



Traders In Purple

KIAMA LONGBRUSH ROAD

CONCEPT MASTER PLAN

October 2022





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KIAMA LONGBRUSH

CONCEPT MASTER PLAN

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Introduction

Study Purpose

e8urban (urban planning and design) has been engaged by the Traders in Purple to undertake a urban design study for a large 113 hectare site located to the west of Kiama NSW.

We have worked with the other specialist consultants on the preparation of this report:

Meacone	Urban Planning
Sprout Studio	Landscape Architecture
Envisage	Visual Assessment

Study Objectives

Our key objective is investigating the rezoning potential of rural land located in Kiama NSW, for the purpose of residential and associated complementary uses.

The subject site is located on the east of the Princes Highway, approximately 1.5km east of Kiama town centre. The site has a total area of approximately 113 ha and is located within the Kiama Local Government Area.

The Site

The Site is linear in nature and irregular in shape. The topography includes a high point on the southern boundary of the site, and generally falls from the south east towards the north west.

The Site is rural in nature and includes one established residential lot where there are dwellings and ancillary structures. Native vegetation is present on the site which appears to follow a riparian corridor

Urban Design Objectives

This summary report presents our investigation finding and preferred design proposal for the Site.

The urban design proposal has been informed by considerable context research, site analysis and scenario testing to support the betterment of the urban outcomes.

The key objectives of the study are to:

- Optimise the urban design outcomes for the site and its surroundings;
- Demonstrate a series of different development scenarios can be achieved;
- Investigate the potential of the site while considering the existing constraints and opportunities;
- Maximise social and affordable housing
- Support councils objectives for a broader renewal and housing delivery

- Consolidate land for an orderly development
- Enhance local amenity and community benefits

Rezoning Context

Housing availability and affordability are emerging issues in Kiama and the broader Illawarra Shoalhaven Region. Kiama Council has historically taken a very conservative view towards growth, particularly greenfield rezoning proposals. Kiama Council are currently in the process of preparing a draft Housing Strategy, where it is anticipated that housing policy will remain highly conservative. Historically, there was an attempted rezoning over a portion of the site which was refused by the Council for a number of reasons which we will seek to address.

Notwithstanding the above, the site itself is suitably located in relation to the existing urban area and services and has strategic merit to be considered for residential uses. In the first instance, advocacy tasks (including a submission on the local housing strategy) will be undertaken to highlight the current housing constraints in Kiama and to seek greater flexibility for suitable rezoning in the strategic planning framework. The next step will be the planning proposal itself - with potential for further scope of works as the project scope is refined.

The Concept Master Plan

The Concept Master Plan presenting a placed-based response to this beautiful Site.

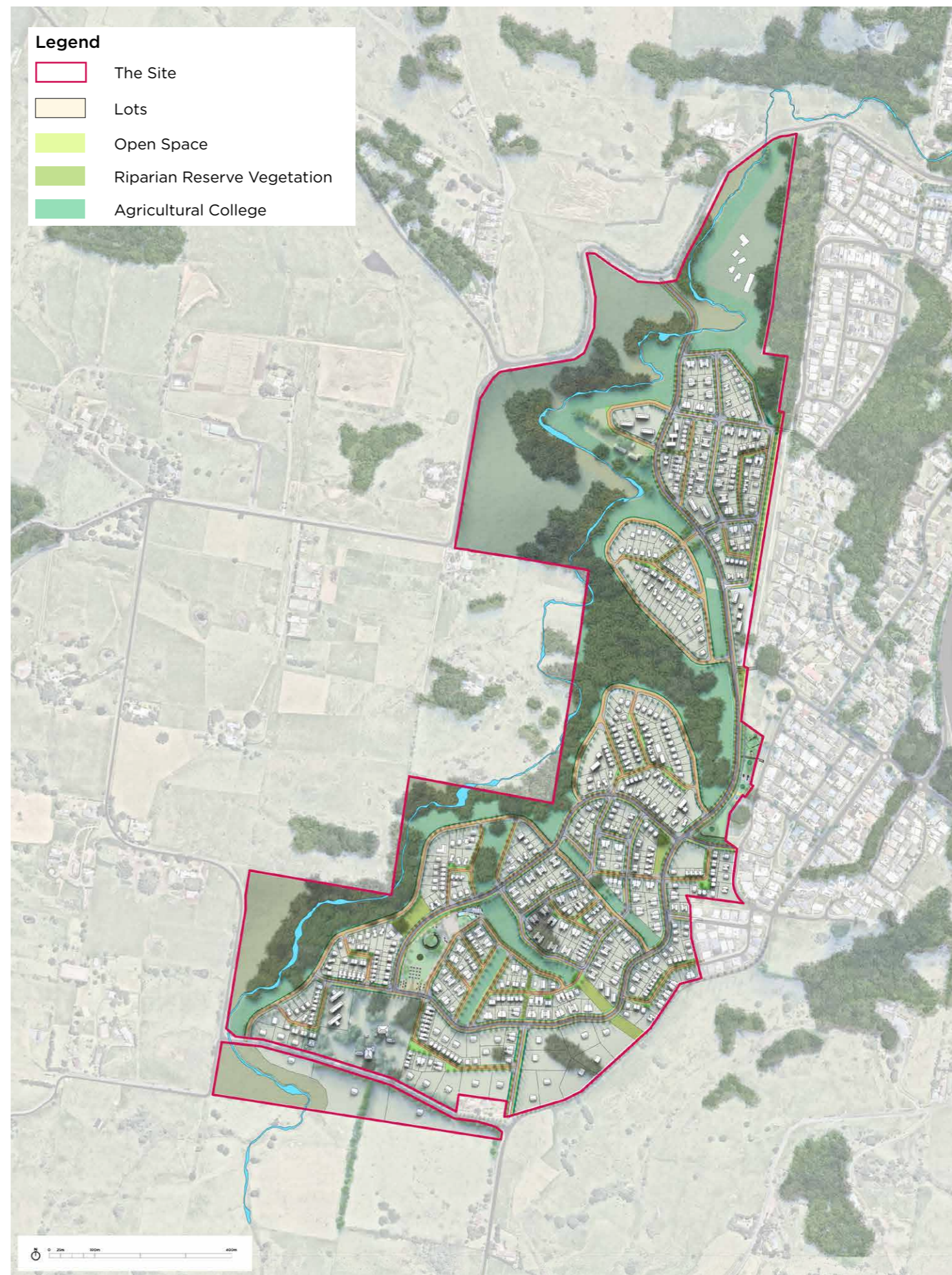
The form and pattern of the design draws from the unique local landscape character, where the structure is derived from the topography and the land use pattern has been careful refined to address key interfaces and the visual quality of the local area.

A Place Held in the Valley

Our design is based around the concept of a landscape led design, where the structure of the new development is derived from the form of the landscape and respect for the natural systems and process that create a healthy thriving and sustainable ecology.

Key to this is the idea of the Spring Creek Valley being the central organising element and focus for the new community.

Rather than a simplistic bleeding of intensity, we have opted to create an urban and semi-rural structure that responds to the particular condition around and within the Site, thus creating interest, variety and a unique character.



The Concept Master Plan

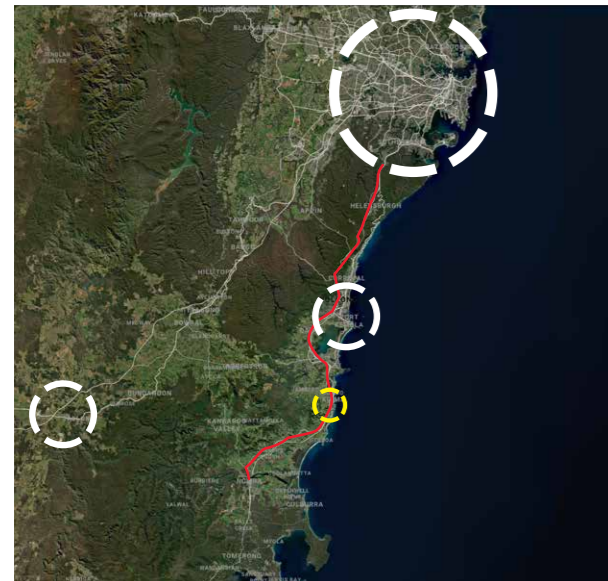
Concept Master Plan - Key Features



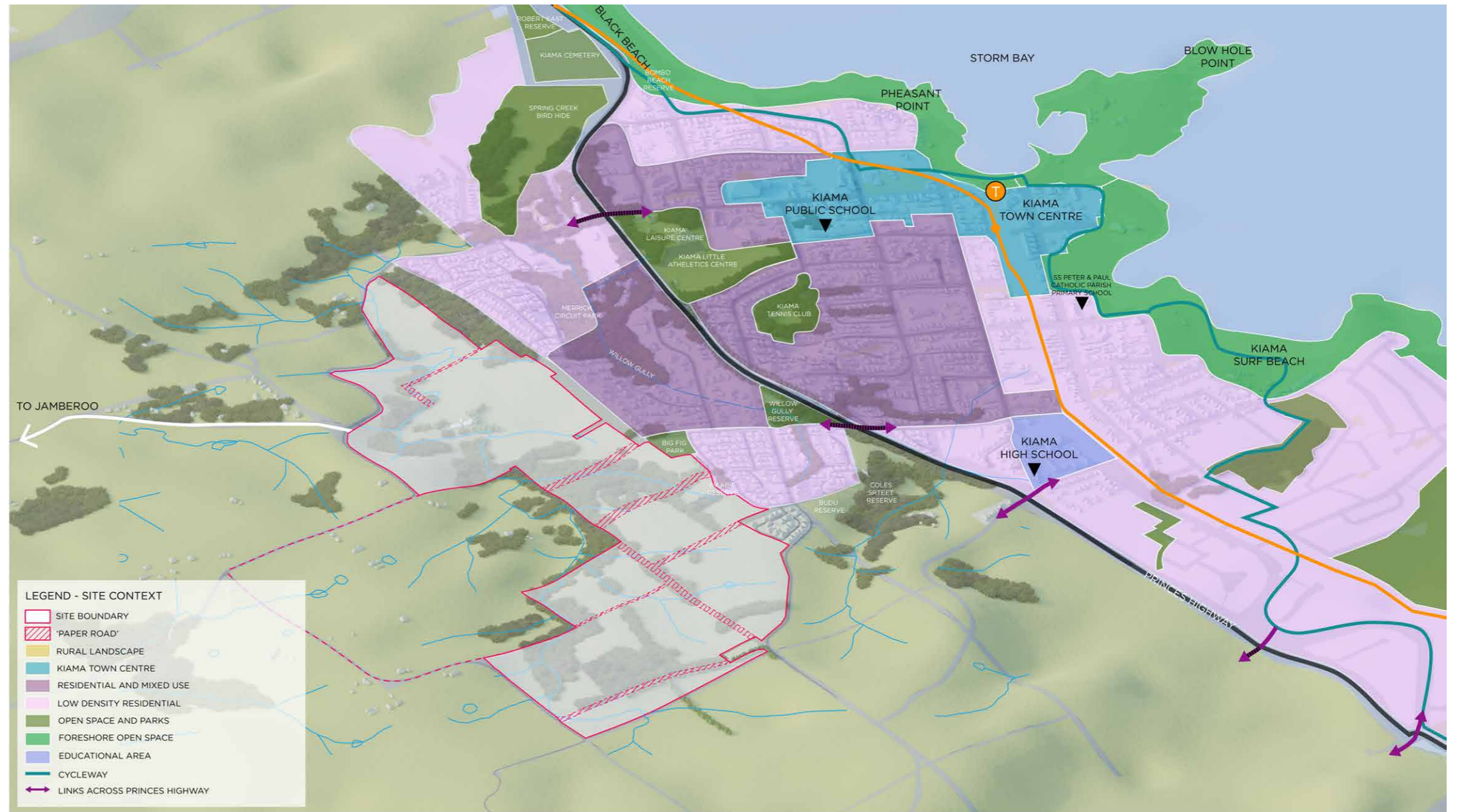
Location

The axonometric on this page shows the location of the site relative to the existing urban settlements.

- 1.3km straight line distance (1.6km walking distance) to Kiama Railway Station
- 1.4 km straight line distance (2 km walking distance) to the centre of the Kiama commercial district
- Less than 1km straight line distance and walking distance to Kiama High School
- 1km straight line distance (1.8km walking distance and 2.8km driving distance) to Kiama Leisure Centre and sports complex
- 1.5km driving, walking and straight line distance to Kiama main beaches
- 1.7km straight line distance (2.3km walking and driving distance) to Kiama Harbour



Regional Context



Local Context

The Site and Context

Site Definition





The diagram on the left provides an overview of the Site and immediate context.

