

Local Road C - 13m

- These roads form the edge streets; distinctive because they will have parkland or creek on one side and residential housing development on the other;
- Carriageways of these streets will be narrow, with on street parking;
- A 1.2m wide footpath is to be located on the housing verge;
- Bioswale locations according to detailed design parameters.



Figure B.1.11. Local Road C - 13m

Access Way - 8m

- Access ways or laneways service the higher density areas;
- They are intended to be low speed shared access ways with small pedestrian footpaths;
- A landscape buffer is to be provided on one side of the access ways.

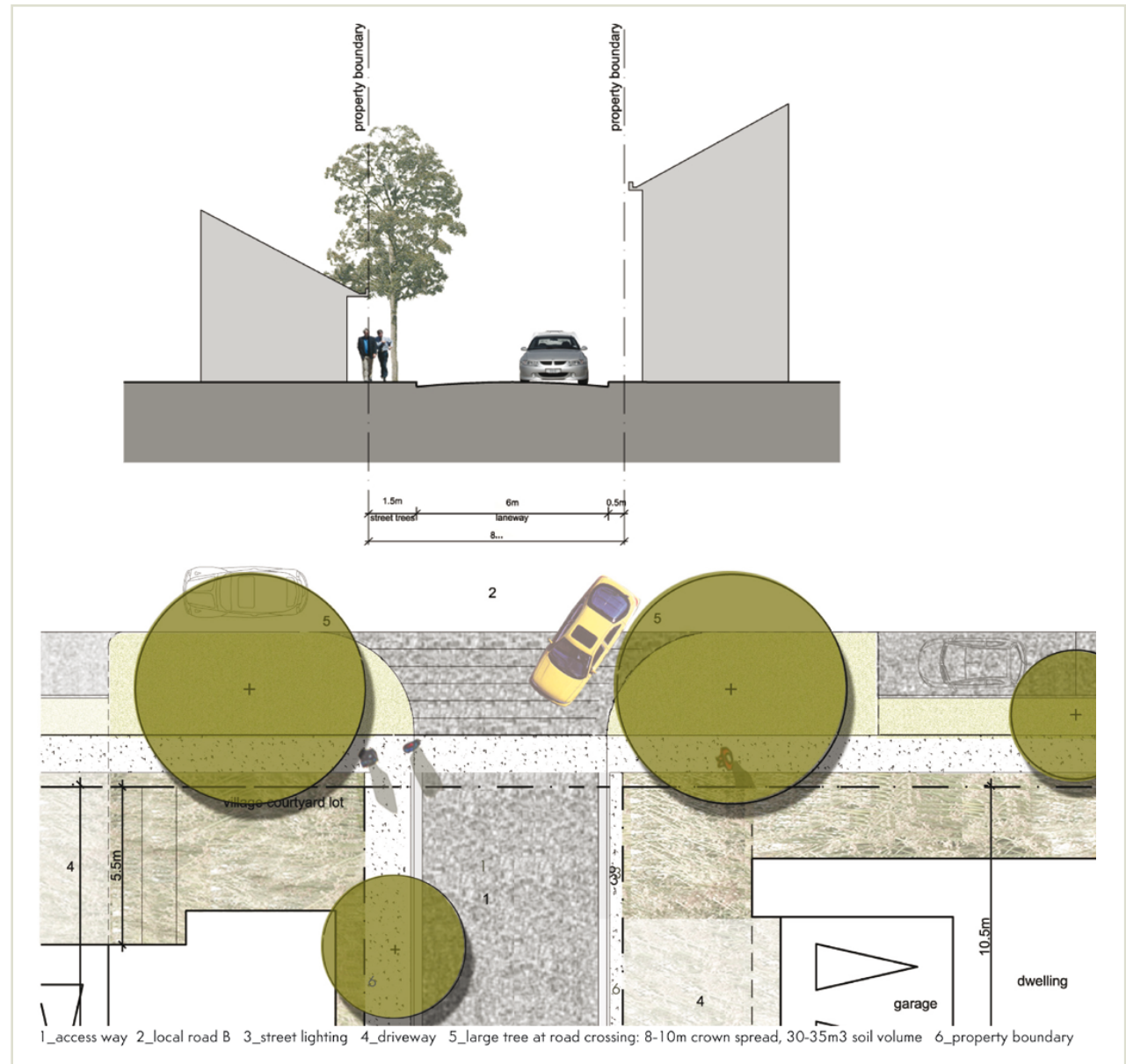


Figure B.1.12. Access Way - 8m

B.1.4. Landscape Character Palette

The landscape design guidelines suggest by way of example combinations of materials that contribute to creating the desired character for each precinct. The material choice is seen as being of a family across all precincts. However each precinct has a particularity that accentuates an inherent characteristic found within that landscape unit. The material choice and the method of its use needs to further reflect the specific development typology of its location, for example traditional lots will be more relaxed in its character than the landscape associated with the denser town house lots.

Minmi Extension Precinct – Heritage Character

- Preserve and reinforce the distinctive character created by the presence of buildings of historic significance in a landscape setting with strong rural character formed by farming and coal mining;
- Materials and plant species to continue the landscape character of Minmi Village;
- Sensitive use of high quality materials to complement existing fabric;
- Interpretative details to be integrated into overall landscape treatment, to foster interest and encourage awareness of historic and heritage significance;
- Plant palette should reflect its cultural and heritage setting. The boundaries to this precinct should be defined by endemic species;
- Provide aboriginal and archeological interpretation.

