



Coal & Allied Southern Lands

Appendix B: Urban Design Guidelines for Nords Wharf

May 2010
06_061_F

Appendix B: Urban Design Guidelines for Nords Wharf provides detail information on the public domain and built form. It describes how to achieve the principles of Appendix A: Concept Plan Principles for Nords Wharf.

The structure of this document is as follows:

- **B1 is the Public Domain Plan for the site.** It includes landscape and urban design treatments for all areas within the development footprint that will be managed by a community body or the local council. It includes information on character and amenity of the streets and principles for materials selection and assemblage techniques.
- **B2 is the Design Guidelines for individual lots.** It defines the objectives and specific controls that relate to building types, densities, heights, setbacks and private open space.

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B1.1 Public Domain Strategy

The Public Domain Plan addresses:

- Design principles for landscape character, amenity and sustainability
- Design strategies for the proposed public domain.

Guidelines which cover the private domain are included in the next section of this report.

Site objectives

Character objectives:

- To retain the dominance of the natural landscape.
- To enhance and enrich the existing landscape character.
- To reflect the casual and informal qualities of living in the region.
- To maximize views to natural features within the public domain of the development.
- To protect the quality of views from adjoining areas within the view catchments of the development.
- To give priority to views to and from the public domain over views to and from private domain.

Amenity objectives:

- To provide shade in the public and private domain.
- To provide comfortable, direct and legible connections for all modes of transport.
- To provide safety for all in the public domain through the application of CPTED principles.

Sustainability:

- To plan and design for energy efficiency in the built form through the use of topography and vegetation.
- To provide for a sustainable water management system throughout the public domain.
- To integrate water sensitive urban design methods in streets and parks.
- To encourage biodiversity in landscape treatments.

Principles of the Public Domain Plan.

Character

- Streets are to have a simple park like character with tall trees and grassed understoreys, which should be complemented by the use of simple materials in paths, signs and road edge treatments.
- Street typologies will reinforce these qualities of the landscape with a subtle variety of street planting based on the endemic species.
- The plan reinforces the endemic landscape. The forest landscape type of peppermint / smooth barked apple is to be developed in streets with plantings of same and similar species of tall trees with thin, layered canopies. New plantings will have an informal layout, reinforcing the casual living theme. Tall street trees will frame and facilitate views to the surrounding bushland. Kerbs and edges will zigzag in and out of the parking lane to include tree planting.
- Swale trees will be smaller and denser riparian species trees, more suited to drainage corridors, and appropriate for planting in APZ's.
- Ground covers will predominantly be native grasses and low shrubs. Extensive areas of lawn should be avoided as they create management problems.
- The public domain character is reinforced by the materials and massing of built form.
- Services and utilities will be provided underground along all streets to serve the housing lots.

Amenity

- The street layout is designed to provide safe walking and bicycle routes that link the site with the existing settlement at Nords Wharf and with its parks and services.
- 1.2m wide footpath and parallel on-street parking will occur on all streets. Retention of existing trees and new planting in streets and parks will provide shade for pedestrians. The open ground plane will provide good surveillance for all activities. Main streets will be lit at night for safety and security. Universal access will be provided on all routes.

Sustainability

- Water sensitive urban design system that relies on non-piped solutions, utilising swales that are integrated with the landscape at the perimeter of the development.
- Street tree planting and ground covers are to form continuous bushland corridors that are contiguous with the surrounding bushland, enhancing the biodiversity values of the area.
- Judicious use of light canopied eucalypts and angophoras will allow solar access to housing in winter, and provide shade in summer.

B1.2 Street types

The streets of Nords Wharf are designed with a typology of three street characters. The three types refer to:

- Edge streets that occur on the periphery of the development with swales and include the APZ.
- Internal streets that are of standard widths.
- A wider internal street that includes a central swale.

The street types give diversity and richness to the public domain that responds to the differing conditions around the site without being constrained by an unnecessary complexity.

The three street types, their character, amenity and sustainability techniques are described below.

Type A1, A2 and A3

- These streets are the periphery streets, distinctive because they will have parkland on one side and residential housing development on the other. They will be broader, flatter, serpentine parkways that weave along the contours with a forest on one side.
- These will be wider spatially, as tree planting will be restricted by APZ requirements. Carriageways will be narrow, with a swale and buffer planting along the park side to filter and protect the conservation areas. The development verge will have a kerb, a footpath and discontinuous tree and ground cover planting. Building setbacks will accommodate the APZ requirements where necessary.
- A 1.2m wide footpath is to be located on the housing verge, together with turf and Eucalyptus / Angophora plantings in informal / staggered layouts.
- Surface stormwater is directed to swales on the bushland verges. Swales will be planted with native grasses and swale tree species, which are smaller and denser, providing a layer of lush vegetation in front of the adjoining bushland.

Type B

- These streets include the main entry road and the short streets that link the peripheral streets to the core of the development. They are all short streets, generally straight with a moderate gradient, narrow carriageways and wide verges.
- These streets retain the character of the bushland setting with landscape verges, a narrow footpath, and extensive verge tree planting in random layout, to provide a layering of trees that cascade down the slopes. Tall trees will arch over the streets giving views to the bushland at the terminations of these short streets. The wide lot frontages will have small setbacks, reinforcing the idea of a sense of enclosure within these streets, however, setbacks will vary according to the need to retain trees.
- This street type will have 1.2m footpaths on one verge, parallel parking on both sides, kerbs and gutters.

