

### A1.2 Concept Plan



Figure A1.2.1 - Illustrative concept plan

The Concept Plan is for:

- The equivalent of 623 dwellings in 62.24 hectares with an overall density of 10 dwellings per hectare.
- A bushland reserve is located within the main drainage line of the estate, providing on site stormwater filtration within a bushland setting.
- A landscape buffer along Kanangra Drive which maintains existing landscape character and screens the estate from Kanangra Drive.
- Three new parks located on the eastern edge of the site contiguous with the conservation lands and its recreational opportunities by the foreshore.

Two distinct hamlets will be created within the development footprint, separated by the bush reserves. Each hamlet thus forms a pocket of development surrounded by bushland. The development will have:

- Limited access from Kanangra Drive so as to minimise potential traffic congestion points on Kanangra Drive.
- A perimeter road that forms part of the Asset Protection Zone.
- A street grid hierarchy that is defined by a major north-south road and an east-west road cross axis.
- A street pattern that maximises the number of east-west streets connecting the public domain visually to the foreshore conservation area.

The proposal includes a public footway along the foreshore that will link the public domain of the proposed development to the existing settlement at Gwandalan subject to Department of Environment, Climate Change and Water approval. A defined footway will protect the foreshore by confining public access to a manageable corridor.



## A1.3 Indicative Lot Layout

The concept plan is indicatively designed for 623 dwellings which are proposed to be of the following:

- 427 dwellings contained in individual lots and integrated housing superlots.
- 196 seniors living dwelling units.
- Retail development comprising of a potential GFA of approximately 3000m<sup>2</sup> is provided in addition to the 623 dwellings.



Figure A1.3.1 - Indicative lot layout



## A1.4 Desired Future Character: Landscape

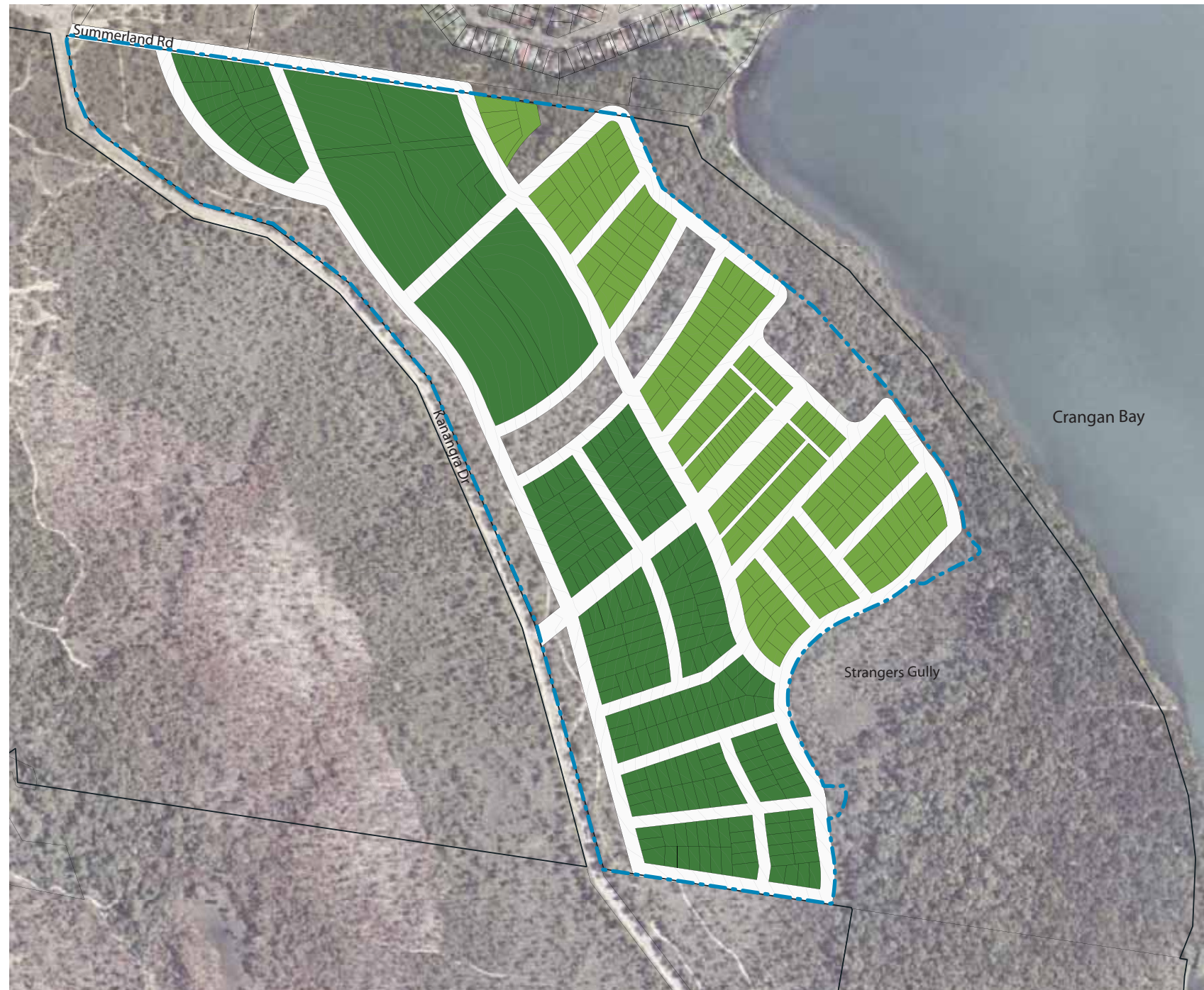


Figure A1.4.1 - Landscape character types

### KEY

<span style="display:inline-block; width:15px; height:15px; background-color:#008000; border:1px solid black;"></span>	Woodland Landscape
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span>	Forest Landscape



