

B1.3 Plant Types and Materials

**Plant palette**

- Plant palette will be dominated by local and endemic species. The landscape character of the existing vegetation will dominate, proposed tree species will be tall. While the soils are quite deep in the area, and south facing slopes will encourage good water retention, endemic species are proposed to minimize water use.

Landscape materials and assemblage techniques

- Public domain materials will be simple, i.e. concrete footpaths and concrete kerbs.
- Kerb ramps are to be provided at all intersections.
- Lighting poles 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 species include species shown opposite

- The forest landscape type of peppermint / smooth barked apple is to be developed in streets and parking lanes with plantings of same and similar species of tall trees with thin, layered canopies.
- 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 shall occur along the verges only to facilitate access from parking areas.

Figure B1.3.1 - Plant Types

B2.1 Building Types

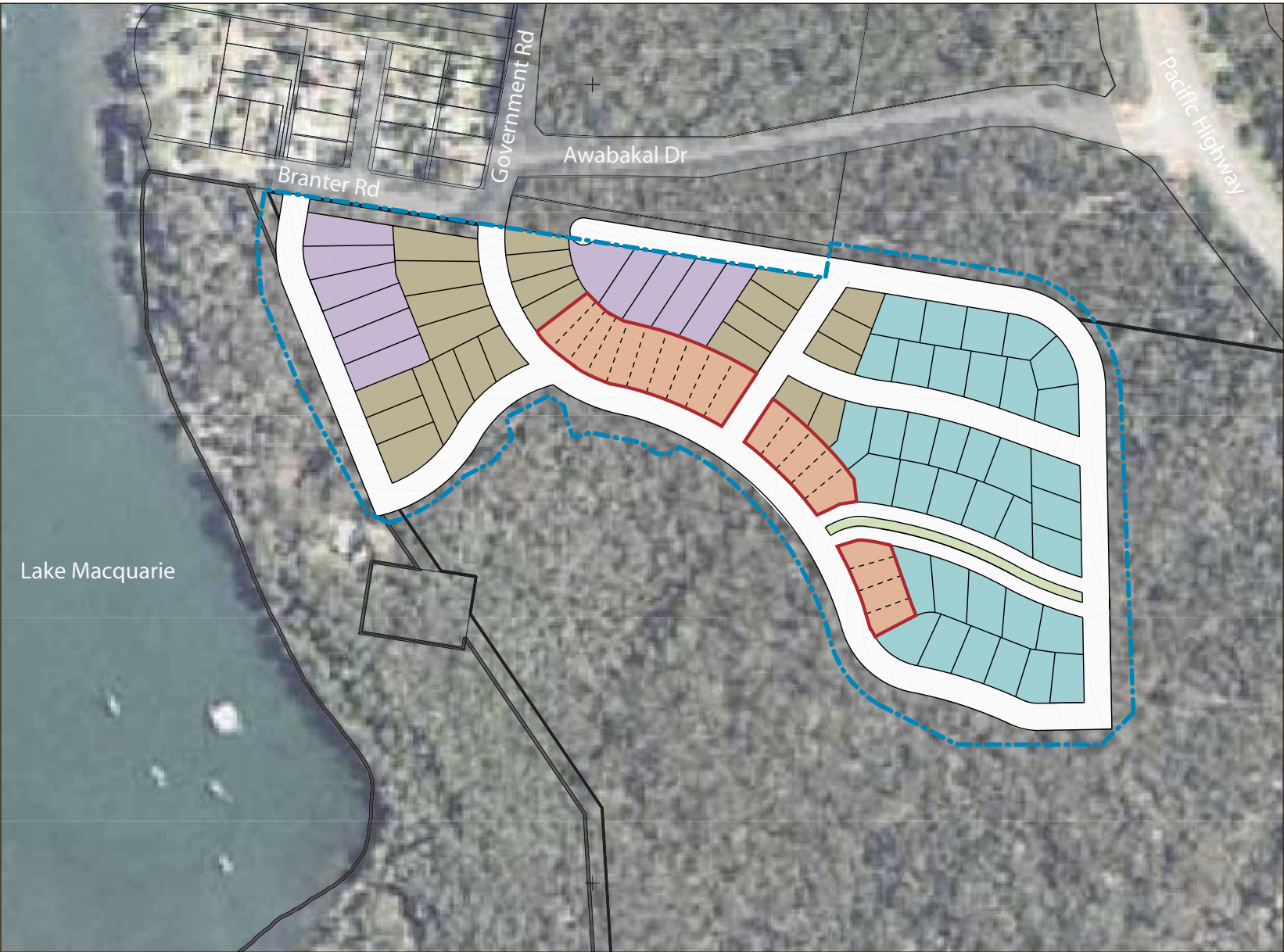
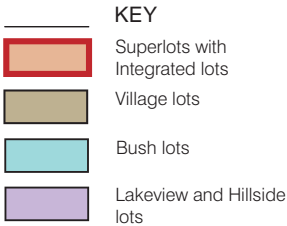


