



THE FARM
BROULEE

The Farm, Broulee

Concept Design
Explanatory Report

HATCH | Robert Day



BRIGHTLANDS
LIVING

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1.0 Introduction

1.0 Introduction

The Farm, Broulee located at 207 Broulee Road seeks to create Australia's leading wellness community. This Agrihood development represents an opportunity to address current and future housing needs for Eurobodalla in an exemplary model for sustainable living that is integrated with the existing agricultural character and landscape of the locality.

We recognise the significant environmental landscape character of Broulee – it is its greatest asset. We also recognise Broulee's strategic location within the region and its aspirational lifestyle qualities.

Despite Broulee's strong foundations, the existing townsite is constrained by its environmental assets and is experiencing significant housing availability and affordability pressures. Some townsite expansion and densification has been planned to date, primarily encroaching remnant bushland by expanding westward to George Bass Drive, but planning and development to date does not realise the full potential of the village.

In this context we believe there is a compelling case for the expansion of Broulee village west, to consolidate the urban footprint adjacent to existing services and amenities, rather than sprawling along the coastline and losing further high biodiversity areas. We propose an 'agrihood' concept, which enhances bio-diversity on the site while also

incorporating a significant agriculture offering. This site is already well serviced by sewer and water as well as the existing regional road network.

The Farm, Broulee will support the growth of the Broulee village centre, deliver key amenities and community facilities, as well as provide vital housing for key workers and low income earners. Critically, housing expansion in this area will prevent further clearing of the Bangalay Sand Forest EEC, which defines the vegetation character of Broulee.

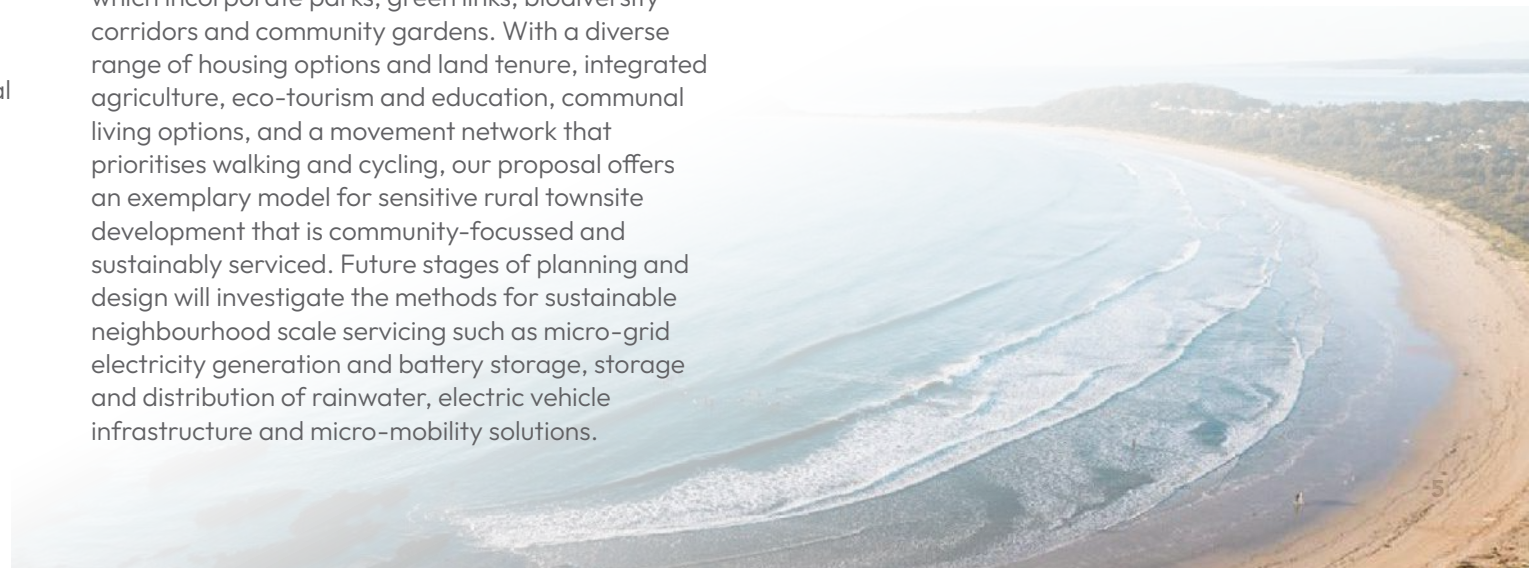
We have prepared a concept masterplan for 207 Broulee Road based on agrihood and eco-village principles. This alternative form of development is genuinely unique to conventional suburban context in form, management, tenure and services provided, and is highly responsive to the rural and environmental factors which characterise the site.

With a landscape-led layout nestled within agricultural lands, discrete residential clusters are structured around central community commons which incorporate parks, green links, biodiversity corridors and community gardens. With a diverse range of housing options and land tenure, integrated agriculture, eco-tourism and education, communal living options, and a movement network that prioritises walking and cycling, our proposal offers an exemplary model for sensitive rural townsite development that is community-focussed and sustainably serviced. Future stages of planning and design will investigate the methods for sustainable neighbourhood scale servicing such as micro-grid electricity generation and battery storage, storage and distribution of rainwater, electric vehicle infrastructure and micro-mobility solutions.

This explanatory design report provides an overview of our place and site analysis and explains the vision and design principles in detail. Our work has been informed by preliminary investigations by a multi-disciplinary team of experts across ecology, agriculture, property and economics, bushfire, European and Aboriginal heritage, and town planning. We believe that this concept masterplan and explanatory report demonstrate that 207 Broulee Road is capable of supporting residential development and is a compelling solution to the future growth of Eurobodalla.

We respectfully request that 207 Broulee Road is considered for inclusion in future strategic planning for the Shire, specifically the draft Housing Strategy, and any future review of the Settlement Strategy, Community Strategic Plan and Local Strategic Planning Statement.

We are excited about the potential for The Farm Broulee to support and enhance Broulee, but also serve as a national benchmark for others to follow.



A photograph of a family (a man, a woman, and a child) walking away from the viewer along a sandy beach towards the ocean. The scene is captured during sunset or sunrise, with a warm, golden glow. The sky is filled with soft, wispy clouds. In the distance, a low, dark landmass is visible on the horizon. The overall mood is peaceful and serene.

2.0 Broulee within the Local Context

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2.1 Connecting with Country

The traditional owners of the wider Eurobodalla region are members of the Yuin Nation, whose custodianship of the land can be understood as a culturally engrained care and concern for the natural world. The regions surrounding 207 Broulee Road would have provided rich and diverse natural resources for these Aboriginal people, and would have been utilised for fishing, hunting and as a source of fresh water.

207 Broulee Road sits at the southern edge of Longvale Swamp and Illawong Nature Reserve, approximately 3km west of Broulee Beach. The site is largely cleared of vegetation and is composed of rolling hills which rise to an elongated ridge line central to the site providing views over the surrounding country. Due to the natural landform and nearby wetland, a number of ephemeral drainage lines run through the site, feeding the wetland in rainfall events.

At this early stage we have considered the locally significant landform of the site and its relationship with Longvale Swamp. We are also striving for the proposed settlements, food production, water systems and daily lifestyles of future residents to be closely integrated with the existing landscape and natural systems. As this project evolves, we are committed to engaging with local Aboriginal custodians to help us respectfully design and care for Country and ensure continued connection to Country.



2.2 Strategic Alignment

2.2.1 Draft South East and Tablelands Regional Plan 2041

The draft South East and Tablelands Regional Plan 2041 provides a 20-year strategic blueprint that sets the framework, vision and direction for land-use planning in the region, to “help the region become more prosperous and plan for housing, jobs, infrastructure, a healthy environment and connected communities.” The Farm, Broulee aligns with the Themes of the draft Plan by:

Theme 1 – Recognising Country, people and place

The Farm, Broulee is based on community-centred design, providing intergenerational interactions, communal living opportunities, and will strengthen ties with the local aboriginal community through partnerships, education and jobs.

Theme 2 – Enhancing sustainable and resilient environments

The Farm, Broulee creates a new model for sustainable living that will benefit residents’ health and well-being, while protecting and enhancing the natural environment.

Theme 3 – Leveraging diverse economic identities

The Farm, Broulee promotes innovation and sustainability in agricultural, community, wellness and educational commercial enterprises.

Theme 4 – Planning for fit for purpose housing and services

The Farm, Broulee integrates agriculture with residential development, providing rural lifestyle opportunities not currently provided in the region; provides more affordable and diverse housing options for the region; and provides efficient access to existing infrastructure and services.

Theme 5 – Supporting a connected and active region

The Farm, Broulee seeks to implement physical and community infrastructure which connects and strengthens existing land uses in the locality, such as Carroll College and The Bower, and support the growth of the township of Broulee.

2.2.2 Eurobodalla Rural Lands Strategy

The Rural Lands Strategy “sets a clear 20 year vision for the role of Council in the rural lands of Eurobodalla Shire. Such vision to have practical measures for implementation and monitoring, with 5 yearly review periods to apply.”

