

Newcastle Link Road - Link Road North Precinct to Link Road South

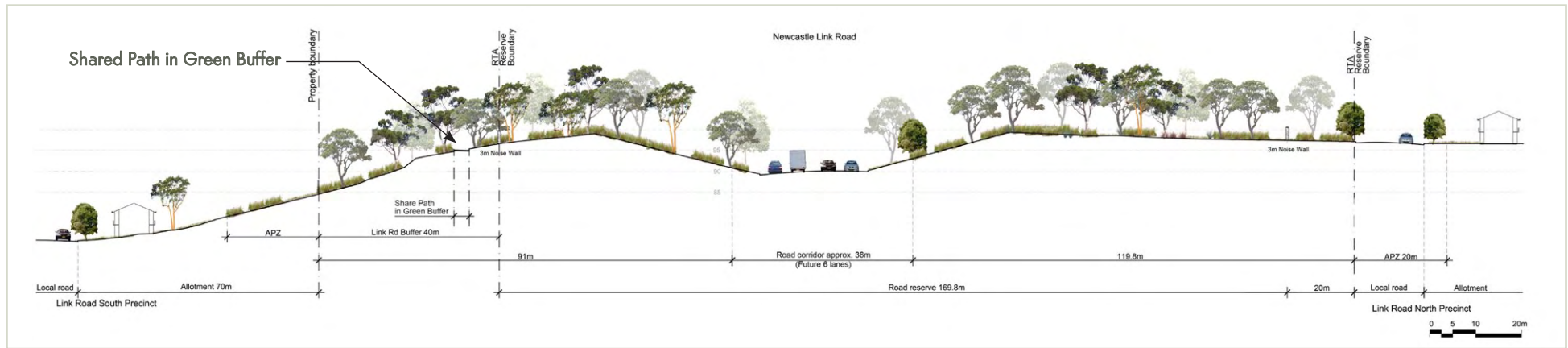


Figure B.1.21. Newcastle Link Road - Link Road North Precinct to Link Road South (Section B-B)

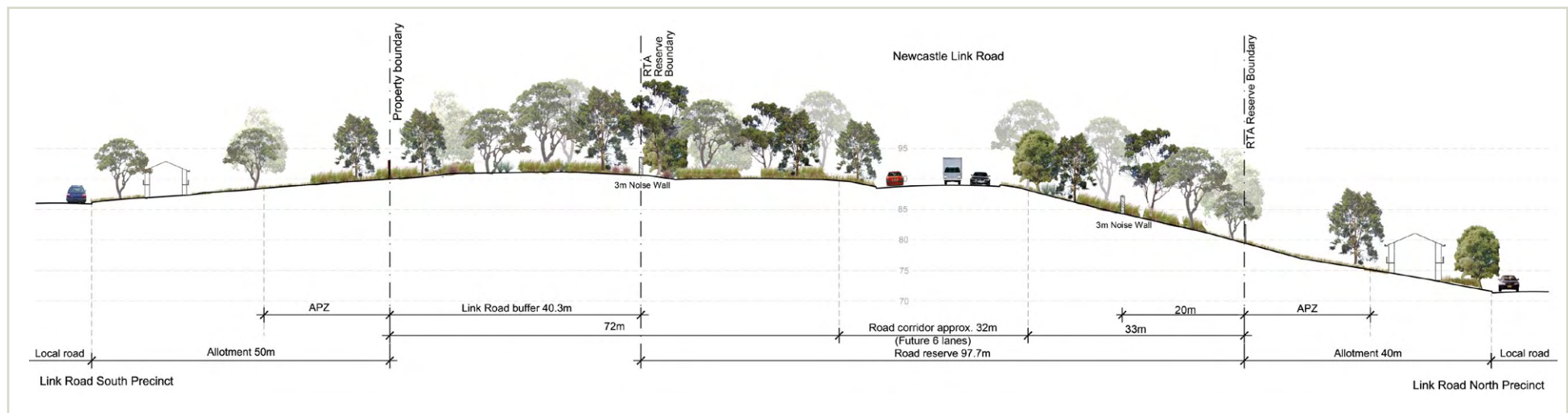


Figure B.1.22. Newcastle Link Road - Link Road North Precinct to Link Road South (Section C-C)

Interface of Development with Riparian Corridors.

