



Landscape Master Plan as prepared by Moir Landscape Architecture.

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The main design elements of the landscape masterplan are to:

1. Provide a landscape and streetscape overlay to the proposed subdivision.
The regime supports a variety of species in the form of habitat provision and food sources.
2. Provide a legible and functional pedestrian and bicycle network through the subdivision and which connects with existing networks.
The share path to be 2500mm.
All other footpaths to be provided are turf verges with some access over the swales.
3. Provide legible entry points at Hickey Street and Micalo Street Entry.
Accommodate entry features within the existing road reserve and the community subdivision, on the verge or in the vegetated round-about.
4. Fencing to demarcate access ways and no-go zones.
5. Bushfire trails and access control gates to be provided with pedestrian access nominated.
6. Park boundaries contacting existing bushland reserve to be defined by survey pegs and/or star picket fencing which allows for uninhibited fauna access.
7. No fencing to be located within the 6m set-back of the streetscape.
8. All rear fencing to be designed to prevent koalas from climbing.
9. Provision to be maintained for fauna access out of back yards in the instance that an animal is trapped.
10. Bollards and wire rope facing subdivision where level access is proposed. To be located at the top of embankments.
11. Opportunity for seating to be accommodated within the streetscape at Hickey Street entry adjacent to Park B, and bushfire trail access section near Park E.
12. Traffic calming devices to be used on Street 1 connection between Hickey and Micalo Street.
13. Paved threshold to support animal movements across corridors to vegetated remnants.
14. Variation in planting to help narrow street-way visually and slow traffic.
15. Koala and fauna signs incorporated to ensure awareness of animals

- Park Edge
- Existing Vegetation External to site.
- Street Pavement
- Raised Threshold Concrete Treatment
- Bush Fire Trail
- Driveways (Indicative Location)
- Shared Footpath / Cycleway (2.5m)
- Turf Footpath (1.5m)
- Swale Type 1
- Swale Type 2
- Swale Type 3 / Planting in APZ
- Verge

-  Large Feature Tree (Located at Entry Ways and Key Circulation Points)
-  Large Verge Trees
-  Medium/ Small Verge Trees
-  Entry Signage + Planting



Street Hierarchy and street treatment are illustrated adjacent.

Three key street types are proposed for the sub-division

- 1. the main Link street
- 2. east-west Habitat Corridors
- 3. perimeter/secondary streets.

Across the subdivision streets are generally 8m with a 6m verge on either side.

Verges have been designated for Water Saving Urban Design (WSUD) purposes and have the capacity to slow and treat impervious run-off across the site.

Three different street arrangements are proposed depending on street type, refer to sections.

Streetscape Images and Ideas

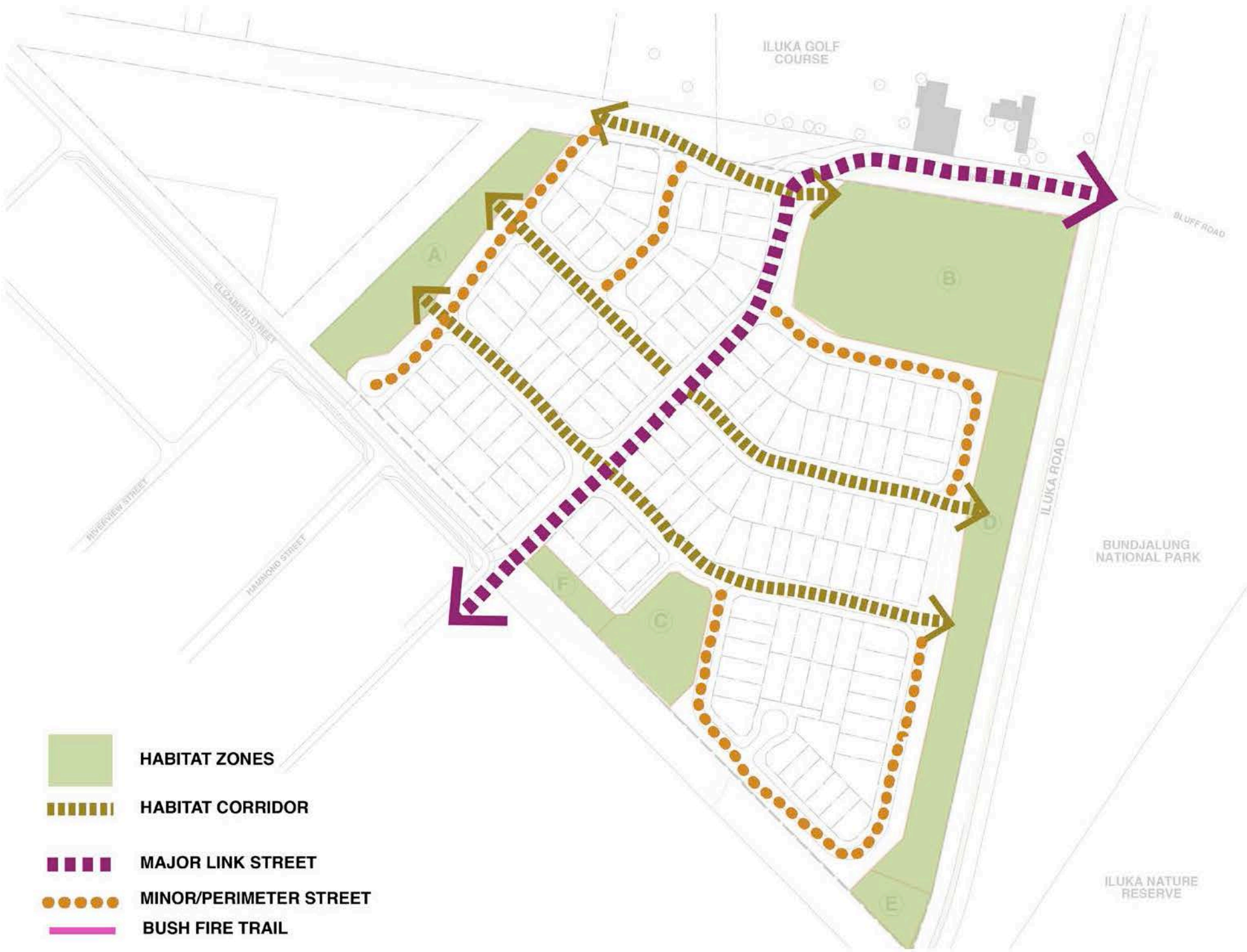
Habitat Swales with endemic planting/food trees on Habitat Corridor and Link Street (outside APZ).