The Strategy makes no recommendation relating to the future zoning of the subject site for residential purposes, however the Strategy does not contemplate the type of development being proposed; incorporating clustered housing with agriculture, rural lands and the natural environment to create a unique sustainable community. This type of development is not suited to being located in a ‘traditional’ residential context.

2.2.3 Eurobodalla Local Strategic Planning Statement 2020-2040

The Eurobodalla Local Strategic Planning Statement (ELSPS) encourages infill and higher density housing within the existing settlement footprint of Eurobodalla. There is also support in the ELSPS for greater diversity in housing to suit future housing needs, particularly for smaller households.

The proposal supports these aims with housing product targeted towards key workers, low-income earners, families, and down-sizers, as well as providing the community infrastructure to support them. The proposal will materially improve the diversity and availability of housing in Eurobodalla and address identified gaps in affordable housing and key worker housing in the region.

2.2.4 Eurobodalla Settlement Strategy – Directions for Eurobodalla Shire 2006-2031

Broad aims of the Settlement Strategy are the conservation of biodiversity, respect of Eurobodalla's diverse cultural background, stimulation of economic and community development, and the provision of efficient public services. We note that 207 Broulee Road is not identified within the Settlement Strategy for future urban development, however the proposal is consistent with the objectives of the Strategy and provides an alternative, sustainable and climate-resilient model for the expansion of Broulee. The Farm, Broulee:

- The proposal balances urban growth with ecological constraints by protecting and enhancing the natural environmental factors present on the site, and improving biodiversity outcomes which have been degraded by years of agricultural use.
- Supports existing centres by supporting population growth in the region.
- Diversifies current commercial services, rather than competing with existing centres and services.
- Provides a compact, climate resilient inland development on high ground, rather than unsustainable sprawling coastal ribbon development.
- Protects and enhances the existing character of the locality through a sensitive rural interface to Broulee Road and improved integration with regional services.
- Provides a greater range of housing choices to address the needs of various lifecycle stages and socio-economic categories.

2.2.5 Housing Diversity

Strategic planning for the region identifies sustainability and diversity of housing as priorities, however an Agrihood style development is not contemplated. Earthrise's Site Suitability Analysis of the 28,312 sites within Eurobodalla, when considering the impact of vegetation, slope, flooding and distance to services, identifies only 8 suitable sites over 50 hectares and 2 suitable sites over 100 hectares. The most suitable of all for this type of development is 207 Broulee Road, Broulee. This, as yet unconsidered, development typology is uniquely placed to respond to the findings of our commissioned review of the Broulee housing market:

- Very low availability of housing stock, with long hold periods.
- Rental properties are unaffordable for low and very low income earners;
- Current diversity housing stock not suited to demand, e.g. downsizers, families, key workers, and affordable housing;
- Vacancy rates in and around Broulee consistently below 1%, triggering inflation;
- 20% year-on-year sale price growth and 7% rental increase;
- Population growth exceeding forecasts, with a need for a minimum additional 24 dwellings per year to meet conservative forecasts;
- There is only 9.9 hectares of unconstrained and undeveloped land within the Broulee-Tomakin SA2 area.



2.3 Food Security

Recent regional impacts of climate change and global supply chain interruptions have cast localised food security as critical concerns for the future of our settlements. Agrihoods are an alternative development model which can build community self-sufficiency and resilience to supply chain disruption. Agrihoods are eco-friendly masterplanned communities centred around working farms and/or community gardens.

The existing homesteads on the site are planned to be consolidated into a single farm site with grazing land, and market gardens and fruit orchards are planned adjacent to Broulee Road and woven throughout the site, maintaining the rural interface to Broulee Road and providing paddock-to-plate opportunities for the planned restaurant and village centre, discovery centre, and community facilities. Within each residential cluster, generous green spaces will accommodate community gardens for the residents to grow and share food as a fundamental part of daily life, promote healthy living with fresh food, and strong community bonds.

Throughout the green links and boulevards the potential for edible landscapes, including indigenous foods, may be considered. The planned discovery centre will provide opportunities for agricultural workshops, education and research opportunities for local schools and the wider community.



2.4 Coastal Erosion and Flood in NSW

The Eurobodalla is subject to coastal inundation and erosion, as well as inland flooding. These threats are predicted to increase over time and impact current and future residents. It is essential that hazards are identified and mitigation measures are put in place to reduce the risk of loss of life or property in the future.

The Farm, Broulee proposes an alternative and complementary approach to densification of the existing Broulee village, located away from the Coastal Environment and Coastal Use Areas (Coastal Management Act 2016), but easily accessible to Broulee and other regional towns and villages. This approach minimises impact on the important coastal environment and manages the impacts of population growth on Broulee village. The site is located on high ground, composed of natural rolling hills and is freely draining, with the adjacent Longvale Swamp a natural flood mitigator.



2.5 Social Isolation

A great threat to mental and emotional health is social isolation, which often occurs when socialisation-enhancing features are not available within our environment. This is compounded for the elderly or those with disability, and reinforced by contemporary suburban patterns of development.

The Farm, Broulee creates an active, diverse and socially connected community, balanced in urban form by the rural-urban transect. The cluster community design promotes intergenerational interactions, but also brings together residents with common lifestyles to support each other in a kind of 'horizontal Nightingale' model of agricultural living.

- Housing is clustered around local parks to build community connections
- Diversity of housing targeted to all stages of life and income level
- Repositioning local streets as social spaces
- Café, restaurant and communal classes and areas that promote greater opportunities for daily interactions among community members of all ages, cultures and incomes.
- Walking and cycling focus with safe streets and dedicated paths via green links.



3.0 Opportunities & Constraints

3.0 Opportunities and Constraints

3.1 Context

3.1.1 Existing Settlement

The existing urban footprint of Broulee has limited potential to incorporate expected future population growth without significant densification within the village centre, or outward sprawl into conservation areas, biodiversity corridors, or as coastal ribbon development.

Current population projections indicate a clear upward trend in growth, with analysis of historical forecasts revealing consistent under-forecasting of growth. There are several factors contributing to increased population growth and housing pressures in the region including recent price escalations driven by lifestyle preferences since the COVID-19 pandemic. Data for the Broulee housing market illustrates strong demand and low availability of housing stock, with low supply resulting in increased competition and upward pressure on prices.

Eurobodalla is facing an identified housing and homelessness crisis. In addition to insufficient housing stock overall, there is a deficiency of affordable rentals and homes to buy. This has been exacerbated by the loss of more than 500 homes during the 2019/20 bushfires and the volume of temporary workers living in the Shire for major NSW Government infrastructure projects. Housing stress is being experienced by more than 12% of households across the Shire, and a significant number of working people and families are currently living at Council campgrounds. Local employers of key workers have expressed difficulty in attracting and housing new

employees; a situation which is worsening with the expansion of local schools and hospitals.

The Farm, Broulee will provide a substantial contribution toward meeting future housing demand for the region, in a location that can support the growth of the Broulee village centre, without impacting the sensitive coastal ecosystem or remnant bushland. This site offers the opportunity to rehabilitate degraded agricultural land and improve biodiversity outcomes, address housing affordability through both stock and strategy, and is the most suitable site within Eurobodalla Shire (after consideration of land size, zoning, vegetation cover, flood risk and proximity to established settlement).

3.1.2 College

Opportunities for physical and programmatic connections with local schools are integrated within the planning for the site. Preliminary consultation has been carried out with the adjacent Carroll College, and in-principle support has been provided, with the following opportunities raised/supported:

- On-site market garden and learning centre to teach students about sustainability, conservation and agriculture.
- Rent-to-buy key worker initiative, which will provide greater opportunity to attract new staff and address the identified housing shortage for teachers.

- Opportunities to construct walking and bike trails at the rear of the College as well as across George Bass Drive, which would improve existing limitations on pick-up/drop-off.

Preliminary consultation has also been carried out with St. Peter's College, with the following opportunities raised/supported:

- Student numbers have almost doubled in the last few years and an additional ten teachers have been employed; it was incredibly difficult to find housing for the teachers close to the College, and prices were too expensive. The College was supportive of the rent-to-buy initiative for key workers, including teachers.
- Welcomed the learning centre on the site, which would align to the students undertaking the primary resources subjects.
- Students would benefit from the installation of walking and biking trails through the development.
- Planned upgrades at St. Peter's are to be open to the public to financially support the long-term viability of the College (swimming pool and community facilities). Those living in a wellness community are likely to make regular use of the facilities, providing support for the College.

3.1.3 Walking and Bike trails

The development provides a significant opportunity to connect the extensive walk and bike trails in 207 Broulee road with Carroll College, The Bower and then across George Bass Drive down to Broulee Beach. This would also solve a major issue for Carroll College of the children not being able to walk to school.

3.1.4 Broulee Memorial Gardens & Crematorium

The Broulee Memorial Gardens & Crematorium is located directly to the west, with an associated 200m odour buffer to the crematorium. The buffer has been mapped to show minimal impact on 207 Broulee Road, and it is intended that the lands within the buffer are retained in open space or agriculture to maintain the rural interface to the Memorial Gardens.