Figure A1.4.2 - Woodland landscape type



Figure A1.4.3 - Forest landscape type

### Existing landscape character

Two existing landscape types that occur on the site are:

- Woodland landscape type on the flat plateau of the western part of the site. This landscape type has a discontinuous canopy and a ground plane dominated by grasses, which together form a park-like landscape character.
- Forest landscape of taller trees and low shrubs that is endemic to the site's sloping lakefront edges. This landscape has a continuous canopy of trees that form an enclosed landscape which frames distant views.

### Desired future landscape character

- The future landscape character will interpret the two landscape types that occur on the site by retaining and enhancing the existing vegetation. They will provide a setting that is dominated by the landscape of trees creating a sense of housing set in bush-like parkland.

### Woodland landscape

- The western part of the Gwandalan Estate will retain its woodland character and will continue to link this landscape type with woodland to the south. Development will be characterised by long flat serpentine north-south streets that traverse the site. Streets will meander between the trees that will be scattered along the street verges and within private lots. The ground plane will be predominantly grassed. It will be an open landscape with scattered small native trees.

### Forest landscape

- The eastern part of the site will be characterised by a forest landscape of taller trees with minimal understorey, forming a vegetation link with the forest at the lakefront edge of the site. The long streets in this area will be predominantly aligned to the water. They will be straighter and slightly inclined to take advantage of proximity of Crangan Bay and the opportunity for views to the water. The streets are narrower and built form will be tighter to frame water views. Street trees will form clear avenues of tall mature trees that help frame views.





Figure A1.4.4 - Maintain bush character with tree lined streets of native species



Figure A1.4.5 - Use of natural materials and simple construction for swales and bushland reserves



Figure A1.4.6 - Informal playing fields fringed by trees



Figure A1.4.7 - Village green for informal gathering/community events/informal sports events



Figure A1.4.8 - Flexible park structure allows for occasional events

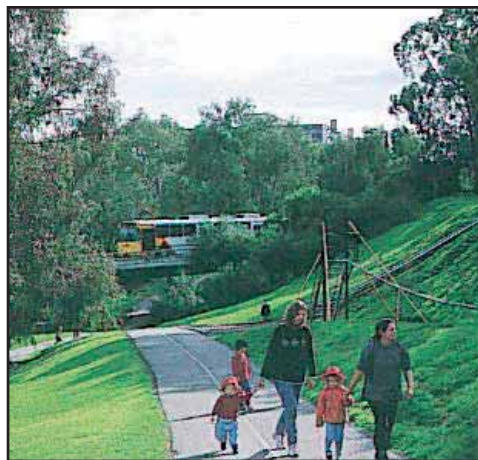


Figure A1.4.9 - Parkland paths provide connections along foreshore and within bushland reserves

## Public domain

### Parks

- Three new urban parks will be located on the eastern edge of the estate, providing a rich and diverse range of settings that will accommodate activities for the incoming community. The borrowed landscape of the conservation lands which include tall trees will form one edge of the parks. Internally, the parks will be dominated by a sequence of grassed areas formed by clearings within a framework of tall native mature trees. Parks will use natural topography to form usable terraces and endemic vegetation to define space. Built form will be minimal and will defer to the landscape setting.

### Bushland reserve

- There will be an ecology-based reserve within the main drainage line in the estate that forms an undeveloped green corridor through the site. It will have a dense and diverse canopy with rich shrubs and ground covers. Road bridges and sympathetic footways will cross the reserve. The drainage line will be embellished with cascading swales and detention areas that enhance the quality and control the quantity of stormwater that flows into Lake Macquarie.

### Streets

- Streets will form simple connections around the site. They will have a strong landscape presence generated by the layout and consistency of street trees. The landscape of the streets will be enhanced by ground plane planting, a consistent palette of paving material and minimal furniture. A variety of street typologies have been developed. They will have differing landscape treatments based on the desired future landscape character statements and based on the hierarchy of streets. Details of street landscapes are included in the Public Domain Plan.

### Private domain

- The landscape of privately owned residences will be controlled so as to reinforce the setting of the desired future landscape character types. Paved areas will be minimised, giving preference to natural ground planes. Fences will be restricted to areas behind the front building line. Plant species will be dominated by endemic species. Trees will be retained wherever possible and supplemented by planting of same or similar species.