Habitat Swales with endemic planting/food trees.

Images show rocks, sandy edges and habitat options within swales to support fauna movement and shelter as well as WSUD benefits.



Habitat Swales with endemic planting/food trees on Habitat Corridor and Link Street (outside APZ).



- Park Edge
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- Raised Threshold Concrete Treatment
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Share Path

Running north-south and connected to the existing cycle network a 2500mm share path is proposed. In addition to the works proposed within the subdivision a refuge is proposed on Iluka Road north of the subdivision.

Turf Footpath

Throughout the sub-division a 1500mm turf edge has been allocated adjacent to the residential boundaries and above the swales. Where crossing may be desirable across the swales a bridging detail is proposed as per image below.

Bushfire Trail Zones

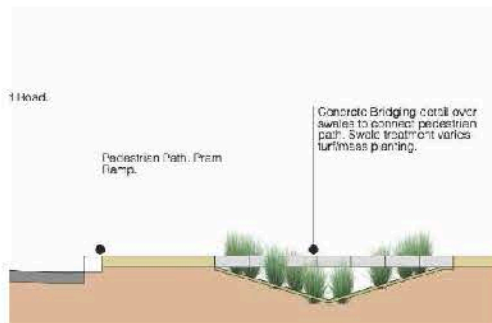
The third access path type is along Bushfire Trail access paths which will be sealed and provide additional access throughout the subdivision.