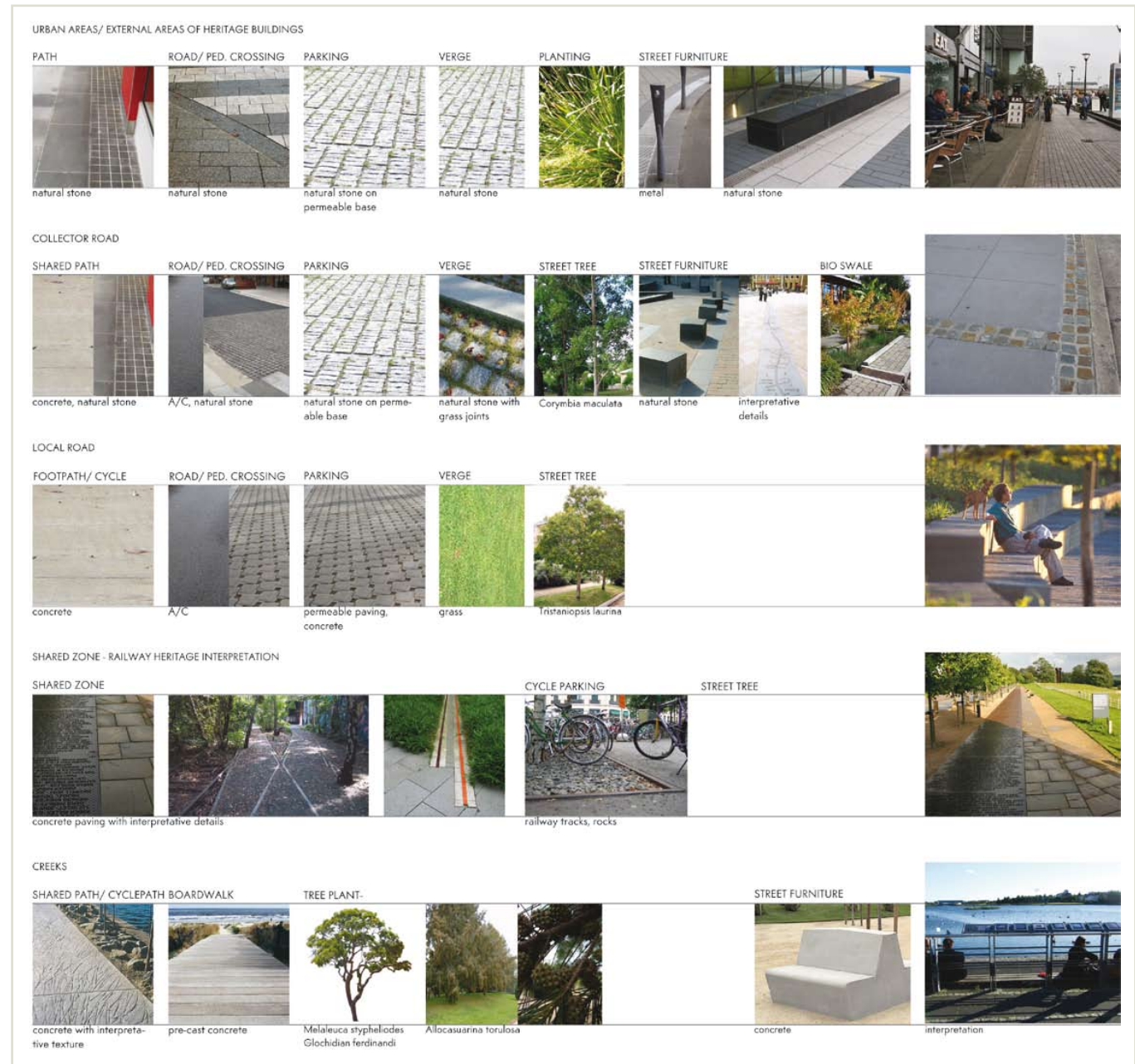


Figure.B.1.13. Landscape Character - Minmi Extension Precinct - Heritage Character

Minmi East

- High Street Mixed Use Precinct

- Open woodland species to be favored to maintain airy character and more distant views;
- Acknowledges water as an important element within a sustainable landscape strategy. These should refer to the sites location at the upper reaches of the Hexham Swamp landscape;
- General material choice and manipulation to subtly suggest the ephemeral presence of water in the landscape;
- Provide aboriginal and archeological interpretation.