Figures B.1.21 to 23 show in cross-section and plan the three interface types proposed between the urban development areas and the riparian corridors that run through the site. The interface types maintain public access along the length of the corridors.

1. Riparian corridor between two lots where the corridor is public open space.

APZs are provided within private land between the corridor and location of the house on site. Public access is provided by a shared path running alongside the corridor. In places where a public road cannot adjoin the corridor, a fire trail is to be provided to allow fire and maintenance access to the corridor and to contain the shared path. (Figure B.1.21);



Figure B.1.23. Riparian Corridor in public land between two lots (Section 10-10)

Riparian corridor in public land between roads.

2. Riparian corridor with public road running parallel with the corridor on both sides. This is used in the lower and more denser urban areas of the site and seeks to maximise access to and visibility into the corridor. A shared path also forms part of the trail network (Figure B.1.22);



Figure B.1.24. Riparian corridor in public land between roads (Section 11-11)

Riparian Corridor in Public Land with Road to one side (Section 12-12)

3. Riparian corridor with public road along one side of the corridor seeks to maintain public access to the corridor in areas where roads cannot be provided on both sides of the corridor due to site constraints, or where it would affect the efficiency of the adjoining urban neighbourhoods (Figure B.1.23).



Figure B.1.25. Riparian Corridor in Public Land with Road to one side (Section 12-12)

B.1.4. Landscape Character Palette

The landscape design guidelines suggest by way of example combinations of materials that contribute to creating the desired character for each precinct. The material choice is seen as being of a family across all precincts. However each precinct has a particularity that accentuates an inherent characteristic found within that landscape unit. The material choice and the method of its use needs to further reflect the specific development typology of its location, for example traditional lots will be more relaxed in its character than the landscape associated with the denser town house lots.

Minmi Extension Precinct - Heritage Character

- Preserve and reinforce the distinctive character created by the presence of buildings of historic significance in a landscape setting with strong rural character formed by farming and coal mining;
- Materials and plant species to continue the landscape character of Minmi Village;
- Sensitive use of high quality materials to complement existing fabric;
- Interpretative details to be integrated into overall landscape treatment, to foster interest and encourage awareness of historic and heritage significance;
- Plant palette should reflect its cultural and heritage setting. The boundaries to this precinct should be defined by endemic species; and
- Provide aboriginal and archaeological interpretation.