2500MM Share Path through subdivision



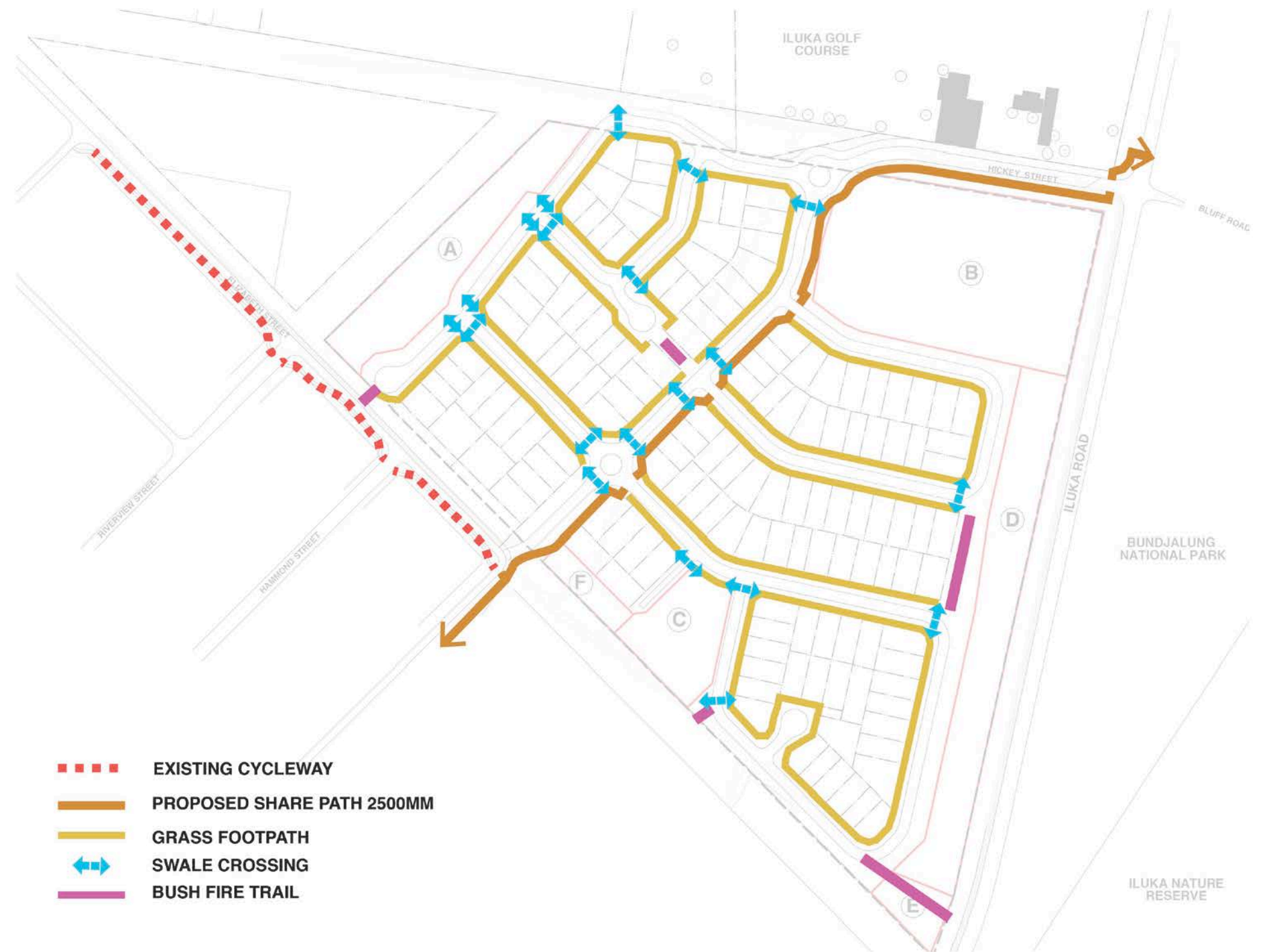
1500mm Turf Access way through subdivision on Property



Typical Access over swales. Possible Solution



Sealed Bush-fire Trail suitable for pedestrian access



- EXISTING CYCLEWAY
- PROPOSED SHARE PATH 2500MM
- GRASS FOOTPATH
- ↔ SWALE CROSSING
- BUSH FIRE TRAIL

Entry Statements

The Link Street is nominated as the key connector road between Hickey and Elizabeth Street. This will be the main entry to the site with proposed entry features at the north and south. Paved thresholds at the entry on Elizabeth Street and at the T- intersection will assist in the definition of this main street as well as provide opportunity for traffic calming.

Gates

Bushfire trails require access gates. These are required to limit vehicles to areas of the site and allow for emergency fire vehicles only. Fencing adjacent to these areas will consist of bollards and steel rope which allows for pedestrian and animal movement to be clear.

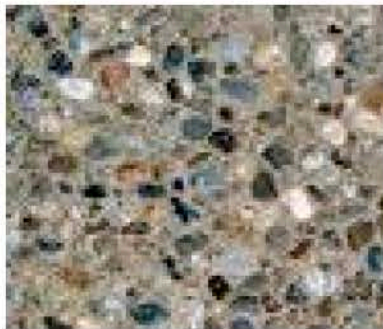
Fencing

Three types of fencing are proposed;

Type 1 - Temporary - Survey pegs or star pickets.

Type 2 - Subdivision Edge - Bollards and Steel Rope

Type 3 - Fauna Sensitive - Koala climb-proof fencing located on property boundaries where owners have animals. As per the adjacent plan this is located outside of the 6m set-back to ensure the free flow of animals along the road verges and within the front 6m of each property.



Change in paving type to slow traffic at key locations on Link Street (indicative only).



Entry Feature to future detail. Sample Image



Bollard and Steel Rope on subdivision edge at key locations.

