Figure A1.4.1 - Informal street tree planting with native grasses in the verge

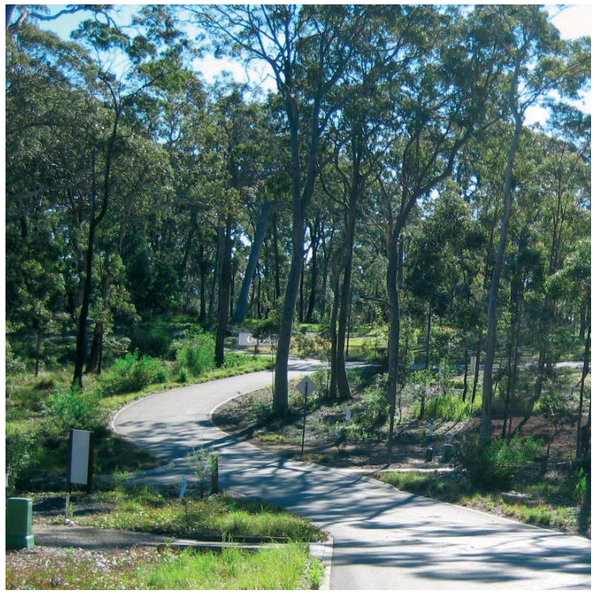


Figure A1.4.2 - Interpret and recreate the surrounding bushland

Figure A1.43 - Maintain the asymmetrical streetscape of Branter Road through a landscape buffer

A1.4 Desired Future Character: Landscape

The Concept Plan includes a plan for the future landscape of the proposed development.

Existing Landscape character

- The existing bushland setting is characterised by a tall closed forest on a rolling topography with minimal understorey, creating a park like character. Only in the drainage lines is there dense understorey.

Desired future landscape character

- The desired future character of the public domain interprets the existing landscape character and responds to the bushland park qualities of the site and the casual and informal character of the existing settlement at Nords Wharf. They will provide a setting that is dominated by the landscape of trees and serpentine streets with bushland vistas. This will create a sense of 'housing set in forest parkland' with streets that meander around the natural topography.

Streets

- Streets will create simple connections around the site. They will have a strong landscape presence generated by the sympathetic response to the site's landform and the dominance of tall trees. Long blocks will run parallel to the contours. Short blocks will run up and down the site and terminate in views of bushland. Streets will have an informal but consistent layout of street tree planting in the verges and in the parking lanes. The landscape of the streets will be enhanced by ground plane planting, a consistent palette of paving material and minimal furniture. 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 type. 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

Figure A1.5.1 - Existing character of shady vegetation on the site

Figure A1.5.2 - Simple skillion roof for maximum natural lighting & bright colour accentuation on building details

Figure A1.5.3 - Use of natural timbers and brighter colours to contrast with the shade of the surrounding forest

Figure A1.5.4 - Verandahs and decks located on upper levels overlooking bush or water.

Figure A1.5.5 - Colour palettes of brighter lighter colours to contrast with the shade of the surrounding bush.

Figure A1.5.6 - Generous outdoor rooms contiguous with living spaces are located over car spaces

Figure A1.5.7 - House composed of lightweight materials on a masonry plinth

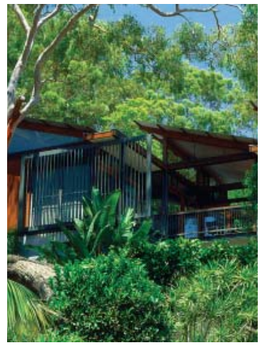


Figure A1.5.8 -Louvres and screens that provide privacy and are responsive to the climate

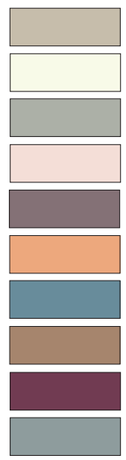


Figure A1.5.9 - Colour Palettes

Figure A1.5.10 - Illustrative streetscape character

Built form desired future character

Nords Wharf will have the following housing types:

- Integrated houses
- Village houses
- Lakeview and Hillside houses, and
- Bush lots

Character Elements:

The built form future desired character responds to the topography and bushland setting with:

- Built form that generally reinforces the curvilinear streets, with specific variations in response to the retention of existing trees in individual lots.
- One or two storey houses built over car spaces or carports with simple forms and pitched roofs.
- Living areas typically on the second storey with generous balconies and verandahs, creating outdoor rooms that activate the streets and provide passive surveillance over the bush or Crangan Bay.
- Minimise cut and fill by stepping the buildings to follow the topography and to express the hillside and the amphitheatre shaped topography.
- The use of poles and slender columns that reflect the verticality of the existing forest and respond to the landform minimising cut and fill.
- Brighter colours and natural timber in the detail, playing against the dark trunks and shade of the surrounding forest.
- Predominantly lightweight cladding, louvres, and screens that are responsive to the climate and complement the bush character.
- Limited use of masonry materials as a plinth or base to houses with lightweight materials for the upper storey.
- Pitched and skillion roofs that open up to let in indirect southern light and capture views.