Figure B2.1.1 - Building types



- Objectives:**
- To reinforce the desired future character for Nords Wharf 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 and affordability, including integrated housing lots that support aging in place for existing Nords Wharf residents.
- Integrated Housing Lots**
- Zero lot layout, attached dwellings.
 - Typically a 12.5m minimum lot frontage with front access.
 - Located on the flatter sites overlooking Swamp Mahogany reserve to the south.
- Village Lots**
- Detached dwellings with 14m minimum lot frontage although these lots typically have 15m lot frontages with front access.
 - Typically with east-west orientation although some overlook the wetland reserve to the south.
- Bushview Lots**
- Detached dwelling with typically 20m minimum lot frontage.
 - These traditional lots mainly have an outlook over the conservation lands to the south, east and north and are located on a gentle slope.
 - These houses are to be sited within a landscape setting.
- Lakeview and Hillside Lots**
- Detached dwellings with typically 18m min. lot frontage.
 - Large lots over 900m²
 - Lakeview lots are located along the foreshore reserve and overlook the lake to the west.
 - Hillside lots are located along the northern boundary on the hillside with elevated views of the lake from rear gardens to the south-west.
 - Lots slope from front to back.



B2.2 Site Coverage

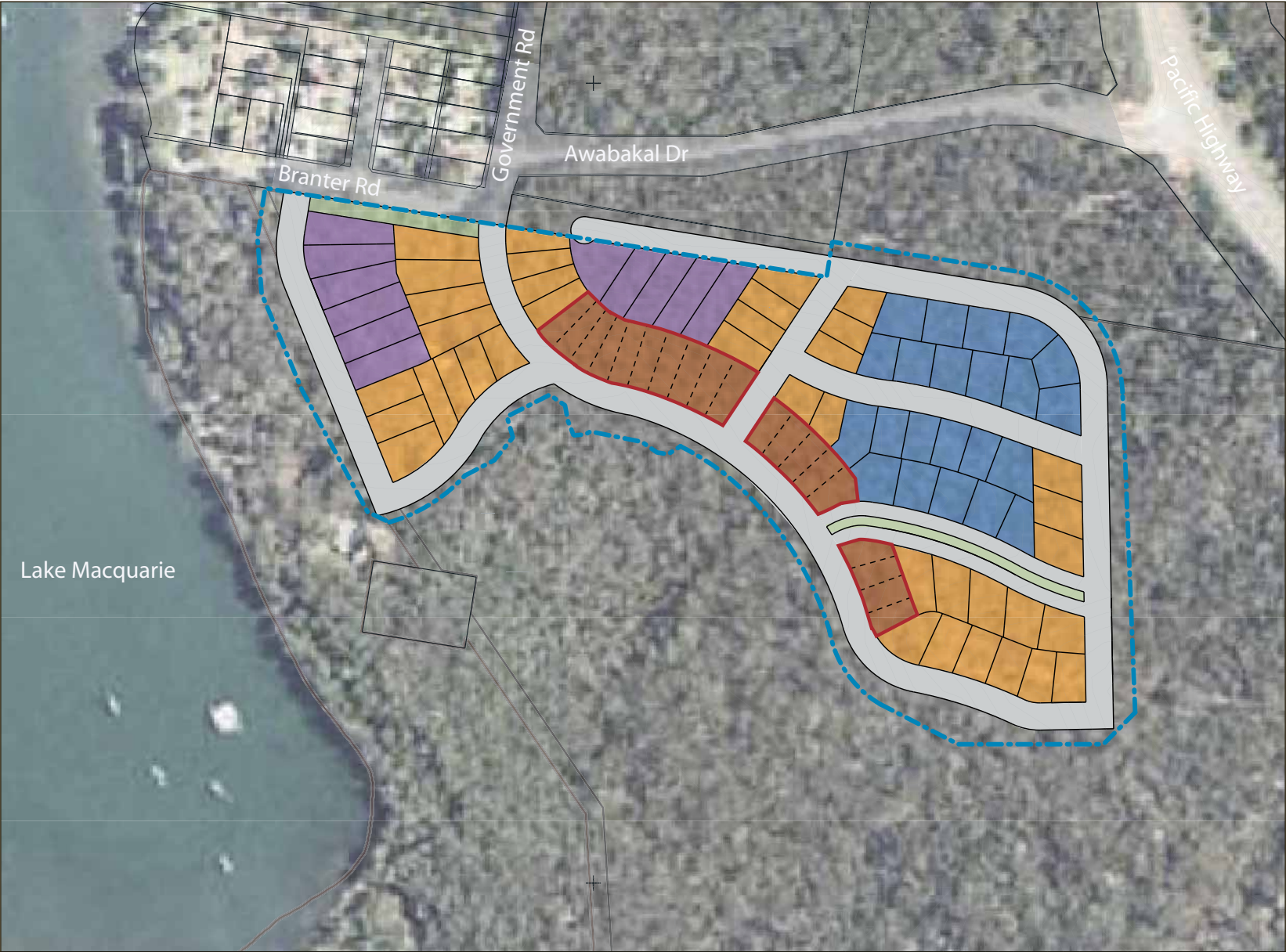
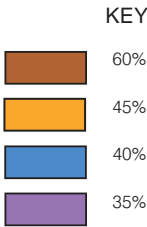


