

3.0 Stage 1 Common ownership elements

Stage 1 Plan

3.01

Principle; Provide a variety of housing, including single, paired and cluster housing.

Refer to drawing 3.04 Subdivision and A1 sized 6.02 Illustrative Stage 1 Plan

Key elements of Stage 1 comprise :

- Village/common ownership
- 1 community facility
 - 2 general store
 - 3 mail drop off and collection
 - 4 rubbish drop off and collection

- Street layout
- N contour street (with swales and common car parking)
 - O up down streets
 - P footpaths

- Subdivision
- Q house lots - 450-900m²
 - R housing lots > 3500m² (GPSO cl 27A)
 - S common gardens along the contours (with swales)

- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of stage 1
 - height contours @ 5m intervals
 - existing buildings
 - existing vegetation
 - the common
 - "contour street" landscape margins
 - "cross street" landscape margins
 - laneway pattern
 - footpaths
 - subdivision
 - common gardens

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 For
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NARARA ECOVILLAGE

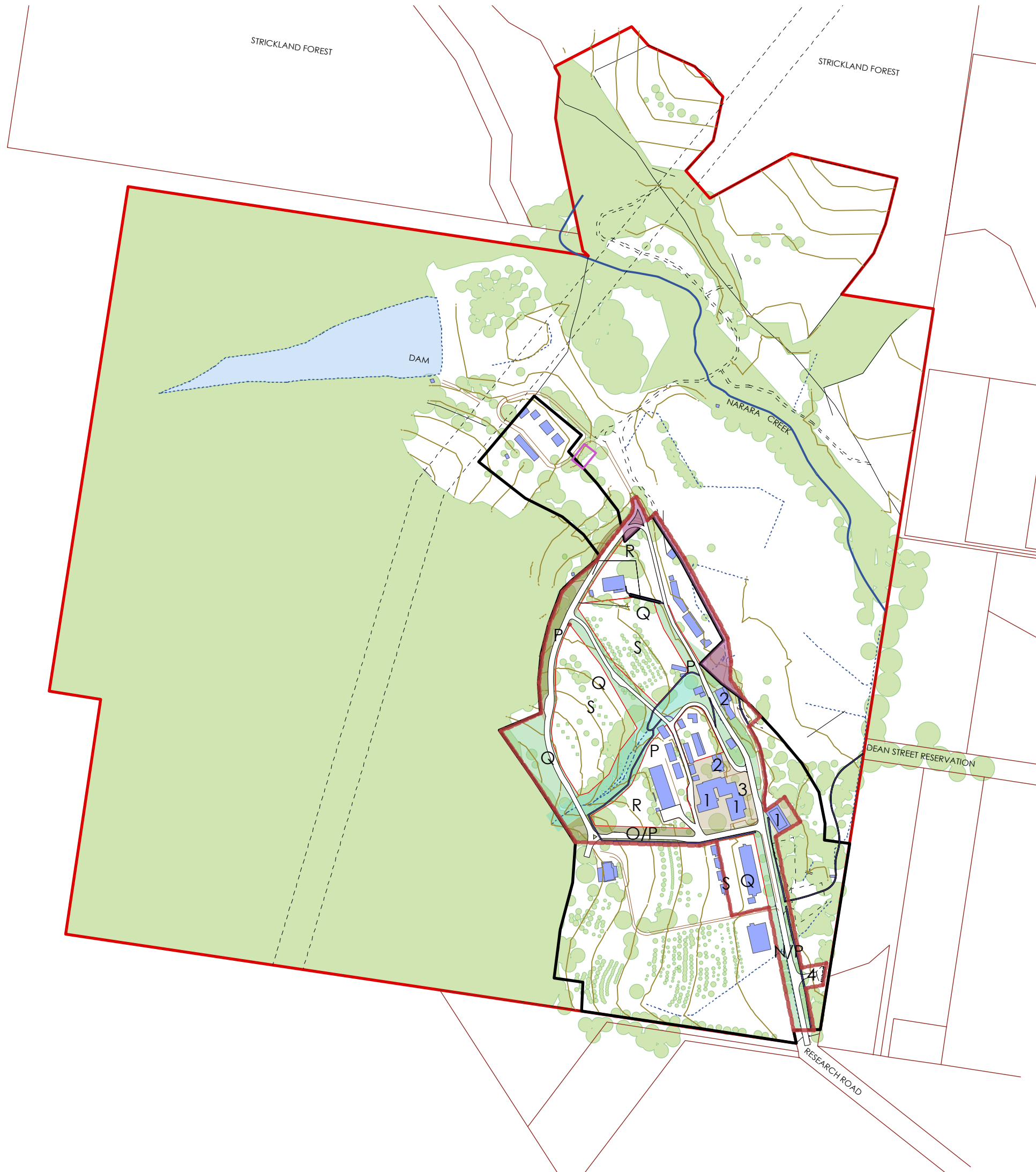
DATE 6 December 2013

SCALE 1:2500

0 125m



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3.0 Stage 1 Common ownership elements

Layout

3.02

Principle; Establish a layout which builds on the existing pattern of streets and lanes to make a connective and walkable network :

- establish contour streets as the primary way of ordering redevelopment of the site;
- widen the space at the ends of contour streets to spatially modulate the street, consolidate plantings and accommodate small groupings of shared car parking; and
- introduce cross street (perpendicular to the slope) with more regular reservation widths for increased connections.



1 existing entry lane would be widened

2 Split street - one way loop road.



3 Pathway through the Strickland Forest

4 Pathway along Deane Street connecting to Narara Railway Station



New streets would contribute to the landscaped character of the site and support activity and socialisation.

- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of Stage 1
 - outline of contiguous house allotments
 - existing, new and upgraded streets - refer to the Civil Engineers drawings
 - layout, common lot within stage 1

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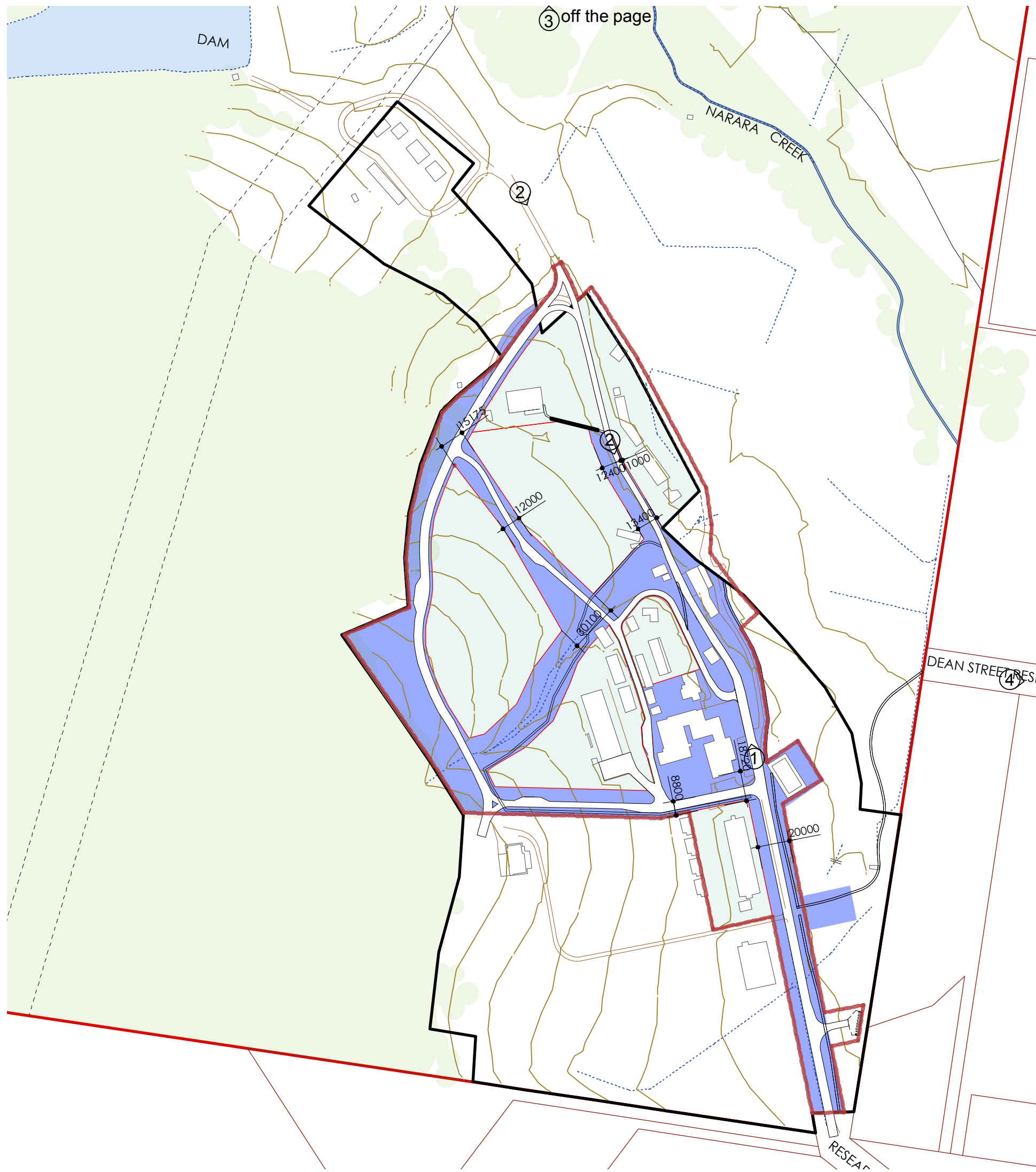
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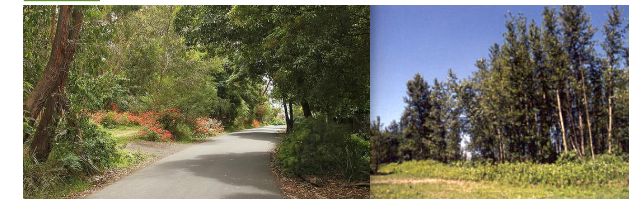




