which adjoins the Mitchell Highway and takes advantage of this existing road corridor to provide access into the CBD. Agricultural and rural industrial land expands north from the northern site boundary with industrial land uses benefiting from the Newell Highway towards the west.

The Emile Senisier Bridge and LH Ford Bridge (both to the south of the project site) provide pedestrian connection over the Macquarie River, though there are no current pedestrian connections north of these.







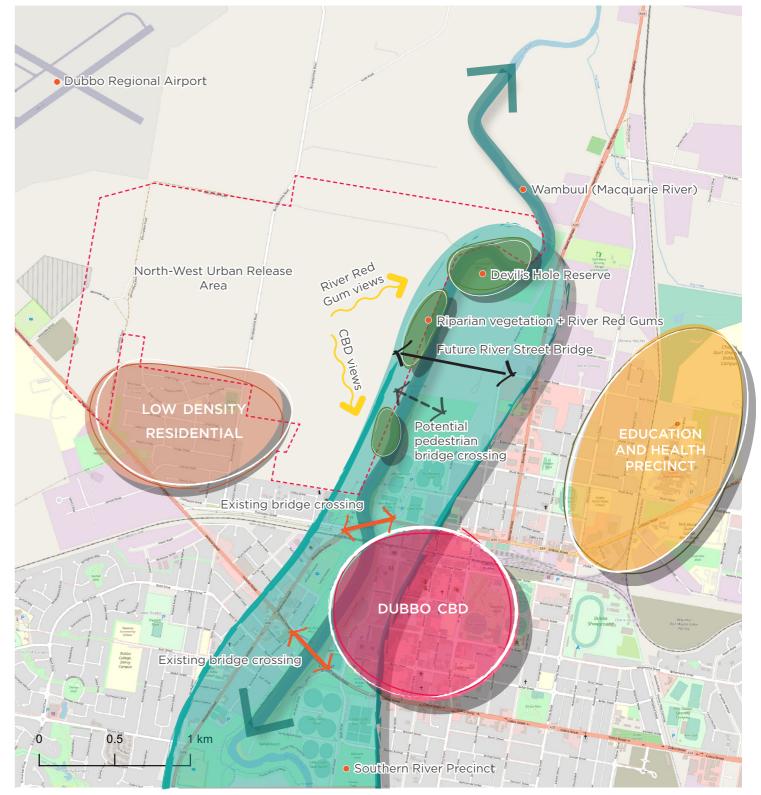


Figure 06: Local context

### 2.3 SITE ANALYSIS

#### FLOOD OVERLAY

While the site benefits from being a riverfront location with high levels of natural amenity, there are associated risks concerning flooding.

The site slopes towards the Macquarie River, with areas of land particularly towards the north-east of the site susceptible to inundation.

It will be imperative to ensure appropriate land use planning within these areas, also taking into consideration effects of climate change and the possibility of increasing flood events. The proposed riverfront parklands by Dubbo Regional Council on the eastern banks of the river make the most of the river front amenity, while removing sensitive development from the flood extent – an approach which is both relevant and desirable in the Urban Release Area.

### TOPOGRAPHIC WETNESS INDEX (TWI)

The topographic wetness index provides insight into likely overland flow paths and areas that area likely to experience higher levels of water retention.

The index shows overland flows running east-west across the site, and drain towards the river. It is important to consider the site in this regard, and while acknowledging likely change as a result of the implementation of urban stormwater infrastructure, they show an underlying trend that can help guide the design process.

#### **EXISTING OPEN SPACE**

There is a significant amount of existing public open space to the east and south of the site, particularly concentrated around the River.

The Macquarie River Masterplan highlights an upgrade in green and public infrastructure predominately concentrated along the eastern banks of the river, with a significant upgrade earmarked directly opposite the site.

Given that the majority of land to the north is associated with agriculture or airport use, and to the south land is heavily associated with residential, it will be imperative to provide adequate open space for the future residents of the Urban Release Area locally.



Figure 07: Flood overlay

Legend

Flood Extent



Figure 08: Topographic Wetness Index

Legend

TWI Extent



Figure 09: Existing open space

Legend

Public Open Space
Environmental Management

#### **HERITAGE**

High-level site analysis has identified 22 sensitive Aboriginal sites within the Urban Release Area. These include artefacts such as culturally modified trees which require special consideration and protection. Additionally, on-site conversations with indigenous stakeholders identified cultural heritage where it is linked to the River Red Gums that line the river, and the need to protect and retain this landscape element. While local elders believed the landscape to be in relatively good health, it is stressed that the caring for the land and water to ensure its longevity is of utmost importance.

A stone cottage of considerable historic and archaeological significance known as Mount Olive sits close to the river. In relatively good condition, this dwelling was constructed in approximately 1870. While the land has been subdivided and forms part of this masterplan, the structure will be protected and is an integral part of the modified landscape.



Figure 10: Existing heritage values

Legend

Aboriginal Heritage Markers for further investigation

Mt Olive

#### **EXISTING ROADS NETWORK**

The site, currently predominantly used for agricultural purposes, has minimal internal road infrastructure. The primary vehicular connection is the north-south Bunglegumbie Road, which intersects with the unsealed Blizzardfield Road to the north of the Urban Release Area.

External to the site, the Mitchell Highway runs to the south, providing connection to the Dubbo CBD over the LH Ford Bridge. The Newell Highway, also south of the site, provides vehicular connection over the Emile Senisier Bridge. A localised road network within the residential estate to the south of the site has the potential to be integrated within the site in the future.

Providing a critical connection, the planned and funded River Street West upgrade will provide a flood-free vehicular connection over the Macquarie River to the northern end of the CBD, and will create a strong east-west connection through the site to Westview Street and to the Mitchell Highway at the south-west of the site.



Figure 11: Existing key road connections

Legend

Existing Key Roads

#### **EXISTING PEDESTRIAN CONNECTIVITY**

There is currently minimal pedestrian prioritised connectivity throughout or surrounding the site. While the Emile Senisier and LH Ford Bridges do permit pedestrians, the connections are dominated by heavy streams of vehicular traffic.

The residential estate to the south of the site does not provide footpaths in most instances, with Bunglegumbie Road also not currently providing pedestrian access.



Figure 12: Pedestrian connectivity

Legend

 $\longleftrightarrow$  Existing Pedestrian Connection

## 2.4 UNDERSTANDING THE SITE

### SITE TOPOGRAPHY AS A DESIGN DRIVER

The natural landscape and landform was a key design driver throughout the entirety of the masterplanning process.

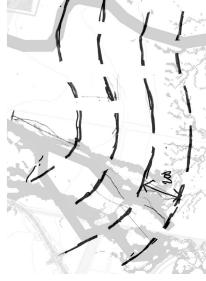
With the site sloping from the west towards the River, and with areas more likely to experience flooding or overland flow, it was important to acknowledge the importance of these portions of land for their part in natural processes and systems.

The layout of the site has been dictated by contours, with roads and blocks aligned with the undulation of the site, minimising the need for extensive earthworks. This also avoids significant and adverse impacts on floodplains and respects the need for occasional flooding of the River Red Gums environment for ongoing health.

By responding to the site, we are able to fully utilise natural filtration processes and create a site responsive stormwater management and open space network.

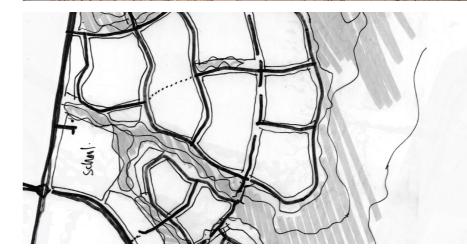
The Urban Release Area will proudly respond to the site instead of fighting against it.















# 3 COMMUNITY ENGAGEMENT

# 3.1 OUR COLLABORATIVE ENGAGEMENT PROCESS

The Urban Release Area has been subject to a number of strategic design and consultation processes. This included but was not limited to Public Exhibition of the Precinct Plan for the North West Dubbo Urban Release Area and community feedback.

This feedback was provided to the NWURA team as the background or pre-work to the visioning process for the Masterplan and Development Control Planning for the Urban Release Area, as this consultation identified a number of key challenges to be addressed, namely:

The need for a signalised intersection with the Newell Highway

Ensuring existing native vegetation areas are incorporated into the Urban Release Area

The need for housing choice and housing affordability

The need for well-designed and placed public open space to ensure future residents have fair and equitable access. This also includes the importance of the Macquarie River Precinct

The need for a neighbourhood shopping precinct to service the needs of residents

The importance of passive and active transport lines, especially to Dubbo CBD

To supplement strategic design workshops with Council, a series of more personalised conversations were undertaken with broader community stakeholders to garner thoughts and aspirations prior to developing the masterplan. The following notes show the groups and individuals consulted and their summarised feedback.

It is appreciated that engagement with the community is a continual process to ensure that community aspiration is matched with delivery intent.

### 3.2 WALK ON COUNTRY

A walk on Country with local Indigenous stakeholders provided cultural insight to the land, water and surrounds.

Several key considerations were posed, which considered multiple aspects of culture, land and processes. These included:

- Find ways to showcase the Wiradjuri language within the Urban Release Area.
- Consider indigenous land management practices to help restore the land and seek out ways to have local people involved throughout the life of the project.
- The importance of being guided by First Nations peoples when considering planting and materials on the project.
- Allow importance of being guided by First Nations peoples in respect to the protection and care of significant vegetation, landscapes, or artefacts.
- Commit to collectively seek out ways for the local Indigenous peoples to see themselves within the project.

The design team considers this feedback invaluable, and will endeavour to ensure it is embedded into both the design outcome and process.



### 3.3 OPPORTUNITIES AND CHALLENGES IDENTIFIED BY THE COMMUNITY

# OPPORTUNITIES

Consider frequent buses to reduce reliance on cars

Consider car charging stations in the Urban Release Area

Consider indigenous land management practices to help restore the land

tree requirements etc.

Consider covenants to

include solar panels,

Orienting buildings to respond to our local climatic conditions

The SDG goals are important and should be promoted to future residents

Love the open space and

pocket park

Native planting

palettes should be

adopted

Balance of open space and development

trees & vegetation incorporated into the Urban Release Area

Retain existing

CHALLENGES

Ensure river is appropriately cared for

Concerned about the amount of open space on the Eastern side of the proposed highway

Water sensitive aspirations are great, but need to be balanced with costs

# OPPORTUNITIES

The salt & pepper approach of housing types promotes a sense of community

Loved walkability piece and connecting to the existing art in CBD/walking tour

> Find ways to showcase the Wiradjuri language

A local village for convenience is a good thing

Liked the idea incorporating art into the Urban Release Area

Cycleways may have lost their impact in Dubbo. Ensure they are done well

Deliver a diverse mix of homes from the beginning

Ensure that the project does not compete with CBD/existing shops in West.

The need for well-designed and placed public open space to ensure future residents have fair and equitable access.

Community infrastructure should be delivered in parallel with housing

Housing for key workers is good for diversity

Quality is important & shouldn't be comprised Ensure adequate car parking for workers accommodation

Consider a transition between he NWDRURAP and the existing and planned developments

Importance of including school/kids in the project

Dubbo needs houses. Access to housing is critical

The narrative is important - different entry levels for buyers etc.