Figure B2.2.1 - Site coverage diagram



Objectives:

- Promote housing types appropriate to the lot size, shape, slope and orientation.
- Enhance landscape character of the neighbourhood and respond to its bush setting.
- Reinforce the street hierarchy and characters.
- Provide residential amenity within the site and between adjacent properties.
- Encourage retention of existing trees, where possible.

Controls:

Individual lots are to be planned to meet the following:

Lot Types	Integrated Housing (Superlots)	Village Housing	Bush Houses	Lakeview and Hillside Houses
Min Site Frontage	13m	14m	20m	18m
Min Site Area	350m ²	500m ²	570m ²	900m ²
FSR	0.55:1 measured as an average over the entire development and excludes garages	N/A	N/A	N/A
Max Site Coverage*	60%	45%	40% for two storey development; 45% for single storey development	35%

*Note: Site coverage includes garages.

B2.3 Building Height

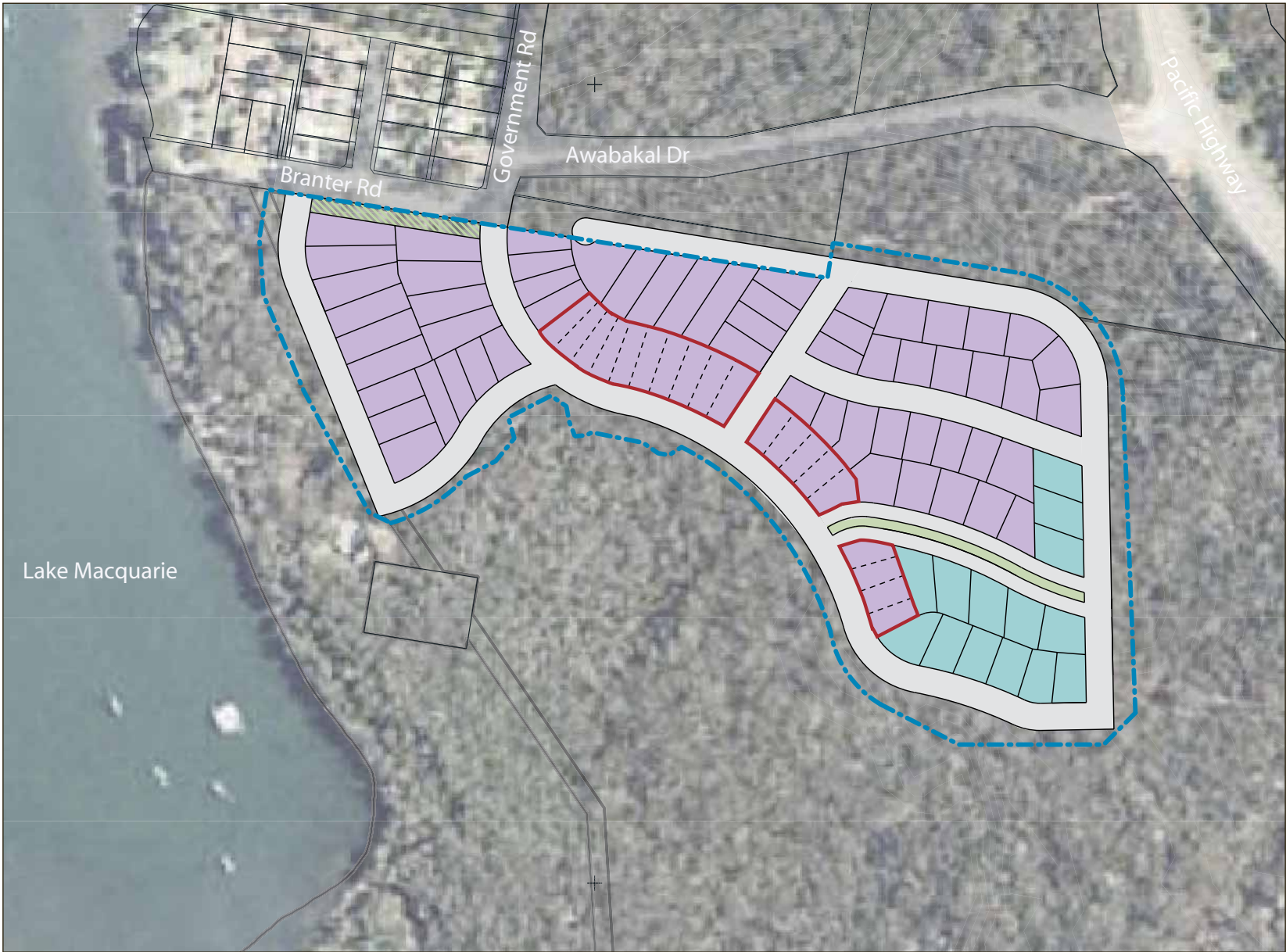
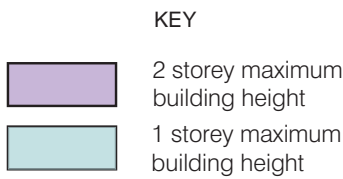


