

Indicative Concept Layout - Conservation Character



Illustrative Snap Shot of Conservation Neighbourhoods



Figure A.1.8.4. Indicative Concept - Conservation Character Neighbourhoods

### A.1.8.5 Park Side Character

Neighbourhood parks located throughout the proposed development are designed to be the focal point for the surrounding residential development. The vitality and vibrancy of these areas is to be enhanced through the inclusion of medium density housing in close proximity to the parks.

#### Density

Development in this character area will be medium density, with both courtyard and townhouse lots.

#### Built form and scale

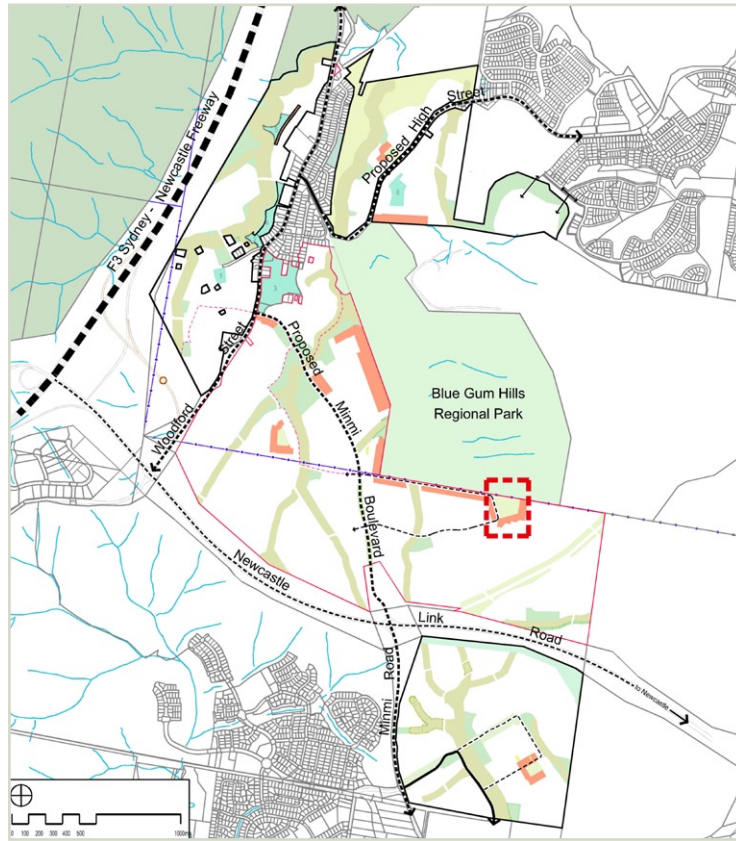
A visually interesting built edge will define the boundary of the adjoining public parkland. Setbacks are to provide separation between the proposed building forms. Clearly defined pedestrian entrances are to be accentuated by design features such as porches. A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in these character areas is to consist of predominantly pitched or gabled forms. Dwellings are to be constructed utilising either a suspended floor or slab on ground construction method, depending on geotechnical constraints. Heights are to be predominantly 2 storey. Colours are to be recessive to complement any existing vegetation. Dwellings are to be predominantly traditional brick veneer with light weight construction elements and simple detailing.

#### Streetscapes

Compact and varied medium density housing contributes to a visually interesting urban streetscape character. This is achieved through modulated and articulated building facades, in combination with landscape treatment. Streets within this character area are to include parking and a pedestrian footpath on one side.

#### Housing

A range of housing such as townhouses and courtyard housing will cater for a range of household types, such as young families or 'empty nesters'.



Indicative Concept Layout - Park Side Character



Illustrative Snap Shot of Park Side Neighbourhoods



Figure A.1.8.5 Indicative Concept - Park Side Neighbourhoods

### A.1.8.6 Lake Side Character

Three feature lakes are located within the subject site; Minmi East, Minmi Extension and the Village Centre. These lakes provide the opportunity for increased density to be located on their periphery, which will promote these landforms as integral features of the landscape.

#### Density

Development in this character area will be medium density, with the inclusion of both courtyard and townhouse lots.

#### Built form and scale

A visually interesting built edge will define the boundary of the adjoining lakeside parkland.