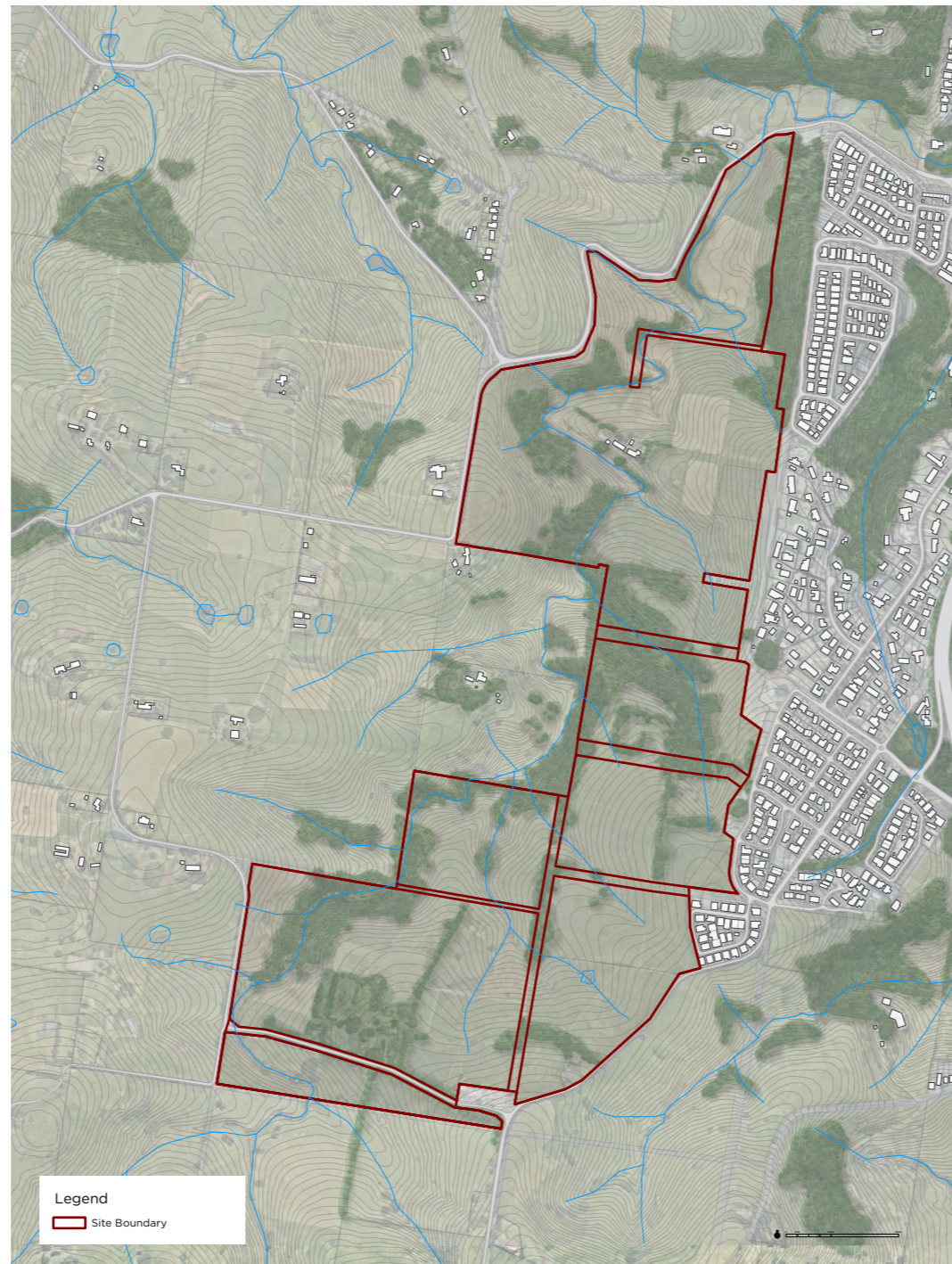
The Site has the following boundary conditions and interfaces.

Boundary	Character/Land Use/Street
West	Rural residential land and the Spring Creek system.
North	Rural land. Further north is Jamberoo Road, and the Boral Quarry site at Bombo which is located approximately 1.5 km from the site.
South	Old Saddleback Road and one rural residential property. Further south is rural land and Saddleback Mountain Road, which is located approximately 1 km south of the site.
East	Low density residential land and the Princes Highway.

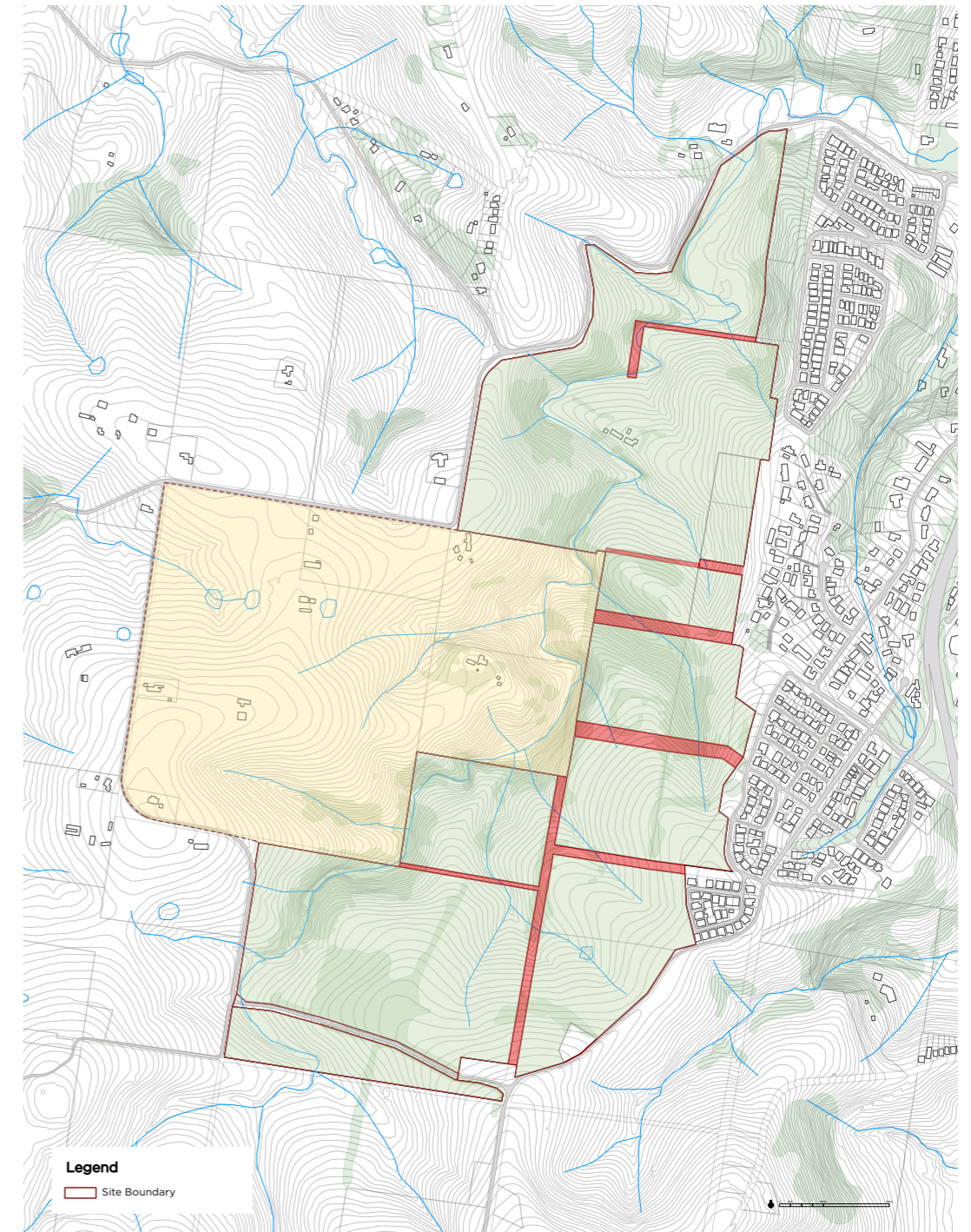
Site Metrics

The diagram on the far left highlights the ownership of the Site and location of Crown Land owned paper roads.

	Study area	188.78 hectares
	The Site	113.85 hectares
	Adjoining land	68.42 hectares
	Paper Roads/ Crown Land	5.44 hectares



The Site



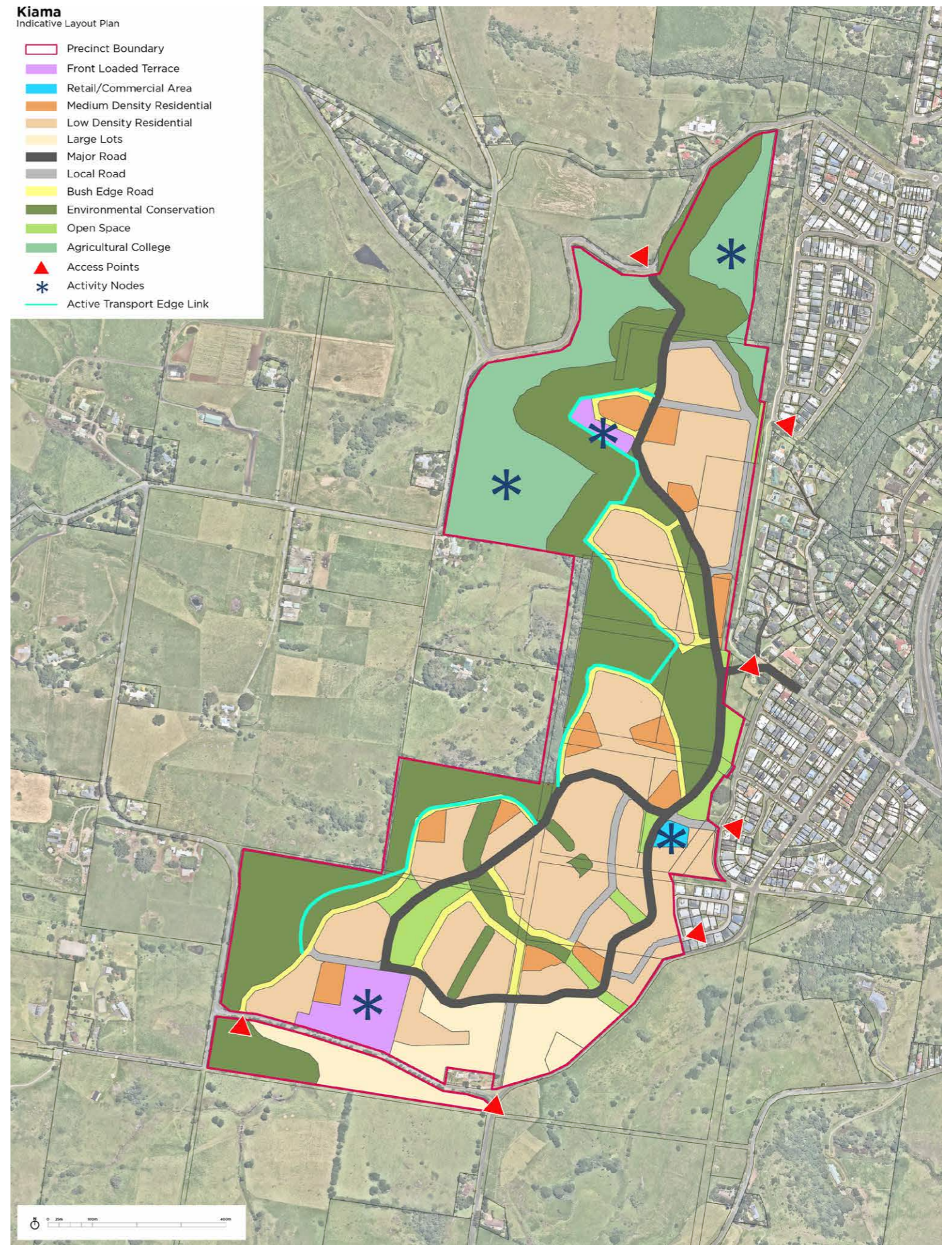
Site Metrics

Concept Master Plan - ILP Plan

Indicative Layout Plan

The Indicative Layout Plan (ILP) establishes a framework for the urban form and defines the critical components of the site, these include:

- Land use patterns
- Drainage areas
- Vegetation conservation areas
- Access points
- Key road, easements, and;
- Open space areas.



Design Principles

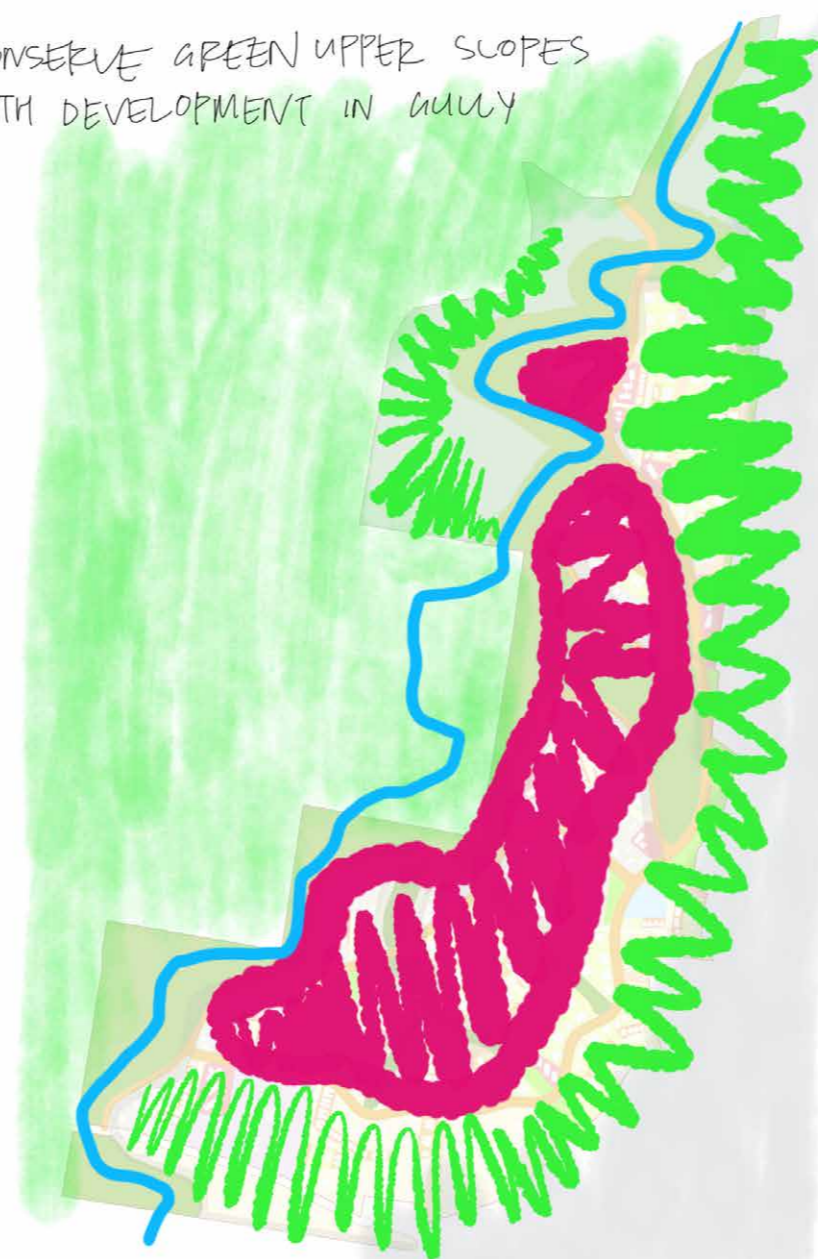
The following key design principles have informed the development of the Concept Master Plan.

