



# Kaludah

LOCHINVAR

## Urban Design Report



architecture  
planning  
urban design  
landscape architecture

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PTY LTD

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Front cover: Distant rural views to the north

Report prepared for McCloy Project Management Pty Ltd



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## 1.1 Purpose of this report

McCloy Project Management Pty Ltd proposes the residential subdivision and associated civil and landscaping works at 51, 134 and Part 146 Station Lane at Lochinvar known as Kaludah at Lochinvar. Refer Figure 1 for the proposed overall development site.

This Urban design report forms part of the development application documentation and addresses the urban design of the subdivision of land identified as the proposed residential development area as shown on Figure 1.

The Urban design report provides:

- An overview of the proposal.
- The background to the residential zoning of the site.
- An analysis of the residential subdivision against the key urban design principles of:
  - Urban structure
  - Movement and connection
  - Natural system
  - Public space
  - Built form.

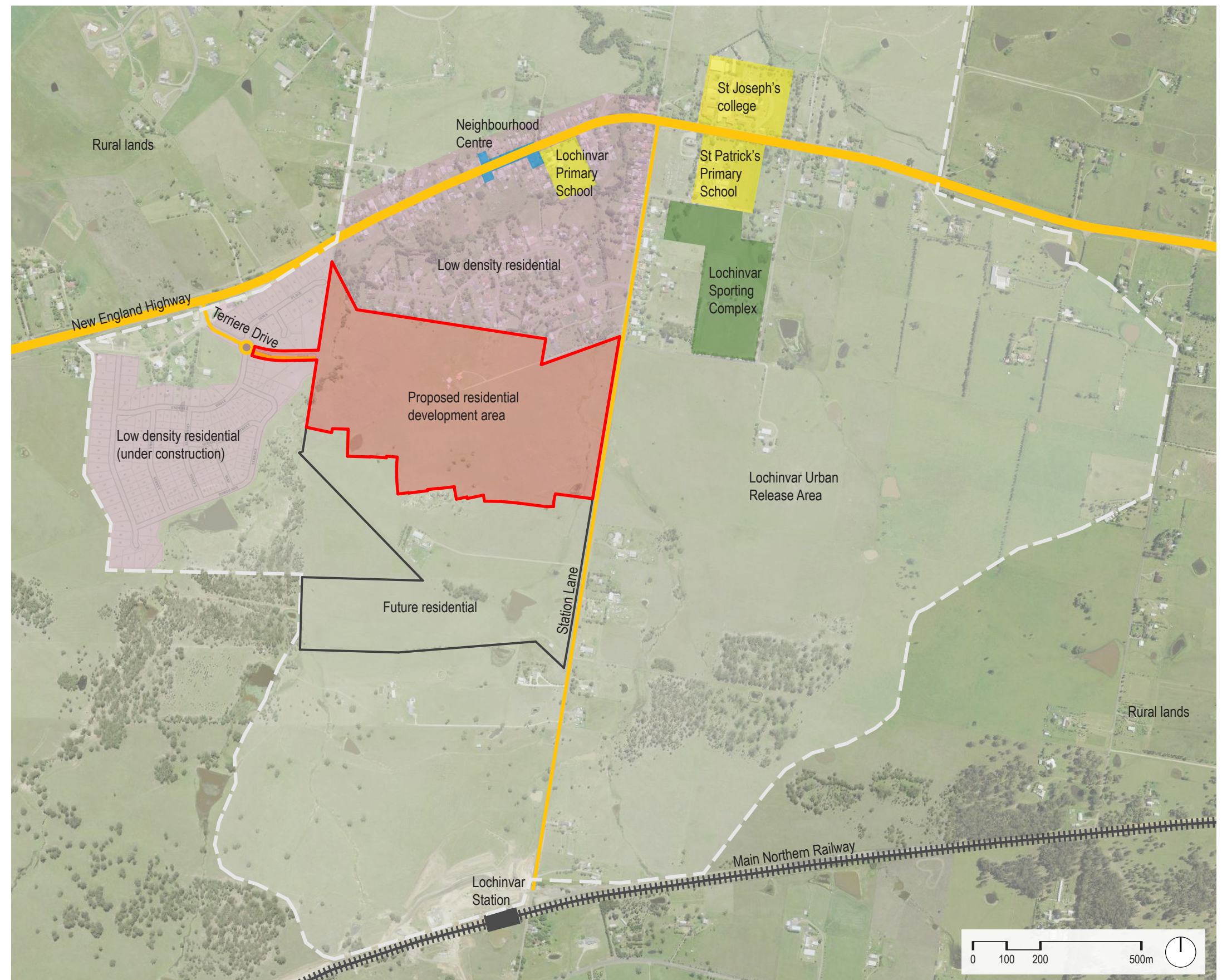


Figure 1 – Development site  
Base: Sixmaps 2022



## 1.2 The proposal

The master plan for Kaludah residential community is strategically important to the fulfilment of Council's Vision for the Lochinvar Release Area, providing connecting road links, riparian corridors and servicing infrastructure to other parts of the release area. The proposal as shown on Figure 2 comprises:

- 353 residential lots, and is the first stage of a larger staged subdivision (subject to a separate application).
- Extension of Terriere Drive connecting the site through to Station Lane. Terriere Drive will be constructed as a landscaped boulevard.
- A local park, at a strategic focal point to the development located on the ridgeline at the intersection of the proposed east west collector road and a major road running north south on the ridgeline.
- A landscaped network of pathways and cycleways. Including dedicated share ways, on road and off-road cycleways linking to existing and future facilities and services including the new town centre, schools, recreation areas and railway station, and the existing village of Lochinvar.
- Landscaped riparian corridors connecting with adjoining riparian lands. These corridors incorporate water quality features that provide a visual focus as well as water quality and ecological functions.
- Landscape buffer at rear will be an easement for landscaping, will be maintained by the landowner.



Figure 2 – Subdivision Plan  
Source: McCloy Group 2022



### 1.3 Locality

The proposed residential development area is well located with easy access onto the New England Highway via Station Lane and the proposed extension of Terriere Drive. It is within close proximity to the existing Lochinvar town centre, community facilities, schools and open space.

The proposed residential development area is approximately 1.5km from the Lochinvar Railway Station located on Station Lane to the south of the site.