A community kitchen will be people together

Loved idea of a learning facility/community property

Commit to collectively seek ways for local Indigenous people to see themselves within the project

LOVED idea of community garden and Bunglegumbie shed

The need for a neighbourhood shopping precinct to service the needs of residents

Consider the alignment for a potential Walkway/pedestrian bridge to be in public land

& precinct security

Management of social housing is important to ensure the place is cared Loved the idea of free Wi-Fi but concerned when it is cloudy

Strong need for housing choice and housing affordability

Loved art movement but needs a curator

OPPORTUNITIES Concerned about vandalism

The importance of passive and active transport lines, especially to Dubbo CBD

### 3.4 KEY OUTCOMES



- Designing for people matters to you, so we need to ensure development is human scale and considers people of all ages and abilities.
- It's important to you that we embed Traditional Owner principles



- Use the site's topography as a design driver
- Protecting the River Red Gums is a top priority
- It's important to us all the masterplan celebrates a connection with the River
- Work to protect the natural values of the areas and re-establish the valued local landscape. including both flora and fauna
- Provide consistent tree canopy coverage to shade our streets and make walking and riding comfortable.



**PLACES** 

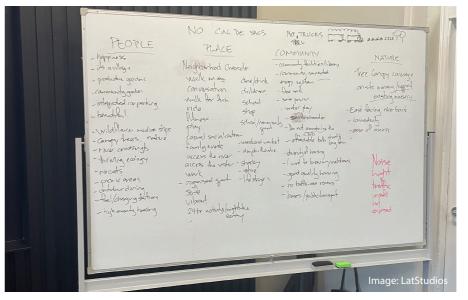
- Incorporating shade and greenery matters to everybody
- Having a walkable neighbourhood that connects pedestrians and cyclists through natural areas is important to you
- We need to retain the primacy of the CBD
- We want to create a strong sense of neighbourhood character within the Urban Release Area
- We need to plan for a diverse population, with options for housing at all stages of life.

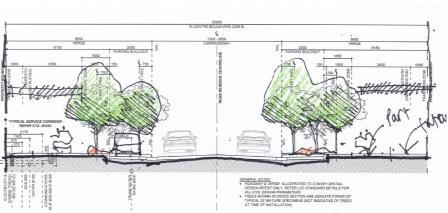


- COMMUNITY
- Housing choice and affordability are crucial to Dubbo residents
- Creating a 'Village' feel is important to you
- The opportunity for casual socialisation is important to you, so we need to plan for quality public and open space that affords this
- You want to know your neighbours

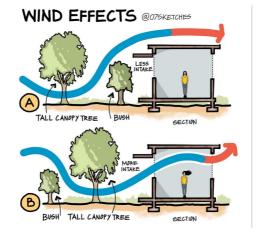


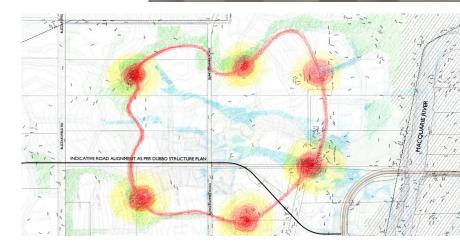












# APPLYING THE VISION: THE MASTERPLAN

# 4.1 THE GREEN LOOP

At a city-wide level, the Urban Release Area will provide connections to several key precincts in and around Dubbo.

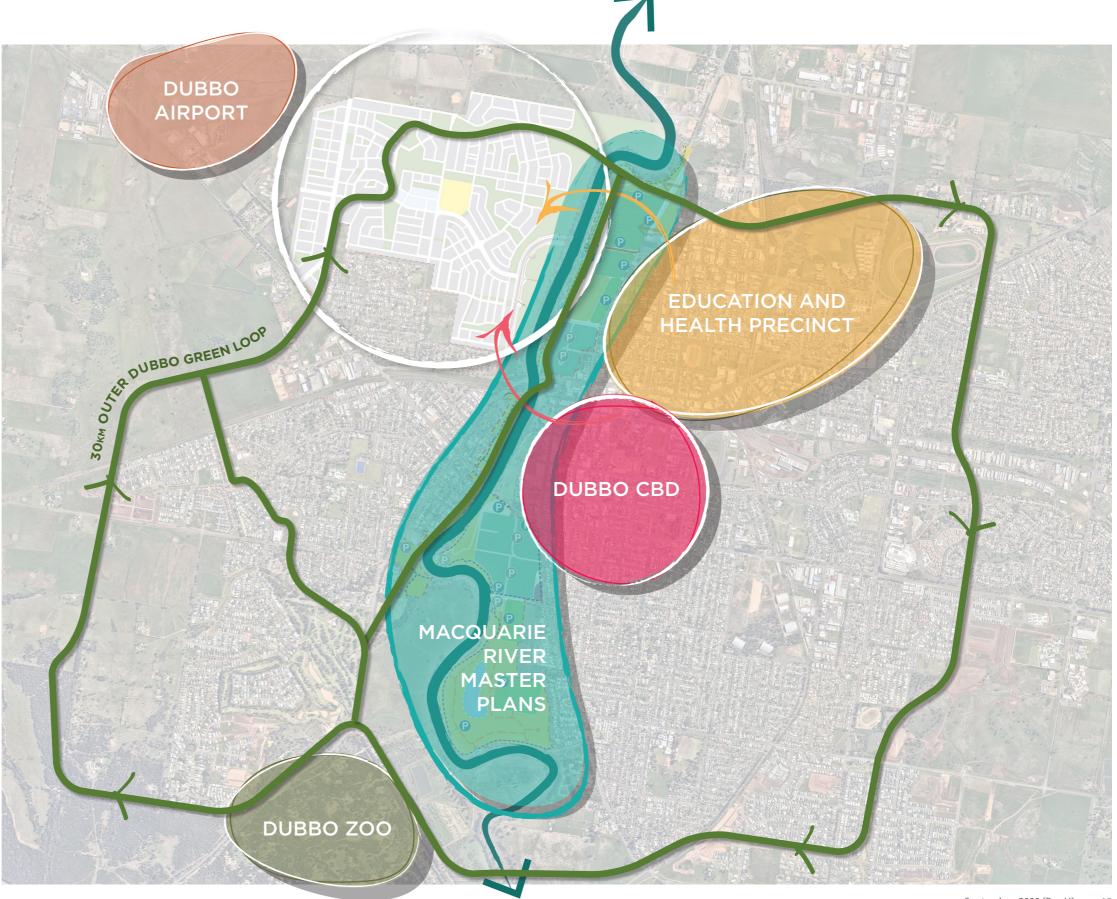
A 30km green loop will connect residents of the Urban Release Area to Dubbo's airport, education precinct, CBD, Macquarie River open spaces, zoo, and residential areas in between.

This green loop will enable residents and visitors to move around the city independent of major road networks, creating a safe, green and enjoyable









# 4.2 A GREEN HEART

20% of the Urban Release Area will be dedicated to open and green spaces, colocated with areas likely to experience inundation/overland flows and with areas containing existing significant vegetation.

Informed by the sites hydrology, the greenspace network celebrates the relationship of the Urban Release Area to the river's edge.

It creates internal connectivity, allowing access to natural amenity for residents from all corners of the Urban Release Area while connecting to broader green networks of the city.

The green space network that runs the eastern border of the site will focus on the long-term and ongoing restoration and rehabilitation of the river corridor and its riparian landscape.









# 4.3 THE VILLAGE HEART

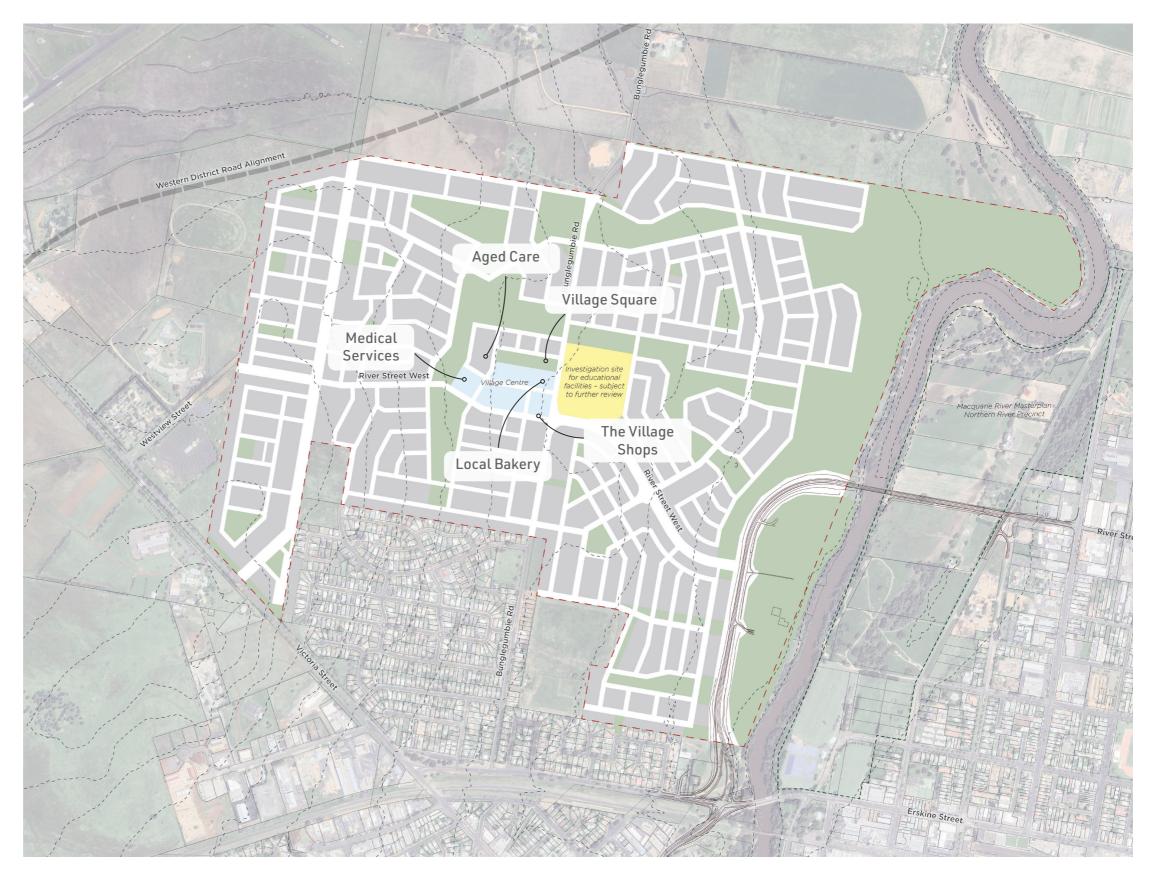
With a potential population of 13,800 people over a 20 year period, the Village Heart will be a place of diversity, scale and resilience.

The masterplan seeks to promote diversity and choice through a mix of compatible development types and land uses that work together to create thriving places that respond to local need, aspect, and topography.

### This is achieved through:

- Establishing a network of streets and public spaces that will vary in scale, character, experience, detail and materiality
- The gathering of compatible uses such as education, age care, health, and commerce within a village centre to promote intergenerational learning and care within the community.
- Considering commercial and retail uses including smaller retailers that reinforce a sense of place and support the 'local'
- Ensure each development precinct has its own specific character to avoid homogeneous development.