Figure B2.3.1 - Building heights diagram



- Objectives:**
- To ensure houses are designed in proportion to their site.
 - To minimise overshadowing of private open space within the lot and on adjacent lots.
 - To ensure solar access to principal living areas and promote good environmental performance.
 - To enable sharing of views to the lake and parkland reserves.
 - To ensure development responds to mining constraints.
- Controls:**
- The overall height limit of dwellings is to be 2 storeys and 9 m.
 - The overall height limit of detached garages or carports is to be 3.5m.
 - Building height is to be distributed to maximise solar access in response to lot orientation and slope. Ceiling heights are to be a minimum of 2.7m.
 - On zero lots, one side wall may be built on the boundary for a continuous length of 12m.

B2.4 Streetscape & Street Setbacks

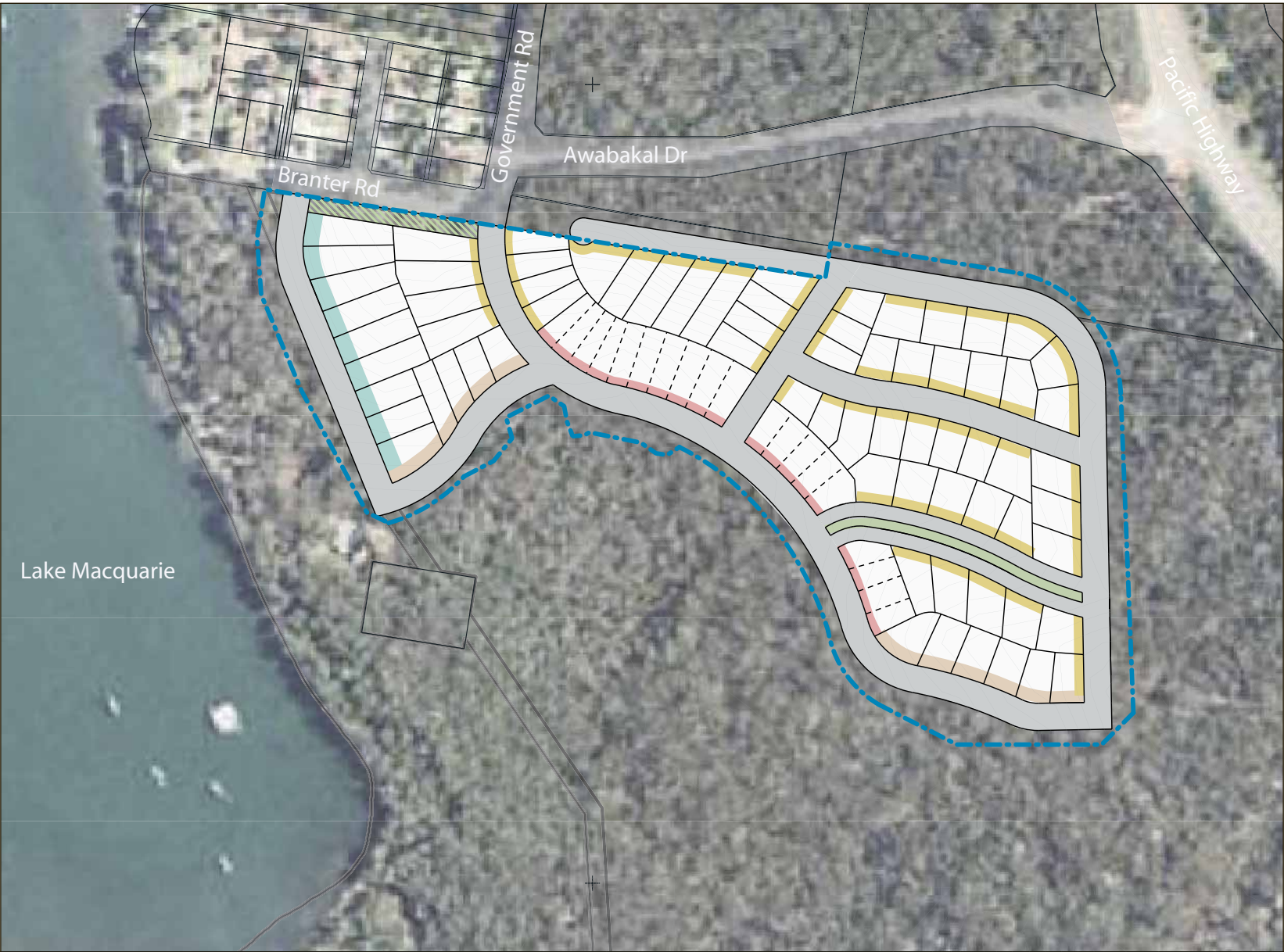
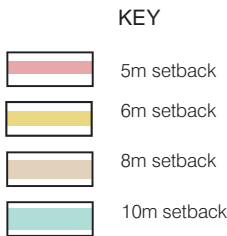