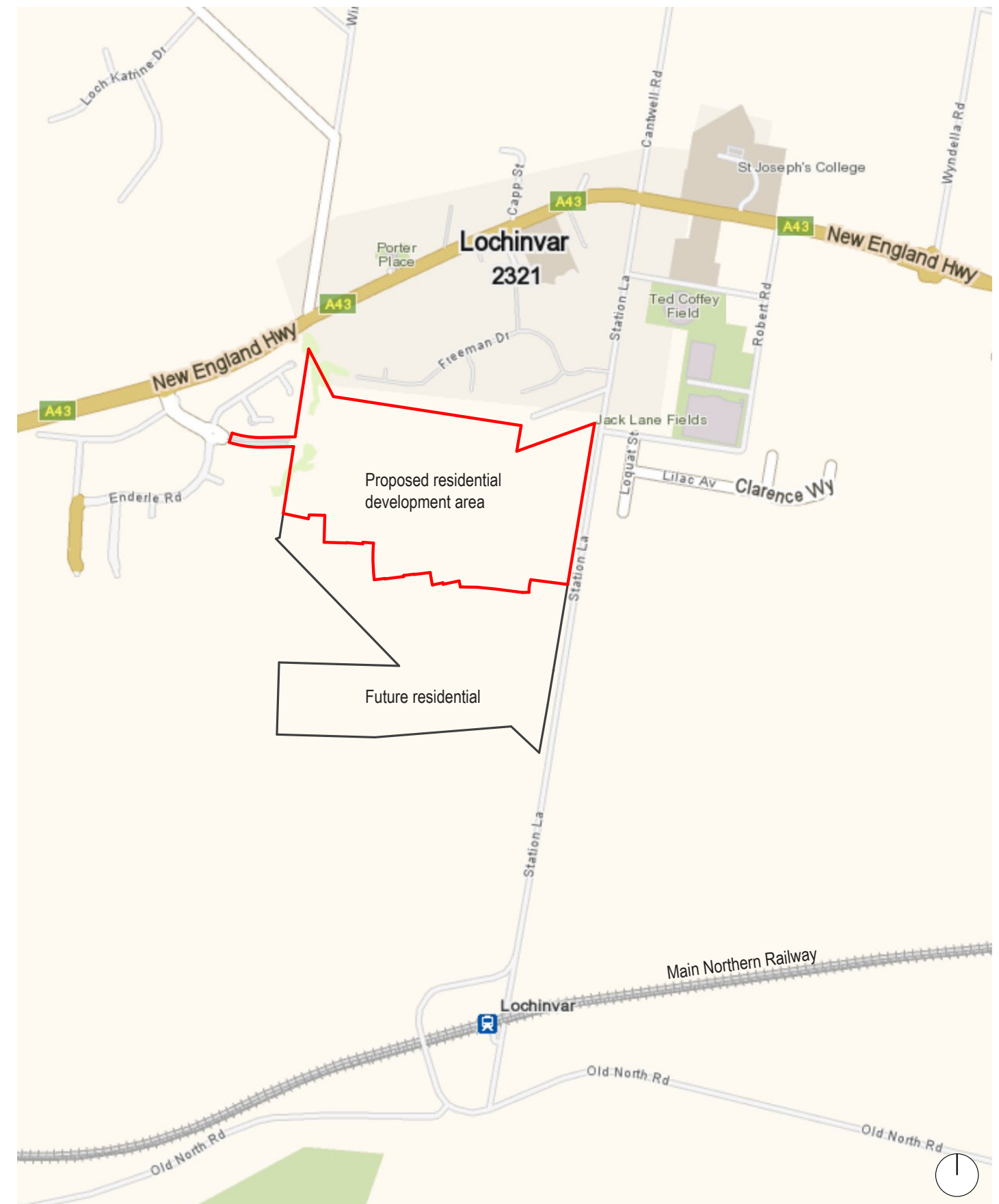


Figure 3 – Locality Plan (NTS)  
Base: Whereis.com 2022



## 1.4 Background

The master plan should be read in the context of Council's broader plans of the Lochinvar Urban Release Area, which provides guidance in relation to major road, pedestrian and cycleway connections, open space corridors and location of community facilities and a proposed new town centre.

The site is strategically in the centre of the Lochinvar Urban Release Area with excellent access to existing and future facilities and services including the new town centre. It also provides a key east west linkage through the release area connecting the New England Highway with the residential areas and facilities.