Setbacks are to provide separation between the proposed building forms. Clearly defined pedestrian entrances are to be accentuated by design features such as porches. A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area is to consist of predominantly pitched or gabled roof forms. Dwellings are to be constructed utilising either a suspended floor or slab on ground construction method, depending on geotechnical constraints. Heights are to be predominantly 2 storey, with some single storey. Colours are to be recessive to complement any existing vegetation. Dwellings are to be predominantly traditional brick veneer with light weight construction elements and simple detailing.

#### Streetscapes

Streetscapes are to capitalise on the natural lakeside setting, with street planting to complement the natural landform and existing vegetation. Streets within these character areas are to include parking and a pedestrian footpath on one side.

#### Housing

A range of housing such as townhouses and courtyard housing will cater for a broad range of household types.



Indicative Concept Layout - Lake Side Character

Illustrative Snap Shot of Lake Side Neighbourhoods



Figure A.1.8.6. Indicative Concept - Lake Side Neighbourhoods

### A.1.8.7 Creek Side Character

The subject site is affected by a significant network of creeks and waterbodies, which have been incorporated into the various open space areas within the development footprint. Development adjoining these areas needs to address security and privacy issues associated with their location. Bushfire Asset Protection Zones (APZs) will be required in the rear portions of lots adjoining riparian vegetation, which will affect the siting of dwellings and ancillary structures, as well as future construction materials.

#### Density

A mix of medium and low density forms such as courtyard and detached housing is to be utilised in these character areas. Lot dimensions will be dependent on APZs.

#### Built form and scale

The proposed street and block pattern has been designed to retain the existing natural vegetation on steeper slopes and close to creek corridors, and to reduce the visual impact of development from the riparian areas. Given that bushfire APZs will affect the rear portions of lots adjoining riparian areas, dwellings are to be sited in the front of lots which will also assist in minimising adverse impacts on the creek areas. The grid street and block pattern defines the edges of the development and provides a distinct separation between private property and riparian open space via a series of esplanade roads running along the open space corridors where slope allows. In steep areas adjoining the creeks, a network of fire access trails will be created allowing walking trail access alongside the creek corridors.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area is to consist of predominantly pitched or gabled roof forms. The majority of dwellings are to be constructed using a suspended floor construction method, given the geotechnical constraints affecting the area. Heights are to be predominantly up to 2 storey, with some single storey in areas affected by slope or geotechnical

constraints. Colours are to be recessive to complement any existing vegetation.

#### Streetscape

The creek side housing built form will create the opportunity to retain the informal bushland character within these areas. Streets fronting riparian areas are to be relatively narrow, with a shared pathway to be located on the housing side of the road.

#### Housing

A range of detached and courtyard housing is to be utilised, with backyards that capitalise on their proximity to creeks and associated open space.

Living areas, including verandahs and front porches will open out onto views of the creek corridors, providing passive surveillance of the shared paths running within and along the creeks. The scale of the housing will, overtime, become overshadowed by that of the riparian vegetation.



Indicative Concept Layout Creek Side Character

Illustrative Snap Shot of Creek Side Neighbourhoods



Figure A.1.8.7. Indicative Concept - Creek Side Neighbourhoods

### A.1.8.8 Hill Side Character

The undulating topography of the subject site has provided an opportunity for the creation of distinct character areas on the slopes of the subject site. Development within the Hill Side character areas will be designed to capitalise on the extensive views and vistas from the slopes and will be sympathetic to the natural landscape. Future development will essentially form a transition between the urban and rural form.

#### Density

Given topographical constraints, densities in the Hill Side character areas are lower than other character areas, as larger lots are required to enable the construction of detached dwellings.