Type C

- This street includes the wider street type that is similar to B type streets but includes a central swale to accommodate larger flows of stormwater.

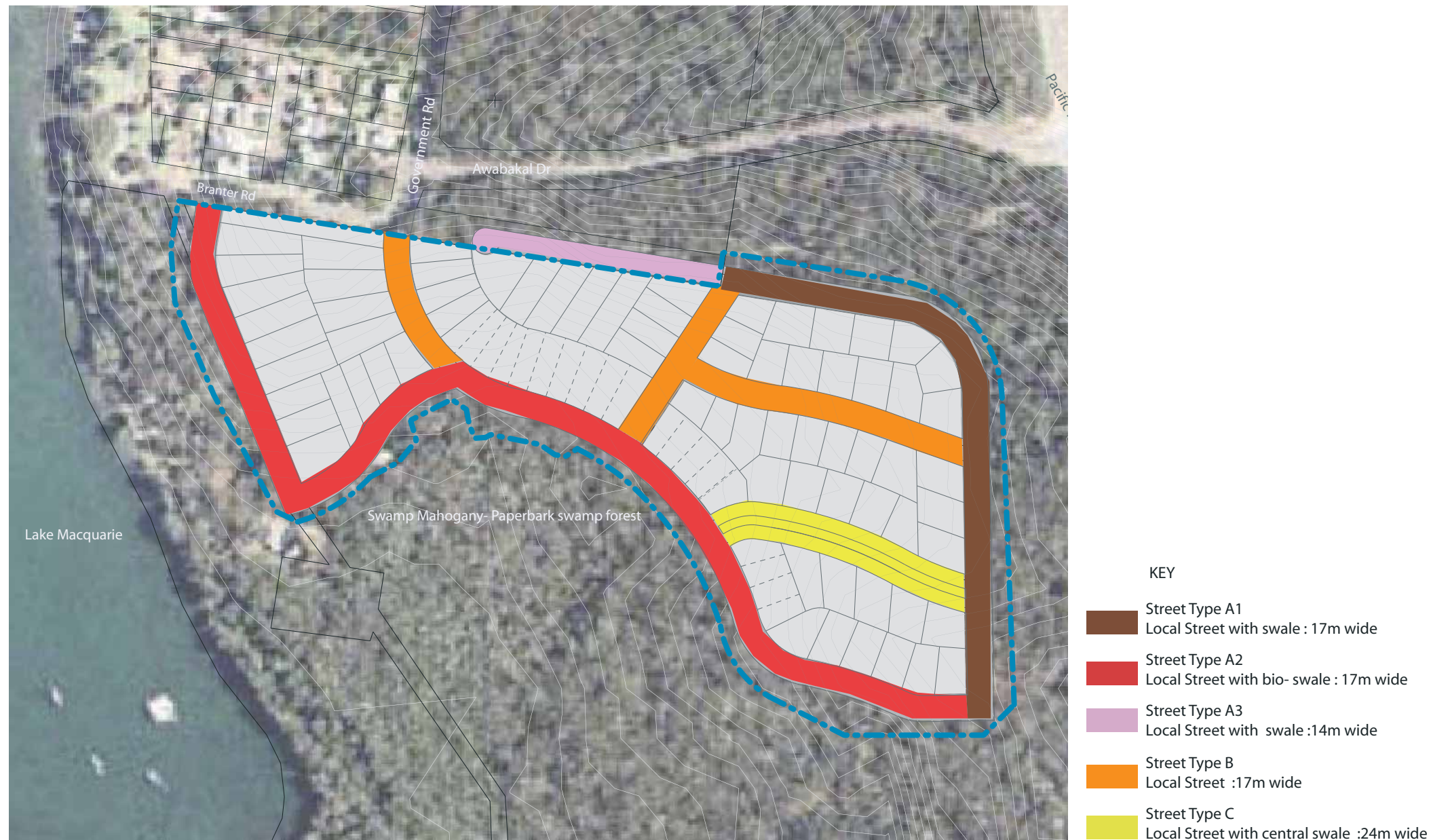


Figure B1.2.1 - Street Types

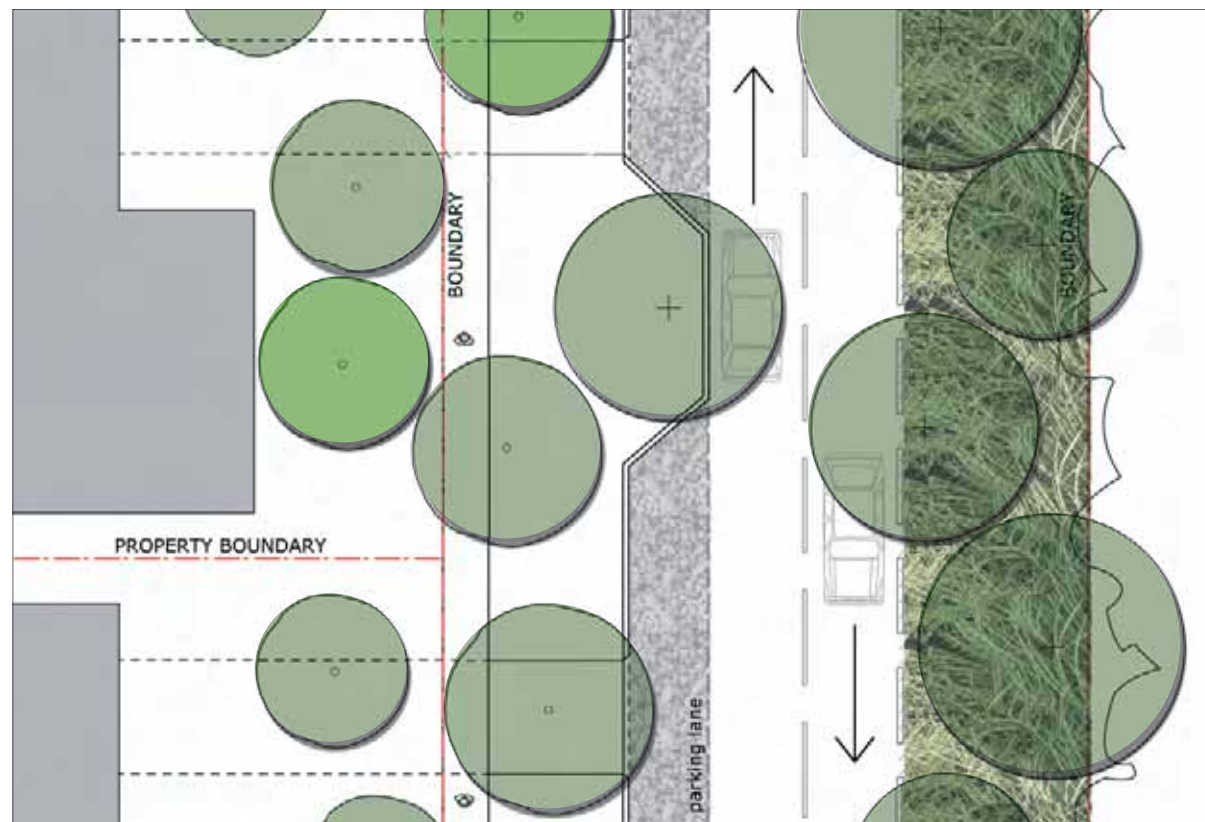
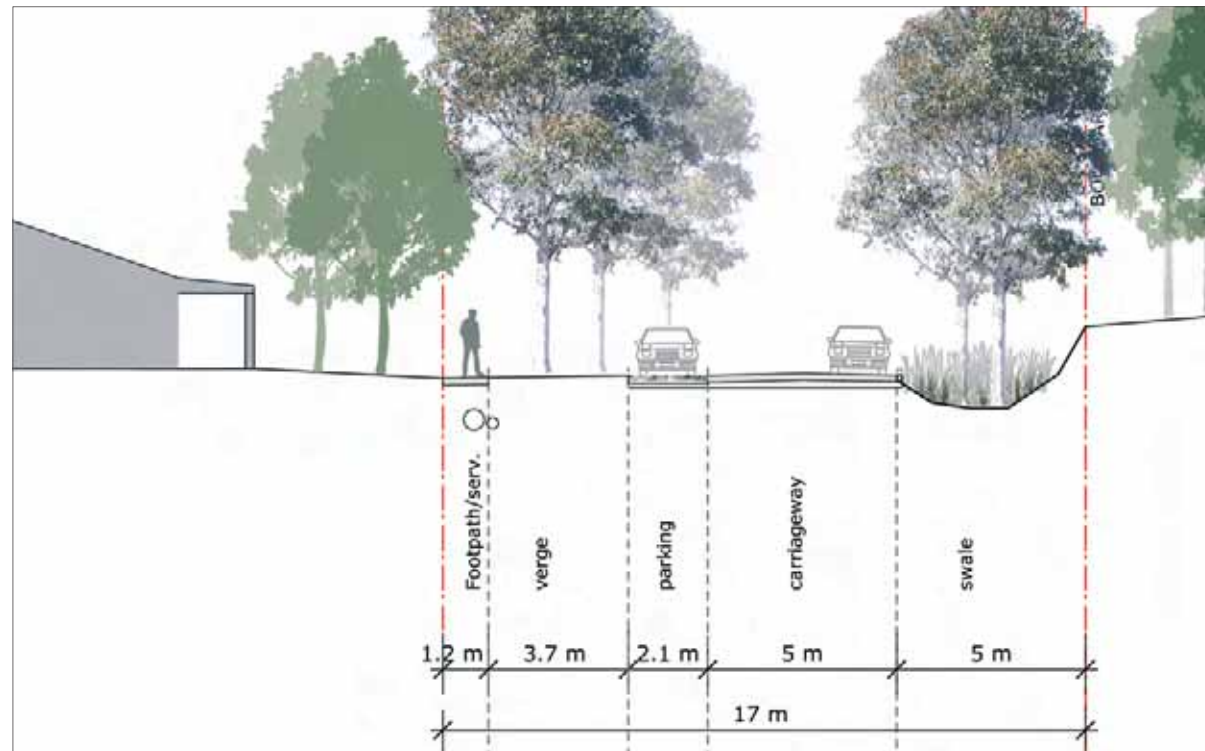