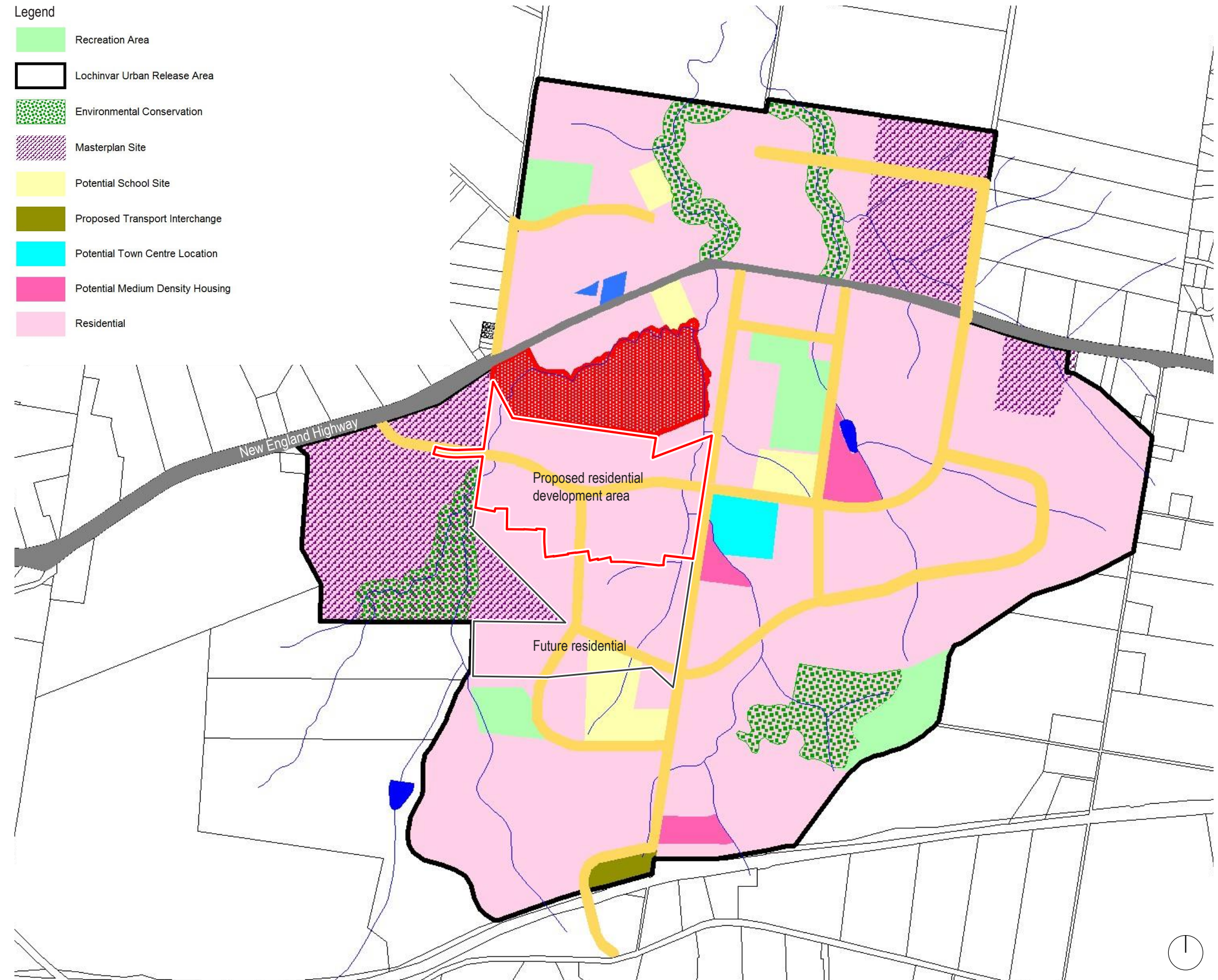


Figure 4 – Lochinvar Urban Release Area (NTS)  
Source: Maitland City Council 2012



## 2.1 Site attributes

The ridge and creek lines and surrounding rural views are important attributes informing the structure of the master plan with placement of open space, water quality basins and lot orientation.