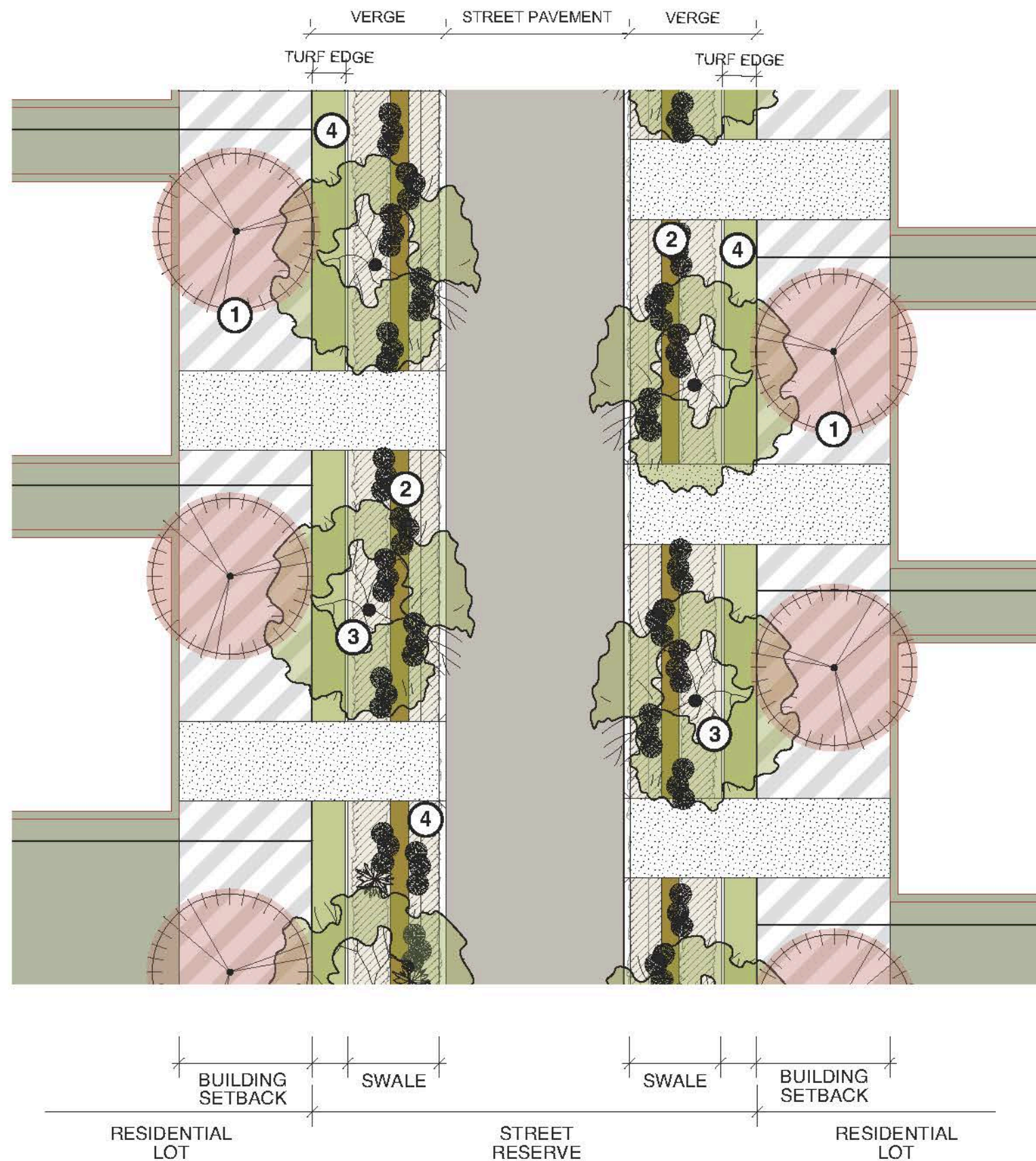


Star Pickets to define park edge



Koala Exclusion Fence

- 1 6000mm Building Setback**
Planting by owners to include small tree and max 25% lawn. All mass planting to be derived from future species list in Design Guidelines. Setback provides additional habitat opportunities across the site.
- 2 WSUD - Planted Swales Type 2**
Planting in swales to provide opportunity for water treatment. Simplified species mix. Includes species suitable for temporary inundation and periods of dry. Rock lined base to reduce erosion and improve infiltration.
- 3 Street Tree Planting**
Street Trees to be planted 1 per lot. Species derived from local vegetation communities and provide opportunity for habitat and food sources for local species.
- 4 Turf Edge (1500mm)**
1500mm Turf edge on property boundaries provide pedestrian access across the subdivision and include a service corridor.
- Small-Medium Tree**
- Future Residence**
- Street Pavement**
- Driveway**
- Residential Open Space**





1 6000mm Building Setback
Planting by owners to include small tree and max 25% lawn. All mass planting to be derived from future species list in Design Guidelines. Setback provides additional habitat opportunities across the site.