#### Built Form and Scale

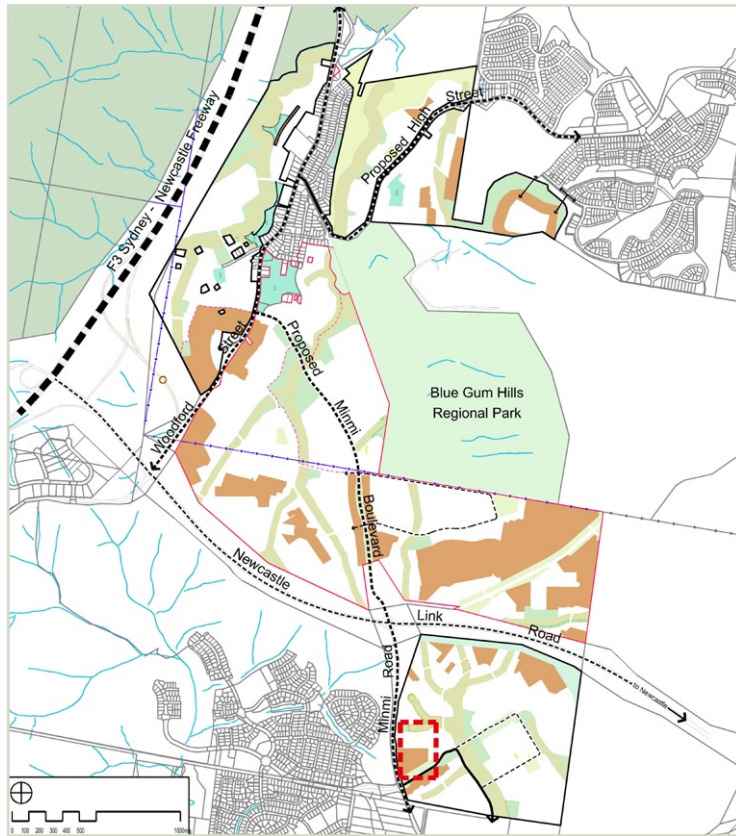
Development in these areas will respond to the natural landscape, in particular the sloping topography. Proposed built form will be a mix of traditional masonry and contemporary lightweight architecturally designed housing types. A combination of 2 storey and single storey detached built forms are proposed, depending on the location and topographical constraints. The overall massing of the proposed built form and building height is in response to the topography of the locality, proposed street widths, existing stands of vegetation and the alignment of the Creek. The proposed built form includes design elements such as eaves and horizontal sunshades which allow for a sustainable climatic response. Predominantly hipped or gabled sheet metal roof forms and simple lightweight skillion roofed additions have been influenced by existing built forms within the township. External colours are to be recessive to complement the landscape setting.

#### Streetscape

The streetscape will convey a transition between urban and rural or bushland character reflecting the existing landscape setting and township settlement pattern and its streetscapes. Garages will be located so as not to dominate the street frontages of individual dwellings. Larger lot sizes will provide greater separation between dwellings and opportunities for tree retention and landscape planting. Light weight construction materials and the use of suspended floors will help dwellings integrate with the existing landform and complement the informal bushland character.

#### Housing

Proposed dwellings in this character area will be single and two storey detached houses. Housing on steeper slopes has been sited in relation to access streets to allow slope responsive housing to be accessed from above. This allows houses to be built without the need for excessive cut and fill and associated retaining walls, and to allow living areas to open onto views of nearby creek corridors, retained vegetation and distant hills. Housing will be stepped to respond to slope and height limits, have smaller footprints and/or use suspended floors.



Indicative Concept Layout - Hill Side Character



Illustrative Snap Shot of Hill Side Neighbourhoods



Figure A.1.8.8. Indicative Concept - Hill Side Neighbourhoods

## A.2 Landscape Concept Plan

The landscape character of the Lower Hunter North Lands is derived from a combination of its fundamental physical characters such as geology, topography, vegetation and the history of land use that has modified these characteristics. In broad terms four landscape character types have been identified across the site.

### The Heritage Character of Minmi

#### Landscape Curtilage

The landscape character of the village is a reflection of past land use of farming and coal mining. Clearing of the land for development to support the coal mining industry has necessitated the removal of much of the natural vegetation leaving the village surrounded by large allotments and open fields establishing a strong rural character. A number of items of heritage significance add to the charm and character of the village and present themselves in a culturally sensitive setting e.g. Courthouse and Duckenfield railway embankment. The village of Minmi itself is characterised by freestanding hip and gable roofed cottages of which only a few remain in their original late 19th century state. The surrounding natural bush land setting is a strong characteristic of distant views from the village.