# 4.4 STORMWATER MANAGEMENT

Overland flow paths overlap with green corridors to create integrated and innovative green infrastructure.

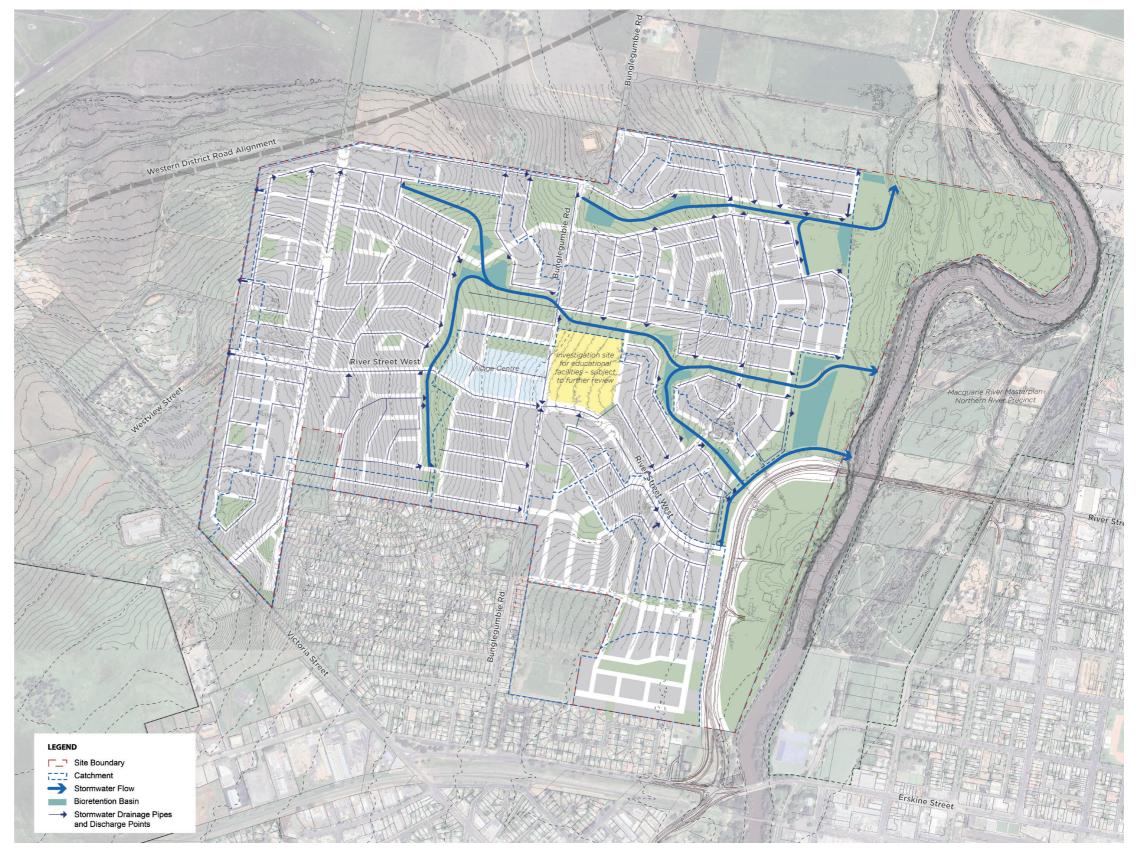
Where possible, typical pit and pipe stormwater solutions are avoided, using the network of green spaces to filter, retain and direct stormwater catchments before reaching the River.

The blue and green corridors overlap will create an effective network of space that is both beautiful and resilient.









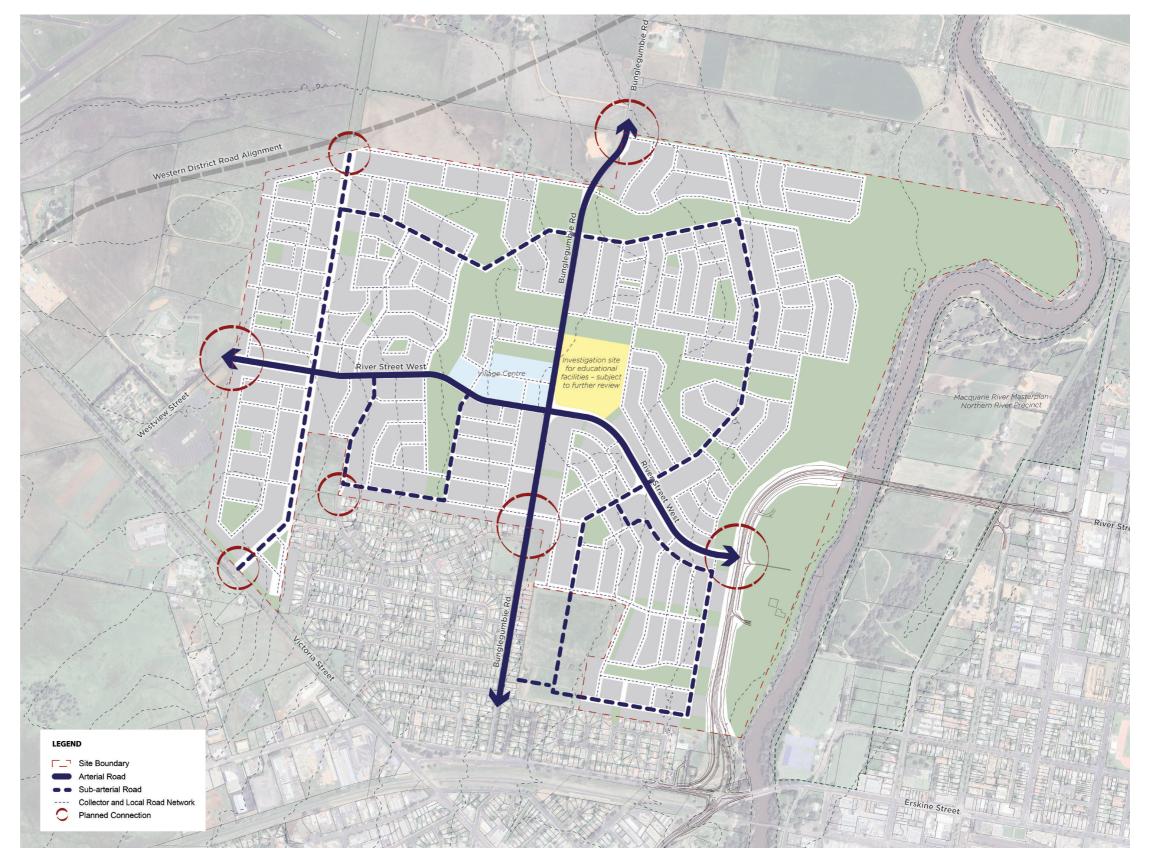
# 4.5 ROAD HIERARCHY AND CONNECTIVITY

Bunglegumbie Road provides the primary vehicular north-south connection through the site, with River Street West providing east-west connection towards Mitchell Highway and the Dubbo CBD. The new River Street bridge provides an efficient and flood free connection across the Macquarie River directly into the CBD and to the education and health precincts.









# 4.6 BUS NETWORK

An internal bus loop provides a public transport route within walkable distance for all residents. It promotes sustainable travel modes and access to the village centre, the Dubbo CBD and the broader region.

The bus loop and infrastructure will prioritise clean energy and autonomous public transport vehicles, highlighting the potential of regional areas to participate in technologically and sustainably advanced transport modes.









# 4.7 PEDESTRIAN AND CYCLE NETWORK

The pedestrian and cycle network creates primary circulation routes that integrate high quality landscaping and amenity.

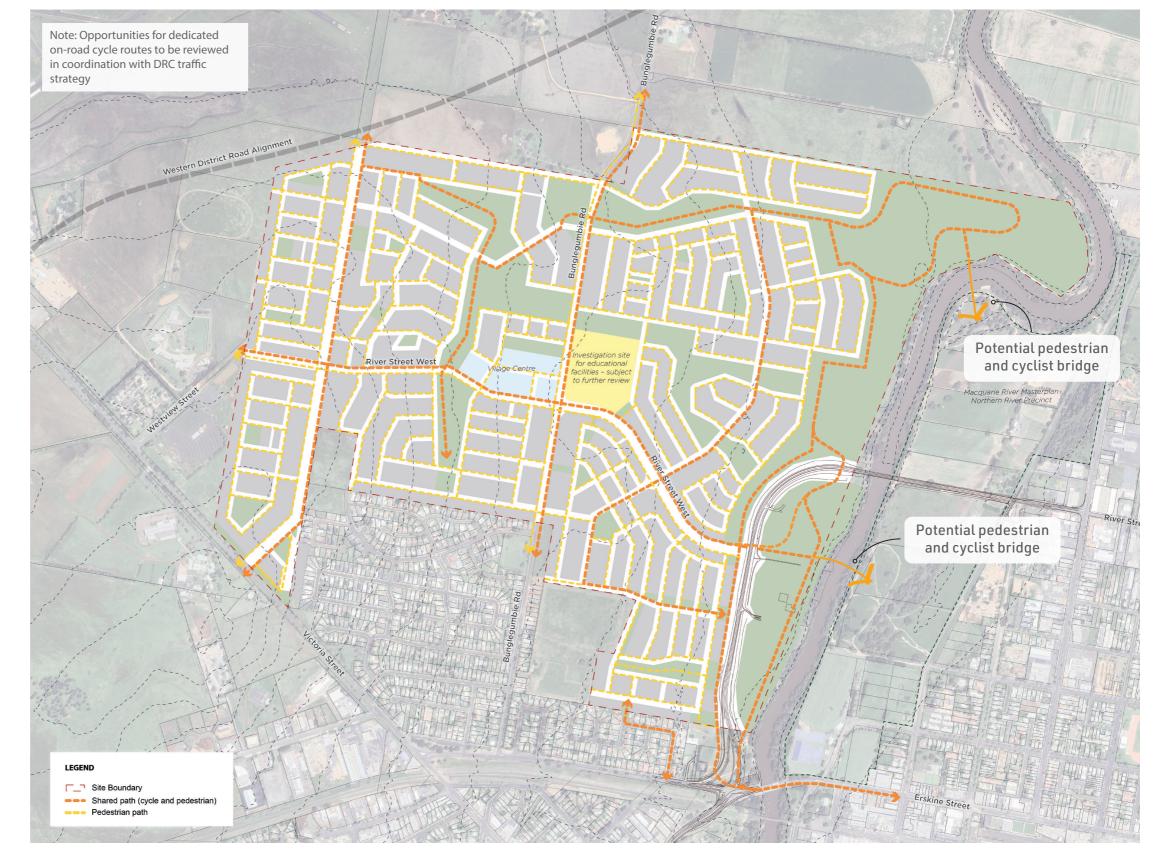
Key north-south and east-west corridors enable access through the site, while an internal loop uses the open space to create safe, green and cool pedestrian and cycle links.