EXTENT OF URBANISATION
SET BY SPRING CREEK



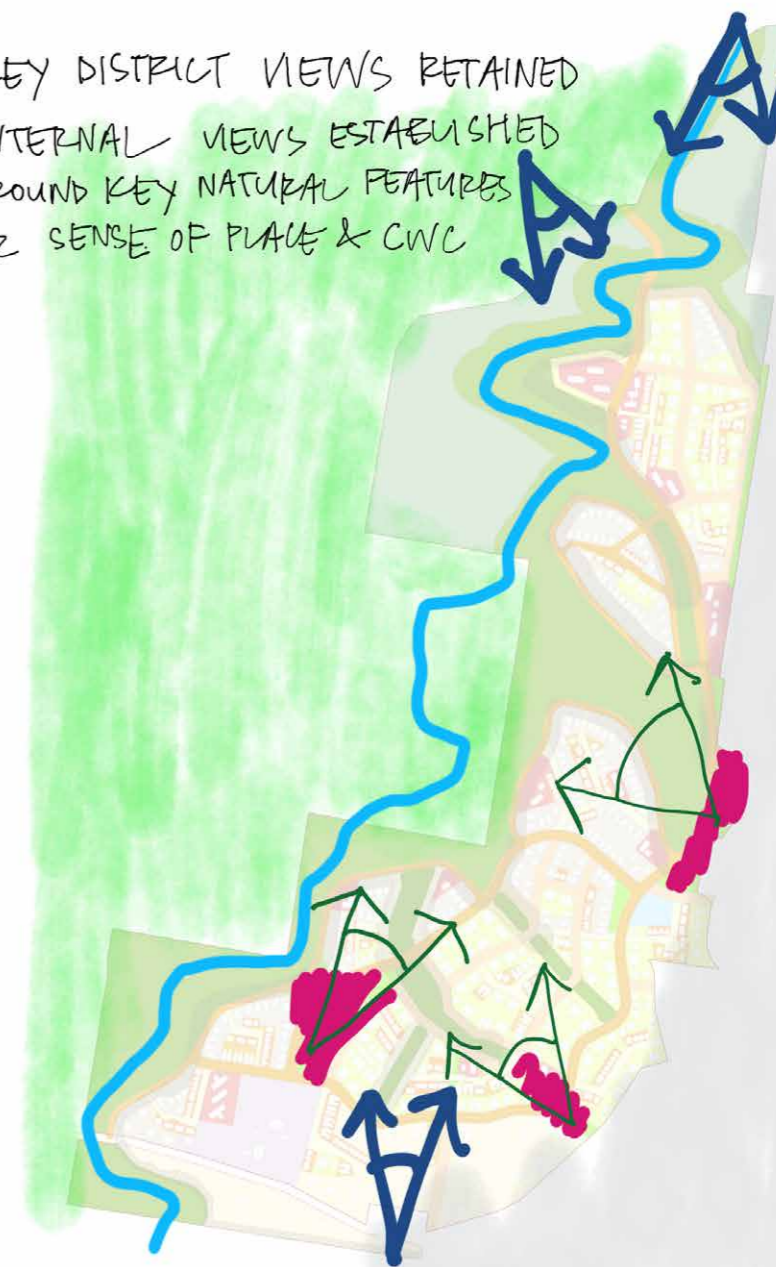
URBANISATION SET BY SPRING CREEK

CONSERVE GREEN UPPER SLOPES
WITH DEVELOPMENT IN GULLY



DEVELOPMENT IN GULLY

KEY DISTRICT VIEWS RETAINED
INTERNAL VIEWS ESTABLISHED
AROUND KEY NATURAL FEATURES
FOR SENSE OF PLACE & CWC



KEY DISTRICT VIEWS

Concept Elements

Key Moves

1. Spring Creek

Spring Creek is the key organising element for the design. It defines the western edge of the development and the drainage lines and water course also provide opportunities to respond to the natural cycles that exist on the Site.

2. Greenbelt

The greenbelt is the vegetation associated with Spring Creek, contributing to the green edge for Kiama that defines the new western limit for the town and this development.

3. Structuring Element

New Roads and connections are created to link into the existing settlement of Kiama. Internal circulation is focused along Spring Creek.

4. Activation

Higher intensity uses are located along Spring Creek, Close to amenity along the valley floor where there is less visual impact.

Opportunities for place activation include, small scale retail, food and beverage with a focus on local produce, hotel and glamping and the potential for a Agricultural College or School.

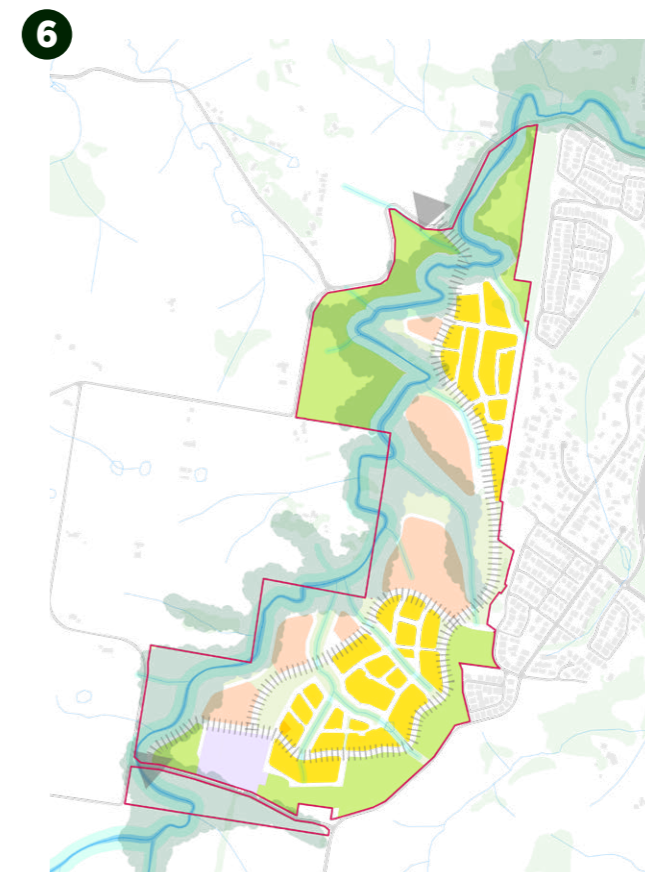
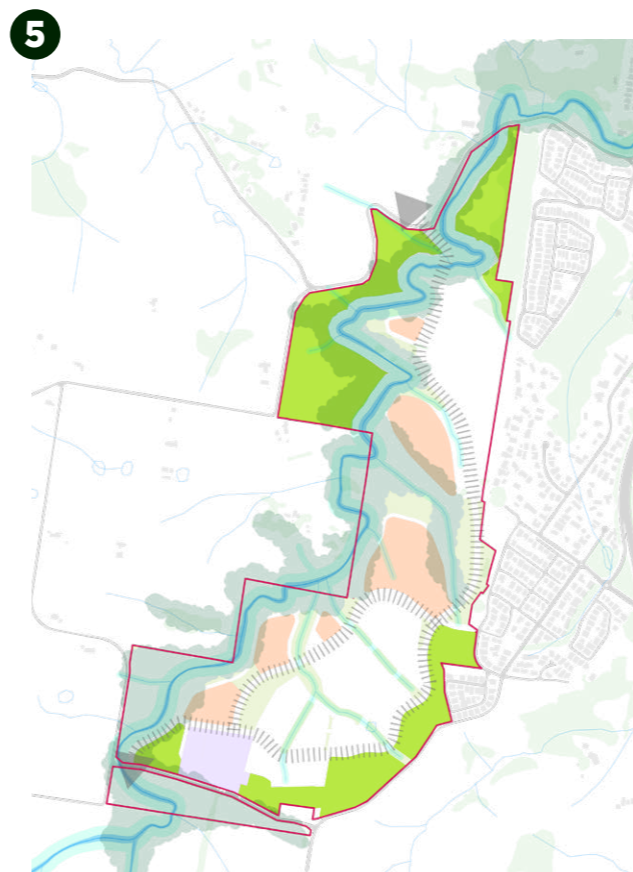
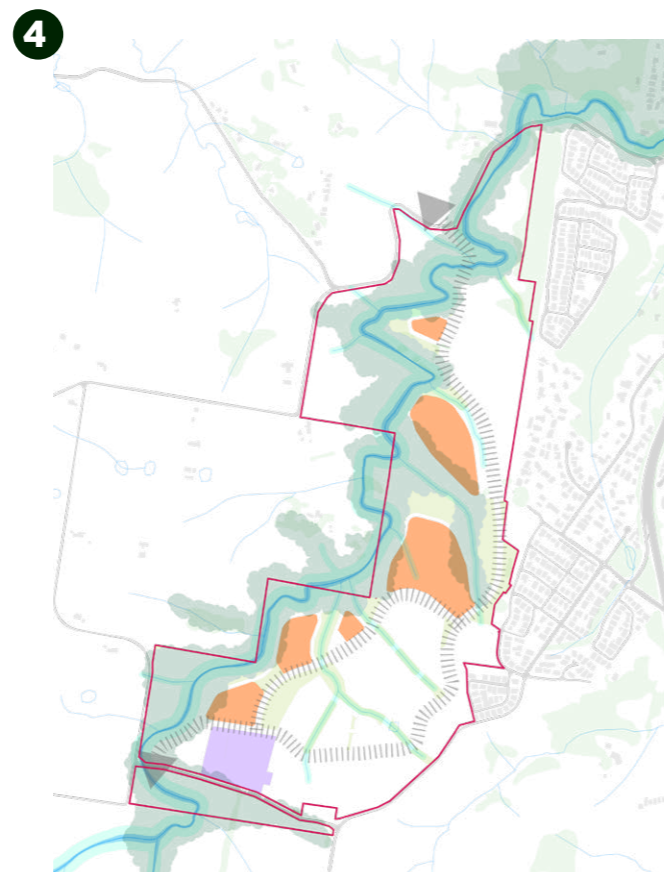
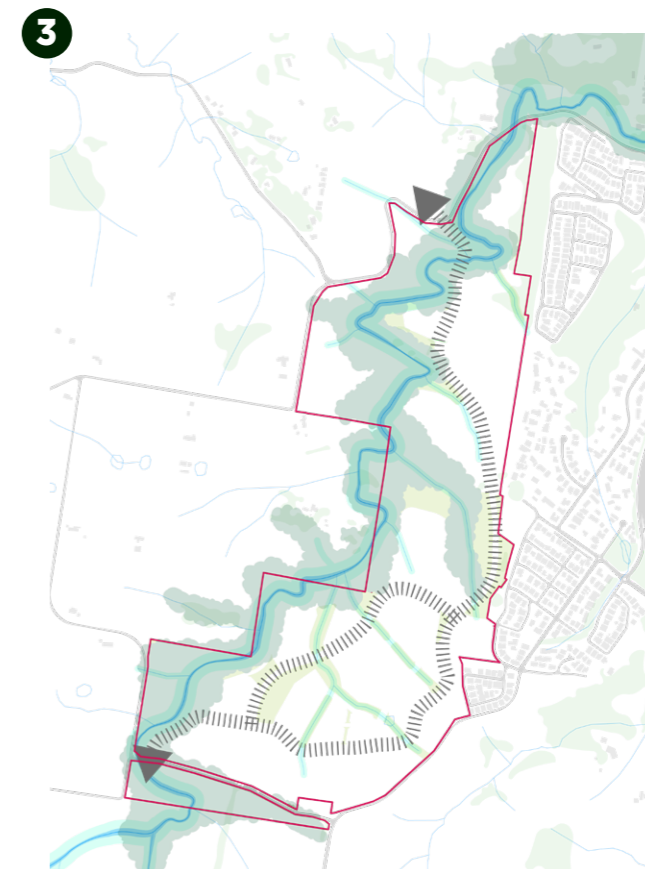
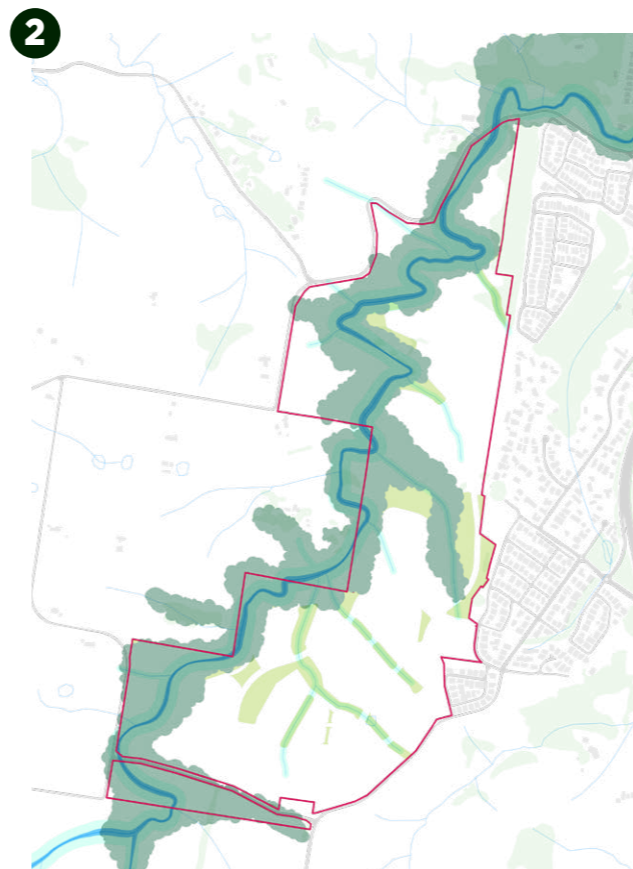
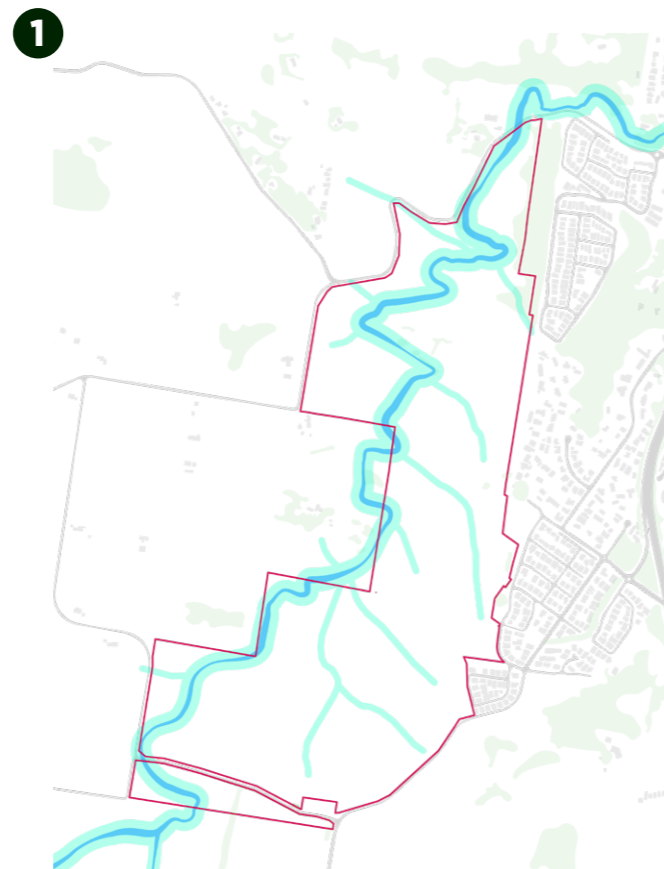
5. Edges and Interfaces

Due to the topography of the Site, the edges and interface are visually highly sensitive. Our strategy is to make these areas as open as possible and respond to the particular situation with an appropriate response, be that large lots, open space or other uses that complement the immediate locality, view or vista.