Main Entry Road



Proposed entry planting to area external to site



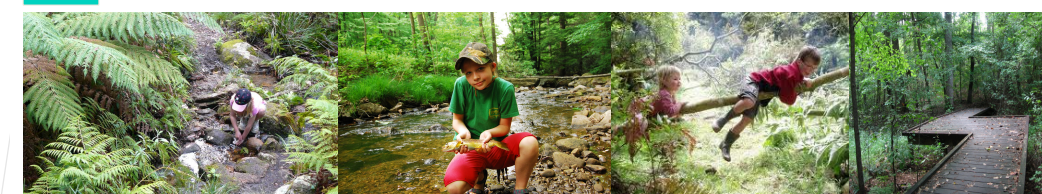
Streetscape treatment between road and property boundary



Swales



"The Gully"



"The Common"



The common gardens



- General
- - - Site Boundary
 - - - Outline of Stage 1

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NARARA ECO VILLAGE

DATE 10 December 2013 Minor amendments to landscape drawings prior DA submission

SCALE 1:4000

0 100m 200m



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Principle; Establish integrated water cycle management on the site.

- reuse on-site water to minimise water leaving the site;
- secure a treated potable water supply from rainwater capture supplemented by the existing 45ML dam on the site;
- moderate the effects of stormwater and surface runoff with :
< rainwater collection, treatment and reuse + contour swales; and
< treatment of excess stormwater in bioretention swales and basins;
- treat on-site sewage with a sophisticated tertiary treatment plant; and
- reuse treated effluent for toilet flushing and irrigation.

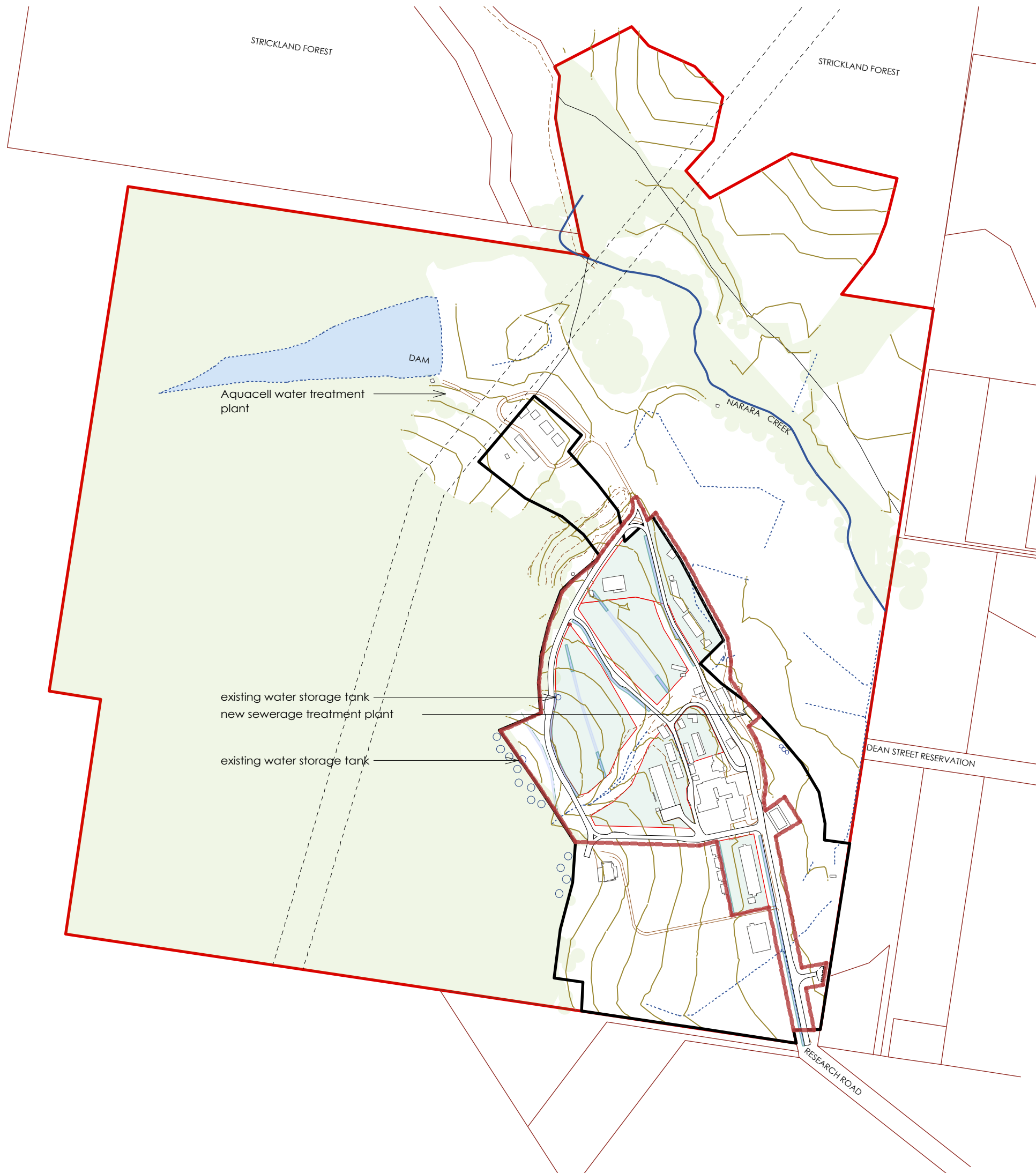
Refer to the Integrated Water Cycle Management Strategy prepared by Dr Peter Bacon of Woodlots and Wetlands Pty Ltd, and Water and Wastewater Systems Overview report prepared by Aquacell water recycling solutions, which are part of this submission.



Swales combine stormwater mangement with landscape planting and will add to the character of the village.



Cleaning used water for reuse can include large retention tanks and pond sas well as plantings, having potential to make conservatory-like spaces.