In time, a new pedestrian bridge will create a safe connection over the River from near Mt Olive to the Macquarie River Northern River Precinct and onwards to the CBD, utilising open space connections and separating pedestrians from vehicular movement. This piece of people-first infrastructure also has the potential to showcase local artistic talent and highlight an important entry into the Urban Release Area.









# 4.8 WALKABILITY AND OPEN SPACE

It is important to the community and to the project's core sustainability principles that the Urban Release Area is walkable, cyclable and accessible.

The dispersal of natural and built form amenity throughout the site means that residents are able to access green space and key neighbourhood elements within 400m of their front door, enabling accessibility and walkability.









# 4.9 ART STRATEGY

Embedded artwork - a connected local story.

### ARTWORK AND IDENTITY

The Masterplan seeks to promote character, life, identity, and culture. To engender positive memories connected to place.

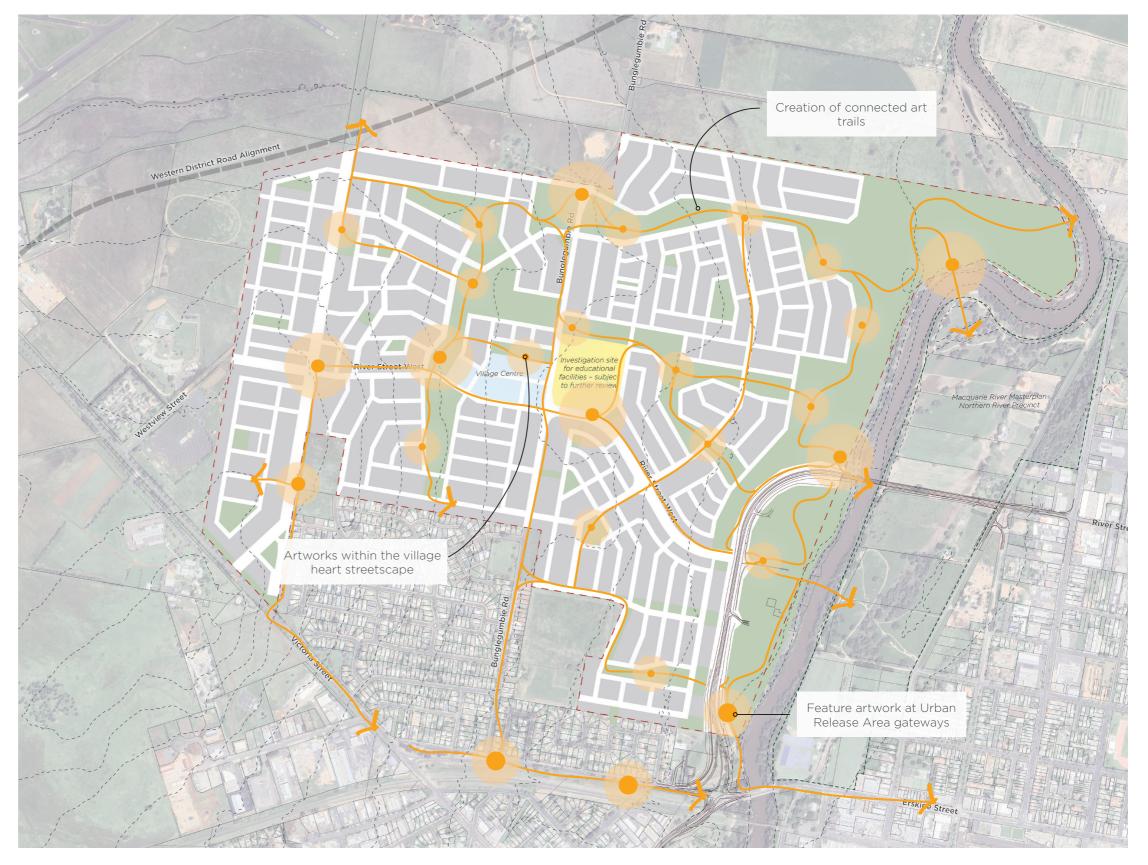
This may include investment into a curated Art Strategy that:

- Considers the little touches, the big surprises, and the unexpected delights.
- Incorporates opportunities for art, projections, lighting, movable furniture, playscapes performance, and other programs to enliven the Urban Release Area long into the future.

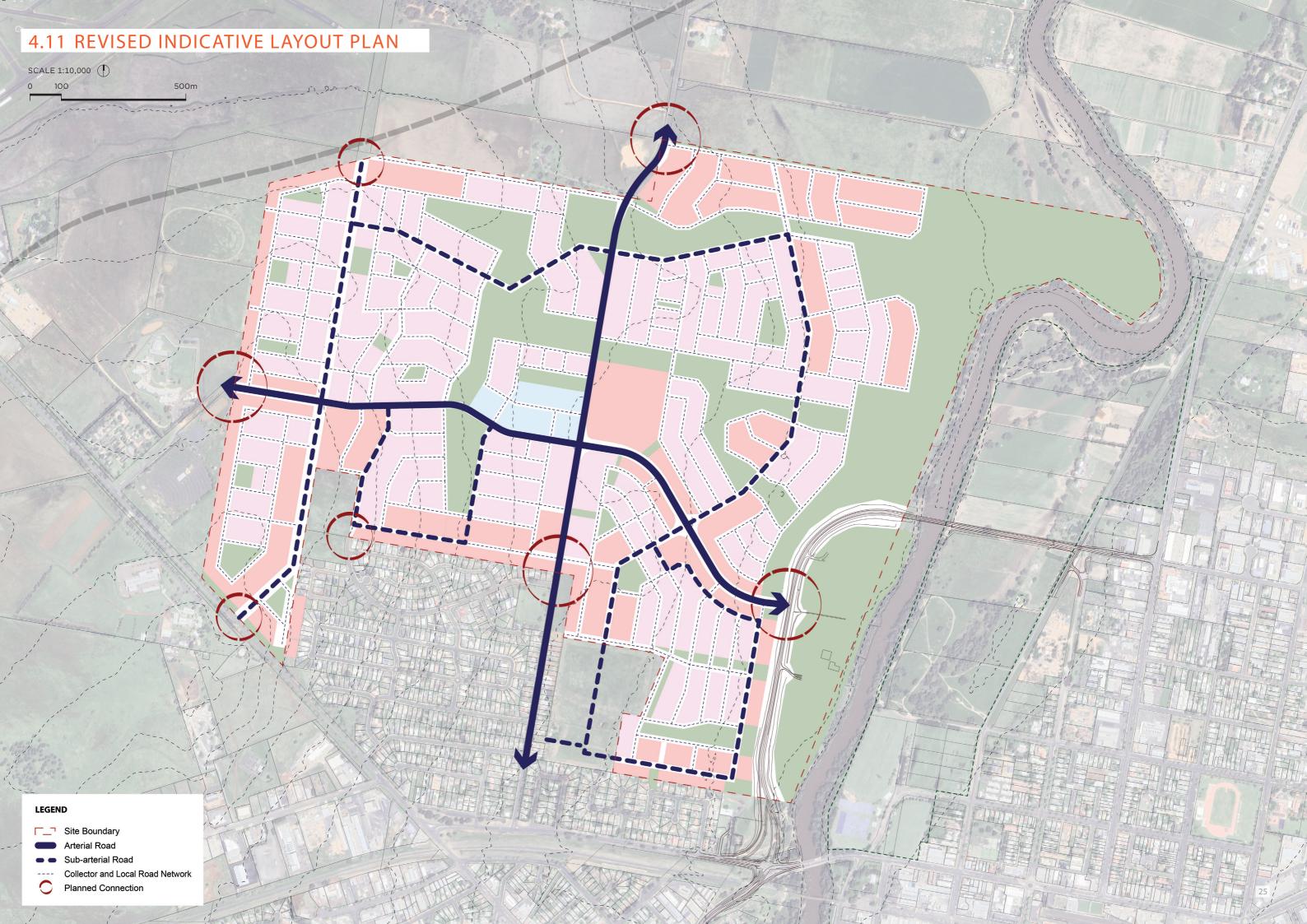












# 5 HOUSING DIVERSITY AND CHOICE

# 5.1 UNDERSTANDING THE HOUSING CHALLENGE

The Housing Crisis can be understood through a summary of key points:

- House prices have more than doubled in real terms over the past 20 years and wage increases have not kept up with the property market
- Dwelling completions per quarter have barely increased over the last five decades, creating a shortage of housing and not keeping up with population growth
- A lack of diversity has created a lack of housing at different price points and has restricted choice and affordability
- An excess of low-rise development catering to single dwellings located in areas that rely on private vehicle ownership.

# 5.2 DELIVERING HOUSING DIVERSITY AND CHOICE

Dubbo Regional Council's strategic plan for the Urban Release Area sets out the ambition for this area. In conjunction with Council's Community Strategic Plan, the key principles and desirable outcomes are:

- Reference to the UN Sustainable Development Goals
- A well-designed region that includes a variety of housing types, densities, locations and price points
- A range of lot sizes and frontages to allow variation in the size and style of residential housing
- Residential development that promotes active neighbourhoods
- Zoning that enables the delivery of housing diversity and choice, including dwelling houses, semi-detached, attached, dual occupancies, shop top housing and residential flat buildings of appropriate scale
- The delivery of sustainable house designs that remain low rise but higher density
- The provision of high-quality housing that leaves no-one behind, catering for marketrate housing but also social, affordable and universal-design housing.

# 5.3 BENEFITS OF HOUSING DIVERSITY

- Enables flexibility for future planning to accommodate families expanding or downsizing, intergenerational living, extended families and changing ownership patterns
- Enables a mix of life stages and ageing in place
- It is context specific, aligned with demographics and the desired future character of Dubbo as a regional centre
- Increases housing supply, choice, tenure mix, price point mix and affordability.



Figure 13: The housing diversity spectrum envisioned for the North-West Dubbo Urban Release Area



# 5.4 DWELLING TYPOLOGIES



### **DETACHED DWELLING**

- Detached dwellings create a transition zone and integrate the Urban Release Area with existing neighbourhoods
- Traditional product well understood in the marketplace
- Appeals to large families
- Can be delivered within a range of lot sizes.



#### **DUAL OCCUPANCY**

- Dual occupancies enable smaller dwellings to be delivered on smaller lots, increasing density without streetscape impacts
- Price point diversity enabled through size reduction
- Appeals to small households, first-home buyers, key workers, independent seniors.



### ATTACHED DWELLING

- Attached dwellings enable construction efficiencies through shared party walls, increasing the density of dwellings per land area but resulting in a streetscape compatible with other residential typologies
- Parking can be provided per dwelling or in shared configurations, enabling innovation in designs
- Price point diversity enabled through size reduction
- Appeals to singles, small households, first-home buyers, key workers, independent seniors.





### SECONDARY DWELLINGS

- Secondary dwellings are delivered in conjunction with a primary detached dwelling, enabling increase in density within a single lot
- Secondary dwellings may face laneways and provide eyes on the street, activation and safety, removing blank rear fences
- · Appeals to home owners seeking rental income or additional space for adult children or elderly family members
- Small units, usually 1-bedroom, provide a self-contained form of housing rarely available.