Figure B2.4.1 - Streetscape & street setbacks diagram



- Objectives:**
- To ensure that development enhances the visual character and amenity of the street in response to the street hierarchy.
 - To ensure buildings address the street and are designed to provide surveillance of streets and public open spaces.
 - To ensure buildings on corners sites address both streets.
 - To promote planting in front gardens.
 - To incorporate APZ's in response to bush fire requirements.
 - To limit the visual impact of garage frontages along the street.
 - To promote a building expression that utilises outdoor rooms in the form of verandahs, front porches, balconies and decks along the street frontage.
 - To reduce the visual impact of boat parking along the primary street frontage.

Controls:

Individual lots are to be planned to meet the following:

	Integrated Lots	Village Lots	Bushview Lots	Lakeview and Hillside Lots
Street Setback	Provide street setback in accordance with Figures B2.4.1: Street Setback Plan.			
Corner Lots – Secondary Frontage *	min. 1m setback	2m setback for maximum length of 9m; 3m setback for length of frontage beyond.	2m setback for maximum length of 9m; 3m setback for length of frontage beyond.	2m setback for maximum length of 9m; 3m setback for length of frontage beyond.
Garage Setback on Primary Street (min.)	1m setback from the primary building frontage	1m setback from the primary building frontage	1m setback from the primary building frontage	1m setback from the primary building frontage
Garage Setback on Secondary Street (min.)	2m setback and 1m setback from a car court	N/A	N/A	N/A

- *Note: On corner lots, secondary frontage may be a secondary street or a public open space.
- Verandas, porches, balconies and decks are required in the articulation zone. They may project maximum of 2m into the primary street setback unless the lot has APZ constraint.
 - On corner lots verandahs, porches, balconies and decks may project maximum of 1m into the secondary street setback for a maximum distance of 5m.
 - The maximum carport and/or garage door width is to be not more than 3m for single and 5m for double garages or 50% of the lineal building frontage, whichever is the lesser.
 - A maximum 2 resident car parking spaces are permitted. Parking may be tandem and both spaces are to be covered.
 - Boat parking areas are to be provided behind the primary building frontage.
 - Dwellings are to address the street with entries located clearly visible from the street.
 - On corner lots locate the house entry on the long side of the lot to avoid a long blank wall providing little surveillance.

B2.5 Side and Rear Setbacks

Objectives:

- To provide privacy for residents and neighbours and minimise overshadowing.
- To provide a visual break between buildings.
- To contribute to the landscape setting by planting between houses and within rear gardens.
- To retain and enhance mid-block tree planting to reinforce the bush setting of the estate.
- To enhance the landscape setting by providing views between houses on larger lots of rear garden tree canopies.

Controls:

Individual lots are to be planned to meet the following:

Lot Types	Integrated Housing Lots	Village Lots	Bushview Lots	Lakeview and Hillside Lots
Side Setback (min.)	0m on one side 1.5m on another side	1.5m	3m	1.5m
Rear Setback* (min.)	4m	6m	6m	10m

*Note: 80% of the rear setback is reserved as a deep soil zone, pools and sheds are allowed in the remainder of the rear setback.