Aquacell water treatment plant

DAM

NARARA CREEK

existing water storage tank
new sewerage treatment plant

existing water storage tank

DEAN STREET RESERVATION

RESEARCH ROAD

- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of Stage 1
 - outline of contiguous house allotments
 - street pattern
 - existing 45ML dam
 - 1:100 year flood line
 - existing drainage keys
 - new sewerage treatment plant
 - new swales
 - new site contouring to gently direct surface water
 - new supply of water for fire fighting

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DATE 6 December 2013
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3.0 Stage 1 Common ownership elements

Subdivision

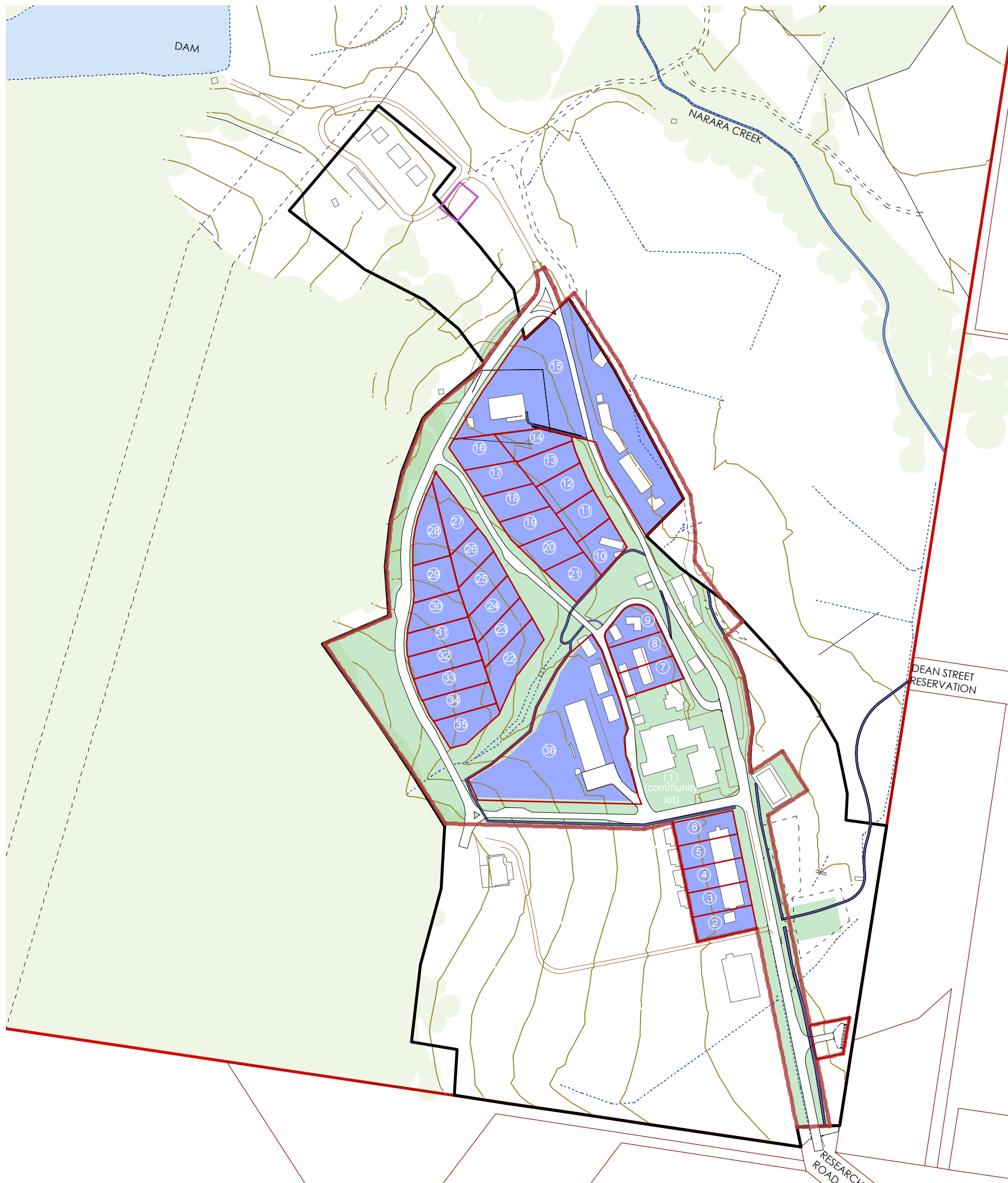
3.05

Principle; Establish a subdivision pattern in Stage 1 which creates a variety of lots, while responding to the aspect and terrain.

A variety of lots are proposed for stage 1 comprising :

- common lot
- house lots 33 in total.
 - > 550-900m2 lots 2-6, 8-14, 16-25, and 27-35. Subject to separate DA for development.
 - > 450-550m2 (not more than 10%), lots 7 and 26. Subject to separate DA.
- housing lots > 3500m2 (GPSO cl 27A), lots 15 and 36, anticipating a further 27 dwellings. These would be subject to a separate DA.

Refer to the Surveyor's subdivision drawings for further details of lot dimensions and lot areas
Lot areas are approximate and are subject to survey.



- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of stage 1
 - common ownership within stage 1 area
 - subdivision boundary
 - remaining uncoloured parts of the site are in common ownership

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SCALE 1:2500

0 125m



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3.0 Stage 1 Common ownership elements

Street Pattern+Access

3.06

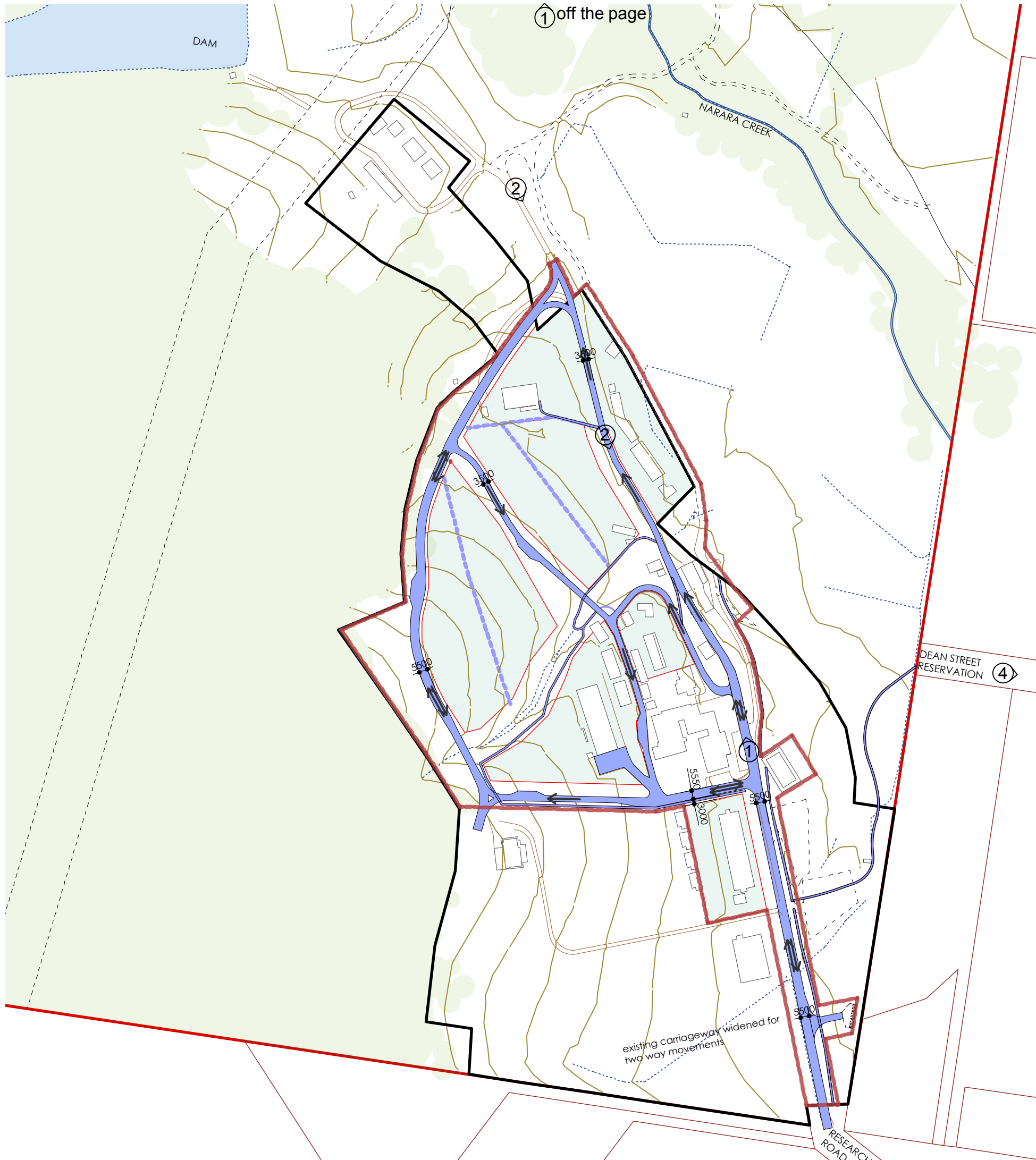
Principle; Reduce car dependency, and contain most car parking to the common street reserve, or with as little intrusion onto individual lots as possible.