#### SENIORS HOUSING AND CO-LIVING

- Seniors housing is key to providing opportunities for residents to age in place and downsize from the family home within the Urban Release Area
- Seniors housing can range in accommodation from independent to assisted living to fully supported residential aged care units
- Co-locating seniors housing with the village centre enables residents to walk to services and shops and retain independence
- Co-living housing can cater for students as well as supported housing.



### SHOPTOP HOUSING, APARTMENTS AND VILLAGE CENTRE

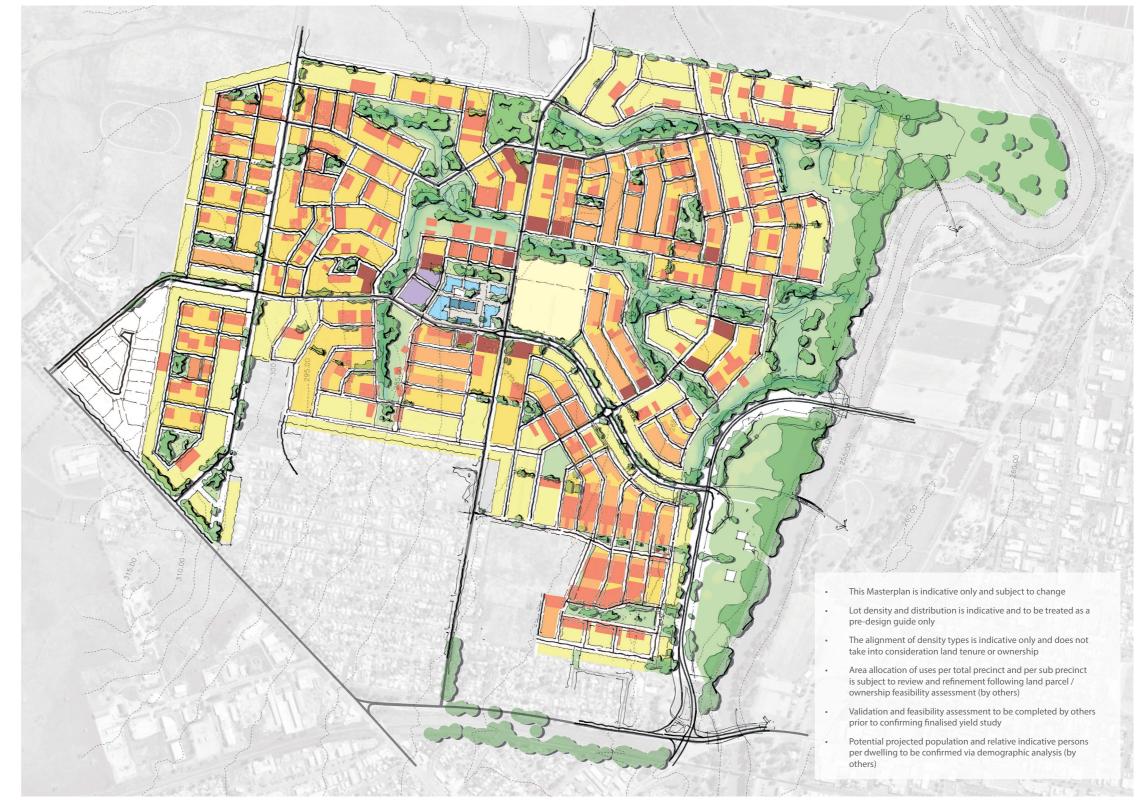
- Shoptop housing co-locates residents within the village centre and enables incidental patronage of shops and retail which is directly linked to their viability
- Shoptop housing and apartments offer opportunities for innovative models of living such as live/work offerings that can attract creative businesses and artists.

## 5.5 HOUSING DIVERSITY

The Urban Release Area will leverage the abundance of high-quality open space and natural amenity to support diverse housing typologies. With potential for approximately 5,500 new dwellings, the Urban Release Area has the ability to act as a truly integrated and diverse village.

A diversity of housing typologies means the Urban Release Area is able to support homes of differing typologies and price ranges, including a focus on affordability.

Ageing in place is made possible due to the range of homes on offer and their proximity to open space, retail, employment, and connections to the CBD.



### Legend

Open space

Low rise/low density

Low rise/medium density

Medium density (15x23.5m)

Medium density (8.5x35m)

Medium density (7.5x25m)

Apartments

1:15,000 at A3



# **HOUSING DIVERSITY**







LOW RISE / LOW DENSITY HOUSING





LOW RISE/MEDIUM DENSITY HOUSING TYPOLOGIES





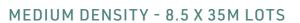
MEDIUM DENSITY - 15 X 23.5M LOTS





# **HOUSING DIVERSITY**











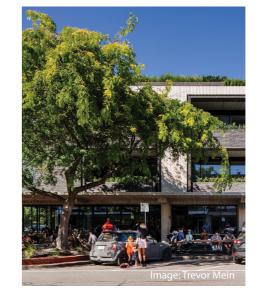
MEDIUM DENSITY - 7.5 X 25.0M LOTS







APARTMENTS AND VILLAGE CENTRE





# 6 PUBLIC REALM AND OPEN SPACE

# 6.1 STREETSCAPES

### **GREEN STREETS AND SHADE WAYS**

The masterplan proposes shaded streets that are accessible and welcoming throughout the Urban Release Area.

The incorporation of 'Shade-ways' into main streets underpins the vision, whereby mature street trees provide shelter and respite for pedestrians, with high quality landscaping acting as a buffer between pedestrian and vehicular traffic.

Wayfinding and signage elements are to be incorporated to ensure access is legible and residents and visitors alike can enjoy a safe, comfortable, and engaging journey.

The concept of humanizing streets sees the prioritisation of pedestrians over vehicles. Promoting legibility and high levels of visual connectivity through the development, coupled with distinctive well shaded streetscapes provides recognisable routes, intersections and landscapes to help people find their way throughout the Urban Release Area.



### A WELCOMING ADDRESS

This aspiration of green and shaded streets for Dubbo provides an opportunity to re-imagine the existing street network for the outer periphery of the Urban Release Area. By introducing additional tree coverage into the broader Street system of Bunglegumbie Road, Thompson Street and Blizzardfield Road there is a natural opportunity for a green grid of shade and amenity to be achieved. This positive transformation to the streetscape is also a cooling element reducing the impacts of urban heat effect, by reducing the exposed heat-conducting surfaces of roadways and pavements.

The green vista for those traveling nearby this western growth community via routes between the airport and Dubbo CBD will be a highly improved welcoming gesture.

Council will investigate the delivery and beautification of these external streetscapes.











### 6.2 REGIONAL PARKS

The design intent for the Macquarie River Parklands
North-western Precinct is an expansive extension of
the planned regional open space network. The longerterm vision sees the enhancement, restoration and
rehabilitation of the River Red Gum forest occupying the
riparian flood plain integrated with other passive and
active recreation uses.

The landscape response includes:

- A robust materials palette and ground surface finishes that will age gracefully in the local climate.
- Substantial investment into replanting and enhancing the corridor to improve bank stability, improve water quality objectives and manage weed growth
- Car parking in proximity to a trail head cycling and walking experience throughout.
- Understated day user facilities nearby for picnic, BBQ and informal play
- Planned locations for future sports fields and amenities infrastructure to facilitate organised sporting use when community need arises.
- The identification of potential water access locations and or river crossings (subject to further refinement, consultation and review)
- Cluster / group vegetation to reflect the ecological characteristics on site.





















### 6.3 DISTRICT PARKS

District Parks provide central facilities that are of a good standard, and that cater to group or community uses.

These facilities can be used for local sporting competitions and act as a meeting point for social events or community meet-ups, and provide a mixture of community assets.

These spaces typically contain shade trees, native vegetation, wayfinding signage (as well as bins, water fountains and fixed furniture), and amenities. They may also include spectator spaces, playgrounds, food and beverage opportunities, and sports lighting.



















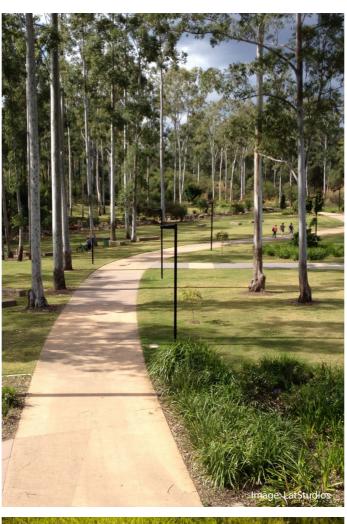


## 6.4 LOCAL PARKS

Local parks are typically within walking distance of all residents. They are small sites, but are convenient and provide accessible community spaces.

These parks are typically associated with small sporting facilities such as half-court basketball courts, natural playing surfaces, and shade trees.

They provide a local shared space that meets the needs of small community groups and provides opportunity for outdoor play for local residents close to home.



















# 6.5 STREETSCAPE PLANTING PALETTE

#### Proposed species

The proposed planting palette incorporates native and locally occurring species that offer a range of flowering periods, colour contribution and cultural significance.

There will be a bias towards endemic species, supplemented with native species that will thrive in the micro-climates created in response to the Urban Release Area development.

The palette will provide shade where necessary, aesthetic value, and familiar colours and forms within the local context.

Detailed species list to be negotiated with DRC during future detailed design stages.

TREES



Acacia pendula WEEPING MYALL



Alectryon oleifolius
BULLOCK BUSH TREE



Angophora floribunda ROUGH BARKED APPLE



Atalaya hemiglauca WHITEWOOD



Brachychiton populenus KURRAJONG



Allocasuarina verticillata
DROOPING SHEOAK



Acacia salina COOBA



Corymbia maculata SPOTTED GUM



Eucalyptus camaldulensis RIVER RED GUM



Eucalyptus conica FUZZY BOX



Eucalyptus pulverulenta SILVER LEAVED IRONBARK



Eucalyptus melliodora YELLOW BOX



Eucalyptus microcarpa INLAND GREY BOX



Eucalyptus sideroxylon RED IRONBARK



Eucalyptus leucoxylon YELLOW GUM



Ficus microcarpa hillii HILLS WEEPING FIG



Acacia cognata 'Lime Magik' LIME MAGIK



Hymenosporum flavum NATIVE FRANGIPANI

#### SHRUBS



Acacia decora SHOWY WATTLE



Dianella revoluta
BLUE FLAX-LILY



Eremophila longifolia EMU BUSH



Hardenbergia violacea FALSE SARSAPARILLA



Correa reflexa
NATIVE FUCHSIA



Micromyrtus ciliata FRINGED HEATH MYRTLE

GRASSES



Lomandra hystrix MAT RUSH



Lomandra longifolia BASKET RUSH



Lomandra tanika 'TANIKA' MAT RUSH



Lomandra confertifolia 'LITTLE CON' MAT RUSH

#### GROUNDCOVERS



Senna artemisoides SILVER CASSIA



Eremophila debilis
AMULLA



Atriplex semibaccata AUSTRALIAN SALTBUSH



Einadia nutans NODDING SALTBUSH



Acacia pendula WEEPING MYALL



Alectryon oleifolius **BULLOCK BUSH TREE** 



Angophora floribunda **ROUGH BARKED** APPLE

unknown



Atalaya hemiglauca WHITEWOOD



Brachychiton populenus **KURRAJONG** 

Small to medium tree

drought tolerant

is low maintenance and

Traditionally used as

of fishing lines and

• It is also used to make

baskets and woven

a food source and for

making rope and twine

suitable for the making

Kurrajong

Sept - Nov

nets.

goods



Allocasuarina verticillata DROOPING SHEOAK

INDIGENOUS NAME

FLOWERING DESCRIPTION

USES

FAUNA

Dec - May

Myall

Wattle tree with an erect, pendulous to spreading habitat with weeping, blue-grey foliage and small yellow flowers

• Wattles produce edible seeds and nutritious flour can be made from the crushed seeds

 Shields, digging sticks, spears, fuel, gum and medicines

Bees, nectar eating birds, butterflies, other insects

Sep - Feb

Bunbarr

Small tree with new silky growth and drooping branches

• When the seed is ripe, its red aril swells and bursts the capsule open. The fruit can be eaten fresh or dried.