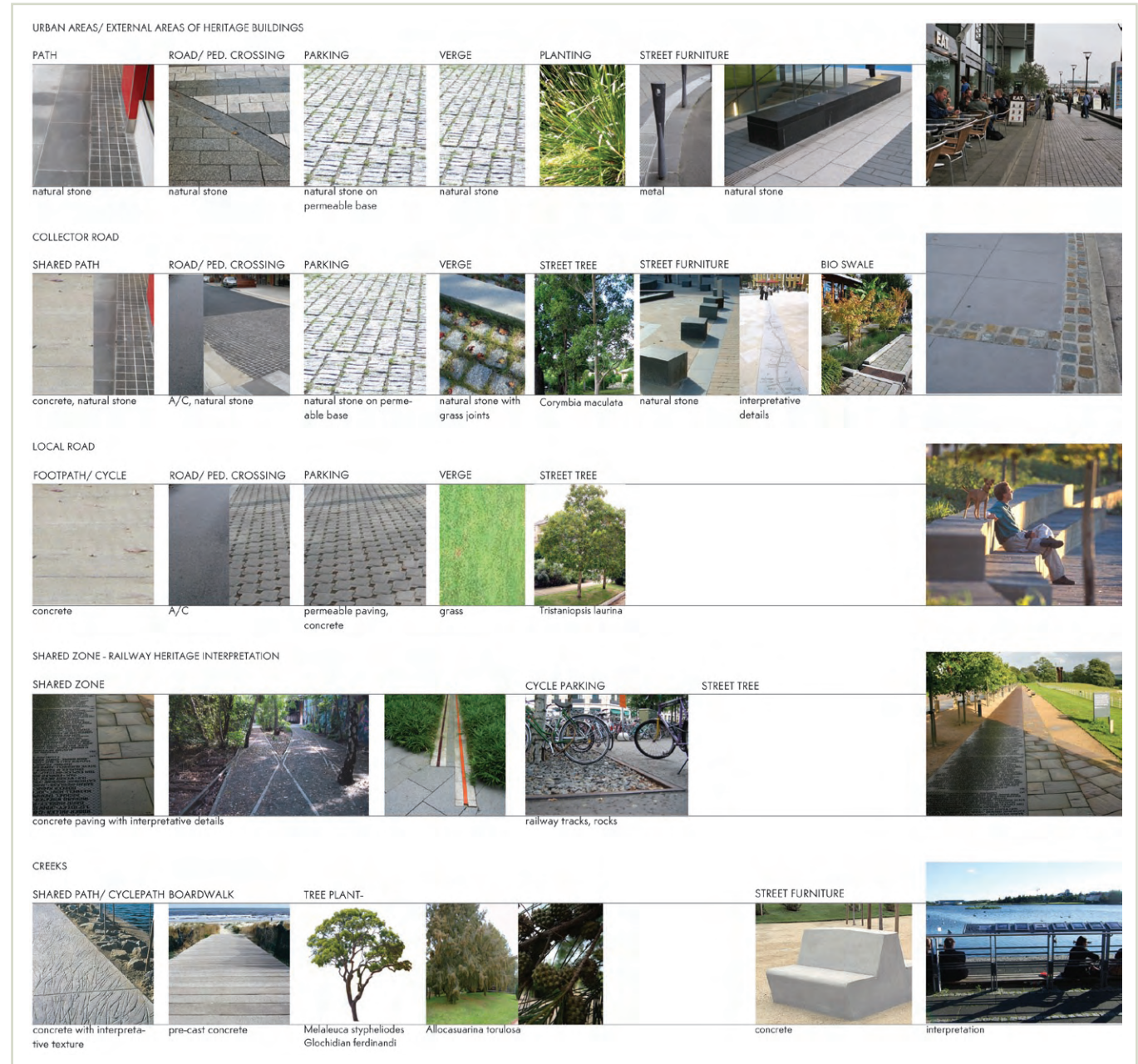


Figure B.1.26. Landscape Character - Minmi Extension Precinct - Heritage Character

Minmi East - High Street Mixed Use Precinct

- Open woodland species to be favoured to maintain airy character and more distant views;
- Acknowledges water as an important element within a sustainable landscape strategy. These should refer to the sites location at the upper reaches of the Hexham Swamp landscape;
- General material choice and manipulation to subtly suggest the ephemeral presence of water in the landscape; and
- Provide aboriginal and archaeological interpretation.