Figure 5 – Site Attributes  
Aerial base: Sixmaps 2022



Figure 6 – Views from within the site



## 2.2 Opportunities + constraints

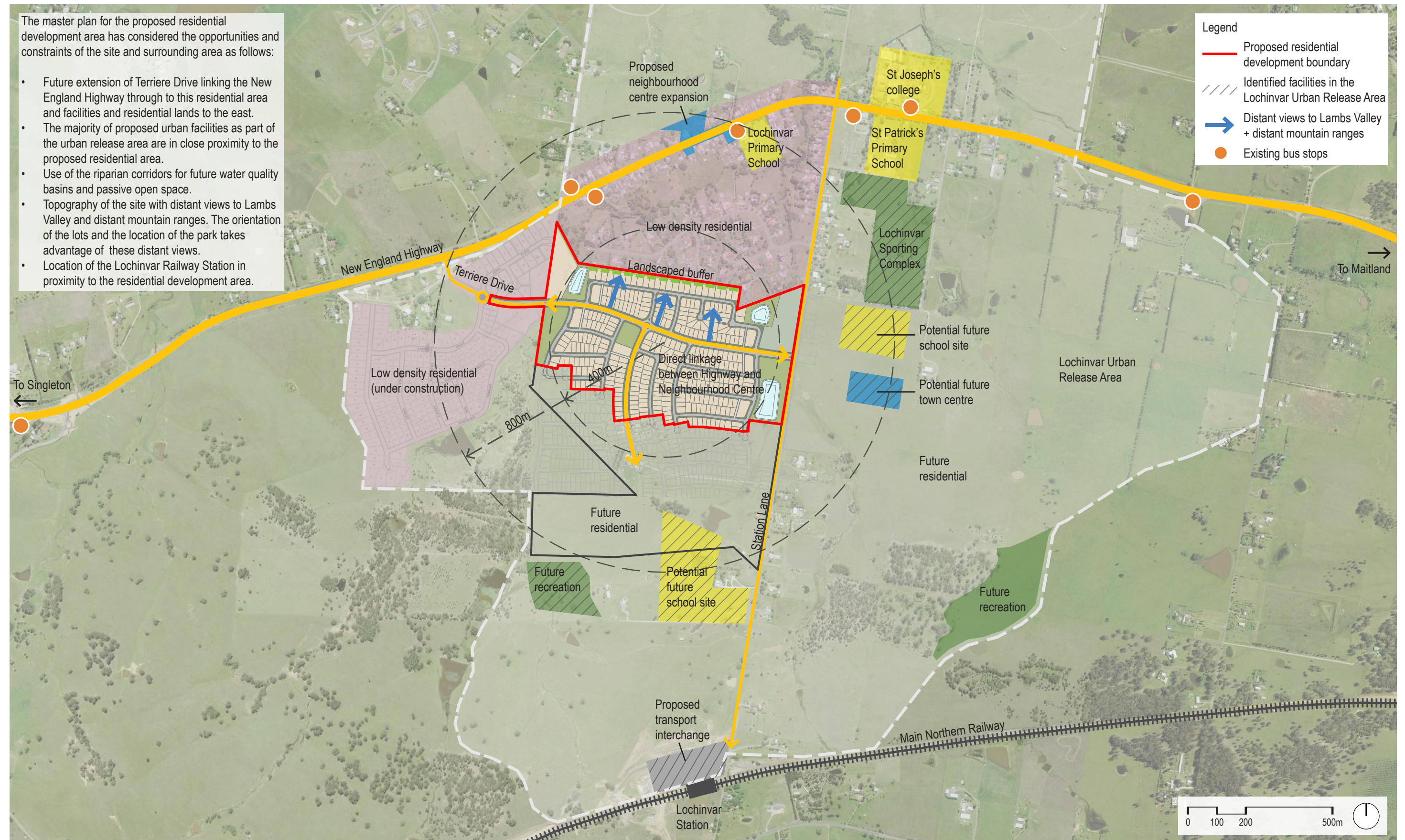


Figure 7 – Opportunities + Constraints  
Base: Sixmaps 2022



3.1 Vision

Kaludah at Lochinvar is a well-connected, master planned, community that responds to its location. It is designed to promote mental and physical health for future residents, with easy access to a range of existing and future services and facilities, and with attractive landscaped streets and public open spaces. It recognises Lochinvar’s unique rural setting and its former history as an important wine growing area dating back to the 1870s, by adopting this theme to create a unique sense of place.

Refer to landscape drawings for further detail.



Figure 8 – Landscape Plan (NTS)  
Source: Green Space Planning Co. 2022



## 3.2 Urban structure

Urban structure incorporates the natural topography, arrangement of streets, paths, blocks, subdivision patterns, public open spaces, blue and green infrastructure, activity centres, public transport nodes, corridors and neighbourhoods.

Open space networks along riparian corridors form significant elements in defining the form and structure of the master plan.

Key form determinants are:

- Central Ridgeline
- Creek lines that form the eastern and western edges of the site
- Orientation of public open spaces to reflect these key topographical features, including the proposed ridgetop park. Lots have been orientated to face onto the green and blue infrastructure providing amenity and safety.
- Preserving ecological and enhancing values along creek lines
- Street grid designed to maximise preferred solar orientation and permeability and the natural topography.
- Connectivity to existing and proposed surrounding network of roads, bus routes, pathways and cycleways,
- Providing access to existing and proposed future services and amenities, including, existing railway station (future transport interchange) future town centre, schools, playing fields and community facilities.