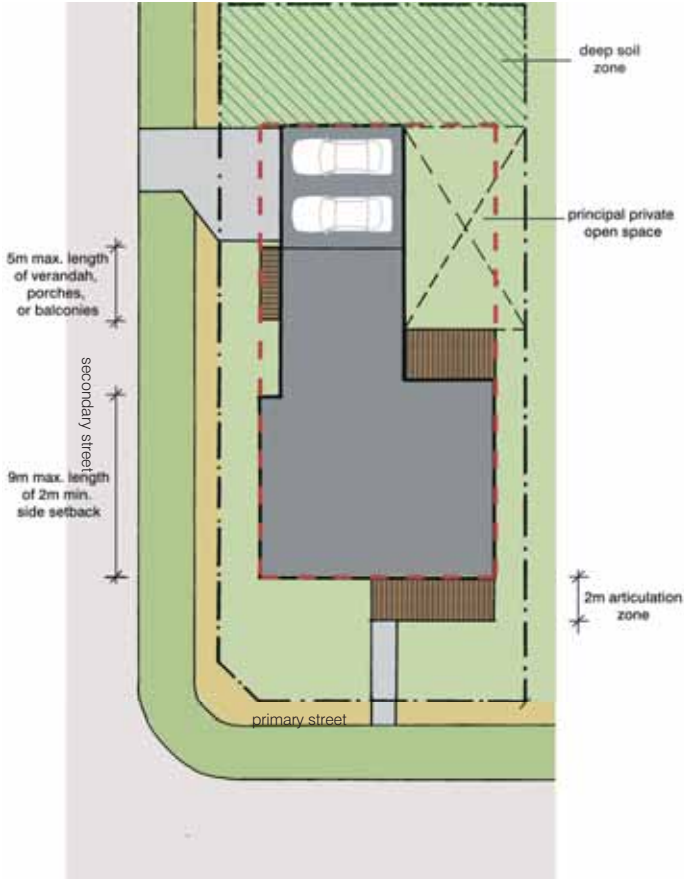
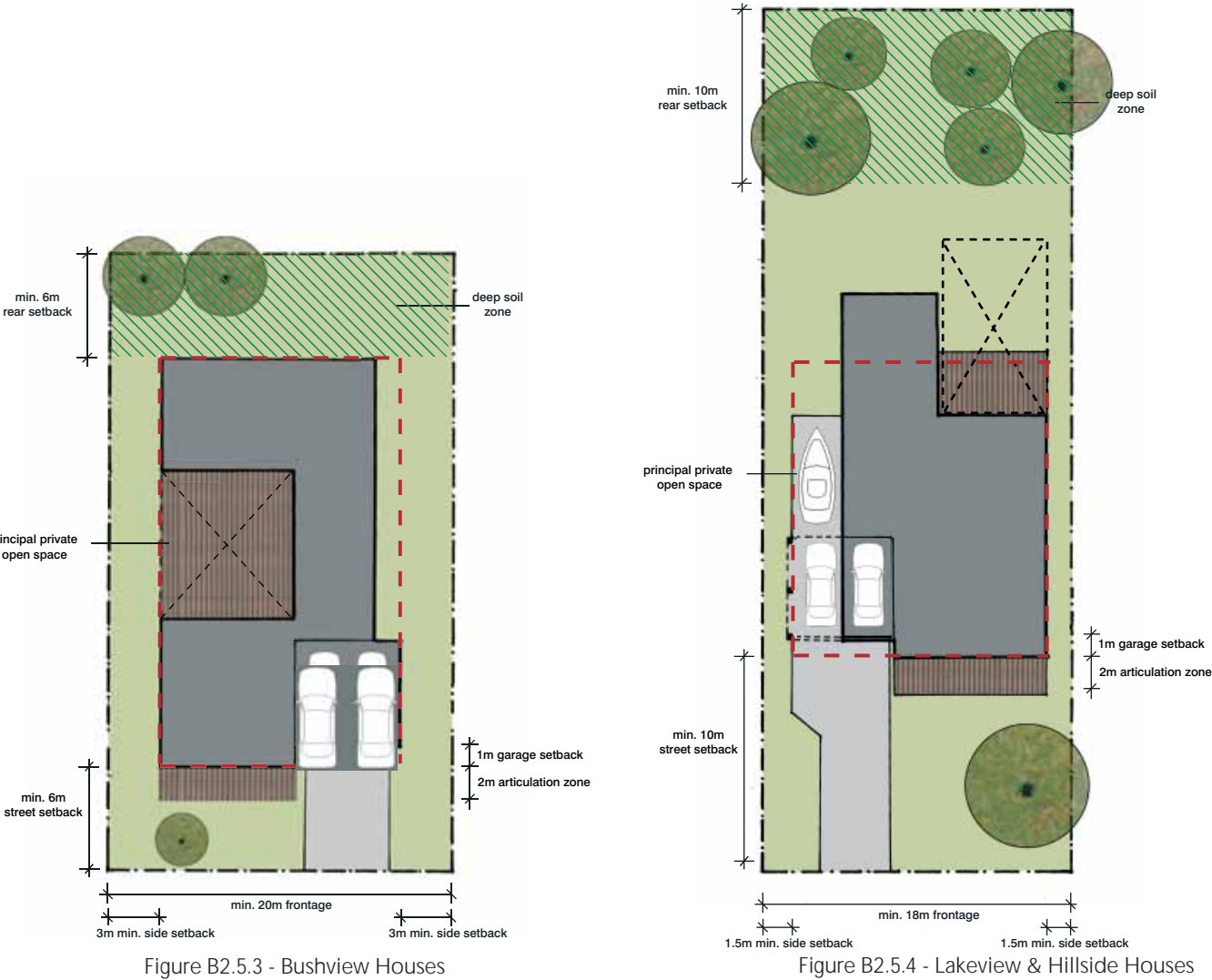