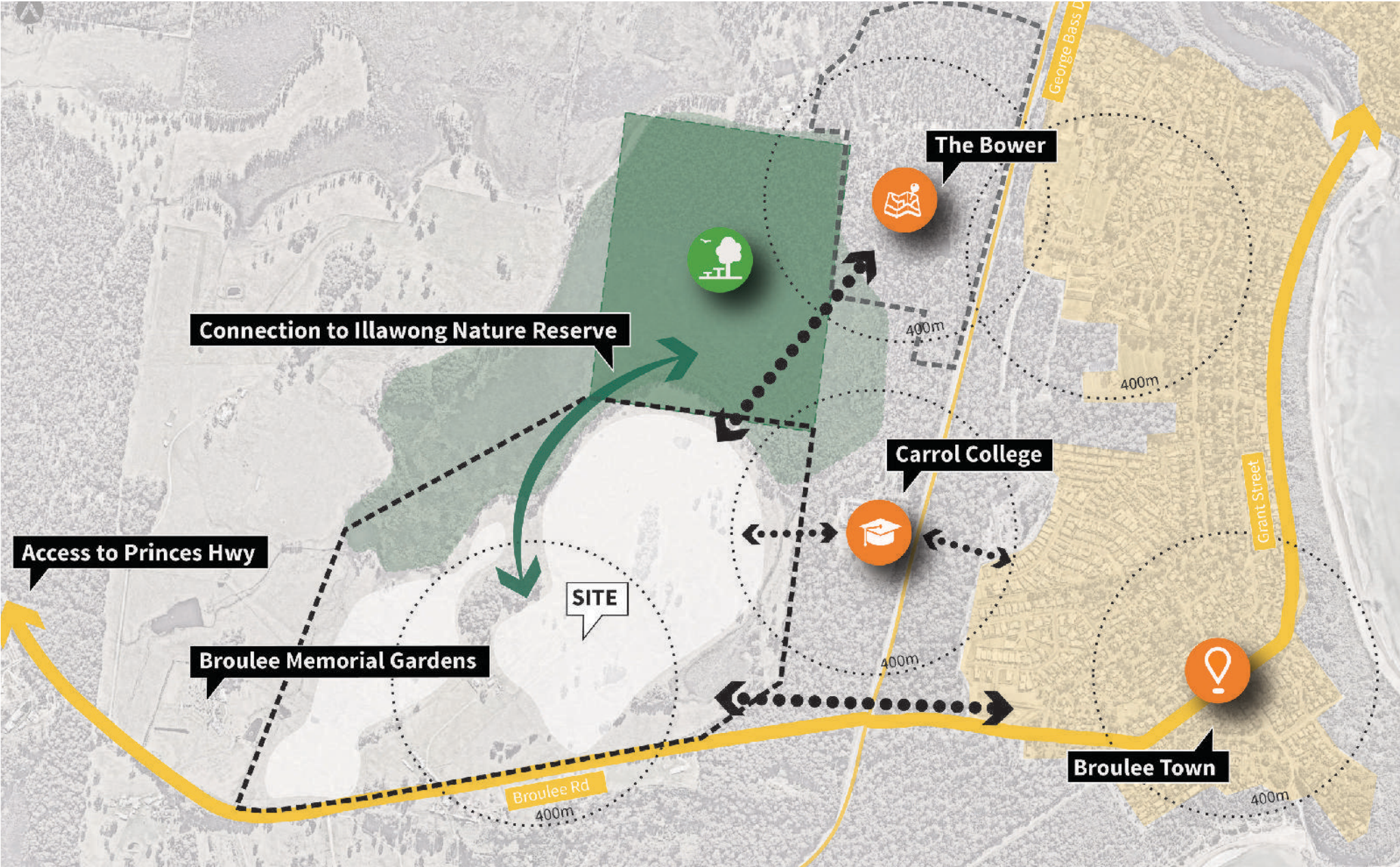
3.1.5 Existing farm site

It is proposed that 11.6 hectares around the existing farm house and site of the former Mount Oldrey Homestead be retained for ongoing rural operations. This site is integrated into the design as a focal point of key views and forming part of the on-site paddock-to-plate supply chain. The isolation of grazing lands to the area adjacent to Broulee Road also maintains the farmland scenic value of the Broulee settlement entry road while removing cattle from the wetlands, allowing wetland rehabilitation to begin.

3.1.6 101 Broulee Road, Broulee

The development will have limited impact on the adjoining property at 101 Broulee Road which will be retained as agricultural land.





3.1.7 The Bower

The Bower at Broulee is located immediately north of The Farm, Broulee and is currently established with 5 eco-cabins. The existing alignment of the Agrihood and The Bower has brought forward a number of physical and community synergies that will benefit both. The Bower is set to be a world class eco-tourism resort focused on recreation, tourism and education providing direct social and economic benefit to the broader community of the Eurobodalla. With 82% of the site retained as undisturbed land the Bower achieves a balance between ecology and tourism through a low impact development approach and provides open space and amenity for surrounding residents such as the Agrihood.

Visitors and residents of the Bower, and the future Agrihood residents, are encouraged to walk or use alternate modes of transport, such as ecofriendly buggies, to move around the site. Existing tracks throughout the site form the basis of a connected network of walking trails providing access from the cabin and approved eco-hotel accommodation to other on-site planned facilities including a restaurant, communal facilities and an informal interpretive eco-pavilion and amphitheatre, health and wellness centre creating an attractive eco-destination for health, education and corporate retreats through an integrated eco-accommodation, educational and wellness centre, designed and constructed to ‘touch the ground lightly.’





3.2 Landscape

3.2.1 Topography

The site is characterised by significant topography, with approximately 38m variation between the highest and lowest points of the site.

The site rises to a ridge-line coinciding with the crest of Broulee Road. This ridge runs approximately north-east/south-west, centrally located within the site, with hillsides grading down to the Longvale Swamp in the north and relatively flat, level land in the south. This ridge line is a defining feature of the site, where the existing farm buildings are sited, and is visible from Broulee Road and the surrounding area. The slope on both sides of the ridge exceeds 10%.

3.2.2 Vegetation

The bulk of the site has long been cleared, pasture improved, and subject to grazing and a range of other farming activities. As such, the bulk of the subject land comprises exotic grazing pasture.

Notwithstanding the extent of clearing on the site, the land and immediate surrounds support a diverse range of vegetation communities, including four threatened ecological communities (TECs). These TECs include areas of Bangalay Sand Forest, Swamp Sclerophyll Forest, and two forms of Swamp oak Floodplain Forest.

The concept masterplan proposes to retain remnant vegetation wherever possible as a key driver of the project. Trees will be retained within conservation areas, parks, biodiversity corridors, agricultural areas and streetscapes. This will be supplemented with future tree planting to enhance existing biodiversity corridors and riparian zones.

3.2.3 Wetlands

Longvale Swamp is a Coastal Wetland under *Chapter 2 – Coastal Management* of the State Environmental Planning Policy (SEPP) (*Resilience and Hazards*), 2021. Longvale Swamp and the associated proximity area under the SEPP constrain development within the site, by the requirement of a vegetated buffer. In accordance with the *Land Management (Native Vegetation)* Code 2018, a 50m buffer has been assumed within the concept plan.

A number of 1st, 2nd and 3rd order streams (using the Strahler system) occur within the site, draining to Longvale Swamp. Under the NSW *Water Management Act 2000*, a minimum 10m riparian buffer is required for 1st order watercourses, 20m for 2nd order, and 30m for 3rd order watercourses. It has been noted that a number of the mapped 1st order watercourses do not present as living streams, with no clear channelization nor riparian vegetation. The reconfiguration of these ephemeral drainage lines within a water management strategy has been assumed at this stage, and consultation with NRAR will be undertaken with future stages of planning and design.