### Hexham Swamp Edge Character

The landscape character of this precinct is defined by a subtle undulating topography generally sloping to the North West. It is a transition landscape between the flat plains of Hexham Swamp and Spotted Gum Forest to the south. Open Woodland species dominate the landscape allowing natural light to penetrate the canopy and clear views out to the open sky. The distant views to the north across the broad flat landscape shaped by intermittent flooding reinforce the unique character of this area.

### Forest Character

The Forest Precinct is characterised by dominant ridgelines, generally north facing valleys with steep east and west facing slopes. Valley creek lines are moist and enclosed, housing the Alluvial Tall Moist Forest species that create the dense tree canopy which characterises this precinct. Tall clear stemmed tree species dominate the upper canopy in the gullies and valley slopes. The eastern and western slopes are vegetated with Coastal Foothills Spotted Gum – Ironbark Forest. The western slopes tend to be warmer, drier and slightly more open in character due to their aspect and solar exposure. Towards the ridgelines a more open landscape character prevails with the increased transparency of the canopy exposing more sky.

### Lake Macquarie Catchments Character

This precinct is separated from the rest of the development by its aspect and hydrology as well as the physical barrier of the Link Road. This portion of the site forms part of the Lake Macquarie catchments. It comprises land sloping south with steeply incised valleys descending from the ridge on which Link Road runs. Vegetation tends to be wetter and denser, particularly in the steeper south and east facing areas. The character of the precinct is impacted by the transmission lines which bisect the precinct, and the adjacent developments.

**Legend**

- MINMI LANDSCAPE CURTILAGE**  
Minmi historic township gains much of its character from its landscape curtilage. As such carefull attention needs to be taken to not intrude upon the landscape curtilage with any unsympathetic development or landscape treatment.
  
- RIPARIAN/ VEGETATED/ RECREATION CORRIDORS**
  
- REGIONAL PARK/ CONSERVATION AREA/ RECREATION AREA**
  
- PRINCIPAL HERITAGE ITEMS**
- A Historic Railway
- B Court House and J. Brown Garden House Park
- C Coke Ovens
- D Workshop area
- E Aboriginal & Archeological Heritage
  
- LANDSCAPE CHARACTER AREAS**
- Heritage Character of Minmi Landscape Curtilage
- Hexham Swamp Edge character.
- Forest Character
- Lake Macquarie Catchment Character