Figure 9 – Urban Structure Plan  
Base: McCloy Group 2022



### 3.3 Movement and connection

Movement and connection including the network of transport systems for public transport, cars, bicycles, and pedestrians are important to ensure a safe connected community for its future residents.

Key principles incorporated into the master plan include:

- Attractive shady walkable streets encouraging community interaction and mental and healthy wellbeing.
- Landscaped and street verges, and open space including a local park providing amenities for residents.
- Legible block pattern optimised to solar orientation and topography and providing connected and permeable neighbourhood.
- Defined cycleway and pathway hierarchy to encourage safe, comfortable use by all members of the community.
- Reducing dominance of parking in the streets.
- Providing important east west connector and a future southern connector linking the New England Highway, Lochinvar Railway Station and the Lochinvar town centre.

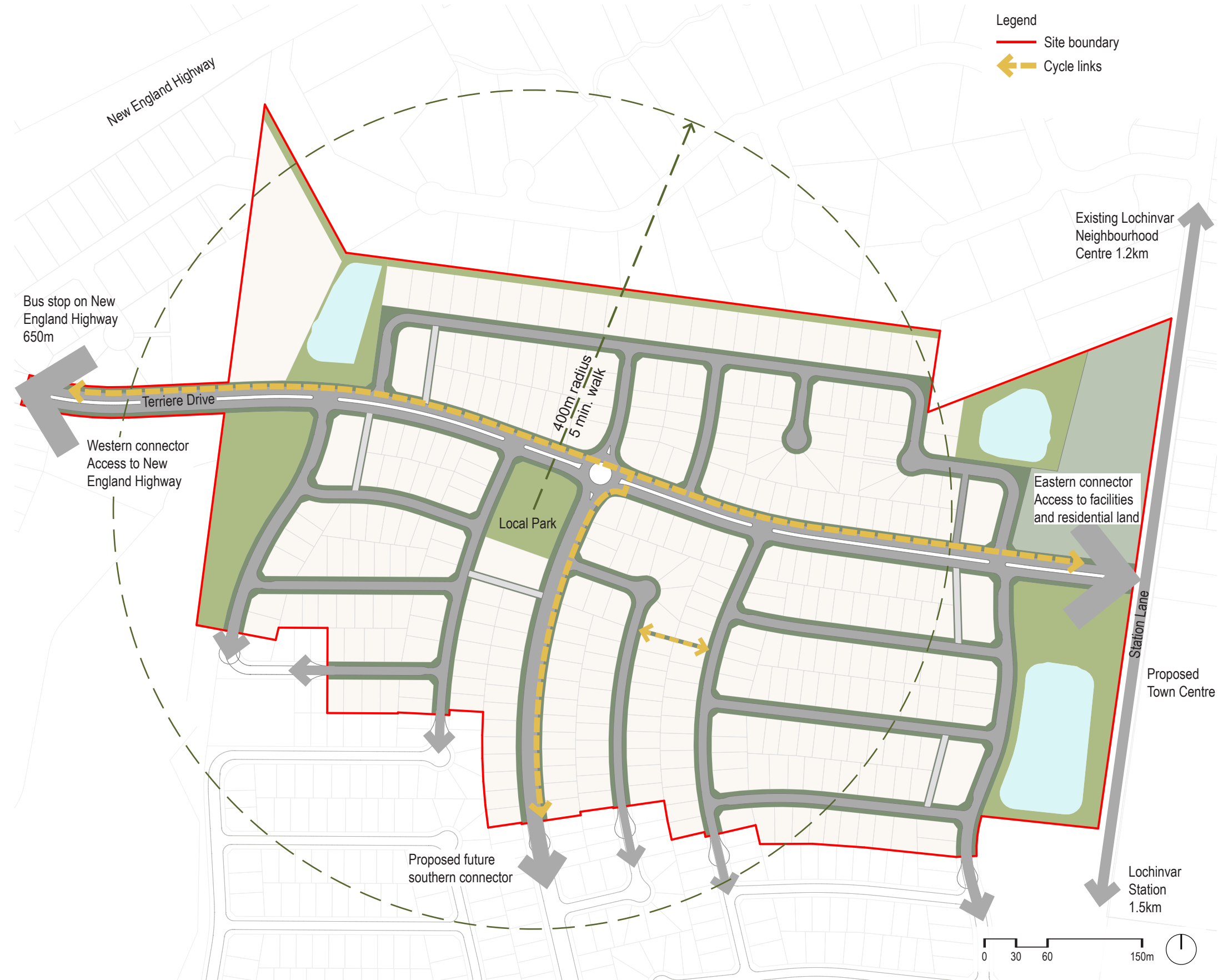


Figure 10 – Movement and Connection Plan  
Base: McCloy Group 2022



3.4 Natural system

The integration of the natural environment and local ecologies and its interface with green infrastructure including parks, urban tree canopy, waterways and stormwater is important in the design and development of new urban areas.

Key principles incorporated into the master plan include:

- Preservation and enhancement of ecological functions of the existing creek lines forming the eastern and western edges of the site, including opportunities to link to ecological corridors beyond the site.
- Potential for proposed water quality features to contribute to ecological functions, as well as manage water quality downstream of the site.
- Street tree planting and landscape treatment of open spaces to assist in mitigating heat sink affects and creating attractive liveable places.
- Retention of tree canopy where possible within the riparian corridors in accordance with the landscape drawings.

Refer to landscape drawings for further detail.



Figure 11 – Landscape Plan (NTS)  
Source: Green Space Planning Co. 2022



### 3.5 Public space

Public space is identified as the core of good urban design, the heart of urban environments, and where urban structure, the natural system, movement and connection, and built form components can collectively create public good.

Key principles incorporated into the master plan include:

- High quality landscape treatment of open spaces, including park and riparian zones to create attractive, safe, vibrant liveable places.