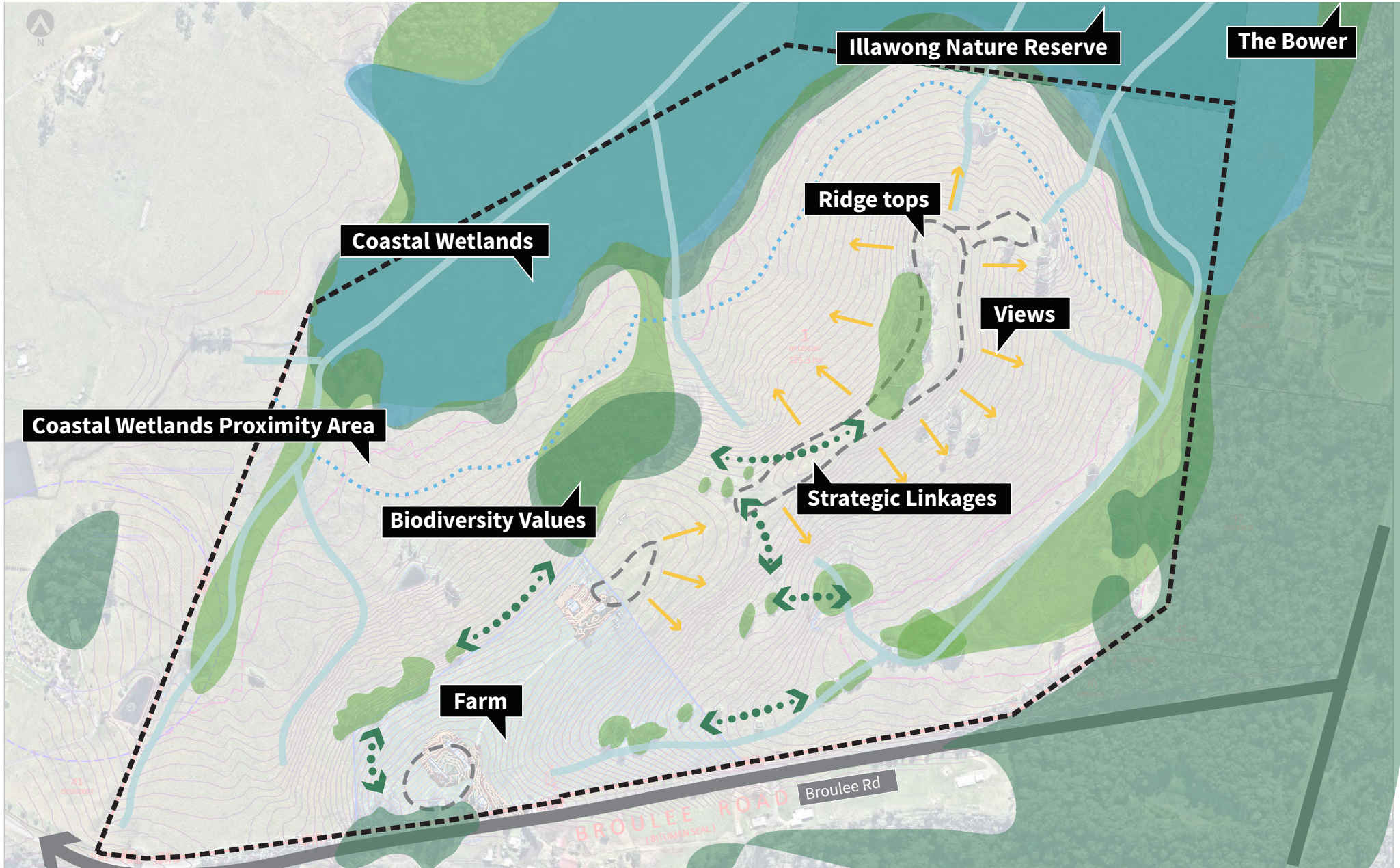
3.2.4 Bushfire

Preliminary bushfire assessment has been undertaken for the site. The site is practically considered a lower risk location for bushfire safety, with approximately 60% of the site able to reasonably facilitate normal residential building development, with the remaining 40% able to reasonably facilitate Special Fire Protection Purpose (SFPP) development.

The following Asset Protection Zones (APZs) are initially considered reasonable, and have been assumed for the purposes of concept design:

- 15m to elongated riparian lines or Vegetated Riparian Zones (VRZs).
- 20m to forested wetland vegetation
- 29m to dry forest vegetation
- 50m for all vegetation types for SFPP development.

It is considered that the 60% residential compliance area effectively achieves BAL-29 or below, and the 40% SFPP area effectively achieves BAL-12.5 or below.





4.0 Vision

4.0 Vision

4.1 Rounding Broulee

The Farm, Broulee will complete the existing Vision for Broulee and realise the critical missing piece to a number of strategic objectives for Government. The Farm, Broulee will build on the strong foundations of the local area; complimenting the township in all aspects of design.

The site is currently a privatised piece of land with urban, education, tourism and environmental lands wrapping around it. The Vision for the The Farm, Broulee is to provide next- practice smart growth and local economic prosperity by developing a genuine community extension to Broulee, leveraging its surrounds.

Broulee Smart Growth

Less than 2km inland, and a 5 minute bike ride, from the heart of Broulee; The Agrihood is critical to delivering on Council's Smart Growth objectives around housing diversity, affordability and climate change resilience. The offering will not be limited to compact cluster housing but provide a complete community where locals can upsize, downsize or enter the market without leaving Broulee whilst being assured that recreation, community and fresh food for their families will be at their doorstep.

Enrichment

The role and format of education is changing in the 21st century. It is hands on, connected to Country and requires partnerships. At a very basic level, we need to provide opportunities for key workers and teachers at Carroll College and St Peters to live affordably near where they work to maintain the highest standards in educating our children.

The Agrihood and the Bower will provide this lifestyle opportunity and also prioritise ongoing partnerships with the Colleges to increase awareness of biodiversity, natural systems and cultural values of the land. The combined Agrihood and The Bower offering will provide a 'laboratory in nature' at Broulee's doorstep with the opportunity to manage and control towards safety and protection of nature.

Eco Tourism with The Bower

The Agrihood and The Bower will provide a seamless and complimentary brand for visitors to Broulee. The residents of the Agrihood will share the wellness facilities and link into the eco trails of the Bower whilst the Agrihood will supplement this with a Discovery Centre, paddock to plate restaurant and more. With this addition and concentration of eco-tourism offerings throughout Broulee; visitors will increase their stay by 1-2 nights contributing to the local economy and activation of the township and region.

Stewardship of the Illawong Nature Reserve

Development of the site will provide an additional 3km of public access interface to the high value Illawong Nature Reserve and The Bower. The future residents of the Agrihood and the additional visitors will become stewards of this land; protecting, celebrating and raising awareness of the biodiversity and cultural values that would not have been possible in the site's current land use and zone.

The Agrihood Hamlets

The Master Plan is designed as a series of lifestyle focused hamlets and clusters focusing on localised and village-wide linear green spaces as the heart of this new community. The linear greens will layer a number of functions and activities connecting back to the broader Broulee community:

Agrarian

Agrihood community gardens, orchards, edible verges will be part of a circular economy and paddock to plate strategy.

Trails and Boardwalks

Linking into the Nature Reserve and Bower as part of regional system of recreation, health and eco tourism.

Interpretation

The above networks provide the opportunity for art, sculpture, and interpretive signage celebrating the aboriginal, biodiversity and agricultural history and value of the site and surrounds.

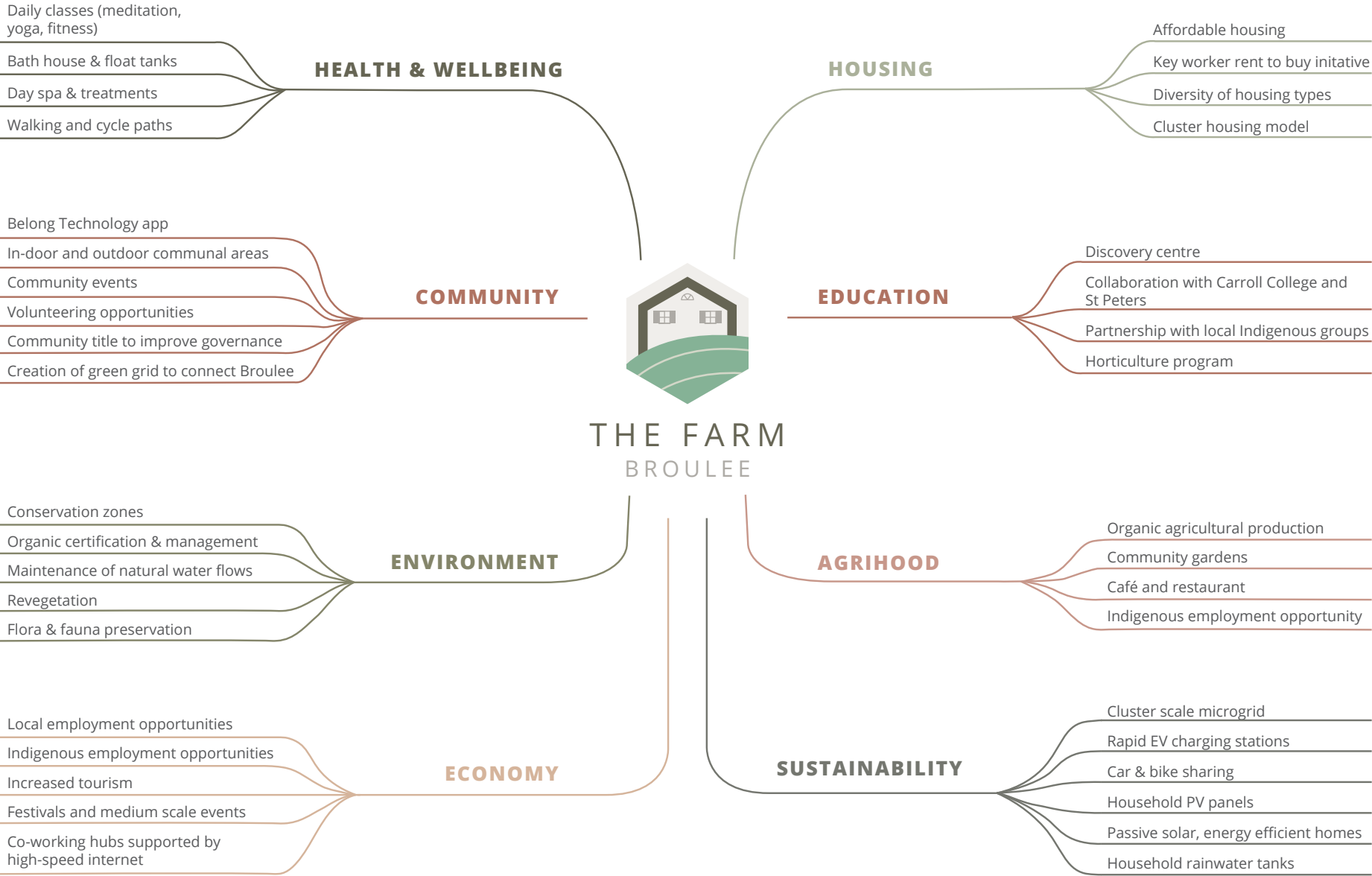
Village Centre

A public heart where community can gather for events, dining, education and discovery.