Tree Planting in set-back by owners to future Design Guidelines. Contribute to overall opportunities for habitat across the site.

2 WSUD - Planted Swales Type 1
Planting in swales to provide opportunity for water treatment. Simplified species mix to provide fully structured community -groundcovers, shrubs and trees. Includes species suitable for temporary inundation and periods of dry. Rock lined base to reduce erosion and improve infiltration.

3 Habitat Street Tree Planting
Koala Food Trees to be planted in front of each lot. Small-medium trees which provide food/habitat for other species to be interplanted.

Small- Medium Tree

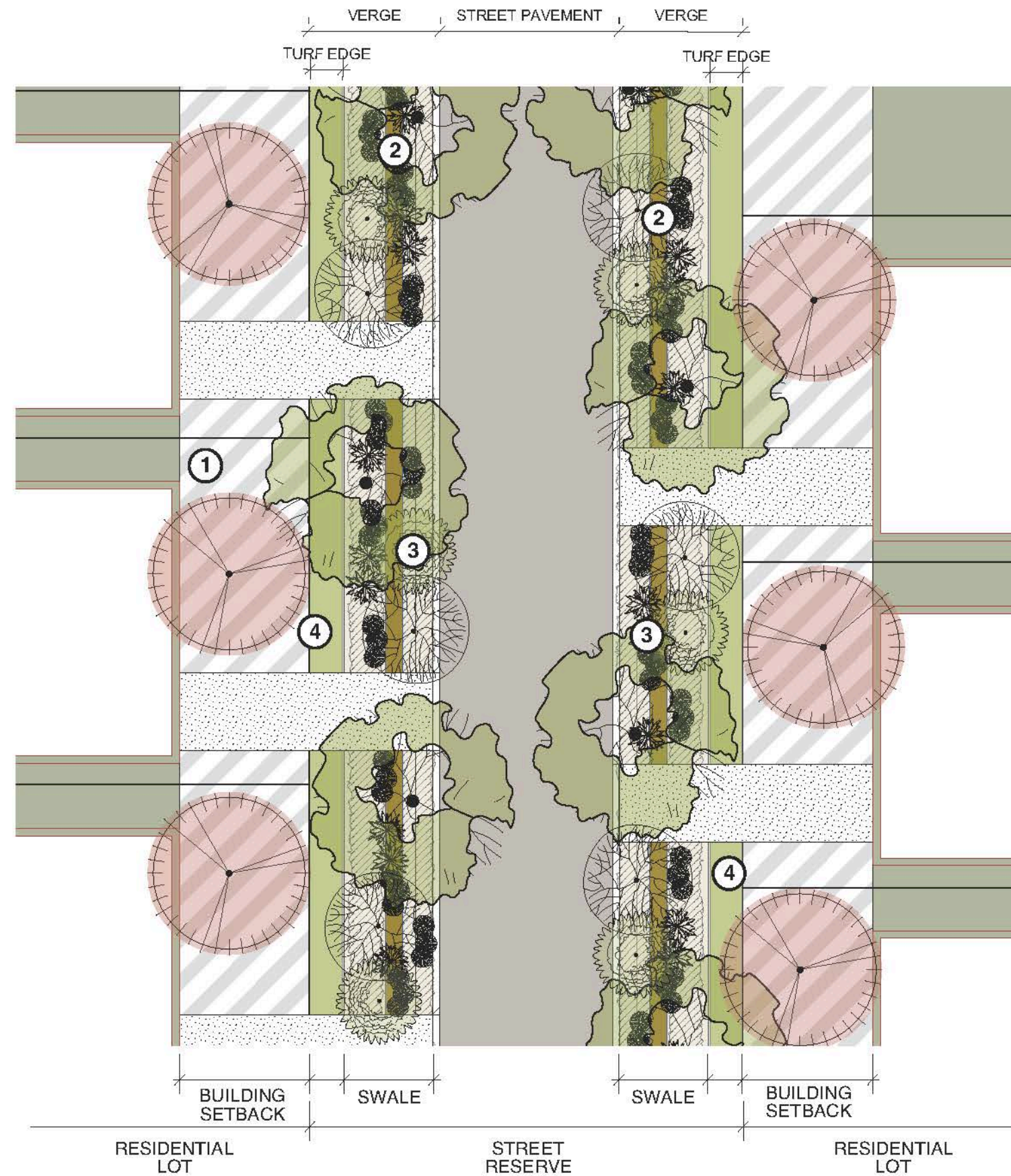
4 Turf Edge (1500mm)
1500mm Turf edge on property boundaries provide pedestrian access across the subdivision and include a service corridor.