- Provide initiatives such as car sharing schemes, a community bus, electric buggies and other opportunities so that all residents can reduce both car use and car ownership;
- Allow possible car access to every site with shared driveways, providing temporary parking for pick up and drop off; and
- Encourage bicycle use and bicycle parking throughout the site;

Principle; Build on the character of the existing street pattern.

- retain the existing street spine to give structure and character to the site entry;
- widen the existing two way entry lane to 5.5m carriageway;
- introduce a new bush edge street - two way 5.5m wide (excluding fire truck layovers);
- introduce new streets and widen other existing streets to 3.5m wide; and
- provide dedicated footpaths along the structuring spine and centrally, as indicated.

Refer to the Civil Engineers drawings for further details of the extent of new and reconstructed streets, cut and fill and the like.



Shared pathways



Bicycling and walking will be favoured for good health of individuals and the community

- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of Stage 1
 - outline of contiguous house allotments
 - new and upgraded streets - refer to the Civil Engineers drawings
 - ↔ directional arrow
 - footpaths in the common lot
 - footpaths in common gardens

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Grouped facilities

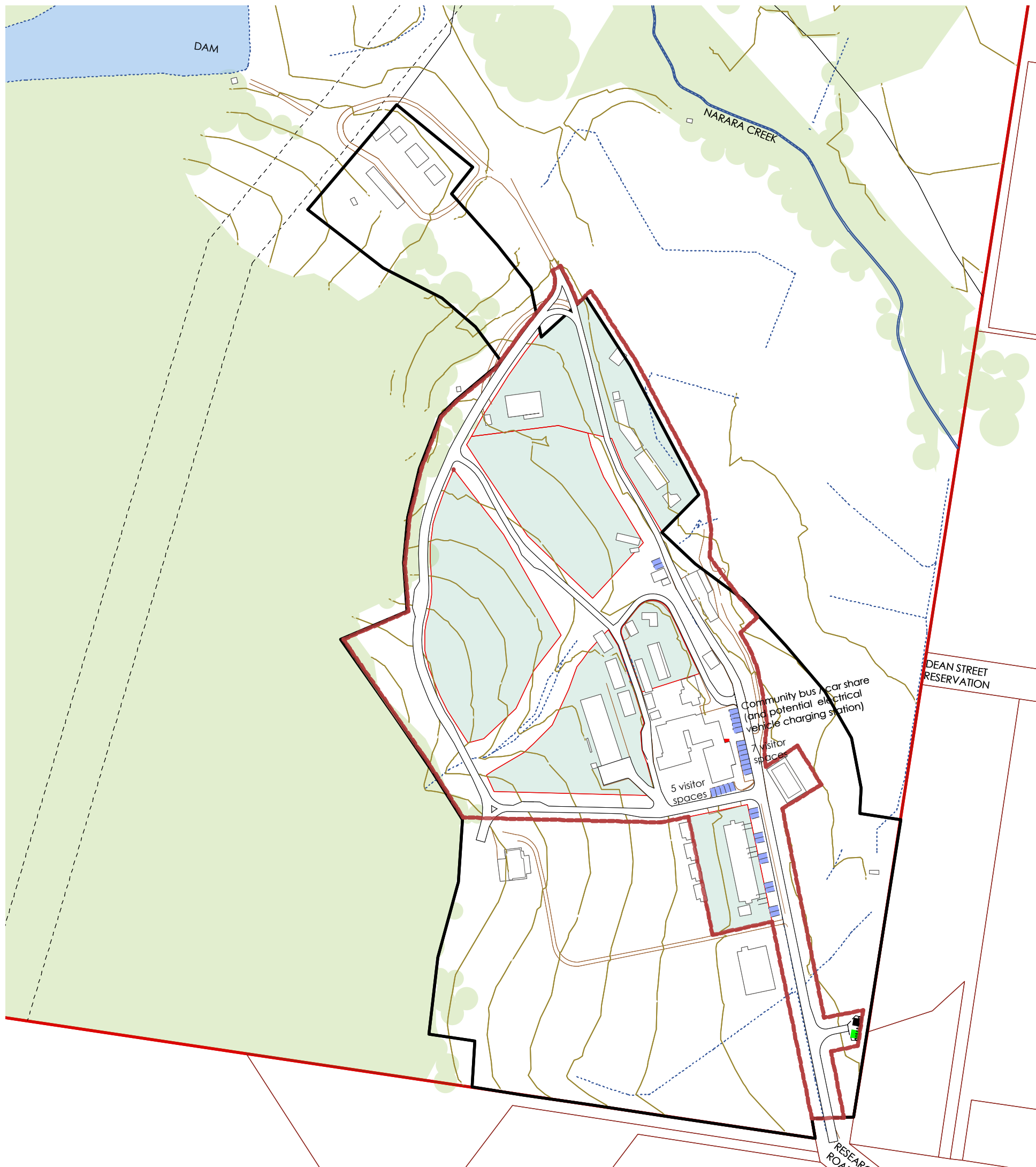
Principle; Underpin the site servicing strategy with grouped facilities, to help build social networks in the community.

- centralise the location of mail delivery and pick up;
- centralise the location of rubbish for recycling;
- centralise the location of rubbish in industrial bins;
- provide industrial bins to suit waste generation and collection interval; and
- compost food scraps, garden waste and other compostable material for use in the gardens on site.

Principle; Reduce car dependency, and contain most car parking to the common street reserve

- provide car access to each lot for deliveries, drop off and removal vehicles;
- provide outdoor groupings of car parking in the commonly owned areas associated with streets; and
- when appropriate provide centralised electric vehicle charging stations for electric share cars.