Connecting with Country

All of the above embed the aboriginal cultural values into all layers and scales of the development; from bushtucker gardens in the linear greens, local sculpture trails and an events and education program.







5.0 Masterplan Design Principles



5.0 Masterplan Design Principles

5.1 General

The The Farm, Broulee Masterplan represents a practical and sustainable settlement expansion of Broulee itself. In particular the Masterplan:

- shifts settlement expansion away from coastal hazard areas,
- helps to consolidate existing urban infrastructure,
- helps to cross the port and strengthen existing land uses such as the College, The Bower, improved trade for existing retail and the rounding of the population profile for Broulee itself.

The innovative master plan offers:

- protection of the existing character of the Broulee settlement by focusing on maximising open space and managing visibility from external viewpoints,
- heightens and introduces a sustainable model for settlement, particularly focusing on urban food production,
- is site responsive, particularly recognising the constraints of topography, landscape, bushfire and drainage,
- reduces the long term management of infrastructure by the Shire through retaining key elements such as private roads and drainage within the ownership, management and responsibility of Community Titled strata bodies.

A brief overview of key master plan elements follows.



5.2 Overview of Masterplan

5.2.1 Open Space

The Masterplan responds and makes positive contribution to a number of open space environmental and landscape elements, including:

- retention of existing wetlands, biodiversity and associated vegetation,
- retention of significant tree copses within the existing farmland,
- creation of a connected network of localised open spaces and biodiversity linkages to accommodate new landscaping and community agricultural uses, and
- to significantly re-establish vegetation with the settlement area generally.

5.2.2 Movement

The Masterplan provides for a highly connected walkable movement network, which:

- Incorporates a framework of public roads which define the boundaries of individual hamlets,
- establishes two principal connection points to Broulee Road,
- is supplemented by private roads and within individual Hamlets, and
- is highly connective, utilising both public and private roads and open space areas to link extensive pedestrian and cycle pathways.

5.2.3 Village Hub

The Masterplan incorporates a village hub which provides a central location for:

- Community, business support, wellness and learning facilities,
- a café/restaurant,
- a discovery/interpretive centre (linked to the surrounding agricultural, wetland and bushland areas), and

The village hub is not proposed to include retail floorspace, and the residents of the proposed community would be encouraged to utilise existing retail facilities in Broulee thereby improving the viability and range of service of Broulee’s existing retail facilities.

5.2.4 Transect and Hamlets

The Masterplan reflects a ‘reimagined’ approach to smart-code transect planning.

It features a handful of traditional village streets associated with the village hub, which are framed by clusters of Hamlets supporting self-contained, community titled groups of dwellings centred on key community and open space facilities within each Hamlet.

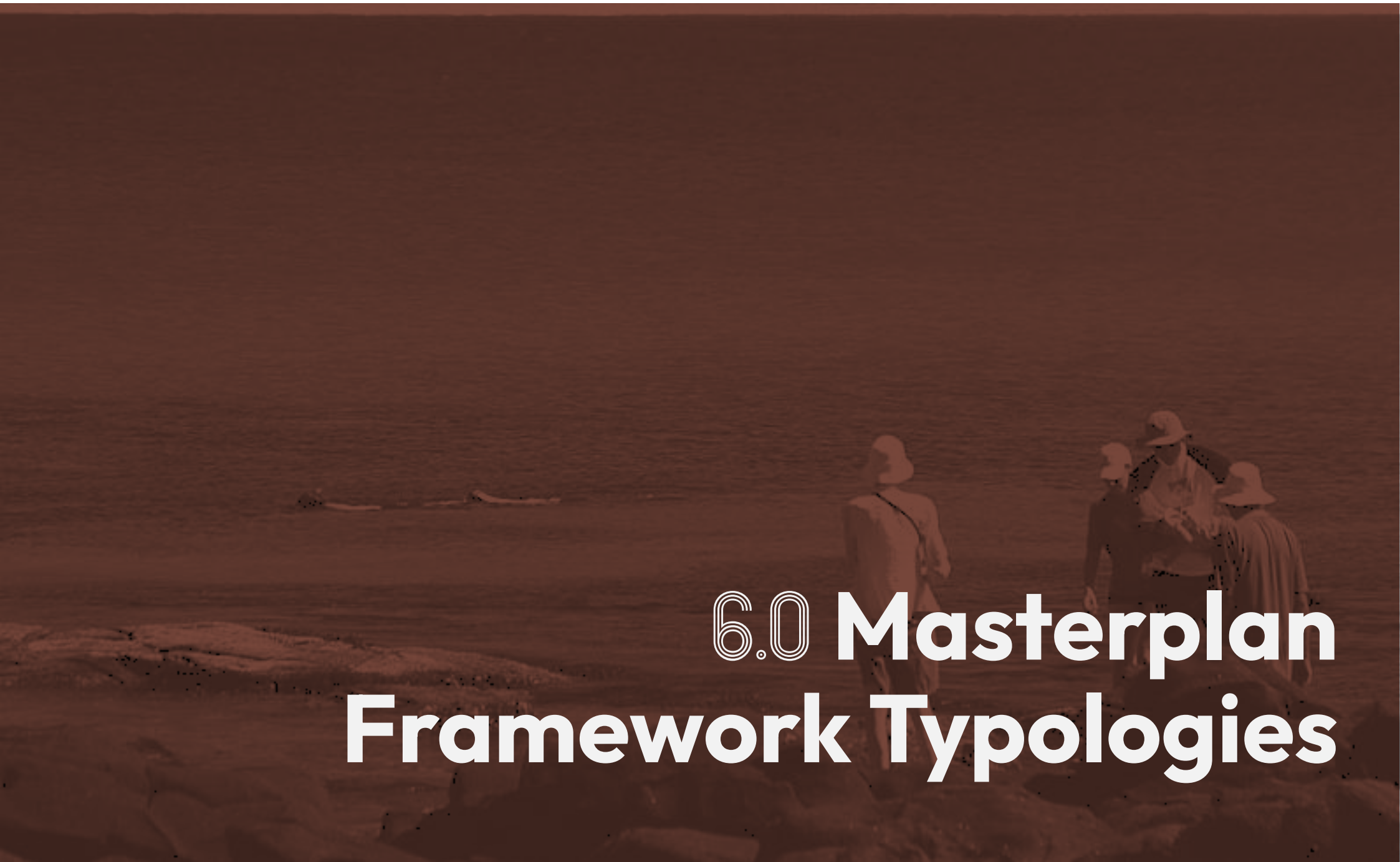
The Masterplan enables the creation of multiple hamlet types which focus on providing accommodation for:

- families
- downsizers (ie, over 55s)
- key workers / affordable housing

The intent of the Hamlet concept is to provide a diverse range of housing and settlement types, each with its own sense of place and identity. These are expanded further in section 6.0.

Although the Agrihood Masterplan is indicative, anticipated dwelling provision by Hamlet is estimated to be as follows:

Housing / Hamlet Typology	Percentage
Family	35%
Downsizer	50%
Key Worker / Affordable Housing	15%
	100%



6.0 Masterplan Framework Typologies

6.0 Masterplan Framework Typologies

6.1 Open Space, Agriculture and Nature



6.1.1 Wetland and existing vegetation

The Masterplan retains and protects the existing wetland and vegetation complex surrounding the ridge to the northwest, northeast and south east. With the exception of additional landscaping to re-establish biodiversity, and to provide for community recreation purposes, or agricultural uses, all development recognises a minimum setback of 50 metres from the wetland boundary in accordance with environmental and bushfire requirements.

The wetland/vegetation areas will also accommodate key pedestrian paths and linkages, particularly to Carroll College and The Bower.



6.1.2 Landscape Protection

The ridge currently accommodates two key areas of remnant tree cover, situated in the centre and in the east of the site respectively. These are proposed to be retained within public open space for landscape protection purposes.