 The heartwood of this plant is soft and easy to work with.

• Branches provide shelter for larger animals,

Bird attracting red aril

Sept - Nov

Medium sized to large tree that has a fibrous, rough-barked trunk.

- The timber was used to Tree gum is harvested create tools and shelter
- A gum is harvested from the trunk and can be used to preserve ropes in water

Ideal habitat tree for its hollows. Attracts native fauna for the nectar, seed and insect feeders. Yellow-bellied glider favours it for its sap

May - Oct

Birra

Medium sized drought tolerant tree with clusters of soft white flowers and papery textured fruits

and kneaded until soft and then eaten

Seed eating birds.

butterflies, other insects

Bees, nectar eating birds, butterflies, other insects

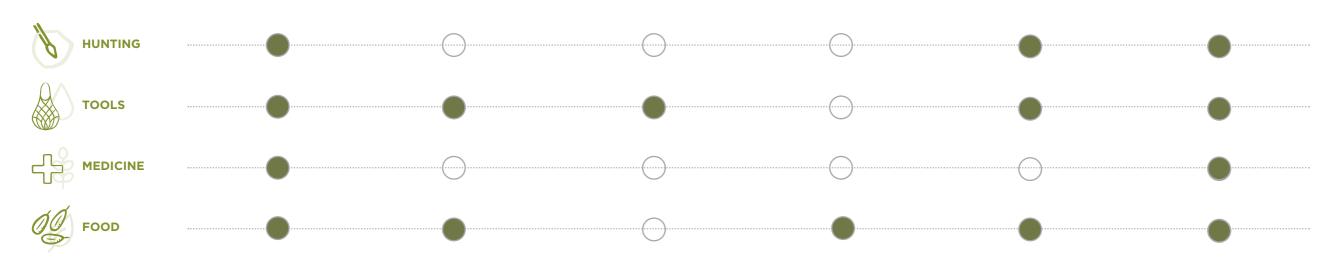
Worgnal

March - Sept

Evergreen tree endemic to eastern Australia

- Traditionally used as a food source, medicine and for making adhesive (canoe sealant)
- The wood is used for shields, boomerangs

Attract many native birds such as the black cockatoo



#### Information sourced from:

- Aboriginal Plant use in south-eastern, Australian Government / Australian National Botanic Gardens Australia
- World wide wattle.com Wurrundjeri wattles
- Cunninghamia A journey of plant ecology for eastern Australia
- James Cook University

- Plants Bush Tucker Medicinal and Other Uses of Minjerribah Iselin & Shipway
- Aboriginal Plants in the grounds of Monash University
- Warndu.com First Nations food guide
- Atlas of Living Australia



Acacia salina COOBA

Cooba



Corymbia maculata SPOTTED GUM



**Eucalyptus camaldulensis RIVER RED** GUM



Eucalyptus conica **FUZZY BOX** 



Eucalyptus pulverulenta SILVER LEAVED **IRONBARK** 



Eucalyptus melliodora YELLOW BOX

INDIGENOUS NAME

FLOWERING

Feb - June DESCRIPTION A medium to tall shrubby native tree woften found

**USES** 

• Traditionally used as a Toxin for fishing

in semi-arid creekbeds

and floodplains.

• The leaves may be burnt for medicinal/ narcotizing effect

• Seeds eaten in some areas

FAUNA

Attract many native birds & insects

unknown

Mar - Sept

A medium to tall tree endemic to eastern Australia. Smooth bark with lance shaped leaves.

- Bark was used to make shelters and canoes
- The wood and bark is used to make dishes, bowls, weapons & tools
- The gum is used an anti-inflammatory, with the leaves used as an antibacterial

Bees, nectar eating birds, butterflies, other insects

Jul - Feb

Large sized tree with smooth stripy bark. Foliage is relatively short and narrow

Carrickalinga or Yarraan

- Canoes made from the bark. Inner bark fibre used to create rope
- The wood and bark is used to make dishes, bowls.
- Leaves were crushed and used for medicinal purposes

Bees, nectar eating birds, butterflies, other insects

unknown Jul - Feb

Large tree with rough, flaky bark on the trunk and smoother bark above.

- Canoes made from the bark. Inner bark fibre used to create rope
- The wood and bark is used to make dishes, bowls.
- Leaves were crushed and used for medicinal purposes

Seed eating birds, butterflies, other insects

unknown

Sept - Feb

Large flowering tree known for its juvenile silver foliage

• Leaves are used as a herbal remedies and mosquito repellent The essential oil is a powerful antiseptic

uknown

Aug - Dec

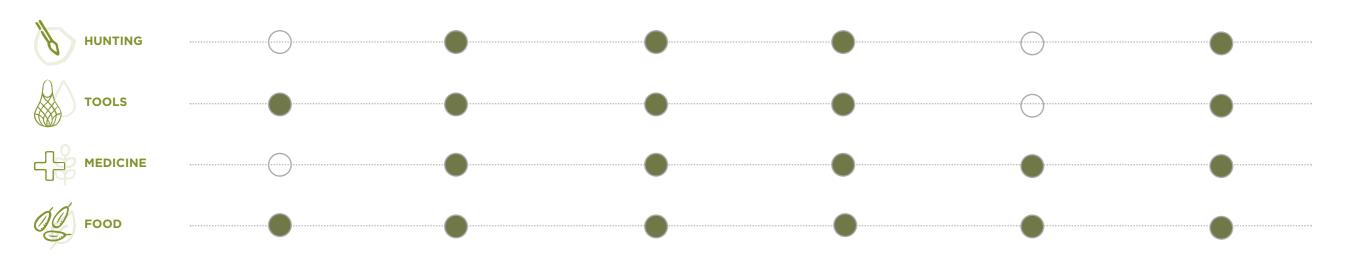
A medium to large tree, with brown fibrous bark at the base graduating to smooth-barked branches

- The flowers produce abundant nectar
- Eucalypts provide food, medicine, vessels and tools

Bees, nectar eating birds, butterflies.

Bees, nectar eating birds, butterflies, other insects.

Hollows are nesting and refuge site for an array of native birds



#### Information sourced from:

- Aboriginal Plant use in south-eastern, Australian Government / Australian National Botanic Gardens Australia
- World wide wattle.com Wurrundjeri wattles
- Cunninghamia A journey of plant ecology for eastern Australia
- James Cook University

- Plants Bush Tucker Medicinal and Other Uses of Minjerribah Iselin &
- Aboriginal Plants in the grounds of Monash University
- Warndu.com First Nations food guide
- Atlas of Living Australia



Eucalyptus microcarpa **INLAND GREY** BOX



Eucalyptus sideroxylon **RED IRONBARK** 



Eucalyptus leucoxylon YELLOW GUM



Ficus microcarpa hillii HILLS WEEPING FIG



Acacia cognata 'Lime Magik' LIME MAGIK



Hymenosporum flavum NATIVE FRANGIPANI

unknown

Sept - Feb

INDIGENOUS NAME

unknown

Mugga

Apr - Dec

unknown

Mar - Sep

unknown Dec - Feb unknown

Sep - Dec

FLOWERING DESCRIPTION Mar - May

Large sized tree with a distinctive dark brown coloured bark

A medium to large tree with large, stiff leaves. Flowering over the winter months

A compact growing tree with emerald green foliage. A great shade tree or hedge

• The root, bark and · Can be used for leaf latex are used medicinally to treat

A small to medium tree with soft, lime green foliage.

with highly fragrant flowers

Native evergreen tree

USES

 Wood is used to make fighting sticks and shields

A larger tree growing

dull-grey foliage

to 25m tall, with narrow

• Bowls and dishes can also be made from the heavy bark

• The flowers produce nectar used for eating and medicine

• Indigenous Australians used the bark or the creation of canoes. shelters, shields and containers such as coolamon

used to make shields and fighting/hunting tools

• The wood and bark is

and toothache Fibre is made into cloth.

 Bark is used for tool making and fuel

wounds, headaches

erosion control

• Bark fibres are used to make cords to binds things

FAUNA

Flowers are a food source for sugar gliders, squirrel gliders, native birds and insects

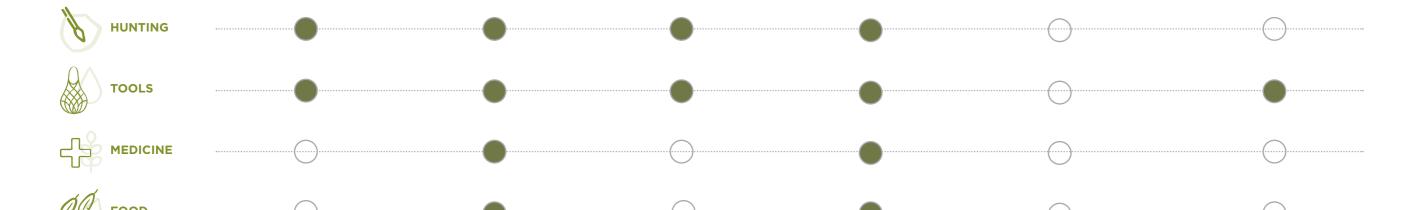
Bees, nectar eating birds, butterflies, other insects. The nectar rich flowers sustain the endangered regent honey eater

Bees, nectar eating birds, butterflies, other insects

Important food host to a wide range of native fauna including; Wasps, bees, birds, butterflies

Bees, butterflies and other insects

Bees, nectar eating birds, butterflies, other insects



#### Information sourced from:

- Aboriginal Plant use in south-eastern, Australian Government / Australian National Botanic Gardens Australia
- World wide wattle.com Wurrundjeri wattles
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# 6.6 TYPICAL STREETSCAPE SECTIONS

### **Street Typologies**

These street typologies have been designed to adhere to typical council and engineering documentation guidelines, while also prioritising safe and efficient pedestrian and cyclist movement wherever possible.

Several typologies have been developed to reflect the proposed road hierarchy and identify the notional arrangements for planting, pavements, driveway locations and servicing.

Street tree planting details including structural soil zone and offsets as per DRC typical street planting details will be included.