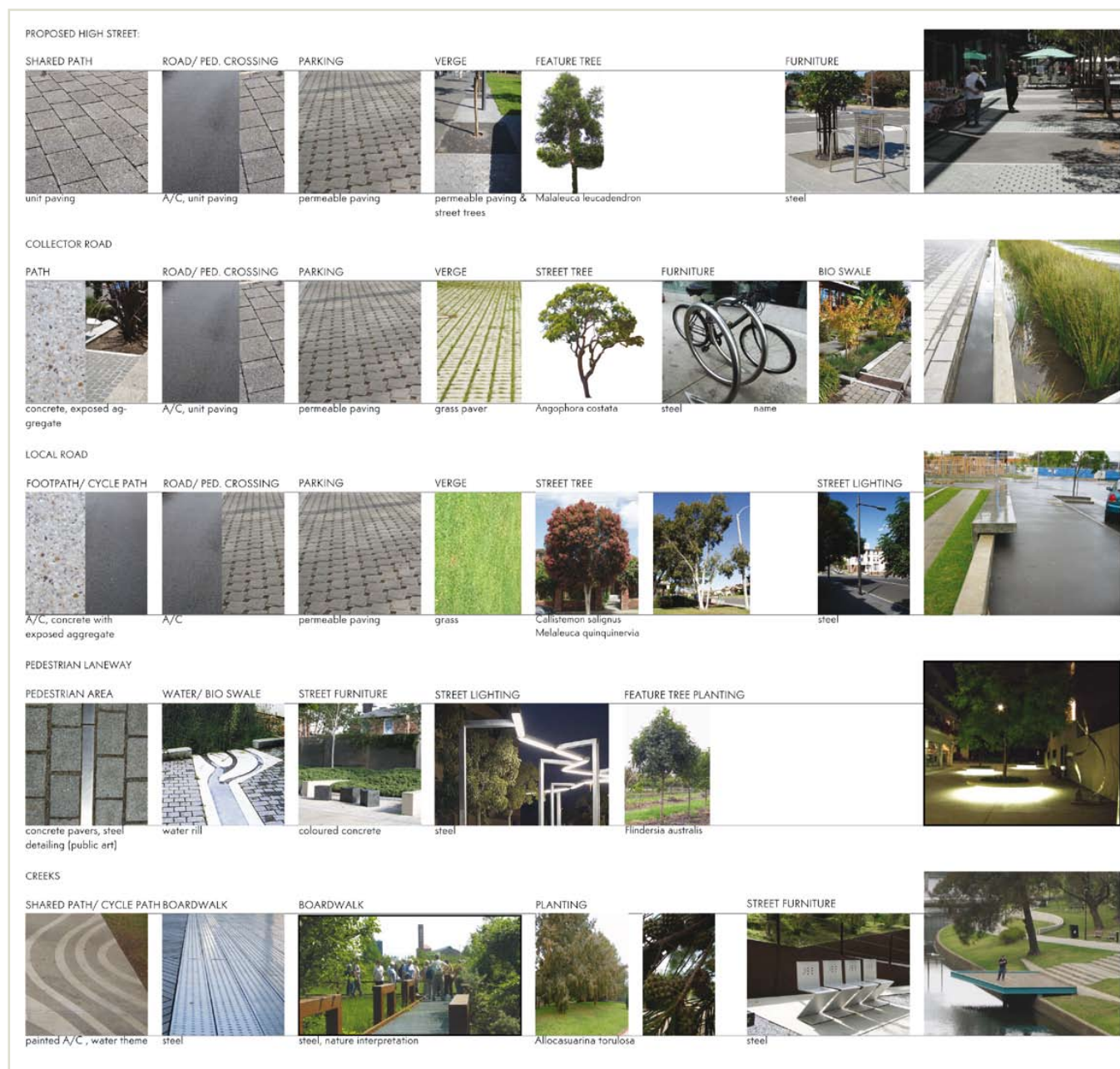


Figure.B.1.14. Landscape Character - Minmi East - High Street Mixed Use Precinct

Link Road North Precinct and Village Centre Precinct – Activity Hub

- Reinforce the precinct that is characterised by its topography with dominant ridgelines and steep slopes that lead into valley creek lines with lush forest vegetation;
- Forest landscape is reflected by use;
- Use nature interpretation to create interest and awareness for the diverse vegetation;
- Provide aboriginal and archeological interpretation.