6.1.3 Agriculture – larger scale

The master plan identifies notional positions for larger-scale community agriculture activity (orcharding and community gardens etc). These are primarily located within the Open Space area fringing the bushfire and wetland buffers and would be managed by resident groups and the community title body corporate.

In addition to providing a focus for community activity and wellbeing, the agricultural produce would be offered to the café/restaurant to provide a public ‘paddock-to-plate’ experience.



6.1.4 Agriculture – localised

In addition to the larger agricultural areas, each Hamlet has the potential to incorporate localised Community Gardens operated and managed by their respective body corporate and individual residents. Localised Community Gardens may be located in common open space areas between dwelling clusters as well as in strategic Street nature strips.



6.1.5 Open Space

In addition to the open space set aside to protect wetlands and associated biodiversity/vegetation, the Masterplan provides additional local open space areas to:

- Augment the open space around the proposed village hub and dam, and
- Provide a discernable break within the settlement form (located within an incised valley form).



6.1.6 Green Linkages

In addition to open space set aside for the protection of wetlands, vegetation and agricultural activity, each Hamlet is proposed to incorporate a network of privately managed open space areas. These would form part of the common ownership of the community titled Hamlets and incorporate:

- Biodiversity re-establishment
- Landscaping,
- Minor community facilities (eg, shelters, BBQ's, furniture),
- localised agriculture such as Community Gardens, and
- path networks.

It is envisioned that the landscaping of common open space areas would be blended with exclusive use areas around each individual dwelling to provide a seamless built-form and landscape integration.

6.2 Movement

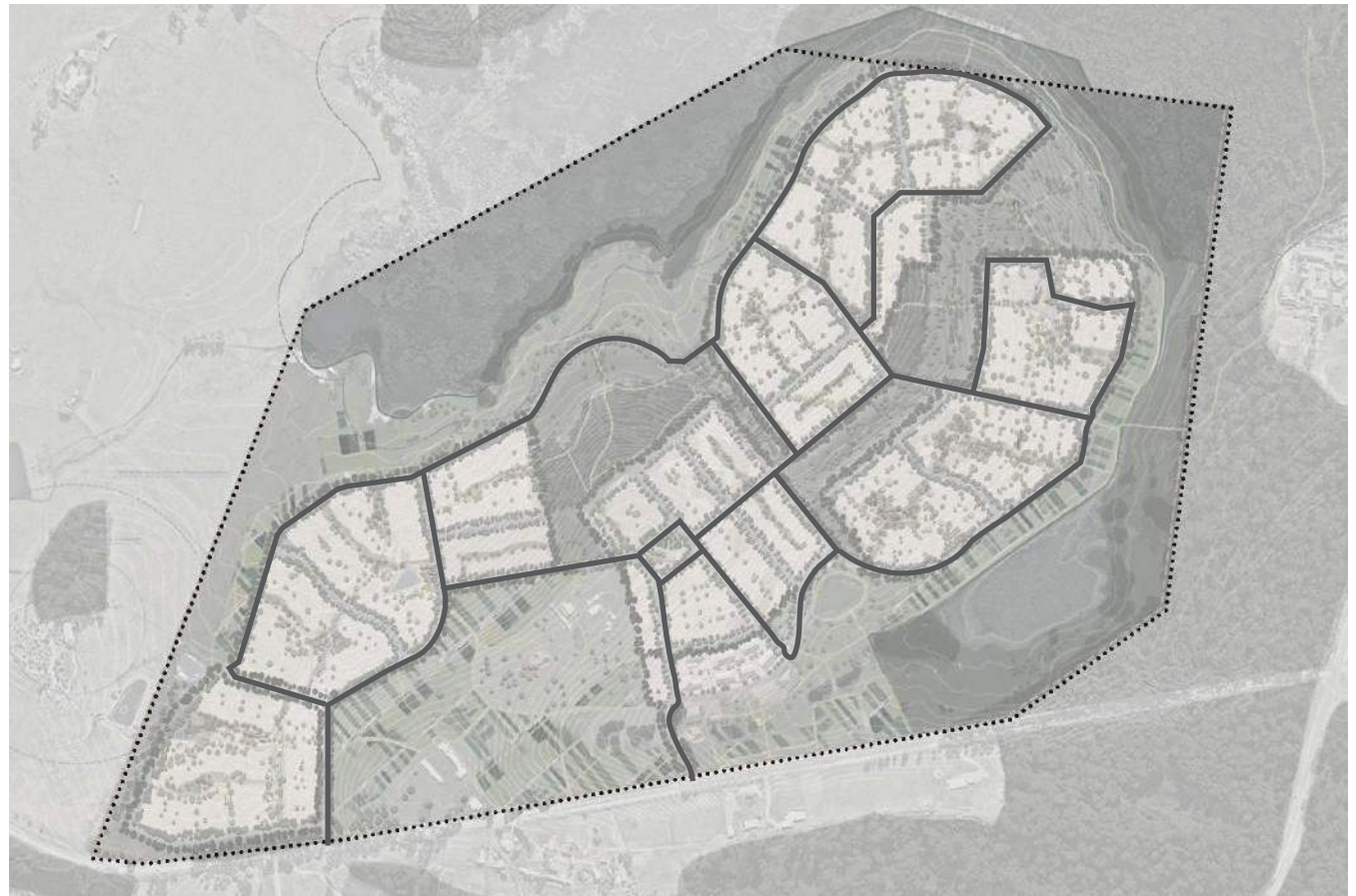


6.2.1 Public Roads

The Masterplan proposes the establishment of a framework of public streets which:

- provide two access points to Broulee Road;
- provide a boundary and public interface to wetland and bushfire buffer areas,
- provide a conservative balance delivering emergency access whilst maximizing the amount of intimate, community title cluster streets and laneways to achieve a genuine agrarian and environmental response,
- enable the internal distribution of traffic discouraging the creation of congestion points.

Public streets are generally proposed to have a reserve dimension of 18 metres containing trafficable carriage ways of 7 metres, footpaths and street tree planting.





6.2.2 'Main Street'

A 'main street' road profile is proposed for the short section of street fronting the village hub.

The 'main street' is envisaged to:

- Accommodate on-street parking both sides with a 10 metre carriageway (inclusive of embayed parking)
- Include defined pedestrian crossing points
- Accommodate wide footpaths both sides enabling direct frontage by activated uses,
- Include tree planting, and
- Accommodate street furniture.





6.2.3 Private Roads

The Masterplan envisages that various Hamlet clusters will incorporate private streets. These are intended to be designed and executed to similar standards as public streets but retained in community title ownership, responsibility and management. The use of private streets will enable the masterplan to address constraints with greater flexibility (eg, topography and drainage), and can be tailored to support the individual character of each cluster.

Carriageway dimensions for private streets is proposed to be generally 7 metres and be accompanied by footpaths as appropriate. Being part of a community title hamlet, street 'reserves' will not necessarily apply and may vary according to the functional character and place-making qualities desired for each street.