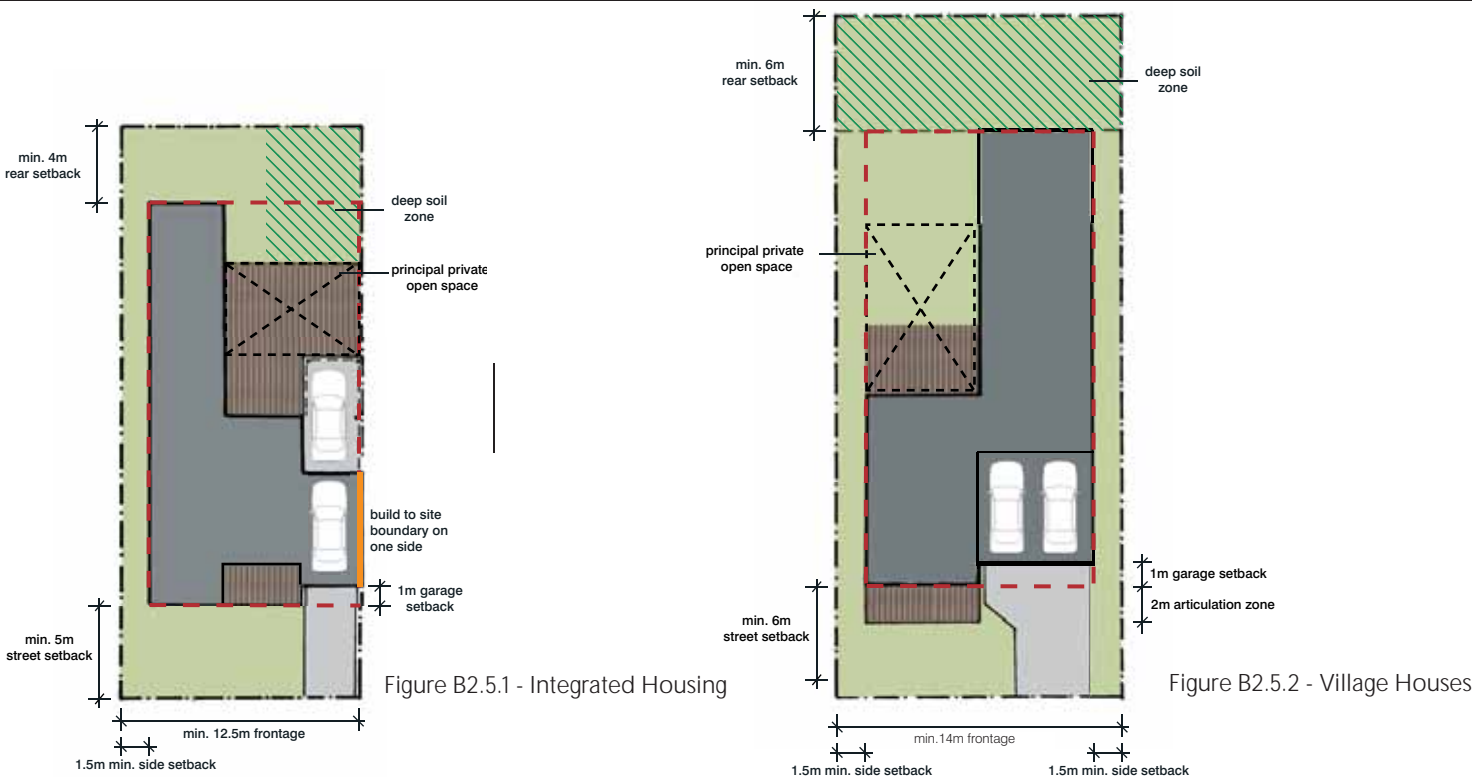