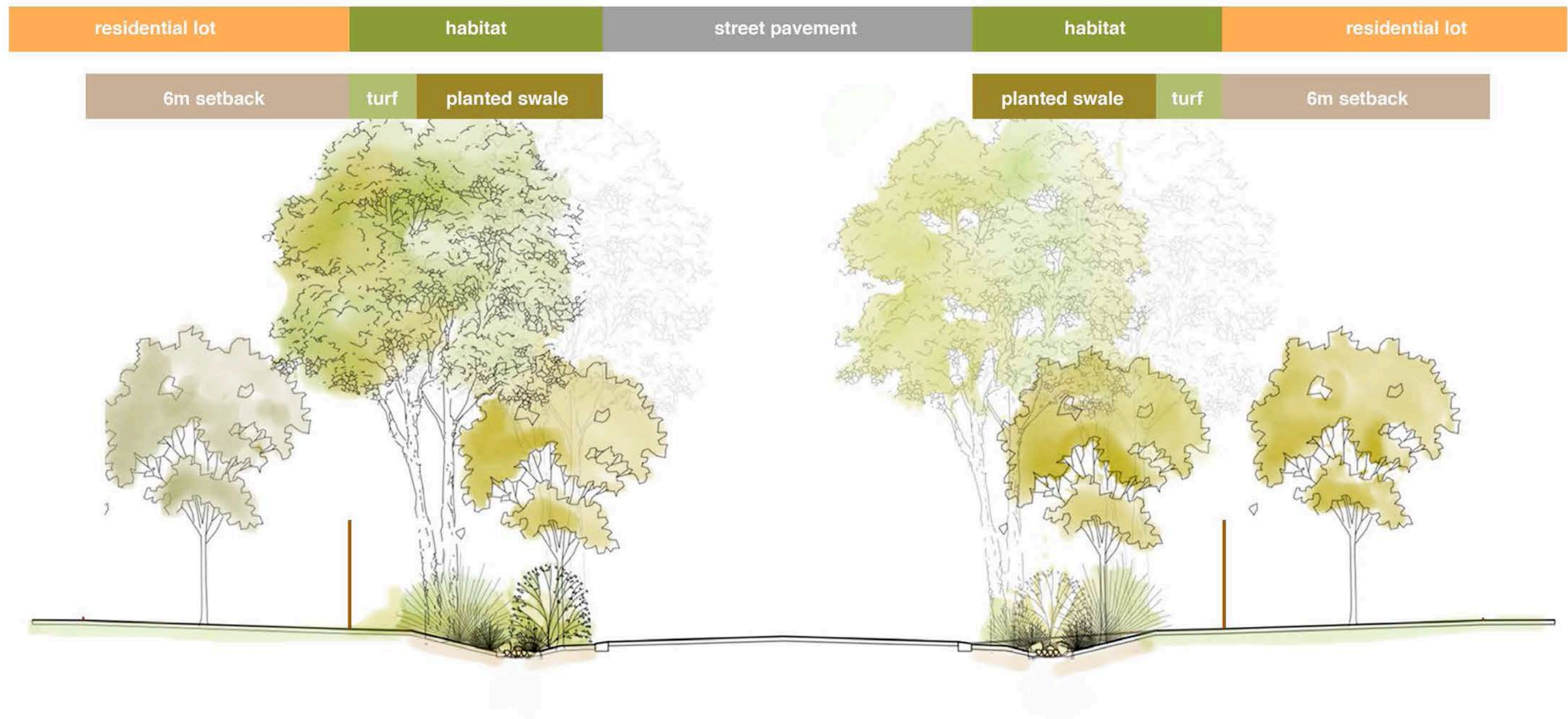
Future Residence

Street Pavement

