

Northern Park

The northern park will be a local park at the northern boundary of the site, opposite the small public square associated with the retail outlet at this end of the estate. It is sited on sloping topography which leads to the creek line.

It will have the character of a bushland park with two main informal areas:

- a small turfed area for recreation and;
- a childrens' play space.

It will provide for family groups within easy walking distance of the local residential areas. It will also provide access to the creek, to the foreshore and to the foreshore parks and walking trails that will link with the existing Gwandalan settlement.

Amenity will include shade trees, seating, picnic facilities and a childrens' playground that caters for a small range of childrens' activities. The playground will focus on the bush experience of childrens' play.

Its layout will be governed by the need to create small terraced areas, with access paths linking them and the need to retain existing trees.

An illustrative layout of the northern park is shown opposite.

KEY

1. Nature play playground
2. Bushland picnic area
3. Passive recreation - bush platform
4. Major through path
5. Possible future commercial use
6. Coastal connector path - boardwalk over drainage line

Figure B1.3.2 - Northern Park

Foreshore Walk

- A foreshore walk is proposed to link the new development area to Gwandalan along the edge of Crangan Bay.
- The walk will provide access for pedestrians and cyclists.
- The walkway will consist of a range of paving and boardwalk materials appropriate for the context.



Figure B1.3.4 - Foreshore walk

STREETS

Woodland vegetation



Eucalyptus robusta
Swamp Mahogany



Melaleuca linnaeifolia
Snow in Summer



Melaleuca quinquinervia
Broad-leaved Paperbark



Crynum pendunculatum
Beach Lily



Lomandra longifolia
Matt Rush



Juncus usitatus
Common Rush



Carex appressa
Tall sedge



Themeda australis
Kangaroo Grass

Forest vegetation



Eucalyptus robusta
Swamp Mahogany



Melaleuca linnaeifolia
Snow in Summer



Melaleuca quinquinervia
Broad-leaved Paperbark



Elaeocarpus reticulata
Blueberry Ash



Glochidion ferdinandii
Cheese Tree



Themeda australis
Kangaroo Grass



Dianella caerulea
Flax Lily



Gahnia clarkii
Saw Rush

Gully vegetation



Cupaniopsis anacardioides
Magenta Cherry



Elaeocarpus reticulata
Blueberry Ash



Glochidion ferdinandii
Cheese Tree



Syzygium paniculatum
Magenta Cherry



Ficus rubiginosa
Port Jackson Fig



Polyscias sambucifolia
Elderberry Panax



Gahnia sieberiana
Saw Rush



Acmena smithii
Lilly Pilly



Lomandra longifolia
Matt Rush



Dianella caerulea
Flax Lily

B1.4 Plant Types and Materials

Plant palette

- Plant palette will be dominated by local and endemic species. Tree species will consist of both smaller trees on the flat plateau areas and taller trees on the slopes. The soils are quite shallow in this area, so good soil preparation is essential to maximise potential growth from the site.

Landscape materials and assemblage techniques

- Public domain materials will be simple, i.e. concrete footpaths and kerbs. In parks, larger paved areas will be gravel, with some special areas of sandstone paving.
- Playgrounds are to consist of diverse types of play elements, designed in an exciting and experiential setting.
- Picnic facilities will include specially designed shelters that are unique to Gwandalan, and off-the shelf seating and barbecue items that will facilitate easy replacement by Council.
- Kerb ramps are to be provided at all intersections.
- Lighting poles in streets are to be standard galvanized steel poles with outreach arms.
- Light spill is to be minimised to ensure that the surrounding bush setting is not impacted by an excess of night lighting.

The proposed planting includes species shown opposite.

- The forest landscape type of scribbly gum/smooth barked apple is to be developed in streets and parking lanes with plantings of same and similar species of trees with thin, layered canopies.
- Swale trees along the edges will be smaller and denser riparian species trees, more suited to drainage corridors, and appropriate for planting in APZ's.
- Swale trees in the main roads will be grand spreading trees such as the Ficus species.
- Ground covers will predominantly be native grasses and low shrubs. Extensive areas of lawn on the verges only to facilitate access from parking areas.

Figure B1.4.1 - Plant Types

B2.1 Building Types

Building types provide indicative illustrations of possible design outcomes on various lot sizes, shapes and orientation. They respond to the desired future character of the Gwandalan Estate.

Objectives:

- To reinforce the desired future character for the Gwandalan Estate.
- To respond to the street hierarchy and corresponding street character with appropriately located building types.
- To design housing types that respond to their lot configurations including size, shape, slope and orientation.
- To provide a variety of lot sizes to promote housing choice, affordability, and aging in place.
- To provide small local centres supporting the daily needs of the local residents.