Figure B2.5.5 - Secondary street setbacks diagram for corner lots. Appropriate for Village Lots, Bushview Lots, Lake view and Hillside Lots

B2.6 Private Open Space and Landscaping

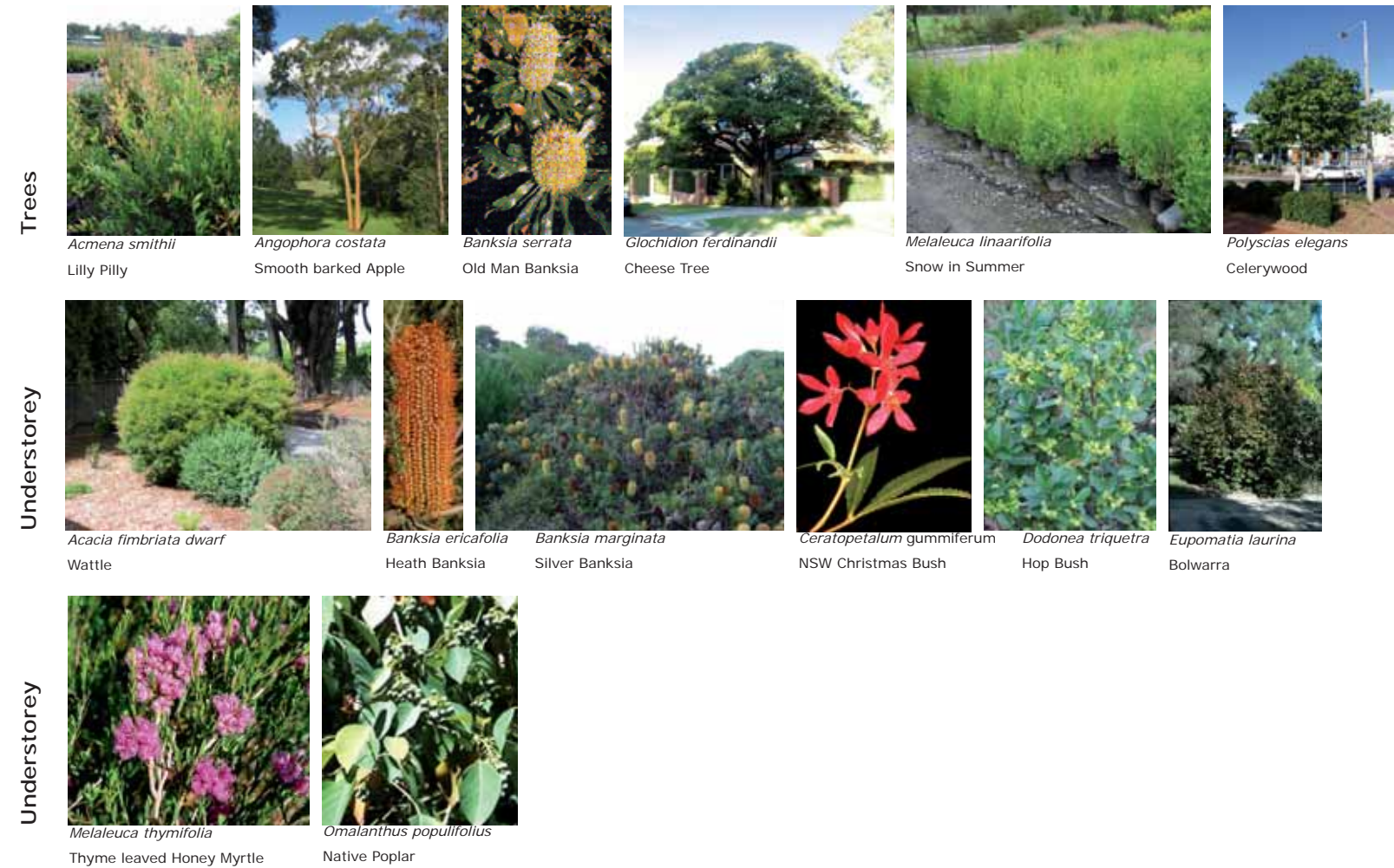


Figure B2.6.1 -Plant Types

Objectives:

- To ensure useful and purposeful private open space is provided adjacent internal living areas.
- To reinforce the landscape setting of the estate.
- To promote tree retention on individual lots.
- To encourage consolidated tree retention/planting areas between adjoining properties.

Controls:

Individual lots are to be planned to meet the following:

Lot Types	Integrated Housing Lots	Village Lots	Bushview Houses	Lakeview and Hillside Lots
Principal Private Open Space	35m ² with a minimum dimension of 4m	60m ² with a minimum dimension of 6m	60m ² with a minimum dimension of 6m	60m ² with a minimum dimension of 6m
Minimum Landscape Area	35%	40%	45%	55%
Deep Soil Zones	35m ² with a minimum dimension of 4m	Rear setback area	Rear setback area	Rear setback area

- Locate principal private open space to the side or the rear of the lot and ensure it is directly accessible from living areas.
- Locate deep soil zone on integrated lots along rear boundary and adjoining adjacent property’s deep soil zones.
- The location of deep soil zones may be altered if collocated with the retention of existing trees.
- Outdoor rooms in the form of verandas, generous balconies and decks are encouraged. Where outdoor rooms occur on the second level, their location and detailing is to address privacy and overlooking issues.
- Areas of private open space are to achieve at least 3 hours of sunlight to 50% of the principal open space between 9 am and 3 pm on 21 June.
- Landscape area is any area that is landscaped by way of the planting of gardens, lawns, shrubs or trees in deep soil and includes permeable paving (such as unit paving laid on sand). It does not include driveways within the front setback or concreted areas.
- Utilise a minimum of 50% native plant species in gardens. Species selection to be primarily chosen from species shown opposite.
- Fencing to be timber fencing, maximum 1.8m high above adjoining ground level. Fencing to be located behind front setback of the main building.
- Any fencing located within an APZ must be constructed of non-combustible materials.