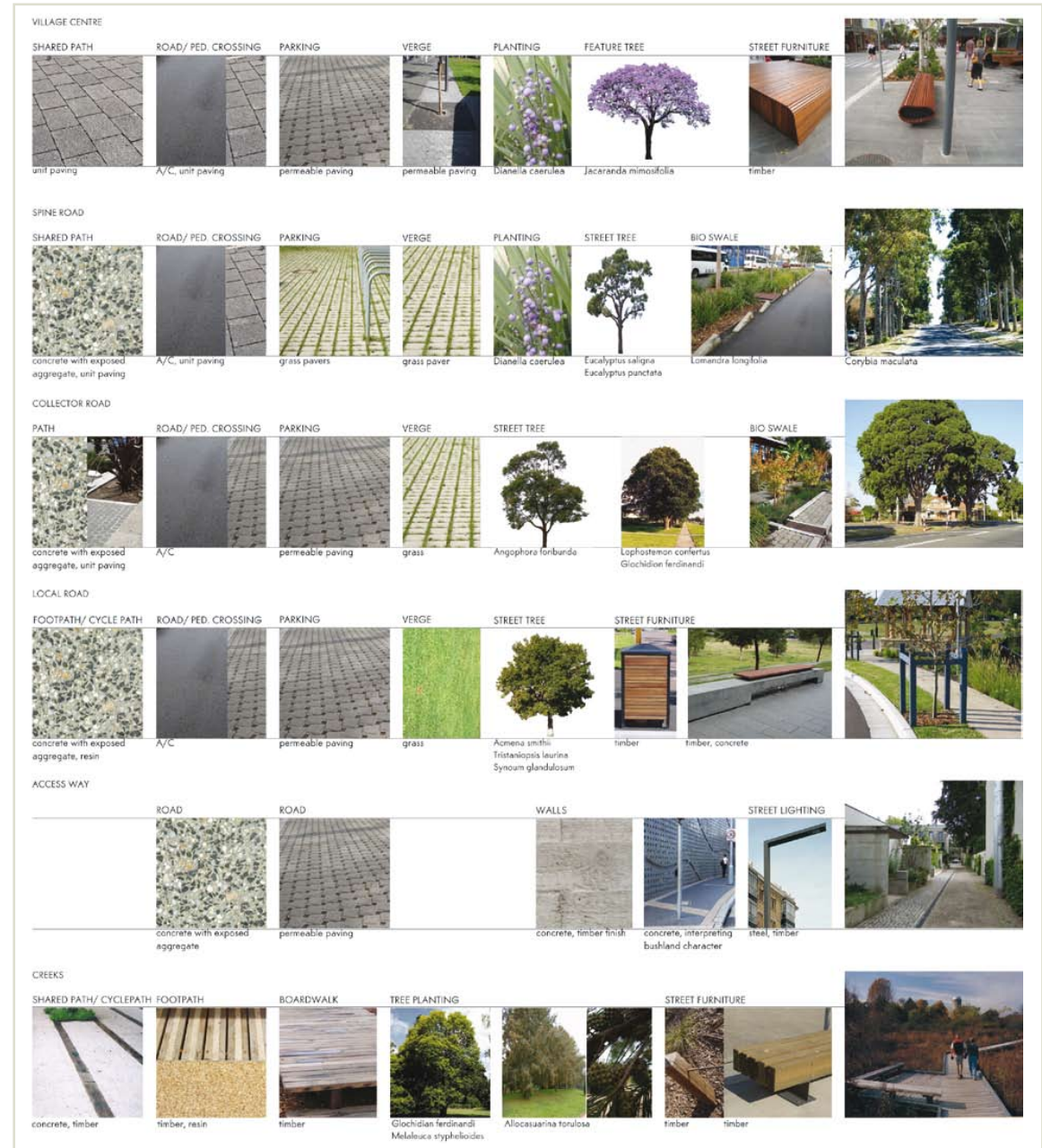


Figure.B.1.15. Landscape Character
- Link Road North Precinct and
Village Centre Precinct
- Activity Hub

Link Road South Precinct

- School Precinct

- South facing valleys in this area tend to be wetter with denser vegetation. Species selection should reflect this micro climate;
- Maximise the potential for the easement area by the use of sun loving flowering native shrub planting;
- Provide aboriginal and archeological interpretation.