6. Slopes

The slopes form the transition between the higher intensity uses along Spring Creek and the interface on the Site edges.

The form of the transition zones varies according to the local topography, location of key links and the desire to create nodal points at intersections.



Open Space







The Concept Master Plan provides a rich tapestry of open spaces.

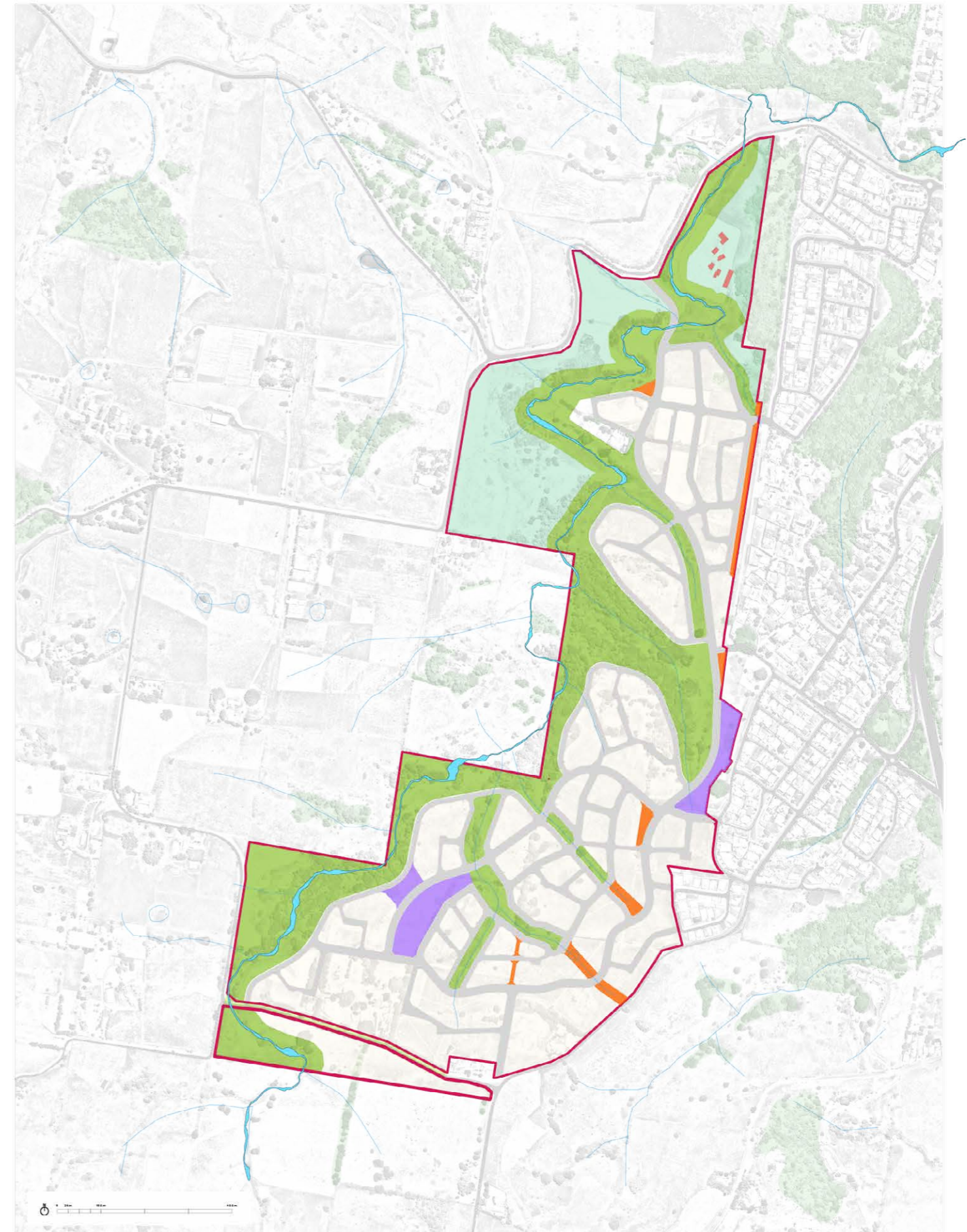
These include passive and active zones, ecological areas and extensive riparian corridors.

The open spaces have been located to be highly accessible and provide amenity and connectivity within the Site.

Furthermore, the open spaces are well integrated with the local open space network to ensure integration with the existing urban fabric, and create a buffer to the existing development to the east.

The plans, graphics and reference images on the following pages provide an overview of the character, programming and layout of the multiple open spaces within the Site.

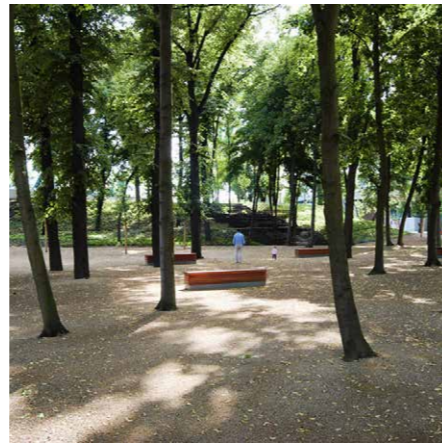
Legend	
	The Site
	Lots
	Community Parks 26,000m ²
	Riparian Reserve Vegetation 350,000m ²
	Agricultural College 160,000m ²
	Local Parks 14,000m ²



Open Space



Open Space - Community Park

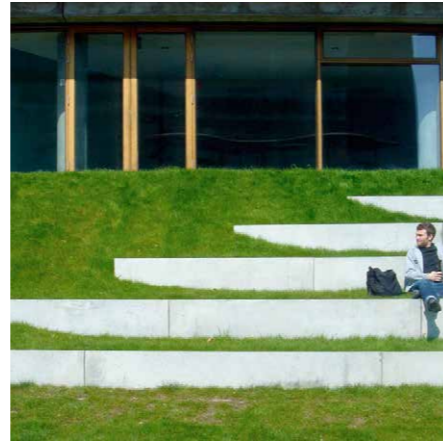


Legend

- BOUNDARY
- 1 MEDIUM SIZED CANOPY TREES TO PARK EDGE
- 2 LARGE NATIVE FIG FEATURE TREE
- 3 SHAREPATH LINKING WITH ROAD NETWORK
- 4 PLAZA WITH CONNECTION TO GREYLEIGH PRECINCT. SEATING UNDER SHADE TREES, BOCCI COURTS OR EQUIV. REINSTATED STONE WALLS
- 5 FLEXIBLE OPEN LAWN AREA
- 6 FLEXIBLE ZONE FOR COMMUNITY EVENTS/ MARKET STALLS/ OUTDOOR PERFORMANCES
- 7 RIDGE TOP CIRCLE WITH CURVED SHELTER, PICNIC FACILITIES & FORMAL CENTRAL LAWN
- 8 ACTIVE PLAY ELEMENT INTERPRETING THE PAPER LANE & REINSTATED HERITAGE STONE WALL
- 9 MEDIUM TO SMALL CANOPY TREE
- 10 INTERNAL PARK CIRCULATION PATHS
- 11 RIPARIAN BUFFER T.B.C
- 12 REVEGETATION AREA (EEC SPECIES)
- 13 POSSIBLE CONNECTION WITH EXISTING FOOTPATH NETWORK
- 14 RAINFOREST TREE & CABBAGE TREE PALM GROVE WITH SEATING UNDER CLOSED CANOPY. REFERENCE TO NATURAL LOCAL VEGETATION
- 15 NATIVE BUSH GARDEN
- 16 ALL AGES NATURE PLAY

1:1000 @ A3

Open Space - Community Park



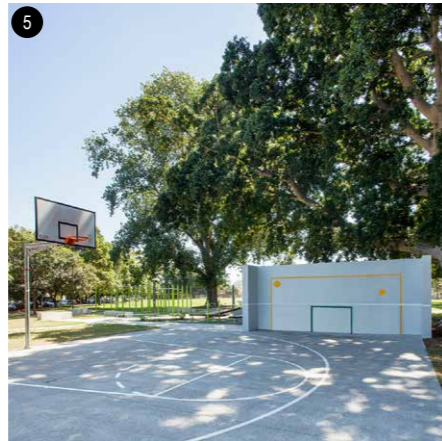
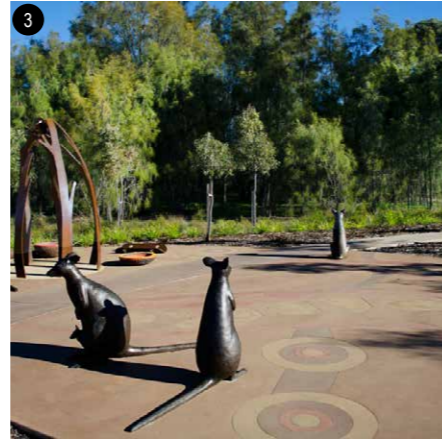
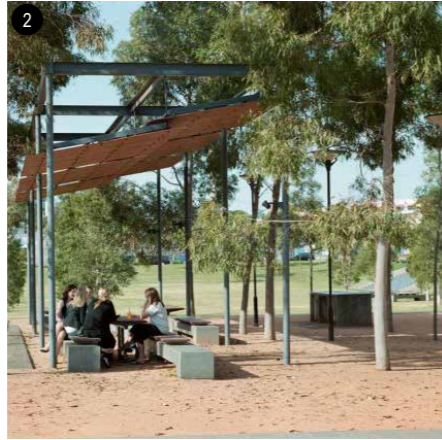
Legend

- BOUNDARY
- 1 MEDIUM SIZED CANOPY TREES TO PARK EDGE
- 2 LARGE NATIVE FIG FEATURE TREE
- 3 SHAREPATH LINKING WITH ROAD NETWORK
- 4 TERRACED LAWN WITH SEATING BENCHES
- 5 FLEXIBLE OPEN LAWN AREA
- 6 ROCK WALL/FENCE DEFINING REVEGETATION EDGE
- 7 LOOKOUT WITH SEATING
- 8 PICNIC SHELTER WITH TABLES & BBQ
- 9 FEATURE AREA WITH REFERENCE TO PAPER LANE
- 10 MEDIUM TO SMALL CANOPY TREE
- 11 PLAY SPACE WITH PLAY ELEMENTS COMPLEMENTING EXISTING PARK
- 12 REVEGETATION AREA (EEC SPECIES)
- 13 POSSIBLE CONNECTION WITH EXISTING FOOTPATH NETWORK
- 14 EXISTING MATURE NATIVE FIG
- 15 EXISTING ROCK WALL/ FENCE
- 16 RIPARIAN BUFFER
- 17 EXISTING VEGETATION ENDANGERED ECOLOGY COMMUNITY (EEC)
- 18 PAPER LANE

