



Figure A1.5.2 - Hilltop Precinct colour palette



Figure A1.5.3 - Houses with an architectural expression of horizontal proportions with a strong masonry base and lighter materials for upper storeys.



Figure A1.5.4 - Architectural features in natural or painted timber



Character Elements – Hilltop Precinct:

- One and two storey development.
- Cool grey, cream, and beige tones reflect the bark of the eucalypt forest.
- Exposed or rendered masonry define a strong base with lightweight cladding on upper levels.
- Natural or painted timber details complement the wall materials.
- Low roof pitches and generous eaves enhance the horizontality of the built form.
- Small front gardens and consistent street alignments reinforce the village character.
- Generous backyards promote retention of existing trees and complementary native planting to encourage bush gardens.



Figure A1.5.5 - Low pitched roofs with wide eaves contribute to the horizontal proportions of the houses



Figure A1.5.6 - Cool creams and greys and beige tones reflect the existing vegetation



Figure A1.5.7 - Materials and finishes of exposed brick and timber are encouraged



Figure A1.5.8 - Illustrative streetscape character



Figure A1.5.9- Lakefront Precinct color palette



Figure A1.5.10 - Red tones highlight architectural features.



Figure A1.5.11 -Exposed rafters and wide eaves



Figure A1.5.12 -Illustrative streetscape character



Character Elements – Lakefront Precinct:

- One and two storey development sits within the tree canopy of the existing Angophora vegetation.
- Blue grey, reddish browns and ochre tones reflect the richness and contrast of the Angophora vegetation.
- Architectural expression of exposed or rendered masonry defines a strong base with lightweight cladding on upper levels.
- Natural or painted timber elements provide contrast with the masonry base.
- Low roof pitches and generous eaves enhance the horizontal proportions of house.
- Subtle elements such as exposed rafters provide detail in the shadows.
- Small front gardens and consistent street alignments reinforce the village character.
- Generous backyards promote retention of existing trees and complementary native planting.



Figure A1.5.13 -Screens for verandahs and decks provide sun shading and privacy



Figure A1.5.14 -Materials and finishes include masonry and timber



Figure A1.5.15 -Massing and form of integrated housing is articulated.

A2.1 Urban Structure



Figure A2.1.1 - Urban structure

The main components of the proposed urban structure are:

- Access to the Gwandalan Estate is via two entry points from Kanagra Drive and Summerland Road:
 - The first is at the intersection of Summerland Road and Kanagra Drive at the north-western edge of the proposed development. The entry road follows the existing paper road on an east-west ridge between two drainage lines.
 - The other entry is at the centre of the western edge of the proposed development, on a local high point. This is the start of the major east-west entry road that is located on the main east-west ridge of the site, connecting Kanagra Drive to the foreshore. It terminates at the Village Green.
- The major north-south road follows the contours and terminates in a park to the north and conservation land to the south.
- Clear pattern of north-south/east-west cross-axis. This grid-like structure provides permeability and allows the Gwandalan Estate to be implemented in stages.
- Long blocks are predominantly aligned north-south in the flat terrain of the western part of the site.
- Street blocks are predominantly aligned east-west in the eastern part of the site, maximising connections to the water.
- Streets will define publicly accessible parks from private lots.
- In accordance with bushfire safety requirements Asset Protection Zones (APZ's) are provided around the periphery of the site. Streets on the estate's boundaries contribute to the APZ's, thus minimising APZ's within private lots and defining conservation lands from private lots.
- Land use is predominantly residential, with superlots to accommodate potential developments suitable for aging in place.
- There are two local retail centres provided in the Gwandalan Estate:
 - One is located within one of the superlots to provide convenience for the potential aging in place residential use.
 - The other is located in front of the Village Green and provides local retail amenity for the community.
- Two urban parks are located at the eastern edge of the proposed development, at the edge of the foreshore reserve, offering the foreshore buffers to development and borrowing the foreshore landscape for the benefit of the urban parks.
- A bush reserve is created within the major drainage line in the Estate.
- A landscape buffer along Kanagra Drive maintains and reinforces the existing landscape. The buffer will screen the estate from Kanagra Drive.
- All streets and parks are addressed by buildings to ensure passive surveillance, providing safety and security of the public domain.

A2.2 Proposed Hamlets

Within the development footprint are two distinct hamlets;

- Northern Hamlet and
- Southern Hamlet.

To facilitate staging and to provide adequate servicing, the two hamlets have:

- An access entry road from Kanangra Drive,
- An urban park,
- A bush reserve separating the two hamlets,
- Access to the foreshore,
- A range of housing types and
- A local retail centre.