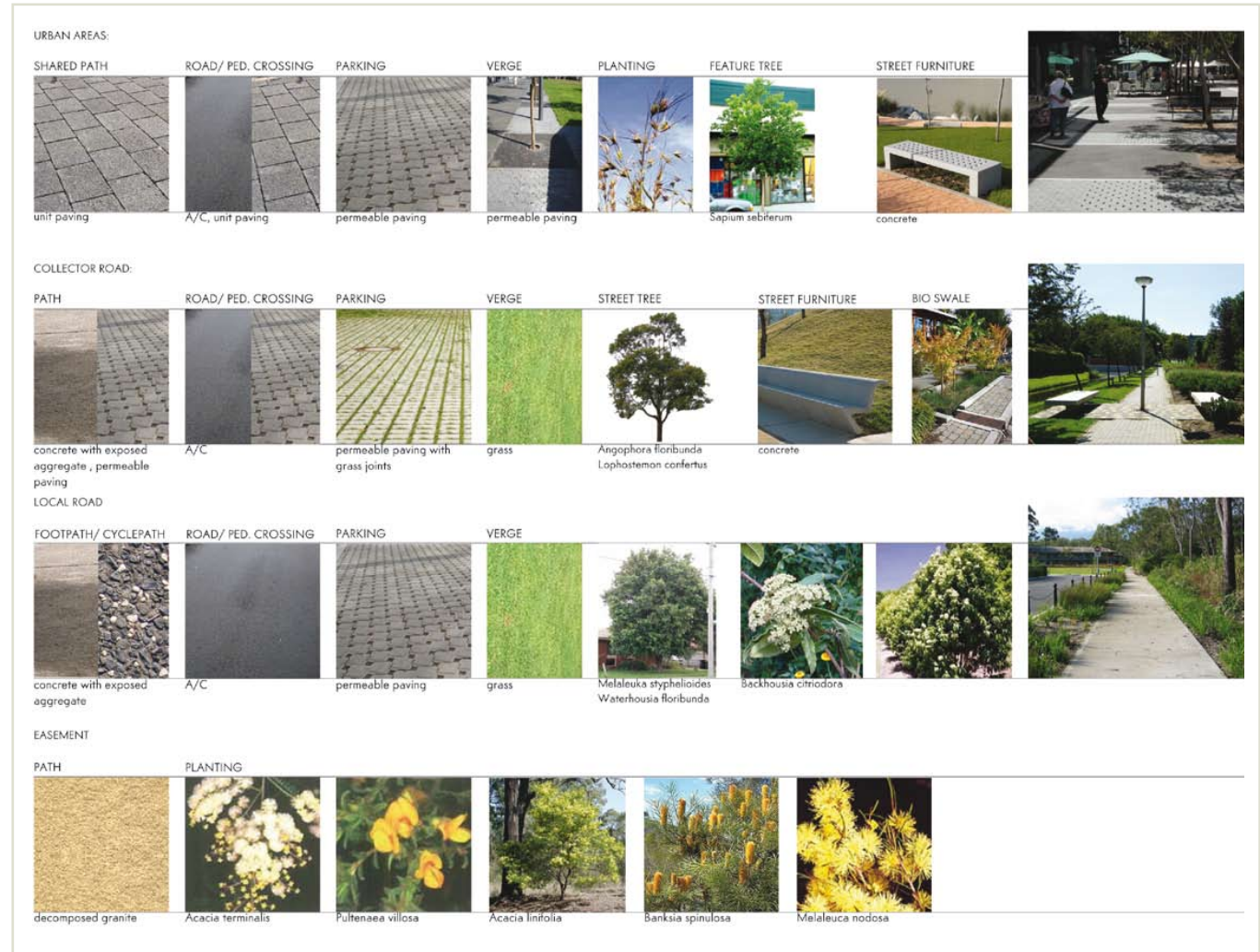


Figure.B.1.16. Landscape Character - Link Road South Precinct - School Precinct

B.1.5. Indicative Plant List

<p>LARGE TREES</p> <p>Angophora costata Corymbia maculata Eucalyptus microcorys Eucalyptus piperita Eucalyptus punctata Eucalyptus saligna Eucalyptus tereticornis Lophostemon confertus Syncarpia glomulifera</p> <p>MEDIUM TREES</p> <p>Acmena Smithii Glochidial ferdinandi Melaleuca linariifolia Synoum glandulosum Waterhousea floribunda Jacaranda mimosifolia</p> <p>SMALL TREES</p> <p>Callistemon salignus Elaeocarpus reticulata Tristaniopsis laurina</p> <p>BIO SWALE</p> <p>Callistemon salignus Melaleuca styphelioides</p> <p>Tristaniopsis laurina Juncus usitasis Lomandra longifolia</p> <p>Melaleuca quinquenervia</p>	<p>Smooth Barked Apple Spotted Gum Tallowood Sydney Peppermint Grey Gum Sydney Blue Gum Forest Red Gum Brush Box Turpentine</p> <p>Small Leafed Lilly Pilly Cheese Tree Snow in summer Scentless Rosewood Weeping Lilly Pilly</p> <p>Willow Bottlebrush Blueberry ash Water Gum</p> <p>Willow Bottlebrush Prickly Leafed paper bark Water Gum Common Rush Spiny headed Matt-Rush Broad-leaved paperbark</p>	<p>PUBLIC OPEN SPACE</p> <p>Angophora floribunda Eucalyptus tereticornis Backhousia myrtifolia Melaleuca styphelioides</p> <p>Green Corridor (Creek) Acmena Smithii Allocasuarina torulosa Ficus coronata Glochidial ferdinandi Livistona australis Melaleuca nodosa Melaleuca styphelioides</p> <p>Cissus Antarctica Gahnia clarkii Viola hederacea</p> <p>STREETS Alluvial Tall Moist Forrest</p> <p>LARGE TREE Angophora floribunda Eucalyptus saligna Eucalyptus piperita Eucalyptus tereticornis Syncarpia glomulifera</p> <p>MEDIUM TREE Acmena Smithii Glochidial ferdinandi Melaleuca linariifolia Melaleuca styphelioides</p> <p>SMALL TREE Callistemon salignus</p> <p>UNDERSTOREY Lomandra longifolia Cissus Antarctica</p> <p>Coastal Foothills Spotted Gum – Ironbark Forrest</p> <p>LARGE TREE Angophora costata Corymbia maculata Eucalyptus microcorys Eucalyptus punctata</p> <p>MEDIUM TREE Allocasuarina torulosa</p> <p>SMALL TREE Melaleuca nodosa</p> <p>UNDERSTOREY Themeda australis Dianella caerulea</p> <p>UNDERSTOREY Coastal Plains Smooth Barked Apple Woodland Swamp Mahogany – Paperbark Swamp Forest Lower Hunter Spotted Gum – Ironbark Forrest</p>	<p>Rough Barked Apple Forest Red Gum Grey Myrtle Prickly Leafed paperbark</p> <p>Small Leafed Lilly Pilly Forest She Oak Sandpaper Fig Cheese Tree Cabbage Palm Snow in Summer Prickly Leafed paperbark</p> <p>Kangaroo Vine Saw Rush native violet</p> <p>Rough Barked Apple Sydney Blue Gum Sydney Peppermint Forest Red Gum Turpentine</p> <p>Small Leafed Lilly Pilly Cheese Tree Snow in summer Prickly Leafed paperbark</p> <p>Willow Bottlebrush</p> <p>Spiny headed Matt-Rush Kangaroo Vine</p> <p>Smooth Barked Apple Spotted Gum Tallowood Grey Gum</p> <p>Forest She Oak</p> <p>Snow in Summer</p> <p>Kangaroo Grass Paroo Lilly</p>	<p>PLANTING IN CREEKLINES/ BIO SWALES</p> <p>TREES FOR PARKS AND OPEN SPACES</p> <p>LARGE STREET TREES</p> <p>SMALL STREET TREES</p> <p>MEDIUM STREET TREES</p> <p>UNDERSTORY</p>
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Figure.B.1.17. Landscape Character - Indicative Plant List

B.2. Private Domain Guidelines

Detailed Design Guidelines for Stage 1 – Minmi East

B.2.1 General Overview of Building Types

Objective

- To reinforce the desired future character for Minmi and surrounding development;
- To provide a choice in housing to cater for a diverse demographic community;
- To provide housing that responds to the site characteristics.