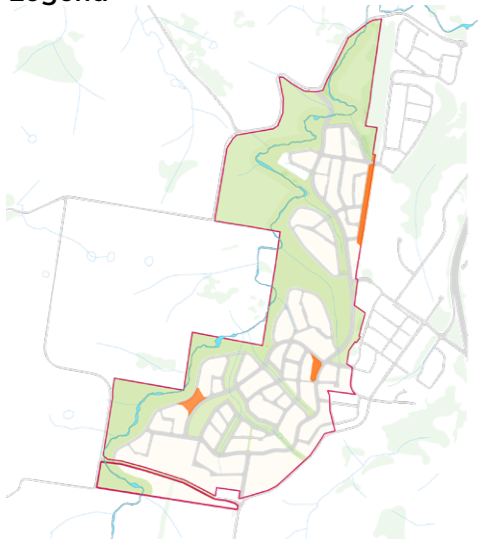


1:1000 @ A3

Open Space - Local Parks



Legend

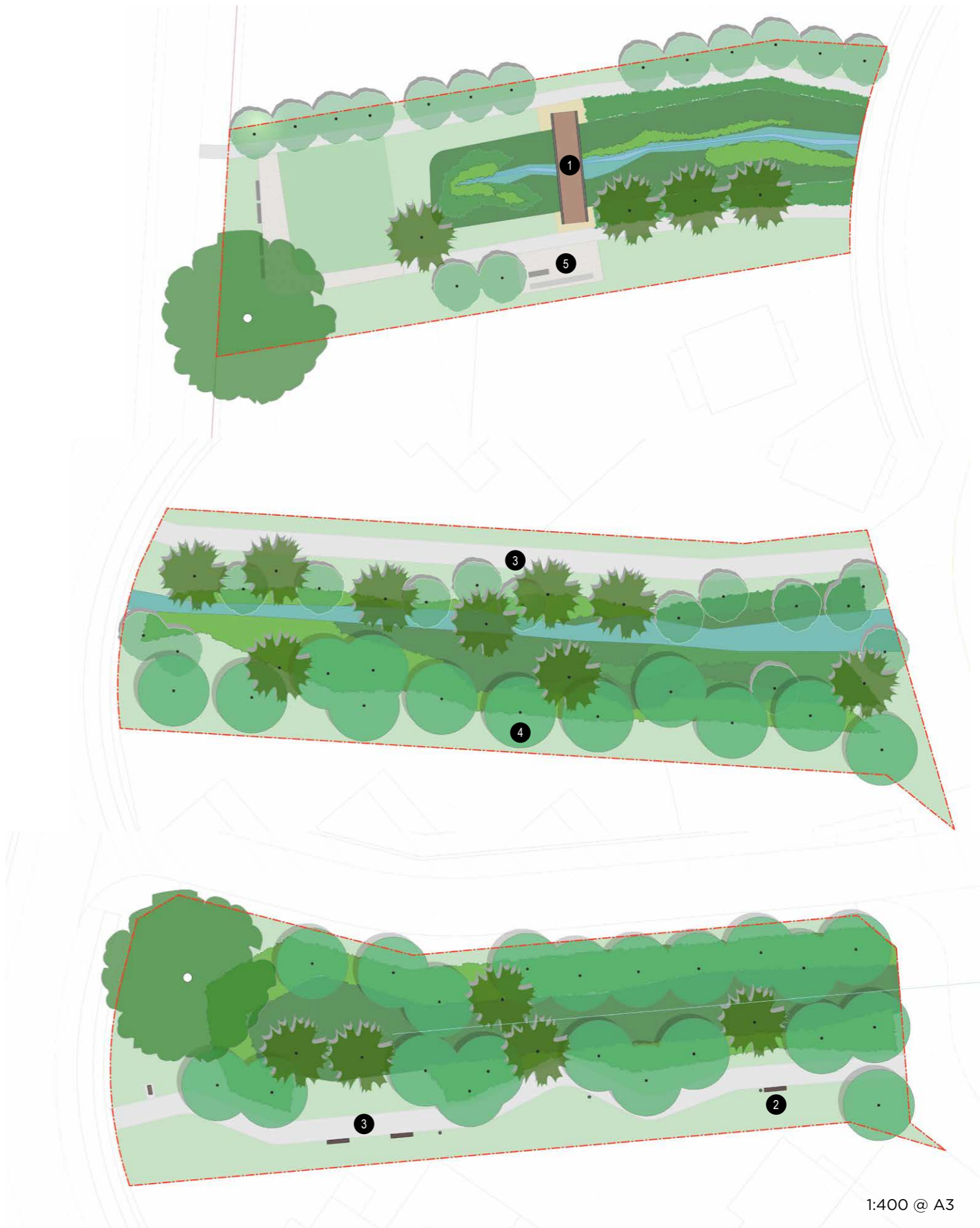
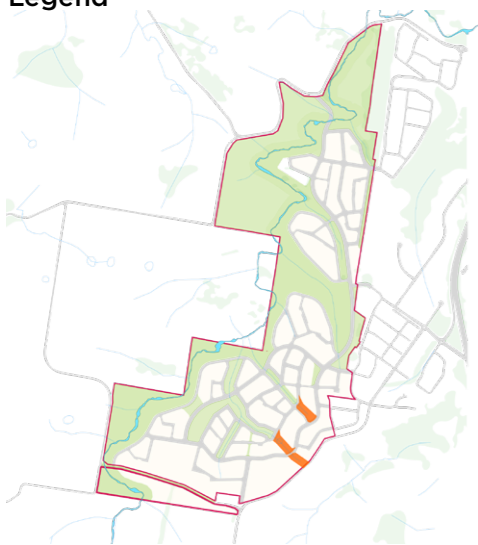


1:400 @ A3

Open Space - Local Parks



Legend



1:400 @ A3

Lot Typologies

The Concept Master Plan has been developed to offer a wide range of housing typologies.

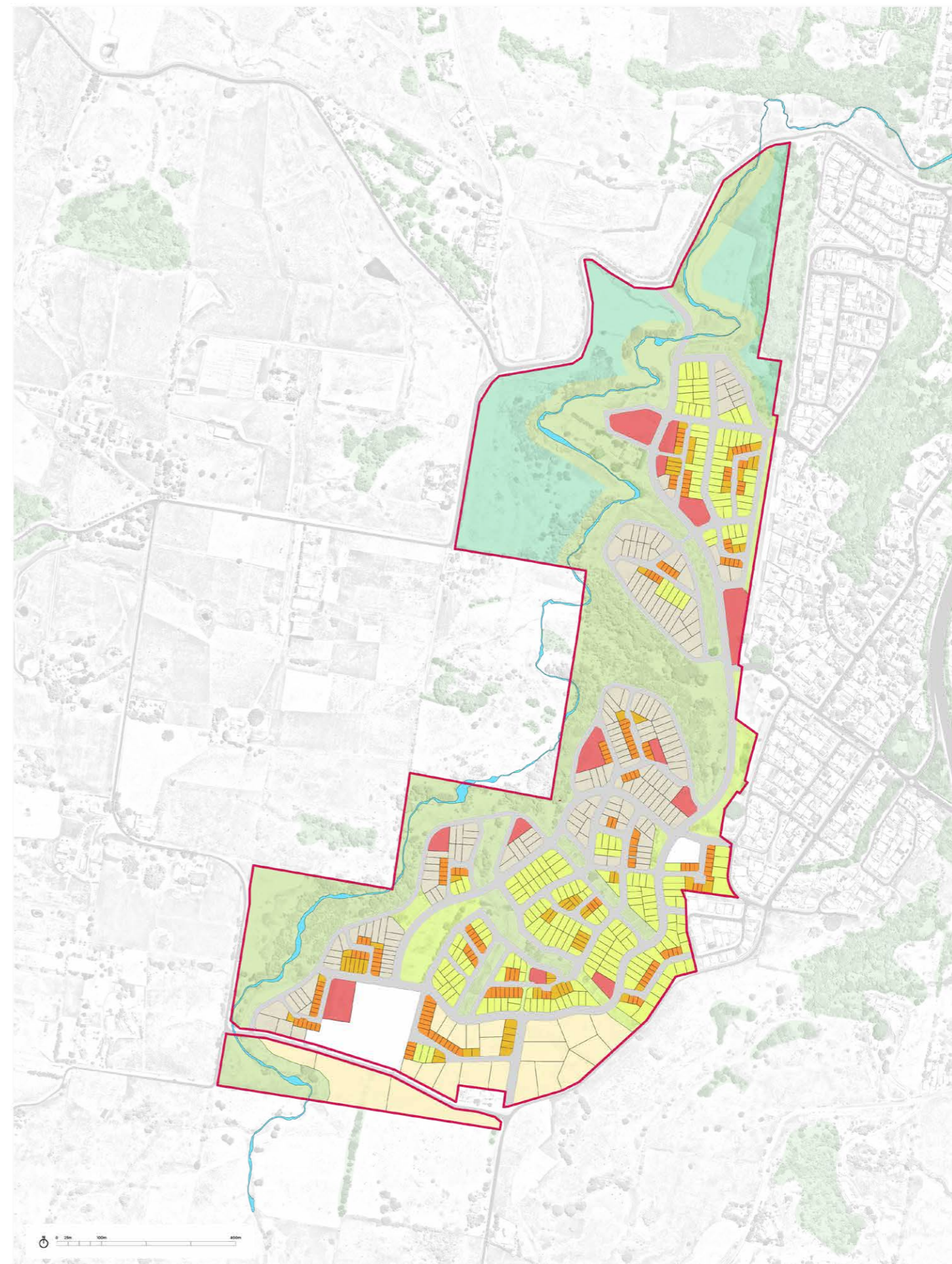
The location, orientation and size of the different lots has been carefully crafted to respond to the unique qualities of the Site, the topography, natural features and visual characteristics of the land.

The table below sets out the lots types, sizes and approach to built form.

Legend

- The Site
- Low Density
- Medium Density - Mews
- Medium Density
- Gully Blocks
- Large Lots
- Apartments

Product Name	Characteristics	Lot Size Range	Building Form	Typical Frontage	Maximum Height of Building	Indicative Zoning
Low Density	Detached and some semi detached	+ 450 sqm	Detached	15 metres	8.5 metres (2 levels)	R2
Gully Lots	Generally on steeper sites adjacent to riparian and ecological zones, pole houses, larger setbacks on interfaces with APZs	+ 600 sqm	Detached	15 metres	8.5 metres (2 levels)	R2
Large Lots	Located in more visually prominent locations	+ 1,000 sqm	Detached	25 metres	8.5 metres (2 levels)	R5
Medium Density - Mews	Located off sharedzone mews streets	+ 175 sqm	Attached/Integrated	10 metres	8.5 metres (2 levels)	R1/R3
Medium Density	Located off sharedzone mews streets	+ 250 sqm	Attached/Integrated	10 metres	8.5 metres (2 levels)	R1/R3
Apartments		+ 1,500 sqm	Attached/Integrated	N/A	13 metres (4 levels)	R1/R3



Product Types

MEDIUM DENSITY AND MEWS



LOW DENSITY AND GULLY LOTS



LARGE LOTS



APARTMENTS



Product Types






Built Form and APZs

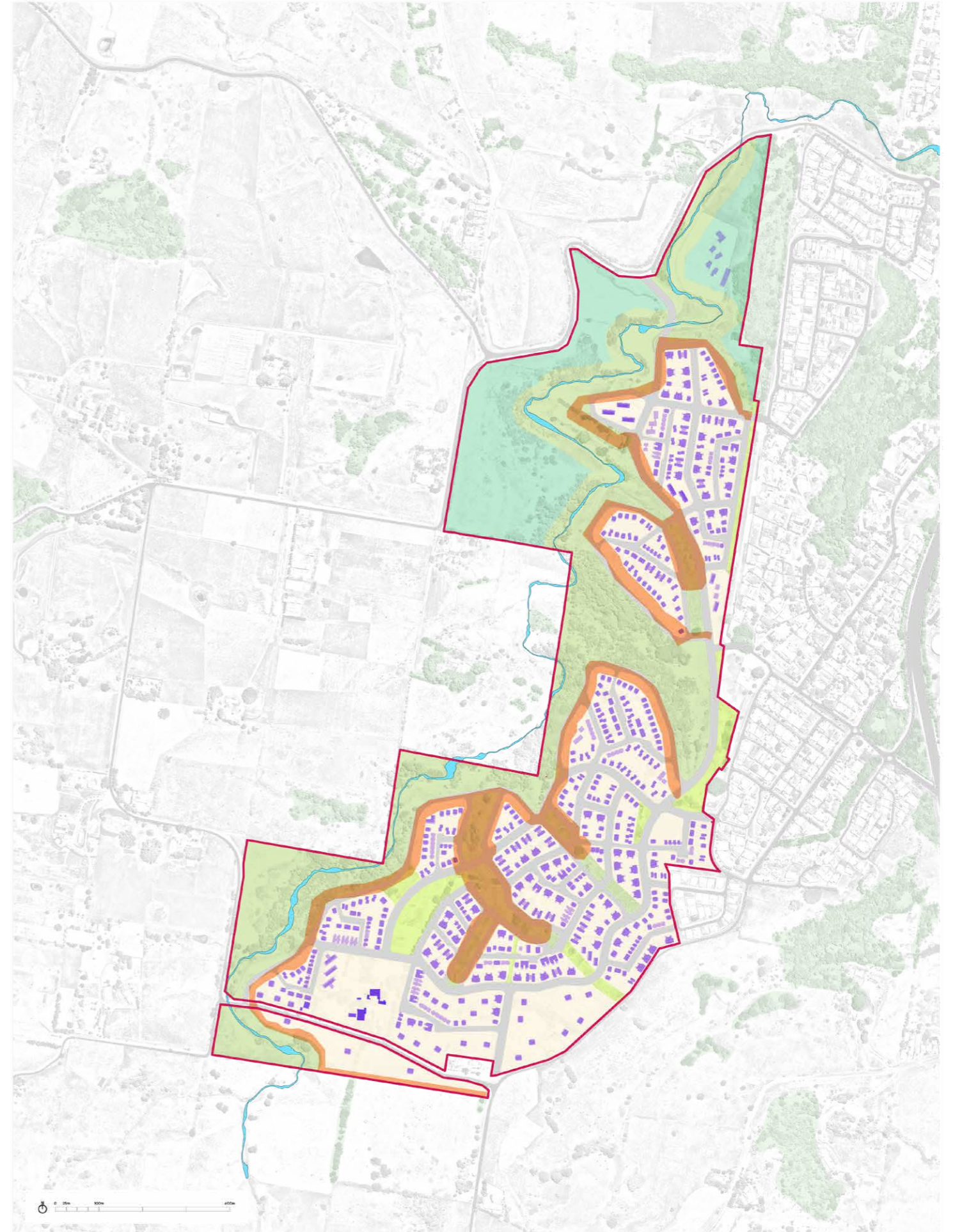
The adjacent diagram highlights the current understanding of the Asset Protection Zones (APZs) within the Site.

The APZs are derived from the extensive riparian zones and existing vegetation on the Site.

The Concept Master Plan has a fine grain approach to lot typologies that will allow for sitting of buildings outside the APZs.