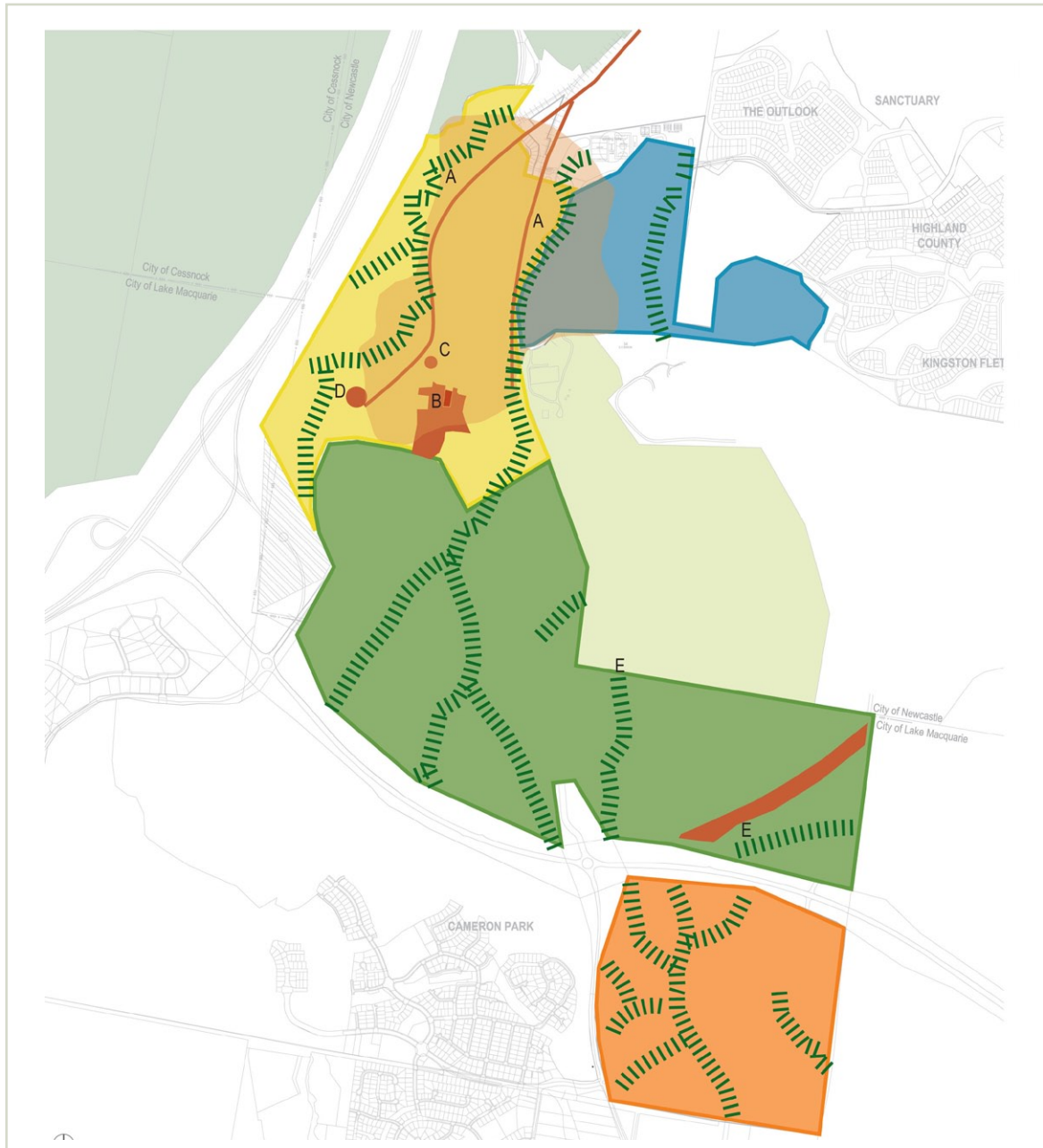


Figure A.2. Landscape Concept Plan

## A.3 Development Staging Plan

The development is intended to be staged:

- There will be five development stages within the proposed township development. These stages relate to the precincts within the development footprint and existing occupant arrangements with Coal & Allied.
- The provision of infrastructure is to be undertaken in five packages that service each of the precincts.
- Delivery of the public domain and infrastructure in five stages is intended to be a robust mechanism for development. This ensures integrated delivery of services, roads and public open space.

Staging the development in this regard will ensure that each precinct will have access to an growing open space network.

### Stage 1 – Minmi East Precinct:

- Residential dwelling units ranging from townhouse, courtyards, traditional and lifestyle lots;
- Medium density/Mixed use development;
- Delivery of public domain and infrastructure, sporting and community facilities; and

- New local streets network, proposed sporting field and recreational park and associated infrastructure.

### Stage 2 – Link Road South Precinct

- Residential dwelling units; ranging from townhouse, traditional, courtyard and lifestyle lots;
- School Precinct; total of 3.2 ha (approximate);
- Proposed bus route linking from the school zone to Newcastle Link Road;
- Proposed Landscaped Collector Road corridor running between easement line;
- Delivery of public domain including the landscape tree retention zone; fauna corridor, local park line and associated infrastructure required for development; and
- New local streets network and associated infrastructure.

### Stage 3 – Minmi Extension Precinct:

- Residential dwelling units ranging from traditional, courtyard and lifestyle heritage lots;
- New Minmi Boulevard and associated infrastructure;
- Delivery of public domain including Workshop Park and Garden House Park, the linear park and part of the heritage walk and associated infrastructure required for development; and

- New local streets network and associated infrastructure.

### Stage 4 – Village Centre:

- Residential dwelling units ranging from townhouse, courtyard and traditional lots;
- Mixed Used development including community facilities;
- One super lot for independent living units on a total area of 7.6ha (approximate);
- Delivery of public domain and associated infrastructure required for development;
- New local streets network and associated infrastructure; and
- One lot for commercial and fire station use.

### Stage 5 – Link Road North Precinct:

- Residential dwelling units ranging from courtyard, traditional and lifestyle lots;
- Delivery of public domain including the landscape tree retention zone; heritage open space; water reservoir area, two local parks and associated infrastructure required for development; and
- New local streets network and associated infrastructure.