Lot Typology	Lot Size	Housing	Minimum Frontage	Storeys	Vehicle Access
Townhouse	280-350m ²	attached (blocks of 3 & 4; up to 5 on High Street)	8m	two (3 storey on High Street)	rear lane
Small Courtyard	300 - 470m ²	attached / detached	10.5m	single or two	front or rear lane
Large Courtyard	470 - 550m ²	attached / detached	13.5m	single or two	front
Traditional	525 - 900m ²	detached	typically 15m	single or two	front
Lifestyle Lots	>800m ²	detached	typically 17.5m	single or two	front

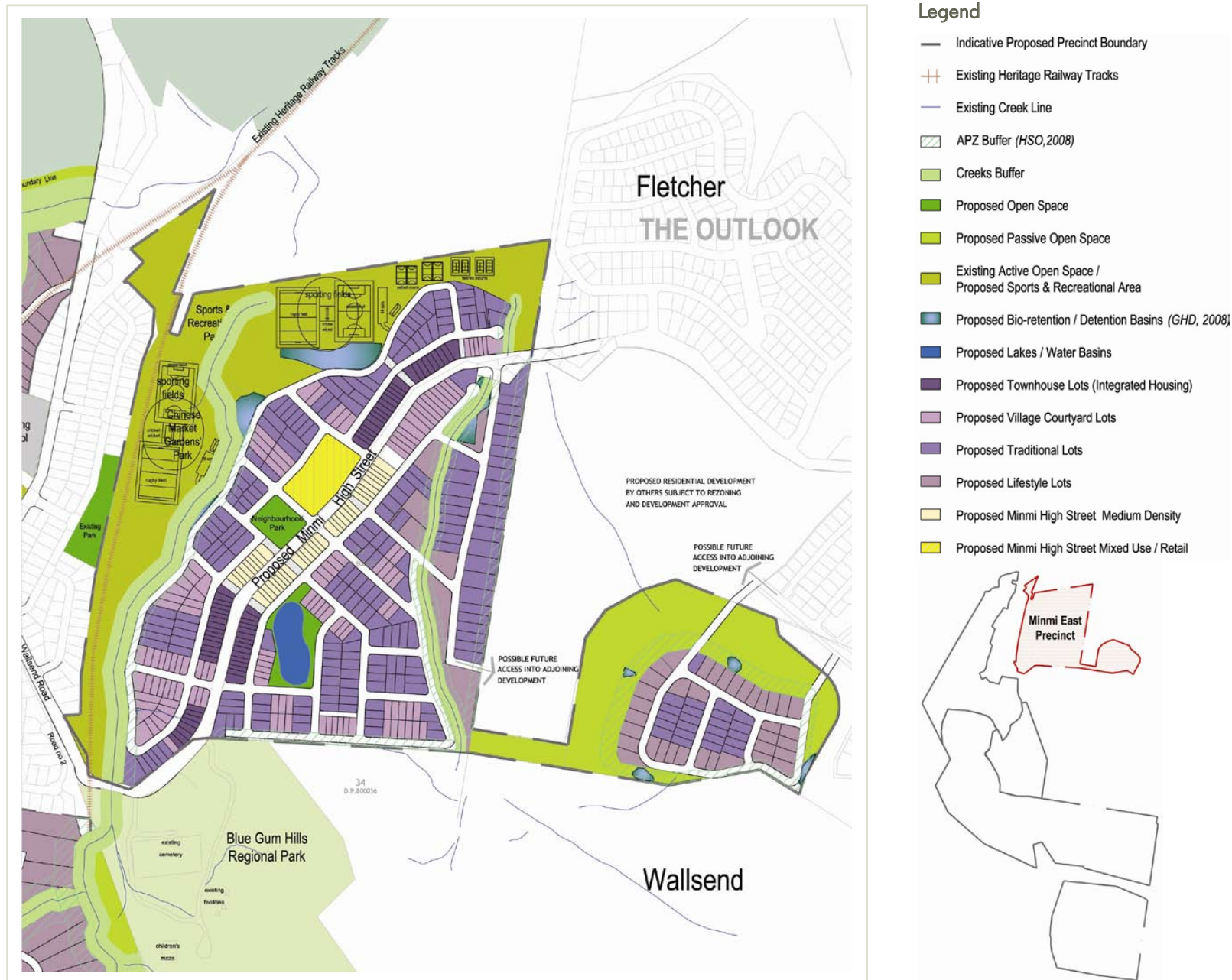


Figure B.2.1. Indicative Building Typologies - Minmi East

B.2.2 Building Height

Objectives

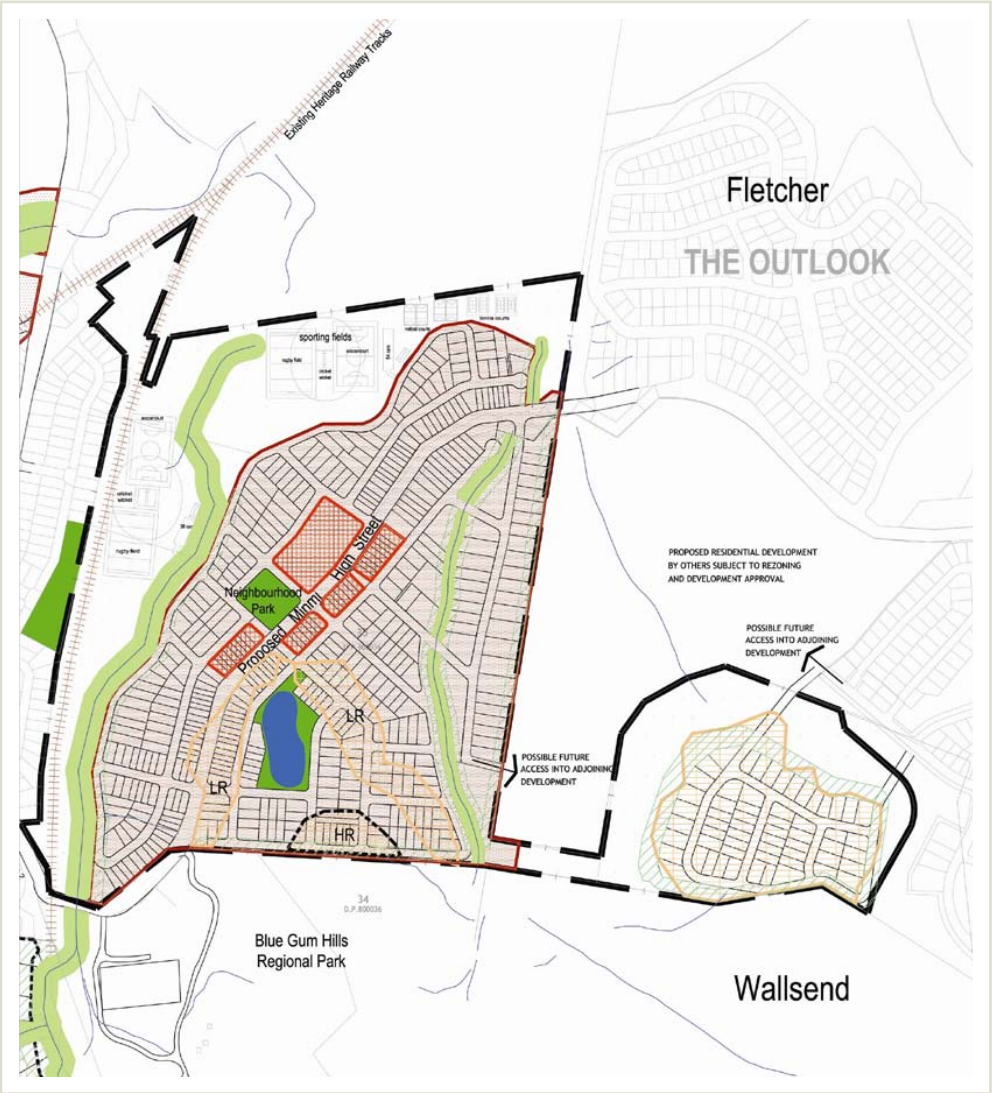
- To ensure a final housing product that responds to its site, and in particular mining constraints that may be apparent;
- To minimise overshadowing of adjacent lots and private open space;
- To ensure solar access to principal living areas and to promote energy efficient design.

Controls

- Building Heights are to be in accordance with Figure B.2.2. Indicative Building Height and the table below:

Development	Height (from lowest finished floor level to ridge)
Single	4.5m
Two	9m
Three	12m
Ancillary Structures	3.5m

Building height means the vertical distance between existing ground level at any point to the highest point of the building



Legend

- Indicative Proposed Precinct Boundary
- Existing Heritage Railway Tracks
- Existing Creek Line
- Proposed Lakes / Water Basins
- Single Storey - Specialised design required (Douglas Partners, August 2008)
- Single Storey - High Risk Pot Hole (Douglas Partners, August 2008)
- Single Storey - Low Risk Pot Hole (Douglas Partners, August 2008)
- Proposed BuildingHeight- Up to 2 Storeys
- Proposed Building Height - Up to 3 Storeys

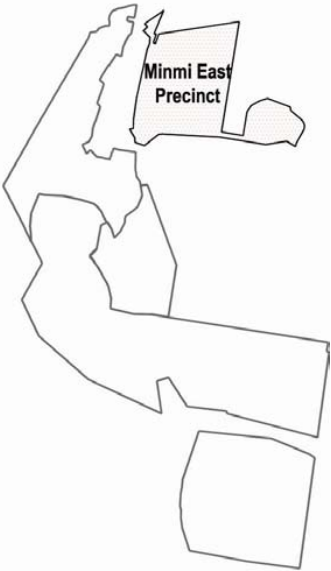


Figure B.2.2. Indicative Building Height - Minmi East

B.2.3 Site Coverage

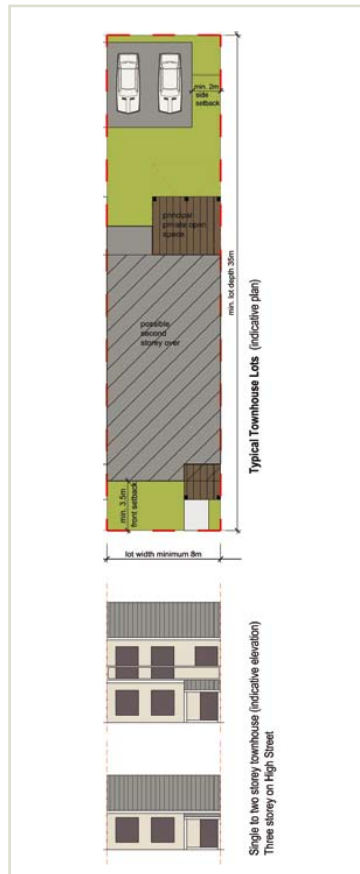
Objectives

- To promote housing types appropriate to the lot size, shape and orientation;
- To promote a layout that complements existing development in the area;
- To provide adequate residential amenity within the development.