Within the Gwandalan Estate there are six building and lot types which have the following characteristics:

Type 1: Shop-top Housing Lots

- integrated development
- small retail/commercial use combined with a single dwelling
- located in local centres
- 10.5m minimum lot frontage
- 360m² minimum lot area
- 80m² maximum retail/commercial GFA per lot
- rear lane vehicle access

Type 2: Townhouse Lots

- integrated development
- small lot housing such as townhouse, zero lot or duplex dwellings
- supports small office home office (soho) within single dwelling
- 8.5 minimum lot frontage
- 300m² minimum lot area
- rear lane vehicle access

Type 3: Village Lots A

- detached dwellings
- typically 15m minimum lot frontage
- 500m² minimum lot area;
- front vehicle access

Type 4: Village Lots B

- detached dwellings
- typically 20m minimum lot frontage
- 630m² minimum lot area
- front vehicle access

Type 5: Residential Aged Care and Independent Living Unit

includes potential nursing home and independent living units

- refer to SEPP Seniors Living

Type 6: Local Centre Retail

- integrated development
- 1600m² maximum retail GFA

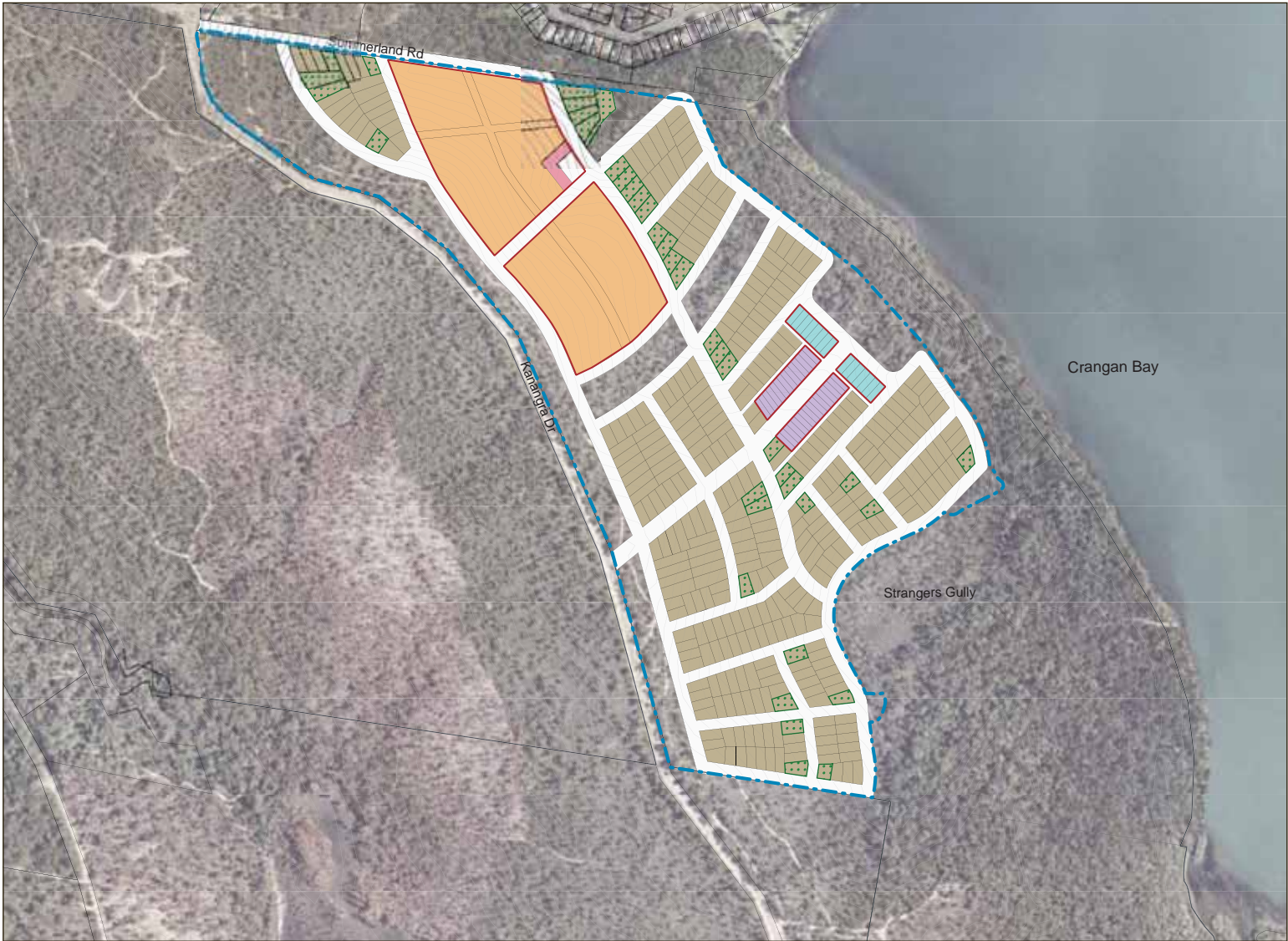


Figure B2.1.1 - Building types diagram