TYPE A: TYPICAL LOCAL STREET

17.5m - DRIVEWAY ACCESS

TYPE B: COLLECTOR STREET 22m - DRIVEWAY ACCESS



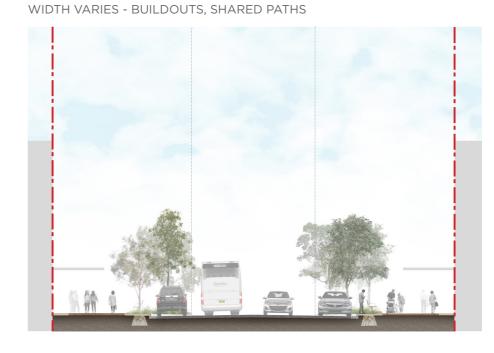
TYPE C: COLLECTOR STREET 22m - NO DRIVEWAY ACCESS



TYPE D: COLLECTOR STREET
22Mm - BUILDOUTS, NO DRIVEWAY ACCESS



TYPE E: VILLAGE CENTRE BOULEVARD



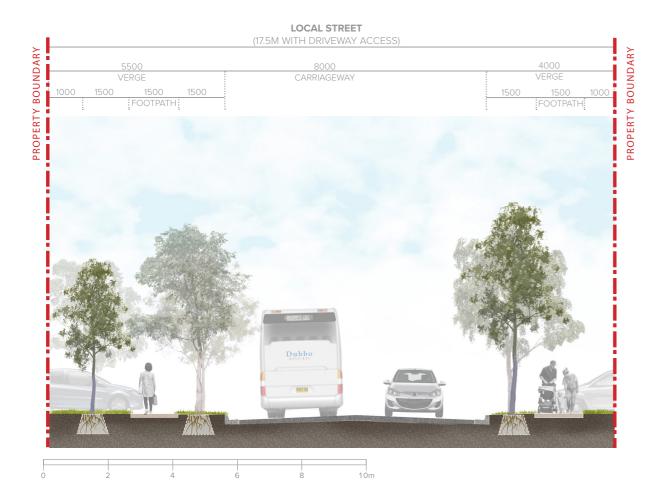
TYPE F: RIVER STREET WEST WIDTH VARIES - BUILDOUTS, SHARED PATHS, CENTRE MEDIAN

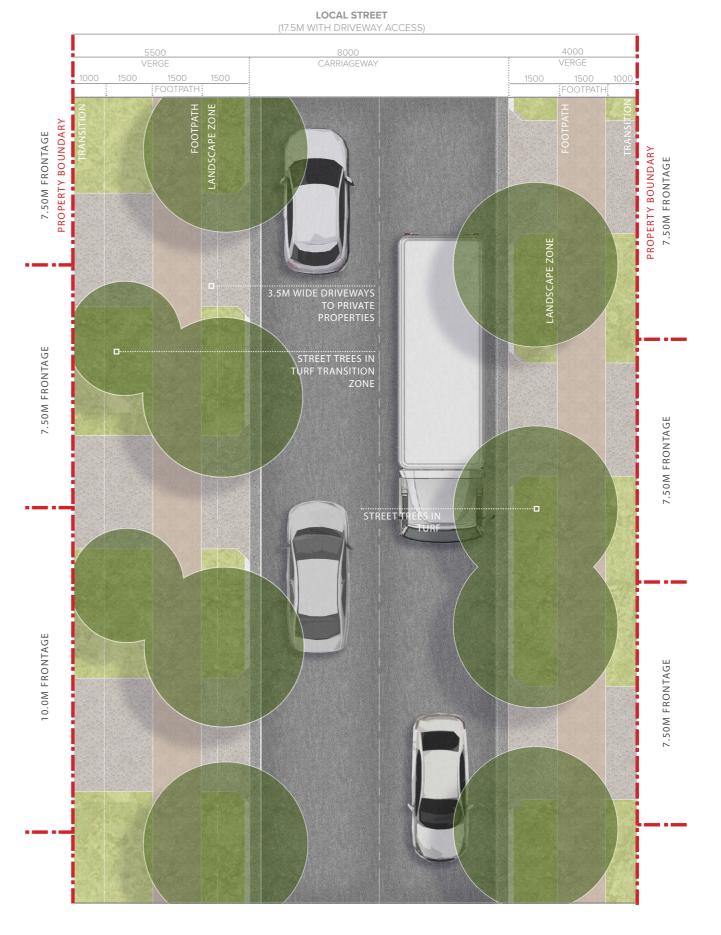


## Street Sections

## TYPE A: LOCAL STREET

#### 17.5M WITH DRIVEWAY ACCESS





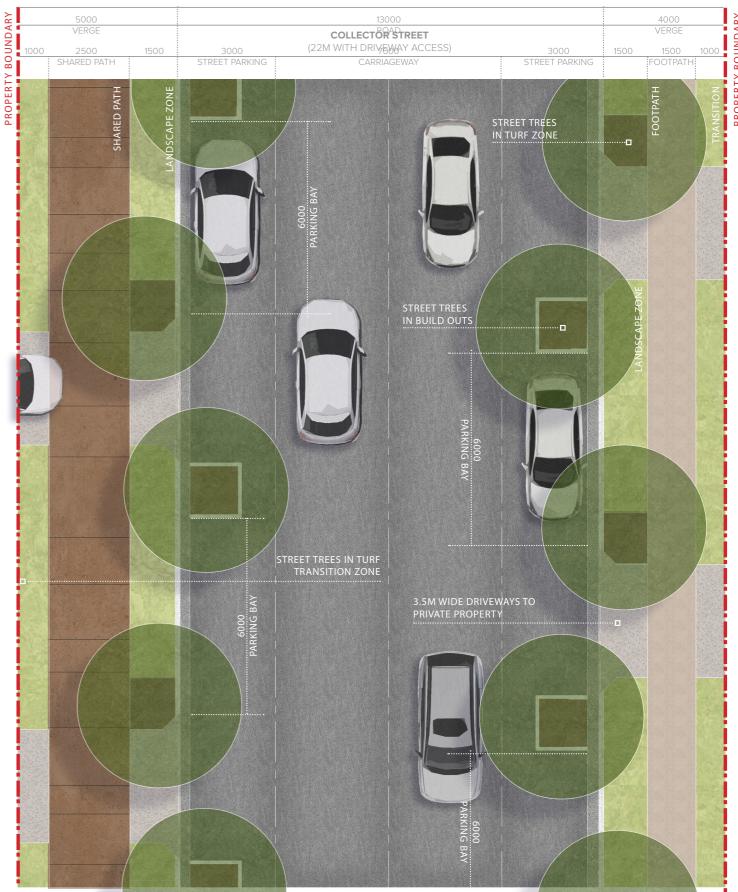
Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.

# Street Sections

## TYPE B: TYPICAL COLLECTOR STREET

#### 22m WITH DRIVEWAY ACCESS





Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.



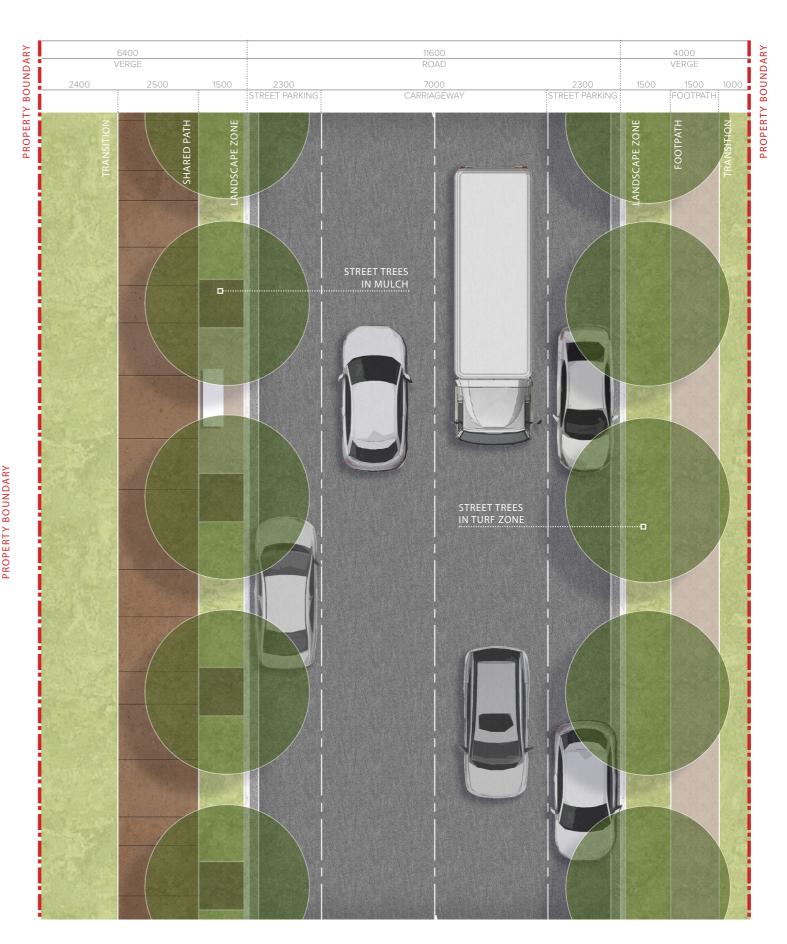
## TYPE C: COLLECTOR STREET

22m WITH NO DRIVEWAY ACCESS

If a 22m street has driveway access, Type A applies. If a 22m street does NOT have driveway access, Type B or C applies.

6400			COLLECTOR STREET  (22M WITH NO DRIVEWAY ACCESS)  11600  ROAD			4000 VERGE	
VERGE							
2400	2500 SHARED PATH	1500	2300 STREET PARKING	7000 CARRIAGEWAY	2300 STREET PARKING	1500 1500 100 FOOTPATH	
	SHARED FATH		STREET FARRING	CARRIAGEWAT	STREET FARRING	FOOTFAIR	





Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.



## TYPE D: COLLECTOR STREET

### 22M WITH BUILD OUTS, NO DRIVEWAY ACCESS

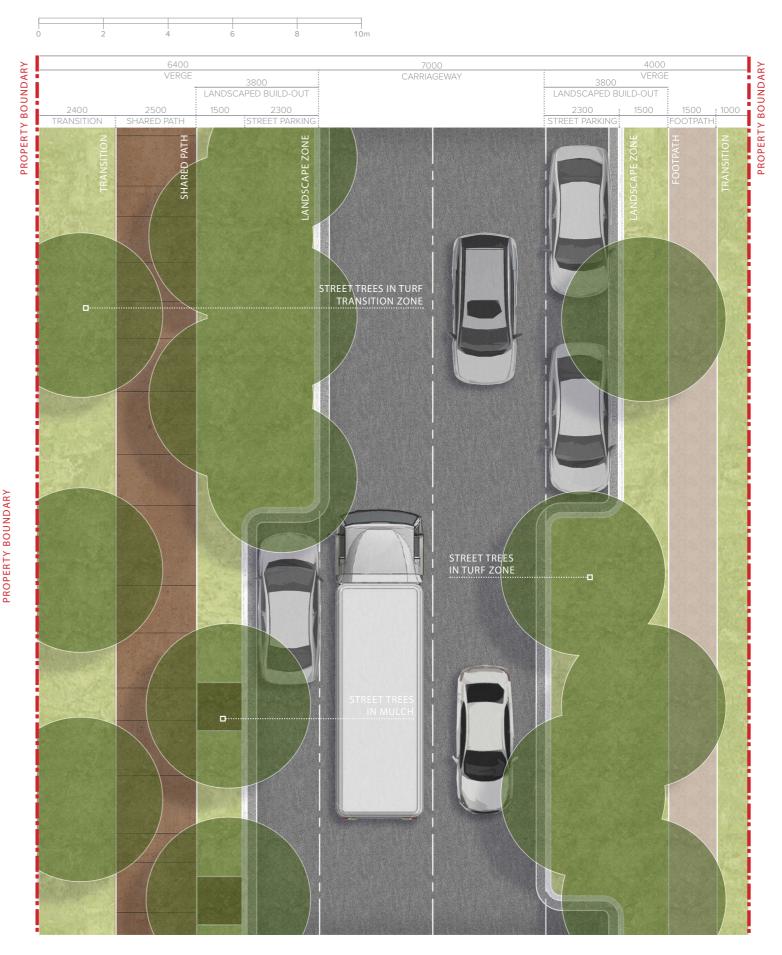
If a 22m street has driveway access, Type A applies. If a 22m street does NOT have driveway access, Type B or C applies.