- Attractive shady walkable streets encouraging community interaction and mental and healthy wellbeing.
- Landscaped themes to create a sense of place and identity recognising the historical importance of Kaludah to the wine producing history of the Lochinvar area dating back to the 1870s.
- The residential lots are well serviced with active and passive open space areas as shown on Figure 12. The master plan incorporates a local park and the area is also serviced by the Lochinvar sporting complex and future recreation opportunities to the south identified in the Lochinvar Urban Release Area.



Figure 12 – Open space  
Aerial: Sixmaps 2022



## Public space (continued)

The local park will be of a high quality providing local park facilities for the future residents. Facilities in the local park will include:

- Mini vineyard and community garden
- Children's playground
- Loop path for trike track
- Gym station equipment
- Basketball court.
- Picnic shelters
- Public art
- Shade trees and accessible pathway systems.

Refer to landscape drawings for further detail.

### KEY

- ① PARK ENTRY FEATURE
- ② PUBLIC ART LOCATION
- ③ MINI VINEYARD AND COMMUNITY GARDEN OPPORTUNITY
- ④ CHILDRENS' PLAYGROUND
- ⑤ LOOP PATH FOR TRIKE TRACK
- ⑥ PICNIC SHELTERS
- ⑦ GYM STATION EQUIPMENT
- ⑧ HALF BASKETBALL COURT
- ⑨ CENTRAL PATHWAY
- ⑩ OPEN GRASS PASSIVE RECREATION SPACE
- ⑪ FEATURE PLANTING IN ACCORDANCE WITH CPTED PRINCIPLES - REFER PLANT SCHEDULE FOR SPECIES SELECTION RECOMMENDATIONS.



Figure 13 – Indicative park concept (NTS)  
Source: Green Space Planning Co. 2022



3.6 Built form

Built form contributes to the overall broader setting within the community. The built form will be guided through a separate approval process for individual homes implemented through Design Guidelines prepared by McCloy Project Management Pty Ltd.

Key principles have been incorporated into the master plan to ensure the built form considers the immediate and surrounding context:

- The master plan provides for a diversity of choice through a mix of lot sizes within the permissible lot size range envisaged under Council's planning standards being greater than 450m<sup>2</sup>. The lot sizes range from 450m<sup>2</sup> to 1,125m<sup>2</sup>.
- Superlots have been incorporated that will provide small lot housing providing an additional range of housing diversity. The development of the superlots will be subject to a future separate development application.
- The Design Guidelines together with the green infrastructure provided as part of the subdivisions works will encourage a green neighbourhood, with a diversity of use and built form appropriate to the anticipated market cohorts.