Figure B1.2.2 - Street Type A1

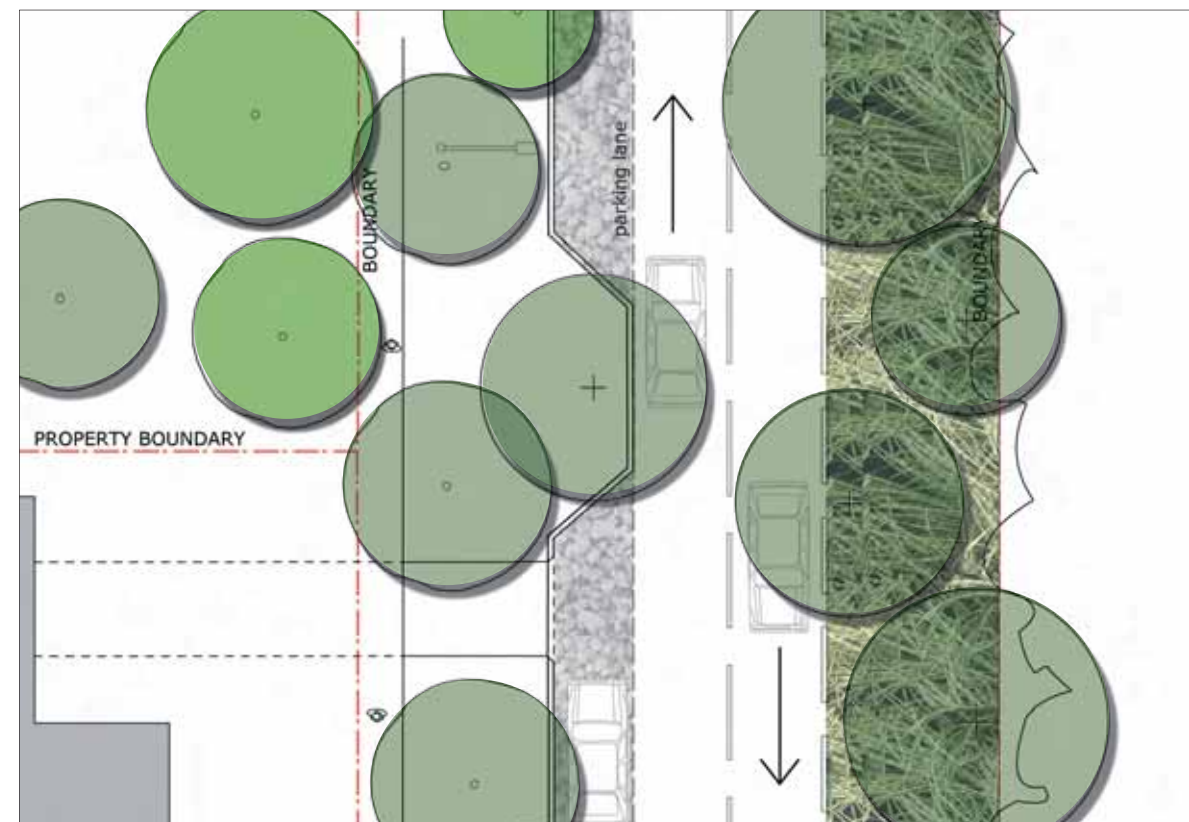
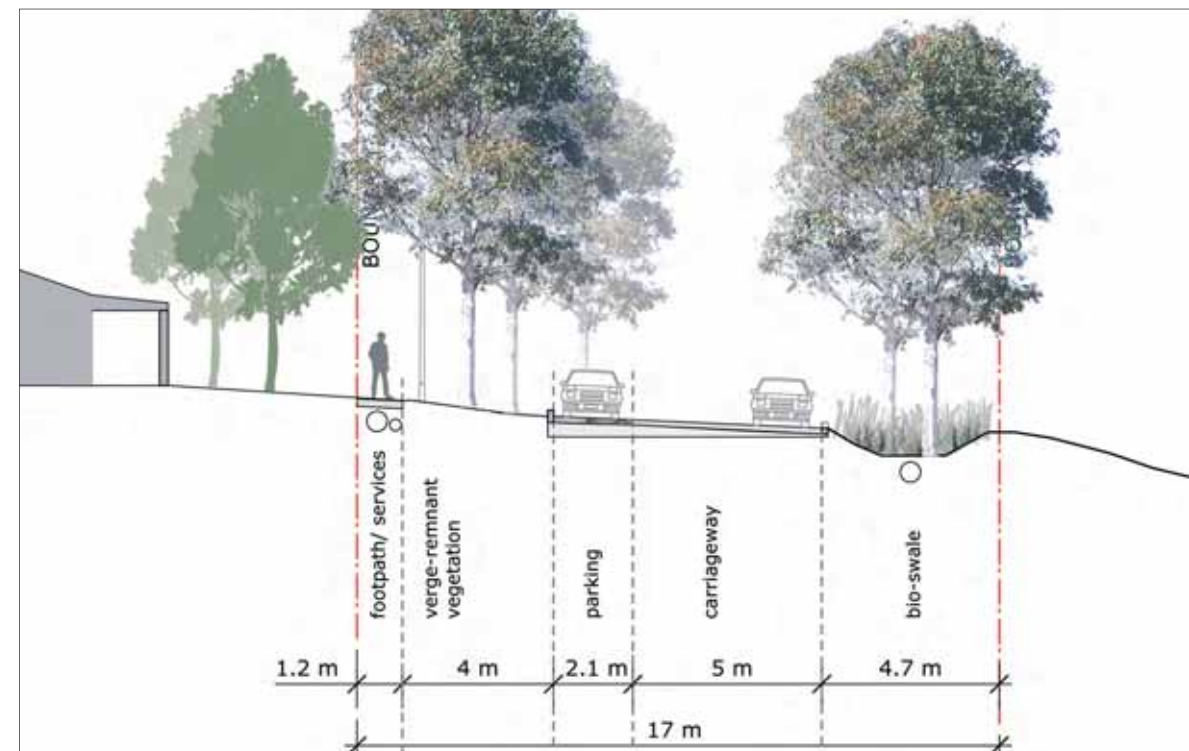