The following typical section and plan identifies the notional arrangement for planting, pavements, driveway locations and servicing. Street tree planting details including structural soil zone and offsets as per DRC typical street tree planting details.

### COLLECTOR STREET (22M WITH BUILDOUTS, NO DRIVEWAY ACCESS)

\										
6400		7000 4000								
VERGE	3800	CARRIAGEWAY	VERGE 3800							
	LANDSCAPED BUILD-OUT		LANDSCAPED BUILD-OUT							
2400 2500	1500 2300		2300 : 1500	1500 : 1000						
TRANSITION SHARED PATH	STREET PARKING		STREET PARKING I	FOOTPATH						
				i						





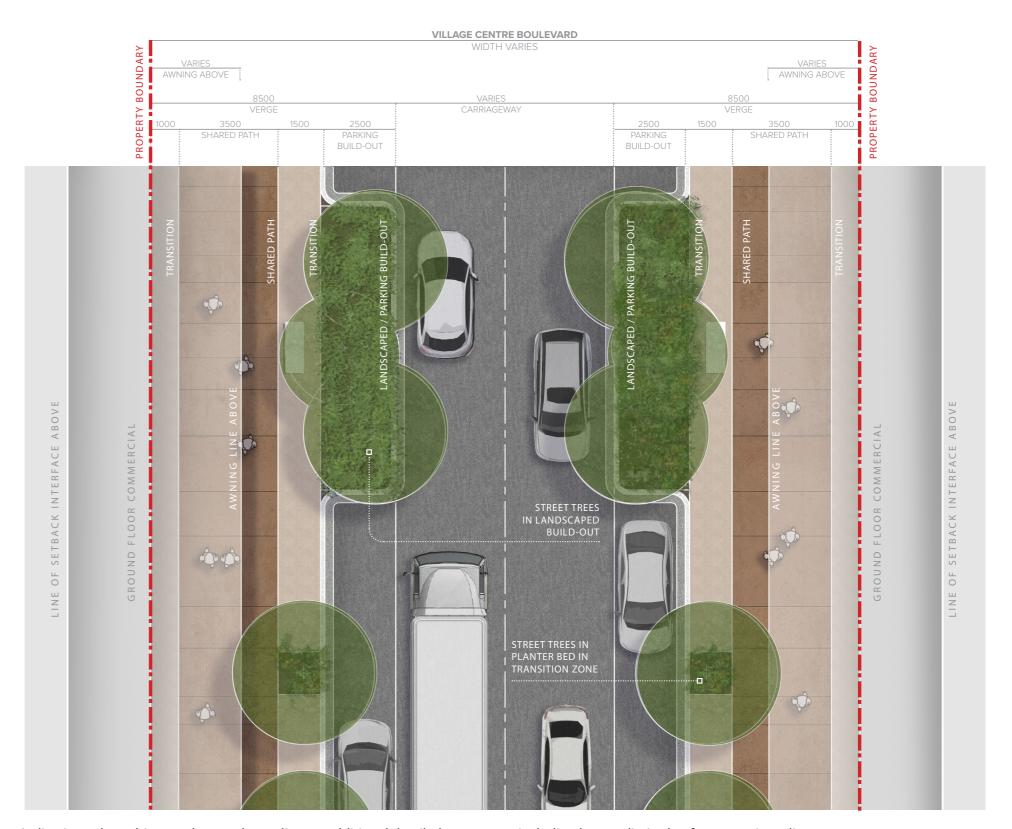
Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.



# TYPE E: VILLAGE CENTRE BOULEVARD PLAN

WIDTH VARIES, COMMERCIAL DEVELOPMENT INTERFACES





Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.

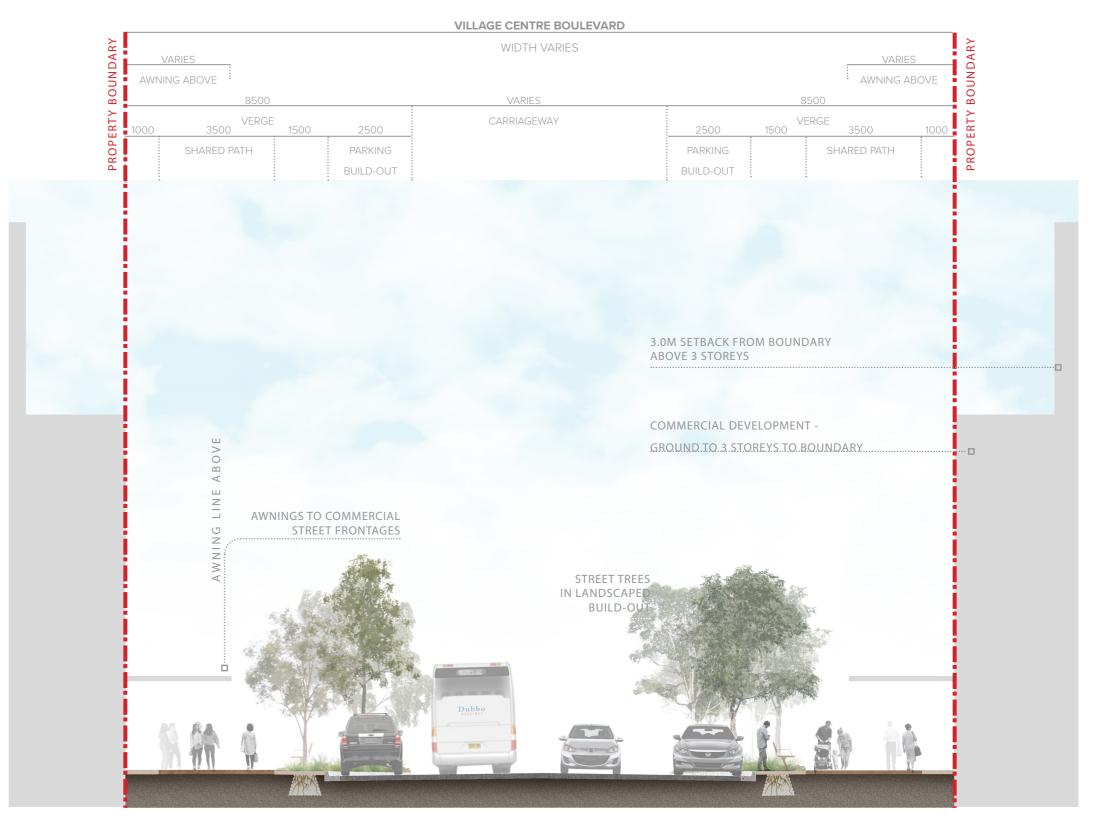


# TYPE E: VILLAGE CENTRE BOULEVARD SECTION

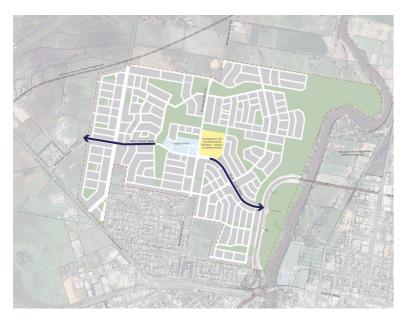
WIDTH VARIES, COMMERCIAL DEVELOPMENT INTERFACES

The following typical section and plan identifies the notional arrangement for planting, pavements, driveway locations and servicing. Street tree planting details including structural soil zone and offsets as per DRC typical street tree planting details.





Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.



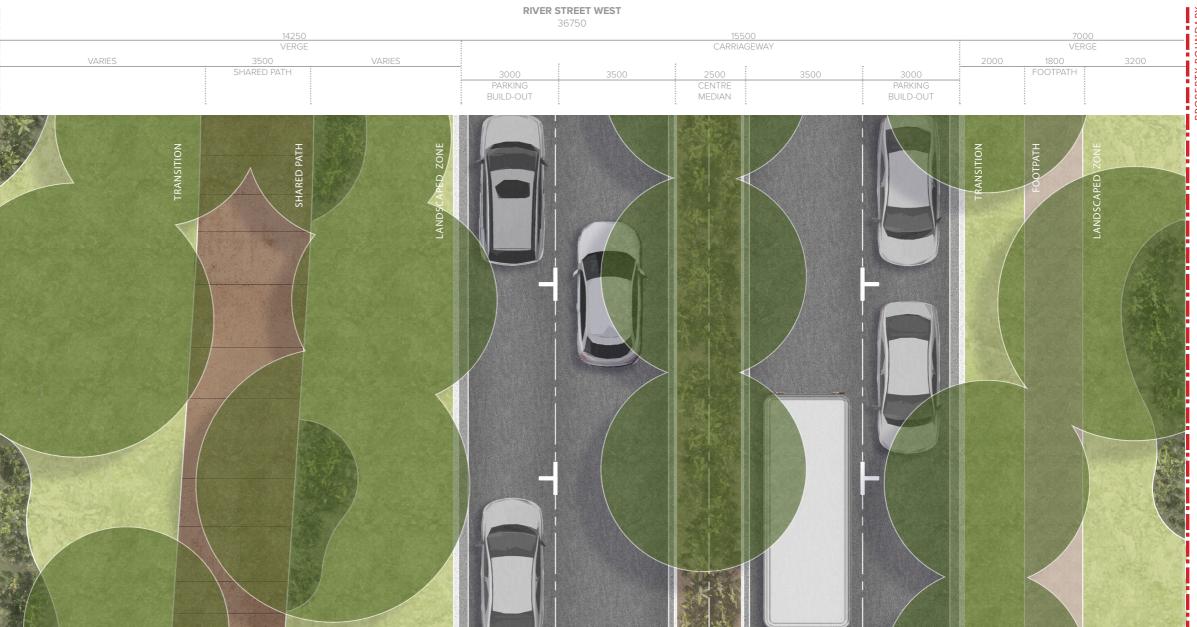
# TYPE G: RIVER STREET WEST

TYPICAL SECTION

The proposed streetscape works of the River Street West Boulevard sees the significant green corridor flanking the road carriageways.

A 3.5m wide shared path meanders under tree canopy to the Northern verge facilitating active transport between the village centre and the open space network beyond. The route is animated with streetscape furniture and pedestrian lighting.





Indicative only - subject to change, depending on additional detailed assessment including but not limited to future services alignment agreement.



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