A2.1 Urban Structure

Figure A2.1.1 - Urban Structure

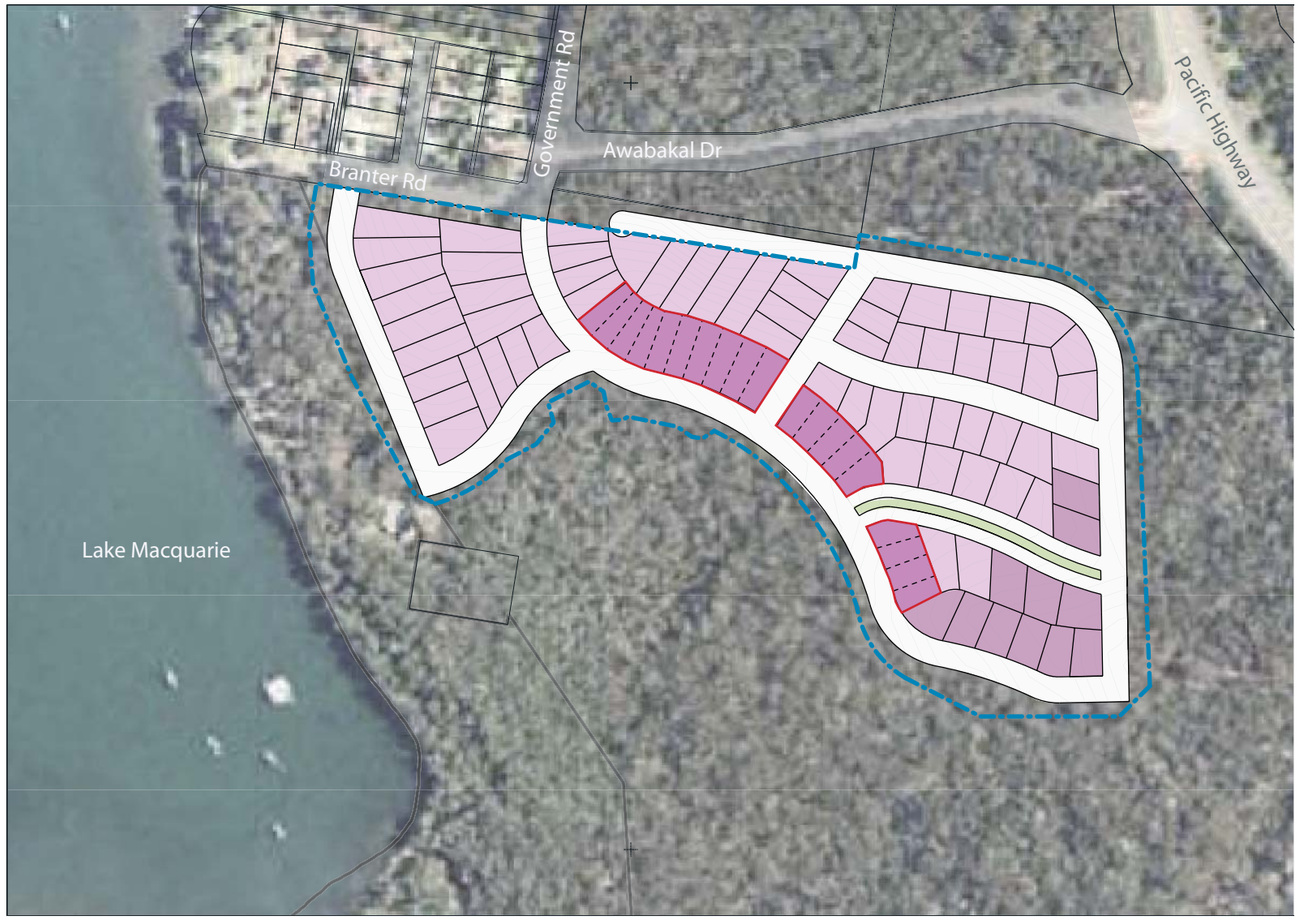
Key principles of the proposed urban structure are:

- A main entry that is an extension of Government Road from its intersection with Branter Road. Government Road is the major north-south road of the existing settlement and connects the two settlements. There is a secondary access from Branter Road, near the foreshore.
- Irregular development footprint (sited to protect Swamp Mahogany Forest and aboriginal heritage on the foreshore) generates a street pattern that meanders through the forest, generated by the irregular edge of the development footprint.
- A curvilinear street pattern that responds to the landform of the site with a loose permeable grid.
- A simple street hierarchy of local roads with a typology that relates to the landscape character
- Definition between public and private lands created by public streets, thus ensuring that conservation areas do not become privatised.
- Predominance of perimeter streets that will have one edge that adjoins the forest. Majority of houses will thus also have a bush outlook.
- Long street blocks that run parallel with the contours, thus minimising cut and fill
- Internal street blocks that cut down the slopes. Internal streets terminate in a bushland vista.
- Streets with consistent landscape of tree planting.
- Bushfire Asset Protection Zones (APZs) that are provided on the perimeter of the development footprint. APZs are included in the perimeter streets and in housing setbacks. Lots addressing the foreshore are longer to accommodate APZ's
- Larger lots located on steeper slopes, smaller lots located on flatter slopes.
- Integrated housing located to maximise the number of houses with a bush outlook.
- To ensure passive surveillance all streets and parks addressed by housing lots.
- Lot layout that will facilitate deep-soil mid-block tree planting to ameliorate climate extremes in housing and to provide a thread of landscape through the private lots
- Stormwater detention basins that will be integrated into the conservation areas outside the development footprint.

A2.2 Built Form

The Concept Plan provides for 90 lots of varying sizes. Key principles of the built form are:

- 4 types of housing – integrated houses, bush houses, village houses, lakeview and hillside houses.
- Maximum 2 storey buildings for the majority of the site.; One storey houses where there are mining constraints of 20-50m cover.
- Medium and large lots suitable for detached housing
- Larger lots on steeper slopes.
- Minimum lot frontages of 12.5m occur within superlots of integrated housing. These lots occur on flatter slopes.
- Housing sited so as to retain vegetation, which will provide scale to the built form.
- Setbacks vary to allow retention of trees and to accommodate bushfire Asset Protection Zones.
- External areas include lawns and native plantings.
- On lots, no solid fences forward of building line allowing the private domain landscape to contribute to the streetscape.



KEY

- 2 storey houses
- 1 storey houses
- Superlots - Integrated development

Figure A2.2.1 - Built Form

A2.3 Public Domain Landscape

Figure A2.3.1 - Open space diagram

KEY

- Land dedicated to conservation
- Existing public park and boat ramp
- Council owned land
- Landscape buffer to Branter Road
- Street setbacks / front gardens
- 1 Ecologically endangered community and buffer zone
- 2 Foreshore reserve to protect Aboriginal archaeology

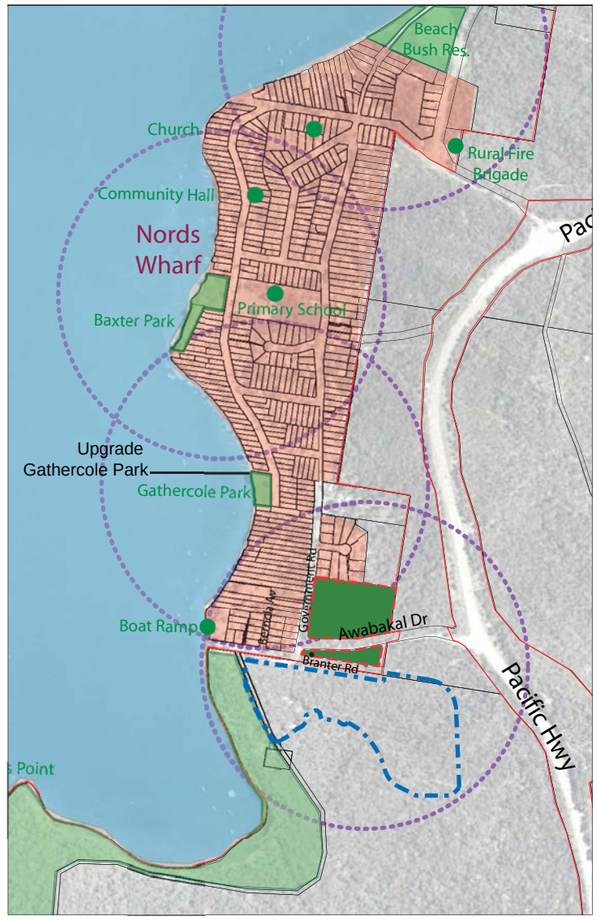


Figure A2.3.2 - Local context plan.

KEY

- Future Development Area
- Existing Residential
- Parks
- Council owned land
- 400m Walking Distance

The Concept plan provides for landscape in the swales, medians and verges of the streets and in private lots. Key principles of the landscape are:

- A landscape screen to Branter Road in recognition of green outlook that these residents currently enjoy.
- Street typology based on landscape character, landscape design and water sensitive urban design.
- Landscape that enhances biodiversity and character through the predominant use of endemic species. Proposed landscape will build on the existing natural vegetation systems, including peppermint / smooth barked apple forest. These dominant species will form the landscape framework and will be reinforced by plantings of similar and compatible species. Introduction of endemic species will enhance biodiversity in the streets and provide cross linking corridors through the site.
- Landscape to the front of lots will be controlled so that it becomes part of the street landscape. This will be implemented through setback requirements and guidelines for no fencing, limited paving and native planting species.