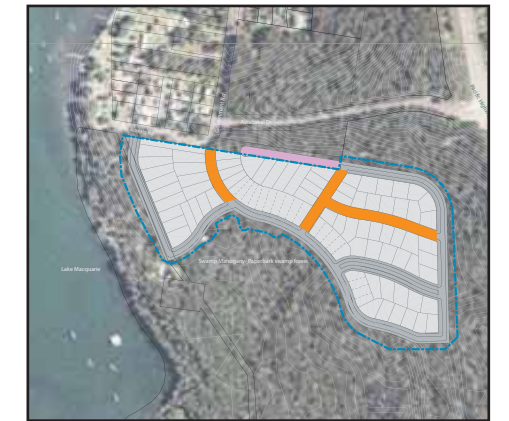
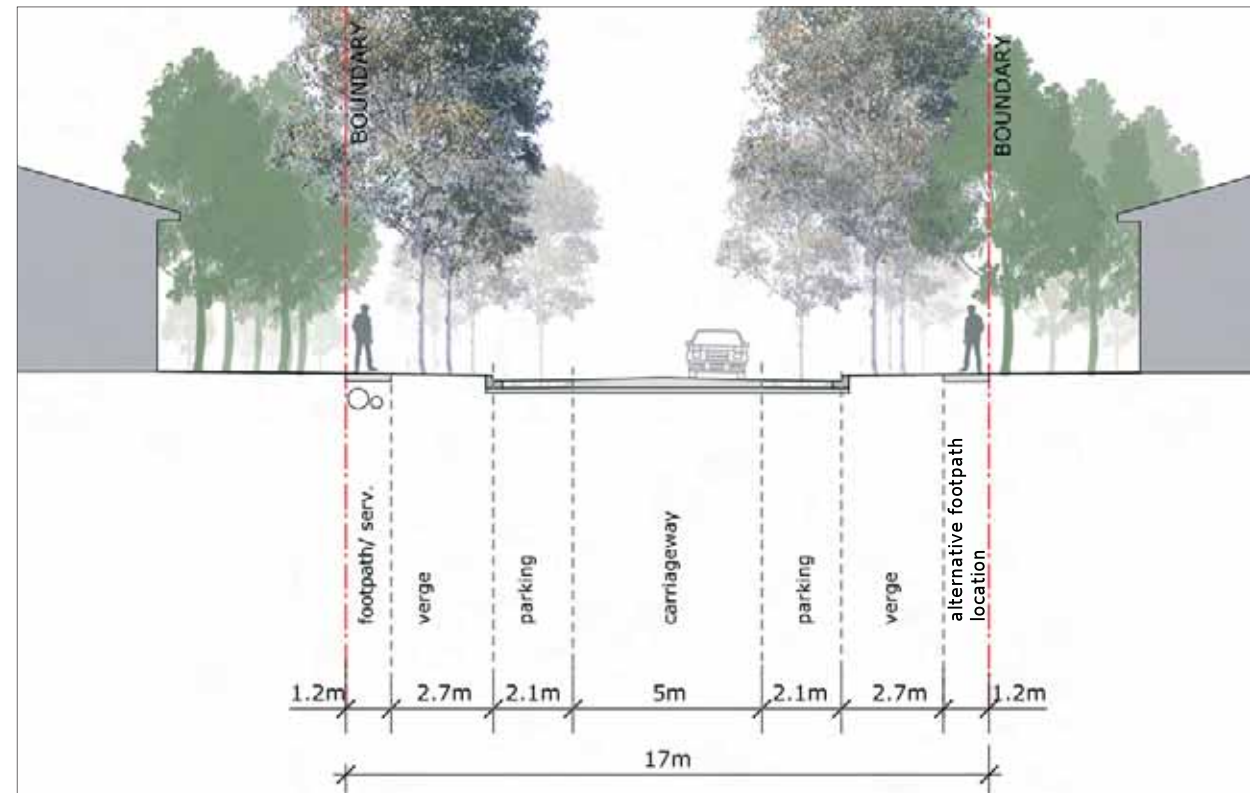
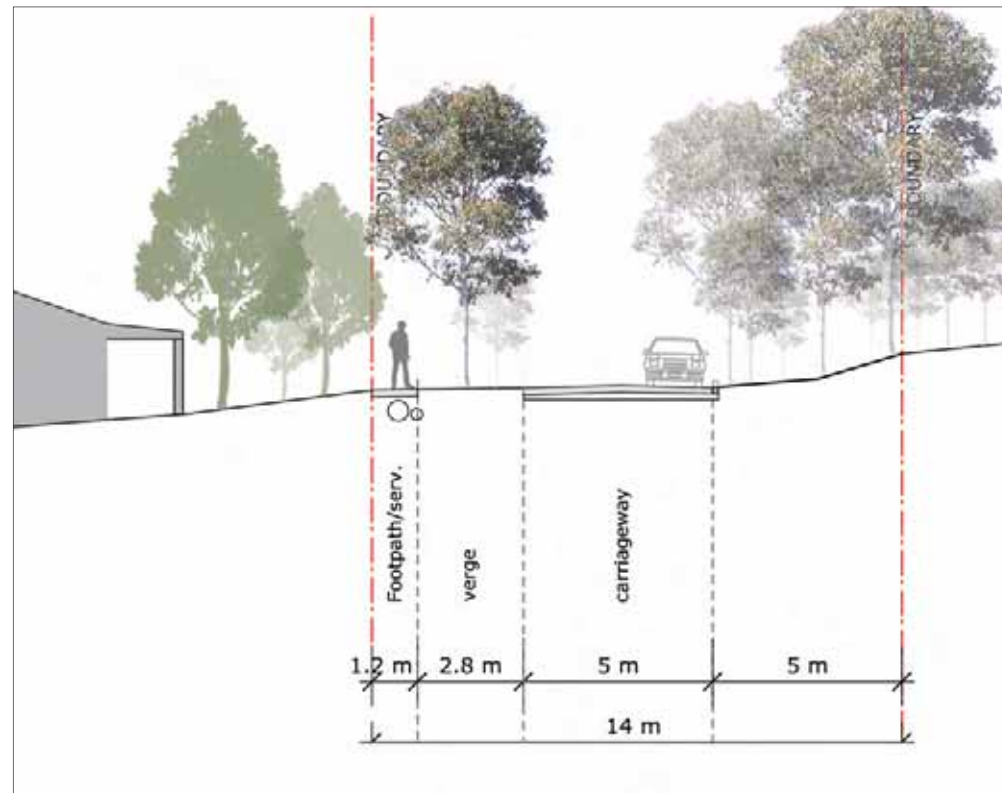