Refer also to 3.06 Street Pattern and Access and 4.08 Lot Access



streets would build on the landscaped character of the site, include pockets of car parking nearby while providing vehicle access to all sites

- legend
- site boundary
 - outline of 2(a) zoned land
 - outline of Stage 1
 - outline of contiguous house allotments
 - common car parking space
 - mail boxes
 - rubbish bins
 - recycling bins

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Stage 1 Demolition Plan 3.08

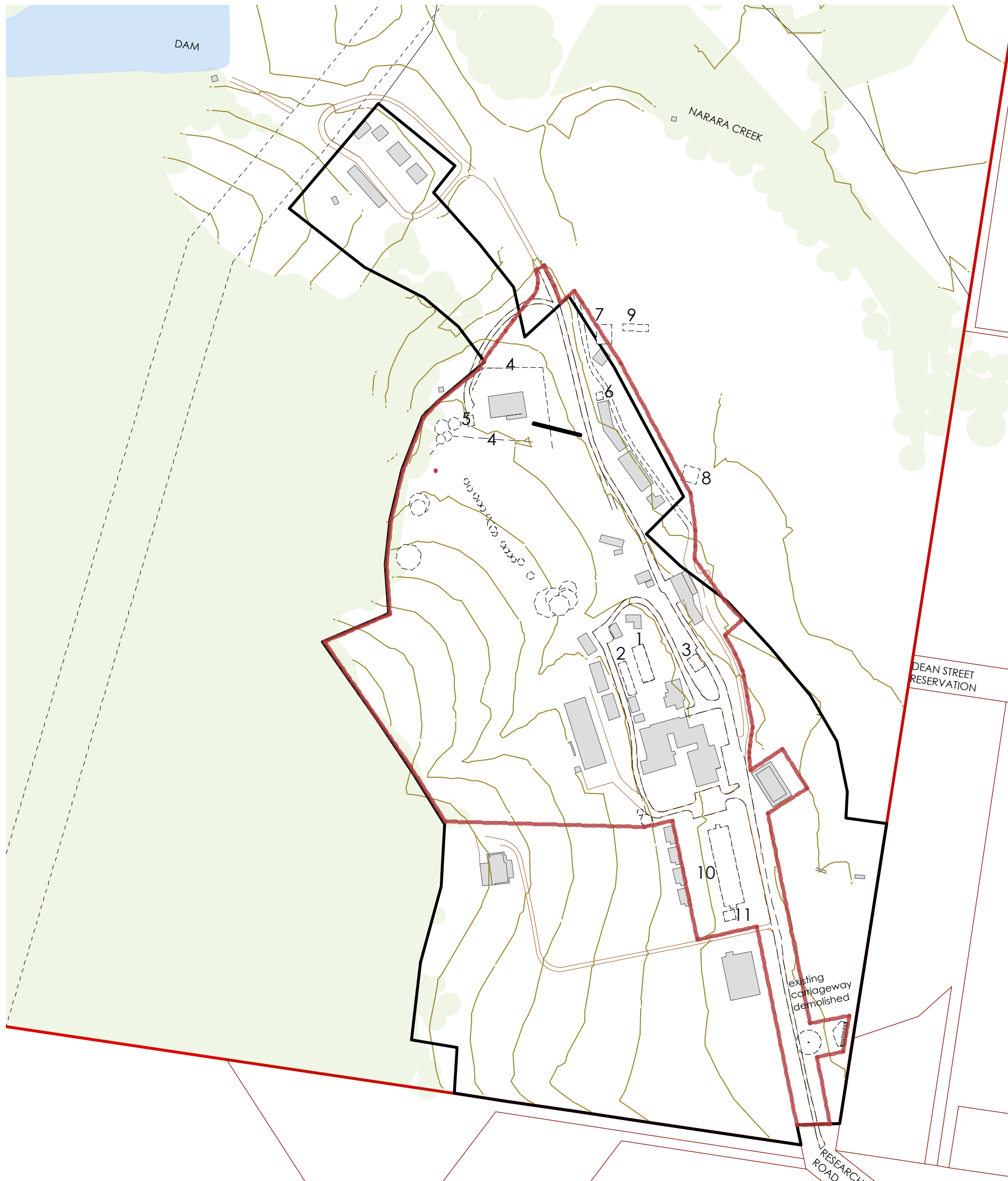
Principle; adapt and reuse as much as possible of the site of the former Horticultural Institute.

Minimal demolition is anticipated, and will include removal and relocation if possible.

The following items for reuse / relocation / demolition, are coded on the plan :

- 1 Post harvest portable office building
- 2 2x2 glass houses
- 3 Controlled environment rooms
- 4 Fence around part of the former managers residence
- 5 Garage and carport at the rear of the former managers residence
- 6 Farm chemical store
- 7 Nursery shed
- 8 Old A-frame glass house
- 9 5 bay propagation shed
- 10 Maxispan greenhouse no.6
- 11 Greenhouse complex shed

Several trees will also be removed to achieve a connective street and lane network.



- legend
- site boundary
 - outline of 2(a) zoned land
 - Outline of Stage 1
 - Existing Building - retain
 - existing building and carriage way - demolish / relocate / reuse materials
 - existing fence - remove
 - existing tree - remove. Refer to the arborist's report. Excludes hollow bearing trees. Refer to the ecologist's report.

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0 125m



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Landscape Detailed Reference Plan




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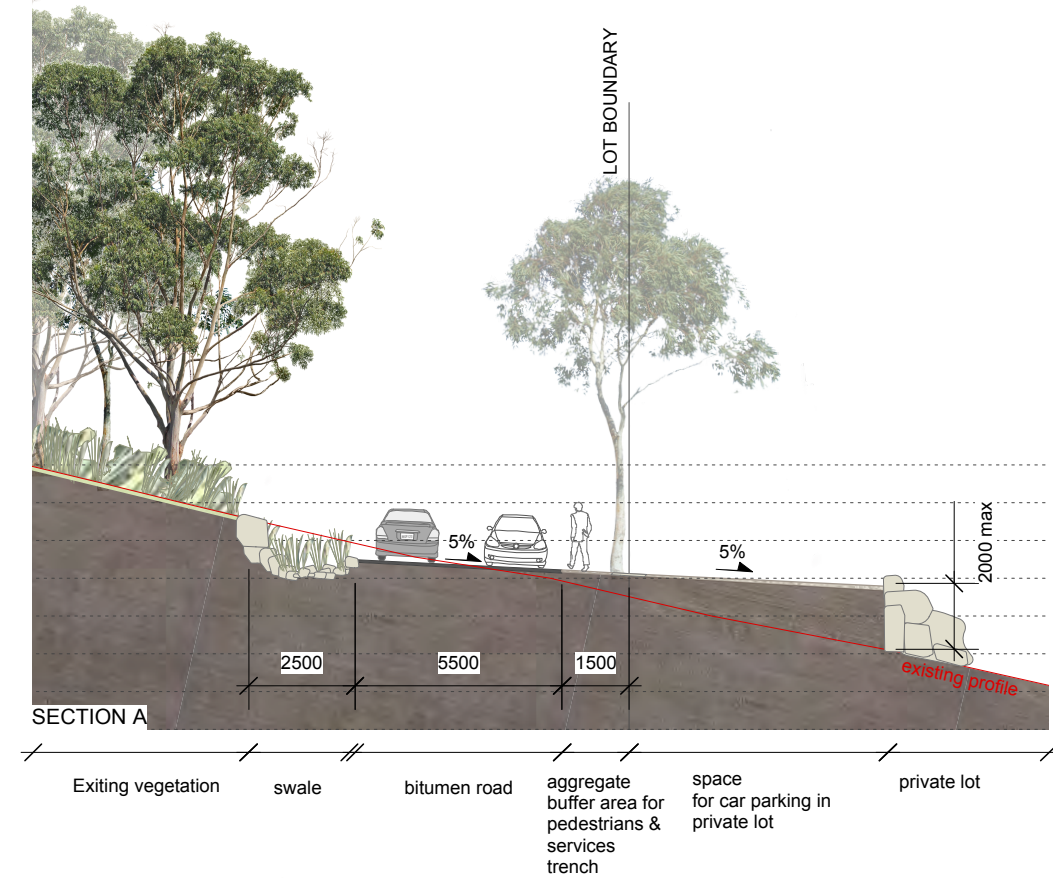
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 SCALE 1:4000
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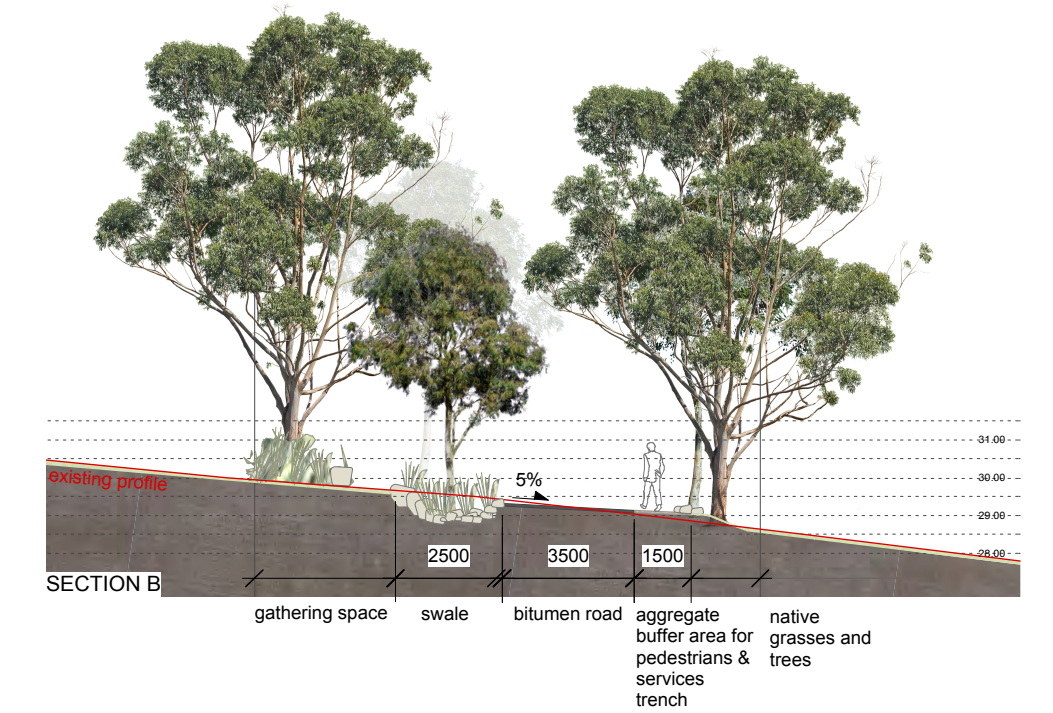