Legend

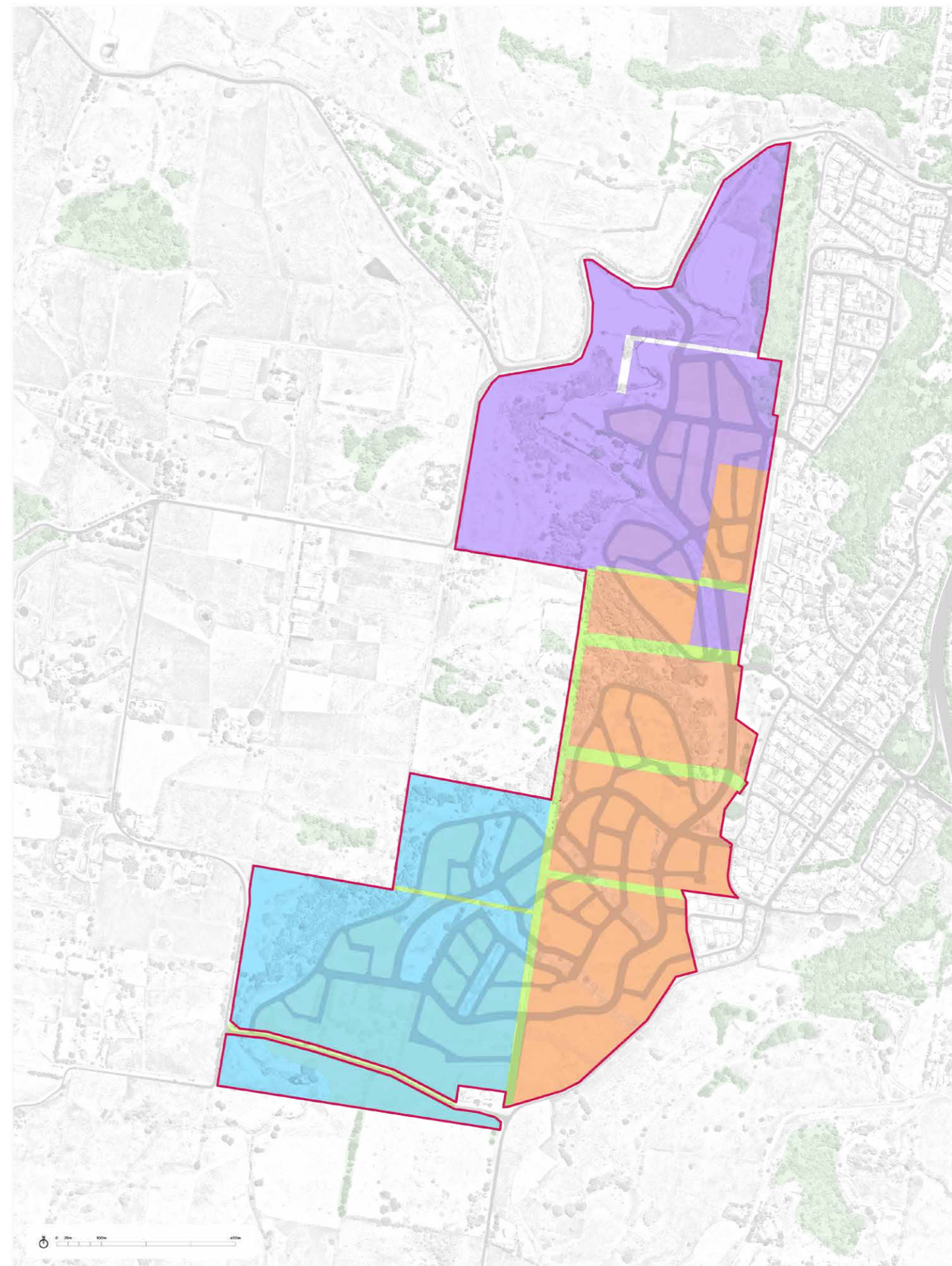
-  The Site
-  APZ
-  Indicative Built Form



Ownership and Yield

The adjacent plan and table highlight the distribution of dwellings and development across the three properties that comprise the Site. Also identified are the Crown Roads that are encapsulated within the Site.

Property Name	DP	Total Dwellings	Lot Areas	Current Property Area
103 Jamberoo Road	1176643	316	67,021 sqm	409,044 sqm
	1135218			
	751279			
33 Greyleigh Drive	751279	462	208,916 sqm	354,833 sqm
	1060995			
	1006719			
	995058			
	611168			
177 Long Brush Road	1148007	310	140,569 sqm	380,767 sqm
Crown Roads	-	15	6,613 sqm	60,947 sqm
TOTAL		1103	423,120 sqm	1,205,591 sqm

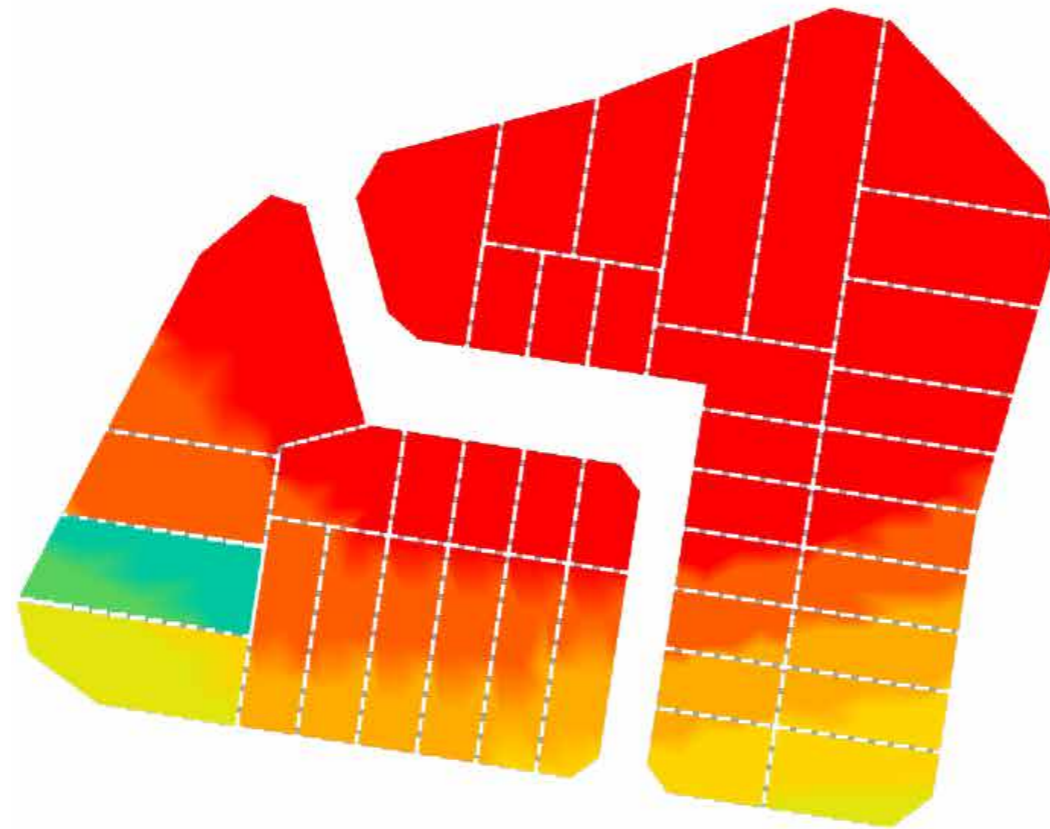


Built Form on Slopes

The Site presents a varied and complex topography. The street and superlot structure closely follows the natural landscape form, with roads following contours to minimise the need for extensive cut and fill.

The strategy for the lot typologies and built form is to create a diversity of housing product to create a mixed development that caters to a range of needs within the local community.

The diagrams on this page and the sections on the following page highlight possible strategies for the preparation of individual lots and construction solutions for building homes on lots with significant slopes.



SLOPE OF LOTS

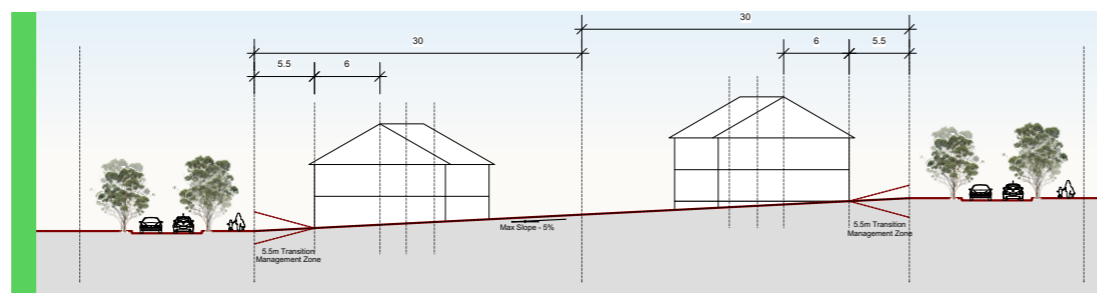


AVERAGE SLOPE IN EACH LOT

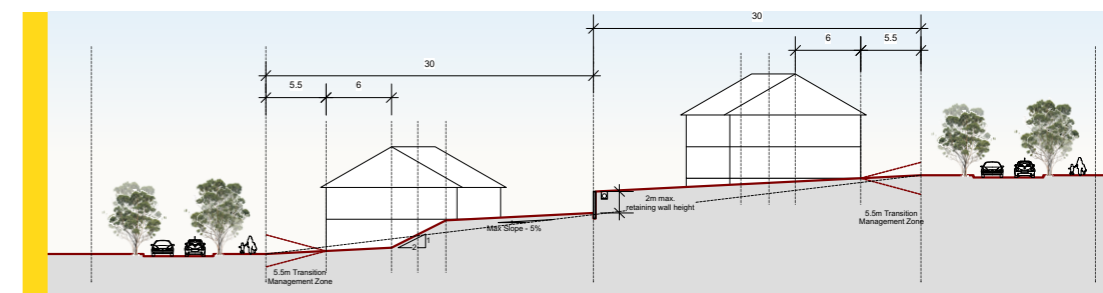
Legend

- Site Boundary
- 0 - 2.5%
- 2.51 - 5%
- 5.01 - 7.5%
- 7.51% - 10%
- 10.01 - 12.5%
- 12.51 - 15%
- 15.01 - 17.5%
- >17.51%