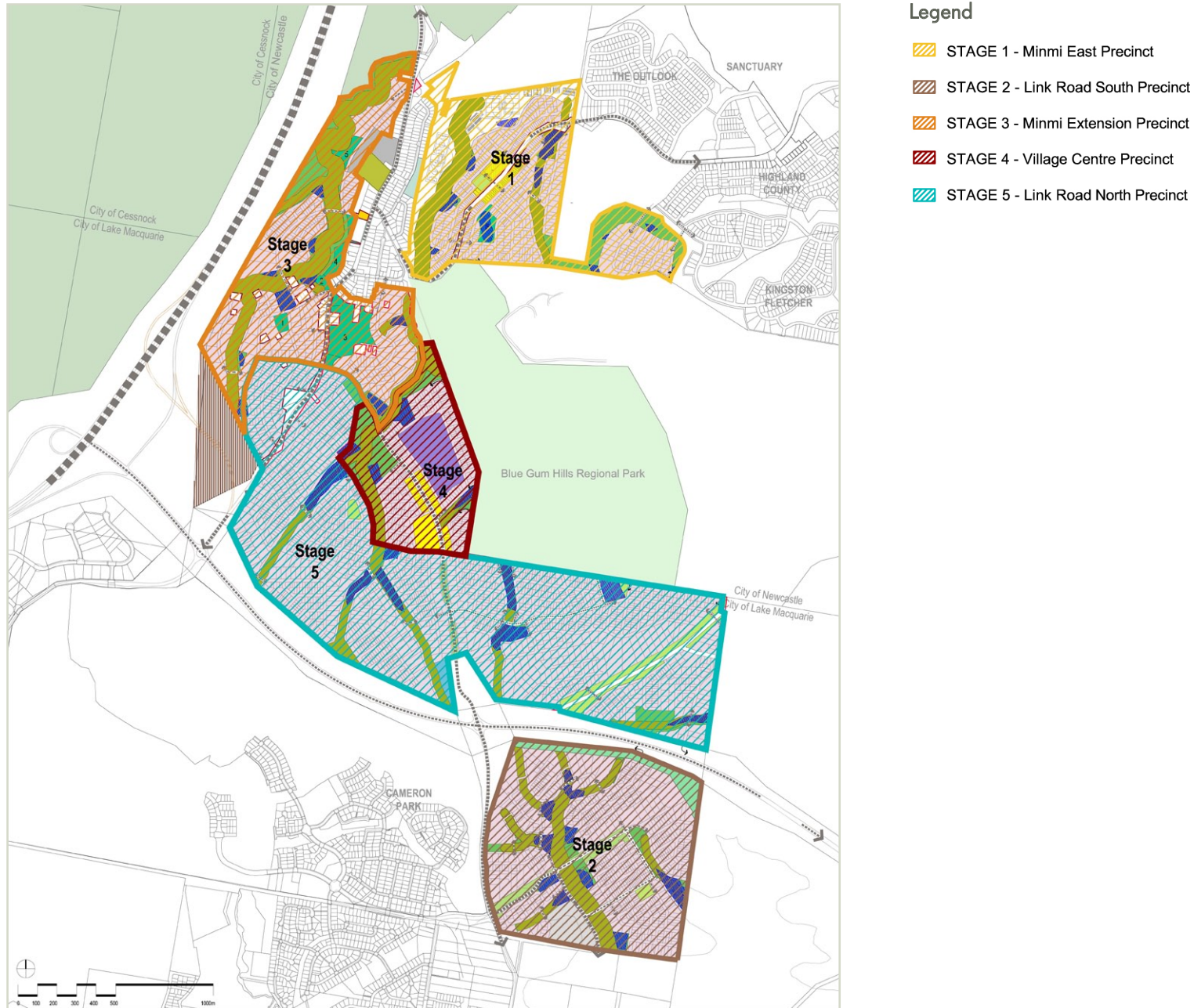


Figure A.3.1. Indicative Staging Plan

## A.4 Concept Plan Land Use Budgets

### A.4.1. Land Use Summary

Land Use Category	Total Area (ha)
Total Precinct Area	519.49
Open Space	141.54
Sport and Recreation	15.08
Neighbourhood Parks	3.10
Riparian Corridors	73.97
Passive Open Space	34.70
Link Road Edge	5.34
Feature Parks	9.35
Proposed Roads	15.80
Proposed Land Uses	362.16
Village Centre (Mixed use/retail)	4.06
Minmi Township (Mixed Use/Retail)	0.20
Minmi High Street (Mixed use/retail)	2.35
Independent Living Units	7.64
Residential Areas*	339.31
Primary School	4.00
Minmi School Extension	1.32
Potable Water Reservoir Lot	1.16
Landscaped Road Corridor	2.13

Note: \* residential area includes lots and local roads

## A.4.2. Distribution of Character Areas and Indicative Yield by Precinct

Land Use Category	Land Area and Dwelling Yield by Precinct																						
	Minmi East				Minmi Ext				Village Centre				Link Road North				Link Road South				Total		
	ha	% local road	density dw/ha	dw	ha	% local road	density dw/ha	dw	ha	% local road	density dw/ha	dw	ha	% local road	density dw/ha	dw	ha	% local road	density dw/ha	dw	ha	density dw/ha	
Total Residential Area (TRA)	39.38	29%	10		45.67	22%	6		29.58	29%	14		170.75	18%	10		65.63	18%	9		351.00	9	
Proposed Character Areas																							dw
High Street Character	5.45	29%	20	79	0.20	22%	20	4	-	-	-	-	-	-	-	-	-	-	-	-	5.65	83	
Traditional Housing Character	13.65	29%	16	153	4.91	22%	14	56	8.95	29%	16	101	72.75	18%	16	932	33.01	18%	15	404		1,646	
Conservation Heritage Character	-	-	-	-	14.08	22%	10	116	-	-	-	-	-	-	-	-	-	-	-	-	14.08	116	