Landscape Plan
Detail 1 + 2

DETAILED AREA 1



DETAILED AREA 2



- | | | | | |
|---------------------|-------------------------------|--------------------|----------------------|-----------------------------|
| General | Walls + Edges | Pavements | Planting | Trees |
| - - - Site Boundary | Gabion Retaining wall | Bitumen | Native Grasses | Existing Tree to be removed |
| Lot boundary | Recycled Stone Retaining wall | Insitu concrete | Swale | Existing Tree |
| | Concrete kerb | Timber | Native Riparian Zone | Proposed Native Tree |
| | | Decomposed granite | Existing Vegetation | |
| | | Steel grate | | |
| | | Stone Steppers | | |
| | | Rock lined swale | | |

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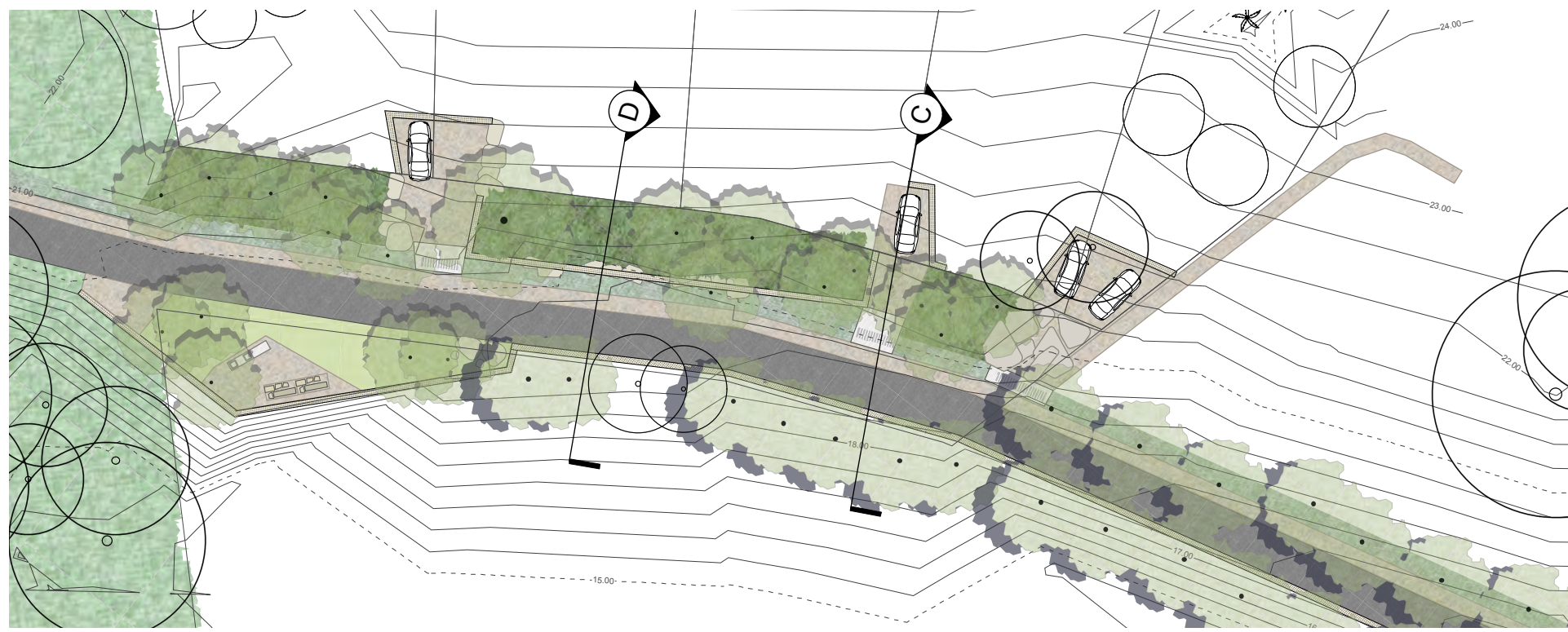
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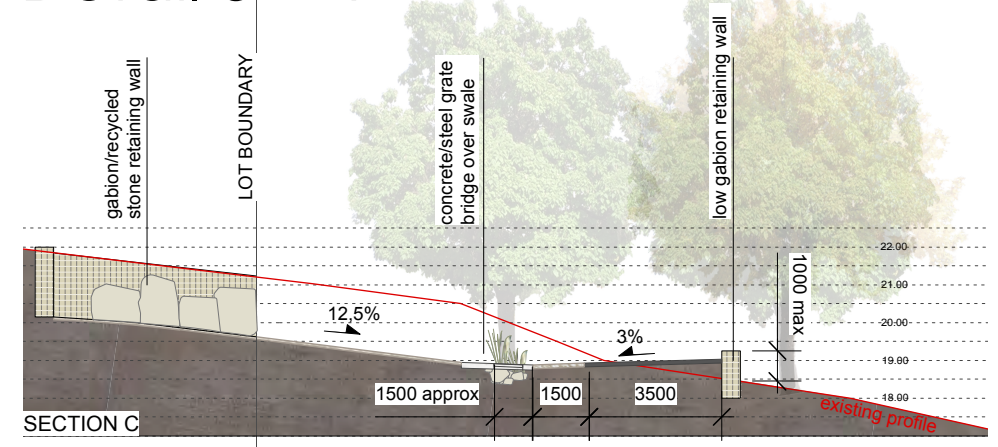
DETAILED AREA 3