## A1.5 Desired Future Character: Built Form

- The Gwandalan Estate has two character precincts based on the existing landscape character of the site. The precincts are:
  - Hilltop Precinct
  - Lakefront Precinct
- Housing types reinforce the character of the precinct. There are 4 housing types:
  - Shop-top housing lots (Lakefront Precinct)
  - Townhouse lots (Lakefront Precinct)
  - Village lots (Lakefront and Hilltop Precinct)
 These housing types enhance the landscape setting of each precinct by reinforcing its individual landscape setting and encouraging the retention of existing trees where possible.
- In general, houses in the Gwandalan Estate are characterised by horizontal proportions created through the use of low pitched hipped roofs and wide eaves. A strong masonry base with lightweight materials will be used for the upper storey and architectural features such as bay windows.
- The colour palettes for each precinct reflect the landscape character.
  - Hilltop Precinct - lighter, cooler colours reflects the existing eucalypt vegetation and openness of the woodland.
  - Lakefront Precinct - blue-greys, red-browns and ochre tones reflect the hues of the existing Angophora vegetation
- Maximum building height of 2 storeys for Hilltop and Lakeview Precincts.

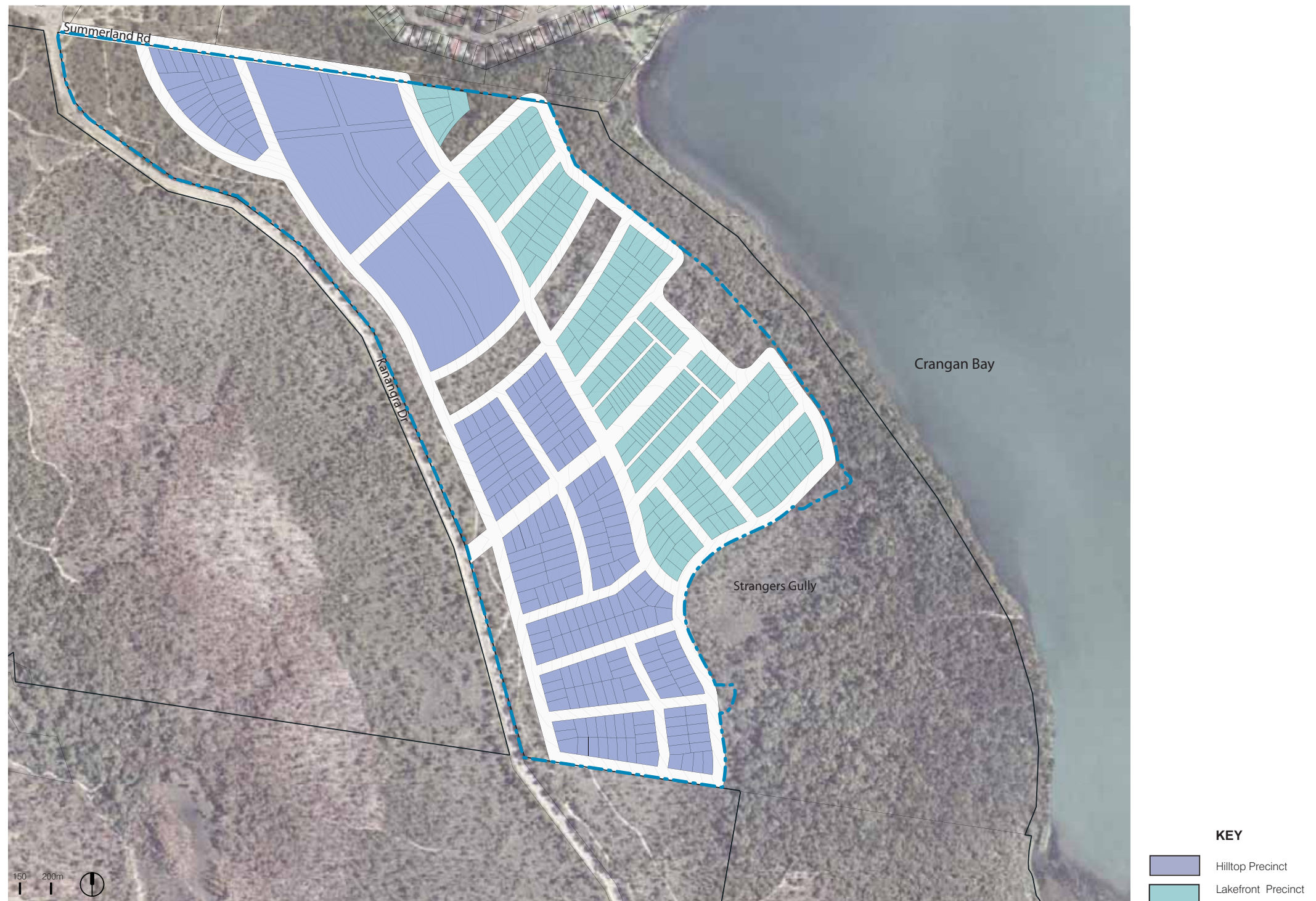


Figure A1.5.1 - Character precincts