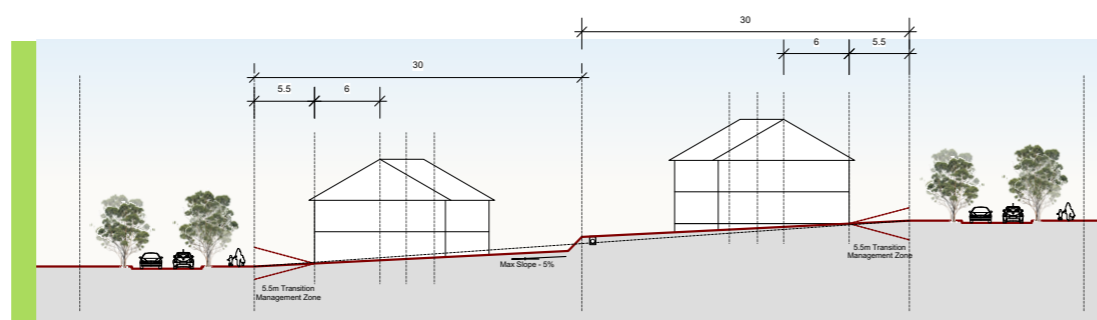
Built Form on Slopes



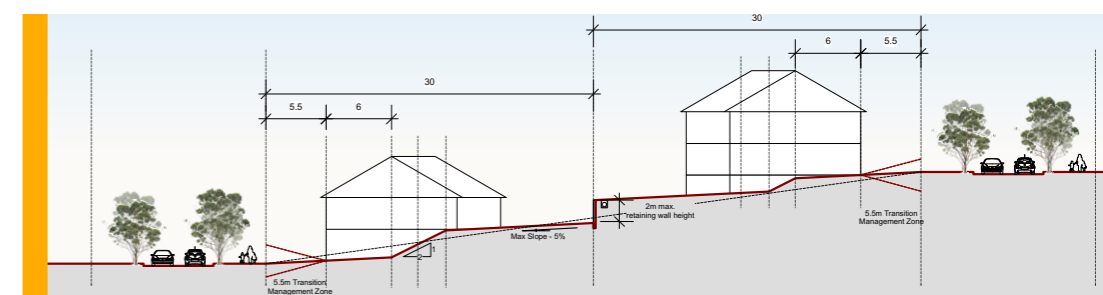
1:20 / 5% / 2.8



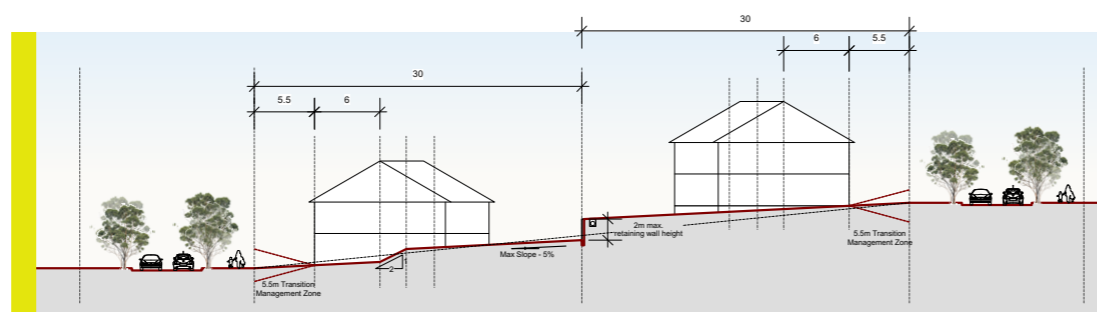
1:8.3 / 12% / 6.8



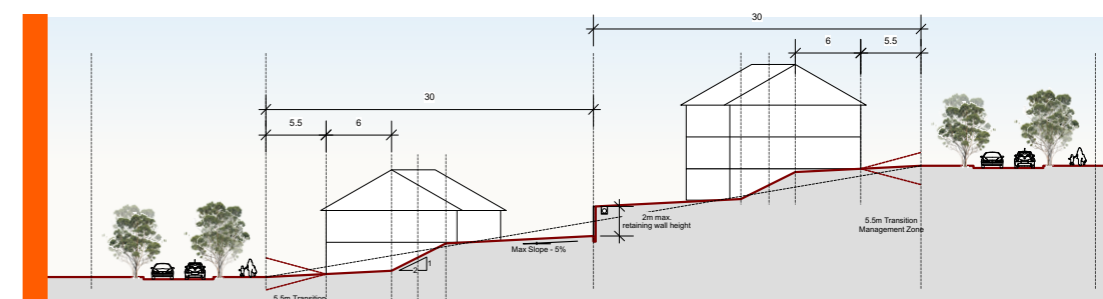
1:14.3 / 7% / 4.0



1:7.1 / 14% / 8.0



1:10 / 10% / 5.7



1:5.9 / 17% / 9.6





Legend

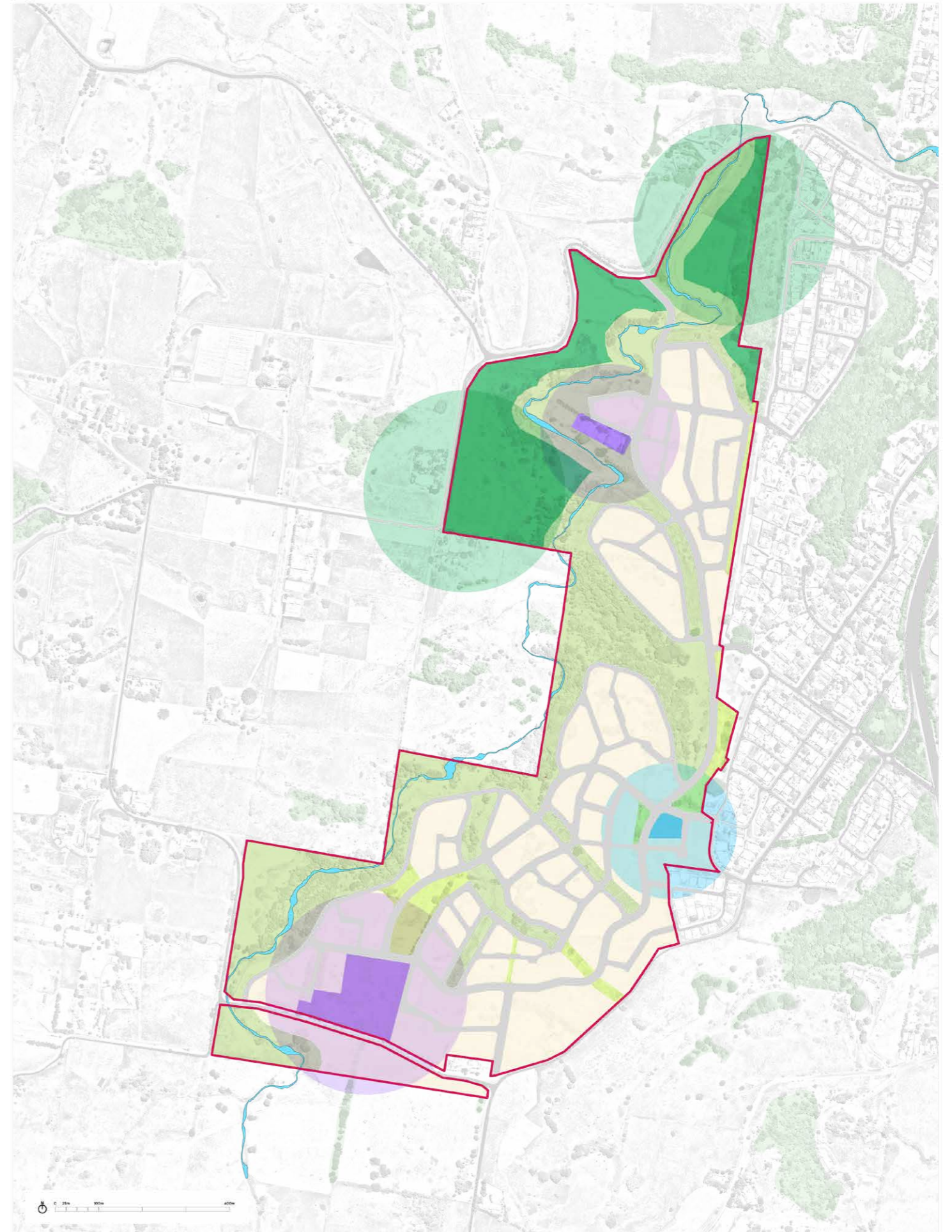
- Site Boundary
- 0 - 2.5%
- 2.51 - 5%
- 5.01 - 7.5%
- 7.51% - 10%
- 10.01 - 12.5%
- 12.51 - 15%
- 15.01 - 17.5%
- >17.51%

Non-Residential Uses

Key to the strategy for the Site is to offer amenity for new residents and visitors. Suitable new employment and destinational uses are proposed across the Site, including small-scale local services such as childcare and retail, tourism and short stay accommodation, and an agricultural college offering education and research related to the local rural economy.



- Legend**
-  The Site
 -  Homesteads
 -  Local Centre
 -  Agricultural College

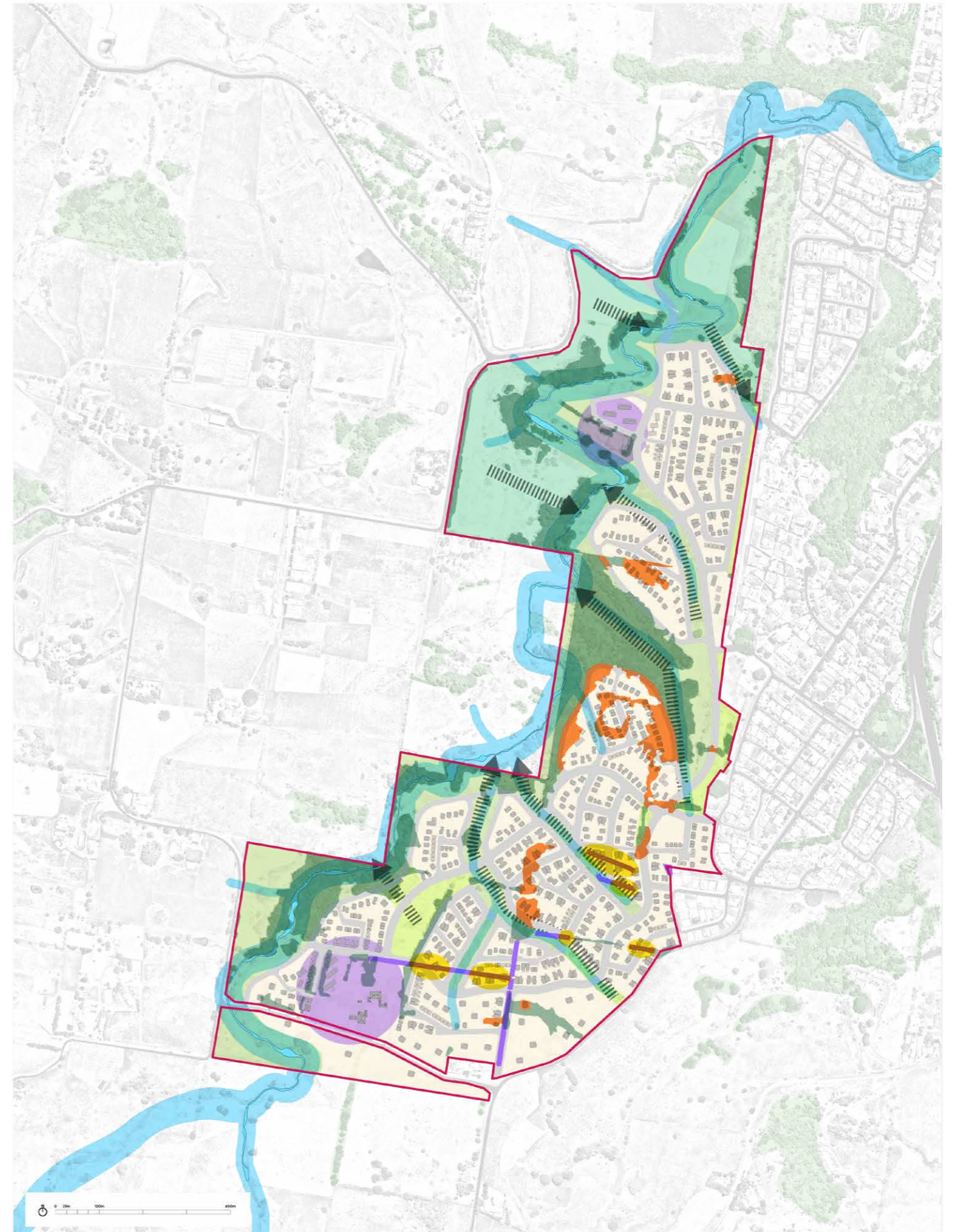


Retained Heritage Items

There are several layers of natural, cultural and built heritage in and around the Site. The Concept Master Plan addresses the known heritage considerations to create places with unique character and a meaningful connection to the landscape system.



- Legend**
- The Site
 - Retained Trees
 - Removed Trees
 - Retained Stone Wall
 - Removed Stone Wall
 - Homesteads
 - Riparian Vegetation
 - Connecting to country through creek



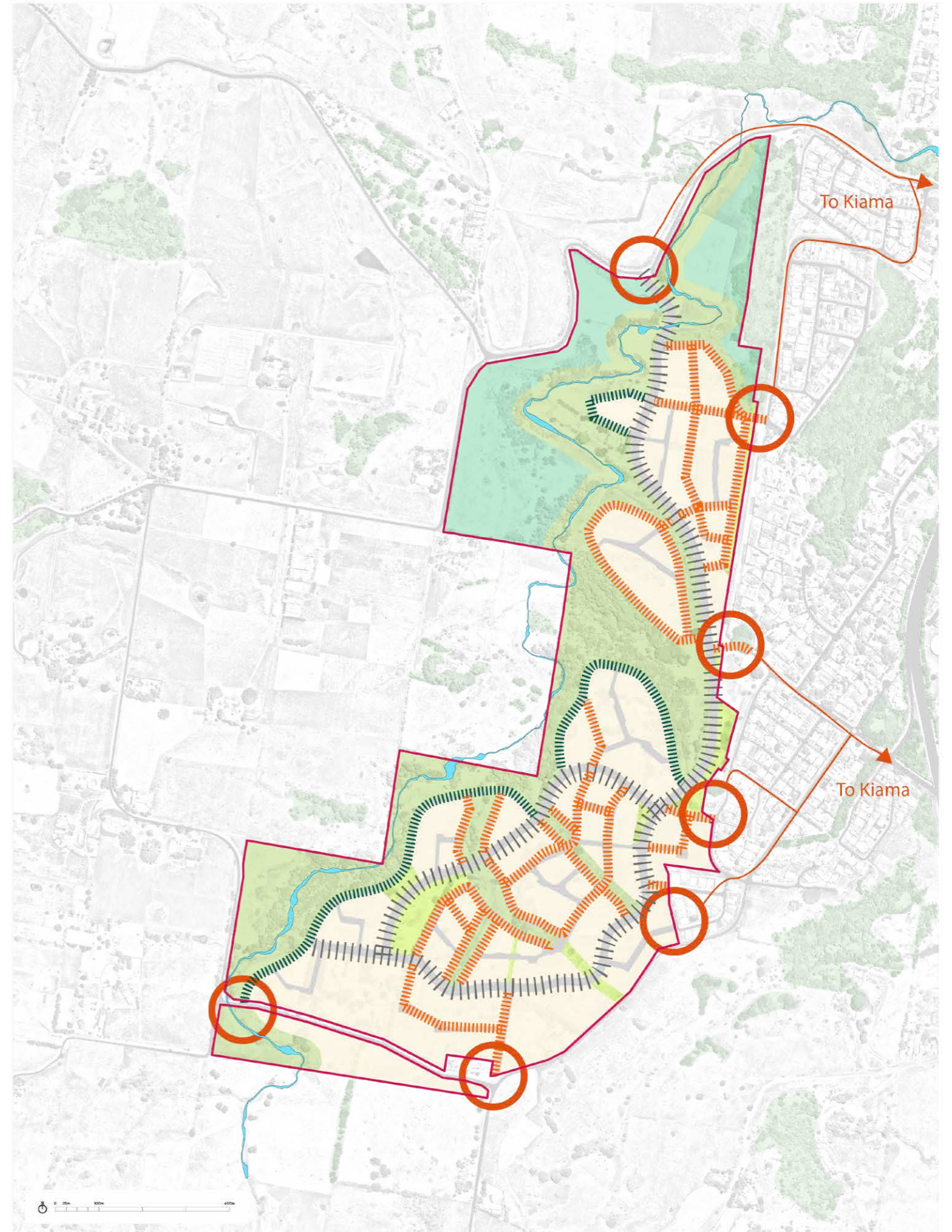
Access and Circulation

The street hierarchy has been developed to provide a logical network for pedestrians and drivers, that gives easy access to the wider road network and meet requirements for potential bushfire fire fighting access.

Where possible, the street network follows the local topography and landscape creating a pattern of development that sits within the natural landscape and minimising the need for extensive cut and fill.

Legend

- The Site
- Loop Road
- Local Roads
- Bushfire Roads
- Access Points
- Connections to Kiama



Street Typologies

The street types proposed in the Concept Master Plan have been developed to meet key performance requirements set out in the Kiama DCP.

The adjacent plan identifies the different street types, their location on the Site and suggested access points that integrate the development with the local area and street network.


In particular the critical dimensions for road carriageways and travel lanes and service vehicle requirements have been incorporated.

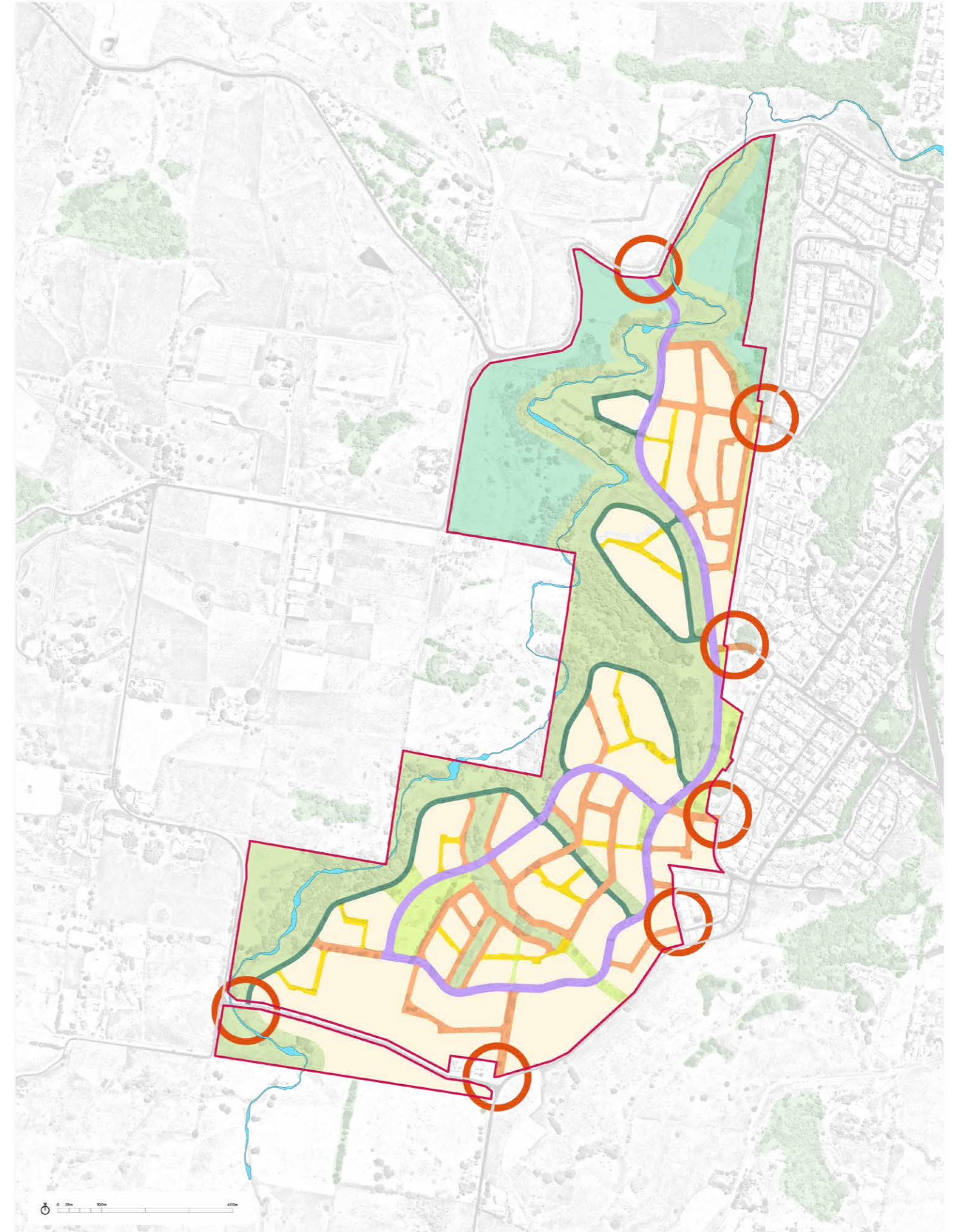
Within this framework a series of street types have been developed to provide a high quality public domain system that:

- Provide safe streets with high pedestrian amenity;
- Prioritise pedestrians over cars;
- Respond to the particular APZ interfaces;
- Address to climate and the need for shade.
- Create a legible and safe environment;
- Allow for parking access;
- Provide ample on-street parking;
- Incorporate opportunities for WSUD, and;
- Reflect the character and heritage of the local area.