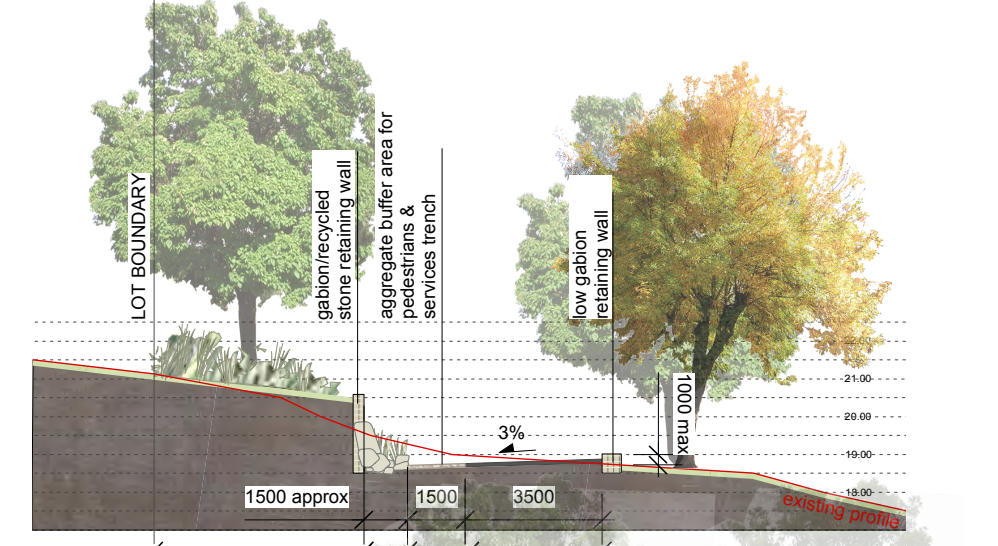
DETAILED AREA 4



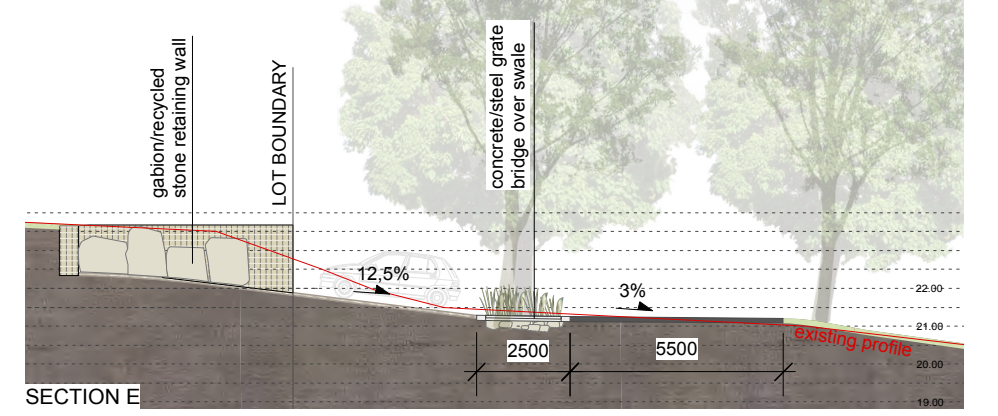
General	Walls + Edges	Pavements	Planting	
Land to be developed	Gabion Retaining wall	Bitumen	Lawn	Existing Tree
Lot boundary	Recycled Stone Retaining wall	Insitu concrete	Native Grasses	Proposed Native Tree
		Timber	Swale	Proposed Exotic Tree
		Decomposed granite	Native Riparian Zone	
		Furniture + Fittings		
		Steel grate		
		Stone Steppers		
		Rock lined swale		
		BBQ		
		Seating		



space for car parking in private lot | drive way to private lot | swale | bitumen road | aggregate buffer area for pedestrians & services trench



native grasses and trees | swale | bitumen road

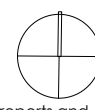


space for car parking in private lot | drive way to private lot | swale | bitumen road

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 SCALE 1:500
 0 25m

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Landscape Materials Pallette



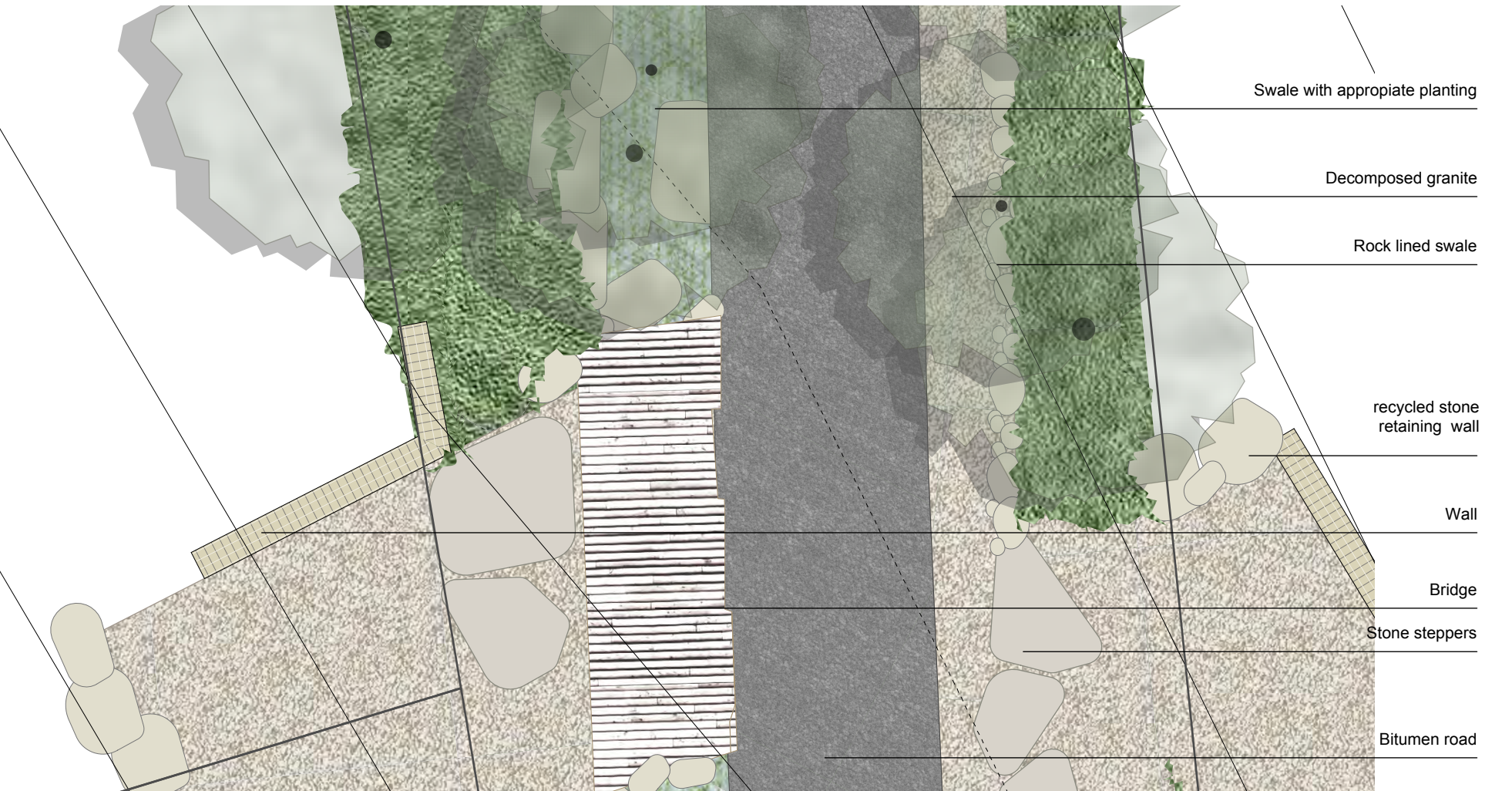
Swales and bridges



Stone steppers



Parking areas and road

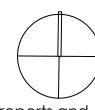


Walls and edges

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 DATE 6 December 2013
 SCALE 1:100
 0 5m