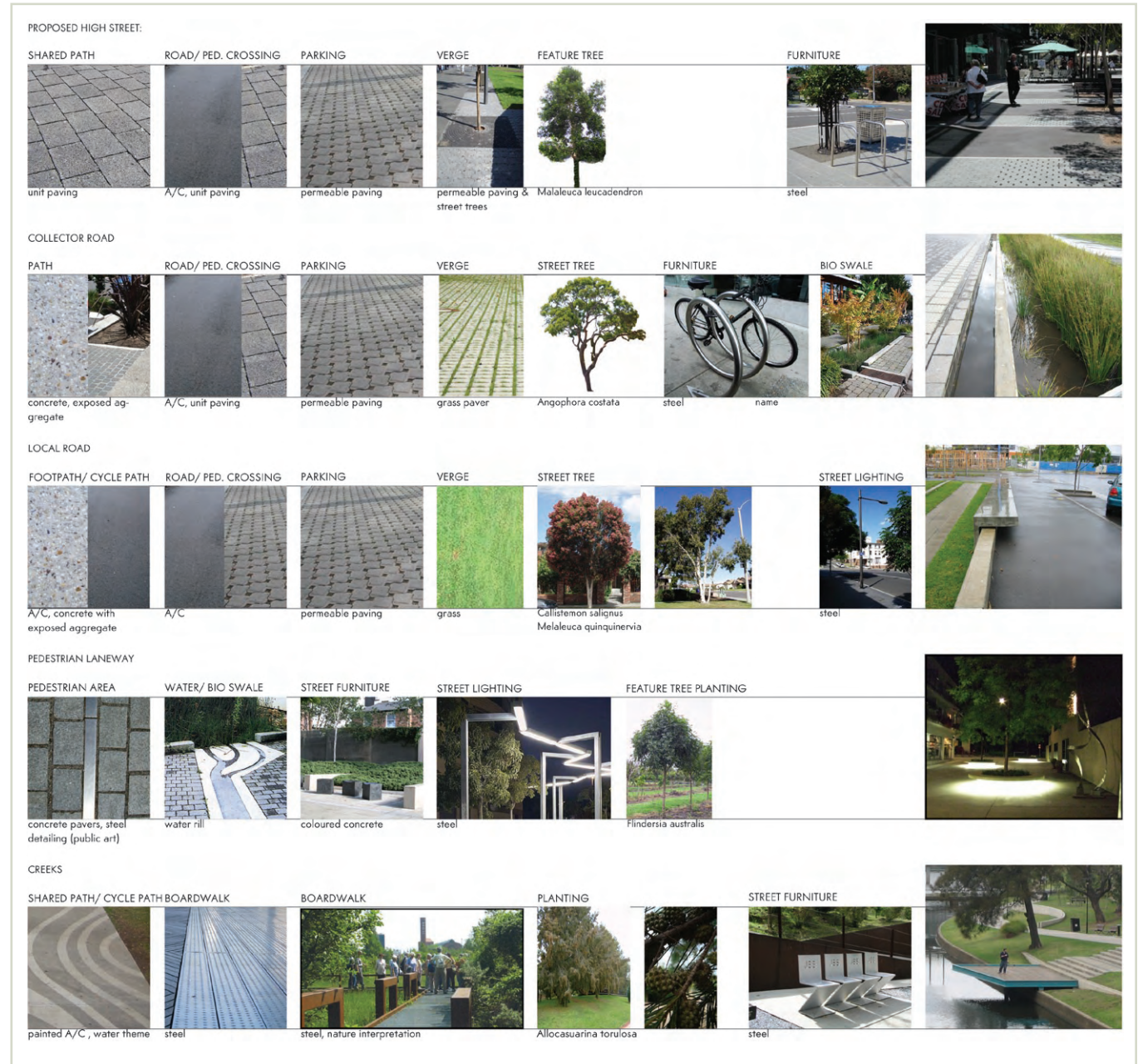


Figure B.1.27. Landscape Character - Minmi East - High Street Mixed Use Precinct

Link Road North Precinct and Village Centre Precinct – Activity Hub

- Reinforce this precinct that is characterised by its topography with dominant ridgelines and steep slopes that lead into valley creek lines with lush forest vegetation;
- Forest landscape is reflected by use;
- Use nature interpretation to create interest and awareness for the diverse vegetation; and
- Provide aboriginal and archaeological interpretation.