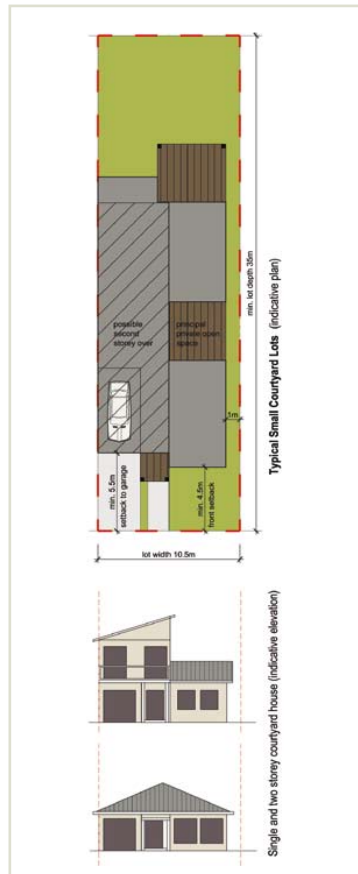
Controls

Lot Types	Minimum Frontage	Minimum Lot Area
Townhouse	8m	280m ²
Small Courtyard	10.5m	300m ²
Large Courtyard	13.5m	470m ²
Traditional	15m	525m ²
Lifestyle	17.5m	800m ²

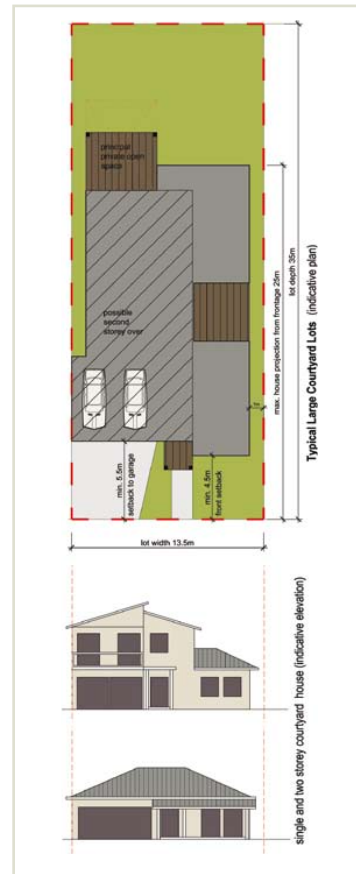
Townhouse



Small Courtyard



Large Courtyard



Traditional



Lifestyle

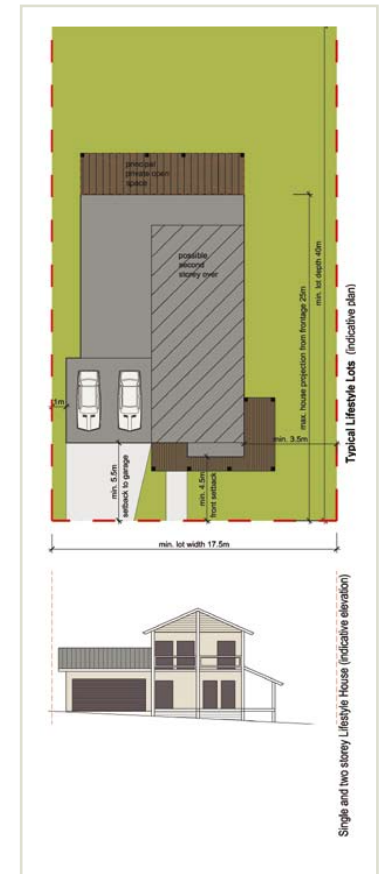


Figure B.2.3. Indicative Site Coverage - Minmi East

B.2.4 Building Setbacks

Objectives

- To ensure that buildings address the street and promote active street frontages;
- To ensure that development enhances the visual character and amenity of the street in response to the street hierarchy;
- To limit the visual impact of garages on the streetscape;
- To ensure corner buildings address both street frontages;
- To ensure privacy for residents and minimise overshadowing.

Controls

- The garage width on allotments of less than 400m² is not to exceed 50% of the site frontage or 6m (whichever is lesser), the remainder of which shall be landscaped;
- Driveways are to be at least 2.5m wide.
- Walls may be built to the side and rear boundaries where:
 - they do not contain any openings unless such openings comply with the fire resistance levels of the Building Code of Australia and are infilled with translucent or opaque materials; and
 - the wall height and length match an existing or similarly constructed wall on the adjoining site; or
 - the maximum wall height is 3m and there will be minimal impact on privacy, use of private open space and solar access to adjoining properties.

Setbacks are to be provided in accordance with Figure B.2.3. Lot Typologies: Setbacks and the following table:

Lot Types	Front	Secondary	Side	Rear
Townhouse	3.5m	Nil	Nil	Nil for garage at rear lane
Small Courtyard	4.5m	1.5m	1m up to 3m in height; plus 0.3m for every metre over 3m	0m to laneways
Large Courtyard	5.5m for garage			3m
Traditional	4.5m			3m
Lifestyle Lots	5.5m for garage	2.5m	1m and 3.5m	3m

B.2.5 Private Open Space & Landscaping

Objectives

- To promote landscaping on individual lots;
- To promote an attractive streetscape;
- To ensure private open space is usable.

Controls

Number of Bedrooms	Minimum Total	Minimum Dimensions
1-2 Bedrooms	35m ²	4 x 4 metres inc. setbacks
3+ Bedrooms	50m ²	5 x 5 metres inc. setbacks

- This area is to include at least one area >16m² with minimum dimensions of 4m;
- Private open space is to be directly accessible from principal living areas;
- Use of native plant species is encouraged;
- The use of low walls and semi-transparent front fences is encouraged;
- Front fences and walls are to be no more than 1.2 m if solid. This height may be increased to 1.8m if:
 - the main private open space is in the front of the dwelling; and
 - the fence has openings which make it not less than 50% transparent; or
 - traffic volumes and/or noise exceed 6000 vehicles per day and/or 60 dB(A); and
- The use of sheet-metal fencing is to be avoided adjacent to public places;
- In established areas, landscaping is to relate to the scale of other elements of the streetscape and the landscape of adjoining development;
- To the fullest extent possible, appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter;
- The provision of landscaping to the street frontage of new development is to be substantial, enhance the appearance of the development and assist with streetscape integration.