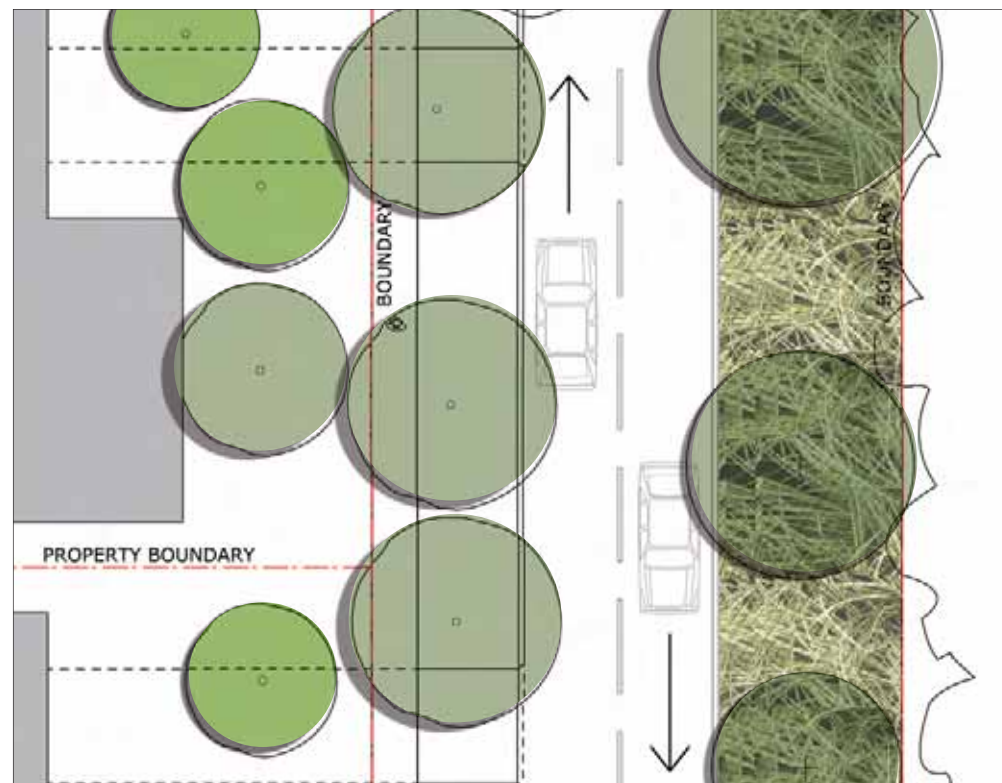
Figure B1.2.3 - Street Type A2



Location Plan



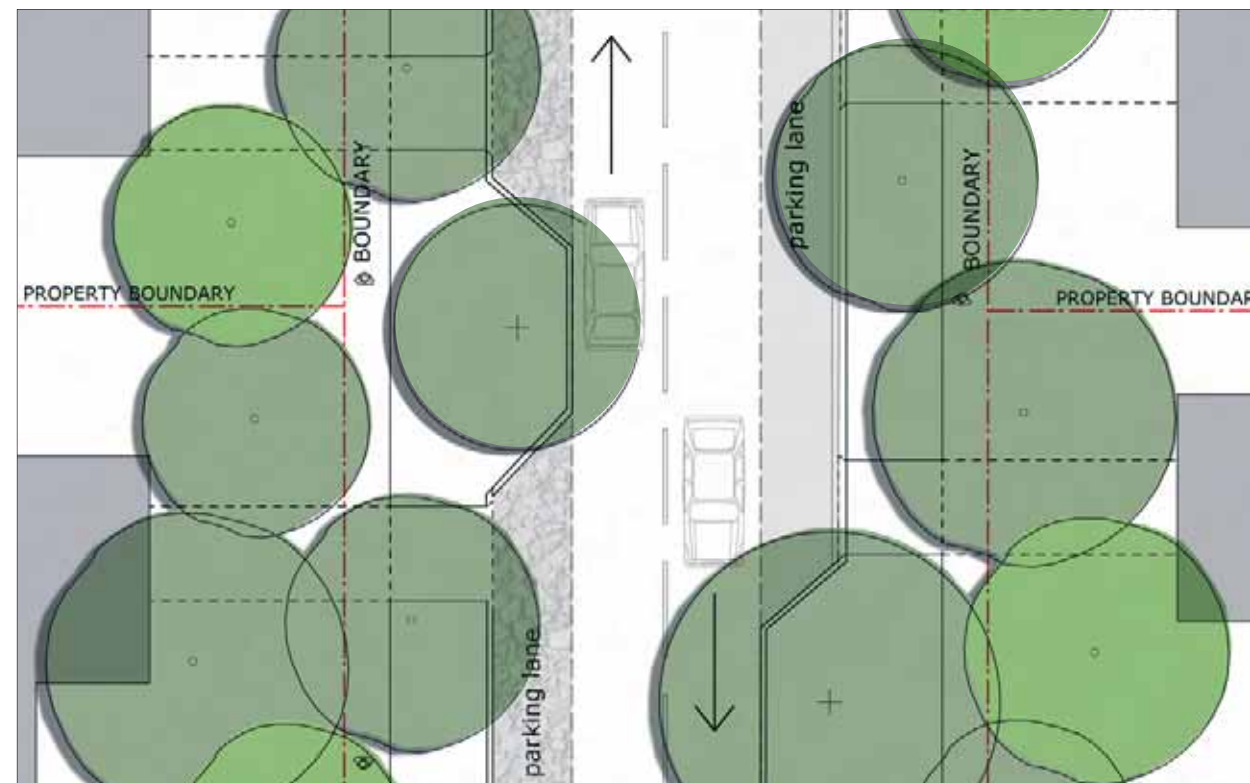
Location Plan



Street Type A3