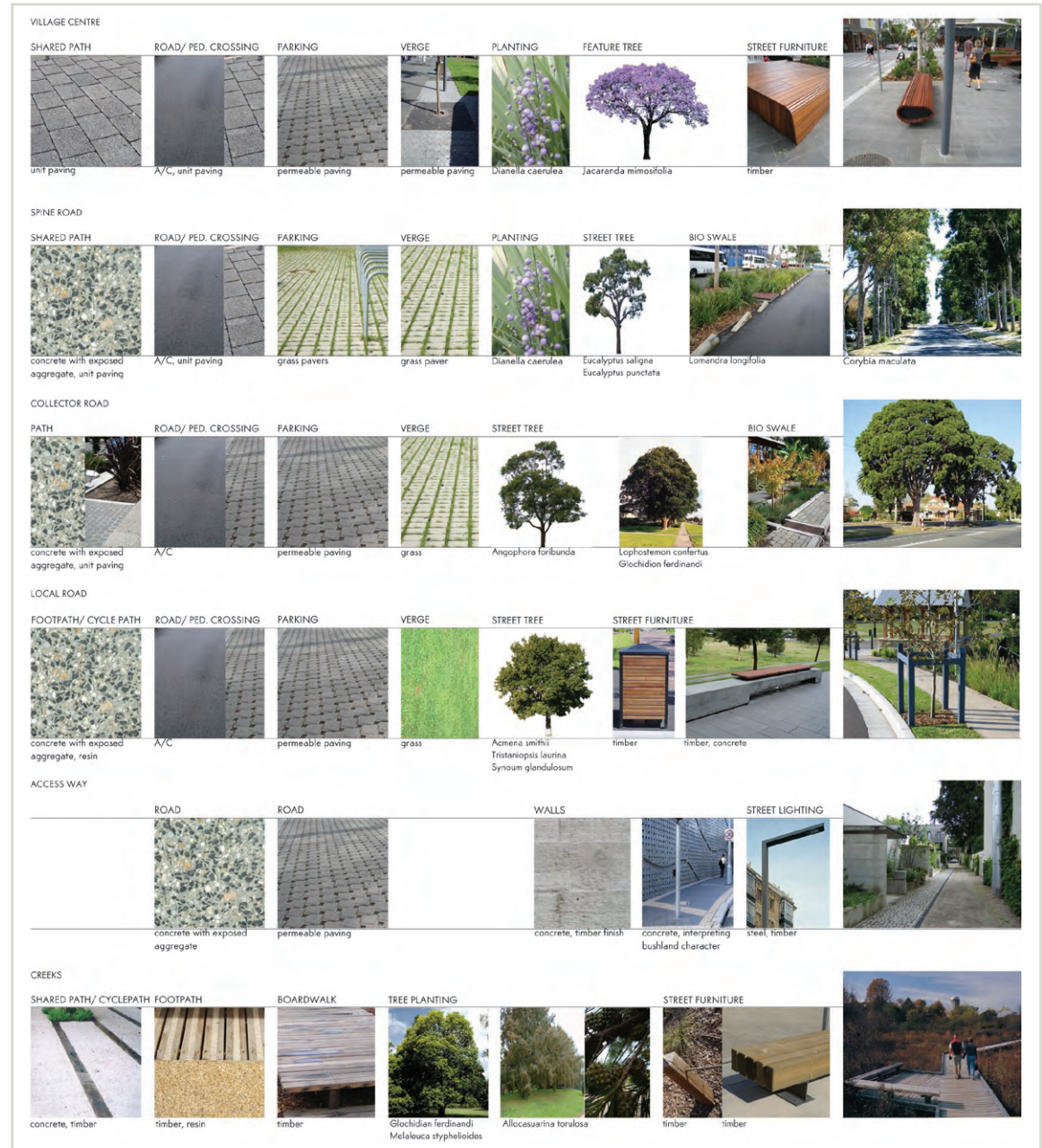


Figure B.1.28. Landscape Character - Link Road North Precinct and Village Centre Precinct - Activity Hub

Link Road South Precinct - School Precinct

- South facing valleys in this area tend to be wetter with denser vegetation. Species selection should reflect this micro climate;
- Maximise the potential for the easement area by the use of sun loving flowering native shrub planting; and
- Provide aboriginal and archaeological interpretation.