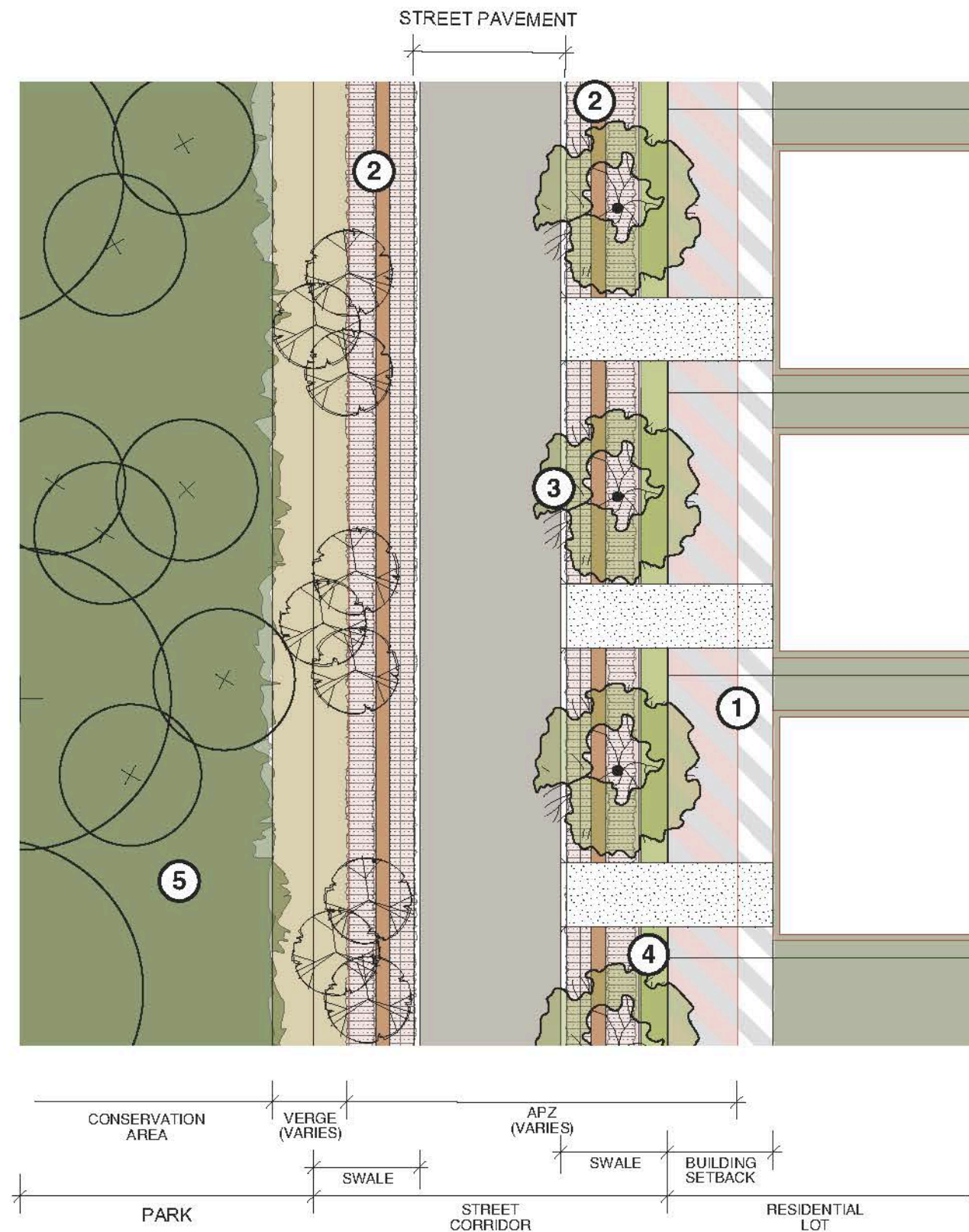
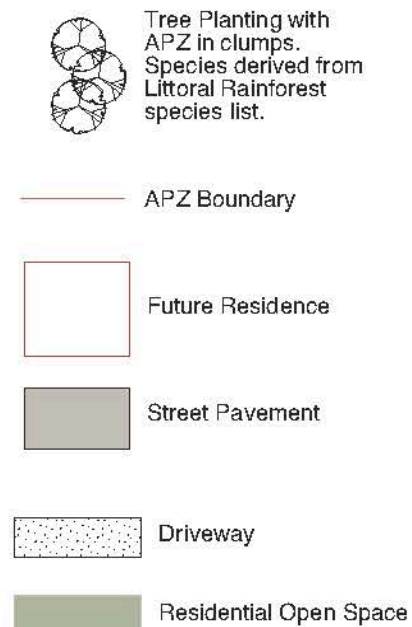
Driveway