Local Street with swale :14m wide

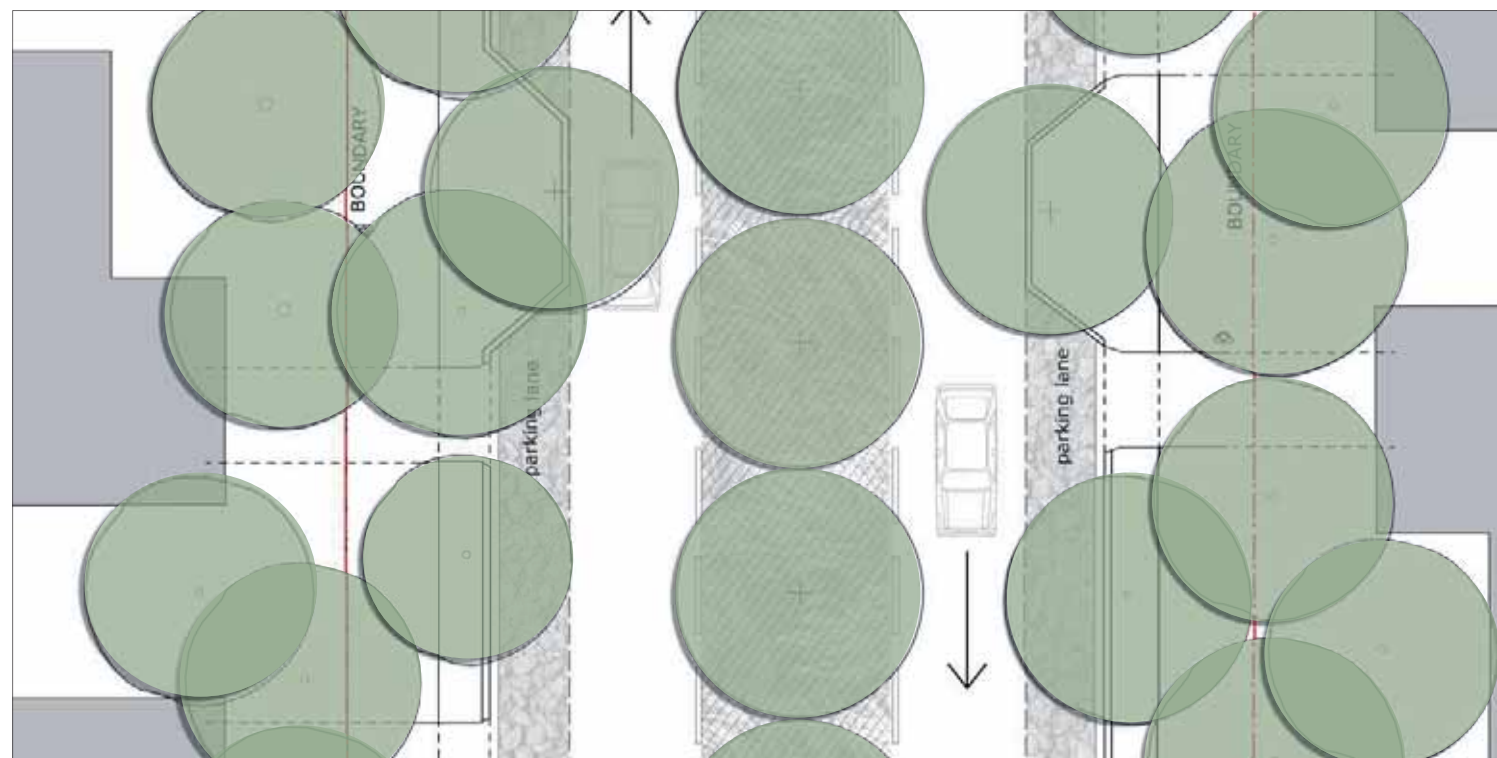
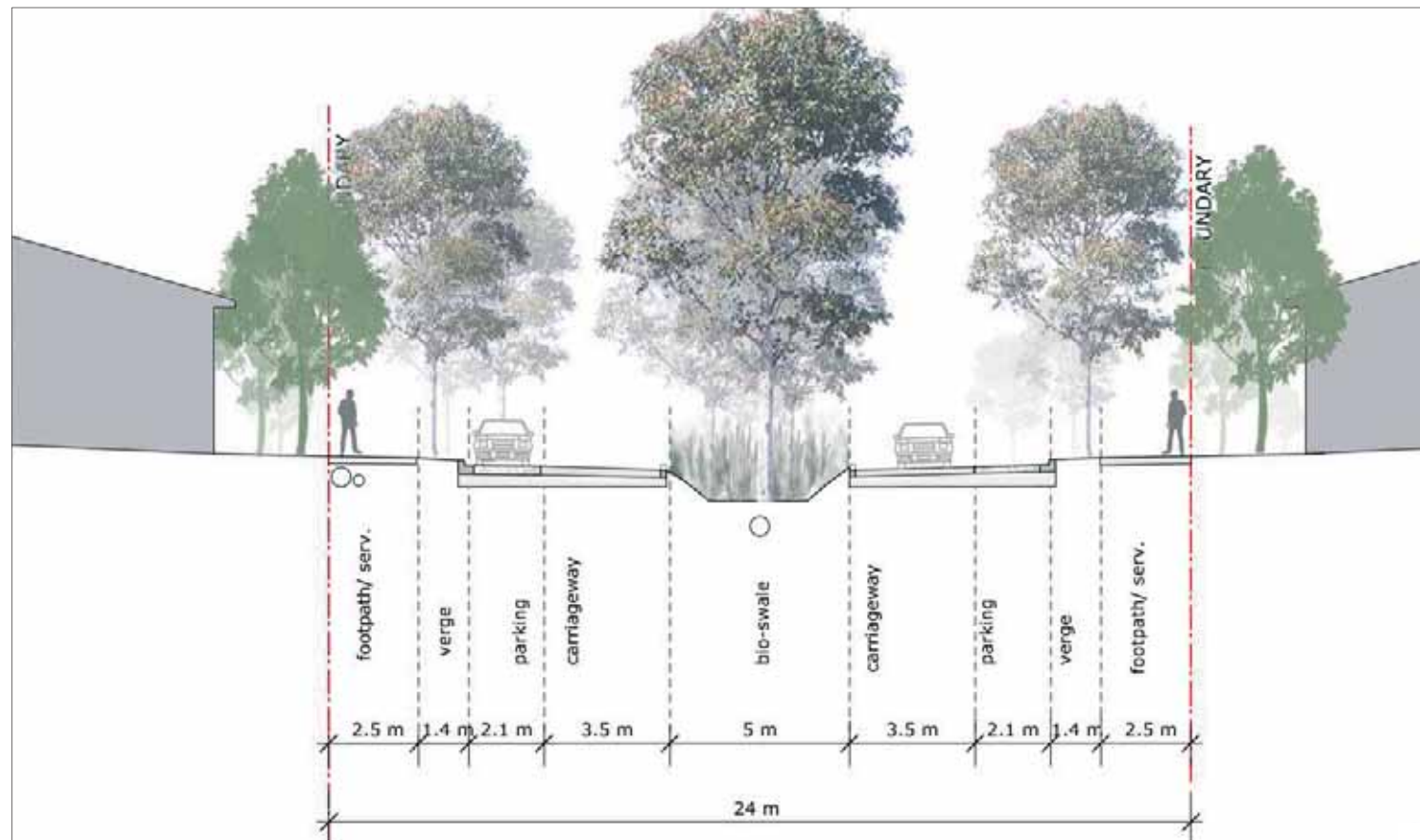
Figure B1.2.4 - Street Type A3



Street Type B

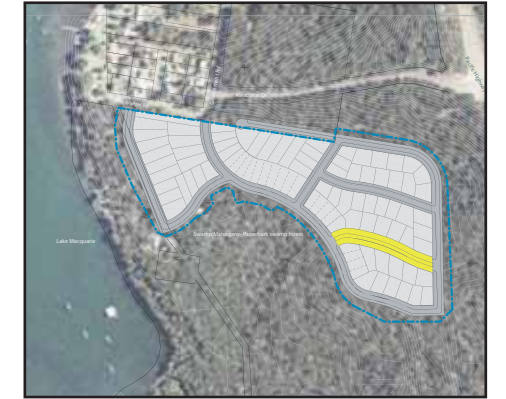
Local Street :17m wide

Figure B1.2.5 - Street Type B



Street Type C
Local Street with central swale :24m wide

Figure B1.2.6 - Street Type C



Location Plan