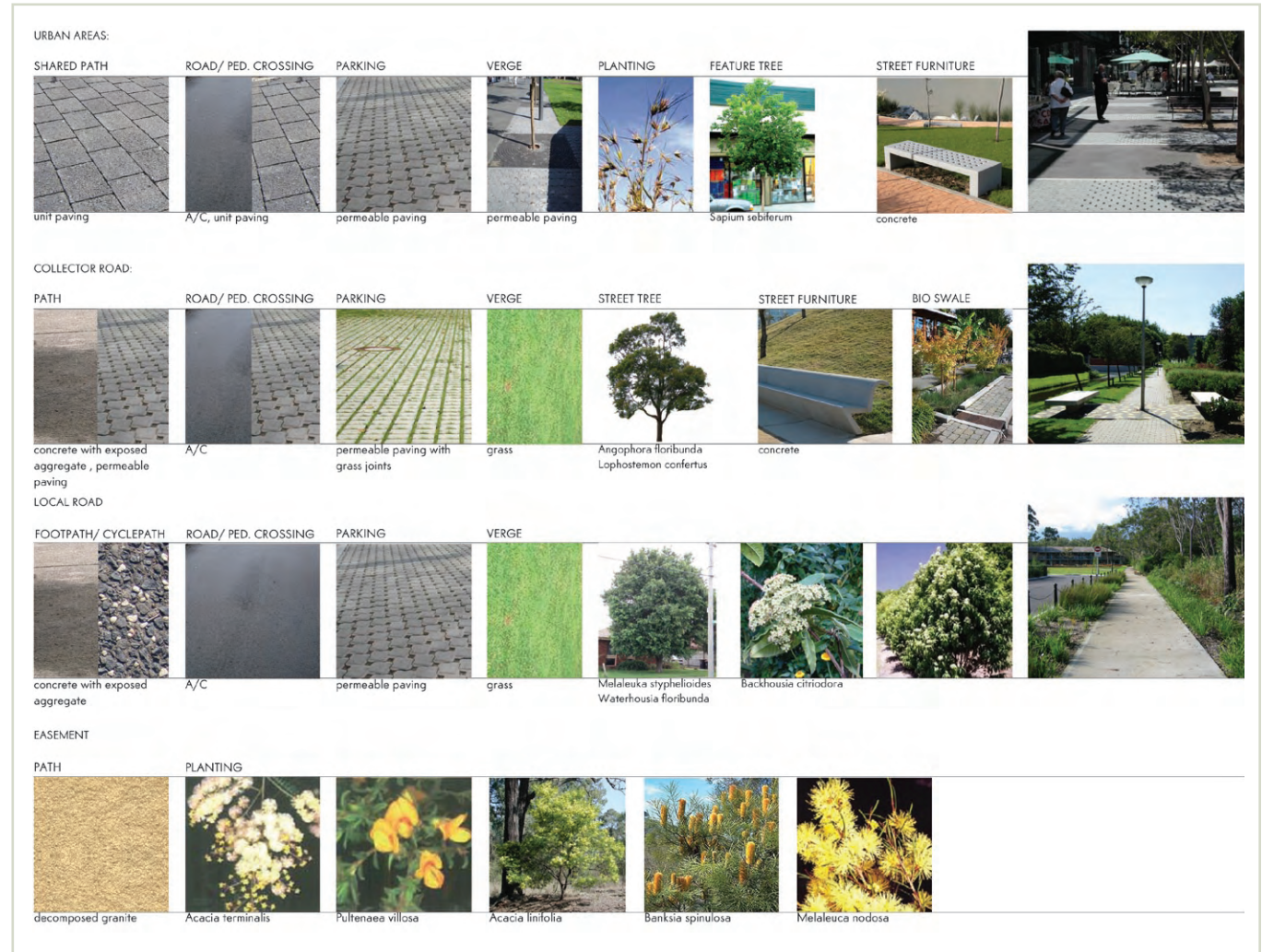


Figure B.1.29. Landscape Character - Link Road South Precinct - School Precinct

B.2. Private Domain Guidelines

Detailed Design Guidelines for Stage 1 – Minmi East

B.2.1 General Overview of Building Types

Objectives

- To reinforce the desired future character for Minmi and surrounding development;
- To provide choice in housing to cater for a diverse demographic community;
- To provide housing that responds to the site's characteristics.

Lot Typology	Lot Size Range	Housing	Minimum Frontage	Storeys	Vehicle Access
Townhouse or Mixed Use	280-350m ²	attached (blocks of 3 & 4; up to 5 on High Street)	8m	two (3 storey in village areas)	rear lane
Small Courtyard	300 - 470m ²	attached / detached	10.5m	single or two	front or rear lane
Large Courtyard	470 - 550m ²	attached / detached	13.5m	single or two	front
Traditional	525 - 900m ²	detached	typically 15m	single or two	front
Lifestyle Lots	>800m ²	detached	typically 17.5m	single or two	front



Legend

- Site Boundary
- Blue Gum Hills Regional Park
- Creek Centreline
- APZ - RPS 2010
- Esplanade Road
- Future Road Connection

Lot Typology

- Proposed Townhouse Lots (Integrated Housing)
- Proposed Village Courtyard Lots
- Proposed Lifestyle Lots
- Hill Side Character
- Proposed Minmi High Street Mixed Use / Retail

Open Space

- Proposed Sport and Recreation
- Neighbourhood Parks
- Drainage Corridors
- Passive Open Space
- Feature Parks
- Detention Basins

*Note: Character Area boundaries are approximate and subject to detailed survey and design.