The diagrams and sections on the following pages provide an overview of the proposed street types.

Legend

-  The Site
-  Loop Road
-  Local Roads
-  Bushfire Roads
-  Mews (Community Titles)
-  Access Points

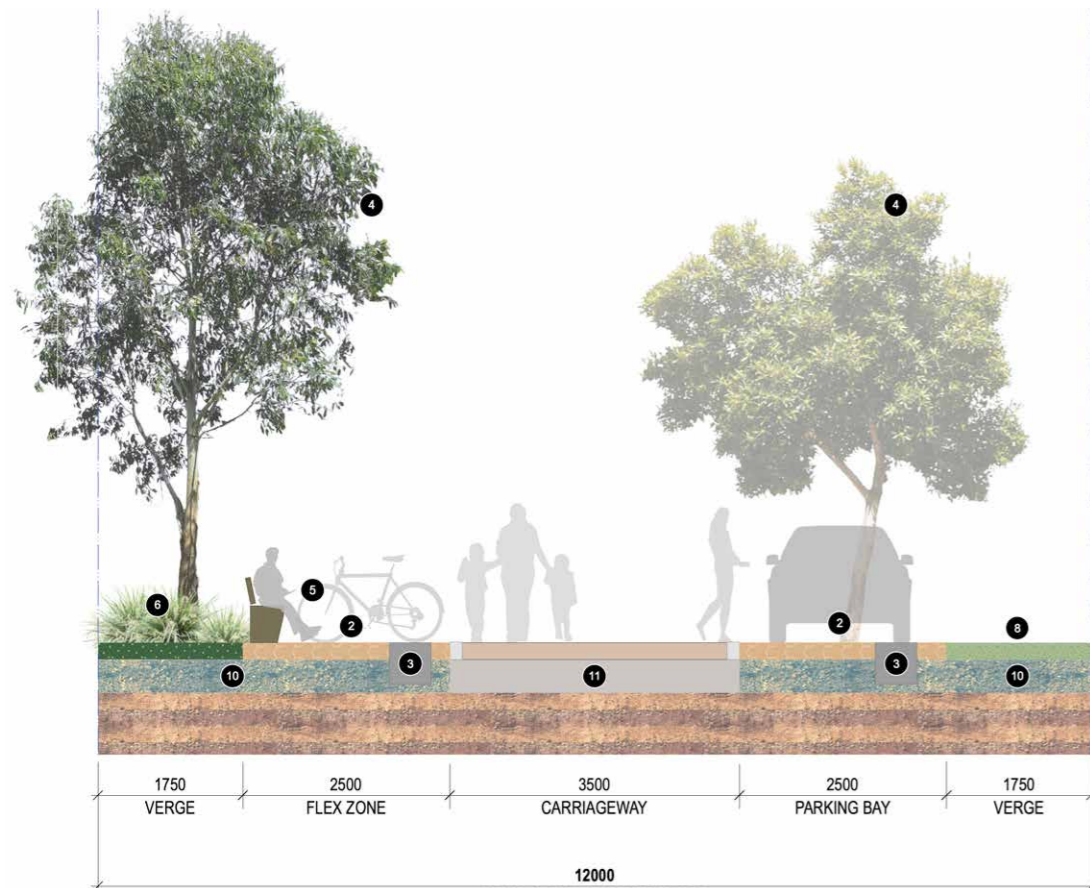


Street Typologies Example



Street Sections

MEWS
1:200 @ A3



Legend

- | | |
|--|--|
| 1 1.2m WIDE FOOTPATH | 7 MEDIAN TREE PLANTING FOR SHADE & CHARACTER |
| 2 PERMEABLE PAVEMENT | 8 LAWN VERGE |
| 3 INFILTRATION PIT DRAINS TO SOIL 'B HORIZON' | 9 STREET TREE PLANTING IN PARKING BAY |
| 4 STREET TREE PLANTING | 10 HYDRATED TOPSOIL 'HORIZON B' |
| 5 FLEX ZONE: STREET FURNITURE BIKE RACKS, SEAT, PLANTING | 11 ENGINEERED PAVEMENT BASE & SUBGRADE |
| 6 VERGE PLANTING (LOW HEIGHT) | 12 2.5m WIDE SHAREPATH |



Street Sections

LOCAL ROAD

1:200 @ A3



Legend

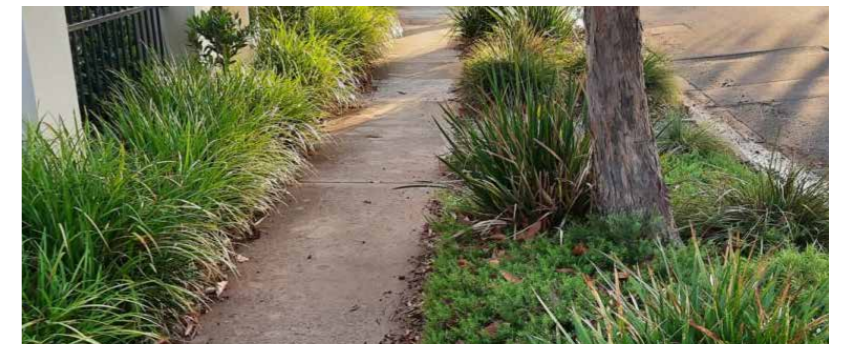
- | | |
|--|--|
| 1 1.2m WIDE FOOTPATH | 7 MEDIAN TREE PLANTING FOR SHADE & CHARACTER |
| 2 PERMEABLE PAVEMENT | 8 LAWN VERGE |
| 3 INFILTRATION PIT DRAINS TO SOIL 'B HORIZON' | 9 STREET TREE PLANTING IN PARKING BAY |
| 4 STREET TREE PLANTING | 10 HYDRATED TOPSOIL 'HORIZON B' |
| 5 FLEX ZONE: STREET FURNITURE BIKE RACKS, SEAT, PLANTING | 11 ENGINEERED PAVEMENT BASE & SUBGRADE |
| 6 VERGE PLANTING (LOW HEIGHT) | 12 2.5m WIDE SHAREPATH |



TREE LINED VERGES



ROADS GRADED TO LOCAL TOPOGRAPHY



DEDICATED FOOTPATHS & PLANTED VERGES



Permeable parking bays



Tree bay & INTEGRATED SW MANAGEMENT

Street Sections

BUSHFIRE EDGE/ACCESS ROAD

1:200 @ A3



Legend

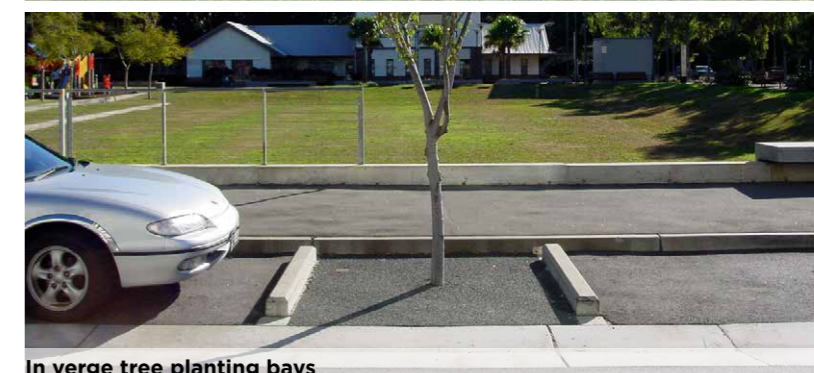
- 1 1.2m WIDE FOOTPATH
- 2 PERMEABLE PAVEMENT
- 3 INFILTRATION PIT DRAINS TO SOIL 'B HORIZON'
- 4 STREET TREE PLANTING
- 5 FLEX ZONE: STREET FURNITURE BIKE RACKS, SEAT, PLANTING
- 6 VERGE PLANTING (LOW HEIGHT)
- 7 MEDIAN TREE PLANTING FOR SHADE & CHARACTER
- 8 LAWN VERGE
- 9 STREET TREE PLANTING IN PARKING BAY
- 10 HYDRATED TOPSOIL 'HORIZON B'
- 11 ENGINEERED PAVEMENT BASE & SUBGRADE
- 12 2.5m WIDE SHAREPATH



Dedicated sharepath



Mountable kerb & grassed verge for fire vehicle access



In verge tree planting bays



Permeable parking bays

Active Transport








The Concept Master Plan promotes pedestrian and cycle access through the Site linking local destinations and the regional cycle network.

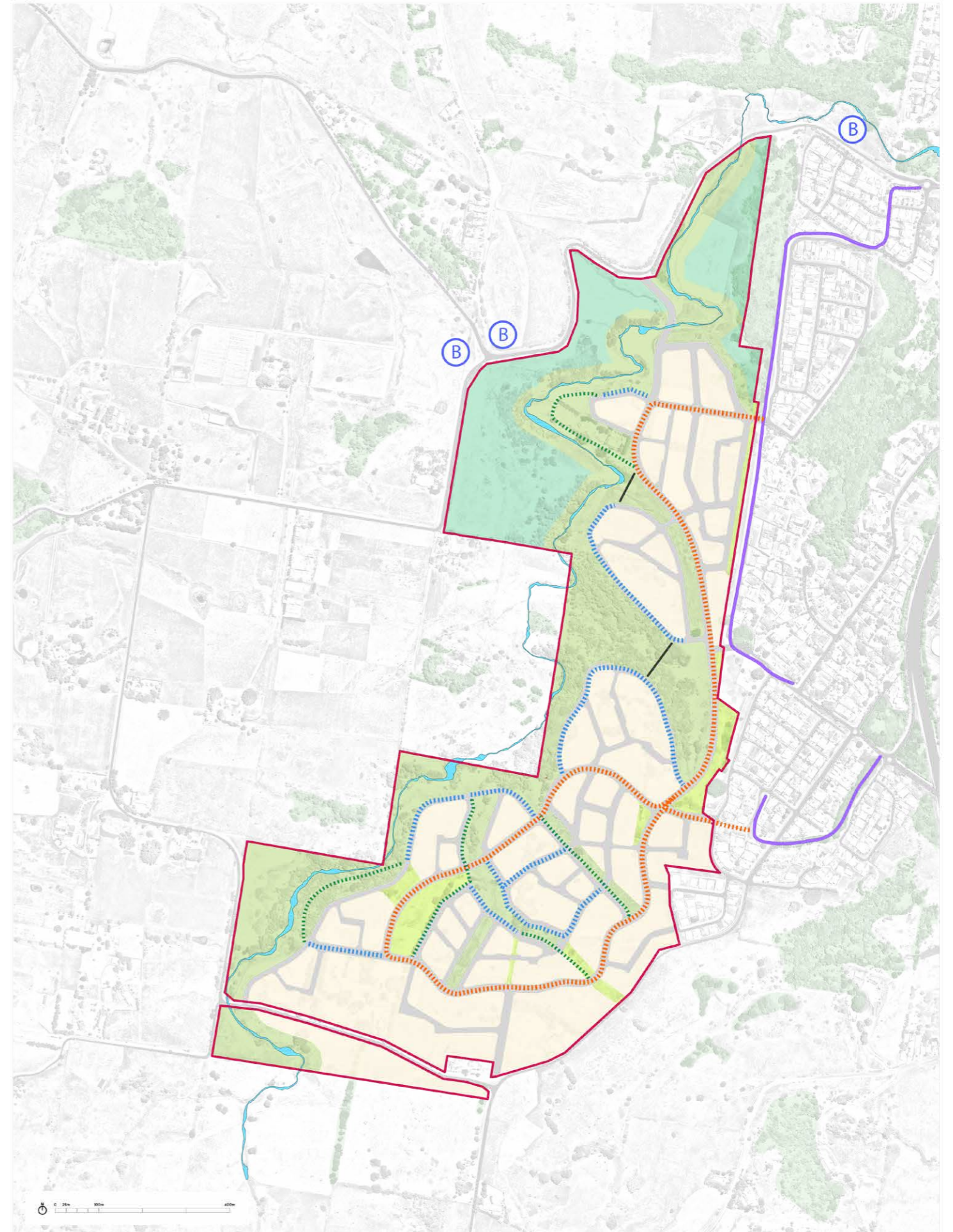
The range, sizes and distribution of active transport connections have been designed to cater for all members of the community with opportunities for active transport both in and out of the site.

The planning of improved active transport and public transport connections to the surrounding key centres and employment areas will continue to improve accessibility of future residents' to services and jobs via sustainable mode of transport and reduce their reliance on private vehicles.



Legend

-  The Site
-  Existing Shared Path
-  Proposed Shared Path
-  Proposed Shared Path Along Edge of Open Space
-  Proposed Bike Lane on Road Verge Path
-  Proposed Bridge Shared Path
-  Bus Stops



Bus Loop

The Concept Master Plan will allow for the incorporation of a future bus route to link local residents with Kiama CBD and other local destinations.

The adjacent diagram highlights an indicative bus loop that would provide good access form all points within the Site.

Legend

- The Site
- Existing Bus Route
- Proposed Bus Route
- B Existing Bus Stops
- B Proposed Bus Stops