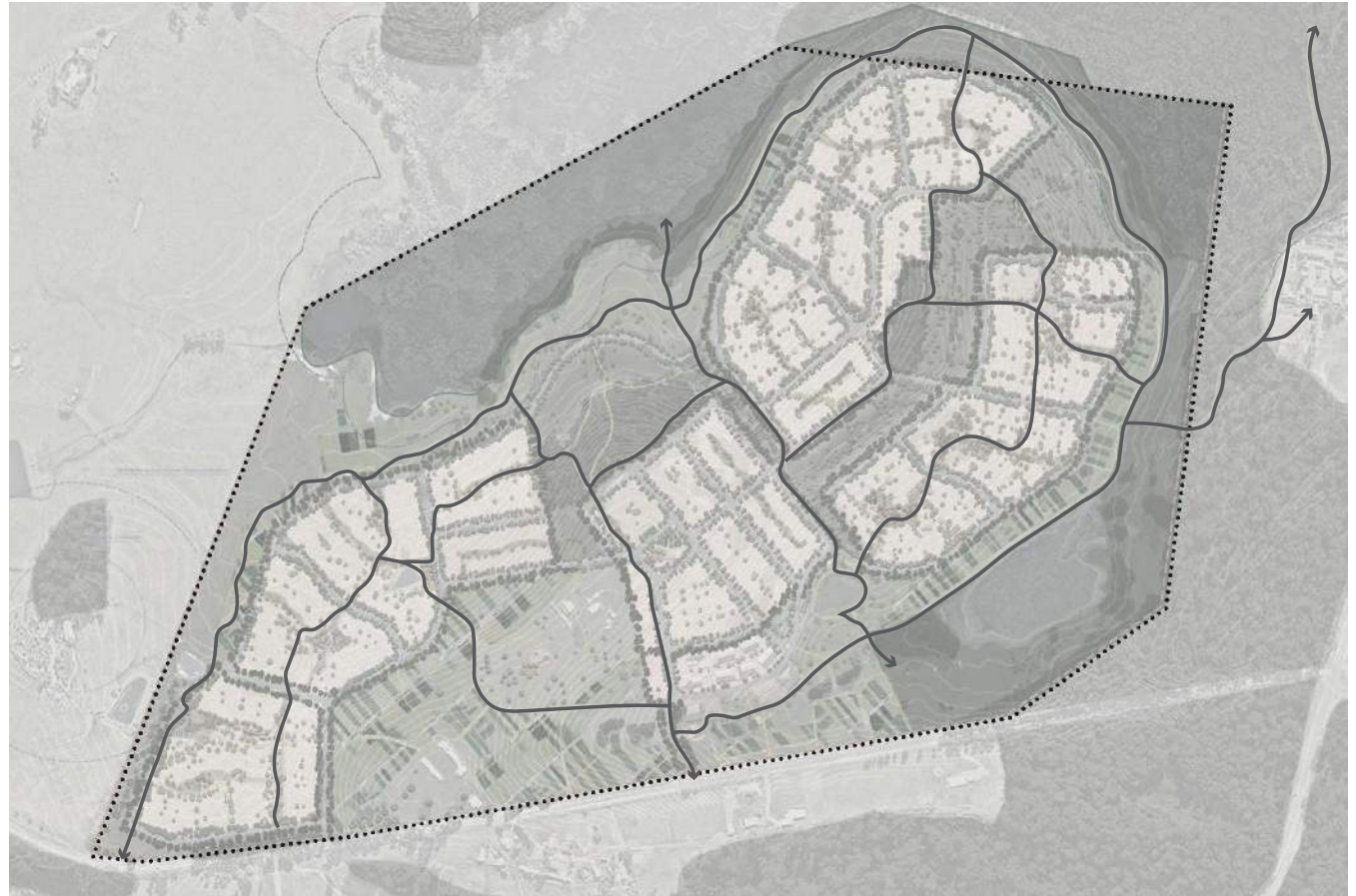




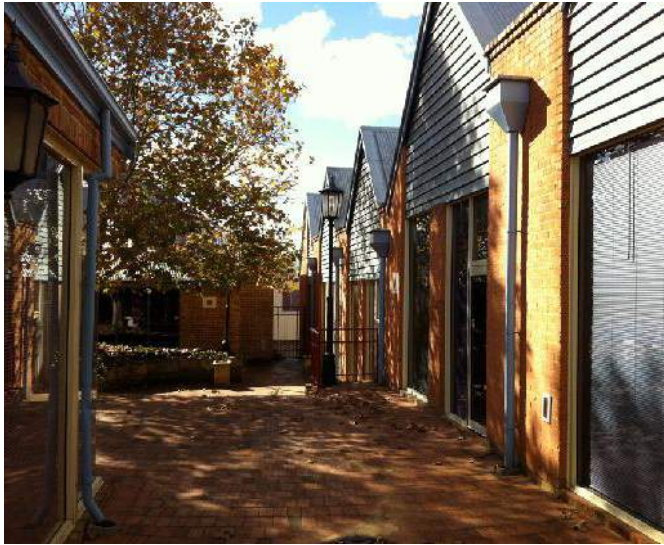
6.2.4 Cycling and Walking

In addition to footpaths which form part of public streets, a highly connected network of approximately 15 km of footpaths, shared paths and walking trails permeate the site, traverse the periphery of the settlement, and provide external access to:

- Broulee via Broulee Road
- Carroll College to the east, and
- The Bower to the north



6.3 Village Hub



6.3.1 Community and Wellness

The village hub is proposed to be anchored by a community building, or buildings, delivering community meeting spaces, business support (eg, teleconferencing), wellness spaces (eg, yoga, pilates and other programs), learning/training spaces and possible child care facilities. The Masterplan explores the anchoring of the main street with the community and wellness building/s which may front the main street in traditional village form.

6.3.2 Cafe

The Masterplan considers the inclusion of a restaurant/ cafe situated opposite the community and wellness buildings within the Open Space framework. The facility is a key means of outreach to the wider public, providing the paddock to plate experience unique to the agrihood. It is envisaged in a location central within the Masterplan for maximum accessibility whilst also enjoying a landscape setting overlooking the water course and parkland character in proximity of Broulee Road. The location in proximity to Broulee Road will avoid unnecessary traffic loading internal to the masterplan.

6.3.3 Discovery Centre

The Masterplan proposes the creation of a Discovery Centre abutting the village hub and providing direct accessibility to the adjacent agricultural precincts and the wetland area to the east. The Discovery Centre is intended to provide interpretive facilities and educational experiences to the wider public and provide a tourism attribute to add to the existing suite of tourism attractions already offered by Broulee.



6.4 Family Hamlets



6.4.1 Housing

Housing within family hamlets is intended to comprise a mixture of 3 to 5 bedroom dwellings generally of one or two storeys. Wherever possible dwellings will be carefully integrated with topography to avoid unnecessary earthworks and be orientated to maximise solar efficiency. Family hamlets are generally concentrated within the northern portion of the agrihood, maximising access to the College.

The extensive provision of family accommodation within hamlets of great amenity is intended to attract a larger proportion of family aged residents to Broulee generally, in order to assist in balancing Broulee's demographic profile.





6.4.2 Open Space and Recreation

Open space and parkland within family hamlets is intended to interweave between dwelling clusters and provide a maximum of community usage opportunities. Collectively, open space linkages can interconnect, and provide additional circuits for walking, particularly supporting childrens' and adults health, well-being, and social interconnectedness

The inclusion and design of the open space linkages is intended to encourage non-car based movement, supporting greater walking, cycling and e-bikes. These include gathering, meeting and recreation, with playspaces to be designed and positioned to provide safe and well surveilled play areas for children, within close proximity to houses. Open space areas within family Hamlets will be well landscaped with extensive tree planting and understory vegetation managed by the respective body corporate. The open space linkages are to incorporate extensive areas of revegetation, and help to establish biodiversity linkages.





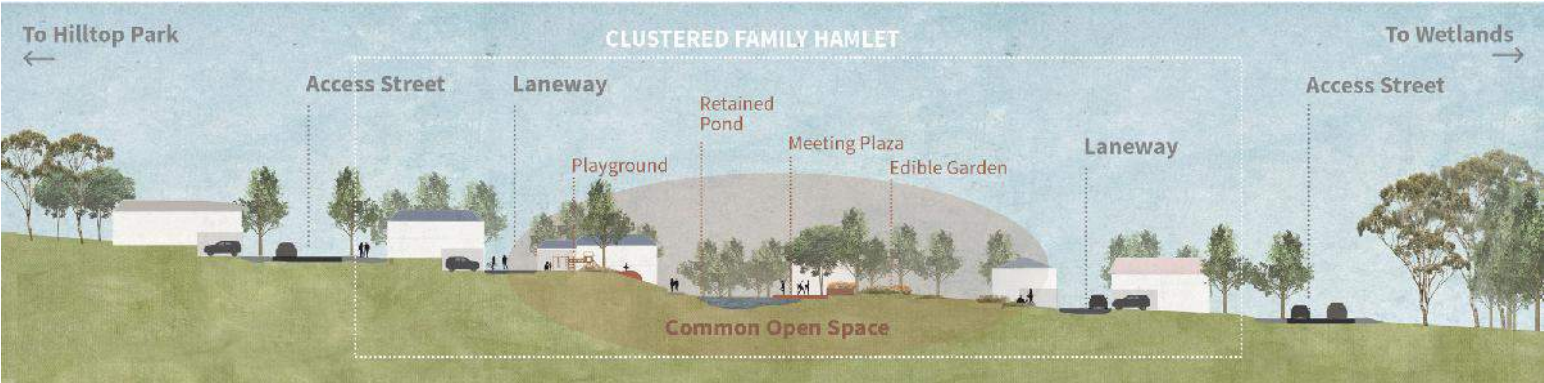
6.4.3 Edible Gardens

Private streets, laneways and open space linkages are all intended to provide possible locations for small edible gardens for the management and use by all residents within each hamlet. Whilst managed by body corporate structures, day-to-day tending and maintenance would be provided by individual residents, and form opportunities for imparting experiences for environmental engagement and social responsibility for families.



6.4.4 Parking and Access

With a focus on walking and cycling through the design of open space linkages, the accommodation of access and parking is primarily through the use of laneways and rear-garages. Visitor parking would be strategically accommodated in laneway design.



6.5 Downsizer Hamlets



6.5.1 Housing

In addition to family hamlets, a number of ‘downsizer’ clusters are also proposed. Aimed to accommodate pre-retirees extending to older cohorts (ie, 55 years and above), housing in downsizer hamlets will be focused on single storey two to three bedroom dwellings. The downsizer hamlets are primarily concentrated within the central portions of the agrihood in order to maximise accessibility to the village hub and supporting services.





6.5.2 Open Space and Community Agriculture

Similar to open space networks in the family Hamlets, parkland areas within downsizer hamlets offer a variety of intimate open space provision focusing on community interaction and community gardening. Some downsizer hamlets are also designed to create traditional village street environments which support socialisation and connectivity.