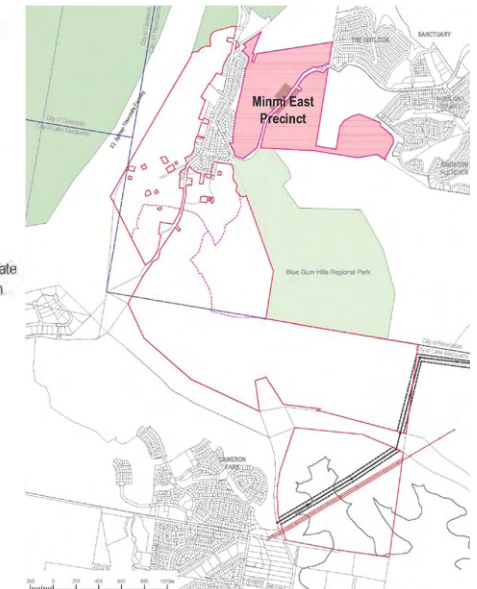


Figure B.2.1. Indicative Building Typologies - Minmi East

B.2.2 Building Height

Objectives

- To ensure a final housing product that responds to its site, in particular mining constraints;
- To minimise overshadowing of adjacent lots and private open space;
- To ensure solar access to principal living areas and to promote energy efficient design.

Controls

- Building Heights are to be in accordance with Figure B.2.2. Indicative Building Height and the table below:

Development	Maximum height (from finished floor level to ridge of roof)
Single to two storeys	9m
Three	12m
Ancillary Structures (covered alfresco areas and porches)	3.5m

Building height means the vertical distance between ground floor level to the ridge of the roof. An additional 1.5m is to be added to the maximum building heights where the ground floor use is retail/commercial.



Figure B.2.2. Indicative Building Height - Minmi East

B.2.3 Site Cover

Objectives

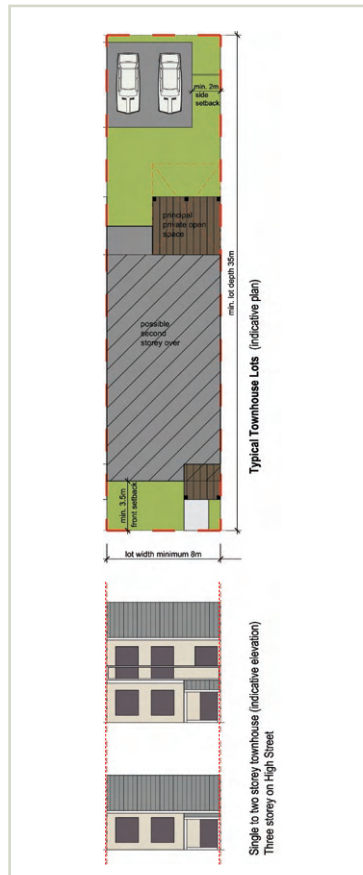
- To promote housing types appropriate to the lot size, shape and orientation;
- To promote a layout that complements existing development in the area;
- To provide adequate residential amenity within the development.

Site Cover is defined as the extent of the roofed area of the dwelling.

Controls

Lot Types	Minimum Frontage	Minimum Lot Area	Maximum Site Cover
Mixed Use	8m	280m ²	85%
Townhouse	8m	280m ²	70%
Small Courtyard	10.5m	300m ²	55%
Large Courtyard	13.5m	470m ²	50%
Traditional	15m	525m ²	50%
Lifestyle	17.5m	800m ²	40%

Townhouse



Small Courtyard



Large Courtyard



Traditional



Lifestyle

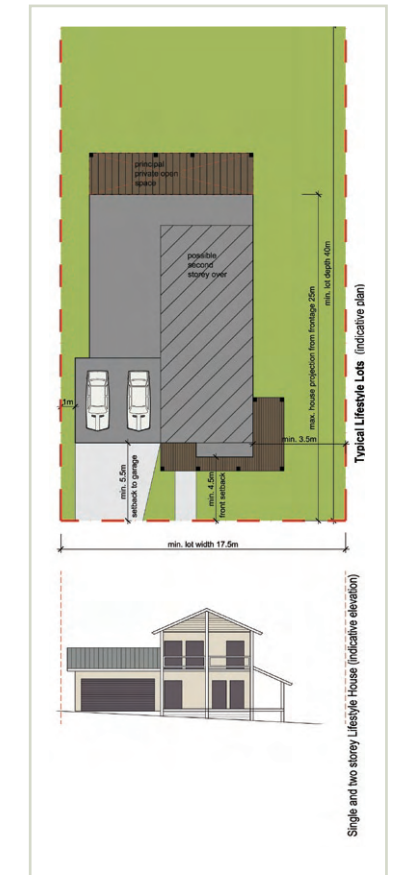


Figure B.2.3. Indicative Site Coverage - Minmi East

B.2.4 Building Setbacks

Objectives

- To ensure that buildings address the street and promote active street frontages;
- To ensure that development enhances the visual character and amenity of the street;
- To limit the visual impact of garages on the streetscape;
- To ensure corner buildings address both street frontages;
- To ensure privacy for residents and minimise overshadowing.