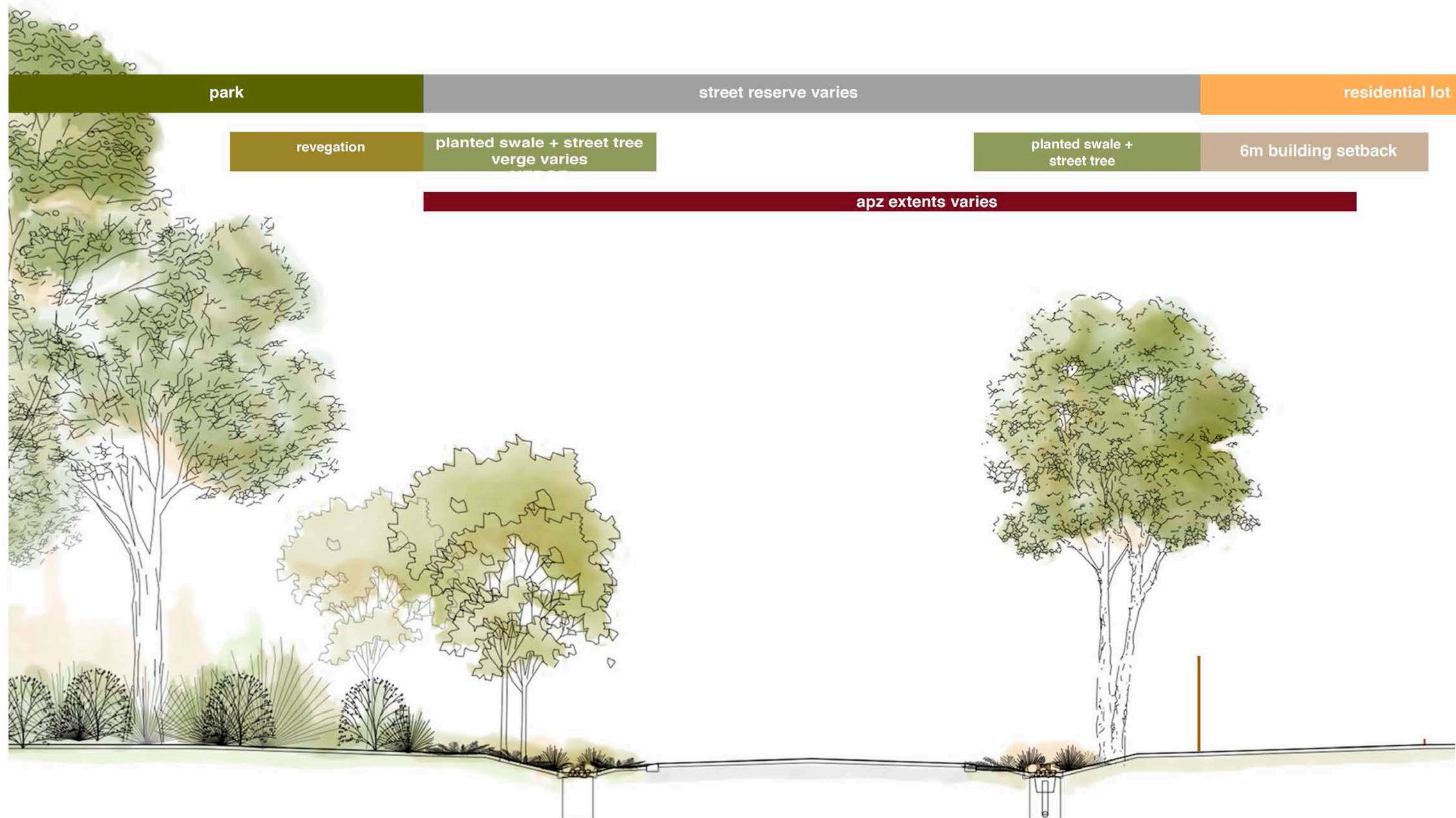
Residential Open Space





- 1 6000mm Building Setback.**
Planting by owners to include small tree and max 25% lawn. All mass planting to be derived from future species list in Design Guidelines.
Setback provides additional habitat opportunities across the site. Note in some locations the APZ encroaches within residential lot.
- 2 WSUD - Planted Swales Type 3**
Planting in swales to provide opportunity for water treatment. Species suitable for APZ. Includes species suitable for temporary inundation and periods of dry. Rock lined base to reduce erosion and improve infiltration.
- 3 Street Tree Planting**
Street Trees to be planted 1 per lot. Species derived from local vegetation communities and provide opportunity for habitat and food sources for local species.
- 4 Turf Edge (1500mm)**
1500mm Turf edge on property boundaries provide pedestrian access across the subdivision and include a service corridor.
- 5 Park for Conservation**
Weed management in line with HMP vegetation.





SWALE STREET PAVEMENT VERGE

1 6000mm Building Setback
Planting by owners to include small tree and max 25% lawn. All mass planting to be derived from future species list in Design Guidelines. Setback provides additional habitat opportunities across the site.

Tree Planting in set-back
by owners to future Design Guidelines. Contribute to overall opportunities for habitat across the site.

2 WSUD - Planted Swales Type 2
Planting in swales to provide opportunity for water treatment. Simplified species mix. Includes species suitable for temporary inundation and periods of dry. Rock lined base to reduce erosion and improve infiltration.

3 Street Tree Planting
Street Trees to be planted 1 per lot. Species derived from local vegetation communities and provide opportunity for habitat and food sources for local species.

4 Turf Edge (1500mm)
1500mm Turf edge on property boundaries provide pedestrian access across the subdivision and include a service corridor.

5 Golf Course Boundary Verge
Maintain verge and Swales consistent with subdivision. Opportunity for increased variety of species and sizes of street trees.

Future Residence

Street Pavement

Driveway

Residential Open Space