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Landscape Planting
Palette

3.15

Native planting list

NATIVE TREES	
<i>Angophora costata</i>	Sydney Red Gum, Smooth-barked Apple
<i>Eucalyptus tereticornis</i>	Forest Red Gum, Burringoa
<i>Jagera pseudorhus</i>	Foambark Tree
<i>Tristaniopsis collina</i>	Mountain Water Gum, Hill Kanuka
<i>Gmelina leichhardtii</i>	White Beech
<i>Pararchidendron pruinosum</i>	Snow Wood, Tulip siris, Stinkwood
<i>Eucalyptus saligna</i>	Sydney Blue Gum
<i>Eucalyptus agglomerata</i>	
<i>Syncarpia glomulifera</i>	Turpentine
<i>Corymbia gummifera</i> (syn. <i>Eucalyptus gummifera</i>)	Red Bloodwood
<i>Casuarina cunninghamiana</i>	River She-oak
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Ficus coronata</i>	Sandpaper Fig
<i>Livistonia australis</i>	Cabbage-tree Palm
<i>Allocasuarina torulosa</i>	Forest Oak, Rose She Oak
<i>Cryptocarya obovata</i>	Pepperberry
<i>Callistemon salignus</i>	Lillypilly
<i>Tristaniopsis laurina</i>	Kanooka, Water Gum
<i>Acacia decurrens</i>	Early Black Wattle, Sydney Green Wattle
<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree
<i>Polyscias elegans</i>	Celerywood, Silver Basswood,
<i>Acmena smithii 'minor'</i>	Black Pencil Cedar Lillypilly
SHRUBS	
<i>Acacia parramattensis</i>	Parramatta Green Wattle, Sydney
<i>Banksia spinulosa</i>	Hairpin Banksia
<i>Duboisia myoporoides</i>	Duboisia, Corkwood, Eye opening Tree
<i>Leptospermum flavescens</i>	Tantoon Tea Tree
<i>Pimelea linifolia</i>	Slender Rice-flower
<i>Hibbertia diffusa</i>	Wedge Guinea Flower
<i>Leptospermum polygalifolium</i>	Tantoon, Lemon-Scented Tea Tree
HERBS AND GRASSES	
<i>Dianella longifolia</i>	Blueberry Lily, Blue Flax Lily
<i>Desmodium varians</i>	Slender Tick-trefoil
<i>Eragrostis brownii</i>	Brown's Love Grass
<i>Dianella caerulea</i>	Paroo Lily, Blue Flax-lily
<i>Carex bichenoviana</i>	Sedge
<i>Poa labillardieri</i>	Tussock Grass
<i>Ottochloa gracillima</i>	Graceful grass
<i>Microlaena stipoides</i>	Weeping Grass, Meadow Rice Grass
<i>Lomandra longifolia</i>	Spiny-headed Mat-Rush
<i>Themeda australis/triandra</i>	Kangaroo Grass
<i>Aristida vagans</i>	Three-awn Speargrass
FERNS	
<i>Adiantum aethiopicum</i>	Common Maidenhair
<i>Doodia aspera</i>	Prickly Rasp Fern
<i>Adiantum hispidulum</i>	Rough Maidenhair Fern
CLIMBERS	
<i>Eustrephus latifolius</i>	Wombat Berry
<i>Geitonoplesium cymosum</i>	Cut Grass, Scrambling Lily
<i>Pandorea pandorana</i>	Wonga Wonga Vine
<i>Billiardiera scandens</i>	Appleberry, Dumplings
<i>Glycine tabacina</i>	Native Soybean
AQUATIC	
<i>Paspalum distichum</i>	Saltwater Couch, Water Couch
<i>Persicaria decipiens</i>	Slender Knotweed, Spotted Knotweed

Exotic planting list for the Main Entry Road,
Community Orchard, Common gardens and "The
Common"

EXOTIC TREES	
<i>Carya illinoensis</i>	Pecan Tree
<i>Taxodium distichum</i>	Swamp Cypress
<i>Acer buergerianum</i>	Trident Maple
<i>Magnolia grandiflora</i>	Bull Bay
<i>Jacaranda mimosifolia</i>	Blue Jacaranda,
<i>Pyrus calleryana 'Bradford'</i>	Bradford Pear
<i>Prunus cerasifera 'Niagra'</i>	Purple leaved Cherry Plum
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Tibouchina lepidota 'Alstonville'</i>	Tibouchina 'Alstonville'
<i>Acer 'Sango Kaku' (deciduous)</i>	Coral Bark Japanese Maple
<i>Ulmus glabra 'Lutescens' (deciduous)</i>	Golden Elm
<i>Calodendrum capense (deciduous)</i>	Cape Chestnut
<i>Magnolia x soulangeana (deciduous)</i>	Magnolia soulangeana
<i>Bauhinia blakeana</i>	Orchid Tree
ORCHARD	
<i>Prunus x bilreana</i> (deciduous)	Bilreana Plum
<i>Prunus cerasifera nigra</i> (deciduous)	Purple leaved Cherry Plum
<i>Cercis chinensis</i> (deciduous)	Chinese Redbud
<i>Cercis chinensis 'Avondale'</i> (deciduous)	Avondale Chinese Redbud
<i>Pistacia chinensis</i> (deciduous)	Chinese Pistachio
<i>Prunus Campanulata</i>	Taiwan Cherry
<i>Prunus pers 'Magnifica'</i>	Double Crimson
<i>Prunus armeniaca</i>	Armenian plum
<i>Prunus persica</i>	Peach Tree
<i>Citrus x meyeri</i>	Meyer Lemon
<i>Citru Eureka</i>	Eureka Lemon
<i>Citrus reticulata</i>	Mandarine tree
<i>Citrus sinensis</i>	Key Lime
<i>Citrus aurantiifolia</i>	Round Lime
<i>Citrus australis</i>	Olive tree
<i>Olea europaea</i>	Apple tree
<i>Malus domestica</i>	Almond tree
<i>Prunus amygdalus</i>	Walnut tree
<i>Juglans regia</i>	Avocado tree
<i>Persea americana</i>	Macadamia tree
<i>Macadamia integrifolia</i>	
SCREEN	
<i>Camellia sasanqua</i> cvs.	Sasanqua camellia
<i>Camellia japonica</i> cvs.	Japanese Camellia
SMALL SHRUB	
<i>Rhododendron 'Kirin'</i>	Azalea ' Kirin'
<i>Azalea indica 'Red Wing'</i>	Azaleas 'Red Wings'
<i>Loropetalum chinensis</i> var. rubrum	Loropetalum 'Purple Pixie'
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Lavandula stoechas 'Avonview'</i>	Lanander 'Avonview'
<i>Convolvulus angustissimus</i>	Pink Bindweed
<i>Begonia x tuberhybrida</i>	Hybrid Tuber begonia
<i>Salvia greggii</i>	Autumn sage
<i>Helichrysum italicum</i>	Silvery curry plant
<i>Acanthus mollis</i>	Oyster Plant
<i>Spiraea japonica</i>	Japanese Spiraea
<i>Spiraea cantoniensis</i>	May bush
<i>Hydrangea macrophylla</i>	BigLeaf Hydrangea
<i>Bergenia</i>	Elephant-eared saxifrage
SOFT WOODED/HERBACEOUS PERENNIALS & BULBS/TUBERS	
<i>Daffodil</i> cvs. & spp.	Daffodil spp.
<i>Hyacinth orientalis</i>	Hyacinth
<i>Iris hybrid</i>	Iris
<i>Anemone x hybrid</i>	Anemone 'Huphensis'
<i>Dahlia hybrids</i>	Dahlia
<i>Alstroemeria</i>	Peruvian lily
<i>Campanula persicifolia</i>	Canterbury bells
<i>Digitalis purpurea</i>	Foxgloves
<i>Echinacea purpurea</i>	Coneflower
<i>Ranunculus</i>	
GROUND COVER	
<i>Convolvulus mauritanicus</i>	Ground Morning glory
<i>Ajuga reptans</i>	Bugleweed plant
<i>Calibrachoa</i> cvs.	Million Bells Terra Cotta calibrachoa
<i>Senecio mandraliscae</i> 'Chalk sticks'	Blue Chalk sticks
<i>Rosa Flower Carpet</i> cvs.	Rose Flower Carpet
<i>Nepeta x faassenii</i>	Catmint
CLIMBERS	
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae 'lutea'</i>	Yellow Banksia Rose
<i>Wisteria floribunda</i>	Wisteria
<i>Pandorea jasminoides</i>	Bower vine
<i>Mandevilla sanderi</i>	Large flowered Mandevilla