Well landscaped and shaded open space areas will be interlinked and provide for extensive street furniture (particularly for resting, shelter and conversation) as well as modest community garden areas to enable vibrant active living.

Open spaces will incorporate re-vegetated/re-established biodiversity linkages.

Pathway networks will be carefully considered and designed to minimise grade wherever possible.





6.5.3 Edible Gardens

As with family hamlets, private streets, laneways and open space linkages are all intended to provide possible locations for small edible gardens for the management and use by all residents within each hamlet.



6.5.4 Parking and Access

As walking and healthy activity is a key focus of the design of downsizer hamlets, vehicular access and parking is intended to be provided via rear-loaded laneways and rear garaging, with the exception of those dwellings facing private streets.



6.6 Key Workers / Affordable Housing



6.6.1 Housing

Dwellings within the key worker and affordable housing Hamlets are intended to range between two bedrooms homes (e.g. sole key workers such as teachers, etc.) through to 3-4 bedroom dwellings for larger household units. The provision of affordable living areas is essential in not only addressing employment accessibility, but also in providing opportunities to retain youth in Broulee. Slightly smaller housing footprints are identified which are positioned on land with flatter grades (reducing construction costs and improving affordability) and with good access to Broulee Road.



6.6.2 Public Realm

The public realm for affordable living dwellings is primarily focused on a range of open space and private street networks. These spaces are intended to provide maximum connectivity to the surrounding wetland/bushland areas for recreation and fitness, whilst also providing for gathering and socialising spaces.



6.6.3 Access

Encouraging activity remains a key focus of the design of affordable living hamlets. Consequently, vehicular access and parking is intended to be provided via rear-loaded laneways and rear garaging, with the exception of those dwellings facing private streets.





7.0 Conclusion

7.0 Conclusion

7.1 The strength of the Agrihood Concept

The masterplan concept effectively demonstrates not only the suitability of the site but also that the unique concept supports and strengthens Broulee itself and provides a model of sustainability for development across NSW and Australia.

- The Agrihood concept delivers a diverse range of housing types which help to re-balance Broulee's current population profile,
- The Agrihood re-thinks a new approach to agriculture whilst moving away from lower order grazing use which is causing degradation to the wetlands,
- The Agrihood reduces the Shire's risk exposure by locating the next tranche of growth away from high-risk coastal process areas,
- The Agrihood builds connections with key existing landuses (Carroll College and The Bower),
- The Agrihood does not compete with existing businesses, and in fact strengthens the viability of existing commercial and community services by expanding their population base
- The Agrihood introduces the concept of delivering new settlement, whilst minimising the Shire's exposure to long term maintenance liabilities (through providing private roads and open space in community title)

- The Agrihood demonstrates an appropriate response to environment and landscape, carefully addressing the character and constraints of each,
- The Agrihood demonstrates a capacity to put physical, mental and social wellbeing at the centre of a new settlement concept,
- The Agrihood provides the opportunity to forge connections between agricultural use, and residential living (paddock to plate)
- The creation of a new model for sustainable living benefiting the residents' health and well-being.
- Rehabilitate wetlands and creation of 5 hectares of biodiversity corridors.
- Affordable & key worker housing
- Education offering with the development of a Discovery Centre and partnerships with Local schools and organisations.
- Employment opportunities.
- Ability to activate the adjoining Council owned land.
- Increased tourism through the offerings at The Bower.

7.2 Revisiting the Housing Strategy

The Masterplan has demonstrated that not only is the subject site eminently suitable for future settlement and housing, but that it has the capacity to deliver on, and support the resolution of many underlying social and population issues that may not necessarily be addressed through conventional southerly expansion of the town alone.

Consideration and inclusion of the Agrihood in the revised draft Housing Strategy is strongly recommended and supported by this document.

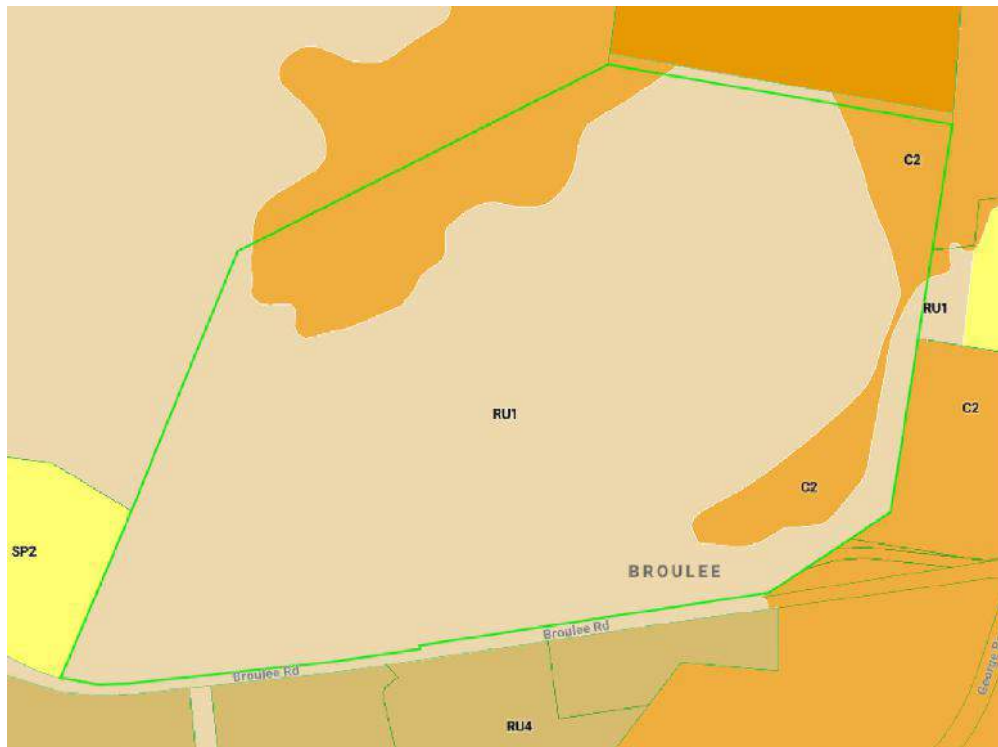
We believe The Farm, Broulee offers significant strategic and site-specific merit and if supported, could offer an exemplary model for other developments to follow.

We are excited at the opportunity to explore and develop this proposal further with Council and the community.

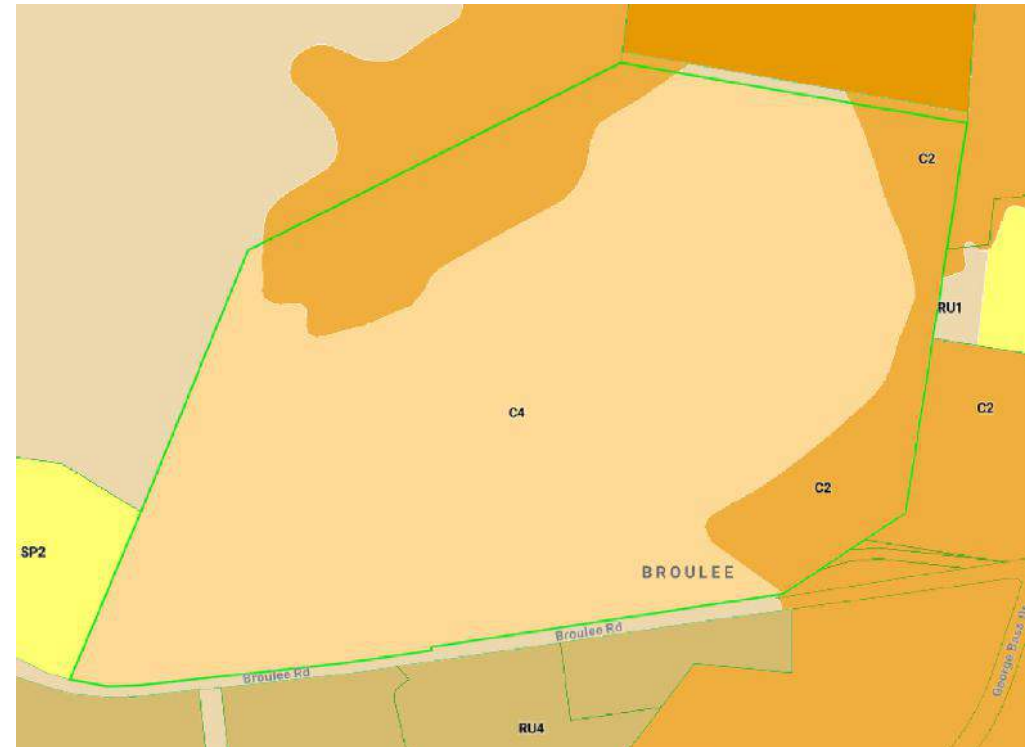
7.3 Implementation

The following illustrates an indicative rezoning consistent with the master plan intent. In this scenario the C2 land could be increased by 5 hectares.

This will be investigated further as part of a future planning proposal for the site.



Existing zoning map



Proposed zoning map