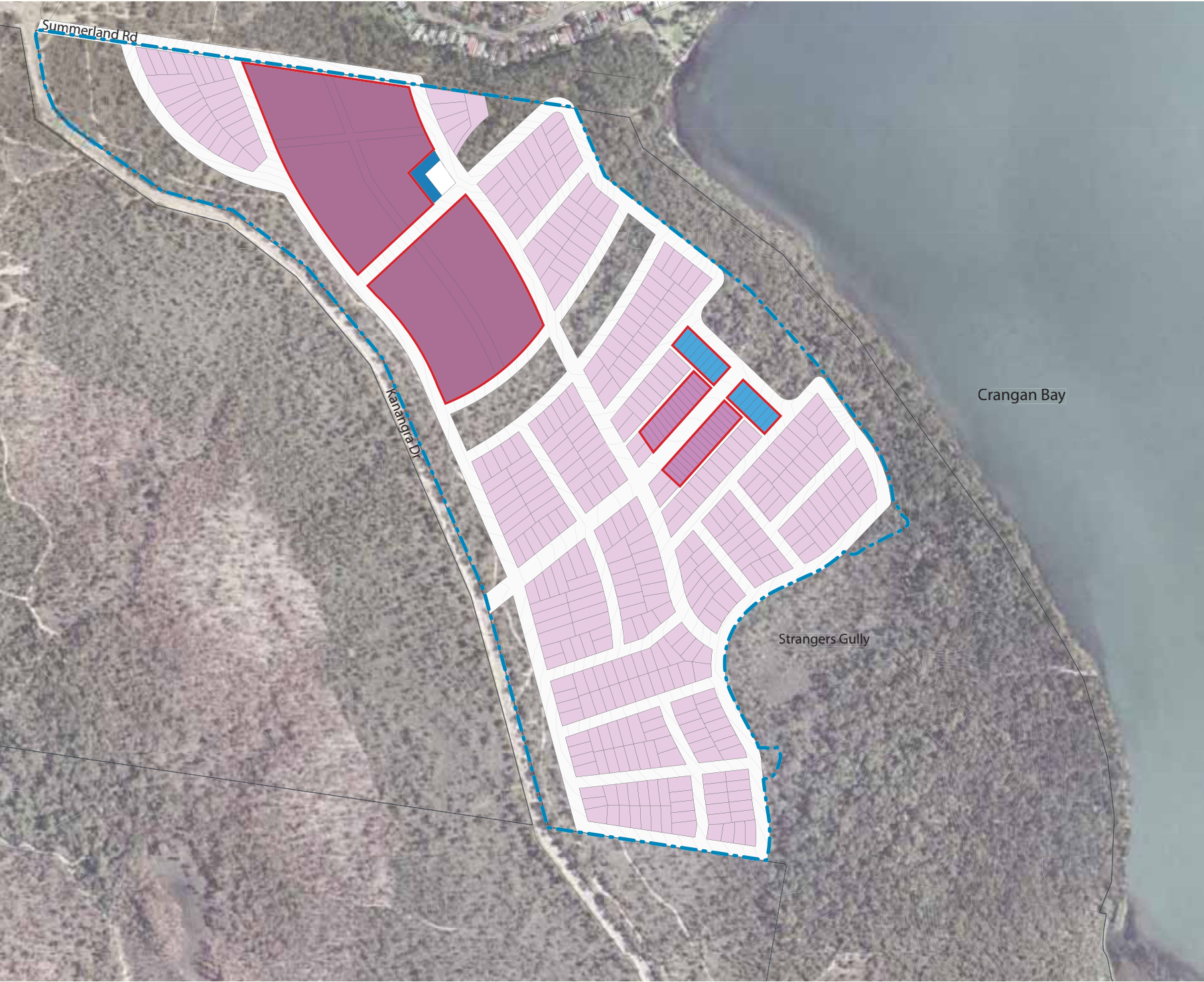
Each of the two hamlets has a different role within Gwandalan Estate:

- Northern Hamlet**
- The focus of the Northern Hamlet has a town square with supporting retail services that can be shared with the existing settlement of Gwandalan. The town square is located at the northern end of the major north-south road.
 - To promote housing choice within the Gwandalan Estate, two superblocks have been identified in the Northern Hamlet to accommodate retirement housing uses. The establishment of a retirement village will be dependent on market demand.
- Southern Hamlet**
- The focal point of the Southern Hamlet is the Village Green with its associated neighbourhood retail area consisting of cafes and local shops. It is located at the eastern end of the major east-west road.
 - The Southern hamlet has a range of lot sizes from small lots to medium sized lots of 500-800m2. Superlots have been designed to accommodate integrated small lot housing. These lots have minimum lot sizes ranging from 300m² to 360m². This strategy has been developed to achieve smaller housing types that are not addressed in Wyong Shire Council's controls.



Figure A2.2.1 - Proposed Hamlets

A2.3 Built Form



- Housing types have been developed to suit to the lot sizes. There are three main types of housing:
 - Shop-top Housing Lots: Located in front of the Village Green. Integrated development of attached 2 storey mixed use housing with rear lane access. Rear lane access improves the pedestrian amenity of the perimeter road that fronts the Village Green. Potential of a maximum retail gross floor area of 80 m2 per lot.
 - Townhouse Lots: 2 storey integrated development of attached houses with rear lane access located at the eastern end of the major east-west ridge road reinforcing the street hierarchy. Rear lane access improves the pedestrian amenity of the major east-west street.
 - Village Lots: detached housing with streetfront vehicle access
- Where necessary street setbacks accommodate bushfire Asset ProtectionZones.
- Privately owned external areas will include lawns and native planting.
- No solid fences forward of the building line on lots allows the private domain landscape to contribute to the streetscape.

KEY

Retail

Independent Living Unit

Small Lots Residential

Medium Lots Residential

Superlots

Figure A2.3.1 - Built form