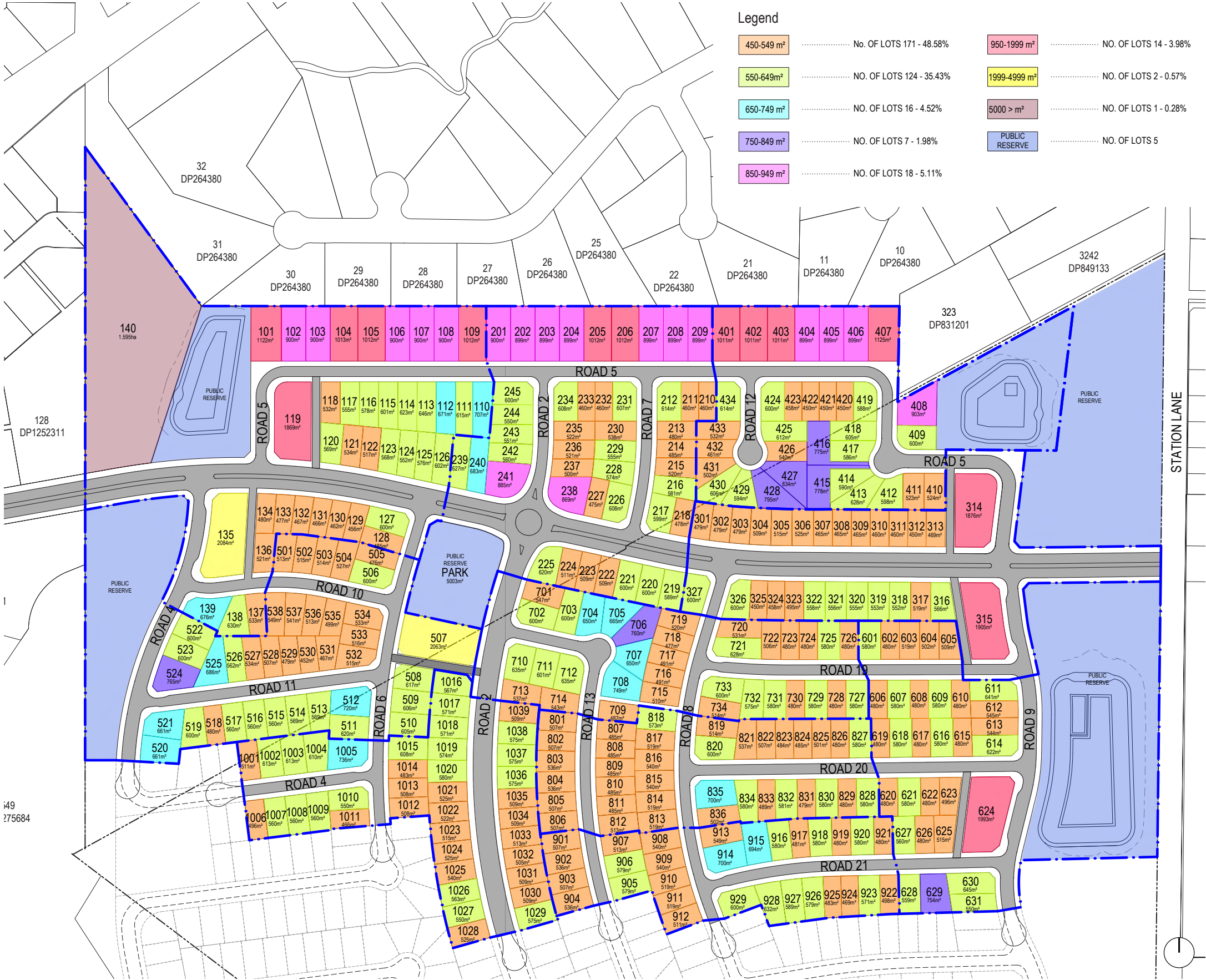


Figure 14 – Lot Yield (NTS)  
Source: Acor 2022