Setbacks are to be provided in accordance with Figure B.2.3. and the setback Controls below:

Setback Controls

Lot Types	Front Setback		Side Setback		Rear Setback		Max. Length and Height of Built to Boundary Wall	Max. Garage Type	Max. Garage Width
	Habitable rooms	Garage	Built to boundary	Non built to boundary	Habitable rooms	Garage			
Townhouse	3.5m	5.5m	both sides for lots 8m wide or less one side only for lots > 8m wide	0.9m up to 4.5m high; 1.2m above 4.5m high	nil to rear lane 3m up to 4.5m high; 6m above 4.5m where not to a rear lane		as limited by building setbacks	single/tandem where accessed from a primary street; double garage permitted to a rear lane	3.2m to a primary street; wider to a rear lane
Small Courtyard	4.5m	5.5m	one side only for lots up to 15m wide and 450m ² in area whichever is the greater	0.9m up to 4.5m high; 1.2m above 4.5m high	3m up to 4.5m high; 8m above 4.5m	n/a	max. 15m long; max 3.5m high	single/tandem for single storey dwelling; double garage permitted to dwellings 2 storeys and over	3.2m to single storey dwelling; max. 40% of front facade area for dwellings 2 storeys and over
Larger Courtyard	4.5m	5.5m	one side only for lots up to 15m wide and 450m ² in area whichever is the greater	0.9m up to 4.5m high; 1.2m above 4.5m high	3m up to 4.5m high; 8m above 4.5m	n/a	max. 15m long; max 3.5m high	double	50% of front facade width for single storey dwelling; max. 40% of front facade area for dwellings 2 storeys and over
Traditional	4.5m	5.5m	not applicable	0.9m up to 4.5m high; 1.2m above 4.5m high	3m up to 4.5m high; 8m above 4.5m	n/a	not applicable	double	50% of front facade width for single storey dwelling; max. 40% of front facade area for dwellings 2 storeys and over
Lifestyle Lots	4.5m	5.5m	not applicable	as above up to 18m in lot width then a 2.5m setback applies	3m up to 4.5m high; 8m above 4.5m	n/a	not applicable	double (larger if meeting garage width control)	50% of front facade width

Note:

Mixed use lots share the same setbacks as townhouse lots with the following exceptions to permit a non-residential use to address the primary street frontage:

Front setback is 0m for ground floor retail/commercial and residential uses above ground floor; The commercial/retail use must provide an awning (minimum 2m wide) over the street verge for the width of the lot; Vehicle access can only be made from a rear lane, garage width to the rear lane is limited to 85% of lot width.

B.2.5 Private Open Space & Landscaping

Objectives

- To promote landscaping on individual lots;
- To promote an attractive streetscape;
- To ensure private open space is usable.

Controls

Lot Types	Minimum Frontage	Minimum Area
Townhouse or Mixed Use	8m	16m ²
Small Courtyard	10.5m	24m ²
Large Courtyard	13.5m	24m ²
Traditional	15m typically	24m ²
Lifestyle	17.5m typically	24m ²

- Private open space must meet the minimum area requirements in the table adjacent, and be able to contain a circle of 4m in diameter;
- Private open space is to be directly accessible from the principal living area;
- Use of native plant species is encouraged;
- The use of low walls and semi-transparent front fences is encouraged;
- Front fences and walls are to be no more than 1.2m if solid. This height may be increased to 1.8m where:
 - The main private open space is in the front of the dwelling; and
 - The fence has openings which make it not less than 50% transparent; or
 - Traffic volumes and/or noise exceed 6000 vehicles per day and/or 60 dB(A); and
 - The use of sheet-metal fencing is not permissible to any street boundary, and must not be visible from the street or public space;
- In established areas, landscaping is to relate to the scale of other elements of the streetscape and the landscape of adjoining development;
- To the fullest extent possible, appropriate vegetation should be used to provide shade to the northerly and westerly elevations of buildings in summer, while allowing sunlight in winter;
- The provision of landscaping to the street frontage of new development is to be substantial, enhance the appearance of the development and assist with streetscape integration.