Park Side Character	2.27	29%	20	33	-	-	-	-	6.41	29%	18	81	4.99	18%	23	96	1.32	18%	23	26	14.99	236	
Lake Side Character	1.41	29%	18	18	0.99	22%	17	14	1.14	29%	18	15	-	-	-	-	-	-	-	-	3.54	47	
Creek Side Character	7.53	29%	10	53	25.49	22%	3	63	1.38	29%	10	10	21.94	18%	14	246	21.01	18%	5	95	77.35	467	
Hill Side Character	9.07	29%	9	61	-	-	-	-	-	-	-	-	71.07	18%	7	383	10.29	18%	6	50	90.43	494	
Village Centre Character (Mixed Use)	-	-	-	-	-	-	-	-	4.06	29%	20	59	-	-	-	-	-	-	-	-	4.06	59	
Independent Living Units	-	-	-	-	-	-	-	-	7.64	-	20	152	-	-	-	-	-	-	-	-	7.64	152	
Precinct Total	39.38			397	45.67			253	29.58			418	170.75			1,657	65.63			575	351.00	3,300	
Estimated Local Roads (x% of TRA)	11.42	29%			9.82	22%			8.58	29%			30.74	18%			11.81	18%			72.36	21%	

### A.4.3. Average Lot Size and Range by Precinct

Proposed Character Areas	Lot Size Range by Precinct									
	Minmi East		Minmi Ext		Village Centre		Link Road North		Link Road South	
	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size	Lot size range	Avg lot size
	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2
High Street Character	280-470	350	280-470	400	-	-	-	-	-	-
Traditional Housing Character	300-900	450	300-900	550	300-900	450	300-900	550	300-900	550
Conservation Heritage Character	-	-	525-900+	750	-	-	-	-	-	-
Park Side Character	280-900	350	-	-	280-900	400	280-900	350	280-900	350
Lake Side Character	280-900	400	280-900	450	280-900	400	-	-	-	-
Creek Side Character	300-900(+50% for APZ)	725	300-900(+50% for APZ)	2500	300-900(+50% for APZ)	725	300-900(+50% for APZ)	650	300-900(+50% for APZ)	1500
Hill Side Character	525-900+	750	-	-	525-900+	750	525-900+	1250	525-900+	1400
Village Centre Character (Mixed Use)	-	-	-	-	280-470	350	-	-	-	-